



THE RESORT VILLAGE OF
CANDLE LAKE

Basic Building Rules of Candle Lake

1. Fences:

- fences do not require a permit
- must be constructed inside of property lines
- max height of 1.0m across the front yard and the first 6.0m of the side yards
- max height may be increased to 1.52m providing that the fence is constructed of a material that will not interfere with traffic vision
- max height of 2.0m across the rear yard and the remainder of the side yards
- special rules apply to corner lots and lots that back a highway. Please contact the Building Official for the rules

2. Decks:

- requires permits that can be obtained through the Village office
- if it is to be roofed over or enclosed, it will be required to follow the principal dwelling set backs
- can only project a max of 1.8m from the house in the required front yard
- can only project no closer than 0.6m to the side property line
- a raised patio or deck more than 0.6 from grade to walking surface measured at the outside edge must not project any closer than 4.3m from the rear property line

3. Detached Accessory Buildings:

- requires permits that can be obtained through the Village office
- foundation must be approved by a structural engineer if over 55.7m² and/or multiple story
- must leave room for a principal dwelling to be constructed if one is not already constructed
- must be 1.0m from existing buildings on the property
- cannot be placed in a required front yard unless the property is a lake front property
- if located in a front yard, it must be placed 3.0m back from the front property line and 1.5m from the side yard property line
- if it is to be located alongside the principal dwelling, it must be located 1.5m from the side property line
- if located completely behind the principal dwelling, it can be located .76m off the side and rear property lines
- a max building height of 9.0m measured from the peak to finished grade applies
- special rules apply to corner lots. Please contact the Building Official for these rules

4. R1 Low Density to R2 Medium Density Residential Districts:

- requires permits that can be obtained through the Village Office
- requires a min front yard set back of 6.0m
- requires a min side yard set back of 1.5m
- a side yard abutting a street must have a side yard set back of 3.0m
- requires a min rear yard set back of 6.0m
- must be located no closer than 1.0m of any existing buildings on the property
- must have a min foot print of 70m² measured from supporting structure
- must stay within the max permitted 40% site coverage (includes decks and accessory buildings)
- a max building height of 11.0m measured from the peak to finished grade applies
- foundation must be engineered

5.

R1A Residential Small Acreage District and RA Residential Acreage District:

- requires permits that can be obtained through the Village office
- requires a min front yard set back of 5.0m
- requires a min side yard set back of 1.5m
- a side yard abutting a street must have a min side yard set back of 6.0m
- must be located no closer than 1.0m of any existing buildings on the property
- must build within the max permitted 20% site coverage (includes decks and accessory buildings)
- must have a min of 100m² of floor area (must have a min of 70m² on the main floor)
- a max building height of 11.0m measured from the peak to finished grade applies
- foundations must be engineered



*Box 114
Candle Lake, SK S0J 3E0*

Phone: (306) 829-2288

Cell: (306) 881-1418

Fax: (306) 829-2201

www.candlelakeresort.ca

BUILDING OFFICIAL

Chris Gates of

BuildTech Consulting & Inspections Inc.

Ph: 306-229-6916

Email: chris@btinspections.ca

Email: rvcandlelakeoffice@sasktel.net

Building Standards Notice

authority of the Uniform Building Accessibility Standards Act the owner of a building under construction shall give notice in writing to the appropriate local authority of his intention to occupy any portion of a building before receiving a notice of occupancy from the local authority.

The definition of occupancy under the Uniform Building and Accessibility Standards Act is as follows:

“Occupancy” means the use or intended use of all or part of a building for the shelter or support of persons, animals or property.

Offence and penalty:

Every person who contravenes this Act, the regulations or a bylaw passed pursuant to this Act is guilty of an offence and liable on summary conviction:

In the case of an individual to a fine of not more than \$5,000.00 and in the case of a continuing offence, to a further fine of not more than \$5,000.00 for each day during which the offence continues.

BYLAW 19 - 2017

OF THE RESORT VILLAGE OF CANDLE LAKE IN THE PROVINCE OF SASKATCHEWAN

A Bylaw of the Resort Village of Candle Lake to amend Bylaw 03/2016 known as *The Zoning Bylaw* of the Resort Village of Candle Lake.

Council of the Resort Village of Candle Lake in the Province of Saskatchewan hereby enacts follows:

1. *The Zoning Bylaw*, Bylaw 03/2016 is amended as follows:

By inserting into Section 3.5 Plans and Information Requested for a Development Permit Application, the following:

- (i) The Development Officer may require as a condition of an approved development permit, that the proponent furnish a Real Property Report (RPR), prepared by a Saskatchewan Land Surveyor, to confirm the location of completed foundation work for the proposed development in accordance with the requirements of the Zoning Bylaw, prior to the issuance of a building permit. This provision may not apply to the issuance of a development permit approval for a proposed development in an RE Resort Expansion District.
- (j) An RPR may be required at the discretion of the Development Officer as part of the development permit application to provide the following information:
 - i) Contour lines at 1 meter intervals for site on which the slope of the proposed building site is greater than 10% and for sites adjoining a water body. The requirement for site contour information shall not apply for development of a site that does not involve changes to site grades.
 - ii) For sites adjoining a water body, the RPR shall show the bank of the water body and the water evaluation at the date of the survey.
- (k) An approval of an application for a development permit shall be issued on the condition that the applicant furnish a Real Property Report (RPR) to confirm the completion of development in compliance with all requirements of the approval and the zoning bylaw. The Real Property Report shall illustrate:
 - i) contour information to show the finished building grade and confirm the manner of site drainage.

3.5 Plans and Information Requested for a Development Permit Application

1. Every application for a development permit shall include the following information:

- (a) The names, addresses and telephone numbers of the applicant, property owner, and the person, consultant, or contractor who prepared the plans being submitted;
- (b) The complete legal description and civic address of the subject property;
- (c) The proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations;
- (d) Two copies of a site plan, drawn to scale with appropriate dimensions, showing the following information:
 - i) key plan showing north arrow, streets and lanes adjacent to the site, the nearby lot patterns, all property boundaries, identified frontage of site, site area, site elevations, and the location of any existing buildings, structures, utility poles and wires, underground utilities, easements, building encroachments, public reserve, environmental reserve, ice push ridges, water bodies, water courses, and the type and location of existing trees; ii) the location and size of proposed buildings or structures, including all front, side, and rear yard setback dimensions, and the location of all doorways, walkways, and pedestrian circulation areas;
- (e) Two copies of scaled plans showing the dimensioned floor plans and elevations, including both interior and exterior wall and floor dimensions, and room areas and dimensions;
- (f) Except for one and two unit dwellings:
 - i) two copies of a scaled landscaping plan showing all physical features, including existing and proposed grades, the size and type of existing vegetation, the existing vegetation to be removed and retained, the size, type, and location of plant material to be planted, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of any proposed irrigation system, including the location of outside spigots; ii) the location and size of all parking spaces, aisles, vehicle circulation areas, loading spaces, entrances and exits to the site, and garbage receptacles;
- (g) If requested by the Development Officer or, in the case of a discretionary use application, by Council other studies prepared by qualified professionals including, but not limited to:
 - i) an Environmental Site Assessment in general conformance with CSA Standard 768-94; ii) ecological study; iii) traffic study; or.
 - iv) Grading plan showing site drainage of storm water.
- (h) Where a property is located adjacent to a provincial highway, evidence of site plan approval by the Ministry of Highways is required.

Resort Village of Candle Lake Zoning Bylaw – January 2016

5.5 Accessory Buildings, Uses and Structures

1. In all Zoning Districts:

- (a) Except as allowed in sub-section 5.5.2(a) no accessory use may be established and no accessory building may be constructed, erected, or moved on to any site prior to the time of construction of the principal building or use to which it is accessory.
- (b) An accessory building or structure on a site, in a non-residential district, that abuts a site in a residential district shall be located more than 3 m (9.8 ft.) from the boundary of the site in the residential district.
- (c) A satellite dish with a diameter of 0.7 m (2.3 ft.) or more, solar collector, or wind generator and their supporting devices shall be permitted subject to:
 - i. in residential and commercial districts such structures shall not be:
 - located in the front yard, side yard, or, in the case of a corner site, within 3 m. (9.8 ft.) of the side site line;
 - if free-standing, shall not exceed a height of 5 m (16.4 ft.) above grade level;
 - if attached to a principal building, shall not exceed a height of 5 m. (16.4 ft.) above the lowest portion of the roof; and
 - if attached to an accessory building, shall not exceed the maximum permitted height of the accessory building to which it is attached.

2. In Residential Zoning Districts the following regulations shall apply to accessory buildings and uses:

- (a) Notwithstanding clause 5.5.1(a), one accessory building may be constructed, erected, or moved on to any residential site prior to the time of construction of the principal building subject to:
 - i. a valid development permit being in force for the principal building;
 - ii. the principal building being substantially completed and ready for occupancy within 24 months of the issuance of a development permit for the accessory building.
- (b) Pursuant to clause 5.5.2 (a)ii., if the principal building is not substantially complete within 24 months, the Development Officer may require the demolition or removal of the accessory building or may require a new development permit for the accessory building.
- (c) Notwithstanding Clause 5.5.2(a) and (b), in residential areas abutting the airstrip, Aircraft hangars will be allowed as a discretionary use provided there will be an allotted area in the front of the garage for a principal dwelling that will comply with the zoning bylaw.
- (d) Secondary suites shall be permitted within one and two unit dwellings to a maximum area of 25% of the principal building/unit.
- (e) Accessory buildings may be two storey in height and if a secondary living quarters is to be included on the second storey this area must conform to sub-section (d).
- (f) Accessory buildings may contain secondary living quarters for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site.

3. Accessory buildings shall meet the locational requirements as contained in the following Table:

Zone (District)	Front Yard Minimum ⁽¹⁾		Rear yard, minimum		Side yard minimum		Building height, maximum	Building area, maximum ⁽²⁾
	Lakeshore site	Other site	Lakeshore site	Other site	Abutting street	Other site		
RA RA1, R1 R2	3 meters	6 meters	6 meters	.76 meters	3 meters	1.5 meters or .76 meters if located fully in rear yard	9 meters 6.5 m	84 sq. m.
G1	Same as principal building	Same as principal building	15 meters	3 meters	Same as principal building	Same as principal building	9 meters	84 sq. m.
CS	Same as principal building	Same as principal building	Same as principal building	Same as principal building	Same as principal building	Same as principal building	9 meters	84 sq. m.
IL ⁽³⁾ (see footnote 3)	n/a	Same as principal building	same as principal building	Same as principal building	Same as principal building	Same as principal building	9 meters	84 sq. m.
CON RE	Same as principal building	Same as principal building	15 meters	Same as principal building	Same as principal building	Same as principal building	9 meters	84 sq. m.

(1) In all Residential Zones, if, in the opinion of the Development Officer, an accessory building will interfere with established site lines to the lake or fronting street from the Principal building of the site or neighbouring sites, the accessory building will be required to meet the setback requirements of the Principal building.

(2) Building area of accessory buildings may not exceed the building area of the principal building

(3) Accessory buildings for value added processing uses are required to meet setback requirements of Table 8.1 of the District Official Community Plan

924 Sq Ft. max. size

4. Notwithstanding preceding sub-section 5.5.3 in any residential zone an accessory building not exceeding 84 sq. meters in area may be constructed regardless of the area of the principal building.

5.6 Temporary Structures

1. At the discretion of Council, temporary structures shall be permitted on a site during the construction of a permanent building. The process for approval for temporary structures is:

- (a) The applicant must submit a written request to Council describing the proposed temporary structure, its location on the site, and its use;
- (b) Council must review the application and may approve, reject, or approve the temporary structure or approve subject to conditions; and

**RESORT VILLAGE OF CANDLE LAKE
BYLAW 12 of 2018**

**A Bylaw of The Resort Village of Candle Lake to amend Bylaw 31 of 2010 – The
Nuisance Abatement Bylaw**

The Council of the Resort Village of Candle Lake in the Province of Saskatchewan enacts as follows:

That Bylaw 31 of 2010 is hereby amended as follows:

1. Addition of Section 11(a) to read as follows:
 - a. Within (2) two years of obtaining a new building permit for principal dwellings and accessory buildings, a land owner must undertake to complete all exterior finishing on the buildings.

Introduced and read for the first time this 10th day of August, 2018.


Read for a second time this 10th of August, 2018.

Read for a third time in open Council and passed this 10th day of 2018.





Mayor



CAO

NOTICE:

- All concrete foundations & footings must be Engineered by a Civil Engineer except single story Garages under 592 sq/ft.
- Any site proposed for development shall be graded and leveled to provide adequate surface drainage that does not alter drainage on adjacent properties. All sites shall be graded so that surface runoff is directed to a ditch, water body, street or natural water course.
- The Resort Village of Candle Lake Fire Department Regulations DO NOT allow burning of construction materials or debris on construction site.

*Healthy Living
in Healthy Communities*



Lawrence McKay
Plumbing Inspector

Public Health
1521 - 6th Avenue West
Prince Albert, SK S6V 5K1
Phone: (306) 765-6473
Cell: (306) 981-4502
Email: lmckay@paphr.sk.ca

Distance – Holding Tanks (septic)

- One meter (39.5 in.) from dwelling.
- Three meters (10 ft.) from a large tree.
- Three meters (10 ft.) from any property site line.
- One and a half meters (5ft.) from a sidewalk or driveway.
- Nine meters (30 ft.) from a well.
- Three meters (10 ft.) from an embankment.



Resort Village of Candle Lake

Building inspections will be carried out as your project progresses. Please call us in advance at the following stages to arrange for inspection as per Building Bylaw 8-2006.

Buildings with living quarters

Type of inspection:

1. Pre concrete inspection
2. Pre backfill inspection
3. Framing inspection
4. Insulation inspection
5. Final inspection

When to call

Before pouring concrete
Before backfilling
Before insulating
Before dry walling
Prior to occupancy

Accessory Buildings

Type of inspections:

1. pre concrete inspection
2. Pre backfill inspection
3. Framing inspection

Before pouring concrete
Before backfilling
Before usage or
insulation installed

Decks/ patios/ gazebos

Type of inspection

1. Footing inspection
(required if over 500sq/ft)
2. Framing inspection
(if unable to gain access underneath)
3. Final inspection

Before pouring concrete
Before floor installed
Before usage

It is important to note that if work is covered before an inspection is made, you may be required to uncover all, or portions of the work to be inspected, at your expense.

Please ensure that your contractor has a copy of all the information they may need, including a site plan and drawings. A copy of the drawings should be available on site at all times.

Thank you for your co-operation.

Building Official
Chris Letendre



RESORT VILLAGE OF CANDLE LAKE

LANDFILL – BYLAW 17-2011

Effective July 1, 2011

Building demolition materials will not be accepted at the landfill, except where materials resulting from the disassembling of a building are sorted and disposed of in the appropriate location at the landfill, and in accordance with materials authorized for acceptance at the landfill.

“Building demolition” means the destruction and demolition of any building of any size. “Sorted” means the complete disassembling of a building with all materials sorted according to the categories of accepted materials.

Categories accepted:

- Clean, untreated burnable wood
- Concrete
- Metal
- Appliances
- Completely disassembled non-burnable demolition materials

The landfill attendant will instruct you as to where materials must be disposed of.

We will not accept asbestos material.

Building Checklist: National Building Code

Zoning:

- approved usage
- setbacks to property lines
- overhang projections
- building height
- site drainage
- driveway & parking
- septic tank/well

Elevations:

- types of exterior finishes & flashings
- door and window types & locations
- roof slope

- type of roofing
- chimney height
- exterior lighting
- step, landing, guard location & size
- roof overhang

Foundation/Basement Plan:

- footing type & size
- strip & column footing size
- piles & grade beam size
- foundation wall size & type
- damp proofing type & height
- drainage type, location & cover
- size, species, grade, span of floor joists
- floor joist plan
- cross bridging and/or strapping
- header, trimmer, tail joist locations
- cantilevered floor joists
- size, species, grade, span of beams
- load bearing wall locations
- Non/load bearing wall locations
- floor drain/sump location
- service equipment location
- room usage & dimensions
- door & window type
- size & location
- crawl space location & clearances
- crawl space clearances to service equipment
- crawl space ground cover
- crawl space ventilation

1st & 2nd Floor Plan:

- room usage & dimension
- location of doors & windows
- size & location
- light switch/plug in type & location
- location of smoke/carbon monoxide alarms
- attic access size & location
- size & location of load bearing walls
- location & dimension of load bearing walls
- exhaust fan locations
- supply & return of air duct locations
- roof truss location & spacing
- plumbing fixture locations
- kitchen layout
- guard & handrail locations

Details:

- building frame anchorage type & location
- type of floor construction
- interior floor finishes
- type & size of columns
- resistance to forced entry
- interior & exterior wall finishes
- above ground masonry
- type & size of exterior wall sheathing
- lintel type & size
- window construction
- ceiling heights & finishes

- insulation type & location
- RSI value of insulation
- type & location of air/vapor barrier
- roof ventilation (purlins/baffles)
- type of roofing
- type & size of roof sheathing
- roof slope
- fascia materials
- soffit materials
- type of roof trusses
- type & size of roof joists
- type & size of rafters
- type & size of ceiling joists

Mechanical:

- location & size of RA & SA ducts
- service equip location, type & capacity
- location of exhaust fans
- air duct, size & location
- fireplaces, chimneys

Plumbing:

- water line type, size & location
- waste line type, size & location
- vent type, size & location
- floor drain/sump location
- plumbing fixture type & location

Electrical:

- light types & locations
- plug-in types & locations
- switch types & locations
- location of electrical panel
- plug-in types & locations
- switch types & locations
- location of electrical panel
- location of smoke/carbon monoxide alarms

Informational Purposes Only!

BYLAW 13 of 2019

APPENDIX "A"

To Bylaw 8-2006 – Resort Village of Candle Lake Building Bylaw

PERMIT COSTS:

Property Land Development -

Inspection required to determine culvert requirement and placement
No charge for permit

One or Two Unit Dwellings –

Permit fee of \$5.00 per \$1,000. of value of construction
Value based on owner declared value or calculated minimums.
Multiple storey dwellings value calculated at \$100. per main floor sq.ft. plus
\$25. per sq. ft. of upper level(s)

Garage or Accessory Buildings -

Permit fee of \$5.00 per \$1,000. of value of construction, up to a minimum of
\$100.
Value based on \$40. per sq. ft.

Secondary Living Quarters –

Attached to accessory or separate (maximum of 430 sq.ft. or 40 sq. meters)
Permit fee of \$5.00 per \$1,000. of value of construction
Value based on \$80. per sq. ft.

All Other Buildings -

Permit fee of \$5.00 per \$1,000. of value of construction for first \$1,000,000.
of value plus \$3.50 per \$1,000. of value in excess of \$1,000,000.

New Foundations-

Fixed permit fee of \$200.

Demolitions and Building Removal –

Fixed permit fee of \$100.

Bond Guarantees –

Bond guarantees based on 60% of the value of work.
Bonds associated with move in buildings will be returned upon completion
of the project orders or agreements thereof.

Move in Buildings and RTM Dwellings –

Travel costs per kilometer and time spent costs per hour will be agreed to
by both applicant and local authority prior to out of area inspections
proceeding. (Bonds are associated with move in buildings.)
A \$5,000 refundable deposit must be provided to RVCL prior to moving in
an RTM.

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