



DETACHED GARAGE GUIDELINES

Garage, Private: a garage used for storage purposes only, where no business, occupation or service is conducted for gain, other than an approved home-based business and in which no space is rented to or by a non-resident of the premises.

Detached Garage: is considered an accessory building.

As per the Plumbing and Drainage Agreement Bylaw, a floor drain and/or interceptor located in a residential garage shall not be connected to the plumbing system that drains into the Town's sewer system.

BUILDING PERMITS

Applicant must complete a Development Permit; Building Permit and CCA Checklist Form. All construction to be inspected by the Town's Building Inspector. Permits are to be completed and signed by the applicant. **A building permit is valid for 6 months.** If the work has not started prior to this period; a new permit **must be obtained**, unless prior written approval has been granted. **All contractors are required to be licensed with the Town and should be listed on the permit. Please contain loose debris on construction site.**

PLOT PLANS

Submit **in ink**, a **plot plan drawn to scale on an 8 1/2" x 11" letter-sized paper (use a ruler) or PDF** indicating the direction (north) or use area provided in checklist. Show the lot size, locations of all existing and proposed buildings and all setbacks (see Figure 1). Date and sign the plot plan, include street address and legal description. Pictures or pamphlets can be submitted in addition to permit and plot plan. Submit a copy of a surveyor's certificate if available. **All measurements are to be done in metric.**

INSPECTIONS

Please contact the Town's Building Inspector, Ryan Shepherd, CCA at 306-441-3989. Allow 2 business days' notice before inspections are required.

PROPERTY PIN LOCATION

It is the property owner's responsibility to locate the property pins.

LOCATION & SIZE OF DETACHED GARAGE

Minimum setback requirements measured from the property line (See Figure 1)		
	R1, R2, R3 & RMH	R4, R4A, RD1 & RD2
Height	Shall not exceed the vertical height of the principal building.	
Front Yard	Accessory buildings are not to be located in any required front yard.	7.5m
Front Yard (main door faces the front)	6m	7.5m
Side Yard	0.6m	3m
Side Yard (main door faces side)	3m	3m
Rear Yard	0.6m	4.5m
Rear Yard (main door faces rear)	3m	4.5m
Distance from Principal Building	1m	1m
Maximum Site Coverage	40% of the required rear yard	
Maximum Floor Area	75m ² ; multi-unit dwelling 25m ²	
Number of Detached Garages	1 (in any residential district) (max. 3 accessory buildings including detached garage)	

This is to be used as a quick reference only. More information may be required depending on the type of development. For all inquiries; please contact Town Hall at 306-937-6200. Before any type of construction, it is your responsibility to locate all utilities.

