

## Requirements for Industrial Buildings Over 600m<sup>2</sup>

RM of Wilton #472  
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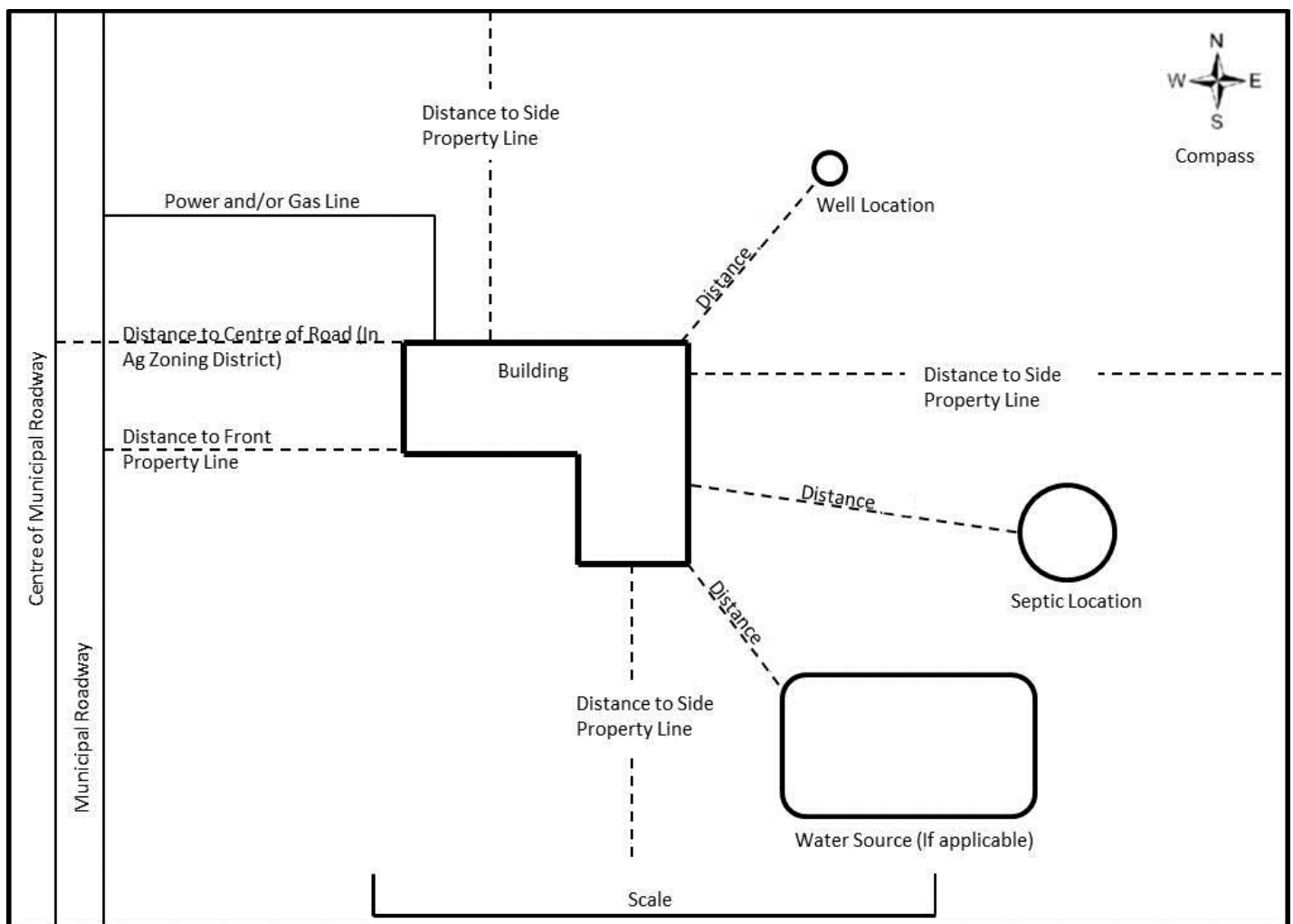
info@rmwilton.ca  
www.rmwilton.ca

