



TOWN OF OROMOCTO

APPLICATION FOR A BUILDING / DEVELOPMENT PERMIT

JOB SITE DETAILS:

Lot #:	Civic #:	Street Name:	PID:
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TYPE OF CONSTRUCTION:

<input type="checkbox"/> House	<input type="checkbox"/> Modular	<input type="checkbox"/> Addition to existing Structure	<input type="checkbox"/> Alteration/repair
<input type="checkbox"/> House with attached garage			
<input type="checkbox"/> Accessory Building (Schedule 1)	<input type="checkbox"/> Mini-home	<input type="checkbox"/> Deck (Schedule 3)	<input type="checkbox"/> Demolition
<input type="checkbox"/> Pool (Schedule 4)	<input type="checkbox"/> Sign (Schedule 5)	<input type="checkbox"/> Fence (Schedule 6)	<input type="checkbox"/> Temporary Storage Shelter (Schedule 7)

INTENDED USE:

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Two Unit Dwelling	<input type="checkbox"/> Storage	<input type="checkbox"/> Other
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STRUCTURE DETAILS/SCHEDULES REQUIRED:

Size/Dimension of Structure: _____(FT) x _____(FT)	Number of Storeys: 1 <input type="checkbox"/> 1.5 <input type="checkbox"/> 2 <input type="checkbox"/> 3+ <input type="checkbox"/>
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CONSTRUCTION TIMELINE / COST:

Proposed start date:	Expected completion date:	Estimate cost of construction:
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APPLICANT:

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	Email:
City/Town/Village:		Province:	Postal Code:
Home #:	Office #:	Cell #:	

LEGAL PROPERTY OWNER: or Same as Applicant

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	
City/Town/Village:		Province:	Postal Code:
Home #:	Office #:	Cell #:	

BUILDER: or Same as Applicant

Name:		Company Name:	
Mailing Address:	Civic #:	Street Name:	
City/Town/Village:		Province:	Postal Code:
Home #:	Office #:	Cell #:	

PLUMBING / ELECTRICAL: N/A

Plumbing Company:		Contact:	Contact #:
Electrical Company:		Contact:	Contact #:
Heating: <input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other	<input type="checkbox"/> Baseboard <input type="checkbox"/> Heat Pump

Water and Sewer Application attached. A Building Permit will not be issued until written notification from Town Works Dept. is received.

I am applying for a building permit for the above detailed work which will comply with the National Building Code of Canada 2010. I am aware of the requirements of the Town of Oromocto Building By-Law 413 and my responsibilities thereunder. By signing I also acknowledge that I have been advised of the required inspections.

Signature of Applicant:	Date:
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PLANS ATTACHED <input type="checkbox"/> YES <input type="checkbox"/> NO		ENGINEERED PLANS ATTACHED <input type="checkbox"/> YES <input type="checkbox"/> NO	
Foundation System:			
<u>Type:</u> Poured Concrete <input type="checkbox"/> ICF <input type="checkbox"/> ICF Manufacturer: _____ ICF to be used ABOVE Grade as well? <input type="checkbox"/> YES <input type="checkbox"/> NO		<u>Design:</u> Slab-on-grade <input type="checkbox"/> 4' Frost Wall <input type="checkbox"/> 8' Basement <input type="checkbox"/> Other: <input type="checkbox"/> _____	
Size of Reinforced Steel: 10 M <input type="checkbox"/> 15 M <input type="checkbox"/> Other: <input type="checkbox"/>		<u>Footing Size:</u> _____ H x _____ W <u>Wall Thickness:</u> 6" <input type="checkbox"/> 8" <input type="checkbox"/> Other: <input type="checkbox"/> _____	
Floor System:		Spacing o/c:	
2" x 10" Joists <input type="checkbox"/> 2" x 8" Joists <input type="checkbox"/> 2" x 6" Joists <input type="checkbox"/> Engineered OWJ <input type="checkbox"/> Size: _____ Manufacturer: _____ Engineered Wood 'I' <input type="checkbox"/> Size: _____ Manufacturer: _____ Other: <input type="checkbox"/> _____		12" <input type="checkbox"/> 16" <input type="checkbox"/> 19.2" <input type="checkbox"/> 24" <input type="checkbox"/> Other: <input type="checkbox"/> _____	
Joist Span: _____		Subfloor: Plywood: <input type="checkbox"/> OSB: <input type="checkbox"/> Boards: <input type="checkbox"/> Other: <input type="checkbox"/> _____	
		Subfloor Thickness: 5/8" <input type="checkbox"/> 3/4" <input type="checkbox"/> Other: <input type="checkbox"/> _____	
Wall System:			
<u>Type:</u> Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other: <input type="checkbox"/> _____		<u>Wall Size:</u> 2" x 4" <input type="checkbox"/> 2" x 6" <input type="checkbox"/> 2" x 8" <input type="checkbox"/> Other: <input type="checkbox"/> _____	
		<u>Stud Spacing o/c:</u> 12" <input type="checkbox"/> 16" <input type="checkbox"/> 24" <input type="checkbox"/> Other: <input type="checkbox"/> _____	
		<u>Wall Sheathing:</u> 7/16" OSB: <input type="checkbox"/> 3/4" Boards: <input type="checkbox"/> Plywood: <input type="checkbox"/> Other: <input type="checkbox"/> _____	
Roof System:			
Engineered Trusses Used: <input type="checkbox"/> YES <input type="checkbox"/> NO		<u>Truss Spacing:</u> 12" <input type="checkbox"/> 16" <input type="checkbox"/> 24" <input type="checkbox"/> Other: <input type="checkbox"/> _____	
Truss Manufacturer: _____		Rafter Size: 2" x 4" <input type="checkbox"/> 2" x 6" <input type="checkbox"/> 2" x 8" <input type="checkbox"/> Other: <input type="checkbox"/> _____	
Truss Span: _____		Rafter Span: _____	
Roof Sheathing: Plywood: <input type="checkbox"/> Boards: <input type="checkbox"/> OSB: <input type="checkbox"/> Other: <input type="checkbox"/> _____		Roof Sheathing Thickness: 1/2" <input type="checkbox"/> 3/4" <input type="checkbox"/> 5/8" <input type="checkbox"/> Other: <input type="checkbox"/> _____	

OFFICE USE ONLY: (if under 5000\$ = 40\$) (Temporary Storage Shelter, Accessory bldg. under 10m², fence under 30 linear metres = 20\$)

ADMINISTRATIVE: (\$7.50 / \$ 1000.00 of estimated construction cost)

