



District of Lakeland #521

Detached garages / Sheds >100 sq ft / Gazebos

Development Permit Application

Fee **\$100.00 plus \$500.00** Security Deposit

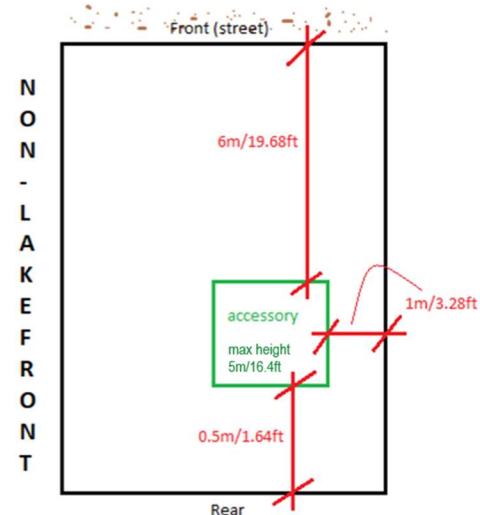
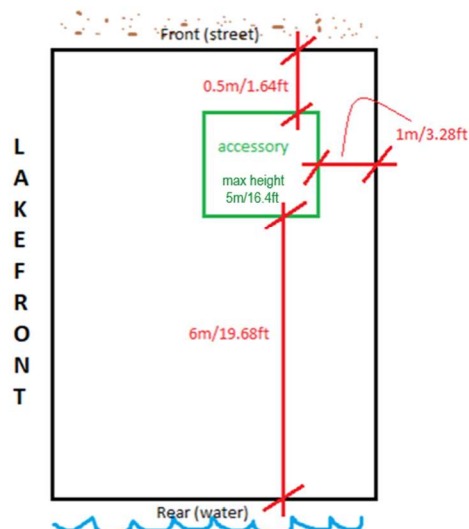
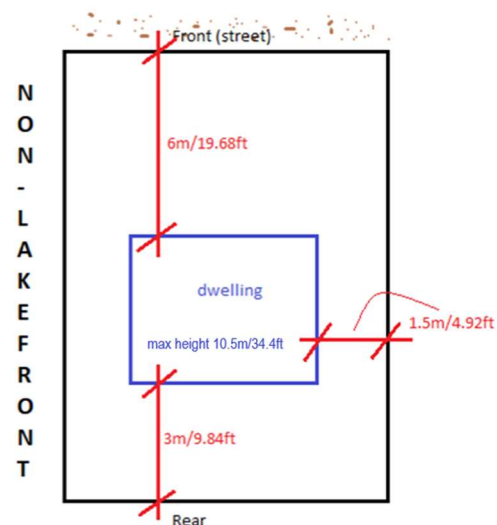
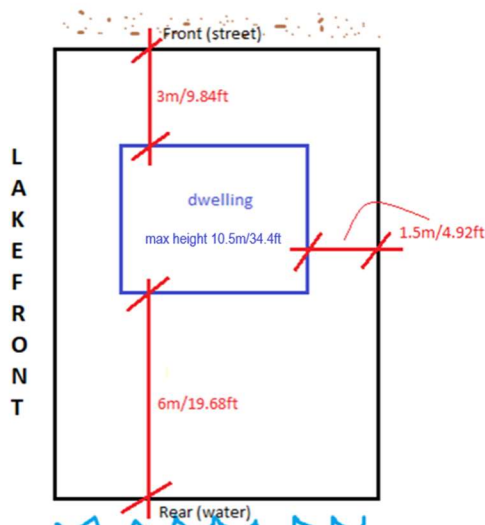
Building Permit Application

Fee **\$192.00** for structures <200 sq ft

Fee **\$240.00** for structures >= 200 sq ft

Setbacks for primary and accessory buildings

Zoning Bylaw 17-2013; R1: High Density Residential and R2: Medium Density Residential



Accessory building restrictions

Zoning Bylaw 17-2013; R1: High Density Residential and R2: Medium Density Residential

Maximum height of building

- Not to exceed the principle building, and in no case to exceed 5 meters (16.4 ft)

Number of accessory buildings

- No more than 2 accessory buildings with the floor area greater than 9.29 square meters (100 Square feet) will be permitted

Area of accessory buildings

- The building floor area of accessory buildings shall not exceed the building floor area of the principal building.
- The maximum combined area for accessory buildings is 84 square meters (904 square feet), except that the maximum building floor area for accessory buildings on a site in excess of 460 square meters (4951.40 square feet) may be increased 1 square meter (10.8 square feet) for each 5.5 square meters (59.2 square feet).

