



DEVELOPMENT PERMIT INFORMATION

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.

Application Requirements

A Development Permit Application must be approved and permit fee is to be paid to the RM prior to the construction commencing. The Development Permit Application requires the following information:

- Completed Application Form (attached)
- A scaled site plan drawing showing, in detail, the site proposed for development including the following:
 - Site plan with North arrow;
 - Legal description of the site;
 - Boundaries of the parcel including approximate dimensions;
 - Location of existing buildings and structures;
 - Location and dimensions of proposed building and structures and distances from the property boundaries;
 - Location of all existing and proposed utilities;
 - Location of all existing and proposed approaches and driveways;
 - 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, buffs, etc.;
 - Location of septic disposal systems and water supply;
 - A dimensional layout of parking areas and entrances, and exits (as applicable);
 - Abutting roads and streets including adjoining sites, with the distances marked;
 - Fencing or other suitable screening;
 - Other, as required by the Development Officer or Council to effectively administer the Zoning Bylaw.

Application Process

The RM will review the Development Permit Application and one of the following scenarios will unfold:

1. If the application is for a permitted use and conforms to the Zoning Bylaw, a development permit will be issued.
2. If the application is for a discretionary use, council will review the application, decide whether to permit the development or not, and make a decision by motion to issue a development permit (with or without conditions), require the applicant to provide further information, or issue a notice of refusal that states the reason for refusal.
3. If the application does not comply with the Zoning Bylaw, a notice of refusal will be issued that states the reason for refusal and the applicant will be given adequate opportunity to alter the application to comply with the Zoning Bylaw.

Once a development permit is approved and the RM has confirmed that the construction project meets all municipal zoning requirements, applications should proceed with a Building Permit Application.

Note all Development Permits expire one year from the date of issuance and may be extended by the Development Officer for one or more periods to a maximum of two additional years.

Please allow up to 8 weeks for Development Permit Application approval, building inspector plan review approval, invoice payment and building permit approval.

The construction phase of the project cannot commence until a valid building permit is issued.

**RURAL MUNICIPALITY OF LAJORD NO. 128
DEVELOPMENT PERMIT APPLICATION – FORM A**

APPLICANT INFORMATION:

NAME:	
MAILING ADDRESS:	
CITY & POSTAL CODE:	
PHONE NUMBER:	
EMAIL:	
FAX NUMBER:	

REGISTERED OWNER INFORMATION: *(to be completed if different from the applicant)*

NAME:	
MAILING ADDRESS:	
CITY & POSTAL CODE:	
PHONE NUMBER:	
EMAIL:	
FAX NUMBER:	

PROPERTY – LEGAL LAND DESCRIPTION:

Quarter _____	Section _____	Township _____	Range _____	Meridian _____
OR				
Lot _____	Block _____	Plan _____	Subdivision _____	

EXISTING LAND USE:

Agriculture	<input type="checkbox"/>
Residential	<input type="checkbox"/>
Country Residential	<input type="checkbox"/>
Commercial	<input type="checkbox"/>
Industrial	<input type="checkbox"/>
Other	<input type="checkbox"/>
Detailed Description of <u>CURRENT</u> Use:	

PROPOSED LAND USE:

Agriculture	<input type="checkbox"/>
Residential	<input type="checkbox"/>
Country Residential	<input type="checkbox"/>
Commercial	<input type="checkbox"/>
Industrial	<input type="checkbox"/>
Other	<input type="checkbox"/>
Detailed Description of <u>PROPOSED</u> Use:	

DESCRIPTION OF PROPOSED DEVELOPMENT:

PROPOSED DATE OF COMMENCEMENT/COMPLETION:

Proposed Date of Commencement:
Proposed Date of Completion:

DECLARATION OF APPLICANT:

I, _____ of _____
in the Province of Saskatchewan, solemnly declare that all of the above statements with this application
are true, and I make this solemn declaration conscientiously believing it to be true and knowing that this
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

