



**Private Sewage Disposal and Water Supply Systems
& Development Control**

Department of Government Services

Overview

- Department of Government Services permitting requirements for Developments
- Unserviced building lots and Semi Serviced building lots and Existing Development
- Private Sewage Disposal Standards – Application Process and Types of Development
- Protected Roads and Development Areas

Department of Government Services

Permitting

Development Control (Protected Road Zoning-Butterpot-Witless Bay Line
Environs-Gander River Protected Area-Marble Mountain Protected Area
Access to a Provincial and Offsite Promotional Highway Signs

Fire and Life Safety and Building Accessibility Review (commercial only)

Private Sewage Disposal and Water Supply (including subdivisions)

Electrical Permitting

Unserviced and Semi-Serviced Building Lots

Unserviced: lots that do not have access to town water and sewer	Semi Serviced: only has access to one municipal service (i.e. only town water)
1860 m ² (20,000 sq.feet)	1400 m ² (15,000 sq. feet)
30 metre lot width (min.)	23 metre lot width (min.)
* May allow a 10% variance	

Rural Infilling (where development is on all sides - maximum 20% variance)

Unserviced	Semi Serviced
1488 m ²	1120 m ²
24 metre lot width	18 m lot width

Existing Development – Renovation, Replacement or New Build

“existing development” means a dwelling, cottage or other building, serviced with a private sewage disposal system, which has existed on a building site, on or before April 16, 1985



Photo Credit: Melanie House

Subdivision Approvals

- Subdividing 4 or less lots requires approval an Environmental Health Officer
- 5-15 lots requires Engineering Study may be required
- 15 + lot development requires an Engineering Study

Why are Engineering Studies Important?

- Provides analysis of quantity and quality of water
- Provides soil analysis of the feasibility to sustain private sewage disposal systems

How does a client apply for a Private Water and Sewage Disposal System?

- Detailed site plan
- Floor plan of proposed dwelling/establishment (i.es. 2 bedroom + 1 bed apt, 3 bedroom, or commercial)
- Percolation of soil
- Groundwater depth
- Design calculations
- Construction details
- Profile of land
- Description of ground details where system will be installed
- Municipal Approval (in principle)

<https://www.gov.nl.ca/gs/licences/env-health/septic/less/>

An Approved Designer must prepare the plan

Sample “Approval in Principle Letters”

Anytown, NL

Your application for a residential dwelling was approved at the recent council meeting pending the following conditions.....

Anytown, NL

The Town of Anytown has given permission to install a septic system located at 123 Old Track Road, providing all other approvals are met by the provincial government...

Anytown, NL

A meeting with Anytown, NL held January 3, 2026 reviewed and approved an application to establish a commercial business (general industry-automotive garage).....

Categories of Septic System Certificate of Approvals

- Single family dwelling
- Single family dwelling with an attached apartment

- Commercial development

Examples include but not limited to:

- Apartments
- Condo development
- Recreational (RV) Park
- Restaurant
- Automotive garage

Septic Scenarios – bunkies, glamping, tiny homes

- **“One System One Building” for Residential lots**
- Commercial lots can have a maximum of 3 buildings with total bedrooms not exceeding 6 or in the case of seasonal RVs a maximum of 12 sites per system
- Accessory buildings are not permitted to have a dwelling (Development Regulations under URPA)
- Subdividing land should be taken into consideration
- Backlotting - driveways should exit onto a road

Above 4546L/day would be an engineered system:

<https://www.gov.nl.ca/gs/licences/env-health/septic/greater/>



Photo Credit: Pooja Rani



Protected Roads and Development Areas

- Protected Road Zoning Regulations
- Butterpot-Witless Bay Line Environs Development Control Regulations
- Gander River Protected Area Regulations
- Marble Mountain Protected Area Land Use Zoning Regulations

PRZ: <https://www.gov.nl.ca/mca/protected-roads/reglist/>

Development Areas: <https://www.gov.nl.ca/mca/other-land-use-area-maps-and-plans/>

When is a Protected Road Permit required?