Fee: \$ 7.50x(_____) = \$ _____ <input type="checkbox"/> Under \$5000 = \$40 Building Deposit _____	<input type="checkbox"/> DEBIT <input type="checkbox"/> VISA <input type="checkbox"/> M/C <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE # _____ Curb Cut Received <input type="checkbox"/> Amount _____	HVAC Form: <input type="checkbox"/> Irrevocable Letter of Direction: <input type="checkbox"/>	Received by: _____ Application #: _____
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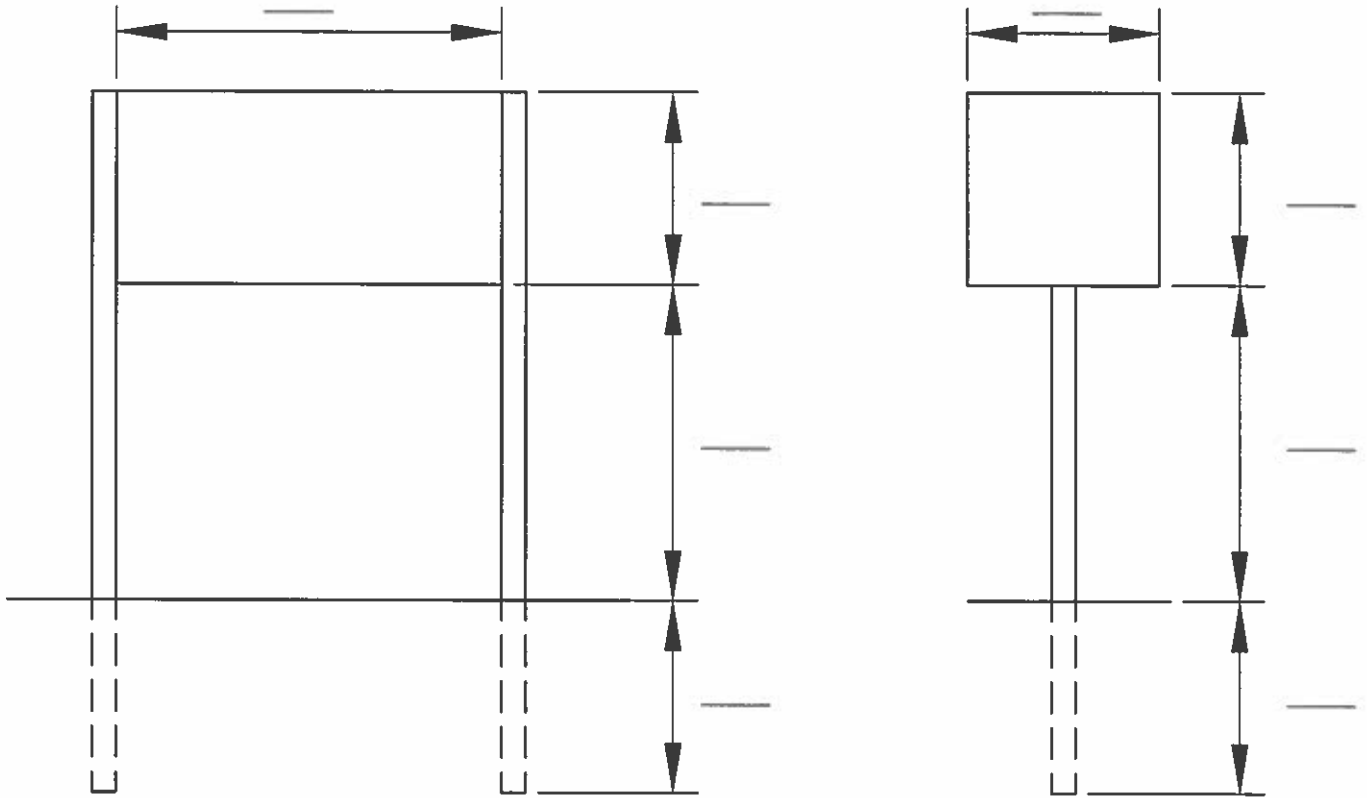
DEVELOPMENT OFFICER REVIEW: (Zoning and Land Use)

Zone <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> R-5 <input type="checkbox"/> R-6 <input type="checkbox"/> OTHER			
Permitted use <input type="checkbox"/> NO <input type="checkbox"/> YES	Comments		
Reviewed by: _____	Date reviewed: _____	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED (see attached)

