FORM A
Bylaw No. 15-2020

Application # _____

RESORT VILLAGE OF TURTLE VIEW – DEVELOPMENT PERMIT APPLICATION

I hereby make application for a permit to: Construct _____ Alter _____
Reconstruct _____ Demolition/Removal _____

Development, construction and/or demolition on property according to the information below and to the **plans and documents attached to this application**

Development Information:

Applicant:

Name: _____ Phone: _____

Address: _____ Postal Code: _____

Email: _____

Registered Owner as above or:

Name: _____ Phone: _____

Address: _____ Postal Code: _____

Email: _____

Legal Land Description:

Lot(s) _____ Block _____ Registered Plan No: _____

Civic Address: _____

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

_____

_____

_____

_____

Proposed use of land, buildings and structures: (Also attach a drawing of the property with existing structures, proposed structures and their setbacks from the property lines)

_____

_____

_____

_____

Proposed development involves: New Building _____ Addition _____ Alteration _____
Demolition/Removal of Building _____
Move in Building _____ (Pictures required)

Is this your primary_____ or secondary_____ residence?

Estimated date 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 it can be obtained at the Resort Village Office. Plumbing permits must be submitted.

Application Fees:

1.	Permitted principal use:	$100.00
2.	Permitted accessory use:	$100.00
3.	Demolition/Removal of Structure:	$100.00
4.	Permitted accessory use renewal:	$500.00
5.	Discretionary principal use:	$200.00
6.	Discretionary accessory use:	$200.00
7.	Discretionary accessory use renewal:	$500.00
8.	Development appeals:	$ 50.00

Building Permits

Building permits are required on any structure on a permanent foundation or over 100 sq. feet. 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 Surveyor's 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 requires 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 RPST must be submitted on the principal building.

You will be billed for all costs of inspections.

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

YES _____ **NO** _____

Contact the Resort Village's Development Officer to assist you in determining whether your permit requires the submission of an 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
   - Location of adjacent roadway
   - Parcel dimension
   - Location of distinguishing physical features located on or adjacent to the property
   - Label, and provide location and dimensions of all existing buildings and structures and all distances
   - Floor plan for residential buildings (i.e. cabins, bunkhouses)
   - Cross-section diagram of decks
   - Location of water and sewer utility system, with distances to property boundary
   - Location of all existing and proposed approach and driveway

Set Backs & Lot Coverage for Residential District

a. **Principal Buildings**:
   I. Non-Lakefront lots:
      1. Minimum site frontage shall be six (6) metres (20 feet).
      2. Minimum side yard requirements shall be 1.5 metres (5 feet).
      3. Minimum rear yard requirement shall be six (6) metres (20 feet).
   II. Lakefront lots:
      1. Minimum site frontage shall be six (6) metre (20 feet).
      2. Minimum side yard requirements shall be 1.5 metres (5 feet).
      3. Minimum rear yard requirements shall be six (6) metres (5 feet).

b. **Accessory Buildings**:
   I. Non-Lakefront lots:
      1. Minimum site frontage shall be six (6) metres (20 feet).
      2. Minimum side yard requirements shall be 1.5 metres (5 feet).
      3. Minimum rear yard requirements shell be 1.5 metre (5 feet).
   II. Lakefront lots:
      1. Minimum site frontage shall be 1.5 metres (5 feet); 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 feet) from the site line.
      2. Minimum side yard requirements shall be 1.5 metres (5 feet).
      3. Minimum rear yard requirements shall be six (6) metres (20 feet).

c. **Decks**:
   1. Open decks shall be required to be a minimum of 1.5 metres (5 feet) from any site line.
   2. 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.
   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 al accessory structures)
   2. 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 Resort Village of Turtle View 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 an 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 Resort Village of Turtle View 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 Resort Village to obtain an RPSR and administration or application fees not paid may be added by the Resort Village of Turtle View 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 Resort Village of Turtle View from the date it was added to the tax roll.

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".

_____ _____

Signature Date

_____ _____

Signature Date