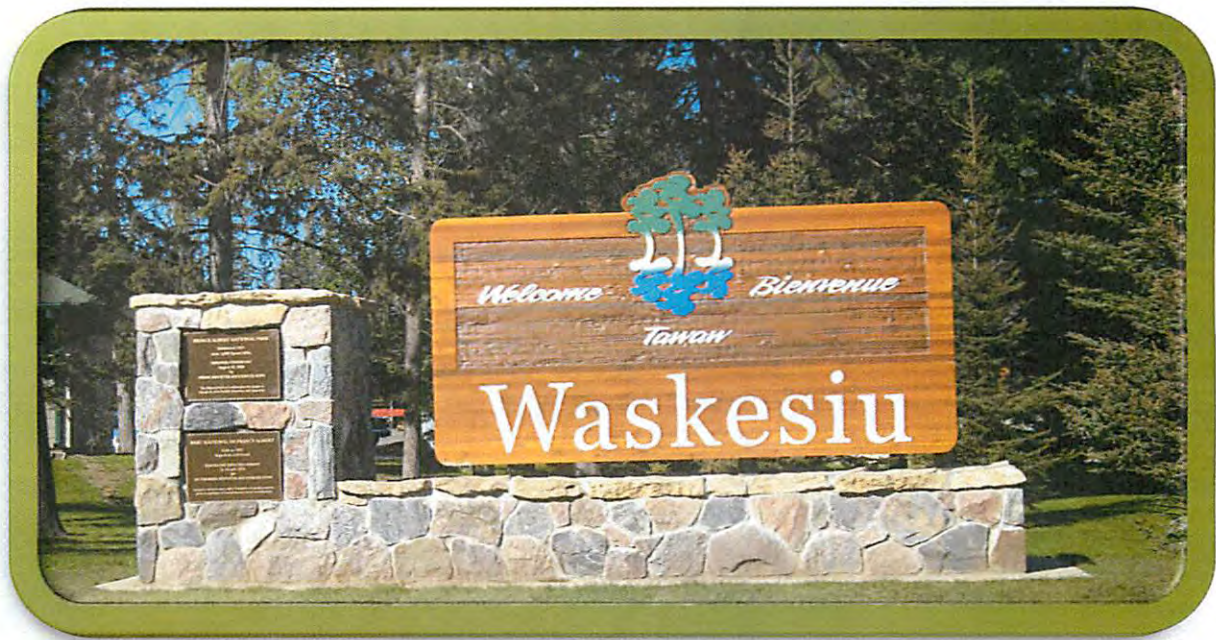




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Prince Albert National Park of Canada

# Cabin Development Guidelines 2013



**Waskesiu Townsite**



**Prince Albert National Park Contact Information:**

**Mailing Address:**

Prince Albert National Park  
Box 100  
Waskesiu Lake, Saskatchewan  
S0J 2Y0

**Townsite Office:**

Telephone: (306) 663-4520 Townsite Clerk  
(306) 663-4518 Realty Officer  
(306) 663-4519 Townsite Manager

Fax: (306) 663-5424

## Prince Albert National Park Cabin Development Guidelines 2013

Recommended for approval by:

Rob Phillips, President  
The Waskeiu Seasonal Residents Association, Inc.

  
\_\_\_\_\_

Date: 20 DEC 13

Recommended for approval by:

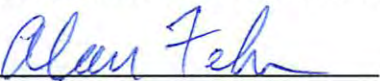
Brian Morgan, Chair  
Waskeiu Community Council

  
\_\_\_\_\_

Date: 20 Dec. 2013

Approved by:

Alan Fehr, Superintendent  
Prince Albert National Park of Canada

  
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Date: December 31, 2013

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## 1. Introduction and General Overview

This document is an amended and restated version of the Prince Albert National Park Cabin Development Guidelines. It replaces all previous versions including the 2008 Prince Albert National Park Cabin Development Guidelines.

Other relevant documents that will be of use to leaseholders and developers are:

- *The Waskesiu Community Plan;*
- *Prince Albert National Park Facility Appearance Guidelines;*
- *Prince Albert National Park Building Moving Directive;*
- *Prince Albert National Park Yard Waste Directive;*
- *The National Building Code of Canada;*
- *The National Parks Lease and Licence of Occupation Regulations;*
- *Canadian Standards Association Propane Storage and Handling Code;*
- *Prince Albert National Park Snow Removal and Winter Road Maintenance Protocol; and*
- *Canada National Parks Act.*

This document is intended to detail the procedures to apply for a permit to develop a cabin lot, to build or modify a cabin, deck or shed; to outline the design criteria to be used when preparing plans for approval; and to provide procedural requirements for issuance of a lease to new owners of a cabin at the time of sale or transfer.

This document provides guidelines for future cabin development and suggests means for implementing them so that the leaseholder and Prince Albert National Park (the "Park"), as represented by Parks Canada Agency (Parks Canada), can assess the degree of conformity that will be obtained when the development has been completed.

The Superintendent or his/her representatives shall answer such relevant questions as may be reasonable with respect to this document (these Guidelines) when requested to do so, but shall refrain from assisting in the laying out of any work or from acting in the capacity of an engineering or architectural consultant.

## 2. The National Building Code of Canada

Any reference to the National Building Code of Canada (NBC) shall be interpreted to mean the most current NBC, as amended from time to time and in effect, and the supplements thereto, that are published by the National Research Council of Canada.

The NBC establishes national minimum standards primarily for health and safety. If there are any omissions in these Guidelines, the NBC will be the guiding document. It is acknowledged by Parks Canada that the NBC allows for achievement of compliance through the use of alternative solutions that will achieve at least the minimum level of performance required by the NBC, as defined by the objectives and functional statements for each section of the NBC.

It is also acknowledged that building regulations in a national park may exceed the minimum standards of the NBC in response to requirements of the Park.

In addition to the NBC standard, it is necessary to establish specific requirements relating to building aesthetics within the context of the Waskesiu community, and to establish a standard of workmanship. The *Canada National Parks Act* requires the Superintendent to utilize input from both public consultation and Parks Canada building professionals in defining regulations governing construction in a national park. Parks Canada, in administering construction within the Waskesiu Townsite, as per the *Canada National Parks Act*, is required to carefully consider issues relating to fire prevention, fire fighting, protection of property, and the protection of the public.