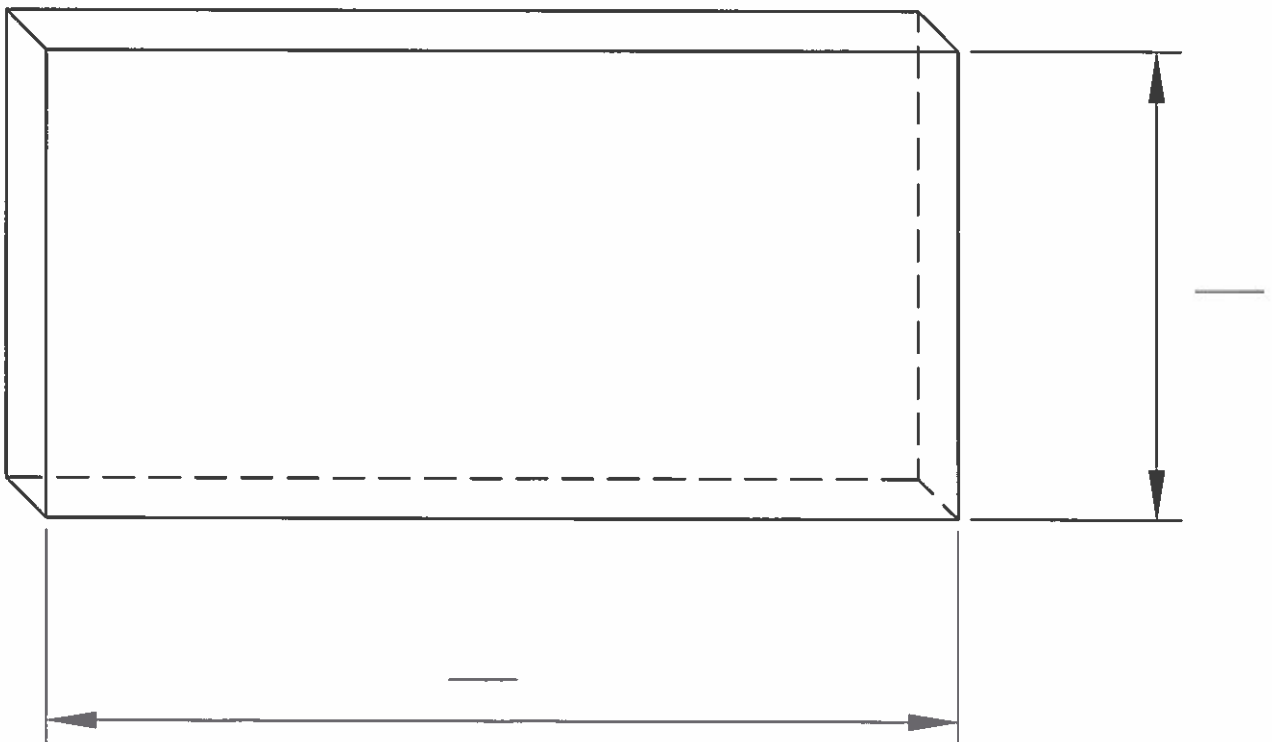
BUILDING INSPECTOR REVIEW:

Reviewed/Issued by: _____	Date issued: _____	Permit #: _____
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SCHEDULE 5 (SIGNS)



FASCIA



SCHEDULE 5 (SIGNS)

SIGN TYPE:				
Free-Standing <input type="checkbox"/>	Electronic Message Board <input type="checkbox"/>	Fascia <input type="checkbox"/>	Portable-on-Premise <input type="checkbox"/>	Misc. <input type="checkbox"/>
METHOD OF DISPLAY:				
Static Copy <input type="checkbox"/>		Electronic Static Copy <input type="checkbox"/>		Electronic Moving <input type="checkbox"/>
Illumination: Yes <input type="checkbox"/> No <input type="checkbox"/>		Brightness Level:		
Back-Lit <input type="checkbox"/>		External <input type="checkbox"/>		LED <input type="checkbox"/>
SIGN FACE DIMENSIONS:				
Length:		Width:		Area:
Electronic Message Board		Area: L _____ x W _____ = _____		
OVERALL SIGN DIMENSIONS:				
Length:			Width:	
Anchoring of Sign:				
Professional Design Required: Yes <input type="checkbox"/> No <input type="checkbox"/>				
Plans Attached: Yes <input type="checkbox"/> No <input type="checkbox"/>				
Site Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>				
OTHER APPROVALS REQUIRED:				
Dev. Officer <input type="checkbox"/>		PAC <input type="checkbox"/>		None <input type="checkbox"/>
Signature:			Date:	

SCHEDULE 5 (SIGNS)

From Zoning Bylaw 522

5.5 SIGNS

(1) Sign Permit Required

No *person* shall construct, erect, display, alter, or relocate a *sign* and no *person* being the owner or lessee of property shall permit, suffer, or allow the construction, erection, display, *alteration*, or relocation of a *sign* on such property without a sign permit first having been obtained in accordance with the provisions of this Bylaw.

(2) Signs Not Requiring a Permit

Notwithstanding the provisions of subsection 1 of this section, a sign permit is not required for:

- (a) real estate, contractor, construction, and subdivision signs as mentioned in subsection 7 of this section;
- (a) resident, no trespassing and *home occupation* signs as mentioned in subsection 3 of this section;
- (b) parking, fire lane and other similar signs as mentioned in subsection 3 of this section;
- (c) advertising specific community events at a location approved by the Town of Oromocto;
- (d) traffic and directional signs authorized by the Town of Oromocto;
- (e) election signs;
- (f) signs posted or exhibited inside a *building*;
- (g) portable on-premises signs as mentioned in subsection 6 of this section; and
- (h) the maintenance and repair or change in display of an existing sign.

(3) Fascia Signs

- (a) In an R1 Zone, fascia signs must be non-illuminated and are permitted to identify the residents, no trespassing, or a *home occupation* up to a maximum size of 0.2 square metres.
- (b) In all other zones except the R1 Zone, non-illuminated fascia signs identifying parking, fire lanes, and similar other are permitted up to a maximum size of 0.2 square metres.

- (c) In all zones except the R1 Zone, advertising fascia signs are permitted and may be illuminated, provided that the *sign* shall:
- (i) be attached to, painted or erected upon a wall or surface of a *building* with the face of the *sign* parallel to the wall. Fascia signs shall not be painted upon or cover a *fence* or roof;
 - (ii) not exceed 10% of the *building* face;
 - (iii) in the case of multiple occupancy *buildings*, a proportional allocation for each business (*building*) face.

(4) Free-Standing Signs

- (a) Free-standing signs are permitted in Institutional, Local Commercial, Integrated Development Zone and Transportation and Light Industrial Zone Zones, provided that the *sign* shall:
- (i) not exceed a maximum *height* of 4.5 metres, except when located within 30 metres of the Trans-Canada Highway 2 where it shall not exceed 9 metres and
 - (ii) not exceed a maximum size of 6.0 square metres.
 - (iii) despite subclause (ii), in the case of a *lot* containing three or more businesses, it shall not exceed 12 square metres.
- (b) Free-standing signs are permitted in Highway Commercial, Town Centre and Industrial Zones, provided that the *sign* shall:
- (i) not exceed a maximum *height* of 10 metres, except when located within 30 metres of the Trans-Canada Highway 2 where it shall not exceed 15 metres and
 - (ii) not exceed a maximum size of 10 square metres.
 - (iii) despite subclause (ii), in the case of a *lot* containing three or more businesses, it shall not exceed 20 square metres.
- (c) Free-standing signs are permitted in Park Zones and Residential Three Zones, provided the *sign* shall:
- (i) not exceed a maximum *height* of 3.0 metres and
 - (ii) not exceed a *sign* face area of 4.0 square metres.
- (d) All permitted free-standing signs are subject to the following:
- (i) have the bottom of the *sign* a minimum of 1.2 metres above finished ground level;
 - (ii) not exceed one free-standing sign per 30 metres of *lot* frontage;

- (iii) maintain a minimum 1 metre setback for all front and *side yards*;
- (iv) have a base not more than 762 mm above finished ground level;
- (v) conform to subsection 8 of this section; and
- (vi) be constructed on a permanent foundation with the required frost protection.

