

## BUILDINGS AND STRUCTURES

1. Any person wishing to develop, erect, alter, repair, demolish, remove or relocate any building or structure (ie. sheds, decks, additions, window replacement) on park land shall:
  - a) Apply in writing to the lake board for all permits pertaining to the project being undertaken. The application must be submitted on Form A, and shall be accompanied by two sets of plans including:
    - i) specifications showing the type, style, design, and construction of the proposed building or structure;
    - ii) a plot plan indicating:
      - (1) the position of the building or structure;
      - (2) the position of existing buildings or structures and of existing vegetation;
      - (3) the boundaries of the land where the building or structure will be erected.
    - iii) a description of proposed changes to existing land forms and vegetation; and
    - iv) any other information that the Park Authority may require.
  - b) Submit a standard \$25.00 permit fee; and
  - c) Obtain the written consent of the Park Authority prior to the start of the project.
2. All building projects must conform to the Uniform Building and Accessibility Act, The Canadian Electrical Code and the Saskatchewan Supplement to the Canadian Electrical Code, the Public Health Act and Regulations to the Public Health Act, and any other Act of the Parliament of Canada or regulation pursuant to any Act or Act of the Parliament of Canada and any Act or Act of the Government of Saskatchewan or regulation pursuant to an Act or Act of the Government of Saskatchewan that pertain to the project that is to be undertaken.
3. Where the Park Authority receives an application and is satisfied that the application is complete, and the erection, alteration, repair, demolition, removal or relocation of any building, erection or structure, or the making of any excavation complies with the requirements of Section (57), Subsection (1), the Park Authority may issue a permit in Form B and return one set of submitted plans to the applicant.
4. Additional fees for the erection, placement, construction, alteration, repair, renovation or reconstruction of all buildings shall be charged to the leaseholder as imposed by the building inspector.
5. Whenever any work for which a permit is required has commenced without the authorization of such a permit, a surcharge of 10% of the permit fee or \$50, whichever is higher, may be charged in addition to the permit fees.
6. Subject to Section (57), Subsection (1), the Park Authority may impose any terms and conditions on the building permit that the Park Authority considers appropriate, including prescribing the type,

style, location, design and size of building and other structures to be erected or placed on park land and the material of which they are to consist.

### General

7. No owner or owner's agent shall work or authorize work or allow work to proceed on a project for which a permit is required unless a valid permit exists for the work to be done.
8. Without the prior written consent of the Park Authority, no person shall construct more than one dwelling on any surveyed lot.
9. No person shall construct any building or structure:
  - a) Within three feet of the front portion base of the building closest to the surveyed road; and
  - b) Within three feet from the base of the building to other boundaries of any surveyed lot.

### Obligations of the Owner

10. Every owner is responsible to obtain all required permits and approvals prior to commencement of the work to which they relate.
11. No person shall occupy a building until it has been approved for occupancy by the building official.
12. It shall be the responsibility of the owner to ensure that changes in ground elevations or changes in property lines will not bring the building or an adjacent building into contravention of this bylaw.
13. It shall be the responsibility of the owner to arrange for all permits, inspections, and certifications required by other applicable Acts and regulations.

### Building Inspections

14. Pursuant to section 16(1)(a) of the Act, the building official may, at its discretion, inspect any building in the local authority at any time during any reasonable hour of the day.
15. Inspections may include, but shall not be limited to:
  - a) Foundation inspection;
  - b) Framing inspection;
  - c) Final inspection;
  - d) Basement development pre-inspection; and
  - e) Pre-move inspection.
16. For all building or structures requiring a permit, the owner, or its authorized agent, shall be required to notify the building official at least 24 hours in advance of the following:
  - a) when the foundation is ready to be poured;
  - b) prior to backfill;
  - c) when a superstructure is to be placed on the foundation;

- d) when the building is ready for a framing inspection;
- e) when the building is substantially completed and prior to occupancy.

