

Application # _____

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 1/4 _____ 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, but before installation or construction of the building above 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

NO

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

Site and Floor Plan Requirements:

Your permit shall not be considered completed 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 all distances
- Label, and provide location and distances of all proposed 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:

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 requirement 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:

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 1.5 metres (5 ft.).

ii. Lakefront lots:

1. Minimum site frontage shall be 1.5 metres (5 ft.); should any accessory building(s) have one or more vehicle doors that open onto an abutting lane or street, the minimum setback is three (3) metres (10 ft.) from the site line.
2. Minimum side yard requirements shall be 1.5 metres (5 ft.).
3. Minimum rear yard requirements shall be six (6) metres (20 ft.).

c. Decks:

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

d. Total site coverage:

Maximum – 60% of total site area (includes principal and all accessory structures)

Accessory structure site coverage: Maximum – 30% of total site area

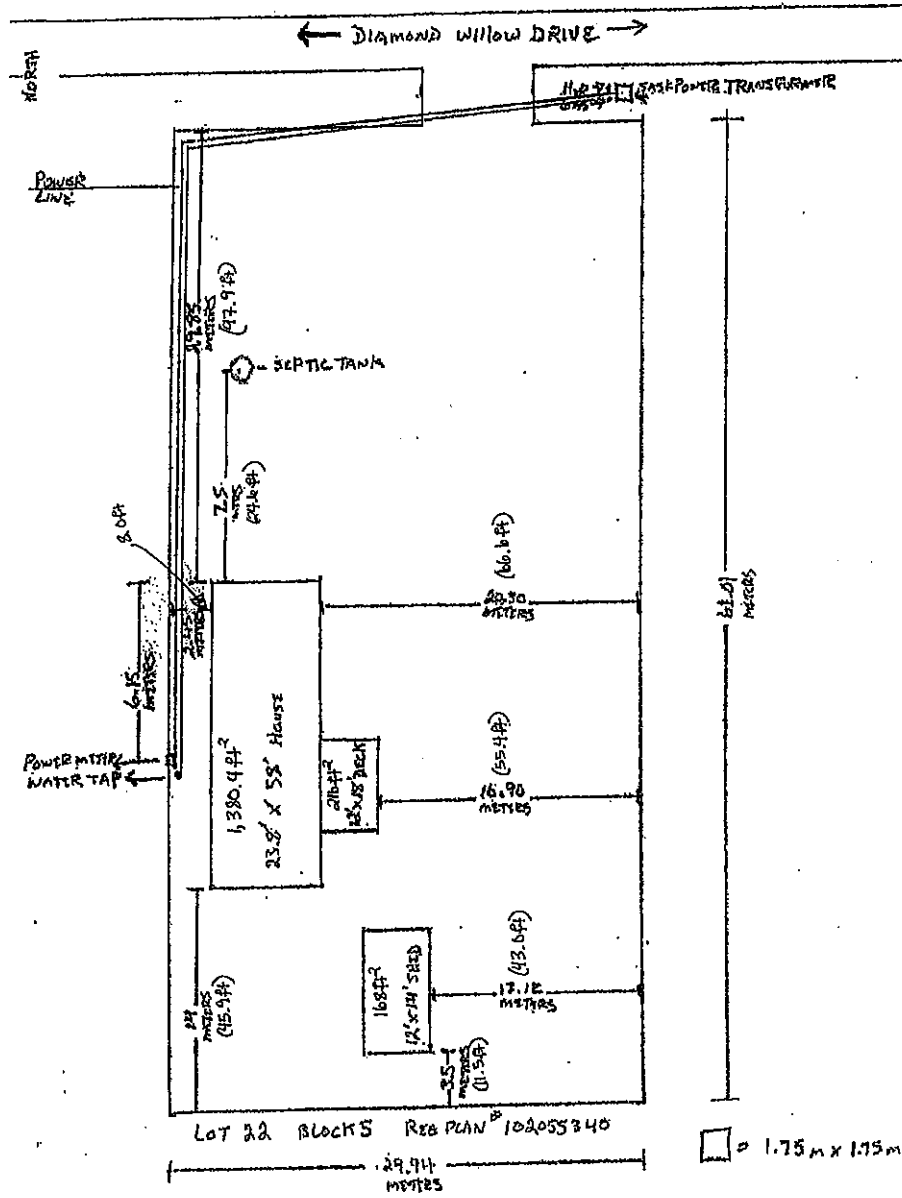
Declaration of Applicant:

I/we further agree to comply with all Bylaws & Regulations of the RM of Parkdale No. 498 respecting development and I/we acknowledge that it is my/our responsibility to ensure compliance with all Saskatchewan Regulations and Acts including The Uniform Building and Accessibility Standards Act regardless of any review or inspection that may or may not occur by any official of the Municipality. In the event that I/we, the Land Owner(s), fail to complete the RPSR as required, the Building Inspections or the application renewal, I/we agree that the RM may complete any of the afore mentioned, at my/our expense and invoice me/us for the cost along with any necessary administration fees. I/We agree that any expense incurred by the RM to obtain a RPSR and administration or application fees not paid may be added by the RM to the property tax roll of the Land and is deemed for all purposes to be a tax on the Land from the date it was added to the tax roll and forms a lien against the Land in favour of the RM from the date it was added to the taxroll.

I/We, _____ and _____ solemnly declare that all the above statements contained within this application are true, and I/we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Date	Signature	Date	Signature
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SAMPLE OF SITE PLAN DETAIL REQUIREMENT



Please feel free to contact the
Development Officer/Administrator
for more information or clarification
at 306-342-2015