

## Building Permit Application for Lakeside/Parkside Lots at Sandy Shores Resort

Building at Sandy Shores Resort is guided by RM 255 Zoning bylaws, and Sandy Shores Resort Building Standards Agreement. This is a guide to meeting the above standards. Both zoning bylaws and Building Standards Agreement documents take precedence over this document. This will guide development permits which are required for any building over 100 square feet.

Lot\_\_\_\_\_, Block \_\_\_\_\_

Description of Proposed Development

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Type of construction, check one:

☐ On site construction, primary dwelling;

☐ modular primary dwelling, off-site construction, definition below

The Building Standards require the dwelling to be construction on site, RTM, or modular homes.

Mobile homes, park models and manufactured homes are prohibited from the Lakeside/Parkside Zone.

☐ Alteration, existing dwelling or structure

☐ Addition, existing dwelling or structure

☐ Relocation of Building, must be new construction within the last 10 years

☐ Out Buildings (garage, storage shed, gazebo etc.)

☐ Deck

Construction start date: \_\_\_\_\_

Construction end date: \_\_\_\_\_

The dwelling constructed shall be completed within one year of commencing. Buildings moved to site must be of new construction, defined as within the last 10 years.

Manufacturer: \_\_\_\_\_ Address: \_\_\_\_\_

Size of primary dwelling in square feet: \_\_\_\_\_

A minimum of 500 square feet of usable floor space on either one or two floors, not including any garage, deck, patio and sunroom is required.

☐ Attached garage, check if applicable. Size in square feet: \_\_\_\_\_

☐ Detached garage check if applicable. Size in square feet: \_\_\_\_\_  
The maximum area of a detached garage shall not exceed 80.4 square meters or 865 square feet.

☐ All material used in construction is new.

☐ Material used in construction that is not new to be listed:

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☐ Deck, check if applicable. Size in square feet: \_\_\_\_\_

☐ Patio, check if applicable. Size in square feet: \_\_\_\_\_

☐ Sunroom, check if applicable. Size in square feet: \_\_\_\_\_

Siding material: \_\_\_\_\_

Siding must be of vinyl, rock, wood, stucco or brick; metal and asphalt siding is prohibited.

Roofing Material: \_\_\_\_\_

Roofing must be any of asphalt shingles, metal roofing, clay tiles, cedar shakes, or cedar shingles.

☐ Eavestroughs and downspouts must be installed;

Height of dwelling at its peak: \_\_\_\_\_

The height of the dwelling must not exceed 10.5 metres (32.8 feet) at its peak

Height of any detached buildings, please list each building.

A detached garage height shall not exceed 5.5 meters at its peak.

☐ Detached garage check if applicable. Height in meters: \_\_\_\_\_

List and other detached buildings:

☐ \_\_\_\_\_, check if applicable. Height in meters: \_\_\_\_\_

☐ \_\_\_\_\_, check if applicable. Height in meters: \_\_\_\_\_

☐ \_\_\_\_\_, check if applicable. Height in meters: \_\_\_\_\_

Please submit a drawing of the buildings and set-backs on the lot showing the following set-backs:

(a) front	-	6.0 metres, 20 feet
(b) side	-	1.52 metres, 5 feet

(c) rear - 3.0 metres, 10 feet

The maximum site coverage for all sites shall be 50%.

All Garages (attached or detached) with a door or doors opening onto a street or lane shall be located a minimum of 3 m (10 ft) from the site line abutting the street or lane.

**Definitions:**

**Building, Accessory:** - a subordinate detached building, which serves a main building or main use and is located on the same site. The purpose of all accessory buildings is to provide better and more convenient function of the primary building or use.

**Dwelling, Single Detached:** - a detached building consisting of one dwelling unit as herein defined; and occupied or intended to be occupied as a permanent home or residence, and shall include a Modular Home as herein defined, but shall not include a mobile home or trailer coach as herein defined.

**Garage:** - a building which is detached from or attached to a dwelling and which functions as a subordinate, accessory use primarily to store personal vehicles of the occupants of that dwelling.

**Modular Dwelling:** - a dwelling unit which is constructed in two or more sections off-site, transported to an approved site, attached to an approved foundation and which functions as a single detached dwelling.

**Park Model Dwelling:** A dwelling unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.

Name: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Signature: \_\_\_\_\_

☐ Acceptance of Application      ☐ Refusal of Application

\_\_\_\_\_  
Rauncie Kinnaird, Lake Life Properties, Sandy Shores Resort      Date

Development Permit      RM Signature \_\_\_\_\_

Decision: Permitted Use Approved Date: \_\_\_\_\_, 20\_\_\_\_

Conditions:

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Refusal of Development permit RM Signature \_\_\_\_\_

Reason for refusal (conditions):

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