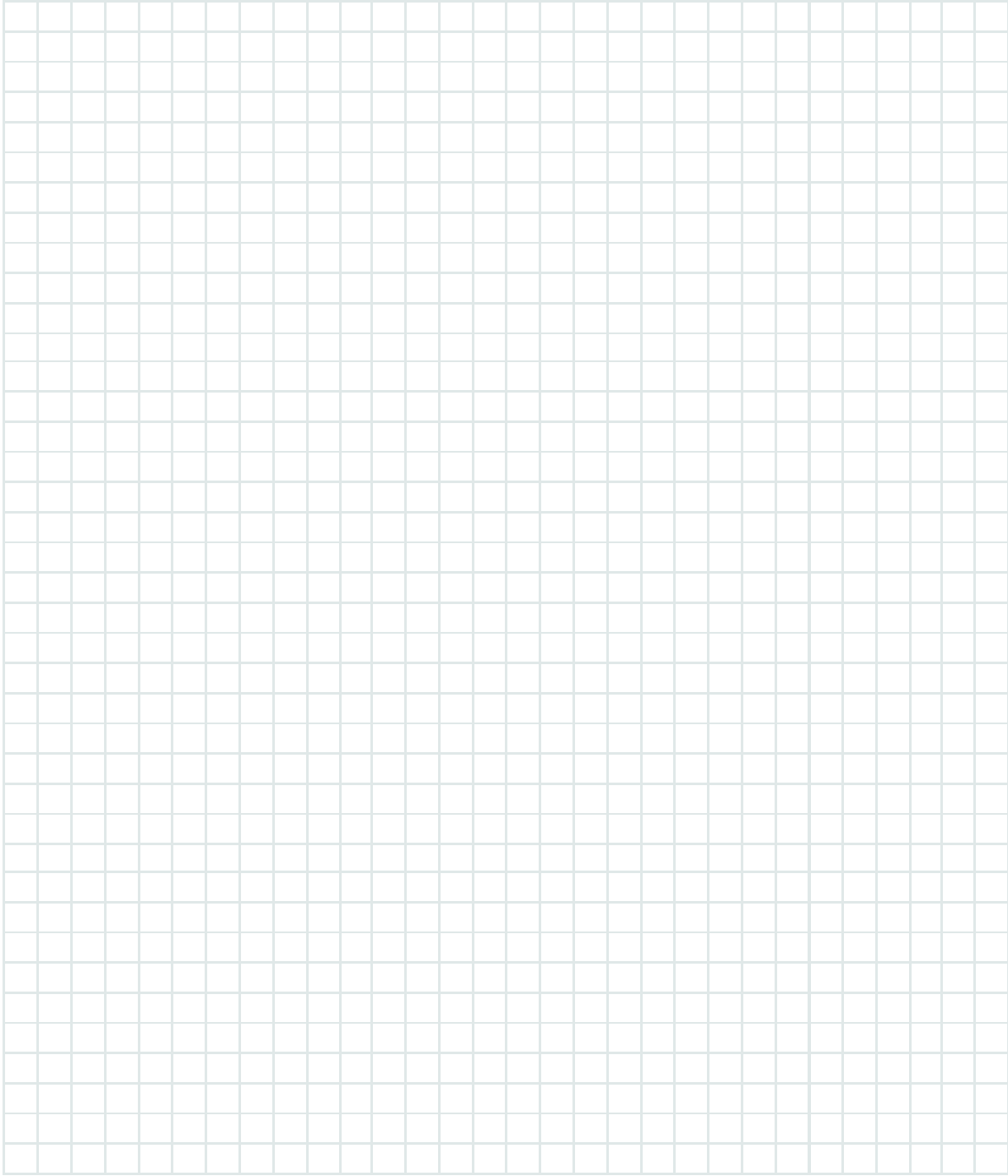
Applicant Signature

Date

Landowner Signature *(if required)*

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:

A large grid of 30 columns and 30 rows, intended for drawing a site plan. The grid is composed of light gray lines forming a uniform pattern of squares.