

PUBLISHED BY AUTHORITY

The following regulations have been made by the Community Council of Hermitage-Sandyville pursuant to Section 208 of the Municipalities Act and were approved by me on the 10<sup>th</sup> day of December, 1987.

Norman E. Doyle

Minister of Municipal Affairs

Regulations

1. These regulations may be cited as the Community of Hermitage-Sandyville (Building) Regulations, 1987 and are supplementary to the National Building Code of Canada adopted by Council on December 4<sup>th</sup>, 1984
2. In these regulations:
  - (a) "Act" means the Municipalities Act;
  - (b) "building" means a one or two family dwelling unity
  - (c) "Community" means the community of Hermitage-Sandyville as defined by Certificate of Incorporation dated the 22<sup>nd</sup> day of October, 1963, or any amendments thereto.
  - (d) "Council" means the Community Council of Hermitage-Sandyville
3. From the date of coming into effect of these regulations, no person shall erect or extend a building within the Community in a manner which will result in such building being situated within 1.5 meters (5 feet) of the boundary lines of the property on which it is to be erected or extended.
4. Every person who contravenes or fails to comply with these regulations is guilty of an offence and liable on summary conviction to a penalty as prescribed by Section 443 of the Act.
5. These regulations will take effect on the 15<sup>th</sup> day of December 1987. Having been adopted by Council on the 9<sup>th</sup> day of June 1987.

Myrtle Kendall (Clerk)

## **Building Regulations**

1. All buildings must be a minimum of 5 feet from eave to property boundary line.  
Adopted regulation June 9, 1987.
2. Where a commercial building is located in a residential area, the commercial property owner must keep a distance of 20 feet from his property boundary line.
3. On the main road, all building must be a minimum of 50 feet from the center of the road subject to ruling by Dept. of Works, Services and Transportation.  
Secondary roads a minimum of 33 ft. from the center of the road.
4. All buildings must be subjected to a ruling by Newfoundland & Labrador Hydro regarding distance from power lines.
5. No building shall be built on town or Government Easements.
6. No Mobile Home shall be placed on Housing Lots except in a designated Mobile Home Development Area.
7. Mini Mobile homes placed in regular housing lots must have:
  - (A) Concrete blocks or solid concrete wall properly enclosed for foundation.
  - (B) Asphalt Pitch Roof
  - (C) Unit must be classified as a Mini Home.
  - (D) Permit to be obtained from council.
8. Any request for a building permit for any type building must complete an application and a plot plan indicating the size and the required 5 feet from eave to property boundary line and 10 feet fire clearance from any other building.
9. National Building Code Adopted December 4, 1984 & National Fire Code.
10. Proper procedures regards to NBC and Fire Commissioner's requirements- pending approval from FCO Council will issue building permits.
11. Obligation is upon applicant to ensure conformance with all building regulations.  
Community Council of Hermitage-Sandyville not responsible for conduction of building inspections. Adopted June 29, 1993.