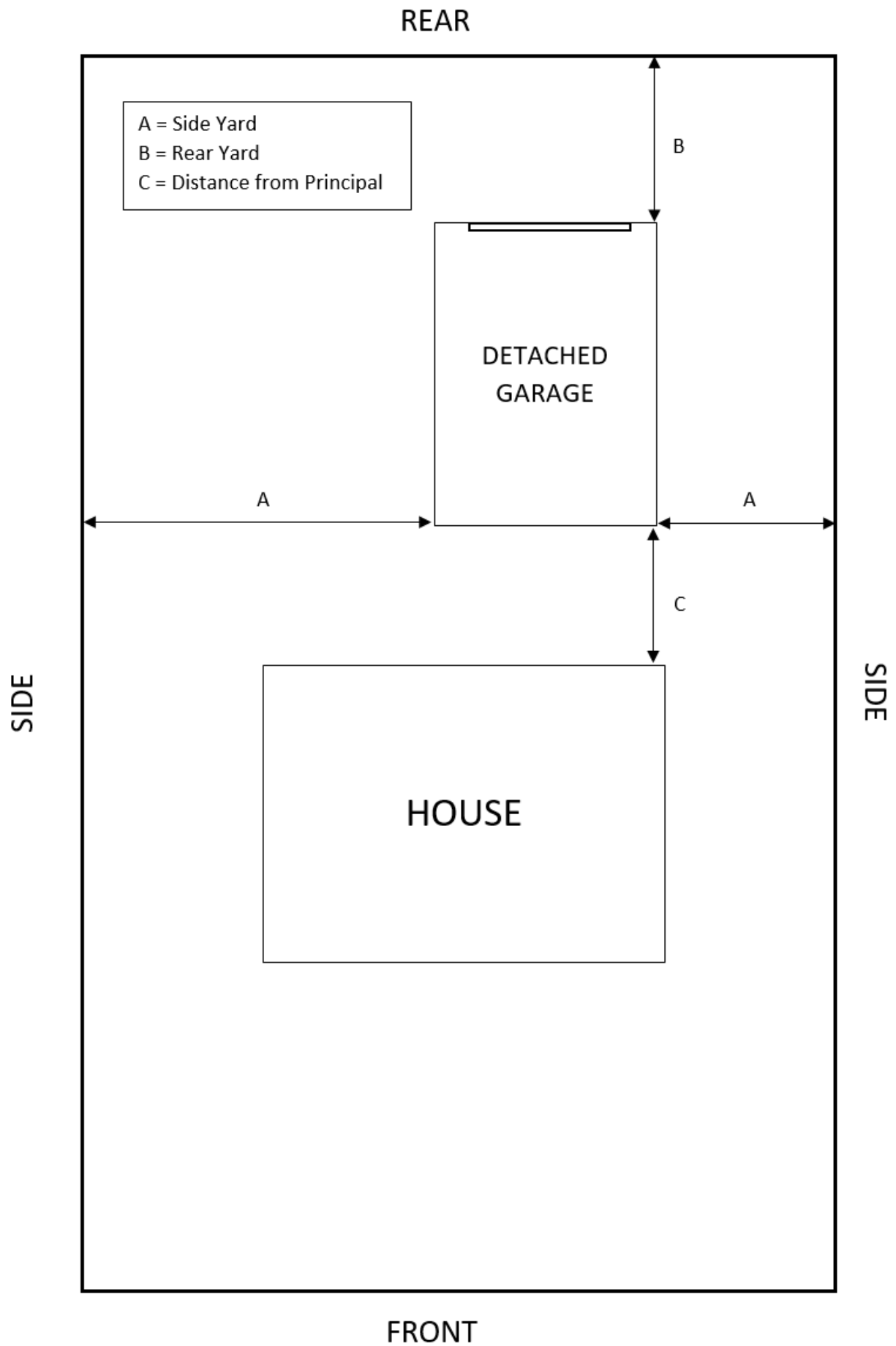


Figure 1. Example Site Plan



TOWN OF BATTLEFORD

Application #: _____

APPLICATION FOR DEVELOPMENT PERMIT

THIS IS NOT A DEVELOPMENT PERMIT

You are advised to check the regulations in the Town of Battleford Zoning Bylaw that govern the type of development being proposed prior to completing this application. Fill out only those sections of the application which are relevant to your proposal. Attach additional sheets if necessary.

1 Applicant Information

Full Name _____
Address _____

Phone _____
Fax _____
Email _____

2 Registered Owner Information (if different from applicant)

Full Name _____
Address _____

Phone _____
Fax _____
Email _____

3 Property Information (include any applicable)

Civic Address _____
Lot _____ Block _____ Registered Plan No. _____ Parcel No. _____
LSD _____ ¼ _____ Sec. _____ Twp. _____ Rge. _____ Mer. W3M

4 Proposed Development Information

a) Existing use of land and/or buildings: _____

_____ **EXISTING SIZE:** _____

b) Proposed use of land and/or buildings: _____

_____ **PROPOSED SIZE:** _____

c) Proposed construction and alteration of buildings: _____

d) List any adjacent or nearby land uses: _____

e) Any additional information which may be relevant: _____

f) Proposed date of start: _____ g) Proposed date of completion: _____

CONTINUE →

5 Development Context

Consult the Town of Battleford Official Community Plan Bylaw, Map 1 – Future Land Use Concept, and indicate with ☐ whether the proposed development site is located within any of the following areas:

Existing Residential	<input type="checkbox"/>	Future Industrial	<input type="checkbox"/>
Existing Mixed-Use	<input type="checkbox"/>	Future Community Service	<input type="checkbox"/>
Existing Commercial	<input type="checkbox"/>	Future Parks & Recreation	<input type="checkbox"/>
Existing Industrial	<input type="checkbox"/>	Future Utilities & Infrastructure	<input type="checkbox"/>
Existing Community Service	<input type="checkbox"/>	-----	
Existing Parks & Recreation	<input type="checkbox"/>	Potential Residential	<input type="checkbox"/>
Existing Utilities & Infrastructure	<input type="checkbox"/>	Potential Mixed-Use	<input type="checkbox"/>
Vacant & Agricultural Land	<input type="checkbox"/>	Potential Commercial	<input type="checkbox"/>
-----		Potential Industrial	<input type="checkbox"/>
Future Residential	<input type="checkbox"/>	Potential Community Service	<input type="checkbox"/>
Future Mixed-Use	<input type="checkbox"/>	Potential Parks & Recreation	<input type="checkbox"/>
Future Commercial	<input type="checkbox"/>	Potential Utilities & Infrastructure	<input type="checkbox"/>