17. The building official may require additional inspections at any time throughout the construction project.

18. Final Inspection and Approval for Occupancy:

- a) A building shall not be approved for occupancy until the local authority is satisfied that all outstanding infractions, as noted on the building official's final inspection report, have been resolved.

19. Subject to **Section 61**, no person shall develop, erect, alter, demolish, remove or relocate any building or structure on any park land that is registered with a land titles office as being public reserve, or on or along the banks or shores, or in the water of any lake within, or adjacent to park land, which is public reserve as registered by Plan or Survey.

20. Any person wishing to develop, erect, alter, demolish, remove or relocate any building or structure on any park land that is public reserve, as registered by Plan of Survey, or on or along the banks or shores or in the water of any lake within or adjacent to park land must apply to the Department of Environment and Resource Management (or other title, as designated from time to time) for a permit from the appropriate agency.

21. Where the Department of Environment and Resource Management (or other title as designated from time to time) receives an application pursuant to **Subsection (1)**, and is satisfied that the application is complete, and complies with The Uniform Building and Accessibility Standards Act, the Department of Environment and Resource Management (or other title as designated from time to time) may issue a permit, and impose any terms and conditions on the permit that may be considered appropriate.

22. Any person who receives a permit pursuant to **Section 61**, must comply with all regulations in the Uniform Building and Accessibility Standards Act, The Canadian Electrical Code, and the Saskatchewan Supplement to the Canadian Electrical Code, the Health Act, and any Act of the Province of Saskatchewan, and any Act of the Parliament of Canada that relate to the project the permit holder is undertaking.

23. Any person who has been issued a permit pursuant to **Section 58**, **Subsection (3)** and/or **Section 61**, **Subsection (3)**, must present the permit for inspection upon request by a Park Officer, Peace Officer, Conservation Officer, Police Officer, Health Inspector, Electrical Inspector, Building Inspector or any other person, who, within the range of their duty, requests the permit be presented.

24. Every person who maintains a building or structure on park land shall maintain the building or structure:

- a) in a reasonable state of repair; and
- b) in a clean safe, and satisfactory state.

25.

- a) Where, in the opinion of the Park Authority, an existing building or structure does not comply with **Section** 64, and the Park Authority gives written notice to the person(s) who is responsible for the building or structure, specifying the defects of the building or structure and the time within which the defects are to be corrected, the person(s) shall immediately remove, pull down, or put the building or structure into a condition satisfactory to the Park Authority.
- b) Where the person fails to correct the defects in the manner described in Subsection (1), within the time prescribed by the Park Authority, the Park Authority may carry out the powers it has in its Lease Agreement with the building or structure owner, or may contact the Provincial Department(s) concerned to deal with the building or structure.

### Demolition or Removal Permits

26. The fee for a permit to demolish or remove a building or structure shall be \$25.00.
27. In addition, the applicant shall deposit with the local authority the sum of \$1500 in the form of certified cheque or cash to cover the cost of restoring the site after the building has been demolished or removed to such condition that it is, in the opinion of the local authority or its authorized representative, not dangerous to public safety. Restoration of the site shall include the removal of all cement from said premises. If the applicant who demolishes or removed the building restores the site to a condition satisfactory to the Council or its authorized representative, the sum deposited, or portion thereof shall be refunded.
28. Every application for a permit to demolish or remove a building or structure shall be in Form C.
29. Where a building is to be demolished and the local authority or its authorized representative is satisfied that there are no debts or lease fees with respect to the building or land on which the building is situated, the local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the demolition in Form D.
30. Where a building is to be removed from the local authority, and the local authority or its authorized representative is satisfied that there are no debts or lease fees outstanding with respect to the building or land on which the building is situated, the local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in Form D.
31. Where a building is to be removed from its site and set upon another site in the local authority, and the local authority or its authorized representative is satisfied that there are no debts or taxes in arrears or taxes outstanding with respect to the building or land on which the building is situated, and the building when placed on its new site and completed, to the best of the knowledge of the local authority or its authorized representative, will conform with the requirements of this bylaw, the local authority, upon receipt of the fee and deposit prescribed, shall issue a permit for the removal in Form D.
32. In addition, the local authority, upon receipt of the fee prescribed in **Section** 5(5), shall issue a permit for the placement of the building in Form B.
33. All permits issued under this section expire six months from the date of issue except that a permit may be renewed for six months upon written application to the local authority.

### Enforcement of Bylaw

34. If any building or part thereof or addition thereto is constructed, erected, placed, altered, repaired, renovated or reconstructed in contravention of any provision of this bylaw, the local authority or its authorized representative may take any measures as permitted by Part V of the Act for the purpose of ensuring compliance with this bylaw including, but not limited to:

- a) entering a building,
- b) ordering production of documents, tests, certificates, etc. relating to a building,
- c) taking material samples,
- d) issuing notices to owners that order actions within a prescribed time,
- e) eliminating unsafe conditions,
- f) completing actions, upon an owner's non-compliance with an order, and adding the expenses incurred to the tax payable on the property, and
- g) obtaining restraining orders.

35. If any building, or part thereof, is in an unsafe condition due to its faulty construction, dilapidated state, abandonment, open or unguarded condition or any other reason, the local authority or its authorized representative may take any measures allowed by **subsection (1)**.

36. The owner of a building for which a permit has been issued or for which actions are being taken in compliance with an order shall give notice in writing to the local authority as required in Section 17.2 of the Act including, but not limited to:

- a) on start, progress and completion of construction,
- b) of change in ownership prior to completion of construction, and
- c) of intended partial occupancy prior to completion of construction.

### Penalty

37. Any person who contravenes any of the provisions of this bylaw shall be liable to the penalties provided in Section 22 of the Act.

38. Conviction of a person or corporation for breach of any provision of this bylaw shall not relieve him from compliance therewith.

### SEWER AND SEPTIC

39. Without the prior written consent of the Park Authority, no person shall have a privy pit or make a connection on park land with:

- a) a water main or sewer main;
- b) a water pipe connected to a water main; or
- c) a sewer pipe connected to a sewer main.

40.

- a) Without the prior written consent of the Park Authority, no person occupying or operating a dwelling or public facility on park land shall fail to have a septic tank or sewage system.

- b) Without the prior written consent of the Park Authority, no person shall install on park land a septic tank or sewage system.
- c) A person who wishes to do a thing mentioned in Subsection (2) shall apply in writing to the Park Authority.
- d) An application pursuant to Subsection (3) is to include:
  - i) detailed drawings of the proposed installations, and
  - ii) evidence satisfactory to the Park Authority that:
    - (1) the applicant is competent to make the proposed installation; and
    - (2) the plans for the septic tank or sewage system have been approved by all appropriate government departments including, but not limited to:
      - (a) the Department of Health;
      - (b) the Saskatchewan Water Corporation, or
      - (c) the Department of Environment and Public Safety; as the case may require.
- e) Where the Park Authority receives an application pursuant to Subsection (3) and is satisfied that it is complete, the Park Authority may give their consent.
- f) The Park Authority may impose any terms and conditions on a consent that the Park Authority considers appropriate.
- g) No person shall fail to comply with any terms or conditions imposed on a consent.

FORM A to Bylaw No. \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_, Saskatchewan

### APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to \_\_\_\_\_ construct  
\_\_\_\_\_ alter a building according to  
\_\_\_\_\_ reconstruct  
the information below and to the plans and documents attached to this application.

Civic address or location of work at Emerald Lake Regional Park: \_\_\_\_\_

Legal description — Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_

Designer \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_

Nature of work \_\_\_\_\_

(deck, fence, shed, additions to existing buildings, new construction etc)

Intended use of building \_\_\_\_\_

Size of building \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_ Height \_\_\_\_\_

Number of storeys \_\_\_\_\_ Fire escapes \_\_\_\_\_

Number of stairways \_\_\_\_\_ Width of stairways \_\_\_\_\_

Number of exits \_\_\_\_\_ Width of exits \_\_\_\_\_

Foundation Soil Classification and Type \_\_\_\_\_

Footings \_\_\_\_\_ Material \_\_\_\_\_ Size \_\_\_\_\_

Foundations \_\_\_\_\_ Material \_\_\_\_\_ Size \_\_\_\_\_

Exterior Walls \_\_\_\_\_ Material \_\_\_\_\_ Size \_\_\_\_\_

Roof \_\_\_\_\_ Material \_\_\_\_\_ Size \_\_\_\_\_

Studs \_\_\_\_\_ Material \_\_\_\_\_ Spacing \_\_\_\_\_

Floor Joists \_\_\_\_\_ Material \_\_\_\_\_ Spacing \_\_\_\_\_

Girders \_\_\_\_\_ Material \_\_\_\_\_ Spacing \_\_\_\_\_

Rafters \_\_\_\_\_ Material \_\_\_\_\_ Spacing \_\_\_\_\_

Chimneys \_\_\_\_\_ Number \_\_\_\_\_ Size \_\_\_\_\_

\_\_\_\_\_ Material \_\_\_\_\_ Thickness \_\_\_\_\_

Heating \_\_\_\_\_ Lighting \_\_\_\_\_ Plumbing \_\_\_\_\_

Estimated value of construction (excluding site) \$ \_\_\_\_\_

Building area (area of largest storey) \_\_\_\_\_ square metres

Fee for building permit \$ \_\_\_\_\_

**I hereby agree to comply with the Building Bylaw of the local authority and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the local authority and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the local authority or its authorized representative.**

\_\_\_\_\_

Date

Signature of Owner or Owner's Agent

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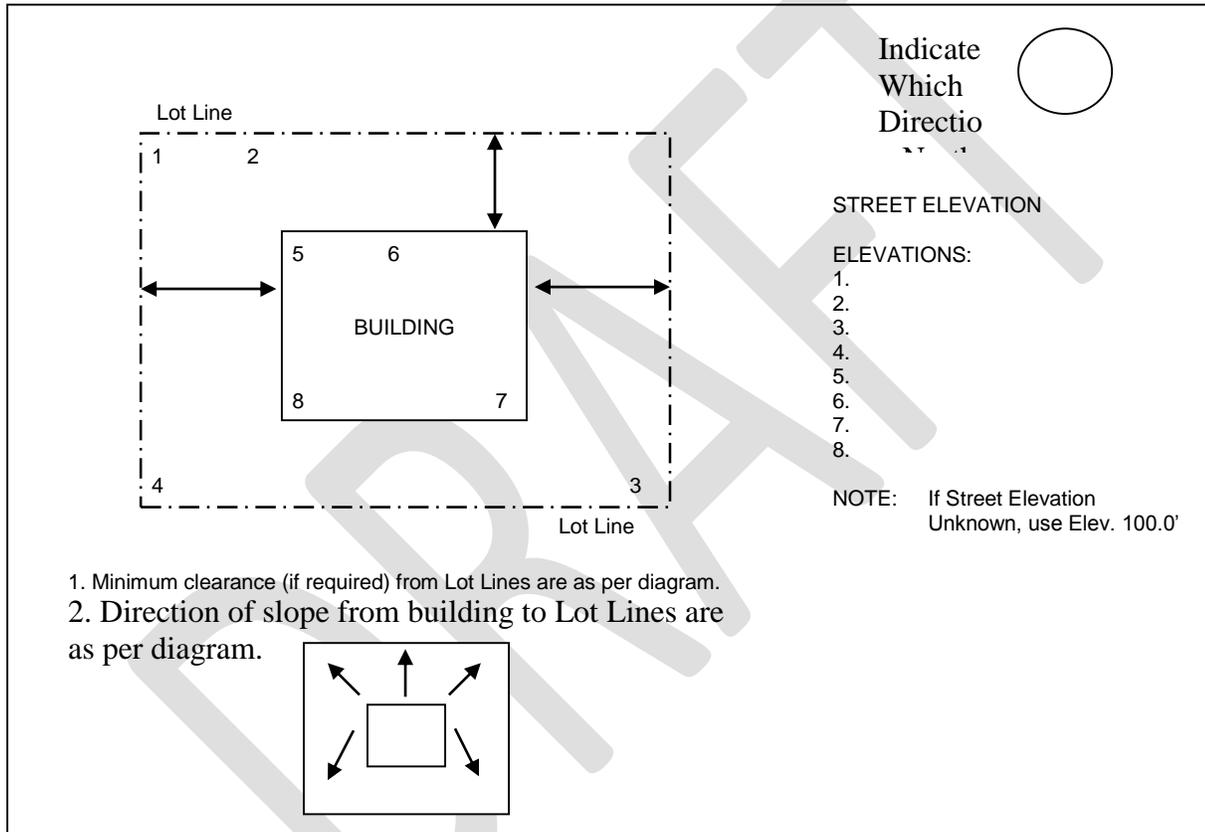
FORM B to Bylaw No. \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_, Saskatchewan