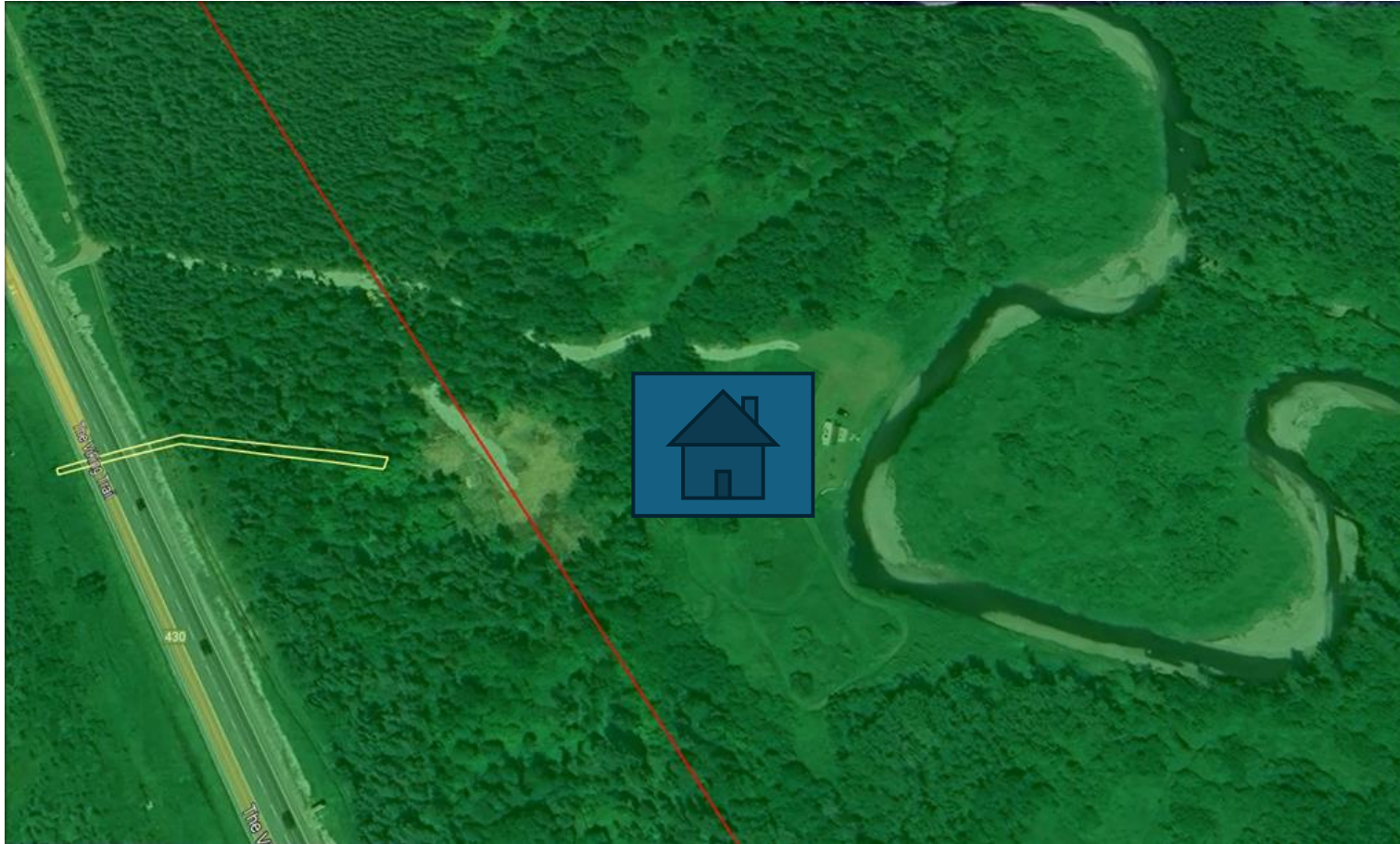
- A development permit is required to build on and develop land, whether Crown or privately owned, within the building control lines of a Protected Road (defined as road designated under Section 61 of the Urban and Rural Planning Act for the purpose of controlling development) or within the boundaries of a Protected Area
- Includes for residential, recreational, agricultural, industrial or commercial development and additions to properties such as accessory buildings. Includes carrying out of a building, engineering, mining or other operations in, on, over, under land, or the making of material change in the use, or intensity of use of land, buildings or premises.
- A permit is required for a change of use (i.e. residential to commercial)
- Can include an access to a site (i.e. quarry, utility services) or access to a Provincial road
- Can include erection of a sign or advertisement

Protected Road Permit

How to apply?

- Where development is anticipated to commence within the building control lines of a protected road, and application to Government Service Center – Government Services must be submitted
- A link to an application can be found here: <https://www.gov.nl.ca/gs/licences/land-dev/prot-area/>
- Government Services must provide a permit to undertake development prior to development commencing within a protected road.
- Development that has commenced without a permit, constitutes illegal development and is subject to enforcement action under the **Urban and Rural Planning Act, 2000**.
- Every development decision under the Protected Road Zoning Regulations, 996/96 is appealable to an Adjudicator under the **Urban and Rural Planning Act, 2000**.