6 Site Plan / Vicinity Map

On the last page of this application, or on an additional attached page, include a Site Plan of the proposed development that clearly shows:

- | | |
|--|---|
| a) boundaries and dimensions of the site and adjacent lots | d) treed areas, water courses or bodies, landscaping and proposed lot grade information |
| b) location and size of all existing and proposed buildings and structures | e) location of existing and proposed access points to streets and lanes |
| c) utility lines, easements, or topographic features | |

7 Application Fees

As per the Town of Battleford Zoning Bylaw, Section 3.14 – Fees, the applicable fees for a development permit are as follows:

- | | | | |
|---------------------------------|----------|---------------------------------|---|
| a) Permitted principal use: | \$100.00 | e) Discretionary accessory use: | \$200.00 |
| b) Permitted accessory use: | \$100.00 | f) Discretionary ancillary use: | \$200.00 |
| c) Permitted ancillary use: | \$100.00 | g) Development appeal fee: | up to \$50.00 |
| d) Discretionary principal use: | \$200.00 | | (as specified by the Development Appeals Board) |

These fees are in addition to any fees relating to a zoning amendment. All relevant fees must be included with this application.

8 Declaration of Applicant

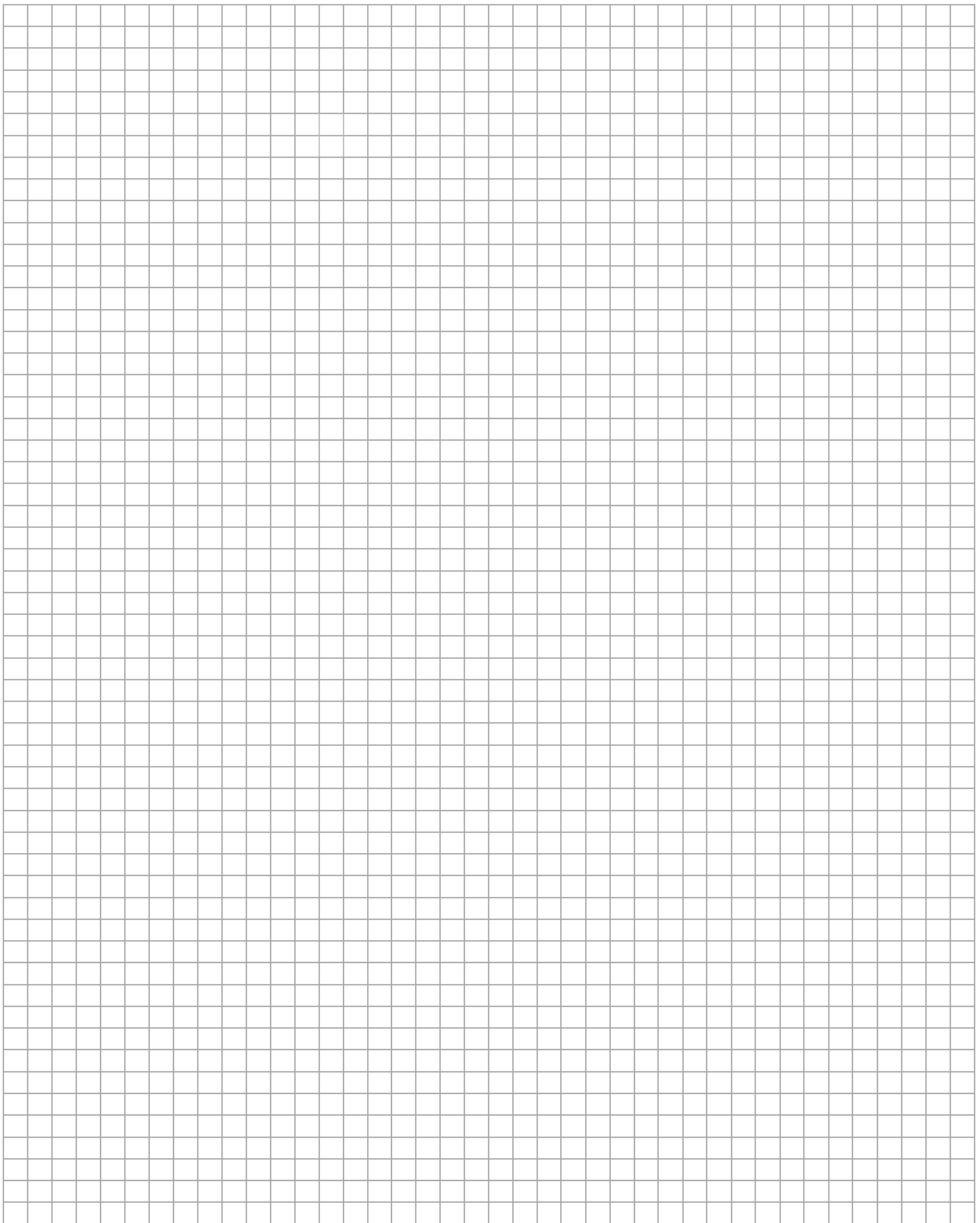
I, _____ of the _____ of _____ in the Province of Saskatchewan, solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act. I have no objection to the entry upon the land described herein by the person(s) authorized by the Town of Battleford for the purpose of site inspections required for reviewing this application.

