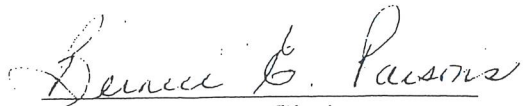


Pursuant to the authority conferred by The Municipalities Act, the Town of McIvers made the following regulations.

  
Town Clerk

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## **REGULATIONS FOR RESIDENTIAL DEVELOPMENT**

These regulations may be cited as the Town of McIvers ("Town") Residential Development Regulations.

### **1. Required Lot Size**

Minimum lot size capable of being serviced with water and sewer is 50 x 100.

Minimum lot size for unserviced land (on-site dug well and private septic system) is 100 x 200.

Minimum lot size capable of being serviced by town water and private septic system is 100 x 150.

### **2. Applicants**

- (a) The applicant must submit an Application for Development for a new residential structure at least 3 weeks prior to the date construction is set to commence.
- (b) The applicant must attach to the Application for Development a plot plan showing the exact location of the proposed structure.
- (c) No Application for Development is required for renovations on an existing residential structure, however notice must be provided to the Town Clerk at least 2 weeks prior to the commencement of the renovations and the Town Clerk shall issue a renovation permit.

### **3. Application for Development**

- (a) As part of the Application for Development, the Applicant must put down corner pegs showing the exact measurements of the land and corner pegs showing the exact location of the house.
- (b) The applicant must ensure that the building is of similar distance from the street as others in the area.
- (c) The applicant must attach to the Application for Development a copy of the proposed floor plan.

- (d) New structures must have a concrete foundation.

4 **Water and Sewer**

- (a) In areas not serviced by water and sewer, the applicant must have a well and septic system designed by a Town approved designer. The list of approved designers is available at the Department of Government Services. Once the system is designed, the designer must forward it to the Department of Government Services Health Division for approval. Once the system tanks and lines are put down, the Applicant must contact the Department of Government Services to have the installation inspected and approved before the line is covered.
- (b) In serviced areas, the applicant must pay the applicable water and sewer hook up fee in advance of the installation of the service. The Town maintenance man must complete the installation to the boundary line or the road right-of-way. Hook ups will only be completed upon receipt of a written application. Hook ups are done annually during the period of May 15 and October 31. No hook ups are done on weekends or on days normally set for garbage collection. No permit is required.

5. **National Building Code of Canada**

- (a) All structures must be constructed using the standards and specification set out in the National Building Code of Canada. Applicants are responsible to ensure any and all builders, contractors and trades peoples that construct the approved structure adhere to the standards and specifications of the National Building Code of Canada. The Town is not responsible for the approval or inspection of the building process and will not ensure compliance with the National Building Code of Canada. The Town assumes no liability in any way that may arise from any breach of the National Building Code of Canada, this regulation or any regulation.
- (b) The applicant must ensure that Canadian Standard Materials (National Building Code of Canada) are used.

6. **No liability**

- (a) The Town assumes no liability for any loss, damage, injury or claim that may result or arise from the construction of a new structure, regardless of whether it is an approved, or not approved, structure or residential renovation under these Regulations.

These regulations were adopted by a resolution of Council at a regular meeting held on the 4<sup>th</sup> day of January, 2010, and will come into effect on the 31<sup>st</sup> day of March, 2010. All previously adopted regulations for Residential Development for the Municipality are hereby repealed.

Town Clerk: Bernice L. Pearson