



## Permit Frequently Asked Questions

### What is the difference between a Development Permit and a Building Permit?

- Development Permits are approved by Council of the Resort Village of Cochin. The Development Officer reviews the application, then forwards to Council's meeting with recommendations of conditions for the permit.
- Building Permits are issued by the Resort Village of Cochin's Building Official, Construction Codes Authority, after review of proposals for compliance with the Resort Village of Cochin's Bylaw and with the National Building Code. Building Officials will need to inspect your project at various stages of completion. Please read the plan review that comes with your building permit for detailed information regarding inspections. *(Please read the plan review that comes with your building permit for detailed information regarding inspections.)*

### When do you need a Development AND Building Permit?

- Principal Building (*house, cabin, etc.*)
- Accessory Building (*garage, shed, bunkhouse, etc.*)
- Decks (*covered and uncovered*)
- Docks and Boardwalks
- Retaining Walls
- New Construction
- Renovations that change the structure
- Additions
- Home Based Businesses, Care Homes and Bed and Breakfasts
- Fences over 2m in height or less (*need a RPSR*)
- Approaches
- Resort Village of Cochin Permits without a Principal Building (*house, cabin*)

### When do you need a Development Permit ONLY?

- Septic Tanks
- Approaches
- Retaining Walls over 2m in height
- Change in use of property

### When you do **NOT** need a Development Permit?

*(Note: Zoning setbacks and requirements must still be adhered to)*

- Temporary Signs
- Accessory buildings less than 10m<sup>2</sup> (108 ft<sup>2</sup>) in floor area
- Fences 2m in height or less
- Maintenance and repair that do not include structural alterations.

### Demolition and Moving Permits

- Permits are required when demolishing or moving a building within the Resort Village of Cochin

### What to submit for a Development Permit?

- Development Permit and Building Permit Application completed fully and signed.
- Site Plan of proposed development showing the lot's dimensions, all buildings and dimensions, the distances to the property lines from the building, and may have to be drafted by a Saskatchewan Land Surveyor.
- Label if decks are covered or uncovered on site plan.
- Square footage of proposed development
- Legal land location and civic address
- Existing and proposed use of land
- Construction plans of the proposed development with the timing of the project.

### Permit Fees? Schedule A of Bylaw 07-2021

- |   |   |
|---|---|
| ➤ Permitted Use   | \$200.00 - \$300.00                                       |
| ➤ Discretionary Use                                     | \$375.00 - \$600.00                                       |
| ➤ Minor Variance and Signs                              | \$450.00  |
| ➤ Appeal Fee  | \$300.00  |
| ➤ Demolition and Move Permit                            | \$100.00  |
| ➤ Basic Planning Statement and Zoning Bylaw amendments: |   |
|   | \$900.00 (textual) to \$2500.00 ( <i>map amendments</i> ) |

### How long does it take for a permit to be issued?

- Approximately 1 month to issue a permit. Peak building months (i.e. June, July & August) may result in longer wait times.

- Planning staff review the Development Permit for compliance with the Zoning Bylaw, then the application needs to go to a Council meeting for Council's approval.
- Applicant must have approval, conditions and fees paid before permit can be issued.

#### Permitted or Discretionary Use?

- Depending on your zoning district certain developments are permitted, discretionary, or prohibited. Contact the Resort Village of Cochin to determine zoning and if your development is permitted or discretionary use.

#### Setbacks for Residential Users:

- Vary depending on your zoning district. See Tables 1 and 2 in the zoning bylaw or contact the Resort Village of Cochin to determine setbacks for your development.

#### Retaining Walls

- Retaining walls fall under landscaping – earthworks and **ALWAYS** require permits.
- Repairs and/or modifications to retaining walls also require permits.

#### Mobile Homes & Modular Homes

- Mobile and modular Homes are allowable should Council approve them in some districts. These are discretionary use and are subject to specific requirements in the zoning bylaw.
- Every mobile home shall bear CSA-Z240-MH certification and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.
- Every mobile & modular must be less than ten (10) years of age.

#### Trailer Coaches (RVs)

- Trailer coaches (RVs) may be used as temporary sleeping accommodations for guests in some districts on sites which have a completed single-detached dwelling.
- Some types of trailer homes may be temporarily permitted as a principal use for a period not exceeding (2) two years. A permit for a principal residential dwelling must have been approved and if the (2) two-year period expires prior to the final building inspection on the principal use dwelling, the trailer home and accessory buildings must be removed immediately. Other additional requirements also apply.

#### Shoreland and MR / ER Development

- Shore lands are located between the water's edge and the legal bank or high-water level. Many sites also have Municipal or Environmental Reserve (MR / ER) between the site and the shore.
- A permit application is required for **ALL** development shorelands and (MR / ER) lands. These applications will be evaluated by Council.

#### When can you start Construction?

- You may start construction once the application is approved and payment is received.
- If construction starts prior to the permit being issued the landowner is in violation of the Zoning Bylaw 9/89 and is guilty of an offence. The Resort Village of Cochin will proceed with enforcement measures.

#### Permit Expiry & Extension

- All permits expire 12 months from the date of issue, if work has not commenced.
- If construction is not completed within 12 months from the date of the permit issue a permit extension is required.
- Permit extension requests can be made in writing to the Resort Village of Cochin.

#### Real Property Surveyor Reports (RPSR)

- Any proposed residential or commercial development that directly borders another residential or commercial development shall be required to produce a RPSR for all buildings or structures 18.6 square metres (200 square feet) in area or larger on a permanent foundation, except those exempted from requiring a development permit or RPSR in the bylaw, they are also required for residences on hazard lands.
- Where earthwork is proposed on shore land or within 5m of the high-water level of a waterbody, an RPSR must be provided with the application and after work is completed.
- The RPSR shall be undertaken after installation of the permanent foundation, But **BEFORE** installation or construction of the building above the permanent foundation.

#### For more information please contact:

**The Resort Village of Cochin**  
**(306) 386-2333 or**  
**admin@cochin.ca**