District of Lakeland #521

Decks for RTC-Trailer Court Residential District

Development Permit Application

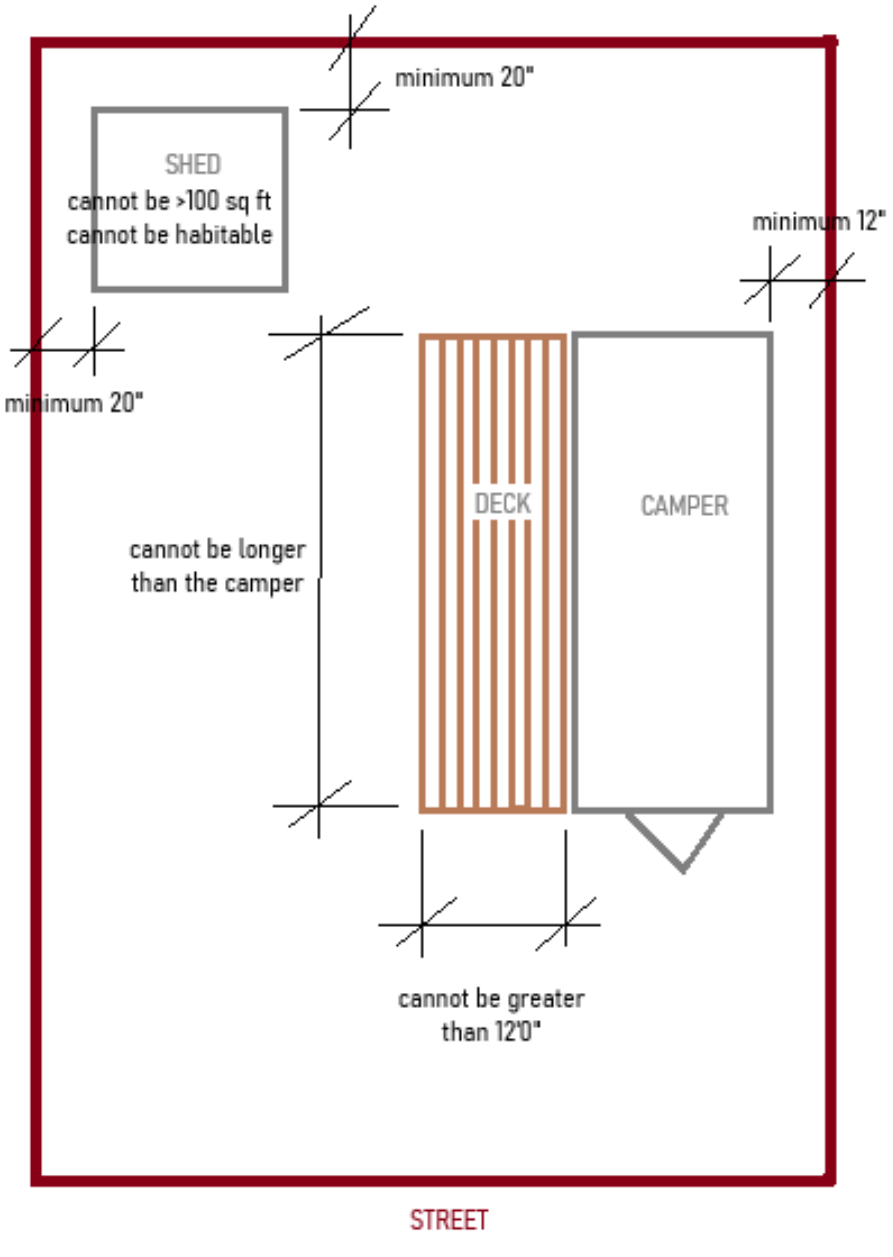
Fee **$100.00**

Building Permit Application

Fee **$192.00** … required for decks equal to or taller than 24” from grade and/or with a roof

Setbacks / Size Maximum

As per Zoning Bylaw 17-2013



Further Details

- Deck cannot be greater than 12ft deep from trailer wall and cannot exceed the length of the trailer.
- National Building Code requirement: decks <24" from grade do not require railing
- Permanent foundations ie screw piles or concrete piles are not permitted.
- Written Authorization Form from the Park owner is required to be submitted with the application

What do I submit?

