

The Resort Village of Wakaw Lake
 Box 58, Wakaw SK S0K 4P0
DEVELOPMENT PERMIT APPLICATION
 per Bylaw 1-2023 Zoning Bylaw

DEVELOPMENT: The carrying out of any building, engineering, mining, or other operations in, on, or over land or the making of any material change in the use of intensity of the use of any building or land.

Office Use Only:

Development Permit #:

Date Issued:

Location:

Civic Address:	Lot:	Block:	Plan:
----------------	------	--------	-------

Owner/ Agent on Behalf of Owner:

Titled Owner:		Agent:	
Mailing Address:	City:	Province:	Postal Code:
Phone:		Email:	

Existing Use: _____ **Proposed Use:** _____

(Yard encroachments, Accessory building permit, Temporary Residence during Construction, Demolition of Building, Building to be Moved, Minor Variance, Grading and Levelling (and clearing), Driveways, Development Permit – Campground, Development Permit - Permitted Uses in Campground, Tree Removal)

Start Date: _____ **Anticipated Completion Date:** _____

Description of Development (excavation, residence, garage, commercial, fence, accessory building)

Attachments

<input type="checkbox"/> Site Plan	Scale drawing including location and dimensions of all existing and proposed buildings (including accessory buildings and decks)	A site plan and building plans are required for all projects except a change of use where no construction, alteration, or renovation is proposed.
<input type="checkbox"/> Building Height	Building height of proposed principal or accessory building from average grade to the peak of the building.	
<input type="checkbox"/> Title	A copy of the title is required.	To confirm the property owner and any development interests on title.
<input type="checkbox"/> Discretionary Use	Any supporting documents (Bed & Breakfast, Convenience Store, Coffee Shop, Home Business)	
<input type="checkbox"/> RPR	A Real Property Report – surveyed location of all existing buildings and structures on the site	May be required as a condition of your development or to close the permit after development.
<input type="checkbox"/> Geotechnical Survey	A signed geotechnical survey of the ground/ slope by a certified engineer.	May be required as a condition of your development before work begins.

Declaration by applicant

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*.

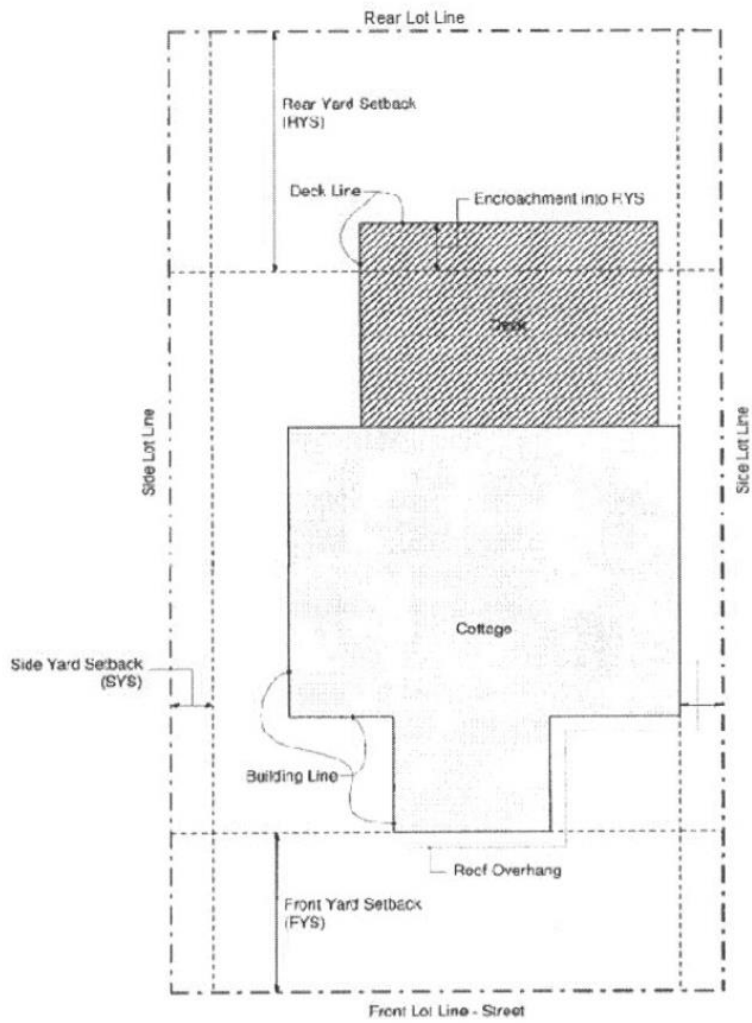
Signature of Applicant: _____ Date: _____