Sequence of Permit Issuance

1. Ratepayer or General Contractor to submit the applications and supplementing documents. This can be dropped off at the office, mailed, or emailed to development@lakeland521.ca
 - a. At this time, the fees for the permits and deposit are required.
2. Once the fees for the development and building permit & deposit is received, the Planning & Development department will review the application in depth.
 - a. We will communicate what/if other information is required to start your project.
3. The permit will be issued within 5 days for work to start on the foundation.
4. Once the foundation is in, a survey of the property which creates the Real Property Report is required to ensure that setbacks are in compliance.
 - a. Once the office receives a copy of the RPR, the Building Permit for framing to start will be issued.

Landscaping

The District's intention is to “**get back to nature**”.

Zoning Bylaw 17-2013 4.16(1)(a) states *Soft landscaping features shall comprise a minimum of 30% of the total area of the site.* The definition of soft landscaping is defined as *elements consisting of vegetation including trees, shrubs, hedges and grass, either existing native or proposed non-native species, so basically anything that grows.*



Understanding that the site may be damaged during a build, replanting of the site is expected once the build is done, and this will be a condition of the permit when issued



DISTRICT OF LAKELAND NO.521 APPLICATION NO. _____ 20____

Development Permit Application

Date _____ 20____

Land Description: Civic Address _____ Beach _____ or
_____ Quarter Section _____, Twp. _____, Rge. _____, M _____

Applicant Name: _____

Mailing Address: _____

Contact Information: Home (h) _____ Work () _____ Cell () _____
Fax (h) _____ Email _____

Property Owner: _____

(If different than Applicant)

As per the National Building Code, screw piles must be stamped by an Engineer. The District is requesting the Field Report for all screw piles be submitted with the Real Property Report. Failure to submit either of these documents will result in the office withholding issuance of the Building Permit.

Proposed Development: _____

(Attach Site Sketch)

Applicant's Signature: _____

Development Permit

Page ____ of ____

Decision Permitted Use – Approved - Date: _____ Denied – Date: _____

Discretionary use – Approved by Resolution No. _____

Subject to the following conditions/reasons: _____

This permit expires _____
one year from the _____
date of issuance _____

Note:

Approval of this application and issuance of a Development Permit does not absolve the applicant of obtaining other permits and approvals as may be required according to other municipal, Provincial and Federal government legislation.

*All developments shall be in compliance with the Zoning Bylaw for the District of Lakeland No.521

DEVELOPMENT OFFICER: _____



District of Lakeland #521

APPLICATION FOR BUILDING PERMIT

Section 1 - Applicant Information

I hereby make application to: ☐ Construct ☐ Reconstruct ☐ Alter- Project description _____
a structure according to the information below and to the plans and documents attached to this application

The estimated value of TOTAL project with material and labour (Statistics Canada Info) \$ _____

The estimated value of FOUNDATION ONLY (Statistics Canada Info) \$ _____

Name of Applicant: _____

Name of Property Owner: _____

Civic Address: _____ Subdivision/Beach _____

Phone # _____ E-mail _____

Land Description for Rural: _____ 1/4 Section _____ Township _____ Range _____ W _____ Meridian

Section 2 - Construction Information for a Building (Skip to Section 3 for Decks)

Intended use of Building or Structure _____

Building: Length _____ x Width _____ = Floor Area of: _____ sq. ft. /m Height _____ ft. /m

Garage Area: _____ sq. ft. /m Shed area: _____ sq. ft. /m

Type of Engineered Footing / Foundation Material for building: _____ Size: _____

Number of story's _____ Fire escapes: _____

Number of stairways: _____ Width of stairways: _____

Number of exits: _____ Width of exits: _____

Stud Material: _____ Spacing: _____

Exterior Wall Material: _____ Size: _____

Floor Joist Material: _____ Spacing _____

Girder Material: _____ Spacing _____

Rafter Material: _____ Spacing _____

Roof Material: _____ Size: _____

Section 3 - Construction Information for Decks

Select type of Deck: ☐ Attached Deck with no roof **OR** ☐ Attached Deck with covered roof

Note: An attached Deck with a covered roof requires engineered piles for adequate support

Size of Deck(s): Deck #1 _____ (Width) x _____ (Length) = _____ sq ft/m _____ (Height from grade)