### **3. Contractor Responsibilities**

The responsibility is on the contractor to build according to the plans which have been affixed with the professional seal of a structural engineer or architect currently licensed to practice in the Province of Saskatchewan and that also has Parks Canada's approval stamp. Parks Canada's approval stamp states: *"This approval is for ascertaining conformance with the design concept and for general arrangement only, and shall not relieve the developer, consultant and contractor of their responsibility for detailed design and construction or for errors or omissions in the working drawings. The developer is responsible for conformation and correlation of dimensions at job site and for meeting all requirements of the Park Superintendent"*.

### **4. Revisions to these Guidelines**

Revisions to these Guidelines will be made following, and based upon input derived from, a joint review by Parks Canada, The Waskesiu Seasonal Residents Association Inc. and the Waskesiu Community Council. Any of such parties may request a review of all or any part of these Guidelines. Upon receipt of such a request, in writing, all three parties have agreed to meet and initiate the review within ninety (90) days of such request.

To ensure that these Guidelines remain both relevant and clear, these Guidelines shall be automatically reviewed by the parties within ninety (90) days following the earliest of the following two dates:

- i) December 31, 2023; and
- ii) the date upon which a new (replacement) edition of the NBC is released by the National Research Council of Canada.

If, prior to the release of a new (replacement) edition of the NBC, any future amendments to the NBC have, or appear to have, a significant impact on the health and/or safety standards applicable to cabins and/or cabin development in the Waskesiu Townsite, representatives of Parks Canada, The Waskesiu Seasonal Residents Association Inc. and the Waskesiu Community Council will meet to review these Guidelines and to determine whether amendments to these



Guidelines (or use of alternative solutions in accordance with the revised NBC) should be considered and/or implemented.

## 5. Permit Requirements

All appropriate permits must be obtained from the Park's Townsite office prior to any construction commencing in the cabin area.

All development and building permit applications should be submitted by mail to:

**Townsite Development Officer  
Prince Albert National Park  
Box 100  
Waskesiu Lake, Saskatchewan S0J 2Y0**

or delivered to the Townsite Office located in the Visitor Centre Monday to Friday 8:00 am to 12:00 pm and 12:30 pm to 4:00 pm.

## 6. Permit Process

### A. New Cabins, Cabin Additions, Deck, Shed and New Foundation Construction

Leaseholders intending on constructing new cabins, cabin additions, decks, sheds and new foundations will be required to obtain permits and provide reports as noted below:

#### a) Development Permit

In order to receive a development permit the following information must be submitted by the leaseholder:

- Development Permit Application (Appendix B)
- One set of draft structural drawings
- One copy of the proposed site plan
- Cost estimate of all materials and labour
- \$50.00 development permit fee.

#### b) Building Permit

Upon review and approval of the development permit, the leaseholder will submit to the Park's Townsite staff:

- Building Permit Application (Appendix C)

- Two copies of Construction Drawings (See 6.A.b.i.) stamped by a structural engineer or architect currently licensed in the Province of Saskatchewan
- Two copies of the proposed site plan
- Completed and signed Model Class Screening Form for environmental assessment
- Fireplace and chimney specifications (if applicable)
- Colour samples for siding, shingles and trim
- Payment of \$5.00 per \$1,000.00 of total project cost
- Plans must reflect and construction must follow the current NBC, the *National Fire Code*, the *National Plumbing Code*, the *Canadian Electrical Code*, the *Canada National Parks Act* and these Guidelines.

#### **i. Construction Drawings**

Construction drawings must include the following information:

- Site Plan - drawn to scale with the North arrow identified, cabin address, street name, size of lot, size and location of existing buildings, if applicable, size and location of proposed building, shed or deck in relation to property lines, vegetation to be removed and planted, setbacks and parking.
- Structural Plans - size, material and location of all columns, beams, joists, headers, load-bearing walls, studs, rafters, trusses, masonry walls and related structural details.
- Site Preparation Plan – details as to the type and how much fill will be placed on the lot.
- Foundation Plan - showing size and location of beams and supports. The stamp of a structural engineer or architect, currently licensed to practice in the Province of Saskatchewan, is required on the foundation plans.
- Floor Plan - size and location of the interior and exterior walls, exits, fire separations, doors (including door swings), stairs, windows, electrical and plumbing, chimney/fireplace location indicating clearance to combustibles and built-in furnishings.
- Elevations - view of all sides of the building, height of finished grade, exterior finishing materials (samples included), size and location of doors, windows and location of chimneys.

- Cross-sections and details – cut-through views of the building listing all structural and finishing material, vertical dimensions, stair dimensions and handrails, height of finished grade, wind, water and vapour protection and insulation.
- Note: Cabins and sheds shall be constructed with a minimum 50 mm x 100 mm (2" x 4") framed walls.

**NOTE:**

**The stamp of a structural engineer or architect, currently licensed to practice in the Province of Saskatchewan, is required on all structural elements of the cabin plans. A structural engineer or architect's stamp is not required on the site, deck or shed plan.**

**c) Inspection Reports**

Once the building permit has been approved and construction/modification has commenced, the following reports, permits and inspections will be required. The leaseholder and/or contractor are responsible for submitting inspection reports at the specified construction stage(s):

- A Setback and Site Preparation Verification Report** is required before cabin construction or cabin placement commences. This inspection is conducted by the Park's Townsite staff to confirm that all setbacks are met and that site preparation and fill levels are in accordance with approved plans. Townsite staff will locate the property pins for the lot. It is the responsibility of the leaseholder to mark the property lines prior to this inspection using string lines. The amount and type of fill used must be specified on submitted plans. Please call the Park's Townsite office to make arrangements for this inspection. A copy of the approved setback verification report will be provided to the leaseholder.
- A Framing Inspection Report** must be submitted when the building framing is complete and plumbing and electrical are roughed in. There should be no drywall installed prior to this inspection. This inspection is conducted by a building inspector who is licensed with the Province of Saskatchewan and Prince Albert National Park.
- A Final Building Inspection Report** must be submitted once the cabin is on site and the shed and deck are in place (i.e. the project is completed). This inspection is conducted by a building inspector

who is licensed with the Province of Saskatchewan and Prince Albert National Park. A copy of the final inspection report shall be signed by the licensed building inspector before submission to the Park's Townsite office.

- **A Site Inspection Report** will be conducted once all inspections and reports are received and the entire development project is complete. This inspection is conducted by the Park's Townsite staff to confirm that the finished project is compliant with the approved site plan and conforms to the then current version of these Guidelines. A copy of the site inspection report will be provided to the leaseholder.

