



RESORT VILLAGE OF TOBIN LAKE

PO Box 1479
Nipawin, SK S0E 1E0

306-862-2895
rvtobinlake@sasktel.net
www.resortvillageoftobinlake.ca

BUILDING & DEVELOPMENT FAQ's

What is a Development Permit?

A Development Permit ensures development is following the Zoning Bylaw (05/2013). The Development Permit looks at placement on lot, intended use, size of structure, and distance from lot lines.

When is a Development Permit required?

Any Development including but not limited to:

- Moving in a building
- New builds
- Additions
- Installation of all public works and infrastructure services including but not limited to water (*trenching permanent water lines - which also requires a water connection application*), sewer (septic tanks), road grade, pavement, sidewalks, street lighting, signs, landscaping and drainage
- Tree Removals - live trees with a trunk diameter of more than 10cm
- Decks, fences, retaining walls, gazebos, sunrooms, verandas, greenhouses, sheds, garages

A Development Permit is **not** required for:

- Accessory buildings and structures that are less than 100 square feet
- Dead trees
- Replacing shingles, siding replacement that does not include any structural components, replacing windows and doors in existing openings with no increase in width or projection
- Eavestroughs

*Development Permits cost **\$25.00** and are valid for **1 year***

The most important concept in constructing safe buildings is the understanding that Code Compliance is a shared responsibility.

- The provincial government adopts codes and standards and administers legislative framework.
- Municipalities are obligated to administer, regulate, and enforce provincial codes and standards which is achieved through local building bylaws.
- Licensed Building Officials work on behalf of municipalities to fulfill this obligation.
- Contractors, builders, designers, and material suppliers work with owners and on the behalf of owners to assure code compliance and deliver safe buildings.
- But ultimately, building bylaw or not, building officials or not, building permits or not, the owner is responsible for compliance with codes and standards set out by the government. Permit or not, building inspector or not, compliance is required.

BUILDING & DEVELOPMENT FAQ's CONTINUED

What is a Building Permit?

A building permit is an official approval to construct a new building or expand or remodel an existing one. Its purpose is to ensure that the construction project follows all relevant regulations, including building standards, land use, and environmental protection.

Building permits are often required for projects that require an inspector and when safety is a concern. Plumbing, structural work, and electrical wiring are projects that require a building permit.

When is a Building Permit required?

- New Builds including RTM & Mobile Homes
- Moving in an existing building or structure
- Garages
- New or replacement of decks above grade, Gazebos, Sunrooms, Verandas, Greenhouses
- Structures larger than 100 square feet *e.g. Sheds*
- Change in occupancy or use of a building

What are the fees?

The Resort Village of Tobin Lake offers 2 choices for Building Official Services. Regardless of which you choose, you are required to see the project through to the end with your choice.

B & B Enforcement Services

Class 1

Single family dwellings, decks and residential garages:

Residential family application reviews will be \$1.05 per \$1000.00 of determined construction value with a minimum plan review fee of \$50.00

\$157.50 + GST per required inspection as outlined on the plan review.

Class 2

Other buildings covered under Part 9 of the National Building Code of Canada

All other part 9 building application reviews will be \$2.10 per \$1000.00 of determined construction value with a minimum plan review fee \$75.00

\$183.75+ GST per required inspection as outlined on the plan review.

Class 3

Buildings that fall under Part 3 of the National Building Code of Canada

All Class 3 application reviews will be \$3.15 per \$1000.00 of determined construction value with a minimum plan review fee of \$100.00

\$210.00 + GST per required inspection as outlined on the plan review.

All required inspections that are not requested will be billed as if the inspection had been provided.

All pre move and emergency unscheduled inspections requested prior to 72 hrs of needed service will also be billed \$0.50 per km travelled distance.

MUNICODE

\$3.55/\$1000 Value of Construction with a minimum fee of \$200

How long after applying will you receive a permit?

- This depends on the complexity of the proposed project.
- Please allow one week for normal processing, and two weeks in the peak months of June – September. Building permits are also subject to the Building Inspector's review and may take longer if in peak season.
- You can help speed up the process by ensuring **all** information is included, as incomplete applications and those without complete drawings will not be processed. It is the *applicant's* responsibility to ensure all information is correct and present.
- You will be notified in writing when a decision regarding your application has been made.
- Once the Building Permit Estimate & refundable Permit Sign deposit of **\$100.00** is paid you will be issued your permit to build. The permit will be displayed on the signage provided and placed by the village on your property until building and the final inspection is satisfactory to the building inspector. When your file is closed the signage will be removed by the authorized representative from the municipality. This will be in effect for all development as well once the zoning bylaw is amended to include these changes.

*Building Permits are valid for **6 months** and the project must be completed within **24 months** of the permit being issued*

What is the penalty for failing to obtain a permit?

All development within the Resort Village of Tobin Lake requires a permit, as per our local bylaws. Fines will be imposed to those who commence development of any kind without proper permit.

Any person who contravenes any of the provisions of Bylaw 05/2021 shall be liable to the penalties in Part 8 of The Construction Codes Act.

(2) Every person who contravenes any provision of subsection (1) is guilty of an offence and liable on summary conviction:

*(a) in the case of an individual, to a fine of not more than **\$25,000** and, in the case of a continuing offence, to a further fine of not more than **\$5,000** for each day or part of a day during which the offence continues; and*

*(b) in the case of a corporation, to a fine of not more than **\$200,000** and, in the case of a continuing offence, to a further fine of not more than **\$20,000** for each day or part of a day during which the offence continues.*

Plumbing Permits

A Plumbing Permit is required for the installation of water and/or sewer. Plumbing Permit applications are included with a Development Permit application and are to be sent directly to the Saskatchewan Health Authority along with \$30.00.