



Commercial / Industrial Development Approval / Building Permit Application

Development Location: _____ Application No. _____

Development Approval Approval in Principle Building Permit

Commercial Industrial Renovation / Tenant Fit-Up Demolition Driveway/culvert

Applicant <input type="checkbox"/>	Owner <input type="checkbox"/>	Occupant <input type="checkbox"/>	Contractor <input type="checkbox"/>
Name: _____ Email: _____			
Mailing Address: _____		Postal Code: _____	Phone: _____
Legal Business Name: _____		Operating Name: _____	
*Proposed Use: _____ Description of proposed work: _____			
<p>New Occupancy <input type="checkbox"/> Change of Location <input type="checkbox"/> (If yes, previous location _____)</p> <p>New Business <input type="checkbox"/> Expansion of Existing <input type="checkbox"/> # of employees _____</p> <p>Do you wish to be contacted by the Economic Development Officer? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><small>Note: If the applicant is not the registered land owner, the application will not be accepted without the written consent of the owner. If the application is being made on behalf of a proposed tenant, then the tenant business information is required. See reverse. * If the proposed use is discretionary under the Municipal Plan, or if a variance is required, the applicant will be required to pay additional fees for advertising.</small></p>			

Proposed Means of Access: Existing Access <input type="checkbox"/>	New Access (Culvert) <input type="checkbox"/>
Description of land to be developed:	
Frontage: _____ (m/f.) Depth: _____ (m/ft.) Area: _____ (m ² /ft ²) As per Survey Attached: <input type="checkbox"/>	
Construction Information	
Est. Value of Work: _____	Heating Type: _____
Building dimensions: (L) _____ m/ft (W) _____ m/ft (H) _____ m/ft	
Proof of Ownership or Purchase and Sale Agreement included: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Two sets of site plans submitted: Yes <input type="checkbox"/> No <input type="checkbox"/> # of Parking stalls: _____ # of washrooms: _____	
Proposed Means of Servicing	
Municipal Sanitary Sewer: <input type="checkbox"/>	*On-site Septic Disposal System: <input type="checkbox"/>
Municipal Water: <input type="checkbox"/>	*On-site Drilled Well: <input type="checkbox"/>
Municipal Storm: <input type="checkbox"/>	Weeping Tile to Dry Pit or Other: _____
<small>*Service NL approval required for on-site well & septic sewerage disposal</small>	

I/We, _____, the applicant(s) named herein, do solemnly declare the statements herein contained in this application are true and made with a full knowledge of the circumstances connected with the same, and that the location and plot plan submitted correctly sets out the location of the development described in the said application. I/we make this solemn declaration, conscientiously believing it to be true and with the full knowledge of the property owner, and knowing that it is of the same force and effect as if made under oath.

Signature: _____ Date: _____

Processing Fee: Commercial / Industrial - \$250.00 per unit (Additional fees may apply after staff review of the application. The Town of Paradise does not accept credit card payments. We accept cheque, cash or debit only.)

Office Use Only	Receipt # _____	Zoning _____ (i.e. CL/I, CL, IG)	
Discretionary Use req'd: Yes / No	DA required: Yes / No	Scanned: Yes / No	
Variance req'd: Yes / No	Variance %: _____	Staff initial: _____	



Commercial & Industrial Development

All development, either commercial, industrial, or tenant fit-up in the Town of Paradise requires a permit. All applications received are reviewed by the Planning and Protective Services Department for compliance with the Town of Paradise Municipal Plan and Development Regulations, and where required, issuance of a development approval. Once the development approval process is completed, the application is referred to the Building Inspectors for review and issuance of required building permits. Service NL* approval (i.e. Fire/Life Safety, Building Accessibility, Environmental Health) is required prior to the issuance of a building permit.

Applications for Demolition permits for any building built before 1985 will require certification that asbestos was not present or has been removed.

When the permit has been prepared, the applicant will be called to remit the building permit fees and pick up the permit. Security deposits and any other applicable fees, as per the Town of Paradise Fee Schedule, are also collected at this time.

Electrical - All electrical work will require an Electrical Permit from Service NL*.

Plumbing - All plumbing work must be completed by a qualified journeyman plumber licensed to work within the Town of Paradise. Applications for plumbing contractor's license will require proof of insurance coverage. Plumbing permit fees, as per the Fee Schedule, can be viewed on the Town of Paradise website, www.paradise.ca or picked up at Town Hall.

Occupancy Permit - All occupancies of buildings within the Town of Paradise will require an Occupancy Permit. A final inspection, including receipt of all required certifications, is required to ensure compliance to all regulations and building codes prior to issuance of an Occupancy Permit.

Variances and Discretionary Uses - require advertising, and the applicant will be required to pay the \$200.00 advertising fee before the ad will be sent for publication.

If applicable - Tenant information

Name: _____ Email: _____ Phone: _____

Mailing Address: _____ Postal Code: _____

Business Name: _____ Name of NL registered company, if different from

Business name: _____

*Service NL - Office Location: 149 Smallwood Drive, Mount Pearl Mailing Address: P.O. Box 8700, St. John's A1B 4J6 (709) 729-3699 - servicenlinfo@gov.nl.ca

Registered Owner:

Name: _____ Email: _____

Company: _____ Daytime Phone: _____ Cell Phone: _____

Mailing Address: _____ Postal Code: _____

I, _____ am the registered owner of the property in this application, and hereby give my consent to the application being made on my behalf.