**BUILDING PERMIT #** \_\_\_\_\_

Permission is hereby granted to \_\_\_\_\_  
to \_\_\_\_\_ a building to be used as a \_\_\_\_\_  
on civic address or location \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_ in accordance with the  
application dated \_\_\_\_\_. **This permit expires six months from the date of issue if work is  
not commenced within that period or if work is suspended for a period of six months, unless otherwise  
authorized by the local authority or its authorized representative.** Grade lines of the building site are to be as  
indicated below and as shown on the diagram.



**This permit is issued subject to the following conditions:**

\_\_\_\_\_  
\_\_\_\_\_

Any deviation, omission or revision to the approved application requires approval of the local authority or its authorized representative.

Estimated value of construction \$ \_\_\_\_\_

Permit fee \$ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Representative

FORM C to Bylaw No. \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_, Saskatchewan

**APPLICATION FOR A PERMIT TO DEMOLISH OR MOVE A BUILDING**

I hereby make application for a permit to demolish a building now situated on

Civic address or location \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

The demolition will commence on \_\_\_\_\_, 20\_\_\_\_.  
and will be completed on \_\_\_\_\_, 20\_\_\_\_.

**OR**

I hereby make application for a permit to move a building now situated on

Civic address or location \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

to Civic address or location \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

or Out of the municipality \_\_\_\_\_

The building has the following dimensions: length \_\_\_\_\_ width \_\_\_\_\_ height \_\_\_\_\_

The building mover will be \_\_\_\_\_  
and the date of the move will be \_\_\_\_\_, 20\_\_\_\_.

The building will be moved over the following route: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The site work (filling, final grading, landscaping, etc.) which will be done after removal of the building includes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**I hereby agree to comply with the Building Bylaw of the local authority and to be responsible and pay for any damage done to any property as a result of the demolition or moving of the said building, and to deposit such sum as may be required by Section 6(1)(b) of the Building Bylaw. I acknowledge that it is my responsibility to ensure compliance with any other applicable bylaws, acts and regulations, and to obtain all required permits and approvals prior to demolishing or moving the building.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner or Owner's Agent

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FORM D to Bylaw No. \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_, Saskatchewan

DEMOLITION OR MOVING PERMIT # \_\_\_\_\_

Permission is hereby granted to \_\_\_\_\_ to

\_\_\_\_\_ Demolish OR \_\_\_\_\_ Move

a building now situated on

Civic address or location \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

to Civic address or location \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

or Out of the municipality \_\_\_\_\_

in accordance with the application dated \_\_\_\_\_, 20\_\_\_\_. **This permit expires six months from the date of issue.**

This permit is issued subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any deviation, omission or revision to the approved application requires approval of the local authority or its authorized representative.

Permit fee \$ \_\_\_\_\_

Deposit fee \$ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Representative

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