Deck #2 _____ (Width) x _____ (Length) = _____ sq ft/m _____ (Height from grade)

Deck #3 _____ (Width) x _____ (Length) = _____ sq ft/m _____ (Height from grade)

Type of Foundation: (deck blocks/concrete piles/engineered screw piles/footings) _____

Support beams/joists: Material: _____ Joist size: _____ Joist spacing: _____

Top Deck Board Material: _____

I hereby agree to comply with the Building Bylaw of the local authority and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the local authority and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the local authority or its authorized representative. I understand that any inspections by an authorized representative of the local authority will be for construction progress assessment only and that the local authority reserves the right to require the applicant to provide certification at any time that all or any part of the building or structure is in accordance with this Bylaw.

Date

Signature of Owner / Agent

Print Name of Owner/Agent

Please be advised that although your application for a permit may comply with the municipality's regulations, there may be caveats registered against the title to your property which require stricter regulations for development. It is your responsibility to be aware of any encumbrances registered against the title of your property.

Builder Checklist: Accessory Building



Civic Address: _____

✓ PERMIT APPLICATION: Required for the Development Permit to be Issued		
Development Application	all fields required to be filled out	
Building Application	all fields required to be filled out	
Blueprints	floor plan, foundation plan, elevations	
Height of structure	must be shown on drawings; cannot exceed 5m/16.4 ft	
Site plan	R1 NON-lakefront accessory setbacks: 6m front(street), 0.5m rear, 1.0m side R1 lakefront accessory setbacks: 0.5m front(street), 6m rear(lake), 1.0m side	
Site coverage: structures	R1 maximum site coverage: 50% for all structures: dwelling, deck(s), shed(s), garage (R2: 40%) Accessory buildings cannot exceed Bldg Floor Area of Dwelling and/or 84 sq m/904 sq ft *Other allowances are dependant on size of site: refer to Zoning Bylaw 4.13.11(7)(iv)	
Site coverage: landscaping	minimum 30% of site must be natural vegetation	
Drainage Plan	*especially sloped properties may require engineered drawings	
Estimated cost of foundation	this breakout is required for Stats Canada	
Engineer-approved Screw Pile design		
Authorization form	required so a contractor can speak on property owners' behalf	
Contractor List rec'd	all contractors must be licensed with the District	
Lakefront site consideration	allow reasonable access to the lake-side of the property for equipment (skid-steer, etc)	
* Reminder to contact TSASK for all gas and electrical permits		
When the above is complete, the Development Permit will be issued to move forward with the foundation		
DEVELOPMENT PERMIT WILL BE ISSUED AT THIS TIME		
✓ ONCE FOUNDATION IS POURED AND/OR SCREW PILES INSTALLED: District requires the following		
Real Property Report		
Field Report w/Engineer Approval for Screw Piles		
When the above is received and all setbacks & requirements are met, the Building Permit will be issued to move forward with framing/build		
BUILDING PERMIT WILL BE ISSUED AT THIS TIME		
Building Permit expires 1 year from date of issuance		
✓ INSPECTIONS		
Generally, the following inspections are required by the District for an accessory building:		
**Refer to the Plan Review specific to your project for the actual required inspections.		
Foundation		
Final		



DISTRICT OF LAKE LAND NO.521

Development Officer: (306) 982-2039
E-mail: development@lakeland521.ca
Website: lakeland521.ca

Box 27
Christopher Lake, SK.
S0J 0N0

Authorization Form

I, _____, the owner of the real property located at
Print Name

_____, within the District of Lakeland
Civic Address

hereby give authorization to _____ who's contact
Print Name of Individual

information is _____
Mailing Address *Phone Number*

To act on my behalf for the duration of the following project:

Describe work or project to be undertaken

OR

To act on my behalf for the time period from _____ to _____
Month/Date/Year *Month/Date/Year*

By providing this authorization I know and understand it does not limit or remove my legal responsibility I may have as the property owner. I further acknowledge that I can revoke this authorization at any time by providing such information in writing to the District of Lakeland.

Signature

Date

My contact telephone number is/are _____
Primary Phone Number *Other*



District of Lakeland #521

CONTRACTOR & SUB-CONTRACTOR LIST

GENERAL CONTRACTOR INFORMATION

All Contractors must have a current Business License registered with the District prior to the work starting.
Please contact permits@lakeland521.ca or 306 982-2874 to obtain one.