**NOTE:** Sewer Connections from the cabin to the sanitary sewer main must be inspected by Parks Canada prior to backfilling. Please contact Park staff at (306) 663-4560 or (306) 960-9385 to arrange a time for this inspection. Alternatively, a journeyman plumber or structural engineer may sign off stating that all connections have been made according to the requirements of these Guidelines.

## **B. Relocating an Existing Cabin or Shed Within the Cabin Area**

Leaseholders intending on relocating a cabins or sheds will be required to obtain permits and provide reports as noted below:

### **a) Building Inspection Report**

If a leaseholder wishes to relocate a cabin from one lot to another lot within the cabin area, that cabin must first be inspected by a building official, licensed in the Province of Saskatchewan and by the Park, prior to moving the cabin. Sheds are not required to be inspected by a building official.

Some aspects of the building inspection report include, but are not limited to:

#### **Safety:**

- Structural integrity of the cabin.
- *Note: 50 mm x 50 mm (2" x 2")* framed cabins and sheds are not allowed to be relocated within the cabin area.
- Fire safety items such as smoke alarms, fire extinguishers, fireplaces, wood stoves and chimneys.

- Other safety items such as railings or stairs.

Aesthetics:

- Exterior building condition, condition of the deck(s) and shed.

Site Plan Requirements:

- Parking must comply with the “parking stall” requirements of these Guidelines.
- All setbacks must be met.
- Tree removal is to be addressed, if required, on the site plan.
- Decks must comply with the Sidewalks and Deck section of these Guidelines (Section 15).

**b) Development Permit**

In order to receive a development permit for cabin or shed relocation the following information must be submitted by the leaseholder:

- Development permit application (Appendix B).
- Building inspection report by a licensed building inspector.
- Site plan for the new lot layout to the Park's Townsite office for approval.
- Cost estimate including all materials and labour.
- \$50.00 development permit fee.

Until December 31, 2025, existing cabins (cabins already located within the cabin area) may be relocated to another lot within the cabin area without such existing cabin having to be updated to then current NBC standards. From January 1, 2026, and forward existing cabins that are relocated to another lot within the cabin area must meet, or be renovated and updated to meet, then current NBC standards for spatial separation, glazed openings, limiting distance and construction of exposing building face.

**c) Building Permit**

Upon review and approval of the Development Permit, the leaseholder will submit the following:

- Building Permit Application (Appendix C)
- Two copies of proposed site plan
- Two copies of construction drawings if an addition is being proposed (See 6.A.b.i.)



- Completed and signed model class screening form for environmental assessment
- Payment of \$5.00 per \$1,000.00 of total project cost
- Water and sewer connection permit
- Plans must reflect and construction must follow the current NBC, the *National Fire Code*, the *National Plumbing Code*, the *Canadian Electrical Code*, the *National Parks Act* and these Guidelines
- Site Preparation Plan – details as to the type of fill, and how much fill, will be placed on the lot.

#### d) Inspection Reports

- A **Setback and Site Preparation Verification Report** is required before cabin placement commences. This inspection is conducted by the Park's Townsite staff to confirm that all setbacks are met and that site preparation and fill levels are in accordance with approved plans. Townsite staff will locate the property pins for the lot. It is the responsibility of the leaseholder to mark the property lines prior to this inspection using string lines. Please call the Park's Townsite office to make arrangements for this report. A copy of the approved setback verification report will be provided to the leaseholder.
- A **Site Inspection Report** shall be conducted once all documentation is received and the entire development project is complete. This inspection is conducted by the Park's Townsite staff to confirm that the finished project is compliant with the approved site plan, and conforms to these Guidelines. A copy of the approved site inspection report will be provided to the leaseholder.

### 7. Building Moving Directive

The *Prince Albert National Park Building Moving Directive (2010)*, or as amended from time to time, provides direction when moving private buildings within Prince Albert National Park and applies to all private buildings which will be moved in, out and within the Park.

The *Prince Albert National Park Building Moving Directive* states that for the cabin area in the Townsite of Waskesiu, buildings larger than 5.57 m<sup>2</sup> (60 ft<sup>2</sup>) can be moved in, out and within the Park between December 1 to March 31 in any given year.

Should snow removal be required, it will be at the leaseholder's expense as per the Prince Albert National Park Snow Removal and Winter Road Maintenance Protocol. **The Park requires two weeks (14 days) notice to accommodate snow removal requests.**

Other building moving restrictions may apply. Please contact the Park Townsite office to obtain a copy of the *Prince Albert National Park Building Moving Directive*.

#### **8. Painting, Siding or Shingle Replacement**

If a leaseholder is re-siding, staining or painting their cabin in a colour different from that which was approved in the original building permit for the cabin, the new materials and colour must first be approved by the Park's Townsite office.

#### **9. Building Permit Term Length**

Building permits for all projects are valid for one year from the date of issue. If the project is not completed within one year, the leaseholder may apply for a one-year extension at no cost. Prince Albert National Park reserves the right to charge the original building permit fee again for developments requiring permit extensions beyond the two-year timeframe.

#### **10. Development without a Permit (Illegal Development)**

All development within a national park requires a valid building permit issued by the Park. Any new development, new construction, reconstruction, or structural repair undertaken without a building permit is considered an illegal development. Illegal developments will be required to be removed, or be made to meet the requirements of these Guidelines. No development applications will be considered until the illegal development is removed or corrected. Further, no administrative changes to a cabin lease (including but not limited to assignments of lease, lease surrenders, mortgages) will be considered or processed by Parks Canada until all illegal developments in relation to the cabin or the cabin site have been removed or corrected.

For clarity, routine maintenance and repairs of previously approved (i.e. by Parks Canada) developments do not require a development or building permit. Colour changes to cabin/shed siding, cabin/shed trim and to shingles are required to be submitted for approval by the Townsite office (Section 17.b).

## 11. Area Guidelines

### A. Lot Sizes

Lots in the cabin area are limited to two existing sizes as follows:

- i) Bluebird to Heron – 9.14 m (30.0') x 15.24 m (50.0')
- ii) Heron to Pelican – 12.19 m (40.0') x 15.24 m (50.0')

### B. Property Pins

- All cabin lots are marked by 4 property pins. The Park's Townsite staff will locate property pins. New and existing developments must enable the Park's Townsite staff to locate property pins. Please refrain from covering property pins with items including, but not limited to, retaining walls, rocks, dividers and borders. It is illegal to remove or tamper with property pins.
- The Park's Townsite staff will locate lot property pins as part of the setback verification report for development purposes.

