

Form A – Bylaw No. 17-2021

The Resort Village of Turtle View
Application for Development Permit and other Permits

(You may wish to discuss your project idea with the Development Officer before completing this form.)

Applicant:

Name: _____ Mailing Address: _____
City/Province: _____ Postal Code: _____
Tel. No.: _____ Cell No.: _____ Email: _____

I am (check one) ___ the registered owner of the property, ___ the agent on behalf of the owner.

Property (Legal description)

Lot(s) _____ Block: _____ Plan Number: _____

Present Zoning: _____

Property is (check one) ___ vacant ___ occupied

Proposed Use/Development of Property or village land involves (see sections of Zoning Bylaw):

- (a) ___ Development Permit (Permitted Use) – Sec. 2.1
- (b) ___ Development Permit (Discretionary Use) – Sec. 2.2
- (c) ___ Accessory building permit – Sec. 3.1.7
- (d) ___ Demolition of Building – Sec. 3.1.13 ___ Building to be Moved - Sec. 3.1.14
- (e) ___ Minor Variances - Sec. Sec. 2.3.4
- (f) ___ Grading and Levelling (and clearing) - Sec. 3.4.1
- (g) ___ Other proposed use and development (see sections of zoning bylaw) _____

Estimated Dates - Of commencement: _____ Of completion: _____

The following information is required to be filed with each the application:

- ATTACH A SITE PLAN DRAWN TO SCALE AND SHOWING THE FOLLOWING: (setback/lot coverage information and an example of a site plan is attached for reference)
 - Key plan showing north arrow, streets and lanes adjacent to the site, the nearby lot patterns
 - Legal site boundary and dimensions
 - Extent of site/cottage lot clearing
 - Location and dimensions (also height) of existing and/or proposed buildings (and Parcel Coverage: ___%)
 - Floor plan for residential buildings (i.e. cabins, bunkhouses)
 - Distance and dimensions between all buildings, structures and setback dimensions on the property from property lines.
 - All fencing and proposed height of fencing
 - Landscaping, parking areas and driveway
 - Ingress and egress from the site/property
 - Proposed municipal services and locations such as location of holding tank and sucker line.

- Confinement of drainage to open sides of the site
- Topographic information and the 1:500 flood elevation line.
- Site elevation of site corners and floor elevation of existing and proposed dwellings along Turtle Lake.
- If applicable, the cost of providing public utilities

○ Other information: _____

SITE PLAN DRAWN TO SCALE (Drawing of Proposed use of land, buildings and structures as well as detailed description of current use, existing structures and condition of property)

DETAILS OF CONSTRUCTION TO BE COMPLETED: _____

SITE PLAN DRAWING

Please provide a sketch showing:

1. Dimensions of parcel, location, size and height of existing and/or proposed buildings
2. Label roads adjacent to the lot
3. Label front and back of lot
4. Setbacks from all property lines
5. Indicate North direction
6. Locations and areas to be excavated or filled as well as any trees being removed.

Please be advised that this permit request will only be approved by the documents and measurements supplied by you. It is your responsibility to comply with the Zoning Bylaw and Official Community Plan Bylaw.

In the event that your project does not conform to the bylaws, penalties and deconstructions may apply.

Application Fees: (To be paid before application review)

1. Permitted principal use: \$200.00
2. Permitted accessory use: \$100.00
3. Ancillary use: \$100.00
4. Discretionary principal use: \$200.00
5. Discretionary accessory use: \$100.00
6. Minor Variance: \$100.00
7. Development appeals: \$ 50.00
8. Miscellaneous development: \$100.00
(e.g. retaining wall, removal and or additional lot fill, lakeside development and more)
9. Discretionary municipal permit: \$10.00
(See section 2.1.16 Lakeside Development and Shoreline Structures)

In addition to the established fee(s), the applicant shall be responsible for all expenses related to required public hearing notifications and advertising, unless otherwise agreed upon in writing by the applicant and the Resort Village of Turtle View.

Septic Tank Permits:

Septic Tank permits are the responsibility of the Applicant. Please contact Population Health by email at permits@pnrha.ca for a plumbing permit. Plumbing permits must be submitted.

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.

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

Real Property Surveyor's Report Required: YES _____ NO _____

Contact the Resort Village's Development Officer to assist you in determining whether your permit requires the submission of an RPSR.

Validity:

This permit is valid for a period of 24 months, from its date of issuance, at which time, if an RPSR is required and has not been received, renewal is mandatory.

Declaration by applicant(s):

I hereby certify that I am the registered owner or that I am authorized to act on behalf of the registered owner of the land described herein and that all statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, knowing that it is of the same force and effect as if made under oath, and by virtue of *The Canada Evidence Act*.

Signature of Applicant: _____ **Date:** _____

Signature of Applicant: _____ **Date:** _____

NOTE: THIS IS NOT A BUILDING PERMIT. A SEPARATE FORM AND INFORMATION ARE REQUIRED TO RECEIVE A BUILDING PERMIT UNDER THE BUILDING BYLAW.

Building permits are required in addition to development permits for decks, demolitions, alterations, additions, relocations, excavations, new buildings, buildings moved in, structures, structural changes or other items as required by the Building Bylaw of the Resort Village of Turtle View.

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 (20 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 shall 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 – 50% of total site area (includes principal and all accessory structures)
2. Accessory structure site coverage: Maximum – The primary storage building/garage shall not exceed 20% of site Coverage. The combined floor area of the primary storage building and any other accessory building shall not exceed 30% of total site area.