

RESORT VILLAGE OF TOBIN LAKE
DEVELOPMENT AND BUILDING PERMIT FAQ's

Q. What is the difference between a Development and a Building Permit?

A. A Development Permit ensures development is in compliance with the Zoning Bylaw (5/2013). The Development Permit looks at placement on lot, intended use, size of structure, and distance from lot lines.

A Building Permit ensures development is in compliance with the Building Bylaw (7/94). The Building Permit looks at the actual structure proposed and materials used.

Q. What is the cost of a Development and Building Permit?

A. A standard Development Permit application for a single-family home is \$25.00. There is no cost for a tree removal or accessory building permit. See Schedule 'A' of Bylaw No.07/2015 for specific amounts relating to Development Permit fees.

The cost of the Building Permit is based on the estimated cost of construction as follows: \$1 per \$1,000 or part thereof for the first \$5000. 0.50 cents per \$1,000 or part thereof over \$5000, with a minimum of \$10.00. There are additional costs associated with Plumbing Permits (to be taken out by your plumber/contractor) and for plan reviews and building inspections by the Village Building Inspector. These fees vary based on the proposed project.

Q. Do I really need a permit for this?

A. All development within the Resort Village of Tobin Lake requires a permit, as per our local bylaws. Fines of \$1000 will be imposed to those who commence development of any kind without proper permit. This includes tree removal and ground disturbance. The only exceptions are as follows:

- Maintenance and repairs that do not include structural alterations.
- Accessory buildings and structures less than 9.3m² (100sqft) in area.
- Construction of fences. (Fences shall not exceed 1.0m (3.2ft) in height in the front yard, and shall not exceed 2.0m (6.5ft) in back and side yards.)

Q. What if I want to remove some trees from my yard?

A. Trees with a trunk diameter of more than 10cm require a development permit. The only exceptions are trees that are dead or severely damaged by weather. Regular pruning and maintenance of trees is permitted and encouraged. It is the homeowner's responsibility to find

proper disposal of any tree removed from their yard, as the Village can no longer accept these at the former landfill site.

Q. What is the turn-around time for a Development or Building Permit?

A. 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.

Q. What is required for a Plumbing Permit?

A. A Plumbing Permit is required for the installation of water and/or sewer. Only a Certified Journeyman Plumber can take out a Plumbing Permit for water and sewer works. The cost of Plumbing Permits varies based on project, but start at \$30. Plumbing and holding tanks are subject to inspection by the local Health Inspector.

Further information is available:

Village Office: Karalee Davis 306-862-2895

Village Building Inspector: Chris Letendre 306-768-8449

Public Health Inspector: Michael Hayduk 306-862-7235

Website: www.resortvillageoftobinlake.com