



Resort Village of Pasqua Lake

Box 1759
FORT QU'APPELLE SK S0G 1S0

306-332-0050
office@rvpl.ca
www.rvpl.ca

DEVELOPMENT PERMIT APPLICATION

Applicant	Name	
	Mailing Address	Phone Number ()
	Email	
Owner (if different than Applicant)	Name	
	Mailing Address	Phone Number ()
	Email	
Project	Location Civic Address	
	Legal Land Description	
	Project Description	
	Current Use of Land	
	Proposed Project Type <input type="checkbox"/> Development Permit – Permitted Use <input type="checkbox"/> Development Permit – Discretionary Use <input type="checkbox"/> Accessory Building Permit <input type="checkbox"/> Approach <input type="checkbox"/> Moving a Building (moved into, out of, or within the municipality) <input type="checkbox"/> Development Permit - Temporary Use <input type="checkbox"/> Grading and Levelling (including clearing) <input type="checkbox"/> Other _____	

Site Plan	<p>Site Plan including</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site access e.g. all adjacent roads, highways, service roads, lanes, and approaches <input type="checkbox"/> On-site parking and driveway <input type="checkbox"/> Location of existing utilities (gas, power, communications) <input type="checkbox"/> Rights-of-way and easements if applicable <input type="checkbox"/> Drainage courses <input type="checkbox"/> Existing development on site <input type="checkbox"/> Location of proposed development on site <input type="checkbox"/> Landscaping details (existing trees, removal of trees, proposed plantings, berms, water feature) <input type="checkbox"/> Setbacks to the property line, road, services, and other buildings on-site <input type="checkbox"/> Water bodies and the top of the bank <input type="checkbox"/> Location of existing and proposed water well and holding tank <input type="checkbox"/> Signs: location and details like artwork, colours, size, and lights <input type="checkbox"/> Sidewalks, patios, decks <input type="checkbox"/> Elevations at corners of proposed building and water front <input type="checkbox"/> North arrow <input type="checkbox"/> Topographical survey with elevations <input type="checkbox"/> Other _____
Development Documents	<p>Documentation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site Plan (e.g. lot size and shape, project size on lot, setbacks – distance to lot lines, streets) <input type="checkbox"/> Geotechnical Report <input type="checkbox"/> Lakefront construction - a Safe Building Elevation Determination from Water Security Agency will be supplied by Resort Village <input type="checkbox"/> Real Property Report prepared by a Saskatchewan Land Surveyor, optional <input type="checkbox"/> Other _____
Declaration	<p>I hereby declare that the above statements contained within this application and the attached drawings are true and correct.</p> <p>I hereby agree to comply with <i>Building Bylaw 19-2025</i> and <i>Zoning Bylaw 20-2025</i> of the Resort Village of Pasqua Lake, the National Building Code of Canada (NBC), the National Energy Code of Canada for Buildings (NECB), and the National Plumbing Code of Canada (NPC), and acknowledge that it is my responsibility to ensure compliance with these and any other applicable bylaws, provincial acts, and regulations, regardless of any plan review or inspections that may or may not be carried out by the Resort Village of Pasqua Lake or its authorized representative.</p> <p>I hereby declare that I am the property owner, or an authorized agent of the property owner.</p> <p>I acknowledge that submitting this application does not constitute a permit approval.</p> <p>I further understand that it is an offence under Resort Village bylaws to start construction or change the use of a building/property without an approved development/building permit.</p> <p>_____</p> <p>Signature Date</p>

OFFICE USE:

Date Received: _____

Receipt Number: _____

PBI Permit Number: _____

Municipal Planning Fees

Development Permits	Permitted Use Permits- decks and accessory buildings without sleeping quarters	\$100
Development Permits	Permitted Use Permits – accessory buildings with sleeping quarters	\$150
Development Permits	Permitted Use Permits – principal residences	\$200
Development Permits	Discretionary Use Permits	\$200
Demolition/Move		\$120
Minor Variances		\$100
Appeals		\$300
Amendments		\$350
Building permit fees are in addition to development permit fees, and are determined by the building inspector.		

In addition to the established fees, if required, the applicant shall be responsible for all expenses related to the required public hearing notifications and advertising for discretionary use permits and amendments, unless otherwise agreed upon in writing by the applicant and the Resort Village of Pasqua Lake.

Building Permit

A Building Permit is required in conjunction with the Development Permit. The Building Permit is a separate form and process.

On-Site Wastewater Systems – Holding and Septic Tank Permits

Permits for on-site wastewater systems, holding tanks, and septic tanks are the responsibility of the Applicant. Permits from Saskatchewan Health Authority are required for the installation or alteration of a holding (septic) tank. Applications and a guidebook are available on the SHA website www.saskhealthauthority.ca. The local public health officer will review the application and inspect the installation. An experienced installer should carry out the installation, and in certain sensitive areas this may be mandatory. Installers can be found through the Saskatchewan Onsite Wastewater Management Association at www.sowma.ca

Validity

This permit is valid for a period of 24 months from its date of issuance.

Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
Residential District	
One principal dwelling, which may include a single detached dwelling, modular home, or RTM (ready to move home)	Home based businesses
Municipal uses and facilities	Bed and breakfast homes and short-term rentals
Public works and utilities, excluding solid and liquid waste disposal	Confectionaries, convenience stores, and other small scale retail
One trailer coach to be used for temporary accommodation	
One guest suite or secondary suite	
Home offices	
Private solar energy systems where attached to a principal or accessory building	
Accessory uses, buildings, and structures e.g. garages, sheds, shops, gazeboes	
Community Service District	
Public parks, playgrounds, picnic areas, and similar uses	
Municipal uses and facilities	
Public works and utilities, excluding solid and liquid waste disposal	
Places of worship, religious institutions	
Community halls	
Outdoor markets and concessions (permanent, seasonal, or occasional)	
Accessory uses, buildings and structures	
Agricultural District	
One principal dwelling, which may include a single-detached dwelling, modular home, or RTM (ready to move home)	
Public open space	
Apiaries, beehives, and honey extraction facilities	
Existing, low-intensity agricultural uses such as crops and pasture land	
Historical and archaeological sites	
Wildlife and conservation management areas	
Storage buildings as a principal or accessory use	
Municipal uses and facilities	
Public works and utilities, excluding solid and liquid waste disposal	

Site Standards

Residential District

All Principal Uses	
Minimum site area	500 sqm
Minimum frontage	15 m
Minimum front yard	6 m (20 ft)
Minimum side yard	1.2 m (4 ft)
Minimum rear yard	6 m (20 ft)
Accessory Buildings and Structures	
Minimum side yard	1.2 m
Minimum rear yard	1.2 m

Community District

All Principal Uses	
Minimum site area	500 sqm
Minimum frontage	15 m
Minimum front yard	6 m (20 ft)
Minimum side yard	1.2 m (4 ft)
Minimum rear yard	6 m (20 ft)
Accessory Buildings and Structures	
Minimum side yard	1.2 m
Minimum rear yard	1.2 m

Agricultural District

Site Standards	
Minimum site area	2.0 ha (5.0 ac)
Minimum frontage	20 m (65.g ft)