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.

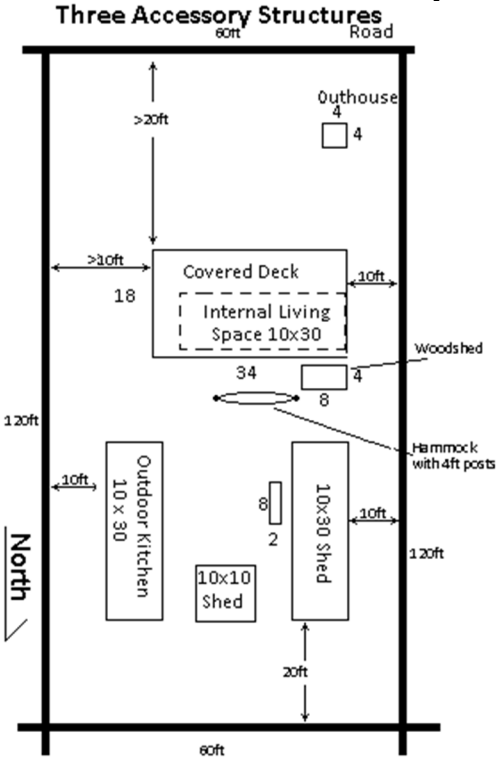
The easiest way to get Approval for a structure is to draw a diagram showing an overhead view of the lot, as you have planned it (see the sample diagrams). You will need to provide details for each structure such as the type of foundation, wall coverings or siding, height, and its purpose. Eventually 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.

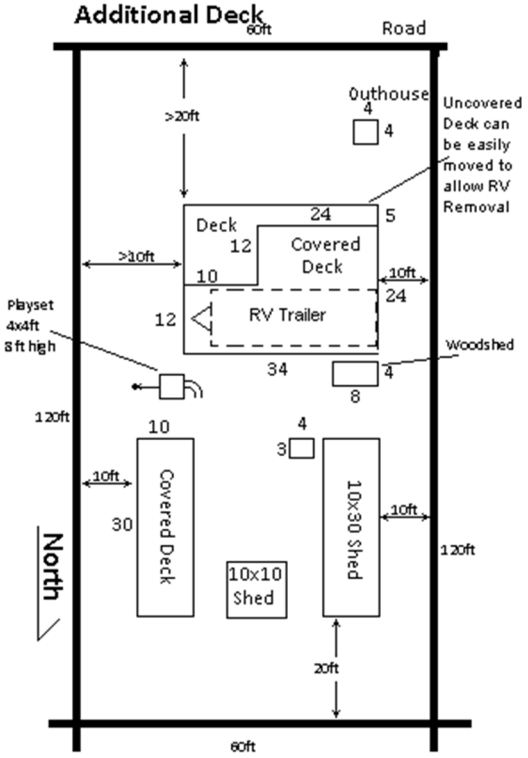
These four sample diagrams show just some of the many possible ways to set up a lot. They demonstrate various methods of showing the type and size of each structure as well as how far it is from the lot line. A blank lot plan of your lot can be requested from Resort Management to get your diagram started.

