	<b>Rural Municipality of Calder No. 241</b> <b>Policies &amp; Programs</b>	Program #	P&D100
		Title:	<b>DEVELOPMENT PERMIT Information</b>

*The Zoning Bylaw (Bylaw #2013-1) 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.*

**DEVELOPMENT THAT DOES NOT REQUIRE A DEVELOPMENT PERMIT:**

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

1. The maintenance and construction of a public work by the Rural Municipality of Calder No. 241;
2. The installation of public works on any street or other public right-of-way;
3. The construction of fences less than 1.22 meters (4 feet) in height which does not obstruct the view or site lines from public roads or accesses;
4. Maintenance and repairs that do not include structural alterations;
5. Farm buildings and structures accessory to agricultural operations such as barns and granaries;
6. Principal agricultural uses, exclusive of any Intensive Livestock Operation (ILO) or intensive agricultural use;
7. "Signs not requiring a permit" as listed in Section 4.11(5) of the zoning bylaw;
8. Accessory buildings less than 10m<sup>2</sup> in area that do not contain habitable rooms such as shed and storage buildings;
9. Approaches and road crossing on public right-of-ways; however approval is required from Council.

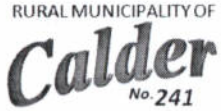
**BUILDING PERMIT VS. DEVELOPMENT PERMIT:**

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 Municipal Building Bylaw.

Building permits are required whenever work regulated by the Act and Regulations is to be undertaken with the legal boundaries of NE 13-26-30-1 ext 1, NW13-26-30-1, Lots 1-45, Block 1, Plan 102069110 otherwise known as Pelican Landing.

**MOVING IN OR DESTROYING BUILDINGS:**

Development permits are required to move in or demolish buildings into or within the Rural Municipality of Calder No. 241 except if the building is an accessory building in the Agricultural District.

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**APPLICATION FEES:**

Development Application - Permitted Use	\$25.00
Development Application - Discretionary Use	\$50.00 (plus Advertising costs, if applicable)
Development Application - Appeal Fees	\$50.00
Building Permit Application Fee	\$500.00 administration plus actual costs of licensed building official's fee schedule for plan review and building inspections; total estimated fees to be submitted with permit application.
Demolition or removal permit application	\$500.00 plus \$1000 refundable deposit

**OTHER REQUIREMENTS & COSTS (if applicable):**

**a. PLUMBING & SEWAGE SYSTEMS:**

All new plumbing and on-site sewage works are subject to permitting and inspection by Public Health Inspection department of Sunrise Health Region.

**b. BUILDING PERMITS:**

The RM has appointed Miles Hutchings as the RM's building inspector (PH 306-621-8423). As per our Building Bylaw, all development in Pelican Landing are subject to building inspections. Permit schedule and estimated costs are as follows\*

Inspection Type:	Est. Fee:	Inspection Type:	Est. Fee:
Plan Review	\$100 - 200	Decks	\$175-350
New Homes (6-10 inspections)	\$ 500 - \$800	Demolition Permits	\$175-\$350
Detached Garages (2-3 inspections)	\$300 - \$550	Re-inspections (may be required to ensure code compliance)	\$175.00

\*may be subject to alterations / changes to meet individual project

**c. OTHER:**

It is up to the applicant to check into other necessary permits and regulations pertaining to their development project.

**APPLICATION REQUIREMENTS:**

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

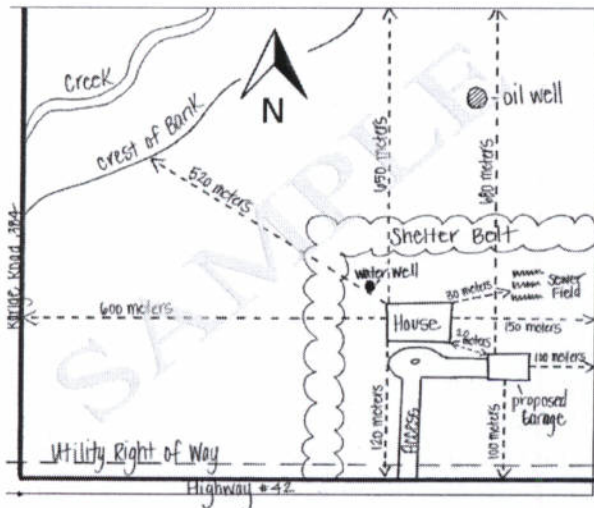
- a. A completed application form (attached)
- b. Submission of any application appendices if necessary;
- c. Receipt of full payment of the applicable application fee;
- d. A scaled site plan drawing showing, in detail, the site proposed for development including the following at a minimum;
  - a. North arrow;
  - b. Boundaries of the parcel including approximate 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 any utilities, easements or utility right-of-ways;
  - e. Location of all existing and proposed approaches and driveways; and

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- f. The 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.

If different from the applicant, the owner of the property must also sign the application form or provide a letter of consent for the application to be processed.

### SAMPLE SITE PLAN



**Minimum setbacks:** Please refer to the RM Zoning Bylaw for the minimum distances that your new development is required to be set back from the property lines.

**For relocating existing buildings,** please provide photographs of the building to be relocated and disclose any previous damage to the structure.

**For mobile homes,** provide proof of compliance with C.S.A. standard Z240 or SCA standard A277 for modular.

For development in low lying areas and in close proximity to **Lake of the Prairies**, please indicate compliance with flood proofing in accordance with the Zoning Bylaw.

### 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 three days of receiving a complete application. Where new construction is being proposed, the decision will be made at the next regular meeting of Council scheduled for the second Wednesday of each month unless otherwise posted.

### Disclaimer:

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. Nothing in this application or the Bylaws of the RM shall exempt any person from complying with the requirement of any other municipal or provincial regulation or legislation or from obtaining a license, permission, permit, authorization or approval required by such requirements or regulations.