

Fawcett Lake Resort Guide to Development Permits

There are several types of items that could be put on a lot, and there are several laws and rules that regulate them. Because of this, anything that is going to stay in place for more than ten days is considered permanent, and Approval is needed from Resort Management before it comes to the Resort. This includes all types of items, even if it is something that would normally be considered temporary. The process gives us a chance to address any restrictions that may apply.

Each lot already has Approval for an RV and a portable fire pit. Everything else needs to be specifically approved ... often verbally for smaller items. Bigger items will likely need a Development Permit from the Municipal District of Lesser Slave River No. 124 (the MD). Getting a Development Permit is a lot easier than it sounds, once you know what you want.

Common sense is a big part of deciding what is allowed at the Resort. Items may not be placed too close to your neighbors. Structures must be painted or somehow finished. Weather and other conditions are too harsh for most tarps, tents and tent trailers. RVs and structures brought to the Resort are subject to age restrictions. There are height limits and other size requirements for the various types of structures as well. Detailed information can be found in the Development Restrictions for the Resort and if you have any questions, just talk to Resort Management.

Put simply, each lot may have one Main Living Unit with a deck, up to three Accessory Structures, and several Other Structures. The Main Living Unit can be either an RV or a cabin. Only two of the Accessory Structures may be 144sqft or bigger. The deck and each of these two Large Structures can be up to 300sqft. If there is a cabin on the lot then the size requirement increases to the cabin's Indoor Living Space. There is an additional opportunity to double the area of one of these structures too. Lots can also have numerous Other Structures less than 9ft high and 34.9sqft. This includes items such as hammock supports, a dog house, a swing set, a pole with a bird house or antenna, as well as smaller storage structures (note that 5x7ft or 6x6ft is too big to be counted as an Other Structure).

The deck can be built beside the RV (but not attached to it), or it can be part of a cabin. This deck can be covered, and the same roof can extend over an RV as well. An uncovered additional deck can also be placed either with one of the Large Structures or with the deck of the Main Living Unit, to double its total floor space. Alternatively, instead of having an additional deck, one of the Large Structures can be a garage of this same maximum size.

Each lot has Setback Requirements that define the size of the front, rear and side yards. Some items may be placed within these yards but most need to be set back the required distance from the lot lines. This prevents items from being placed too close to your neighbor and it prevents your neighbors from putting their RV too close to yours. An outhouse that is smaller than 34.9sqft may be placed directly above the septic tank, even if it is closer to the lot line. The Setback Requirements are specific to each lot, dictated by various authorities, and are available from Resort Management.

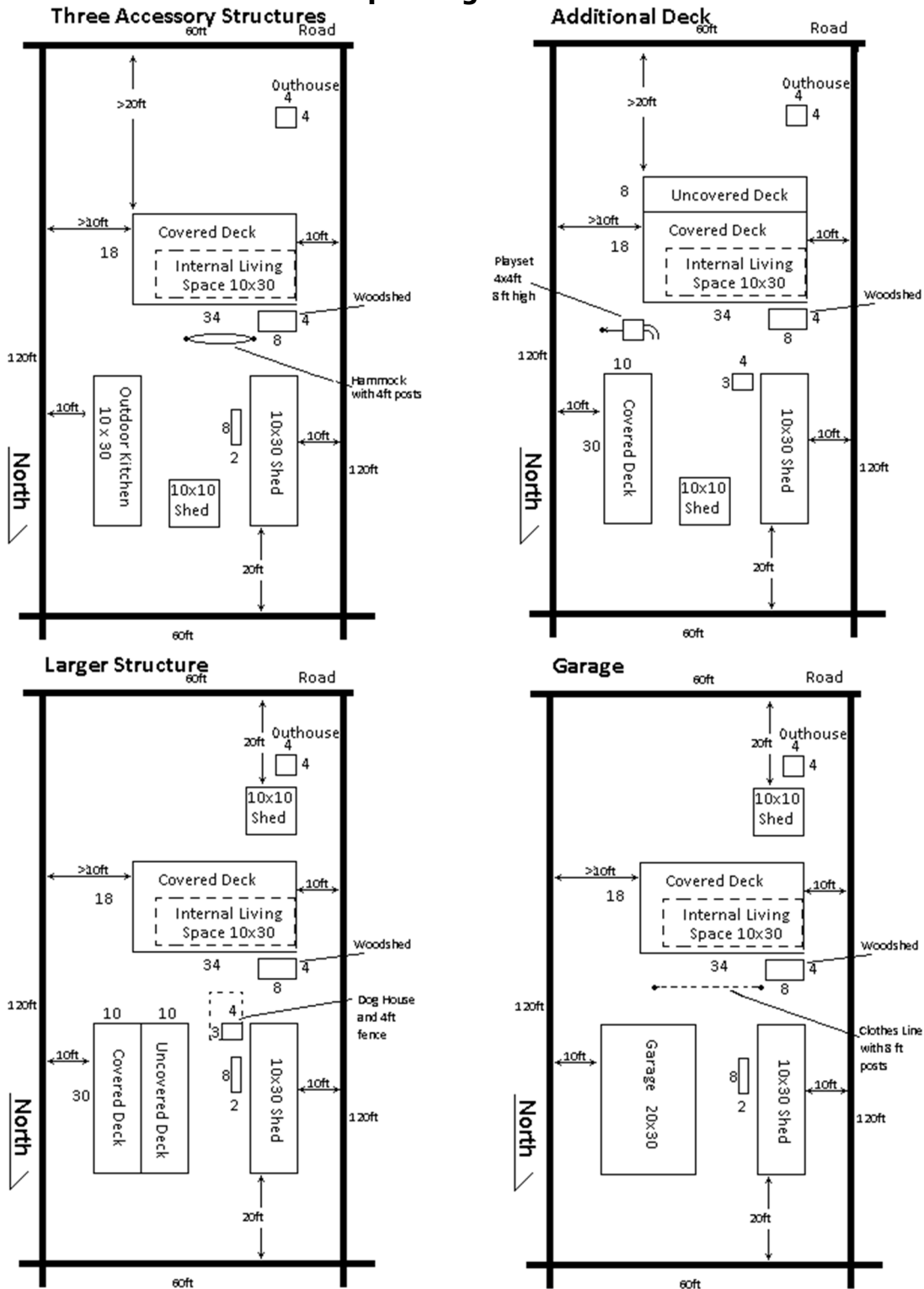
All of these items could take up too much space on some lots. To prevent this, only a maximum of 35% of the lot can be covered. The maximum Total Lot Coverage, the Setback Requirements, the limit to the number of Accessory Structures on a lot, and the structure size requirements all work together to keep the Resort from looking overcrowded.

