FORM A to Bylaw No. 489-03

TOWN of ROSETOWN, Saskatchewan

APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to ___√___ construct ___ alter ___ reconstruct a building according to the information below and to the plans and documents attached to this application.

Civic address or location of work _____

Legal description — Lot _____ Block _____ Plan _____

Owner _____ Address _____ Telephone _____

Email: _____

Designer _____ Address _____ Telephone _____

Email: _____

Contractor _____ Address _____ Telephone _____

Nature of work _____

Intended use of building _____

Size of building _____ Length _____ Width _____ Height _____

Number of storeys _____ Fire escapes _____

Number of stairways _____ Width of stairways _____

Number of exits _____ Width of exits _____

Foundation Soil Classification and Type _____

Footings	_____	Material	_____	Size	_____
Foundations	_____	Material	_____	Size	_____
Exterior Walls	_____	Material	_____	Size	_____
Roof	_____	Material	_____	Size	_____
Studs	_____	Material	_____	Spacing	_____
Floor Joists	_____	Material	_____	Spacing	_____
Girders	_____	Material	_____	Spacing	_____
Rafters	_____	Material	_____	Spacing	_____
Chimneys	_____	Number	_____	Size	_____
		Material	_____	Thickness	_____
Heating	_____	Lighting	_____	Plumbing	_____

Estimated value of construction (excluding site) $ _____

Building area (area of largest storey) _____ square metres

Fee for building permit $ _____

I hereby agree to comply with the Building Bylaw of the local authority and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the local authority and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the local authority or its authorized representative.

_____ _____

Date Signature of Owner or Owner's Agent

Bylaw No. 693-14 – The Zoning Bylaw
Appendix "A"
Town of Rosetown
Application for a Development Permit

Application No: _____

1. Applicant:

a) Name: _____

b) Address: _____ **Postal Code:** _____

c) Telephone Number: _____ **Cell phone:** _____
Email: _____

2. Registered Owner: as above ( ), or:

a) Name: _____

b) Address: _____ **Postal Code:** _____

c) Telephone Number: _____ **Cell phone:** _____
Email: _____

3. Property: Legal Description: Lot _____ **Block** _____ **Plan No.** _____
Certificate of Title No: _____ **Date:** _____

4. Parcel Size: Dimensions: _____ **Area:** _____ **(m^2)**

5. Existing Land Use: _____
_____

6. Proposed Land Use / description of Proposed Development:

_____
_____

7. Proposed date of Commencement: _____
Proposed date of Completion: _____

8. Other Information:

_____
_____

9. FOR NEW CONSTRUCTION PROVIDE A DETAILED SITE PLAN, drawn to scale on a separate sheet showing, with labels, the following existing and proposed information:

- a scale and north arrow,
- a legal description of the site,
- mailing address of owner or owner's representative,
- site lines,
- Bylaw site line setbacks,
- front, rear, and side yard requirements,
- site topography and special site conditions (which may require a contour map), including ponds, streams, other drainage runs, culverts, ditches, and any other drainage features,

- the location of any buildings, structures, easements, and dimensioned to the site lines,
- the location and size of trees and other vegetation, especially natural vegetation, street trees, and mature growth,
- proposed on-site and off-site services,
- landscaping and other physical site features,
- a dimensioned layout of parking areas, entrances, and exits,
- abutting roads and streets, including service roads and alleys,
- an outline, to scale, of adjacent buildings on adjoining sites,
- the use of adjacent buildings and any windows overlooking the new proposal,
- fencing or other suitable screening,
- garbage and outdoor storage areas,
- other, as required by the Development Officer or Council to effectively administer this Bylaw.

10. a) Manufactured Homes: C.S.A.Z240 Approval (serial) Number: _____
Manufactured Home date of Manufacture:_____

b) Modular Homes: C.S.A A277 Approval (serial) Number: _____
Modular Home date of Manufacture: _____

11. Declaration of Applicant:

I, _____of the Town / City of _____in the Province of Saskatchewan, do Solemnly declare that the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

I agree to indemnify and hold harmless the Town of Rosetown from and against any claims, demands, liabilities, costs and damages elated to the development undertaken pursuant to this application.

Date: _____ Signature: _____

FOR MUNICIPAL OFFICE USE ONLY:

1. Present Zoning: _____

2. Proposed Use(s): Principal: _____ Accessory: _____

3. Proposed Yards: Front _____ Rear _____Side _____ Side _____
Required Yards: Front _____ Rear _____Side _____Side _____

4. Application Status: Meets Bylaw Requirements: ____ Does Not Meet Bylaw Requirements: _____
Other Regulations/Comments:

Date: _____ Development Officer: _____

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NOTICE OF DECISION FOR A DEVELOPMENT PERMIT

Town of Rosetown
Notice of Decision for a Development Permit or Zoning Bylaw Amendment
Application No: _____

To: _____ _____
(Applicant) (Address)

This is to advise you that your application for a:

____Permitted Use or Form of Development, or

____Discretionary Use or Form of Development, or

____Request for a Zoning Bylaw Amendment

Has Been:

____Approved.

____Approved subject to conditions or Development Standards, as listed in the attached schedule

____Refused for the following reason:

_____
_____
_____

If your application has been approved with or without conditions, this form is considered to be the Development Permit granted pursuant to the Zoning Bylaw.

Right of Appeal

Please be advised that under Section 59 of *The Planning and Development Act, 2007*:
___you may NOT appeal the refusal of your application for a use or form of development that is not permitted within the zoning district of the application.
____you may NOT appeal the refusal of your application for a discretionary use or form of development.
____you may NOT appeal the refusal of your application for an amendment to the zoning Bylaw.
____you MAY APPEAL those standards that you consider excessive in the approval of the discretionary use of form of development, or
____you MAY APPEAL the refusal of your application if you feel that the Development Officer has misapplied the Zoning Bylaws in the issuing of this permit.

Your Appeal must be submitted in writing within 30 days of the date of this notice to:

Secretary, Development Appeals Board
Town of Rosetown
Box 398
Rosetown, Saskatchewan
S0L 2V0

Date: _____ **Development Officer:** _____

Note:
This Permit expires 12 months from the date of issue. A Building Permit is also required for construction of a building.

WATER AND SEWER UTILITY ADMINISTRATION BYLAW
APPENDIX 1

APPLICATION TO CONSTRUCT SERVICE CONNECTION

PROPERTY OWNER:

NAME:_____

MAILING ADDRESS:_____

PHONE:_____

CIVIC ADDRESS:_____

LOT:_____BLOCK:_____PLAN:_____

CONTRACTOR:

NAME:_____

MAILING ADDRESS:_____

PHONE:_____

The undersigned contractor hereby agrees as follows:

1. To construct the service connection in accordance with the attached specifications
2. To provide proof of liability insurance in the amount of $1,000,000 or more.
3. To pay an administration and inspection fee of $50.00.
4. To indemnify and save harmless the Town with respect to any action against the Town resulting from any activity or lack of activity on the part of the contractor.

_____ _____

Date Contractor

For Office use only:

Receipt for Fee #_____

Proof of insurance provided:_____

WATER AND SEWER UTILITY ADMINISTRATION BYLAW
APPENDIX 1

APPLICATION TO CONSTRUCT SERVICE CONNECTION (Continued)

PLAN OF BUILDING SERVICE CONNECTION:

Date of Installation:_____

Water Line Size, Type:_____
Sewer Line Size, Type:_____
Insulation Type & Location (indicate on Plan):_____
Curb Stop Replacement:_____

Inspected by:_____

Comments:

_____

_____

_____

I hereby authorize connection of the above property to the water and sewer system of the Town of Rosetown.

_____ _____

Date Administrator

WATER AND SEWER UTILITY ADMINISTRATION BYLAW
APPENDIX II

SPECIFICATION FOR BUILDING SERVICE CONNECTIONS

1.0 GENERAL

1.1 Description

.1 This section specifies requirements for constructing building services and appurtenances, to lines, grades and dimensions as directed.

.2 The Owner is responsible to supply all material, labor and equipment and to perform all work involved in connection, assembly, testing and certification of the water and sewer building connection(s).

.3 Planned work must be approved by the Town and/or Town's Engineer before proceeding with work.

1.2 Record Drawings

.1 Provide data for record drawings including details of pipe material as well as maintenance and operating instructions.

1.3 Scheduling of Work

.1 Schedule work to minimize interruption of service.

2.0 PRODUCTS

2.1 Sewage Pipe and Fittings

.1 Polyvinyl Chloride Pipe: PVC pipe shall be SDR 28 conforming to ASTM D3034. Joints to be rubber ring type. Fittings to be of similar manufacture to the pipe.

.2 Sewer Pipe Insulation: Insulated sewer service pipe as required by the Engineer or when the cover over the service line is less than 2.0 metres, shall be insulated with expanded polystyrene insulation as follows:

.1 The insulation shall have a density of 24 kg/m^3 and the thickness shall be an actual minimum thickness of 50 mm with a compressive strength of 110 kPa;

.2 The insulation on pipe and fittings shall be covered with a minimum 1 mm thick HDPE outer jacket.

.3 The insulation shall extend to the ends of the bell. Where the bell and spigot ends meet the insulation, it shall be covered with mastic to ensure a waterproof joint exists.

2.2 Water Pipe and Fittings

.1 Water Pipe: Pipe for building services shall be High Density Polyethylene Pipe (HDPE), SDR9, Series 200 conforming to AWWA C901. The pipe shall be manufactured in accordance with ASTM D2737 and all current revision, using materials designated PE2306, PE3306 or 3406. Joints shall be standard compression type with stainless steel inserts with no alternates.

.2 Corporation Stops: Shall be standard brass with Mueller tapping thread suitable for compression type connection to piping.

.3 Curb Stops: Curb stops shall be standard brass with drain and compression type joints, Mueller Mark II Oriseal valve with drain. The valve casing shall be John East #3063 curb box or approved equal.

.4 Thaw Wire: Thaw wire shall be No. 4 AWG bare stranded copper wire.

.5 Filler Grease: Shall be Grade O Zunicon Light, Food Grade.

3.0 EXECUTION

3.1 Preparation

.1 Clean pipes, fittings, valves, and appurtenances of accumulated debris and water before installation. Carefully inspect materials for defects. Remove defective materials from site.

3.2 Trenching and Backfill

.1 Trench depth to provide minimum cover over sewer pipe to 2.7 m and 3.0 m for water from finished grade.

3.3 Bedding

.1 Bedding shall be Sand Bedding and extend to 300 mm above the crown of the pipe.

.2 Shape bed true to grade to provide continuous uniform bearing surface for pipe exterior. Do not use blocks when bedding pipe.

.3 Shape transverse depressions as required to make joints.

.4 Compact full width of bed to at least 95% of maximum dry density.

.5 Place bedding stone in lieu of sand bedding material when required by the Town or the Town's Engineer.

.6 Fill any excavation below level of specified bedding with bedding stone.

3.4 Sewer Pipe Installation

.1 Lay pipe to manufacturer's standard instructions and specifications. Do not use blocks.

.2 Join pipes to manufacturer's recommendations.

.3 Handle pipe by approved methods.

.4 Lay pipes on prepared bed, true to line and grade. Ensure barrel of each pipe is in contact with shaped bed throughout its full length. Take up and replace defective pipe. Correct pipe which is not in true alignment or grade or pipe which shows undue settlement after installation.

.5 The pipe shall be installed in full sections without damage to bell. The pipe shall be terminated outside the right-of-way a distance of 1.0 to 4.0 metres from the property line.

.6 Do not exceed permissible deflection at joints as recommended by pipe manufacturer.

.7 Protect installed pipes from ingress or dirt and water or other foreign materials. Whenever work is suspended, install a removable watertight bulkhead at open end of the last pipe laid to prevent entry of foreign materials.

.8 Position and join pipes with approved equipment. Do not use excavating equipment to force pipe sections together.

.9 Cut pipes as required for specials, fittings, or closure pieces in a neat manner as recommended by pipe manufacturer, without damaging pipe or its coating and to leave a smooth end at right angles to axis of pipe.

.10 Align pipes carefully before jointing.

.11 Maintain pipe joints clean and free from foreign materials.

.12 Avoid displacing gasket or contaminating with dirt or other foreign material. Gaskets so disturbed to be removed, cleaned, lubricated and replaced before jointing is attempted.

.13 Complete each joint before laying next length of pipe.

.14 Minimize deflection after joint has been made to avoid damage.

.15 Apply sufficient pressure in making joints to ensure that joint is completed to manufacturer's recommendations.

.16 Ensure completed joints are restrained by compacting bedding material alongside and over installed pipes or as otherwise approved by Engineer.

.17 Do not lay pipe on frozen bedding.

.18 Upon completion of pipe laying surround and cover pipes with approved granular material placed to dimensions indicated or requested.

.19 Hand place granular material in uniform layers not exceeding 150 mm thick. Dumping of material directly on top of pipe is not permitted.

.20 Place layers uniformly and simultaneously on each side of pipe to prevent lateral displacement of pipe.

.21 Compact each layer to at least 95% of maximum dry density.

3.5 Water Pipe Installation

.1 Construct service connections at right angles to water main unless otherwise directed. Locate curb stops 300 mm inside right-of-way.

.2 Employ only competent workmen equipped with suitable tools to carry out tapping of mains, cutting and flaring of pipes.

.3 Tap main at 2:00 o'clock or 10:00 o'clock position only, not closer to a joint nor closer to adjacent service connections than recommended by manufacture, or 1 m, whichever is greater.

.4 Leave corporation stop valves fully open.

.5 In order to relieve strain on connections, install service pipe in "Goose Neck" form.

.6 Install curb stop with corporation box on services 50 mm or less in diameter. Set box plumb over stop and adjust top flush with final grade elevation. Leave curb stop valves fully closed.

.7 Place temporary location markers at ends of plugged or capped disconnected water lines. Each marker to consist of a 38 x 89 mm stake extending from pipe end at pipe level to 600 mm above grade. Paint exposed portion of stake red with designated 'WATER SERVICE LINE' in black.

.8 Water pipe shall terminate at the same point as the sewer service pipe unless directed otherwise by the Town or the Town's Engineer.

3.6 Building Service Connections – Undeveloped Lot

.1 Install a water and sewer connection to each of the lots staked by the Town or the Town's Engineer.

.2 The building water and sewer services shall be installed in accordance with drawings and as directed by the Town or the Town's Engineer.

.3 Where building services are laid across recently excavated trenches, particular care shall be given to supporting the pipes. If necessary, backfill material below the pipes shall be re-excavated and backfilled with compaction to ensure that the pipes will not settle.

.4 All lots shall be serviced with the piping extending from the main to a point 300 mm outside the property line or as requested by the Town or the Town's Engineer.

3.7 Building Service Connections – Developed Lot

.1 Water and sewer connections shall be installed to a minimum 1 m inside of basement wall or floor. A ball valve shall be installed on the water line inside the building by the Owner. The Town shall supply the water meter to be installed.

.2 The Owner is responsible to inspect the existing curb stop prior to connection of the water service and notify the Town for inspection. If the existing curb stop is bent or damaged, the Town will supply the owner with an new curb stop prior to installation. If the Owner does not notify the Town of inspection or damage, the Owner shall be responsible to replace the curb stop at their own expense.

3.8 Town's Access to the Work

.1 The Town or the Town's Engineer shall be allowed to inspect the work at any time.

.2 The Town shall be contacted for inspection of all service connections prior to backfilling. Any deficiencies found during inspection shall be corrected at the Owner's expense before final approval for connection is given.

.3 All inspection shall be done during regular working hours Monday to Friday, 9:00 a.m. to 4:00 p.m.

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APPENDIX A
INFILL RESIDENTIAL CONSTRUCTION INCENTIVE APPLICATION

I hereby make application for a new residential construction incentive on the following property:

_____ _____ _____

Lot(s) Block Plan

_____

Street address

I understand that this is an application only, and that approval must be given by Rosetown Town Council for this tax incentive to take effect.

I understand that if approved, the tax exemption would entail the _____year cancellation of the property taxes (excluding special levies). **School taxes remain payable, unless approval from the Provincial Government has been received to extend the tax incentive to the school portion of your taxes. Development Levy is not included in the tax incentive program**

Date of house demolition: _____

Date of house construction: _____

Name of applicant: _____ (please print)

_____

Signature of applicant

_____

Date

For Office Use Only

Resolution # and Date of Approval: _____

Tax Roll # _____ *Years Effective:* _____

Meridan Inspections Ltd

BUILDING PERMIT& DEVELOPMENT PERMIT APPLICATION
NBC SECTION 9.36.
ENERGY EFFICIENCY COMPLIANCE FORM

This form clarifies the design direction chosen for *new buildings, additions*, and *major alterations* to comply with NBC Section 9.36.

All calculations are required to be completed by a *competent person (or design professional if NECB used for design)* and attached to this form to be accepted for review.

Project Information	
Project Address	BPA Number (Office use only)
Occupancy Class: _____ Floor Area (m^2): _____ Climate Zone: **7A**	
Design Option: (select one) ☐ Prescriptive (See Section A) ☐ Trade-Off (See Section B) ☐ Performance (See Section C)	

Section A: Prescriptive

HRV / ERV: Yes ☐ No ☐

Conversions:	
R = 5.678 x RSI	**U = 1 / RSI**

Effective Thermal Resistance of Above Ground Opaque Building Assemblies (RSI)				
Assembly	**w/ HRV**	**w/o HRV**	**Proposed**	**Office Use**
Ceilings below attics	8.67	10.43		
Cathedral / Flat roofs	5.02	5.02		
Walls & Rim joists	2.97	3.08		
Floors over unheated spaces	5.02			
Floors over garage	4.86			
Thermal Characteristics of Fenestration, Doors and Skylights (U)				
Assembly	**Efficiency**		**Proposed**	**Office Use**
Windows & Doors	Maximum U-Value = 1.60 or Minimum Energy Rating ≥ 25			
One door exception	Maximum U-Value = 2.60			
Attic hatch	Maximum U-Value = 2.60			
Skylights	Maximum U-Value = 2.70			
Effective Thermal Resistance of Below-Grade or In-Contact-With-Ground Opaque Buildings Assemblies (RSI)				
Assembly	**w/ HRV**	**w/o HRV**	**Proposed**	**Office Use**
Foundation Walls	2.98	3.46		
Slab On Grade With Integral Footing	2.84	2.84		
Unheated floors: (does not apply to crawl spaces)				
Below Frost Line	uninsulated	uninsulated		
Above Frost Line	1.96	1.96		
Heated Floors	2.84	2.84		

Calculations of RSI_{eff} for the above assemblies are required to be submitted.

Meridan Inspections Ltd

BUILDING PERMIT& DEVELOPMENT PERMIT APPLICATION
NBC SECTION 9.36.
ENERGY EFFICIENCY COMPLIANCE FORM

HVAC Equipment Performance Requirements					
Equipment	**Capacity KW**	**Standard**	**Min. Efficiency**	**Proposed**	
Gas Fired Furnace w or w/o A/C	≤ 65.9	CSA P.2	AFUE ≥ 92%		
	> 65.9 & ≤ 117.23	CAN/CSA-P.8	E_t ≥ 78.5%		
Electric Boiler	≤ 88	(1)			
Gas Fired Boiler	≤ 88	CSA P.2	AFUE ≥ 90%		
	> 88 & ≤ 117.23	AHRI BTS	E_t ≥ 83%		
Other					
Heat Loss / Gain Calculations	☐ Calculations were prepared in conformance with CSA F280-12			BTU: _____	
Nomenclature	**AFUE**= annual fuel utilization efficiency, **E_t** = thermal efficiency				

Water Heaters Performance Requirements					
Equipment	**Capacity KW**	**Standard**	**Min. Efficiency**	**Proposed**	
Tank Storage Electric	≤ 12 kW (50 L to 270 L capacity)	CAN/CSA-C191	SL ≤ 35 + 0.20V (top inlet)		
			SL ≤ 40 + 0.20V (bottom inlet)		
	≤ 12 kW (> 270 L and ≤ 454 L capacity)		SL ≤ (0.472V) - 38.5 (top inlet)		
			SL ≤ (0.472V) - 33.5 (bottom inlet)		
	> 12 kW (> 75 L capacity)	ANSI Z21.10.3/CSA 4.3 & DOE 10 CFR, Part 431, Subpart G	$S = 0.30 + 27 / V_m$		
Tank Storage Gas Fired	< 22 kW	CAN/CSA-P.3	EF ≥ 0.67 — 0.0005V		
	≥ 22 kW	ANSI Z21.10.3/CSA 4.3	E_t ≥ 80% and standby loss≤rated Input/(800 + 16.57)(√V)		
Tankless Gas Fired	≤ 73.2 kW	CAN/CSA-P.7	EF ≥ 0.8		
	> 73.2 kW	ANSI Z21.10.3/CSA 4.3 and DOE 10 CFR, Part 43I, Subpart G	E_t ≥ 80%		
Tankless Electric	No standard addresses the performance efficiency; however, their efficiency typically approaches 100%				
Other					
Nomenclature	**EF** = energy factor in %/h, **E_t** = thermal efficiency **S** = standby loss in %h, **SL** = standby loss in W, **V**= volume **V_m** = measured storage volume in US gallons				

(1) Must be equipped with automatic water temperature control. No standard addresses the performance efficiency; however, their efficiency typically approaches 100%.