

	PERS – New Dwelling/Rebuild Checklist	Planning, Engineering, & Regulatory Services
	NEW DWELLING/REBUILD CHECKLIST	
Description		SECTION 1
This following checklist applies if you are developing a new Dwelling on an existing vacant Lot or rebuilding an existing Dwelling. If you are looking to subdivide, combine land or reconfigure Lots, see Subdivision/Consolidation Checklist. For more information please see Section 10 of the Envision St. John's Development Regulations for Zone Standards.		
To Be Submitted:		SECTION 2
Planning/Development Application Form Application fee: General Application (Planning and Development Fee Schedule) (*additional development fees may be applicable) Survey – written description and plot plan showing all existing easements, encroachments and Buildings (NAD83 Coordinates). New Dwelling/Rebuild Checklist		
Checklist:		SECTION 3
Is this an approved vacant Lot (approved subdivided Lot)? Yes No - If the Lot is not approved or you are not sure speak to Planning & Development Staff. Do you already have approval to build a Dwelling on this Lot (Development Approval)? Yes No - If yes, please provide a copy of your approval letter. Are you planning a new Dwelling? Yes No - If yes, a plot plan identifying the location of the foundation, measurements between the foundation and boundaries, parking areas and driveway must be provided and the access point from the Street must be shown.		

PERS – New Dwelling/Vacant Lot/Rebuild Checklist		Planning, Engineering & Regulatory Services			
Checklist (Continued):		SECTION 3			
Are you planning to demolish and rebuild on the property? Yes No • If yes, provide: ○ A copy of the old plot plan; and ○ A new plot plan identifying the location of the foundation, measurements between the foundation and boundaries, parking areas and driveway must be provided and the access point from the Street must be shown Indicate Building Height in meters: _____					
Applicant Signature		SECTION 4			
By signing this checklist, you acknowledge that the information provided is accurate. Signature: _____ Date: _____					
<table border="1"> <tr> <td> Please submit completed form to: </td> <td> Inspection Services 3rd Floor Annex 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2 </td> <td> Email: permits@stjohns.ca Fax: 709-576-8160 Call: 709-576-8565 </td> </tr> </table>			Please submit completed form to:	Inspection Services 3 rd Floor Annex 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2	Email: permits@stjohns.ca Fax: 709-576-8160 Call: 709-576-8565
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