

DEFINITIONS

PERMITTED USE: Any form of development, other than discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district.

DISCRETIONARY USE: A use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this Bylaw.

The Development Permit Fee is \$100 for Permitted Uses and \$500 for Discretionary Uses.

The Building Permit Fee is approximately \$6 for every \$1,000 worth of construction value, subject to a minimum fee of \$100.

Please Note: *An approved Development Permit is required prior to the issuance of Building Permit.*

INSPECTION & REVIEW

All buildings and structures requiring a building permit are subject to Inspections by a City Building Official.



1-866-828-4888
sask1stcall.com

BEFORE YOU DIG!

It is the owner's responsibility to contact the Building Inspector to book appointments for required inspections.

At its discretion, the City of Humboldt may undertake plan review, inspection and other services for the purpose of enforcing any act, bylaw, regulation or code.

For more information please contact:

COMMUNITY DEVELOPMENT DEPARTMENT

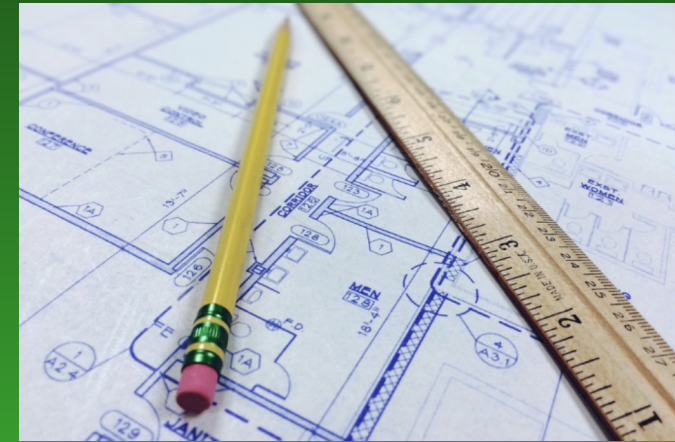
Box 640 | 715 Main Street
S0K 2A0

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www.humboldt.ca

DEVELOPMENT & BUILDING PERMITS



These pamphlets have no legal status and cannot be used as an official interpretation of the various codes, regulations or bylaws currently in effect. Users are advised to contact City Hall for assistance as the City of Humboldt accepts no responsibility to persons relying solely on this information. February 2017.

The logo for the City of Humboldt, featuring the word 'Humboldt' in a green, cursive font. A stylized yellow and green leaf graphic is positioned above the 'H' and extends over the 'u'.

DEVELOPMENT & BUILDING PERMITS

A DEVELOPMENT PERMIT ensures that the proposed development meets all relevant sections of the City of Humboldt's Zoning Bylaw No. 04/2016 regarding land use, size and location of all buildings and structures.

A BUILDING PERMIT authorizes construction of a proposed building or structure under the City of Humboldt's Building Bylaw No. 29/2012 and ensures that construction meets *The National Building Code of Canada and The Uniform Building and Accessibility Standards Act*.

NO WORK IS TO START BEFORE THE ISSUANCE OF ALL APPLICABLE PERMITS.

APPLICATION

Only one application form, 'Form A' is required to apply for a Development Permit AND a Building Permit.

The Development Permit fee for uses defined by the Zoning Bylaw as "Permitted" is \$100 and those defined as "Discretionary" is \$500 – these fees are due upon application. However, the Building Permit fee, which varies depending on the size of the project will be due upon issuance

DEVELOPMENT PERMIT ONLY

- Change in land use, such as a new business;
- Increase in intensity of land use; and
- Excavation of Land.

BOTH DEVELOPMENT & BUILDING PERMIT REQUIRED

- Construction, Demolition, Move-in, or additions of all buildings greater than 10m²;
- Renovations altering size or structure;
- Finishing a Basement; and
- Construction of Decks.

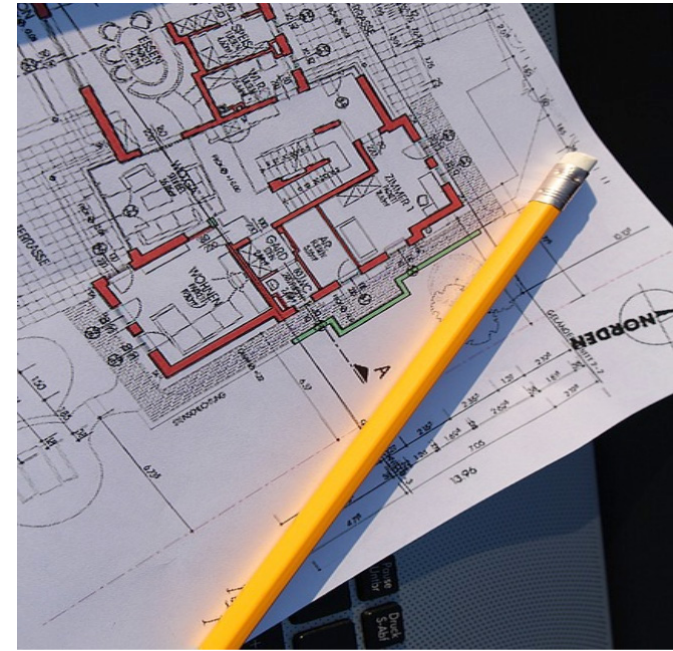
NO PERMITS REQUIRED

- Construction or Demolition of buildings under 10m²;
- Maintenance or repairs which do not include structural alterations, a change in floor area, or a change in yard setbacks;
- Construction of gates, fences, and driveways compliant with the Zoning Bylaw; and
- Excavation of land required for a development where a permit has already been issued.

SUBMISSION REQUIREMENTS

Submission requirements vary depending on the complexity of the project and may include:

- | | |
|--|---------------------------|
| • Site Plan | • Ventilation Form |
| • Floor Plans | • Pre-engineered Drawings |
| • Elevation & Cross Sections | • Fire Protection Plans |
| • Structural, Electrical & Mechanical Drawings | • Drawing Specifications |
| | • Site Drainage Plan |



EXPIRATION

ALL DEVELOPMENT AND BUILDING PERMITS ARE SUBJECT TO EXPIRATION.

BUILDING PERMITS EXPIRE:

- Six months from the date of issue if work is not started within that period; or
- If work is suspended for a period of six months, unless prior written agreement by the Development Officer is received.

DEVELOPMENT PERMITS EXPIRE:

- Consistently with the building permit or business license to which it applies; or
- The use has been discontinued for a period of more than 12 consecutive months.