Sample Diagrams

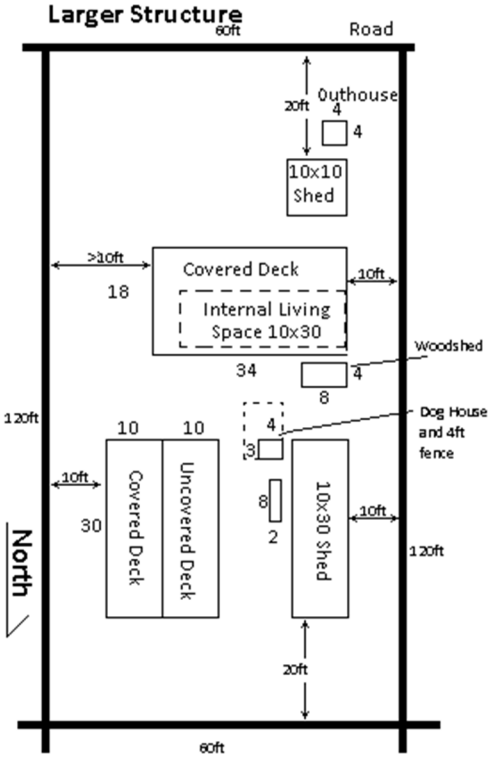
Three Accessory Structures



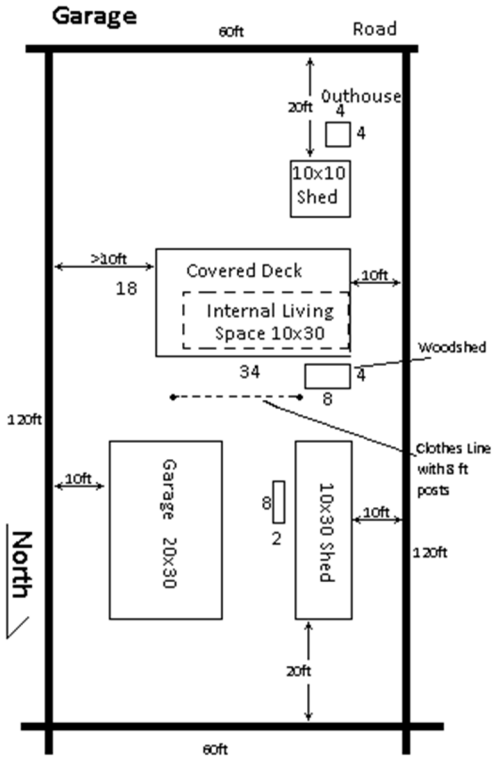
Additional Deck



Larger Structure



Garage



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 - ACCESSORY BUILDING

Application No.

Form Received:

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.

APPLICANT NAME:	
POSTAL ADDRESS:	**POSTAL CODE:**
EMAIL ADDRESS:	**PHONE NUMBER:**
REGISTERED LANDOWNER NAME: *Complete if different from applicant:* Fawcett Lakeside Developments Inc.	
POSTAL ADDRESS: Box 99, Smith, AB	**POSTAL CODE:** T0G 2B0
EMAIL ADDRESS: admin@fawcettlakeresort.com	**PHONE NUMBER:** 587.877.0746

LAND LOCATION:

Quarter	Section	Township	Range	Meridian	Plan	~~Block~~ ~~Lot~~ Legal Unit
E half	12	73	26	W4	142 2340	

PROPERTY SIZE: sqft ~~ACRES~~ ~~HECTARES~~

ZONING: Community Facilities

VARIANCE REQUIRED? YES OR NO X

How is the site being accessed?	X	**Existing Approach?**		**Proposed Approach?**

Do you have an MDLSR-assigned address? X **Yes, Address:** Lot _____ Fawcett Lake Resort 731024 Rg Rd

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: *(Please list all buildings on site)*

This Building is Accessory to: *(Check which one applies)*

	Seasonal Dwelling
	Seasonal RV Trailer

DESCRIBE THE PROPOSED DEVELOPMENT:

DESCRIBE THE PROPOSED USE: *(What will the development be used for?)*

Seasonal Recreational Use and Winter Storage

MUNICIPAL DISTRICT of LESSER SLAVE RIVER no. 124 | BOX 722, SLAVE LAKE, AB T0G 2A0 | Tel 780.849.4888 | Toll-Free 1.866.449.4888 | Fax 780.849.4939

Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION - DWELLING

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.

Application No.

Form Received:

APPLICANT NAME:	
POSTAL ADDRESS:	**POSTAL CODE:**
EMAIL ADDRESS:	**PHONE NUMBER:**
REGISTERED LANDOWNER NAME: *Complete if different from applicant:* Fawcett Lakeside Developments Inc.	
POSTAL ADDRESS: Box 99, Smith, AB	**POSTAL CODE:** T0G 2B0
EMAIL ADDRESS: admin@fawcettlakeresort.com	**PHONE NUMBER:** 587.877.0746

LAND LOCATION:

Quarter	Section	Township	Range	Meridian	Plan	~~Block~~ ~~Lot~~ Legal Unit
E half	12	73	26	W4	142 2340	

