



RESORT VILLAGE OF MANITOU BEACH
701 Lakeview Avenue, Manitou Beach SK S0K 4T1
P:306-946-2831 F:306-946-2017
www.manitoubeach.ca

DEVELOPMENT PERMIT APPLICATION

SECTION A

OWNERS INFORMATION

NAME: _____

ADDRESS: _____

PHONE: _____ **EMAIL:** _____

OWNERS SIGNATURE: _____

SECTION B

CONSENT FOR THIRD PARTY DEVELOPER

I, _____, REGISTERED OWNER OF THE LANDS IN APPLICATION, HEREBY AUTHORIZE THE BELOW PARTY TO ACT AS A DEVELOPMENT AGENT ON MY BEHALF AND MAKE APPLICATION FOR THIS DEVELOPMENT.

THIRD PARTY DEVELOPER: _____

ADDRESS: _____

PHONE: _____ **EMAIL:** _____

DATE: _____

SIGNATURE OF LAND OWNER: _____

SIGNATURE OF AUTHORIZED DEVELOPER: _____

SECTION C

PROPERTY INFORMATION

PRESENT USE: _____

CIVIC ADDRESS OF DEVELOPMENT: _____

LEGAL DESCRIPTION: LOT: _____ **BLOCK:** _____ **PLAN:** _____

PROPERTY DIMENSIONS: LENGTH: _____ **WIDTH:** _____ **AREA:** _____

LAND USE DISTRICT: _____

THIS DEVELOPMENT PROPOSAL QUALIFIES AS A:

- ☐ **PERMITTED USE**
☐ **DISCRETIONARY USE**
☐ **VARIANCE APPLIED FOR**

EXISTING BUILDINGS: _____

SETBACKS:

FRONT YARD: _____

TOTAL AREA: _____

SIDE YARD: _____

HEIGHT: _____

REAR YARD: _____

OFF STREET PARKING: YES / NO

SIDE YARD: _____

MOVING PERMIT REQUIRED: YES / NO

I HEREBY DECLARE I AM ☐ / OR ☐ I REPRESENT THE OWNER/S OF THE PROPERTIES IN WHICH THE WORK IDENTIFIED ON THIS APPLICATION IS PROPOSED. I HEREBY GRANT THE DEVELOPMENT AUTHORITY RIGHT OF ACCESS TO CONDUCT ALL NECESSARY INSPECTIONS ON THE SUBJECT PROPERTY WITH RESPECT TO THIS APPLICATION. ALL WORK CONDUCTED WILL BE IN ACCORDANCE WITH THE PLANS SUBMITTED AND UPON APPROVAL, I WILL ADHERE TO THE CONDITIONS OF THE MUNICIPAL ZONING AND OFFICIAL COMMUNITY PLAN BYLAWS. I WILL NOTIFY THE DEVELOPMENT AUTHORITY OF ANY PROPOSED CHANGES TO THE PLANS SUBMITTED WITH THIS APPLICATION. I agree to contract with a legal surveyor to have property pins located & will advise the Development Officer once this work is complete for inspection.

SIGNATURE: _____ **DATE:** _____

SECTION D

PROPOSED DEVELOPMENT SITE PLAN

PLAN MUST SHOW LOCATION OF PROPERTY PINS

[illegible]

PLEASE USE THE GRID SYSTEM TO SHOW SITE PLAN. IDENTIFY ALL EXISTING AND PROPOSED IMPROVEMENTS, NATURAL FEATURES, MARK DISTANCES BETWEEN EXISTING AND PROPOSED STRUCTURES, PROPERTY BOUNDARIES, INDICATE PROPERTY DIMENSIONS, PROPOSED SETBACKS, PROPOSED LANDSCAPING, FENCING, EXISTING STREET, PROPOSED ACCESS POINTS ETC. LABEL WELL.

****Curb Stops, Drive Ways, & Storm Water Channels MUST be clearly labeled in drawing.****

PLEASE BE ADVISED:

Development permit application fees are \$100.00.

All work must be completed in accordance with all pertinent code requirements.

A copy of all required code permits (electrical, gas, plumbing) must be submitted to the Development Officer within 14 days of obtaining permit.

Additional information may be required for this development.

It is the responsibility of the Land Owner to have a legal survey of the property boundaries. Please advise the Development Officer when the legal survey has taken place and the survey stakes are present, failure to do so will require the Land Owner to repeat this process.

All development must ensure proper drainage to front street or back alley.

Driveways cannot be developed over curb stops: the direct pressure effects the main line making it prone to fractures. If your driveway, currently, has been built over top your curb stop-your driveway must be re-developed in such a way that it does not interfere with the curb stop. Curb stops must be left visible; no fill is to be placed on top. Drive way construction is required to have a culvert installed for storm water drainage, as well as a storm water channel developed along the frontage of the property. Please include these particulars as part of your development application, for example, culvert size, rip rap material, etc.

SET BACK DISTANCES ACCORDING TO THE NATIONAL BUILDERS CODE ARE:

SIDE YARD: 8 FEET

FRONT YARD: 20 FEET

REAR YARD: 20 FEET

MAXIMUM HEIGHT: 29.5 FEET

MAXIMUM SITE COVERAGE: NO MORE THAN 65%

MINIMUM FLOOR AREA:

SINGLE DETACHED DWELLINGS: 796 SQ FT

SEMI-DETACHED DWELLINGS: 452 SQ FT

MODULAR HOMES: 538 SQ FT

DUPLEX DWELLINGS: 452 SQ FT

PLEASE:

- CALL SASK1ST DIRECTLY-PRIOR TO BEGINNING WORK: 1-866-828-48888
- CONTACT THE HERITAGE CONSERVATION BRANCH TO DETERMINE HERITAGE AND ARCHEOLOGICAL SIGNIFICANCE OF LAND THAT IS SUBJECT TO THIS DEVELOPMENT: HERITAGE BRANCH: 306-787-8159 OR www.pcs.gv.sk.ca/heritage-property-search. ARCHAEOLOGICAL BRANCH: 306-787-8157 OR www.pcs.gov.sk.ca/sensitivelocations

THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE IN HER/HIS OPINION A DECISION ON THE APPLICATION CANNOT BE PROPERLY MADE WITHOUT SUCH INFORMATION.