The easiest way to get Approval for a structure is to draw a diagram showing an overhead view of the lot, as you have planned it (see the sample diagrams). You will need to provide details for each structure such as the type of foundation, wall coverings or siding, height, and its purpose. Eventually you also need to show where any power lines are buried. The diagram needs to show absolutely everything to be built or moved onto the lot, and all existing items that will be staying on it (such as your RV or cabin, any tent structures, flag pole, clothes line, etc.). This can be just a hand drawn sketch and does not need to be drawn to scale, so don't spend more than a couple minutes working on it. It also needs to show all measurements of all of the structures and show that each abides by the Setback Requirements. The diagram needs to be in a format that can be sent by email. You should include all intended structures too, even if they will take more than a year to be put on the lot. This will avoid the need for later permits and additional MD fees.

After submitting the diagram, you may receive Approval right away. If it is determined that a Development Permit is needed then you can print the application form from the Resort Website and fill in the details. Many of the blanks have already been filled in. You can expect some questions, but once the final version is ready, the application and the diagram will be submitted to the MD by Resort Management on your behalf. You will then need to pay a fee to the MD and, once the Development Permit is received by you, you can start to put the structures on your lot.

These four sample diagrams show just some of the many possible ways to set up a lot. They demonstrate various methods of showing the type and size of each structure as well as how far it is from the lot line. A blank lot plan of your lot can be requested from Resort Management to get your diagram started.

Sample Diagrams



This guide has been prepared in cooperation with the Municipal District of Lesser Slave River No. 124 to assist persons in understanding the development rules applied at Fawcett Lake Resort. Be aware that in some instances the requirements of the Resort may be more restrictive than those of the Municipal District. Note that all Development Permit applications must be signed by Fawcett Lake Resort management as the landowner, prior to submission to the Municipal District.



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION

Application No.:

I/We hereby make application under provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application.

Form Received:

I/We understand that this application must contain the following:

STRUCTURE INFORMATION:

- Proposed Structure
- Existing Structure
- Proposed Use
- Existing Use

SITE INFORMATION:

- Site Plan (page 4)
- Setbacks

BUILDING PLANS OUTLINING:

- Size
- Height
- Floor Plan
- Exterior Finishes

APPLICANT NAME:

[Redacted]

POSTAL ADDRESS:

[Redacted]

POSTAL CODE:

[Redacted]

HOME NUMBER:

[Redacted]

CELL NUMBER:

[Redacted]

Complete if different from applicant:

REGISTERED LANDOWNER NAME:

Fawcett Lakeside Developments Inc.

