

Miscellaneous

This is used for but not limited to the following: landscaping, fencing, retaining walls, elevation changes to property including gravel, topsoil, etc., swimming pools, concrete driveways, septic tanks, sheds under 10 square meters

Include in package:

1. **Development Permit Application**-Fee \$25.00
 - Indicate the location- Civic address and Beach, or Legal Land Description
 - The Applicant contact information
 - The property owner name (if different than the applicant); if applicant is not the property owner, an authorization form is required from the owner.
 - The proposed development i.e.- bring in 10 yards of fill to build up low spot
 - Date and sign form
2. **How to draw a site sketch** (sample attached)
 - Indicate north with an arrow
 - Location of all four property pins
 - Indicate the road and /or the lake
 - Location and size of all existing and proposed buildings and structures including all front, sides and rear setbacks
 - Location and size of access to site including parking plan (must have parking area for two vehicles).
 - The method and location for onsite sewage disposal facilities and for water/well
3. **How to draw a drainage and landscaping plan** (sample attached- used when adding more than 10 yards of fill)
 - Clearly demonstrate site development will not adversely affect adjacent properties
 - Clearly demonstrate natural drainage patterns will not be affected
4. **Contractor/Subcontractor list**- The contractor list must state all contractors from site preparation to the completion of your project. All contractors you hire must be licensed to do business in the District of Lakeland #521. A list of licensed contractors can be found on our website at www.lakeland521.ca under the Business Directory. It is the home owners' responsibility to ensure that all contractors hired have a business license or have them contact our office to obtain a business license.
5. **Permit Issuance** – The District of Lakeland #521 will contact you once the permit is ready to be picked up. The Development Department will respond to your application within 10 business days. A Conditions List must be read and signed by the property owner or an agent acting on his behalf. The property owner or agent will be responsible to ensure all contractors are informed of conditions pertaining to permits issued.

General Information

- **Septic Tanks & Plumbing Permits** – These permits can be obtained at the District office.
- **Wells** – If you are planning on digging a well you will need a Development Permit from the District.
- **Parking** – The District requires each residential lot to have 2 parking spaces.
- **Lighting** – *Council shall require that site and other outdoor lighting for new residential construction incorporate principles, techniques and standards consistent with the current version of the International Dark Sky Lighting Code Handbook for outdoor lighting in the EI Environmental Lighting Zone, as defined by the International Commission on Illumination. (BYLAW NO. 14-12). The web address is www.darksky.org*
 - *The maximum site coverage is the portion of the site that includes all roofed areas of all buildings including porches, verandas, garages, carports, membrane covered structures and all accessory buildings, decks, footpaths, driveways, steps, landings, in ground swimming pools. The maximum site coverage in R1 Residential zone is 50%*
 - Definition for front and rear yards is as follows:

<u>Lakeshore sites</u>	<u>Non Lakeshore sites</u>
"Front yard is the roadside"	"Front yard is the roadside"
"Rear yard is the lakeside"	"Rear yard is the backside"

4.15 Fences and Retaining Walls

- (1) On any lakeshore site in any **R1, R2, R3, R4, RMU**, or **RTC** Residential District, no wall or fence shall be erected to a height of more than 2.0 metres above grade in a required front yard or on any site line adjacent to a required front yard, or more than 1.0 metres above grade in a required rear yard or any site line adjacent to a required rear yard. On any non-lakeshore site in any **R1, R2, R3, R4, RMU**, or **RTC** District, no wall or fence shall be erected to a height of more than 1.0 metres above grade in a required front yard, or any site line adjacent to a required front yard, or more than 2.0 metres above grade in a required rear yard or any site line adjacent to a required rear yard. (Refer to Figure 4-1)
- (2) In any **R1, R2, R3, R4, RMU** or **RTC** Residential District, no wall or fence shall be erected in a required side yard or on any site line adjacent to a required side yard to a height of more than 2.0 metres above grade. (Refer to Figure 4-1)
- (3) Subsections 4.15.1 and 4.15.2 do not apply in any other district except that in the case of a corner site, no wall, fence, retaining wall, screen, hedge or other structure shall be placed or maintained in a road intersection site triangle at a height greater than 1.0 m. (Refer to Figure 4-1)
- (4) A retaining wall shall be allowed on a site provided that its construction provides landscaping and earthwork which completely covers the structure so that it is not intrusively visible from outside the site. However, this requirement may not apply, at the discretion of the Development Officer, where warranted to satisfy engineering requirements for the proposed retaining wall due to topography of the site or other site conditions as demonstrated by the site development plan.

Bylaw 5-2015, 2015.08
- (5) In any zoning district, the use of railroad ties in the construction of a retaining wall or for general landscaping purposes shall be prohibited.
- (6) The construction of a retaining wall shall be undertaken in a manner to eliminate damage or disturbance to adjoining private or public land, to minimize the removal of natural vegetation and to prevent soil erosion.

Bylaw 5-2015, 2015.08
- (7) Except as required in Sections (1) and (2) above, in the **R1, R2, R3 R4, RMU**, or **RTC** Residential District, no fence shall be erected to a height of more than 2.0 meters above grade.

DISTRICT OF LAKELAND NO.521 APPLICATION NO. _____ 20____

Development Permit Application

Date _____ 20____

Land Description: Civic Address _____ Beach _____ or
_____ Quarter Section _____, Twp. _____, Rge. _____, M _____

Applicant Name: _____

Mailing Address: _____

Contact Information: Home () _____ Work () _____ Cell () _____
Fax () _____ Email _____

Property Owner: _____

(If different than Applicant)

As per the National Building Code, screw piles must be stamped by an Engineer. The District is requesting the Field Report for all screw piles be submitted with the Real Property Report. Failure to submit either of these documents will result in the office withholding issuance of the Building Permit.

Proposed Development: _____

(Attach Site Sketch)

Applicant's Signature: _____

Development Permit

Decision Permitted Use – Approved - Date: _____ Denied – Date: _____
Discretionary use – Approved by Resolution No. _____
Subject to the following conditions/reasons: _____

This permit expires _____
one year from the _____
date of issuance _____

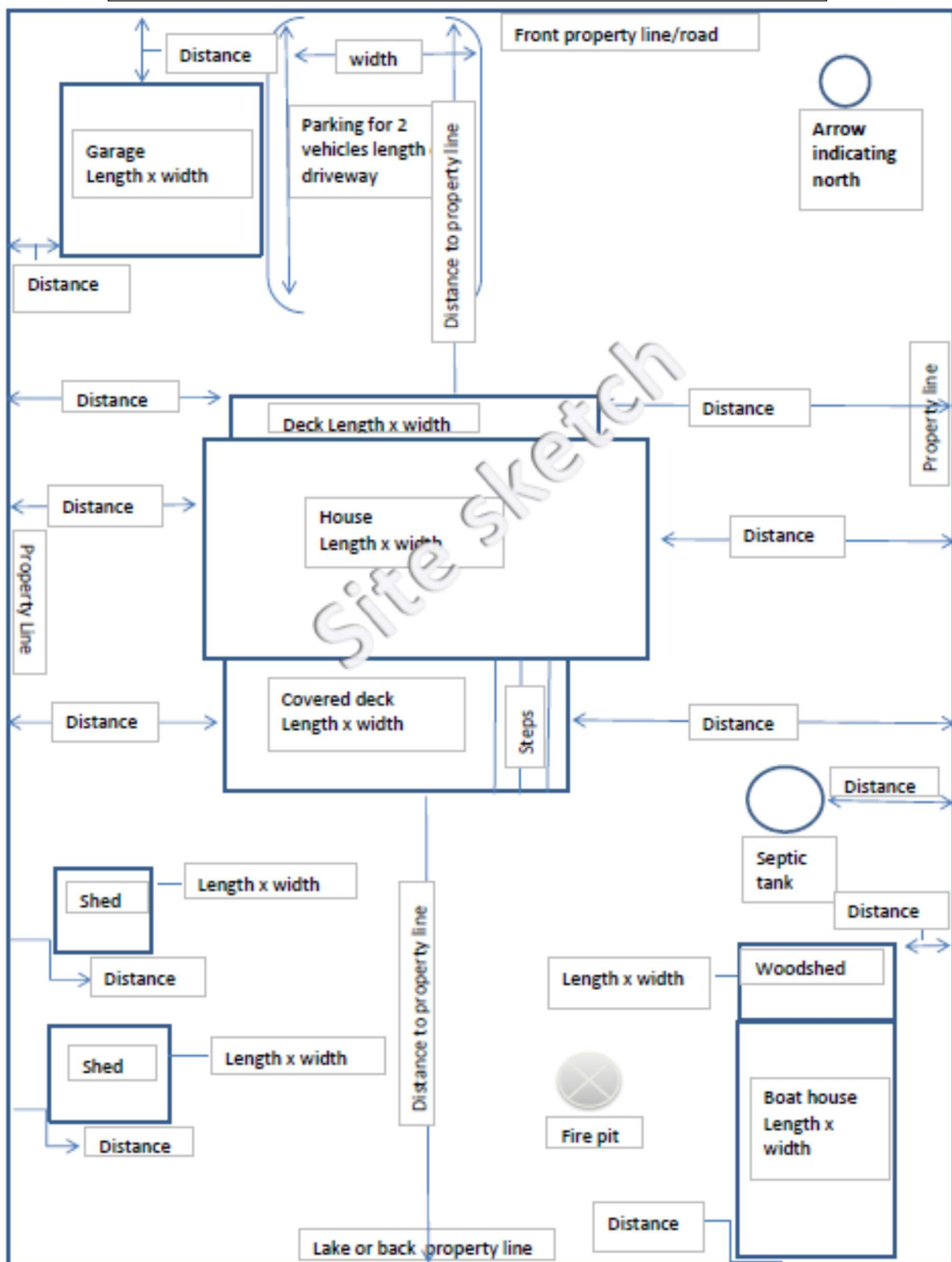
Note:

Approval of this application and issuance of a Development Permit does not absolve the applicant of obtaining other permits and approvals as may be required according to other municipal, Provincial and Federal government legislation.