General Contractor	Company Name	City/Town	Contact Number

Contractor/Subcontractor	Type of Service	City/Town	Contact Number

Examples of Contractors/Sub-contractors

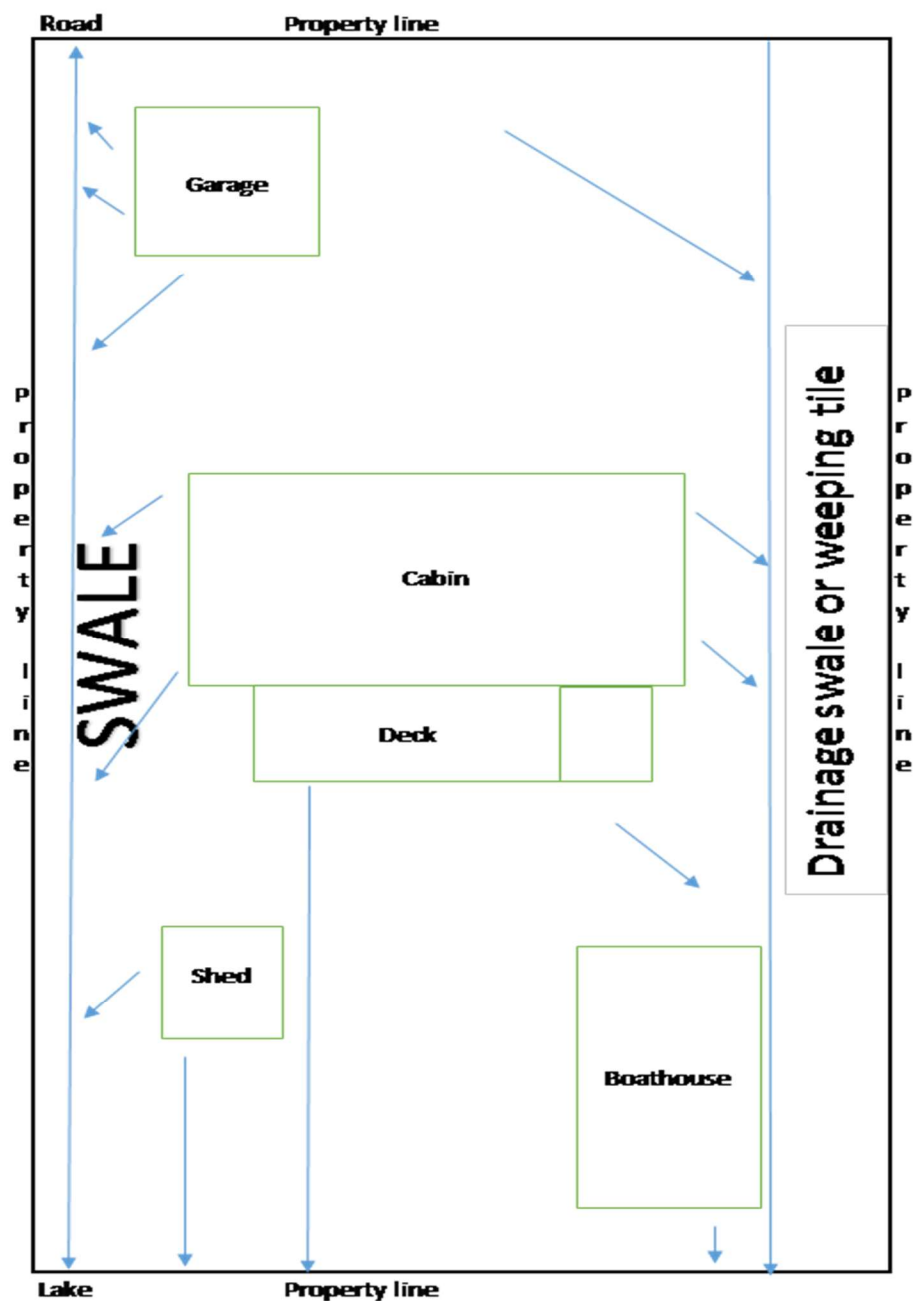
Demolition & Moving
Site Excavation / Site Preparation
Foundation/Screw Piles

Land Surveyors
Heating & Plumbing
Electricians

Framing & Roofing
Finishing Carpentry
Installers (service provider)

Drywallers / Painters
Landscaping
Cleaning & Yard Maintenance

Sample Drainage Sketch



Sample Site Sketch