For decks <24" height from grade, the following is to be submitted:

1. Development Permit application
2. Site Plan
3. Authorization Form from the resort owner
4. $100 fee

For decks >24" height from grade, as railing and a building inspection is required, the following is to be submitted:

5. Items 1-4 above
6. Building Permit application (section 1 & 3)
7. Deck checklist
8. $192 fee

Sequence of Permit Issuance

1. Trailer Park Tenant to submit the applications and supplementing documents. This can be dropped off at the office, mailed, or emailed to development@lakeland521.ca
   a. At this time, the fee(s) for the permit(s) are required. This can be paid in-office via cash cheque or debit, etransfer office@lakeland521.ca, or by credit card through our website lakeland521.ca by clicking on Online Payment at the bottom of the main screen.

2. The Planning & Development department will review the application in depth.
   a. We will communicate what/if other information is required to start your project.

3. The permit will be issued within 5 days for work to start (same day/overnight service is not possible).

4. For questions or clarification, please contact the Development Officer
   306 982-2039
   development@lakeand521.ca

Printed by S.A.R.M. – Form P2
Revised December 28, 2015)

Approved by Municipal Government

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

Page ___ of ___

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: _____

District of Lakeland #521

APPLICATION FOR BUILDING PERMIT

Section 1 - Applicant Information

I hereby make application to: ___ Construct ___ Reconstruct ___ Alter- Project description_____
a structure according to the information below and to the plans and documents attached to this application

The estimated value of TOTAL project with material and labour (Statistics Canada Info) $ _____
The estimated value of FOUNDATION ONLY (Statistics Canada Info) $ _____

Name of Applicant: _____
Name of Property Owner: _____
Civic Address: _____ Subdivision/Beach _____
Phone # _____ E-mail _____
Land Description for Rural: _____1/4 Section_____Township_____Range_____W_____Meridian

Section 2 - Construction Information for a Building (Skip to Section 3 for Decks)

Intended use of Building or Structure_____
Building: Length _____ x Width _____ = Floor Area of: _____sq. ft. /m Height _____ft. /m
Garage Area: _____sq. ft. /m Shed area: _____sq. ft. /m
Type of Engineered Footing / Foundation Material for building: _____Size: _____
Number of story's _____ Fire escapes: _____
Number of stairways: _____ Width of stairways: _____
Number of exits: _____ Width of exits: _____
Stud Material: _____ Spacing: _____
Exterior Wall Material: _____ Size: _____
Floor Joist Material: _____ Spacing_____
Girder Material: _____ Spacing_____
Rafter Material: _____ Spacing_____
Roof Material: _____ Size: _____

Section 3 - Construction Information for Decks

Select type of Deck: _____ Attached Deck with no roof **OR** _____ Attached Deck with covered roof

Note: An attached Deck with a covered roof requires engineered piles for adequate support

Size of Deck(s): Deck #1 _____ (Width) x_____ (Length) = _____sq ft/m _____ (Height from grade)
Deck #2 _____ (Width) x_____ (Length) = _____sq ft/m _____ (Height from grade)
Deck #3 _____ (Width) x _____ (Length) = _____sq ft/m _____ (Height from grade)

Type of Foundation: (deck blocks/concrete piles/engineered screw piles/footings) _____
Support beams/joists: Material: _____ Joist size: _____ Joist spacing: _____
Top Deck Board Material: _____

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. I understand that any inspections by an authorized representative of the local authority will be for construction progress assessment only and that the local authority reserves the right to require the applicant to provide certification at any time that all or any part of the building or structure is in accordance with this Bylaw.

_____ _____ _____
Date **Signature of Owner / Agent** **Print Name of Owner/Agent**

Please be advised that although your application for a permit may comply with the municipality's regulations, there may be caveats registered against the title to your property which require stricter regulations for development. It is your responsibility to be aware of any encumbrances registered against the title of your property.

DISTRICT OF LAKELAND NO.521

Development Officer: (306) 982-2039
E-mail: development@lakeland521.ca
Website: lakeland521.ca

Box 27
Christopher Lake, SK.
S0J 0N0

Authorization Form

I, _____, the owner of the real property located at
Print Name

_____ , within the District of Lakeland
Civic Address

hereby give authorization to _____ who's contact
Print Name of Individual

information is _____
Mailing Address *Phone Number*

To act on my behalf for the duration of the following project:

_____
Describe work or project to be undertaken

OR

To act on my behalf for the time period from _____ to _____
Month/Date/Year *Month/Date/Year*

By providing this authorization I know and understand it does not limit or remove my legal responsibility I may have as the property owner. I further acknowledge that I can revoke this authorization at any time by providing such information in writing to the District of Lakeland.