POSTAL ADDRESS:

Box 99, Smith, AB

POSTAL CODE:

T0G 2B0

HOME NUMBER:

780-829-2357 (messages only)

CELL NUMBER:

587-877-0746

LAND LOCATION: Lot _____

Fawcett Lake Resort
731024 Rge Rd 260
MD of Lesser Slave River #124, Alberta

142 2340

Legal Unit Block Plan

TOTAL NUMBER OF:

[Redacted] sq ft

—Acres—

DESCRIBE THE EXISTING DEVELOPMENTS ON THE LAND:

[Redacted]



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION | SECTION 2

Application No.:

DESCRIBE THE PROPOSED DEVELOPMENT:

[Redacted]

DESCRIBE THE PROPOSED USE:

Recreational Property

IF DEVELOPMENT/USE INVOLVES CONSTRUCTION:

Building Size: [Redacted]	<input type="checkbox"/> sq. m. <input type="checkbox"/> sq. ft. <input type="checkbox"/> Metres <input type="checkbox"/> Feet	Length x Width: [Redacted]	<input type="checkbox"/> Metres <input type="checkbox"/> Feet
Height (grade to peak): [Redacted]	<input type="checkbox"/> Metres <input type="checkbox"/> Feet	Siding Material: [Redacted]	<input type="checkbox"/> Metres <input type="checkbox"/> Feet
Roofing Material: [Redacted]	<input type="checkbox"/> Metres <input type="checkbox"/> Feet	Rear Yard Setback to Property Line: [Redacted]	<input type="checkbox"/> Metres <input type="checkbox"/> Feet
Front Yard Setback to Property Line: [Redacted]	<input type="checkbox"/> Metres <input type="checkbox"/> Feet	Estimated Cost of Project: \$ [Redacted] (within \$5000)	
Smallest Side of Yard Setback to Property Line: [Redacted]	<input type="checkbox"/> Metres <input type="checkbox"/> Feet	Estimated Completion: [Redacted] (year)	
Start Date: [Redacted]			

Is this Application for the Principal or Secondary Use on this Parcel? (please check one) Principal Secondary

Is the Development Within 1/2 mile of a Provincial Highway? Yes No

If yes, Highway #: [Redacted]

If yes, a Roadside Development Permit is Required from Alberta Transportation. Provided? Yes No

Does the Subject Land Contain an Oil or Gas Facility or Pipeline? Yes No

Does the Subject Land Contain a Water Body or River? Yes No

If yes, Name: [Redacted] Property is within 300 meters of Fawcett Lake

Is the Development Near Slopes of 15% or Greater? Yes No Area allows for cross-lot drainage

Type of Sewage System: [Redacted] Holding Tank cross-lot drainage
(septic field, holding tank, open discharge, lagoon, municipal servicing)

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.
NOTE: Registered Owner's signature is required if different from applicant.

Signature of Applicant _____

Date _____

Signature of Registered Landowner
(Fawcett Lakeside Development Inc.) _____

Date _____

FOR ADMINISTRATIVE USE

Land Use Classification: [Redacted]

Fee Enclosed: Yes No Amount: [Redacted] Receipt No.: [Redacted]



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION | SITE PLAN



(see attached lot plan)

Note: The location sketch must be completed. Please indicate the following items on the sketch: **access/approaches, set backs, water bodies, right of ways**, and provide the dimensions of the **sides, front, back, and height**. Should the space provided be insufficient when answering any of the above questions, please attach a list of additional information.

LEGAL LAND DESCRIPTION:

Lot _____
Fawcett Lake Resort
731024 Rge Rd 260
MD of Lesser Slave River #124, Alberta

142 2340

Lot _____ Block _____ Plan _____
Legal Unit

Signature of Registered Landowner
(Fawcett Lakeside Development Inc.)

Date



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION | RIGHT OF ENTRY

Please complete the following right-of-entry form and include it with your Development Permit Application.

Right of Entry for an Authorized Person of the Municipal District of Lesser Slave River No. 124 for the Purposes of a Site Inspection of the Land Affected by the Proposed Permit Application.

I DO

I DO NOT

give consent for an authorized person of the **Municipal District of Lesser Slave River No. 124** to enter upon the land that is subject to the application for the purposes of making a site inspection in order to evaluate the proposed application and monitor its compliance.

LAND LOCATION:

Lot _____
Fawcett Lake Resort
731024 Rge Rd 260
MD of Lesser Slave River #124, Alberta

_____ 142 2340
Lot _____ Block _____ Plan
Legal Unit

Applicant Name (please print)

Signature of Applicant

Date

Once completed and signed, all applications must be submitted (email is acceptable) to Fawcett Lake Resort management for final approval and for the registered land owner signature. Approved applications will be forwarded to the Municipal District for processing and the applicant will be notified to send payment of the fee(no GST) to the address below:

Municipal District of Lesser Slave River no.124
Box 722
Slave Lake, AB
T0G 2A0