

lakes, brooks).

Water where there are no municipal piped services

Where there is no municipal piped water system, the property owner is required to find a source of water on-site (e.g. well). You should consult with NSECC to ensure compliance with any Provincial regulations in effect.

Public street/road access

The access your driveway has with the public street/road must be approved by the Traffic Authority. In East Hants, the traffic authority is either the Municipality's Department of Infrastructure and Operations or the NS Department of Public Works. To determine if your street/road is municipally or provincially owned please contact the Municipal Department of Infrastructure and Operations at 902-883-2299 or email roads@easthants.ca.

Land Use By-law Zoning Provisions

The purpose of the Land Use Bylaw is to regulate the use of land and buildings. It is administered and enforced by the Development Officer. If a structure is greater than 9 m² a Development Permit is required. A Development Permit may be issued when a plot plan showing all proposed buildings to be constructed or placed on the lot, and all other existing buildings and structures, is reviewed and approved by the Development Officer. If a structure is greater than 20 m² than a development permit will be issued with a building permit. Lot development requirements of the Land Use By-law, for the construction of a structure, are dependent upon the zone in which your property is located. In order to determine what these requirements are please discuss your development proposal with the Development Officer. To ensure you understand what is required to get a Development Permit please call 902-883-3387 or email planning@easthants.ca.

When applying for a Building Permit, please contact the Planning and Development Department at 902-883-3387 or email documents to inspections@easthants.ca

Building Permit Requirements



EAST HANTS

230-15 Commerce Court,
Elmsdale, Nova Scotia B2S 3K5
902-883-5400
1-866-758-2299
inspections@easthants.ca

National Building Code

The National Building Code is a minimum construction standard for new development in effect throughout the Province of Nova Scotia. Its purpose is to ensure buildings are constructed using construction standards and materials approved by the building construction industry. The Building Code is administered and enforced by the Building Officials of East Hants. You are required to have a Building Permit issued by a East Hants Building Official in order to start construction of a house, barn, commercial building, garage, etc.

What information is required for a Building Permit?

You will need the following information before you make an application for your permit:

Floor Plans— A floor plan must show the interior layout of each floor of the proposed building including:

- a. all rooms labeled and showing dimensions;
- b. the location of all plumbing and electrical fixtures;
- c. the size, spacing and span of framing members;
- d. (d) the location, size of all interior and exterior steps, decks, stairs, etc; and
- e. window schedule with sizes and ER rating.

Building Elevations— Building elevations must show the dimensions of all sides of the structure and including grade, size location and dimensions of all windows.

Cross Section— A cross section must show footings, beams, carrying walls, wall assembly, floor assembly, roof assembly and insulation values (under concrete slabs, foundation, rim joist, walls and attic spaces).

Plot Plan— A plot plan must show all proposed buildings to be constructed or placed on the lot, all other existing buildings and structures, and the location of all roads bordering the property. Dimensions of the proposed structure(s) and setbacks from the property lines must be provided.

Lot Grading Plan— Lots with access to Municipal services require a lot grading plan which depicts the proposed elevation of the basement floor, the top of the foundation wall and the final property grades all of which must be prepared by an engineer (see lot grading brochure).

Approvals— (where applicable) A copy of the approved permit from the NS Department of Public Works or the Municipal Department of Infrastructure and Operations for installation of your driveway and service approval from the NS Environment and Climate Change for the installation of your septic system.

Location Certificate

Once the footings have been installed, a Location Certificate, prepared by a Nova Scotia Land Surveyor, showing its location relative to the lot boundary lines, is required.

The Location Certificate will be approved by the Development Officer when it is determined that the required building setbacks are met. This must occur before a foundation inspection will be carried out and before any wall framing is constructed above the foundation. Once the Location Certificate has been approved the full Building Permit will be issued.

Connecting your building to Municipal Services

The Building Code requires that the plumbing system of a building is connected to a sewage disposal system. If your proposed building site is in the serviced area of the Municipality's water or wastewater services, you are required to connect the plumbing system of your house with these municipal piped services. To verify the existence of these services, and to ensure your construction project can be connected to them, you should contact the Municipal Department of Infrastructure and Operations at 902-883-2299 or email water@easthants.ca.

Sewage disposal where there are no municipal piped services

Municipal piped services are not available in all areas of East Hants. The majority of East Hants is outside of a serviced area. If your construction project is not at a site serviced with municipal piped sanitary sewer mains you must install an on-site sewage disposal system designed and installed in compliance with the regulations of NS Environment and Climate Change. NSECC will also determine the lot size standard based on the soil conditions and proximity to surface water (e.g.