



Development Permit Application Form

The Zoning Bylaw provides for permitted and discretionary forms of development in each zoning district. Every person is required to obtain a development permit before commencing any construction or use of land except as provided within the bylaw.

The following forms of development do not require a development permit:

1. agricultural operations excluding intensive agriculture and Intensive livestock;
2. the erection of any fence, wall, gate;
3. the erection of a single residence wind turbine, satellite dish, television antennae, or radio antennae;
4. the construction or placement of a temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted;
5. internal alterations and maintenance to a residential building, provided that the use, building footprint or intensity of use of the building including the number of dwelling units within the building or on the site does not change;
6. landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted; or
7. disposal of clean fill on a site where the clean fill is generated by construction or demolition activity on that site, subject to compliance with all federal and provincial requirements.

A building permit is separate from a development permit. A development permit acknowledges the use of land and buildings and its compliance with the Official Community Plan and Zoning Bylaw. A building permit refers to building construction and compliance with the National Building Code of Canada and is governed by the Municipal Building Bylaw.

Application Fees:

The following fees are applicable:

- | | |
|---|--|
| 1. Permitted Use | \$ 215.00 |
| 2. Residential Building Permit | \$ 5.50/1000 construction value ¹ |
| 3. Agricultural Building Permit | no charge |
| 4. Commercial/Industrial Building Permit | \$ 5.50/1000 construction value ¹ |
| 5. Building Relocation Permit | \$ 250.00 |
| 6. Building Removal or Demolition Permit | \$ 25.00 |
| 7. Minor Variance | \$ 200.00 |

¹ Minimum fee of \$100.00 applies

Where work for which a permit is required has commenced prior to the issuance of such permit, an additional fee shall be paid in an amount equal to 100% of the permit fee or \$10,000.00, whichever is less.

Application Requirements

The following is required in order to make an application:

- a. a completed **application form** (attached);
- b. submission of any **application appendices** if necessary;
- c. receipt of full **payment** of the applicable application fee;
- d. a scaled **site plan** drawing showing, in detail, the site proposed for development including the following at a minimum:
 - north arrow;
 - boundaries of the parcel including approximate dimensions;
 - location and dimensions of existing buildings and structures, and proposed buildings and structures and distances from the four property boundaries;
 - location of all existing and proposed utilities;
 - location of all existing and proposed approaches and driveways; and
 - 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...

If different from the applicant, the owner of the property must also sign the application form or provide a letter of consent for the application to be processed.

Decision Time Frame

The timing associated with the provision of a development permit will be based upon the completeness and quality of information provided on the application. Generally, for a permitted use where new construction is not being proposed, a development permit maybe issued within three days of receiving a complete application. Where new construction is being proposed, a minimum of ten business days is required to review, process and issue a permit.

Disclaimer: The information provided within this application is not intended to remove or replace established bylaws and should not be given any legal status. The original bylaws, policies, and regulations should be consulted for official purposes.



Building Removal or Demolition Permit Instructions

This form is applicable and notice is required to be provided to the Municipality prior to the decommissioning or removal of a building in the R.M.

Process Overview:

1. Submit along with the required fees, the attached application and a site plan clearly showing the location of the building on the property and the proposed burial site if applicable.
2. A building may not be decommissioned or removed from a property until the local authority 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.
3. The applicant shall deposit with the local authority such sum as is indicated in Schedule A below 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

Schedule A:

Type of Structure	Deposit Required
Agricultural Buildings	\$ 200.00
Residence/Accessory Buildings (Above Grade Only)	\$ 1000.00
Residence/Accessory Buildings (Above and Below Grade)	\$ 2500.00
All other buildings/Structures	\$ 4000.00

4. The acceptable methods of disposal of demolition debris are as follows:
 - a. Inert materials including rocks, sand, mud, slurry, broken concrete, glass and rubble may be buried on site after removal of all organic or potentially hazardous materials.
 - b. All organic materials such as lumber should be burned on site and buried.
 - c. All potentially hazardous materials including asphalt shingles should be removed and taken to the landfill.
 - d. All buried debris shall be covered by a minimum of 24 inches of soil.
5. Prior to conducting a controlled burn, the appropriate fire protection service and the R.M. of Corman Park Police Service should be notified. This notification should be provided the day of the burn. To determine what fire protection agency to contact, please refer to

the fire fighting district map on our website or contact the administration office for more details.

6. Prior to burying the demolition debris, the applicant shall notify the Development Officer to arrange for an inspection of the premises. If in the opinion of the Development Officer, the debris has been properly disposed of and the site can be restored to a condition satisfactory to the local authority or its authorized representative, the sum deposited, or portion thereof, shall be refunded.



Building Removal or Demolition Permit Application Form

1) Applicant: _____
 Address: _____

 Phone: _____ Cell: _____ Fax: _____
 Email: _____

NOTE: If the applicant is not the registered owner of the subject property, the owner of the property must also sign the application form or provide a letter of consent for the application to be processed.

2) **Legal description of land proposed for development**

All/Part of the _____¹/₄, Section _____, Township _____, Range _____
 LSD(s) _____ Lot(s) _____ Block(s) _____
 Registered Plan No. _____
 Certificate of Title No. _____

3) **Existing use of land intended for development:**

Country residential Industrial
 Agriculture Other: _____
 Commercial
 Detailed description of current land use: _____

4) **Proposed new use of land and buildings:**

Country residential Industrial
 Agriculture Other: _____
 Commercial

Detailed description of proposed land use: _____

5) **The proposed development includes:**

New construction New signage Demolition

6) **Surrounding land uses:**

Are any of the following within 1.6 km (1 mile)?

	Yes/No	If Yes, Please State Distance
a) Intensive Livestock Operation	_____	_____
b) Landfill or Waste Disposal Site	_____	_____
c) Sewage Lagoon or Land Fill	_____	_____
d) Stream or Large Body of Water	_____	_____

7) **Declaration by Applicant**

I, _____ of _____

in the Province of Saskatchewan, solemnly declare that all of the above statements within this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

I further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application.

DATE: _____ SIGNATURE: _____

DATE: _____ LANDOWNER SIGNATURE: _____
(if required)



Building Removal or Demolition Permit

1) **Type of building being removed:** (check if applicable)

a. **Residential Buildings:**

- Single Unit Residence Building Area: _____ ft²
- Attached Garage Building Area: _____ ft²
- Detached Garage Building Area: _____ ft²
- Mobile Home Building Area: _____ ft²
- Other Residential Building (Describe): _____
Building Area: _____ ft²

b. **Agricultural Buildings:**

- Farm shop Building Area: _____ ft²
- Barn Building Area: _____ ft²
- Other Agricultural Building (Describe): _____
Building Area: _____ ft²

c. **Other Buildings** (Describe): _____
Building Area: _____ ft²

2) **Timing of actions:**

Estimated timing of decommissioning or relocation: _____

3) **Means of disposal/removal:** (check applicable method)

- Deconstruction and controlled burn
- Deconstruction and buried on site
- Deconstruction and placement in landfill
- Sale and removal

Site Plan

In order to process the development permit application, all submissions must include a completed site plan map of the proposed project; submission of an incomplete site plan map will be considered as an incomplete application and returned to the applicant:

