



# TOWN OF LUMSDEN

## Development Application Form

LUMSDEN, IN THE QUAPPELLE

### 1. Owner/Applicant:

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ (Home)  
 \_\_\_\_\_ (Work)

### 2. Contractor:

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ (Home)  
 \_\_\_\_\_ (Work)

### 3. Designer:

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ (Home)  
 \_\_\_\_\_ (Work)

### 4. Surveyor:

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ (Home)  
 \_\_\_\_\_ (Work)

### 5. Legal description of land for development:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan #: \_\_\_\_\_  
 Civic Address: \_\_\_\_\_

### 6. Area of the site proposed for development:

Lot Size: \_\_\_\_\_ ft.2 OR \_\_\_\_\_ m2  
 Buildings: 1. Description \_\_\_\_\_ Size \_\_\_\_\_ (ft.2/m2)  
 2. Description \_\_\_\_\_ Size \_\_\_\_\_ (ft.2/m2)  
 3. Description \_\_\_\_\_ Size \_\_\_\_\_ (ft.2/m2)

### 7. (a) Type of Proposed Development Work:

\_\_\_\_\_

(b) Intended Use of Development:

\_\_\_\_\_

### 8. Description of Proposed Development (describe or explain briefly):

Land clearing proposed: \_\_\_\_\_  
 Excavation/Fill proposed: \_\_\_\_\_  
 Leveling/Grading: \_\_\_\_\_  
 Landscaping: \_\_\_\_\_  
 Drainage: \_\_\_\_\_

### 9. Source of Water Supply:

Municipal/Other \_\_\_\_\_

### 10. Sewage Disposal:

Municipal/Other \_\_\_\_\_

Distance From Water Source \_\_\_\_\_ Distance From Dwelling \_\_\_\_\_ (Specify ft. or m)

### 11. Estimated cost of building (excluding site):

Construction Cost \$ \_\_\_\_\_

### 12. Other Comments or Information to Attach:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

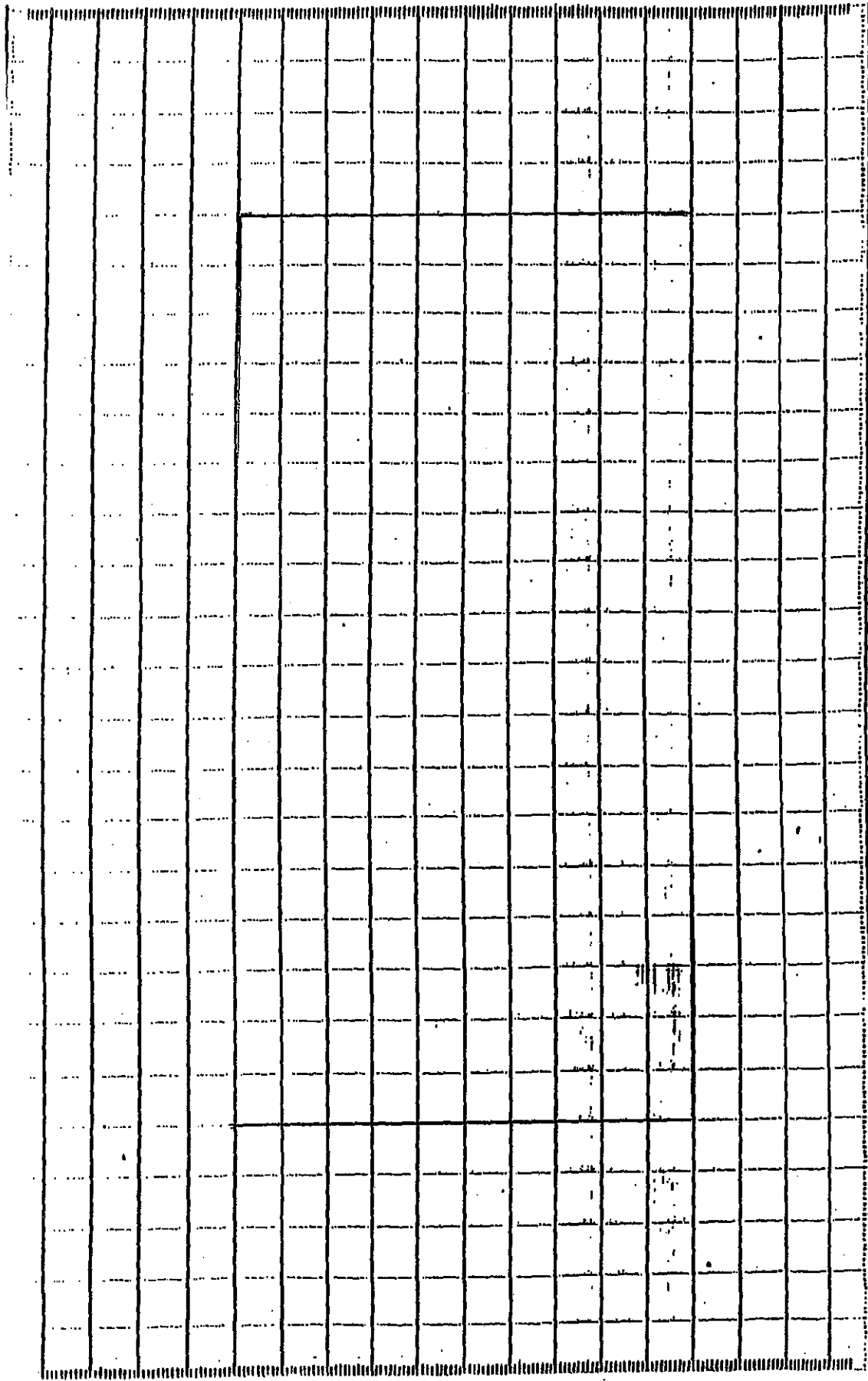
I SOLEMNLY DECLARE THAT ALL THE ABOVE STATEMENTS CONTAINED WITHIN THIS APPLICATION ARE TRUE, AND I MAKE THIS DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF "THE CANADA EVIDENCE ACT".

Signature of Owner/Applicant: \_\_\_\_\_ Date of Application: \_\_\_\_\_

I HAVE NO OBJECTION TO THE ENTRY UPON THE LAND DESCRIBED HEREIN BY THE PERSON(S) BY THE TOWN OF LUMSDEN FOR THE PURPOSE OF SITE INSPECTIONS REQUIRED FOR REVIEWING THIS APPLICATION.

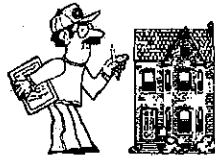
Signature of Owner/Applicant: \_\_\_\_\_

OFFICE USE: DATE RECEIVED: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_ DATE REVIEWED: \_\_\_\_\_



Site Plan

Min front yd. 7.6m  
Rear 9m.  
Side yd. 1.5m.



**Professional  
Building  
Inspections, Inc.**

64 Great Plains Road, Emerald Park, SK S4L 1C3  
Ph: 306-536-1799 Fax: 306-781-2112

## Permit Information Form

(Must accompany each permit application submission  
and be completed by the Administrator.)

**PBI Permit No.** \_\_\_\_\_

**Permit Request:**

Municipality: \_\_\_\_\_

Development Permit approved:  Yes  No / Geo-Tech required:  Yes  No

All *required* items on Plan Review Checklist included:  Yes  No\* *(Do not send to PBI until complete)*

Date of permit application: \_\_\_\_\_ **Expiry Date:** \_\_\_\_\_

Project start date: \_\_\_\_\_

**Contact Information:**

**Telephone No:**

Applicant's Name: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_  
(Not required if same as Registered Owner)

Registered Owner: \_\_\_\_\_ Home: \_\_\_\_\_  
Bus/Cell: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_

**Property Address:**

Civic Address: \_\_\_\_\_

Legal description: Lot(s) \_\_\_\_\_, Block \_\_\_\_\_, Plan No. \_\_\_\_\_

OR Portion of \_\_\_\_\_ 1/4 section \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_

Subdivision of \_\_\_\_\_

**Project Type:**

Dwelling:  New Home  RTM or Mobile Home  Addition  Accessory Bldg.  Renovation  Deck

→  Bsmt Development  Garage/attached  Garage/detached & insulated  Garage/detached & not insulated

Commercial  Industrial  Other \_\_\_\_\_

Size of building: \_\_\_\_\_ ft<sup>2</sup>, Length \_\_\_\_\_, Width \_\_\_\_\_, Height \_\_\_\_\_

Estimated value of construction (excluding site): \$ \_\_\_\_\_

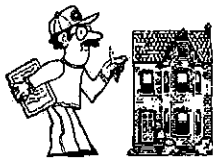
Finished areas: Main \_\_\_\_\_ ft<sup>2</sup> / 2<sup>nd</sup> Storey \_\_\_\_\_ ft<sup>2</sup> / Basement \_\_\_\_\_ ft<sup>2</sup> OR

Fee for building permit: \$ \_\_\_\_\_  Basement not developed

Estimated project completion date: \_\_\_\_\_

**Additional Comments:** \_\_\_\_\_

Date Submitted to PBI: \_\_\_\_\_ Name: \_\_\_\_\_



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 Ph: 306-536-1799 Fax: 306-781-2112  
 E-mail: office@pro-inspections.ca

## Plan Review Checklist

**Home Owners/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.

**New Home, Addition, Attached Garage or RTM** (Check off items below that are being provided to PBI)

REQUIRED for Plan Review	New Home	Addition	Attached Garage	RTM
2 sets of site plans				
2 sets of Structural/Architectural plans				Supplier Inspection Report
2 sets of Engineered foundation design (site specific)				
Loading on concrete telepost pads or piles			N/R	
Wood and/or steel beam sizes				
Geo-Tech report (if applicable)				
<b>Provide As They Become Available</b>				
2 sets of Engineered roof truss design (site specific)				
2 sets of roof truss layout(s) (site specific)				
2 sets of Engineered floor truss design (site specific)			N/R	
2 sets of floor truss layout(s) (site specific)			N/R	
Residential Mechanical Ventilation Design Summary			N/R	
Manufacturer's installation specs for fireplace/woodstove			N/R	

**NOTE: 2 COPIES OF ALL DOCUMENTS AND SPECIFICATION SHEETS ARE REQUIRED**

- Detached Garage Specifications sheet**
- Structural Engineer foundation design (unless slab)
  - Site plan

- Deck Specifications sheet**
- Sketch of deck
  - Site plan

- Basement Development Specifications sheet**
- Sketch of basement development
  - Fireplace manufacturer's installation specs ← (if applicable) →

- Renovation Specifications sheet**
- Sketch of floor plan
  - Fireplace manufacturer's installation specs

**Home Owner/Builder**

Name: \_\_\_\_\_  
 Email: \_\_\_\_\_

Phone # \_\_\_\_\_  
 Fax # \_\_\_\_\_

**Construction Site**

Address: \_\_\_\_\_  
 Municipality: \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_  
 Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 ( Day / Month / Year )

**Deck Specifications for:**

Name: \_\_\_\_\_

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

Legal Land Location: \_\_\_\_\_

Phone: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

**Specifications**

**Structure**

Attached:    Or Detached:    and size    x   

Provide the size in ft2 or m2   

**if over 55m2 (592 ft2) or more than 600mm (2') off ground;**

then provide piles (see page 4 of 4)

**Footing pad (Detail "A") size:    x    x    thick**

**& must be reinforced**

Provide distance between beams   

***If deck is attached to a mobile dwelling;***

***then deck foundation to be same as mobile dwelling's foundation***

***Or piles (Detail "B"; page 4 of 4)***

***& must be reinforced***

**Column size:   " x   " (i.e. 3 ply 2" x 6"/steel telepost)**

**Beam:    ply of 2" x**

Span between columns along beam:   

**Joists: 2" x 6", 8", 10" or 12" @   " spacing**

Attach joist to the ledger board with joist hangers; if attached

Distance between supports (i.e. ledger board to beam)   

Provide joist cantilever length past beam   

**Decking material is    x    (i.e. radius/plywood/2" x 6")(if composite; then joists to be 16" o.c.)**

**Dimensional lumber/treated (i.e. 2" x 8") or other**

Permit # \_\_\_\_\_

Town/Village/RM of \_\_\_\_\_

Date: \_\_\_\_\_



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**Safety**

Height from ground: \_\_\_\_\_

Clearance from deck to overhead wires: \_\_\_\_\_

For height of deck guardrail & stair handrail

see pages 2 & 3.

**Roof: No    Yes   , (If "yes" then piles are required for support and plans to be Engineer stamped & site specific.)**

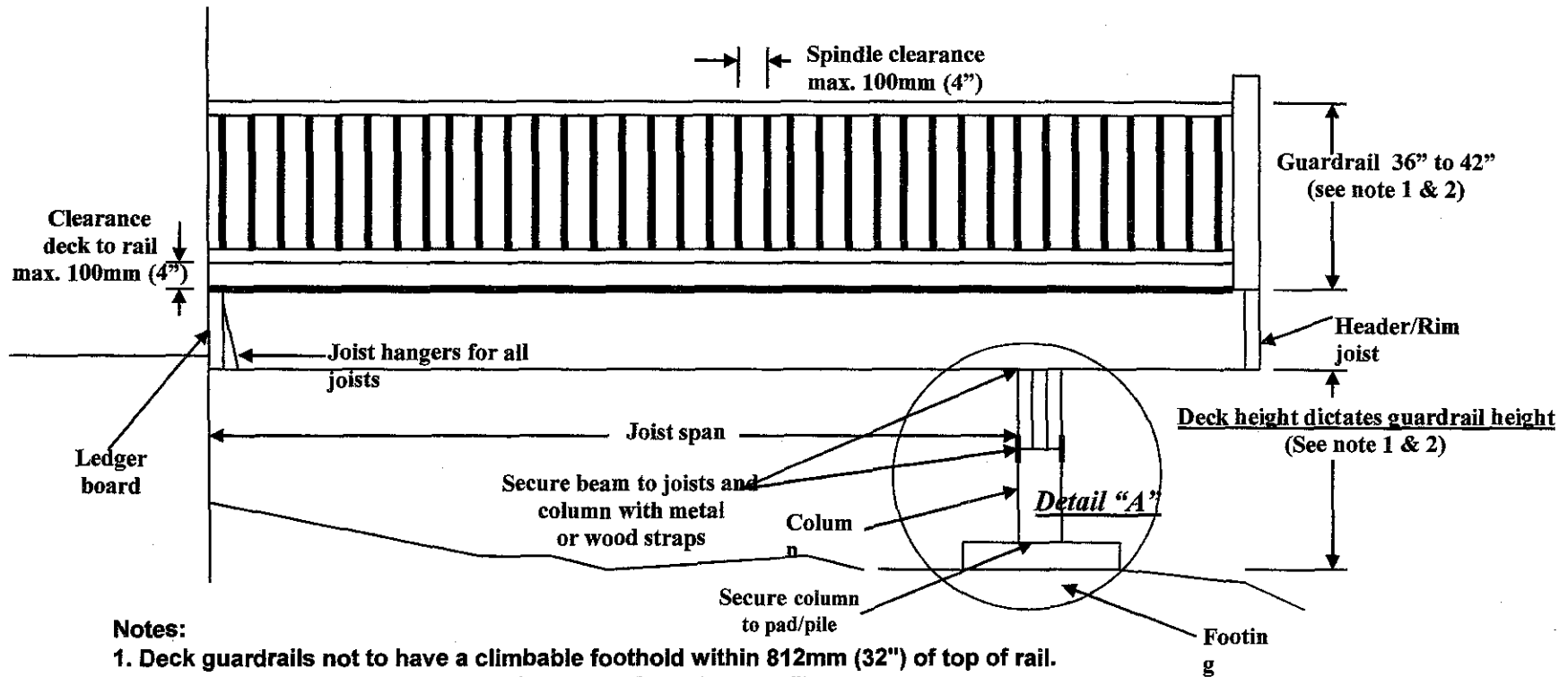
**Engineered trusses: (If yes    manufactured by -**

***If no, then* rafter & joist size   " x   "**

Spaced    apart with a    overhang

Thickness/type of sheathing: \_\_\_\_\_

Type of shingles: \_\_\_\_\_

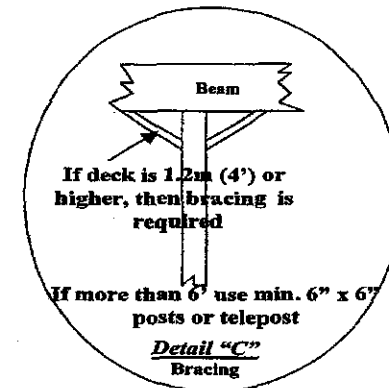


**Notes:**

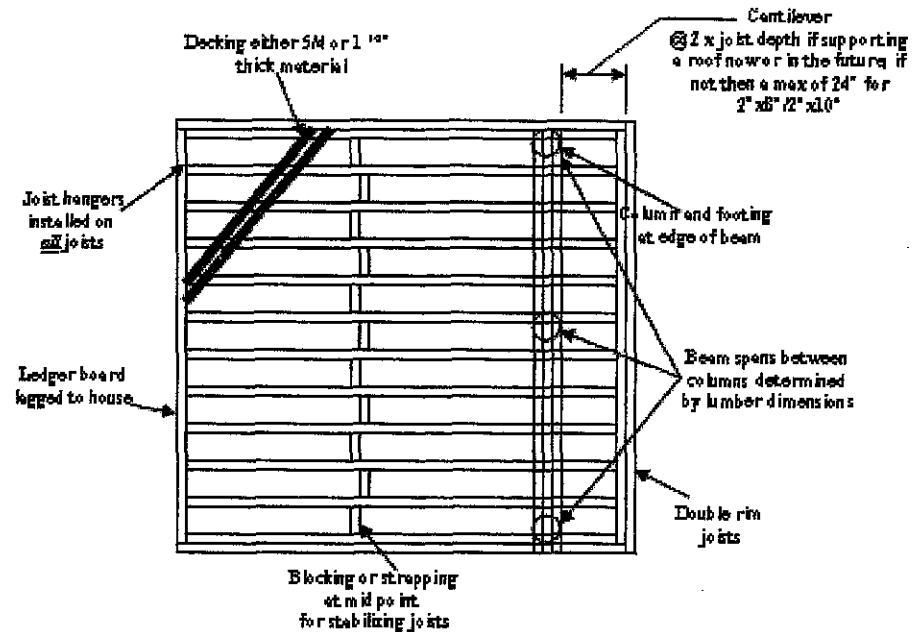
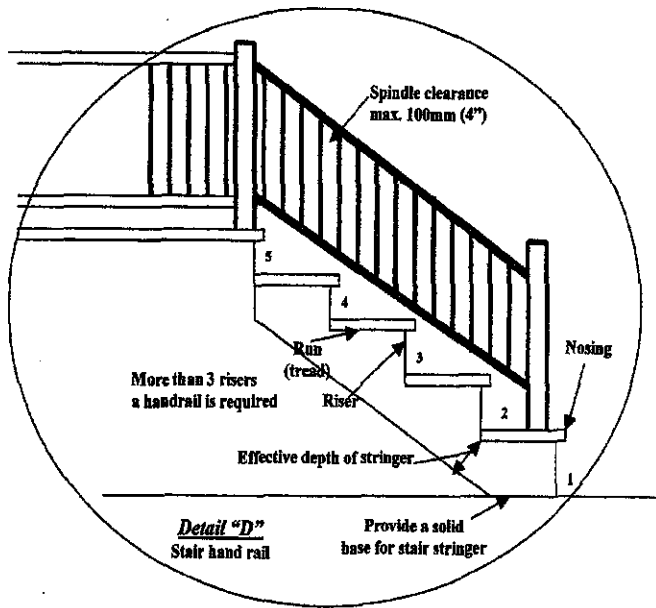
1. Deck guardrails not to have a climbable foothold within 812mm (32") of top of rail.
2. Deck guardrail height - above deck surface @ 1070mm (42"), if deck surface is over 1.8m (6'). If deck surface is between 610mm (24") and 1.8m (6'), then the guardrail is 914mm (36").
3. Foundation is required if the deck is: (2005 NBC 9.12.2.2(7))

- |                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| * May require        | * a. more than one storey.                                                    |
| Eng. Stamp &         | b. more than 55m <sup>2</sup> (592 ft <sup>2</sup> ) in size.                 |
| site specific or see | c. more than 600mm (24") from the underside of joists to the finished ground. |
| page 4 of 4          | * d. supporting a roof.                                                       |
|                      | * e. attached to another building structure (i.e. a house)                    |

4. Beam splice or joints should be over a column, (not more than 1/2 of the splices over one column)
5. The cantilever of 2" x 10" joists is a maximum of 24".



## Typical Stairs and Plan View



### Notes:

1. Stair handrails - 800mm (31.5") min. and 965mm (38") max. above stair nosing (Detail "D").  
Two handrails required for stairs or ramps over 1100mm (3' 7 5/16").
2. Stringer min. effective depth (Detail "D") - 90mm (3 1/2") and thickness 38mm (1 1/2") and stringer to be spaced not more than 900mm (3') o.c. for stairs not serving more than one dwelling unit and 600mm (2') o.c. in other stairs.
3. Tread/run (Detail "D") thickness 38mm (1 1/2") min. if stringers are more than 750mm (30") on center.
4. Tread width 900mm (36") o.c.
5. Min/max dimensions for Rise is 125mm (4 7/8") - 200mm (7 7/8"); Run is 210mm (8 1/4") - 355mm (14").
6. Guards are required if: (2005 NBC 9.8.7.1(1))
  - a. there is a difference in elevation of more than 600mm (24") between the walking surface and the deck surface or 3 risers.
  - b. the adjacent surface within 1.2m (4') of the walking surface has a slope of more than 1 in 12 (meaning a ratio of 1' out and 2' down).



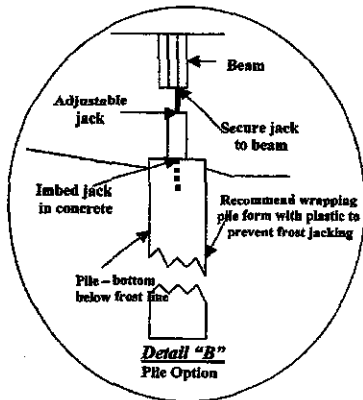
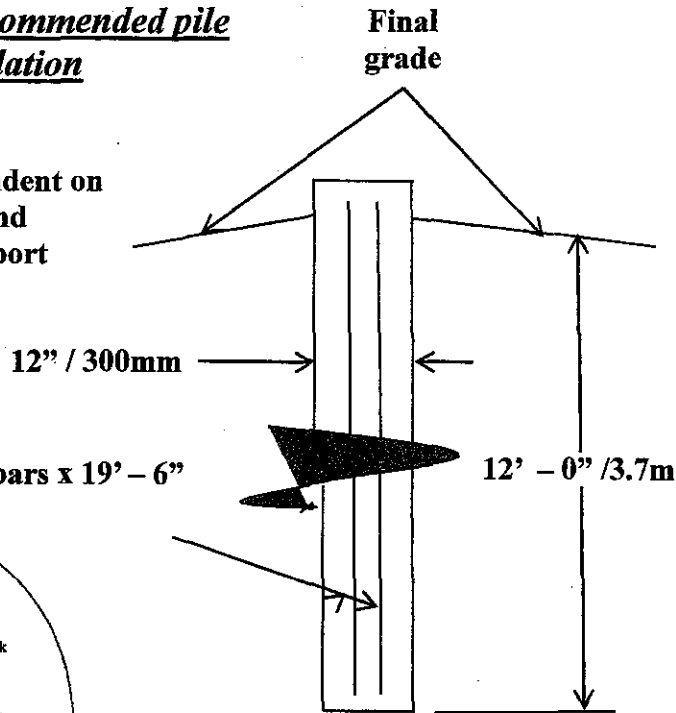
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## Recommended Pile Foundation (Detail B)

From page 2 of 3 it indicates a Engineer's stamp & site specific may require or do the following recommended pile foundation

**Note:**

Pile spacing dependent on beam size and required support



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## Site Plan Required

- Provide lot dimensions, deck location with set backs from property line, existing buildings.
- Sketch of deck showing dimensions & location/direction of joists, beams & stairs

