

TOWN OF FORT QU'APPELLE DEVELOPMENT PERMIT APPLICATION

The Zoning Bylaw provides for permitted and discretionary forms of development in each zoning district. Every person is required to obtain a development permit before commencing any construction or use of land except as provided within the bylaw.

The following forms of development do not require a development permit:

1) Residential Zoning Districts

- a. Buildings and structures under 9.0 m2 (97 ft2) in area, which are accessory to a principal, residential use except where such dwelling is a discretionary use;
- b. The erection of any television antennae or radio antennae;
- c. The erection of any fence, wall, gate under 1.8 meters (6 ft) in height;
- d. Relocation of any residential or accessory building provided development standards are still met on the site.

2) Commercial Zoning Districts

- a. The erection of any fence, wall, gate under 1.8 meters (6 ft) in height;
- b. A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.

3) Official Uses

a. Uses and buildings undertaken, erected, or operated by the Town of Fort Qu'Appelle.

4) Internal Alterations

a. Residential Buildings

i. Internal alterations to a residential building, provided that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site.

b. All Other Buildings

i. Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use, or intensity of use of the building, does not change.

5) Landscaping

a. Landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

A building permit is separate from a development permit. A development permit acknowledges the use of land and buildings and its compliance with the Official Community Plan and Zoning Bylaw. A building permit refers to building construction and compliance with the National Building Code of Canada and is governed by the Town of Fort Qu'Appelle Building Bylaw.

Application Requirements

The following is required in order to make an application for a development permit:

- 1) A completed application form (attached);
- 2) Submission of any application appendices if necessary;
- 3) Receipt of full payment of the applicable application fee;
- A scaled site plan drawing showing, in detail, the site proposed for development including the following at a minimum:
 - a. North arrow;
 - b. Boundaries of the parcel including dimensions;
 - c. Location and dimensions of existing buildings and structures, and proposed buildings and structures and distances from the four property boundaries;

- d. Location of all existing and proposed utilities;
- e. Location of all existing and proposed driveways; and,
- f. Location of all distinguishing physical features located on or adjacent to the property including but not limited to sloughs, streams, culverts, drainage ways, wetlands, slopes, bluffs, etc.
- 5) If different from the applicant, the owner of the property must also sign the application forms or provide a letter of consent for the application to be processed.

Decision Time Frame

The timing associated with the provision of a development permit will be based upon the completeness and quality of information provided on the application. Generally, for a permitted use where new construction is not being proposed, a development permit may be issued within five (5) days of receiving a complete application. Where new construction is being proposed, a minimum of fifteen (15) business days is required to review, process and issue a permit.

*Note: The information provided within this application is not intended to remove or replace established bylaws and should not be given any legal status. The original bylaws, policies, and regulations should be consulted for official purposes.

PROPERTY OWNER INFORMATION:

Applicant Name			Company Name (if applic	cable)		
Primary Phone Number	Cell Phone Number		Fax Number	1	E-mail A	ddress
Apt. No. – Street No. Street Name	A PO Roy Pural Pouto	City		Province/Te	arritory	Postal Code
CONTRACTOR INFO	, 		ROPERTY OWNER	Flovince/10	ernory	rostal code
Property Owner Name			Company Name (if applic	able)	I	
Primary Phone Number	Cell Phone Number		Fax Number		E-mail A	ddress
Apt. No. – Street No. Street Name	e/ P.O. Box – Rural Route	City		Province/T	erritory	Postal Code
APPLICANT INFORM	MATION: S	SAME AS P	PROPERTY OWNER	SAME A	AS CONT	RACTOR
Contractor Company Name			Contact Person Name		1	
Primary Phone Number	Cell Phone Number		Fax Number		E-mail A	ddress
Apt. No. – Street No. Street Name	e/ P.O. Box – Rural Route	City		Province/Te	erritory	Postal Code
EGAL LAND DESCR	IPTION:					
Quarter: S	Section: Toy	wnship:	Range:			ridian/Extension :
LSD:						Extension:
ROPOSED NEW BUI ype of Building/Constru Single Unit Residence Attached/Detached Garage	Resid	lential Additio	n tion Development	Resid	ential Reno	ovation
Accessory Building (Please of	describe)					
Other Residential Building ((Please describe)					
Commercial Building (Pleas	e describe)					
Industrial Building (Please of	describe)					
Institutional/Utility Buildin Other Commercial/Industri						
describe)						
PROPERTY SERVICIN Property Access is Provided by		Crovel Dec. ¹	Lichway	Othor (pl	: f .)	
		Gravel Road		Other (please spec		
Water Supply is Provided By:	Municipal Distribution	SVSTem	Durant 147.11			
Sewage Disposal is Providedby	y: Municipal Sanitary Sew			Other (please spec Other (please spec		

Site Characteristics:

Please use the space provided below to indicate the site characteristics pertaining to the proposed development.