PROPERTY SIZE: sqft ~~ACRES~~ ~~HECTARES~~

ZONING: Community Facilities

VARIANCE REQUIRED? YES [ ] OR NO [X]

How is the site being accessed? [X] **Existing Approach?** [ ] **Proposed Approach?**

Do you have an MDLSR-assigned address? [X] **Yes, Address:** Lot _____ Fawcett Lake Resort 731024 Rg Rd

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: *(Please list all buildings on site)*

TYPE OF DWELLING: *(please check which one)*

[X] **No Dwelling, just a seasonal RV Trailor and possibly some Accessory Buildings**

DESCRIBE THE PROPOSED DEVELOPMENT:

DESCRIBE THE PROPOSED USE: *(What will the development be used for?)*

Seasonal Recreational Use and Winter Storage

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Planning & Development

DEVELOPMENTAPPLICATION DETAILS:					
Building Size:		Sq. M. Sq. Ft.	Length x Width		Meters Feet
Height *(Grade to Peak)*		Meters Feet			
Roofing Material			Siding Materials:		
Front Yard Setback to Property Line:		Meters Feet	Rear Yard Setback to Property Line:		Meters Feet
Smallest Side of Yard Setback to Property Line:		Meters Feet	Estimated Cost of Project:		
Start Date:			Estimate Complete (year):		
Is this Application for the Principal or Secondary Use on this Parcel? *(Please check one)*			X Principal		Secondary
Is the Development Within 800 m of a Provincial Highway? *(If yes, please apply for a roadside development permit: https://roadsideplanning.alberta.ca/)*			Yes		X No
If Yes, Highway #:			N/A		
If yes, a Roadside Development Permit is required from Alberta Transportation. Provided?			N/A	Yes	X No
Does the Subject Land Contain an Oil or Gas Facility or Pipeline?				Yes	X No
Does the Subject Land Contain a Water Body or River?				Yes	X No
If yes, Name:	Property is near Fawcett Lake				
Is the Development Near Slopes of 15% or Greater?	Subdivision allows for cross lot drainage		X	Yes	No
Type of Sewage System: *(septic field, holding tank, open discharge, lagoon, municipal servicing)*	Holding Tank				
Type of Water System: *(Water well, cistern, municipal servicing)*	Cistern Tank				
Building Plans: *Attach building plans for the development*					
The Municipal District of Lesser Slave River does not issue Building Permits. Which Safety Codes Agency would you like to use?					
Superior Safety Codes Inc.			The Inspections Group Inc.		
Notification of your application will be sent by e-mail. Please indicate if you require a paper copy of your permit.				Yes	No

Landowner Authorizations:

X *I/we give consent to allow an authorized person of the Municipal District of Lesser Slave River No. 124 to enter the land for a site inspection with respect to this Application only.*

X *I/we hereby certify that the above information given on this form is complete and, to the best of my/our knowledge, a true statement of the facts relating to this application.*

X *We understand that Personal information is collected under the authority of s. 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used in the processing of land development applications and shared with outside organizations for the purpose of processing applications. If you have any questions about the collection, use or disclosure of your personal information, contact the Planning and Development Department, Municipal District of Lesser Slave River, at 780.849.4888*

X *I/we authorize the MD to share the notice of decision with the Alberta Safety Code Authority (ASCA) and/or your preferred safety code agency.*

X *I have been informed of the bylaws, policies and regulations regarding this application. I understand that this permit may be refused if the proposed development does not conform with all the aspects of the land use bylaw.*