PERMIT APPLICATIONS WILL NOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION AND FEES OR DEPOSITS HAVE BEEN RECEIVED.

Additional permit applications that may be required: Resort Village of Wakaw Lake Building Permit \$50.00, BuildTech Inspections Building Permit (fee determined by building inspector), Moving Bond \$20,000.00, Demolition Permit \$30.00, Minor Variance Permit \$30.00

7.4 DEVELOPMENT STANDARDS

Requirements	R-1 Residential District (the village standard for existing sites in R-1 district and new residential sites)	R-2*** Residential District Existing, with and without back lane. No new R-2's in a double block without back lane	R-3*** Residential District Existing; no new ones
a) Residential Uses, single detached dwelling:			
Site area, minimum	650 m² (7,000 ft²)	^C 450 m ² (4,843 ft ²)	^A 430 m ² (4,628.63 ft ²) ^B 160 m ² (1,722 ft ²) at Sandy Point
Site frontage/width, minimum	18 m (60 ft)	15 m (49.21 ft)	9.2 m (30 m)
Front yard, minimum			
- principal building	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
- see ^B Section 7.1.4.2 hs - Hillside Protection Area	^B Section 7.1.4.2	^B Section 7.1.4.2	--
- accessory building	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Side yard, minimum			
- principal building	1.5 m (5 ft)	1.5 m (5 ft)	1.5 m (5 ft)
- accessory building	1.5 m (5 ft)	1.5 m (5 ft)	1.5 m (5 ft)
Side yard abutting a street, minimum	3 m (10 ft)	3 m (10 ft)	-
- principal building			-
- accessory building			
Rear yard, minimum			
- principal building	6 m (20 ft)	1.5 m (5 ft)	6 m (20 ft)
- accessory building	1.5 m (5 ft)	1.5 m (5 ft)	1.5 m (5 ft)
Principal building floor area (footprint), minimum and maximum	Minimum: 40 m² (430 ft²) Maximum allowable floor area is derived from maximum site coverage less accessory buildings and structures and parking surface		
Accessory buildings, maximum of two (2) detached. <i>One may be a discretionary 'granny-suite, not greater than 28 m² (300 ft²)</i>	Total floor area of all accessory buildings shall be less than permitted floor area of Principal Building area built, and not more than 10% of site area.		
Maximum of site coverage (maximum of all buildings combined)			
• Hillside protection area (overlay zone), site area with 15% or steeper slope	30% of site area in hillside protection area		
• Site area with 14% or less slope	40%		
Building height, maximum	Council shall have the option of reducing the maximum building height where the height of a proposed building would have a negative impact on the natural vistas of the lake, valley landscape, or on the neighbouring property owner's views. Council shall have the deciding authority if there is any dispute on property owner's views.		
- principal building height	7.5 m (25 ft), nor shall be more than two (2) stories in height		
- accessory building	6 m (20 ft), provided that the height shall not exceed the height of principal building		
b) Recreational and Public Facilities:			
No minimum	No minimum	No minimum	No minimum
c) Institutional and Public Facilities:			
Front yard, minimum	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Side yard, minimum	1.5 m (5 ft) or one half the building height whichever is greater	1.5 m (5 ft) or one half the building height which ever is greater	1.5 m (5 ft) or one half the building height which ever is greater



Resort Village of Wakaw Lake
 Lot Lines and Yard Descriptions
 (with an example of encroachment into rear yard setback)