(5) Electronic Message Boards

An *electronic message board display*:

- (a) shall not be located in any Residential Zone;
- (b) is permitted within the design of a free standing sign;
- (c) shall meet all requirements identified under subsection 4(d) of this section;
- (d) shall not exceed a maximum display area size of 4.0 square metres, which may be in addition to the permitted sizes in subsections 4 (a), (b), and (c) of this section;
- (e) shall have no dynamic copy transitions in the digital electronic advertisement copy with a duration less than 10 seconds;
- (f) shall not fade, cut, wipe, or swipe from message to message with a transition exceeding 1.0 second;
- (g) shall use ambient light monitors that automatically adjusts the brightness level of the display area;
- (h) shall not use flashing and pulsing lights;
- (i) brightness level shall not exceed 750 lumens during operation; and
- (j) in areas abutting or adjacent to a Residential Zone, shall be de-energized between 11:00 pm and 7:00 am.

(6) Portable On-Premises Signs

In all zones, except Residential Zones, portable on-premises signs are permitted provided that the *sign* shall:

- (a) not exceed an area of 1.0 square metre on each of two sides;
- (b) be located on the property;
- (c) in the case of multiple occupancy *buildings*, one *sign* per tenant;
- (d) not obstruct the view of vehicular traffic;
- (e) be non-illuminated; and

- (f) be erected only during the operating hours of the business.

(7) Miscellaneous Signs

In all zones, the following signs are permitted provided that the *sign* shall:

- (a) in the case of a real estate sign, advertise the sale, rental, or lease of such land, *building*, or *structure* and not exceed a single faced area of 0.56 square metres;
- (b) in the case of a construction sign, advertise the on-site contractor during the period of construction and not exceed a single-faced are of 0.56 square metres;
- (c) in the case of a construction sign, identify a new project and the owner/consultant, and not exceed a single-faced area of 6 square metres;
- (d) in the case of a subdivision sign, identify a new subdivision and owner/developer, and not exceed a single faced area of 6 square metres;
- (e) be non-illuminated and located on the subject property; and
- (f) not exceed one of each type per lot.

(8) Sign Prohibitions

No *sign* shall be erected, operated, used or maintained that:

- (a) due to its position, shape, colour, format, or illumination, obstructs the view of, or may be confused with, an official traffic sign, signal, or device;
- (b) displays lights resembling the flashing lights usually associated with danger or those used by police, fire, ambulance, and other emergency vehicles;
- (c) obstruct the sight line of vehicular traffic; and
- (d) is located within a road right of way, including centre medians, traffic circles, or any islands or medians separating traffic unless approved under subsection 11 of this section.

(9) Non-Conforming Signs

The provisions of this Bylaw with respect to existing signs that do not conform to the Bylaw at the time of its effective date shall not be construed to have a retroactive effect, except that relocation, *alterations*, or removal of any such non-conforming signs shall render such signs subject to the provisions of this Bylaw. The provisions of this section shall not exempt the owner of a non-conforming *sign* from the obligation for proper maintenance of such *sign*.

(10) Illumination

Unless otherwise expressly prohibited by this section, all signs may be illuminated subject to the following requirements:

- (a) Lighted from within the *sign*.

- (b) Light shining externally on the *sign* by design or intention.
- (c) Shall not shine or reflect light directly onto neighbouring properties or in the direction of oncoming traffic.
- (d) The illumination shall not exceed 500 lux measured from the property line, during the period between sunset and sunrise.

(11) Signs Located in a Right-of -Way

Any *sign* that is proposed to be erected within a right-of-way owned by the Town of Oromocto must be approved by the Town Engineer. The provisions of this section shall not exempt the owner of a *sign* from the obligation for proper maintenance of such *sign*.

(12) Maintenance

Every person displaying a sign, shall maintain that sign, so that, at all times, it is structurally sound and free from all hazards caused or resulting from decay or failure of structural members, fixtures, lighting or accessories. All sign area, background, copy, lighting and embellishment shall be maintained in readable, clean and painted condition.