### C. Front Yard

- A front yard setback shall be provided of not less than 2.43 m (8.0') in depth by the full width of the lot to provide a landscape area.
- No cabin, deck, shed, cantilever, satellite dishes, air conditioners, storage units or unapproved development or construction shall be permitted within the front yard setback.
- The following items are permitted to encroach into the front yard setback:
  - i) bay windows that meet the bay window requirements of this document;
  - ii) roof overhangs of not more than 0.60 m (2.0'); and
  - iii) steps or landings to cabin entrance doors to a maximum size of 1.21 m x 1.21 m (4.0' x 4.0').

### D. Side Yard

- For 9.14 m wide lots (30.0') a setback of not less than 0.91 m (3.0') shall be provided from the side property lines.
- For 12.19 m wide lots (40.0') a setback of not less than 0.91 m (3.0') shall be provided from the side property lines.
- No cabin, cantilever, deck, shed, steps, plastic storage units or other unapproved development or construction, other than roof overhangs to a maximum of 150 mm (6") is permitted in the side yard setback.
- Satellite dishes may project into the required side yard setback.
- Ground unit air conditioners, sidewalks and wheelchair ramps are not

permitted in the side yard setback.

- Footings or pads may project into the side yard to a maximum of 0.46 m (1' 6").

#### E. Rear Yard

- A rear yard setback shall be provided of no less than 2.43 m (4.0') for cabins.
- A rear yard setback of no less than 300 mm (1.0') shall be provided for decks, sheds, stairs or other construction.

#### F. Parking Stalls

- No less than two parking stalls per site at 2.74 m (9.0') wide x 6.09 m (20.0') long are mandatory. All development proposals must clearly identify how they will meet the requirement for two parking stalls.
- Parking stalls are not permitted in the front yard setback.
  - Exception: The Superintendent may permit a portion of the driveway in the front yard setback (to a maximum of 0.91 m (3.0')) to save existing trees at the rear of the lot.
- Under no circumstance is natural vegetation in green space areas to be removed or disturbed for parking outside cabin lots.
- No vehicle access from the rear right of way (service easement) is permitted.
- Parking stall finishes may be gravel, shale, grass, or interlocking bricks. Unacceptable materials for parking stalls include poured concrete, asphalt, or any other non-porous material or brightly coloured finish products.
- If the developer chooses to use interlocking bricks as a parking stall material, the area covered shall either be: 2.74 m x 6.09 m (9' x 20') or 2.74 m x 12.19 m (9' x 40').
- A base filter fabric is allowed to be used underneath approved porous driveway finishes.
- Designated parking stalls must be finished in such a way as to permit vehicle access to the entire area. The entire parking surface must be at **one level**, with no tiers, and be free from obstructions that would impede the passage of vehicles.
- Where neighbouring cabin parking stalls are adjacent to one another, no obstruction between these parking areas will be permitted.
- Tent-style or portable garages and/or vehicle shelters are not permitted.

## 12. Site Coverage

New cabin development or additions to existing cabins will require compliance with the area requirements set out in the Site Coverage Area Requirements in Table 1.

Site coverage is the sum of the square footage of the cabin, deck and shed. The allowable

square footage of the deck is dependent upon the combined square footage of the cabin and shed. In all cases all setback requirements and parking stall requirements must be met.

The remainder of the lot area will be used for providing the required parking stalls and landscaping.

**A. Table 1. Site Coverage Area Requirements for the Waskesiu Cabin Area**

<b>30 Foot Lots (9.14 m) (Bluebird to Heron)</b>	
Cabin size Cabin size must fall within this range	35.67 m <sup>2</sup> (384 ft <sup>2</sup> ) - 40.32 m <sup>2</sup> (434 ft <sup>2</sup> )
Shed size range <sup>1*</sup>	3.72-5.57 m <sup>2</sup> (40-60 ft <sup>2</sup> )
Deck size	Decks may be built out to the maximum size possible provided all setback and parking requirements are met.
<b>Maximum Total Site Coverage</b>	<b>45.89 m<sup>2</sup> + deck (494 ft<sup>2</sup> + deck)</b>
<b>40 Foot Lots (12.19 m) (Heron to Pelican)</b>	
Cabin size Cabin size must fall within this range	35.67 m <sup>2</sup> (384 ft <sup>2</sup> ) - 40.32 m <sup>2</sup> (434 ft <sup>2</sup> )
Shed size range <sup>1*</sup>	3.72-5.57 m <sup>2</sup> (40-60 ft <sup>2</sup> )
Deck size <sup>2*</sup>	Maximum 21.0 m <sup>2</sup> (326 ft <sup>2</sup> )
<b>Maximum Total Site Coverage</b>	<b>60.39 m<sup>2</sup> (750 ft<sup>2</sup>)</b>

<sup>1\*</sup>Sheds are mandatory in the cabin area. The shed may fall within range, but maximum site coverage parameters shall not be exceeded.

<sup>2\*</sup>Allowable Deck Size = Maximum Total Site Coverage – [cabin square footage + shed square footage]. Maximum total site coverage and setback requirements must also be met.

### 13. Site Preparation

Clean fill material (soil) and gravel may be used to prepare the cabin lot. When building up the site to prepare for the placement of your cabin, any change to the site:

- Must not negatively affect neighbouring properties in terms of building heights;
- Must not negatively affect neighbouring properties due to runoff/drainage patterns; and



- Must not negatively interfere with neighbouring parking stall use.

## 14. Cabin Construction Information

### A. Main Floor Area

- New cabin developments will be required to develop the ground floor to a maximum area between 35.67 m<sup>2</sup> (384 ft<sup>2</sup>) to 40.31 m<sup>2</sup> (434 ft<sup>2</sup>). The plans will clearly indicate the washroom location within the cabin.
- Any additions to existing cabins will require the washroom to be located inside the cabin if the washroom is presently in the shed.
- The main floor area must be within a single structure. The dimensions for calculating gross main floor area shall be from the outside face of studs to outside face of studs.

### B. Main Floor Height

- The maximum main floor height shall be 0.79 m (2'6") from the lowest existing grade level to the top of the floor joist at:
  - i) either corner of the front elevation where the lot slopes from side to side; or
  - ii) the midpoint of either side elevation of cabin length where the lot slopes from front to back.

### C. Cabin and Exterior Wall Height

- Maximum cabin height shall not exceed 4.87 m (16.0') from the top of the main floor joists to the top of the roof sheathing.
- The wall facing the street must be a single storey 2.43 m (8.0') on which the roof rests. In the case of a front gable end roof, the outside corners of the gable must converge to a 2.43 m (8.0') wall height. In the case of a partial front gable, the slope of the roof line shall project to a 2.43 m (8.0') wall height.
- The Park's requirement for maximum 4.87 m (16.0') building height may make it difficult for leaseholders to achieve compliance with the NBC requirements for ceiling and door heights, depending on the proposed second floor layout of the cabin. Leaseholders may submit an Application for Variance (see Appendix A) to have floor layouts that do not meet the NBC ceiling and door height requirements considered for approval by the Superintendent.