Protected Roads and Development – scenarios for consideration

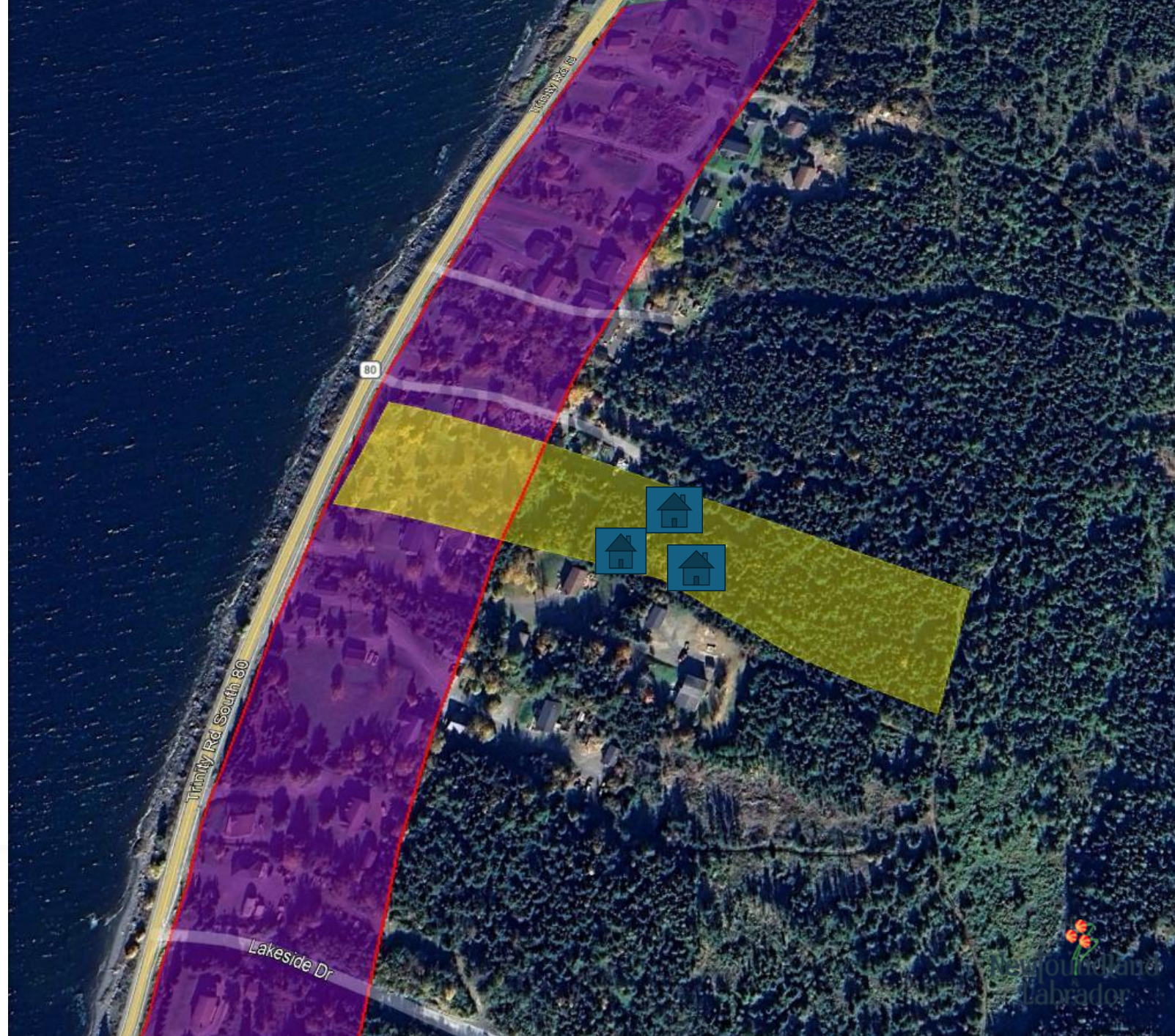


Vehicle Access?

Utility access?

Continued

- TI approves Access to a Provincial Road and permits released by GSC
- Access for a development requires a permit under Protected Roads even if development falls outside of the “regulated zone”
- No backlotting for residential development



Questions?

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