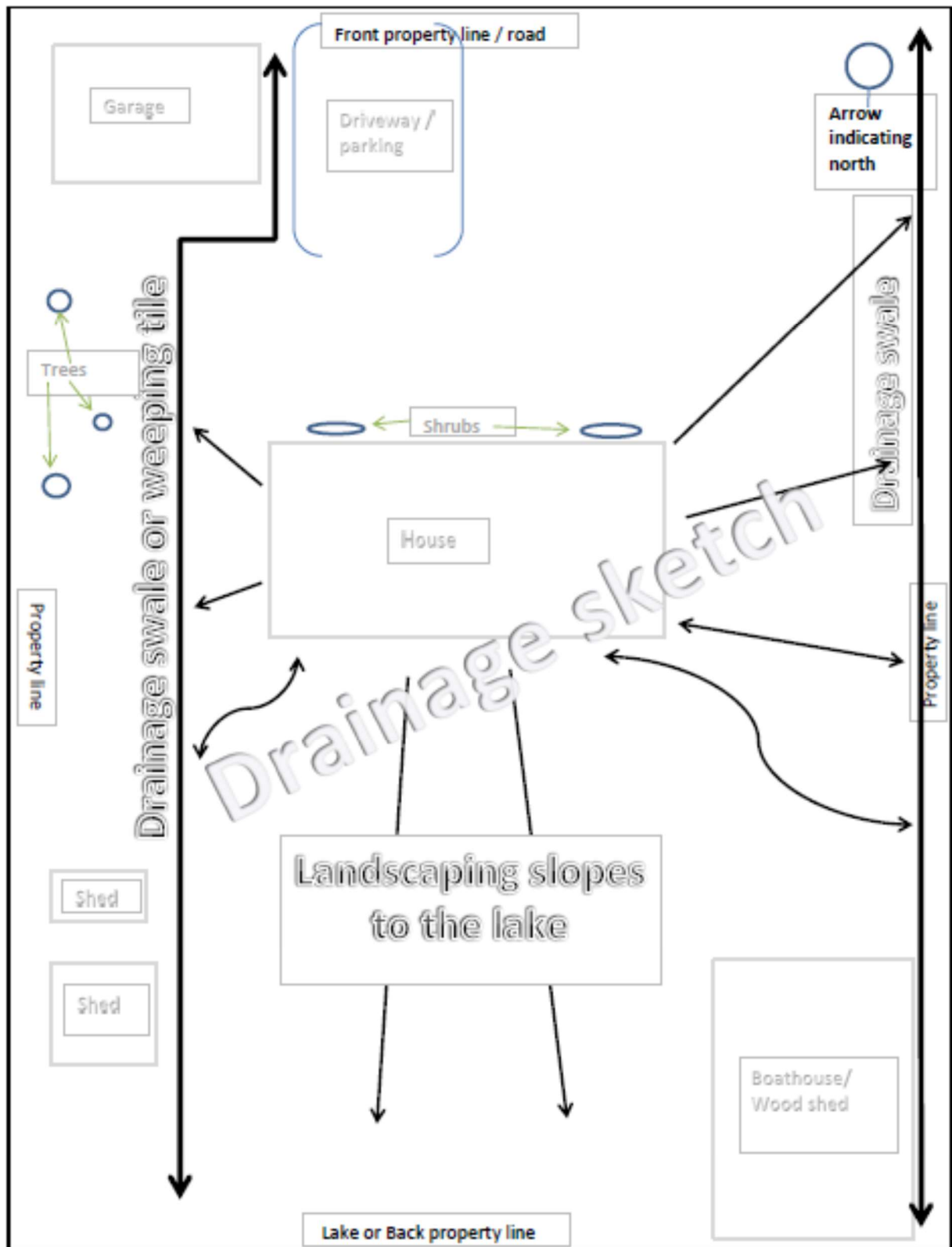
*All developments shall be in compliance with the Zoning Bylaw for the District of Lakeland No.521

DEVELOPMENT OFFICER: _____

Sample Site Sketch



Sample Drainage Sketch



CONTRACTOR & SUB-CONTRACTOR LIST

DISTRICT OF LAKELAND NO.521 – BYLAW NO. 22 of 2010

GENERAL CONTRACTOR INFORMATION

<u>Name of General Contractor</u>	<u>Company Name</u>	<u>City/Town</u>	<u>Contact Number(s)</u>
_____	_____	_____	_____

<u>Contractor/Subcontractor</u>	<u>Type of Service</u>	<u>City/Town</u>	<u>Contact Number(s)</u>
_____	_____	_____	_____
_____	_____	_____	_____
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_____	_____	_____	_____
_____	_____	_____	_____

Examples of Contractors/Sub-contractors

Demolition & Moving Contractors

Site Excavation / Site Preparation

Surveyors

Concrete Companies/Concrete Forming

Framing & Roofing Contractors

Heating & Plumbing

Electricians

Drywallers / Painters

Finishing Carpenters

Installers (service provider) Land

Landscaping Contractors

Cleaning & Yard Maintenance