_____ _____
Signature Date

My contact telephone number is/are _____
Primary Phone Number *Other*

District of Lakeland #521

CONTRACTOR & SUB-CONTRACTOR LIST

GENERAL CONTRACTOR INFORMATION

All Contractors must have a current Business License registered with the District prior to the work starting.
Please contact permits@lakeland521.ca or 306 982-2874 to obtain one.

General Contractor	Company Name	City/Town	Contact Number

Contractor/Subcontractor	Type of Service	City/Town	Contact Number

Examples of Contractors/Sub-contractors

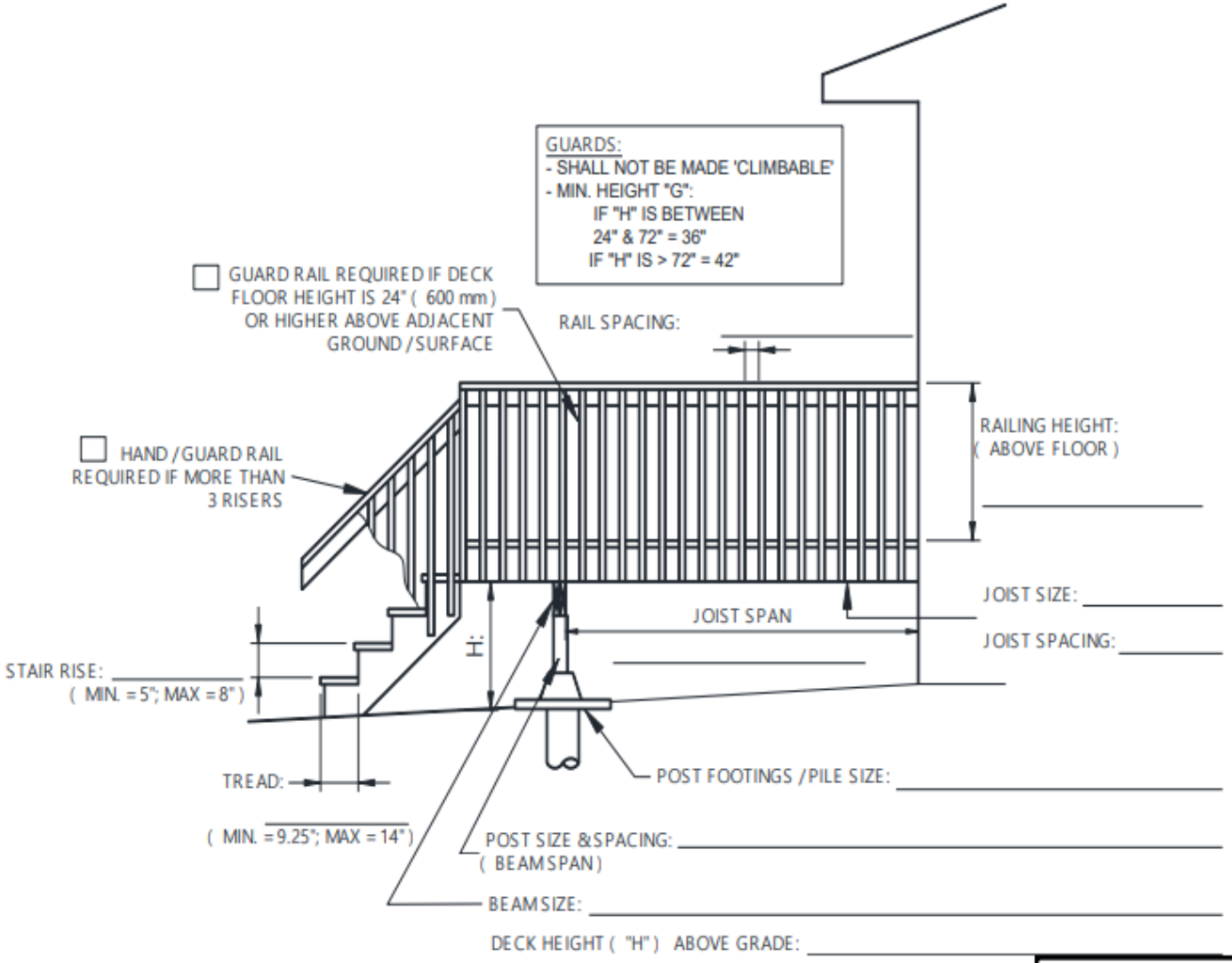
Demolition & Moving	Land Surveyors	Framing & Roofing	Drywallers / Painters
Site Excavation / Site Preparation	Heating & Plumbing	Finishing Carpentry	Landscaping
Foundation/Screw Piles	Electricians	Installers (service provider)	Cleaning & Yard Maintenance