#### **D. Bay Windows**

- Bay windows will not be included in floor area calculations provided they are a minimum of 0.48 m (1'6") from the floor and project no more than 300 mm (1') from outside face of wall to outside face of window frame.
- Bay windows cannot compromise side yard setbacks or project into parking stalls.

#### **E. Roof Profiles**

- Roof profiles shall respect the intent of a full gable design.
- Broken gable roof design is acceptable.
- Roof overhangs shall be a maximum of 0.60 m (2.0'). For the cantilevered portion of the roof, the maximum roof overhang is 150 mm (6").
- Gable dormers (roof pitch minimum of 3/12 will be permitted on the rear 72% of the building provided that the overall appearance of the structure from the principal view from the street exposes an articulated pitch with fascia board, eave or roof line at 2.43 m (8.0') or equivalent architectural design.

#### **F. Roof Profiles for Additions**

- The addition must match the existing roof profile in style and slope.
- Low slope roofs will not be allowed on the front of the cabin.
- Dormer, gable end or hip roof matching the existing style is acceptable.
- Shed styled roofs will be allowed if they match and continue the slope of the existing roof and are not gable end.
- Eaves must match the existing eaves, fascia and trim board line.

#### **G. Lofts**

- Loft floor area may be 100% of the main floor area.
- A loft may be cantilevered to a maximum of 0.60 m (2.0') on the rear and both sides of the cabin, if it respects all other requirements of these Guidelines.
- For additions or renovations, if any structural changes are made to the loft space, stairs which meet the rise and run requirements of the current NBC must be installed.

#### **H. Interior Wall and Ceiling Finishes**

- Open stud construction is not permitted in cabins; interior wall finishes are required.

## I. Wood Burning or Propane Appliances

- All wood burning and propane appliances and their installations must be CSA-approved and installed in accordance with the manufacturer's CSA approved requirements.
- Chimneys for wood burning appliances shall contain spark arresters. Owners are responsible for maintaining wood burning fixtures, chimneys and appliances in a safe manner.
- Carbon monoxide alarms are required when wood burning and/or propane appliances (including stoves and heaters) are installed.
- Outdoor fireplaces that utilize the full chimney of the cabin that extends the required height above the cabin roof will be allowed.
- A 2.2 kg (5.0 lb) ABC multipurpose fire extinguisher shall be located within the cabin at a location that is readily accessible.

## J. Cabin Skirting

- Skirting shall be installed around the full cabin perimeter except where it adjoins a deck area.
- Skirting shall be of a material that is compatible with the cabin siding.
- Skirting is to be vented.

## K. Foundations

- Permanent foundations are permitted. Applications for a permanent foundation must be approved and stamped by a structural engineer currently licensed to practice in the Province of Saskatchewan.
- Concrete or pressure treated pads are acceptable. These must be capable of carrying the structural loads of the building.
- Full basements are not permitted.
- Maximum height of pony walls or crawl spaces is 762mm (30").

## L. Water

- Water saving fixtures are required for all washroom installations.
- The water box must be installed so that it is at least flush with the outside wall of the cabin.
- The Park recommends that leaseholders disconnect their cabin water supply from the union in the water box when they close their cabin for the winter. The union may break due to frost. The connection on the cabin side of valve is the leaseholder's responsibility to repair.

**The water box/main connection must be readily accessible to Parks Canada staff. For new developments, this criteria will be reviewed during the**

development approval stage and again upon site inspection. For existing water boxes that predate these Guidelines, and which do not meet the criteria set forth herein, the Park will require compliance prior to authorizing any changes to the administration of the lease, site development, or for operational requirements.

#### M. Sewer

- “As built” drawings of sewer and water line locations are required.
- The Park's requirement for sewer pipe is SDR 28 PVC, rubber gasket connections.
- No glued connections are allowed. The wye connection is a 10.16 cm (4”) diameter.

NOTE: Sewer Connections from the cabin to the sanitary sewer main must be inspected by Parks Canada prior to backfilling. Please contact the Park's Townsite office to arrange a time for this inspection. Alternatively, a journeyman plumber or mechanical engineer may sign off stating that all connections have been made according to the requirements of these Guidelines and such report shall be delivered to the Townsite office.

- Sump pumps are permitted for removal of excess surface water from the lot provided it is not discharged into the sanitary sewer system or onto neighboring properties.
- The Park recommends that check valves be installed on the leaseholder's sewer service line as a backup prevention measure.
- All plumbing work must comply with *National Plumbing Code* specifications.

### 15. Sidewalks and Decks

#### A. Sidewalks

- *Sidewalks for cabins* on 9.14 m (30') and 12.19 m (40') lots are permitted provided all setbacks and parking requirements are clearly met.
- One 0.91 m wide (3.0') sidewalk, not to exceed the length of the cabin, may be constructed adjacent to the cabin on the driveway side provided there is a side entrance door on the cabin. This sidewalk will not be considered part of the allowable deck size if it ends at the front or rear of the cabin. Suitable materials for sidewalk include: interlocking bricks, paving stones, connected sidewalk blocks, stepping stones, wooden or composite construction.

## B. Decks

- A range of deck sizes is allowed provided:
  - i) The deck does not exceed the maximum square footage allowed and the total square footage (cabin + deck + shed) does not exceed the total maximum site coverage allowed. (Refer to Site Coverage Area Requirements Table 1.)
  - ii) All setback and parking requirements are met.
- Built in deck benches that are part of the guardrail are permitted. The bench and guardrail must meet NBC requirements for railings.
- Deck areas should be constructed to avoid damage to the root zone of adjacent trees (i.e. to the extent of branch spread of the tree). Avoid excavation, filling, compaction or construction directly within the root zone; cantilevered construction from beyond the root zone to within the branch spread/root zone is acceptable.
- Landings to a maximum of 1.48 m<sup>2</sup> (16.0 ft<sup>2</sup>) at cabin door entrances where there is no deck are not considered part of the allowable deck size. This landing is not intended to be an extension of a deck.
- Steps not exceeding 0.91 m (3.0') width will not be considered part of the allowable deck size. The portion of stairs exceeding this width will be calculated as deck.
- Two sets of 0.91 m (3.0') stairs are allowed per deck and may be constructed together to form one (1) 1.82 m (6.0') step.
- Wheelchair ramps that meet the NBC barrier free requirements will not be considered part of the allowable deck size. Wheelchair ramps will be evaluated on a case-by-case basis. Encroachments may be approved (not in side yard) on a temporary basis. Wheelchair ramps must be removed when no longer required, or upon sale of the cabin.
- The deck need not be built as one area; however, all individual deck areas shall not exceed the maximum gross deck area permitted.
- All decks and guardrails shall comply with current NBC requirements.
- Decks measuring 0.6 m (2.0') above ground level must have guardrails.
- Deck and guardrail material shall be indicated on building plans for approval.
- Deck guardrails are to be a minimum height of 0.91 m (36") and a maximum height of 1.09 m (42").
- Decks shall have no walls, roofs or other means of enclosure, other than guardrails.
- Retractable awnings may be installed, provided they are a manufactured type, CSA-approved and in approved colours only. Awnings may only be installed over a deck area.

## C. Deck Height

- The maximum deck height shall be 0.76 m (2' 6") from the lowest existing



grade level to the top of the main floor joist at midpoint of either side elevation of deck length.

- Deck heights on lots with extreme slopes will be evaluated on an individual basis.

#### **D. Deck Skirting**

- Deck skirting shall be installed around the full deck perimeter.
- Venting of the space is required.

#### **E. Legal Non-Conforming Decks**

- For purposes of these Guidelines, a "legal non-conforming deck" means, in respect of a particular cabin:
  - i. a deck for which a building permit, a development permit, or other formal approval was issued by Parks Canada (Original Permit);
  - ii. such deck was constructed, or renovated, in accordance with such Original Permit; and
  - iii. such deck no longer meets the requirements for decks as set forth in the then current *Cabin Development Guidelines*.
- Legal non-conforming decks in existence on December 1, 2013 will be allowed to remain in place, until the earliest of the following Trigger Dates :
  - i. the date when the existing cabin:
    - a. is damaged or destroyed to the extent of more than 50% of the value of such cabin above its foundation;
    - b. replaced with a new cabin; or
    - c. relocated.
  - ii. the date that an addition is made to the existing cabin;
  - iii. the date that the legal non conforming deck is damaged or destroyed to the extent of more than 50% of the value of the deck above its foundation;
  - iv. December 31, 2025.
- From and after the earliest of the applicable Trigger Dates referred to above:

- i. the leaseholder shall have one year to have the legal non-conforming deck rebuilt, replaced, or altered so as to conform to the then current *Cabin Development Guidelines*; and
  - ii. for greater certainty, the legal non-conforming deck shall not be rebuilt, replaced, altered, or repaired, except in accordance with the then current *Cabin Development Guidelines*.
- For clarity, routine maintenance of a legal non-conforming deck is permitted (including ordinary course, routine repairs to, and the replacement of, top deck boards and deck railings).
- If, prior to a Trigger Date, a legal non-conforming deck requires repairs other than routine maintenance (including any structural repairs and/or material renovations to the deck's joists, foundation and/or its supporting posts), the legal non-conforming deck may be repaired, renovated, and/or rebuilt to the size allowed in the Original Permit, excepting that the deck must be altered so as to comply with the side yard setback (and/or side yard parking) requirements of the then current *Cabin Development Guidelines*.
- The need to enforce setback requirements stems from 1) safety issues (fire spread) 2) from the inconvenience caused to adjacent leaseholders when a deck does not meet minimum setback requirements, and 3) to allow for wildlife movements throughout the cabin area.
- If under these Guidelines a legal non-conforming deck is required to be reduced in size to meet setback requirements, every reasonable effort will be made to ensure that access to and enjoyment of the affected cabin is not restricted. Parks Canada will endeavour to work with the leaseholder(s) and neighbouring leaseholders to reach a satisfactory outcome.
- In the case where a leaseholder disagrees with a legal non-conforming deck development decision by Parks Canada relating to that leaseholder's deck, the Waskesiu Community Council, or a designated committee thereof, will serve as a review board to hear an appeal from the leaseholder in question. The decision of such review board will be final and binding. As part of this appeal process, the Waskesiu Community Council (or a designated committee thereof) may, in addition to hearing from Parks Canada and the leaseholder in question, also elect to hear from other leaseholders (including those leaseholders located adjacent to the leaseholder in question).

## 16. Storage and Washroom Facility Sheds

- It is mandatory that all cabins have a shed.
- Only one shed is permitted per cabin lot.
- Maximum floor area for a shed is 6.32 m<sup>2</sup> (60 ft<sup>2</sup>).
- There is a variation range for shed sizes allowed provided:
  - i) the maximum and minimum square area is met and the total square footage (cabin + deck + shed) does not exceed the total maximum site coverage allowed pursuant to these Guidelines. (Refer to site coverage Table 1.)
  - ii) all variations that fall into an appropriate range must be approved prior to construction.
- Maximum wall dimension is 2.13 m (7.0') from the top of the floor to the top of the wall plate with a minimum 1 to 4 slope for the roof.
- Shed location is flexible in relation to the cabin:
  - i) the shed wall shall be no closer than 1.21 m (4.0') to any cabin wall. In cases where site conditions require the shed to be closer to the cabin wall than 1.21 m (4.0'), the shed must be constructed to provide a minimum 45- minute fire resistance rating for the entire shed;
  - ii) the shed shall not compromise setbacks; and
  - iii) the shed shall not be closer to the street than the rear wall of the cabin.
- Maximum shed floor height shall be equal to or less than the floor height of the cabin or deck where achievable.
- Open stud construction may be used in storage sheds.
- Walls to be a minimum of 5 mm x 102 mm (2" x 4") construction.
- Open stud construction may not be used in sheds housing washrooms or laundry facilities.
- The shed is to be used for storage and/or for an approved washroom/laundry facility.
- The aesthetic appearance of the shed shall match that of the cabin.
- The shed is not to be used for occupancy.

## 17. Acceptable Exterior Finishes and Colours for Cabins and Sheds

### A. Colour

Exterior finishes and roof colours are to be in harmony with the natural surroundings and with adjacent buildings. Generally, earth tone colours should be used. The use of accent (bright) colours for windows, doors and door trim is

acceptable provided they are used in small quantities.

The following guidelines are to be used:

- Consider the effect of your colour scheme on neighbouring buildings.
- Treat wood siding with stains which give a subtle muted colour rather than with paint.
- Use colours sympathetic to the material they protect (e.g. wood stain in soft browns).
- Try to use materials that have natural integral colour. They weather well and last longer with less maintenance.

**Note:** You must submit a sample of materials and colours (paint, siding, shingles) with your permit application.

## B. Materials

- Roof materials - shall be of materials that meet or exceed the requirements of the NBC. Please submit material and colour samples to the Park's Townsite office for approval prior to purchasing or installation.
- Fascia Trim and Soffit - shall be of materials that meet or exceed the requirements of the NBC.
- Siding - shall be of materials that meet or exceed the requirements of the NBC. Please submit material and colour samples to the Park's Townsite office for approval prior to purchasing or installation.
- Stone – acceptable materials include field stone, cultured stone or river rock for accent purposes.
- Windows and Skylights - shall be of materials that meet or exceed the requirements of the NBC.
- Decks and Railings - acceptable materials include wood, engineered composite materials and aluminum and composite railings in approved colours.
- Patios - are interpreted to be “in ground” or “on ground” cover and will be treated as part of the maximum deck area allowed. Interlocking brick loosely bedded in sand may be used. Treated wood construction is acceptable.
- Landscaping Materials - shall be natural materials including lawns, flowerbeds, trees, shrubs, gravel, shale, woodchips. Please note that trees, shrubs, raised flowerbeds may not encroach side yard setbacks or designated parking stalls.
- Unacceptable landscaping materials include paving stones and interlocking bricks.

## 18. Landscape Development

The Park's Townsite office has complete copies of guidelines for landscaping and suggested plant species. Landscaping in a natural park setting is important to:

- assist in integrating the development with the natural setting;
- improve the overall appearance of the development;
- provide appropriate shade and wind protection; and
- provide a natural screen for visual privacy from adjacent properties.

Be aware of invasive plants that have the potential to spread throughout the Park (invasive species) and avoid the use of such plants.

For disposal of yard waste please refer to the *Prince Albert National Park Yard Waste Directive* available at the Park's Townsite office.

The Park staging area is available for the disposal of trees, brush and dirt. It is located on the bypass road connecting Highway 264 with Highway 263. Contact Parks Asset Management Office at (306)-663-4549 or the Townsite Office during business hours to make arrangements to gain access to the staging area.

## 19. Propane Storage Tanks

- Propane tanks are limited to a maximum size of 420 litres. The tank size and location must be identified on your site plan for approval. Tanks must not encroach on parking or setback requirements. Tanks must be installed according to the *Canadian Standards Association Propane Storage and Handling Code*.
- Propane Appliances must be installed according to the Canadian Standards Association "Natural Gas and Propane Installation Code".
- The use of standard 20 lb tanks (i.e. barbecue tanks) are not restricted by these guidelines.

**Note:** Due to vehicle weight restrictions in the cabin area, propane supply trucks will be permitted to access the cabin area from the period of December 1 to March 31. Should snow removal be required, it will be at the leaseholders' expense. **The Park requires 14 days notice to accommodate snow removal requests.**

## 20. Solar Power

- Applications for the use of solar power will be evaluated on a case-by-case basis.
- Net Metering (supplying power back to the grid), rather than storage in batteries, is the preferred installation.
- Wind power is not permitted in the cabin area due to potential noise, aesthetic



and safety issues associated with wind generators and the required towers.

## **21. Miscellaneous Items**

- All cabins shall have the civic address displayed so it is visible from the street. This matter will be reviewed when the Site Inspection is conducted.
- No person shall store, park or use a cabin holiday trailer, motor home, truck camper or tent on a cabin lot.
- Satellite dishes must be located within the boundaries of the lot.
- No open fires or utilization of outdoor wood-burning fire pits are allowed in the cabin area.
- Hot tubs are not permitted in the cabin area.
- No person shall use their cabin parking stalls as a permanent parking area for any type of non-functioning vehicle. Doing so may be deemed a nuisance by the Superintendent and the vehicle would have to be removed from the Park.
- Privacy screens and or fences are not permitted in the cabin area.
- Rainwater must be collected and discharged appropriately, so as not to negatively affect neighbouring properties.

## **22. Model Class Screening Checklist**

As a requirement under the *Canadian Environmental Assessment Act, 2012* an environmental screening must be prepared for all proposed construction on cabin sites that require a national park building permit. This includes: water and sewer connections, new cabin construction, cabin additions, cabin relocation, shed renovation, deck construction or reduction, or driveway construction.

The proponent (leaseholder) is responsible for completing a Model Class Screening Checklist. This checklist will meet the requirements of the *Canadian Environmental Assessment Act*.

Copies of the Model Class Screening Checklist are available at the Park's Townsite office. A building permit will not be issued unless a completed and signed Model Class Screening Checklist for the project has been provided to the Park's Townsite office.

## **23. Assignment of Lease (Sale of a Cabin)**

The procedure for the sale of a cabin is as follows:

- An assignment of lease is required to transfer the lease for the property from the vendor to the purchaser.
- A site inspection by the Park's Townsite staff is required. The sole purpose of the site inspection is to compare the current approved site plan to the actual conditions on site. Any variations from the most recently approved site plan are

required to be rectified prior to the assignment of lease being approved.

- Any deviations from the most recently approved site plan on file with the Park's Townsite office are required to be rectified at the time of sale.

For greater certainty, transfers and sales of cabins (and any related assignments of leases arising therefrom) and changes to lease provisions (including, for example, name changes, mortgages of lease, assignments to joint names or to a surviving joint tenant as a result of death) do not trigger any requirements on the part of the leaseholder to bring the cabin, shed or deck into compliance with the requirements of these Guidelines, save and except for the correction of illegal developments (as defined in Section 5 of these Guidelines).

For changes to leasehold property such as assignment of lease, name changes, mortgages of lease or any other questions concerning lease administration, please contact the Townsite office.

## **24. Acknowledgements**

Parks Canada would like to thank all Waskesiu Community Council members including Brian Morgan, Brent Hamel, Jim Kerby, Randy Kershaw, Bryan Matheson, Janice Mackinnon and Nancy Wood- Archer along with members of the Waskesiu Seasonal Residents Association Inc. namely Sheila Gagne, Gerry Gilchrist and Rob Phillips for their efforts in reviewing and revising these Guidelines. A particular thanks goes to Jim Kerby for taking the time to assist in thoroughly editing and formatting this document.

We would also like to acknowledge the individual contributions of Chris Gates (Buildtech Inspections) and Bob McLeod (Lineworks Planning Service). Parks Canada staff involved in reviewing and revising these Guidelines included Paulette Hodgson, Gregg Rutten, Terrence Schneider, Stephen Suen and Coralee Vaillancourt and Alan Fehr.

