

RM OF PARKDALE NO.498 – DEVELOPMENT PERMIT APPLICATION

Development Information:

Applicant:

Name: _____

Phone: _____

Address: _____

Postal Code: _____

Email: _____

Registered Owner as above OR:

Name: _____

Phone: _____

Address: _____

Postal Code: _____

Email: _____

Legal Land Description

LSD or ¼ _____ Sec. _____ Twp. _____ Rge. _____ W _____

Lot(s) _____ Block _____ Registered Plan No. _____ Hamlet _____

Detailed description of current use, existing structures and condition of property:

Proposed use of land, buildings and structures:

Proposed Development Involves:

New Building _____ Addition _____ Alteration _____

Move in Building _____ (Pictures Required)

Is this your Primary _____ or Secondary _____ residence?

Estimated dates of development:

Commencement: _____

Completion: _____

Other information (e.g. proposed sewage system) _____

Please contact Battlefords Health District at (306) 446-6420 for a plumbing permit or can be obtained at the RM Office. Plumbing permits must be submitted.

Application Fees:

- | | |
|---|----------|
| 1. Permitted principal use: | \$100.00 |
| 2. Permitted accessory use: | \$100.00 |
| 3. Permitted accessory use renewal: | \$500.00 |
| 4. Discretionary principal use: | \$200.00 |
| 5. Discretionary accessory use: | \$200.00 |
| 6. Discretionary accessory use renewal: | \$500.00 |
| 7. Development appeals: | \$50.00 |

Building Permits

Building permits are required on any structure on a permanent foundation or over 100 sq. ft. Please provide blue prints which will be forwarded to the Construction Code Authority to review and issue a Building Permit. Inspections will be conducted as required. You will be billed all costs for this process.

Validity

This permit is valid for a period of 18 months, from its date of issuance, at which time, if an RPSR has not been received, renewal is mandatory.

Real Property Surveyors Report

A Real Property Surveyor's Report (RPSR) prepared by a Saskatchewan Land Surveyor is required for all residential or commercial buildings on a permanent, proposed or altered in volume or square footage on any site which is less than five (5) acres, except, those exempted from requiring a development permit. The RPSR shall be undertaken after installation of the permanent foundation. A permanent foundation shall be defined as any concrete pads, pilings made of any material, pony walls, cribbing or other support structures made of concrete, wood, steel or other metal placed on or anchored in the ground where a building will be constructed or installed.

Once a RPSR has been provided for a new development, subsequent developments within the same site do not require the submission of another RPSR EXCEPT as determined by the Development Officer as per Section 2.2.5 & 2.2.6 of the Zoning Bylaw.

In the case of an accessory building allowed before a principal, the RPSR must be submitted on the principal building.

You will be billed for all costs of inspections.

Permits requiring an RPSR shall provide one before the permit expires or renewal shall be mandatory.

Yes _____ Contact the RM's Development Officer to assist you in determining whether your permit requires the submission of a RPSR.

NO _____

Site and Floor Plan Requirements:

Your permit shall not be considered complete until you submit all of the following:

- 1) Submission of any required photos, floor plans or exterior elevations of the building;
- 2) Attach a site plan drawing (see example at the back of this form) showing the following;
 - North arrow
 - Parcel dimensions
 - Label, and provide location and dimensions of all existing buildings and structures and distances
 - Location of water and sewer utility system, with distances to property boundary
 - Location of all existing and proposed approach and driveway
 - Location of adjacent roadway
 - Location of distinguishing physical features located on or adjacent to the property
 - Floor plan for residential buildings (i.e. cabins, bunkhouses)
 - Cross-section diagram of decks

Set Backs & Lot Coverage for Residential District

a. Principal Buildings:

I. Non-Lakefront lots:

1. Minimum site frontage shall be six (6) metres (20 ft.)
2. Minimum side yard requirements shall be 1.5 metres (5 ft.)
3. Minimum rear yard requirements shall be six (6) metres (20 ft.)

II. Lakefront Lots:

1. Minimum site frontage shall be three (6) metres (20 ft.)
2. Minimum side yard requirements shall be 1.5 metres (5 ft.)
3. Minimum rear yard requirement shall be six (6) metres (20 ft.)

b. Accessory Buildings:

1. Non-Lakefront lots:

1. Minimum site frontage shall be (6) metres (20 ft.)
2. Minimum side yard requirements shall be 1.5 metres (5 ft.)
3. Minimum rear yard requirements shall be 1.5 metres (5 ft.)

c. Decks:

1. Open decks shall be required to be a minimum of 1.5 metres (5 ft.) from any site line.
2. Any covered deck that is attached to the roof of either any accessory or principal building shall be considered a part of said building, and subject to the yard requirements of that structure.
3. Gazebos shall be considered an accessory building, and subject to accessory building setback regulations.

d. Total site coverage:

1. Maximum – 60% of total site area (includes principal and all accessory structures)
2. Accessory structure site coverage: Maximum – 30% of total site area

SAMPLE

Of SITE PLAN DETAIL