RESIDENTIAL DECK - PERMIT APPLICATION CHECKLIST

Applicant's Name: _____

Project Street Address: _____

Please fill in all requested information and checkboxes to ensure a proper building code assessment can be completed prior to issuing a building permit.



SITE PLAN:
Please provide a site plan for this project showing your proposed Deck. It is recommended that your proposal be drawn on **photocopied** Real Property Report or Surveyor's Certificate. Do not use your 'only copy' of these documents as the municipality is not responsible for lost or damaged reports.

The SITE PLAN should include the following:

- Size and location of proposed deck.
- Distance to all property lines.
- Dimensions of deck.
- Location of steps & railings.
- All other existing buildings.

☐ Site Plan Attached

Prepared by
BuildTECH Consulting & Inspections Inc.
www.buildtechinspections.ca

DECK DEVELOPMENT CHECKLIST, PAGE 2 CODE ARTICLES	
Article NBCC 2015	**Description The following NBCC Article descriptions are summaries of the articles and sentences, not the actual NBCC 2010 code article.**
9.3.2.9.	Structural wood framing members shall be pressure-treated to resist decay where the vertical clearance between the framing members and the ground is less than 150 mm (6").
9.8.7.1.	A handrail is required for exterior steps with more than 3 risers. The handrail height is to be between 865 mm (34") and 965 mm (38") high.
9.8.8.	Guard rails are required around decks & landings where the surface is more than 600 mm (24") higher than the adjacent ground. Guard rails are required to be minimum 900 mm high (36"), and 1070 mm (42") high where the surface is more than 1800 mm (72") above the adjacent ground. 900 mm (36") high guard rails (measured vertically from a line drawn through the stair nosings) are required on flights of steps where the tread height is more than 600 mm (24") above the adjacent ground. Openings through any guard shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm (4"). Where decks are more than 4.2 m (13'-9"), guards are to be constructed so that they will not facilitate climbing, where all elements protruding from the vertical and located within the area between 140 mm and 900 mm above the floor or walking surface protected by the *guard* conform to at least one of the following Clauses: a) they are located more than 450 mm horizontally and vertically from each other, b) they provide not more than 15 mm horizontal offset, c) they do not provide a toe-space more than 45 mm horizontally and 20 mm vertically, or d) they present more than a 2-in-1 slope on the offset.
9.17.2.2.	The wood posts are required to be laterally supported if the distance from finished ground to the underside of the joists is more than 600 mm (24"). Toe-nailing beams to posts is not considered adequate lateral support. Provide mechanical connections that will provide lateral support, or lateral bracing (i.e. knee bracing) connecting the posts to the deck frame.
9.17.2.2.	Where the distance from grade to the underside of the deck joists is more than 2 m (6'), then posts supporting the deck beam shall be minimum 6x6, or 3-ply 2x6 built-up columns. 4x4 posts are not permitted. Decks where the distance from grade to the underside of the deck joists is more than 2 m (6') shall be supported on concrete piles, minimum 10" diameter x 10' deep c/w Sonotube and re-bar, and adequate means of securing the post to the piles.
9.23.1.1.	The maximum spacing for stair stringers is 30" o.c.
9.23.4.2.	The maximum span (distance between posts) for a 2 ply 2x10 beam is 9'-4". The maximum span (distance between posts) for a 2 ply 2x8 beam is 7'-8". Other beam spans are to be designed in accordance with Sentence 9.23.4.2. of the NBCC 2010, or the Canadian Wood Council's "Span Book".
9.23.9.4.	The joists are required to be blocked, strapped, or cross-bridged at mid-span.
9.23.9.9.	The maximum length of the joist cantilever past the beam is 600 mm (24") for 2x8 joists, and 750 mm (30") for 2x10 joists.