Parcel Size/Site Area:

Please indicate the dimensions of the parcel and the total site area.

Frontage:	ft m Rear: (Please Circle)		ft m (Please Circle)	Side:	ft (Pleas	m Side: se Circle)		ft m (Please Circle)	Total Area:	ft ² m ² (Please Circle)
-	<i>l Building:</i> ate the following information	ion in regard	ls to the pri	ncipal bui	lding locate	d on or proj	posed for	the site.		
Floor Area:		ft ² m ²	Site C	Coverage*:	e Area x 100		%	Height:		ft m (Please Circle)
Set-backs:		ft m (Please Circle)	Side Yard:	-		Side Yard:		ft m (Please Circle)	Rear Yard:	, , ,
	ry Building: ate the following information	ion in regard	ls to the acc	essory bu	ilding locate	ed on or pro	posed for	r the site.		
Floor Area:		ft ² m ² (Please Circle)	Site (*Buildin	Coverage*:	Area X 100		%	Height:		ft m (Please Circle)
Set-backs:	Front Yard:	ft m (Please Circle)	Side Yard:		ft m (Please Circle)	Side Yard:		ft m (Please Circle)	Rear Yard:	
•	formation: tte the height of any fence	s located on								
Height:	Front Yard:	ft m (Please Circle)	Side Yard:		ft m (Please Circle)	Side Yard:		ft m (Please Circle)	Rear Yard:	ft m (Please Circle)
Please indica	Information: ate the following information	ion in regard	ls to design	ated parki	ng spaces lo	ocated on or		d for the site.		
Quantity of	Designated Parking Spaces:		Locati	on of Design (Please chec	nated Parking % all that apply)	Spaces:	Fron	t Yard	Side Yard	Rear Yard
•	Information: ate the following information	ion in regard	ls to design	ated loadi	ng spaces lo	cated on or	proposed	l for the site.		
Quantity of	Designated Loading Spaces:		Locatio	on of Design (Please chec	nated Loading sk all that apply)	g Spaces:	Fron	t Yard	Side Yard	Rear Yard
	Information: any a tet the dimensions of any a	signage locat	ted on or pi	roposed fo	or the site.					
Тор:	ft m Bottom: (Please Circle)		ft m (Please Circle)	Side:	ft (Pleas	m Side: se Circle)		ft m (Please Circle)	Total Area:	ft ² m ² (Please Circle)
	ials:									
	ose (Advertising, Decorative, Real Estate									
	Storage Information of the following informat		ls to any ou	tdoor stor	age areas lo	cated on or	proposed	l for the site.		
Loc	ation of Outdoor Storage Spa (Please check all that apply)	ce:	Front Yard		Side Yard		Rear Y	ard		
Description of	of Materials to be Stored Outo	loors:								
	ping Information ate the following informati		s to anv lar	ıdscaping	located on o	or proposed	for the s	ite.		
	Location of Landscaping:		Front Yard	8	Side Yard	r roota	Rear Y			
Description	(Please check all that apply) of Landscaping/Description	of Materials:								

Industrial Use Supplementary Information:

Approved with Conditions

Please indicate the following information in regards to any environmental hazards that may be emitted due to the development's production, processing, cleaning, testing, repairing, storage or distribution of any material.

Noise:
Dust/Ash: Dust/Ash: Odour: Toxic Gasses: Glare/Heat: External Storage: Industrial Wastes:
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Has any existing building(s), structure(s), or area(s) on the property received a Heritage Property designation? YES NO
Has any existing building(s), structure(s), or area(s) on the property received a Heritage Property designation?
Has any existing building(s), structure(s), or area(s) on the property received a Heritage Property designation?
Does any portion of the site have an Environmentally Sensitive Lands Overlay designation?
Declaration
I, of (Please print)
n the Province of Saskatchewan, solemnly declare that all of the above statements within this application are true, and I make this
olemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and
further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages
further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages
further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application.
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In further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application. Applicant Signature Date Property Owner Signature Date For Office Use: Date Date: Development Permit No.: Permit Application Fee: \$ Current Zoning: Residential - R1 R2 R3 RMH RA Proposed Use: Permitted Permitted
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For Office Use: Date:
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Town of Fort Qu'Appelle Development Officer: