
	Rural Municipality of Calder No. 241 Policies & Programs	Program #	P&D165
		Title:	BUILDING PERMIT APP – Pelican Landing Acres

GENERAL REGULATIONS:

1. Every application within the legal land description of NE 13-26-30-1 Ext 1, Lots 1-45, Block 1, Plan 102069110 and NW 13-26-30-1, commonly known as Pelican Landing, for a permit to construct, erect, place, alter, repair, renovate or reconstruct a building shall require a Building Permit as well as all other supplementary information required.
2. All construction, demolition, or relocation of buildings with the R.M. of Calder shall be governed by the Municipal Building Bylaw.
3. The applicant is responsible for contacting Miles Hutchings at Hutchings Design and Drafting (306) 621-8423 to arrange all inspections required within the permit as well as providing confirmation that all issues identified throughout the process have been completed.
4. Landowner authorization, either by signature on the application or by letter is required for this application.

SUPPLEMENTARY INFORMATION:

1. Applicants are required to provide their site plan identifying the following information when submitting an application:
 - 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 easements or utility right-of-ways;
 - e. Location of all existing and proposed approaches and driveways; and
 - 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.
2. Applications proposing residential, commercial, or industrial construction shall include two sets of construction drawings. All drawing should:
 - a. Show the owner's name, project name and date.
 - b. Be drawn to scale and the scale should be noted.
 - c. Be black line or blue prints on good quality paper.
 - d. Include legible letters and dimensions.
 - e. Where required an architect's or engineer's stamp, shall be include.
 - f. Clearly show the location of existing and new construction for additions, alterations and renovations.
 - g. Include a **Foundation Plan** providing the overall size of the foundation, size and location of footings, piles, foundation walls, size and openings for doors and windows and foundation drainage. An engineered stamped foundation drawing is required for new homes.


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- h. Include a **Floor Plan** including size and location of interior and exterior walls, exits, fire separations, doors (including swings and hardware), stairs, windows, barrier free entrances and washrooms and built-in furnishings.
 - i. Include a **Structural Plan** including the size, material and location of columns, beams, joists, studs, rafters, trusses, masonry walls, poured in place and precast concrete walls and floors and related structural details.
 - j. Include an **Elevation Plan** illustrating views of all sides of the building, height of finished grade, exterior finishing materials, size and location of exterior doors and windows and location of chimneys.
 - k. Include a **Cross Section Plan** providing cut through views of the building, lists of all material cut through including structural and finishing materials, vertical dimensions, stair and handrail dimensions, height of finished grade, wind, water and vapour protection and insulation.
 - l. Include **Mechanical Plan** providing a description and location of heating, ventilating and air-conditioning equipment, size and location of duct work, location of fire dampers, plumbing fixtures and piping and the size of location of sprinkler system equipment.
 - m. Include **Electrical Plan** illustrating the type and location of lighting, electrical panels, fire alarm systems, location of exit lights and emergency lighting.
3. All commercial construction shall require drawings to be stamped by an architect or engineer licensed to practice in Saskatchewan.
 4. The Municipality reserves the right to require any additional information deemed necessary to ensure that proposed construction meets Municipal Standards, National Building Code Standards and the Uniform Building and Accessibility Standards Act.

DESIGN WORKSHEETS:

With the following building projects, the plan requirements identified above may be satisfied through the submission of a design worksheet. Based upon the nature of construction, these worksheets are intended to replace building plans:

1. **Mobile Home Worksheet** – identifies the structures SCA number and the means by which the structure is intended to be anchored to the ground.
2. **Attached and Detached Garage Worksheet** – provided the essential building construction information required by the National Building Code in a simple worksheet.


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PERMIT VALIDITY:

1. A building permit issued in accordance with the notice of decision is valid for the entire period required to complete the work proposed with the following exceptions:
 - a. If after one year (12 months) from the date of issue of permit, the work has not commenced;
 - b. At any time the work has been discontinued for a period of one year, or longer if provided by prior written agreement by the local authority, the permit may be revoked and cancelled by the Municipality.
2. If an application is refused, the applicant may exercise the right of appeal. Written notice of appeal must be submitted to the Municipality along with the required fees within fifteen (15) days after the notice of decision is given. The Municipal Development Appeals Board will be convened according to the guidelines set out within the Development Appeals Handbook.

OTHER PERMIT INFORMATION REQUIRED:

1. If you propose to install or modify an electrical system, you must obtain a permit from SaskPower.
2. If you propose to install or modify a natural gas system, you must obtain a permit from SaskEnergy.
3. If you propose to install or modify sewage works or plumbing system, you must obtain a permit from Sunrise Health Region – Public Health Department prior to the issuance of a building permit.

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PROPOSED CONSTRUCTION:

☐ New Construction
 ☐ Alteration
 ☐ Reconstruction
 ☐ Move In New Construction

APPLICANT INFO:

Applicant:			
Address:			
Phone:		Cell:	
Email:		Fax:	

LAND INFORMATION:

Civic Address					
Legal Land Description	Part	Section Lot	TWP BLK	Range Plan	Meridian Ext
Land Owner:					
Registered Plan No.		Certificate of Title:			

OTHER CONTACTS:


Designer:	Address:	PH:
Contractor:	Address:	PH:

TYPES OF CONSTRUCTION PROPOSED: (Check if applicable)

RESIDENTIAL USES:

<input type="checkbox"/> Single unit residence	Building Size/Area:	Length	Width	Height	Total Sq. Ft.
Construction Value: \$					
Foundation Type:	# Stories:	Roofing Material:			
Exterior Finish:	Heat Type:	#Bedrooms/Rooms:			
Describe:					

<input type="checkbox"/> Mobile Home	Building Size/Area:	Length	Width	Height	Total Sq. Ft.
Construction Value: \$					
Foundation Type:	Skirting:	Roofing Material:			
Exterior Finish:	Heat Type:	#Bedrooms/Rooms:			
CSA Compliance Rating:	Hitch & Wheels to be taken off? Yes/No				
Details:					

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RECREATIONAL USES:

Recreational Building / Other	Building	Length	Width	Height	Total Sq. Ft.
Construction Value: \$	Size/Area:				
Foundation Type:	# Stories:	Roofing Material:			
Exterior Finish:	Heat Type:	#Bedrooms/Rooms:			
Describe:					

COMMERCIAL USES:

Commercial Building	Building	Length	Width	Height	Total Sq. Ft.
Construction Value: \$	Size/Area:				
Foundation Type:	# Stories:	Roofing Material:			
Exterior Finish:	Heat Type:	#Bedrooms/Rooms:			
Describe:					

ASSESSORY USE:

Garage (Attached / Detached)	Building	Length	Width	Height	Total Sq. Ft.
Construction Value: \$	Size/Area:				
Describe:					

Fences over 4' high	Building	Length	Width	Height	Total Sq. Ft.
Construction Value: \$	Size/Area:				
Describe:					

Other	Building	Length	Width	Height	Total Sq. Ft.
Construction Value: \$	Size/Area:				
Describe:					

SUPPLEMENTARY INFORMATION CHECKLIST:

<input type="checkbox"/> Development Permit	<input type="checkbox"/> Prescribed Building Application Fee \$500
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Design Worksheets (If Applicable)
<input type="checkbox"/> Construction Drawings	<input type="checkbox"/> Copies of other Necessary Permits (if Appl.)

APPLICANT'S SIGNATURE: _____ **DATE:** _____

LAND OWNER'S SIGNATURE: _____ **DATE:** _____
 (If different than applicant)