## 25. Appendices

Note: All forms are subject to change. Please contact the Townsite office for the most recent version.

### A. Application for -Variance to *National Building Code* Requirements - Room and Door Heights

Section 9.5.3.1 of the *2010 National Building Code of Canada* specifies ceiling and door heights required for dwelling units.

We the owners (or their representative) of the building described below have been asked to build in conformance with the requirements of the current National Building Code of Canada.

*Please Print Clearly:*

Contact Name \_\_\_\_\_ Phone # \_\_\_\_\_

Contact Address \_\_\_\_\_

Building Address \_\_\_\_\_

#### Type of Construction

New Cabin                       Addition to Cabin                       Renovation to Cabin

#### Code Requirements requested to be relaxed (mark with X):

Ceiling Heights

Door Heights

Other (please specify)  \_\_\_\_\_

#### We seek relaxation of the marked (x) items for the following reasons:

Please provide a detailed explanation for each marked item on a separate sheet and attach to this application.

Send the completed application and description of the variance requested to the Prince Albert National Park Townsite Office in Waskesiu at:

Box 100  
Waskesiu, Saskatchewan  
S0J 2Y0

Inquiries can be directed to the Townsite Clerk at (306) 663-4520.

(2013 Version)

**B. Prince Albert National Park of Canada Residential Development Permit Application**

1. Applicant:

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

2. Lessee of Record:  Same as above or,

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

3. Property (Legal Description):

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Registered Plan No.: \_\_\_\_\_

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

4. Site: Frontage: \_\_\_\_\_ m / ft    Depth: \_\_\_\_\_ m / ft    Area: \_\_\_\_\_ m<sup>2</sup> / ft<sup>2</sup>

5. Existing use of land and buildings (include pictures of site to be developed and neighbouring properties):

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6. Proposed use of land and buildings: (attach narrative if more space is required)

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7. Proposed Start Date: \_\_\_\_\_ Proposed Date of Completion: \_\_\_\_\_

(2013 Version)



8. Plans Engineer:

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

9. Contractor

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

10. Attach as part of this application, 2 copies of:

- i. A site development plan(s) for the total site, at a metric scale indicating:
  - a) The location, legal boundaries, dimension and areas of the site complete with a north arrow,
  - b) The location, dimension and total square area of each proposed building, deck, parking area, retaining wall and sidewalk,
  - c) The location of vegetation on site,
  - d) A statement about how development and landscaping plans for the property will effect neighbouring properties and what type of measures will be taken to minimize such impact, and
  - e) Existing services and proposed connections including water supply, sanitary sewage and storm water removal provisions and location of electrical and telephone lines with an indication as to whether they are overhead or underground.
- ii. An Environmental Screening prepared under the authority of the *Canadian Environmental Assessment Act*. The prescribed form for this report is the Waskesiu Class Screening Project Report Form 1-E and it is provided by Prince Albert National Park unless a higher standard of environmental reporting is recommended by environmental protection staff given the nature of the proposed development.
- iii. If the applicant is not the lessee, a statement of the relationship between the applicant and the lessee of record with respect to the development proposal.
- iv. Other information necessary to adequately explain the development.

(2013 Version)

Declaration of the applicant:

I, \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the Province of \_\_\_\_\_

solemnly declare that the above statements contained within this Development Permit 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*.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

(2013 Verison)

**C. Prince Albert National Park of Canada Residential Building Permit Application**

1. Applicant:

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

2. Lessee of Record:  Same as above or,

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

3. Property (Legal Description)

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Registered Plan No.: \_\_\_\_\_

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

4. Site: Frontage: \_\_\_\_\_ m / ft Depth: \_\_\_\_\_ m / ft Area : \_\_\_\_\_ m<sup>2</sup> / ft<sup>2</sup>

5. Proposed use of land and buildings: (attach narrative if more space is required)

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

6. Routine Maintenance  Description of maintenance:

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

7. Approximate total cost of development: \$ \_\_\_\_\_

8. Building permit fee (\$5 per \$1,000): \$ \_\_\_\_\_

9. Design Consultant:

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

(2013 Version)

10. Contractor:

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

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

11. Attach as part of this application, 2 copies of:

- i. preliminary building drawings, in detail, to a metric scale that is sufficient to enable proper construction and inspection, indicating:
  - a) layout plans of each floor;
  - b) all exterior elevations with finished grade lines, door and window types and sizes and a color schedule for all exterior surfaces;
  - c) a section through the exterior wall from roof peak to footings to show overall construction;
  - d) all electrical, structural and mechanical plans and specifications from engineering consultants where such plans or specifications are required;
  - e) specifications of all materials and finishes and a description of the standards of workmanship and the equipment to be used for all building and site development;
  - f) where requested by the Townsite office, a scale model or a series of colored photographs of a model of the proposed development to show building masses and adjacent site development;
  - g) an outline of specifications sufficient to describe the main elements of the proposed development with respect to structure, exterior cladding, other finishes, heating and any other such facets of the development; and
  - h) in the case of proposed developments that will include phased development, a schedule showing dates by which each phase will be commenced and completed.
  
- ii. landscape plan(s), to a metric scale that are will depict and allow for proper construction and inspection of:
  - a) where building(s) will be positioned and how landscaping plans for the property will be shaped to minimize the effect on neighbouring properties. (Examples: building downspout locations, retaining wall locations, driveway shaping, site fill and contouring of same),
  - b) the location, species and height of trees and shrubs to be retained, removed or planted, areas to be planted in ground cover and the type of ground cover to be used.

(2013 Version)

12. Upon receiving notification from Townsite staff that building and landscaping plans are in good order, the applicant will provide two sets of qualified engineer-stamped drawings of all buildings as per the current *National Building Code*.
13. The applicant may request the Townsite office to locate leasehold property pins prior to commencing construction. Such a request will need to be made prior to Thanksgiving Day in October of any given year to allow Townsite staff to complete this task.
14. Other information as requested by the Townsite office necessary to assess the proposed development.

Declaration of the applicant:

I, \_\_\_\_\_ of the \_\_\_\_\_

of \_\_\_\_\_ in the Province of \_\_\_\_\_

solemnly declare that the above statements contained within this Building Permit 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*.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

(2013 Version)



D. Illustration Showing Minimum Setback and Parking Requirements for Cabin Lots. This applies to both 30' (9.14 m) and 40' (12.19 m) lots.