Signature of Landowner(s) _____ Signature of Authorized Applicant _____

Date _____ Date _____

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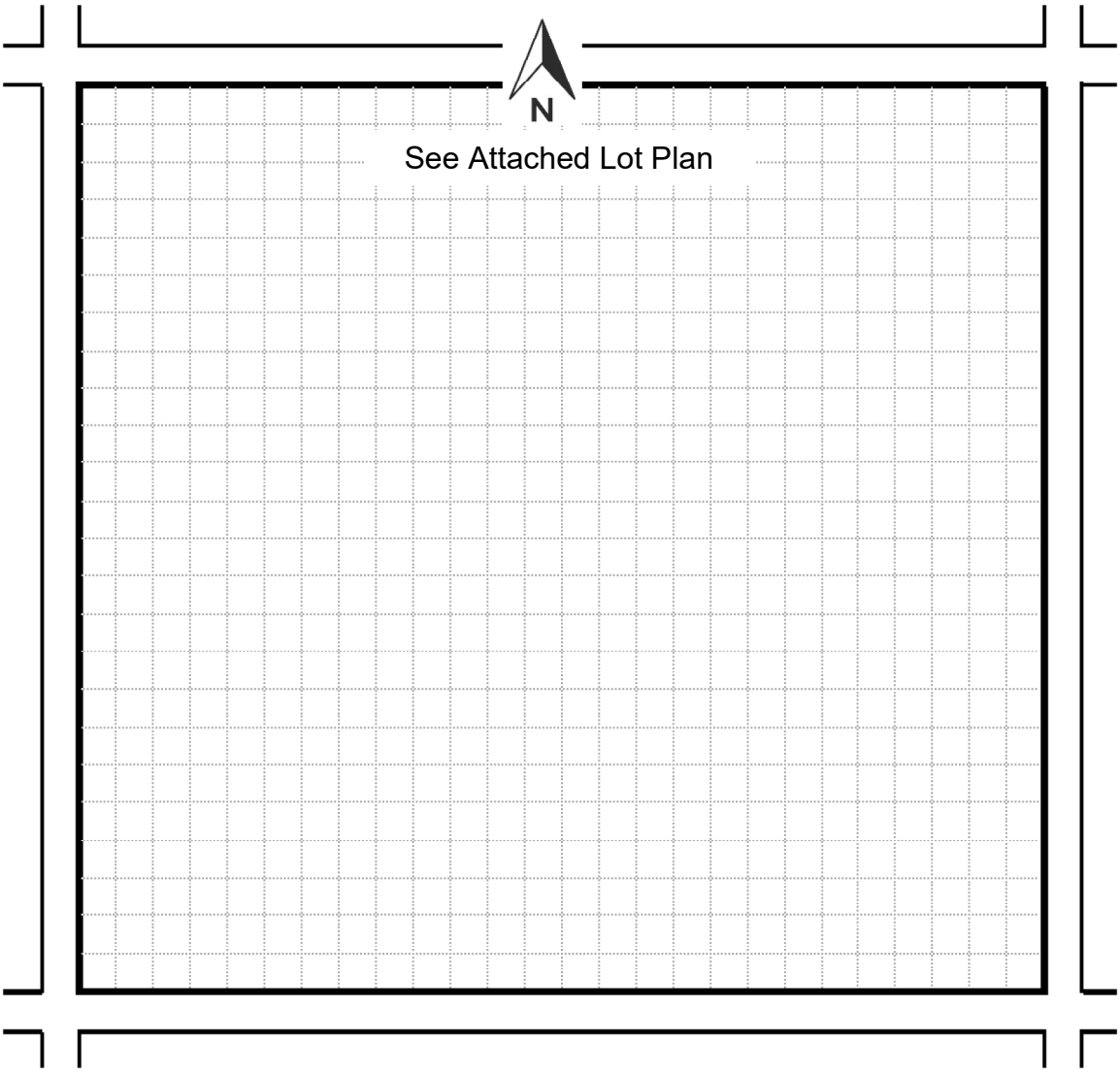
Planning & Development

Please use the square below to represent your property. Site Plan/Survey Plan must show the following:

- Front yard setback
- Rear yard setback
- Side yard setbacks
- Locations of roads
- Access to property
- Any existing buildings
- Proposed development
- Location of easements
- Location of water & septic
- Location of hard surfacing
- Location of all waterbodies/courses

Plans showing the dimensions (height, width, and length) of the development must be included with this application. A set of blueprints can be submitted in lieu of these plans.



Legal Land Description								
E half	12	73	26	W4		142 2340		
Quarter	Section	Township	Range	Meridian	OR	Plan	~~Block~~	~~Lot~~
							Legal Unit	
Signature of Registered Landowner						Date		

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