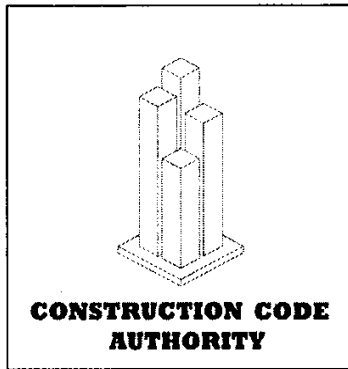
Signature of Applicant

Date

TOWN of BATTLEFORD
— SASKATCHEWAN —

SITE PLAN / VICINITY MAP





Plan Review Checklist – Detached Garages

Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

Required Information:

- 2 sets of Site Plans with the following information
 - Show size and location of proposed garage
 - Show size and location of existing buildings on property
 - Show lot dimensions and shape
 - Show distance between buildings and property lines
 - Show North direction arrow
- 2 sets of Garage Layout Drawings with the following information
 - Interior wall location
 - Window sizes and locations
 - Door sizes, location and swing direction
 - Heating unit/system location (if applicable)
- 2 copies of the Detached Garage Checklist properly filled out
- 2 copies of the Building Permit Application properly filled out

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

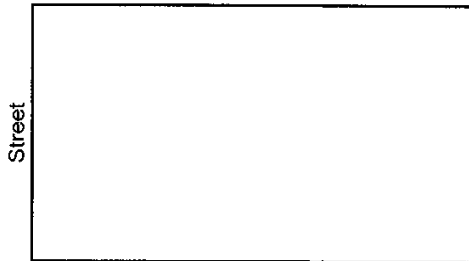
- Plan Review (Prior to the commencement of any construction)
- Framing (Prior to insulating and applying vapour barrier the exterior walls)
- Final (Prior to moving in or occupying the building)

Municipality: _____

Permit #: _____

Detached Garge Checklist

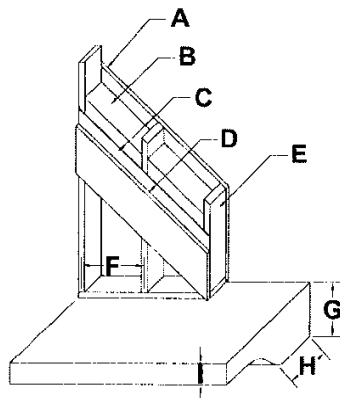
Site Plan



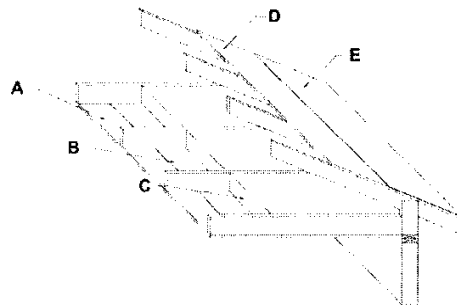
On Site Plan:

- Show size and location of proposed garage
- Show distance to side property line
- Show distance to rear property line
- Show distance to house
- Show lot dimensions and shape of lot
- Show all existing buildings
- Show direction of North
- Show all windows and doors on existing structures

Wall System



Roof System



Wall System	Roof System
A - Outside Sheathing:	A - Interior Finish:
B - Insulation Value:	B - Type of Vapour Barrier:
C - Type of Vapour Barrier:	C - Insulation Value:
D - Interior Finish:	D - Exterior Sheathing:
E - Stud Size	E - Type of Roofing:
F - Stud Spacing	Roof Overhang
G - Size of Thickend Edge:	Garage Door
H - Width of Thickend Edge:	Door Span _____
I - Thickness of Pad:	Lintel Size _____
Wall Height _____	Ply _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Municipal By-Laws and/or Provincial Laws regulating building.
It being expressly understood that the issuing of a permit does not relieve the applicant from complying with all By-Laws, though not called for in the specifications, or shown on plans and/or application submitted.

Applicant (Print Please) _____ Date _____

Applicant Signature _____ Date _____

Application Received By _____





TOWN OF BATTLEFORD
APPLICATION FOR BUILDING PERMIT

FORM A PERMIT # _____

The undersigned owner or agent hereby applies for a permit to:

_____ construct; _____ alter; _____ re-construct; _____ move-in pre-built; _____ move-in existing,
a building according to the information below and to the plans and documents attached to this application.

Type of Building: _____ One-Unit Dwelling _____ Two-Unit Dwelling
_____ Other _____

Intended Use: _____

Civic address of construction: _____

Owner: _____ Telephone: _____

Mailing Address: _____

Designer: _____ Telephone: _____

Mailing Address: _____

Contractor: _____ Telephone: _____

Mailing Address: _____

Zoning District: _____

CONSTRUCTION DETAILS

Building Size: _____ Length: _____ Width: _____ Wall Height: _____

No. of Storeys: _____ Fire Escapes: _____ No. of Stairways: _____

Width of Stairways: _____ No. of Exits: _____ Width of Exits: _____

If moved in, year built: _____ (include exterior and interior pictures)

Route: _____

Mover: _____ Date of Proposed Move: _____

ITEM:	MATERIAL:	SIZE:	SPACING:	OTHER DETAILS:
Footings:				
Mobile Homes:				
* Blocking:				
Foundation:				
Ext. Walls:				
Int. Walls:				
Roof:				
Studding:				
Floor Joists:				
Beams:				
Rafters (Truss):				
Chimney:				
Other:				

Heating: Type: _____ Size: _____

Plumbing: No. Baths: _____ Sinks: _____ W.C.'s: _____ Urinals: _____

Lighting: _____ Foundation Soil Classification and Type: _____

Continued on Reverse

FORM A (contd)**CONTRACTORS**

NAME: _____ MAILING ADDRESS: _____ TELEPHONE: _____

Structural: _____

Plumbing: _____

Electrical: _____

Painting &
Decorating: _____Excavation &
Trucking: _____

Roofing: _____

Masonry: _____

Estimated Cost of Building: (excluding site): \$ _____

Floor area of building: (excluding unfinished basement) _____ sq. ft. (m)

Building Permit Fee \$ _____ Receipt No. _____

I hereby agree to file with the municipality, a list of the tradesmen for licensing purposes and to pay their license fees to the Town of Battleford should I fail to provide the said list within **10 days** of the permit approval.

I hereby agree to comply with the bylaw of the municipality respecting building and acknowledge that it is my responsibility to ensure compliance with the building bylaw of the municipality and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the municipality or its authorized representatives.

Date_____
Signature of Owner or Owner's Agent

FORM B (completed by Building Inspector)

Permission is hereby granted to _____ to _____

a building to be used as a _____ on civic address or location _____

Lot _____ Block _____ Plan _____

in accordance with the application dated _____.

This **permit expires 6 months from the date of issue** if work is not commenced within that period or if work is suspended for a period of 6 months, unless by prior written agreement from the municipality or its authorized representative. This permit is issued under the following conditions, any deviation, omission or revision to the approved application requires approval from the municipality or its authorized representative:

Estimated value of construction \$ _____

Permit fee \$ _____

Date
zoning.building.permit.application.June/2013_____
Signature of Authorized Representative