### General Regulations:

1. Every application for a permit to construct, erect, place, alter, repair, renovate, reconstruct, or change the use of a building shall require the submission of a Development/Building Permit as well as all other supplementary information.
2. All construction, demolition, or relocation of buildings within the Rural Municipality of Wilton No. 472 shall be governed by the Municipality.
3. The Municipality requires that any non-agricultural construction in excess of 100 ft<sup>2</sup> and any agricultural building construction in excess of 500 ft<sup>2</sup> shall require the submission of the attached development/building permit application form and approval of said permit application prior to commencing construction.
4. Every application for a development and building permit shall be submitted in complete form. Failure to complete this form and to supply the required supporting information may result in delays in the processing of the application.
5. Every Application for a development and building permit shall be submitted with the appropriate application fee, as per *the Planning and Development Fee Bylaw 21-2013*.
6. Landowner authorization, either by signature on the application or by letter is required for this application.
7. Application forms as well as any supplementary documents and worksheets can be obtained from the Rural Municipality of Wilton Office or from the R.M. website at [www.rmwilton.ca](http://www.rmwilton.ca).
8. The applicant is responsible for contacting the RM's Building Inspector to arrange all inspections required within the permit as well as providing confirmation that all issues identified throughout the process have been completed.

## Development Permit Requirements:

1. Applications are required to provide a site plan identifying the following information when submitting an application:
  - a. The location of the proposed construction on the parcel including front, side and rear yard setback distances clearly identified.
  - b. Orientation of the proposed building by providing a North Arrow (compass) and identification of the front municipal roadway serving the property.
  - c. Identification of standing water on the property.
  - d. The location of any easements or utility right-of-ways.
  - e. Identification of all other structures on the property.
  - f. The location of all utilities and infrastructure.
  - g. Units of measurement and scale.



2. Applications proposing residential, commercial or industrial construction shall include 2 sets of construction drawings. All drawings should:

- a. Show the owner's name, project name and date.
- b. Be drawn to scale and the scale should be noted.
- c. Include legible letters and dimensions.
- d. Clearly show the location of existing and new construction for additions alterations and renovations.
- e. Include an **Foundation Plan\*** providing the overall size of the foundation, size and openings for doors and windows and foundation drainage.
- f. Include an **Floor Plan\*** providing size and location of interior and exterior walls, exits, fire separations, doors (including swings and hardware), stairs, windows, barrier free entrances and washrooms and built-in furnishings.
- g. Include an **Structural Plan\*** providing the size, material and location of columns, beams, joists, studs, rafters, trusses, masonry walls, poured in place and precast concrete walls and floors and related structural details.
- h. Include an **Elevation Plan\*** illustrating views of all sides of the building, height of windows and location of chimneys.
- i. Include an **Cross Section Plan\*** providing cut through views of the building, lists of all materials cut through including structural and finishing materials, vertical dimensions, stair and handrail dimensions, height of finished grade, wind, water and vapour protection and insulation.
- j. Include **Mechanical Plans\*** providing a description and location of heating, ventilating and air conditioning equipment, size and location of duct work, location of fire dampers, plumbing fixtures and piping and the size and location of sprinkler system equipment.
- k. Include **Electrical Plans\*** illustrating the type and location of exit lights and emergency lighting.

**\*All commercial and industrial construction require drawings to be stamped by an architect or engineer licensed to practice in Saskatchewan.**

3. Any building greater than 600 sq. m. falls into Part 3 of the National Building Code, Fire Suppression. One of two options must be installed. Either a firewall (not fire separation) in the building conforming to Sect 3.1.10. of the Code, or a water source to provide water for fighting fires for a period of time not less than 30 minutes.
4. The Municipality reserves the right to require any additional information deemed necessary to ensure that proposed construction meets Municipal Standards, National Building Code Standards and the Uniform Building and Accessibility Standards Act.

### Permit Validity and Cost:

1. A permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the date of expiry, the development has not been commenced or carried out with reasonable diligence, or at any time the development has been discontinued for a period of six (6) months, the permit may be revoked and cancelled by the Municipality.
2. If an application is refused, the applicant may exercise the right of appeal. Written notice of appeal must be submitted to the Municipality along with the required fees within fourteen (14) days after the notice of decision is given. The Municipal Development Appeals Board will be convened according to the guidelines set out in Provincial Legislation.
3. The following table outlines the costs associated with the provisions of this document:

| Application Fees               |               |                   |
|--------------------------------|---------------|-------------------|
| Location                       | Permitted Use | Discretionary Use |
| RM of Wilton No. 472           | \$100.00 +tax | \$250.00 +tax     |
| Lloydminster Planning District | \$200.00 +tax | \$500.00 +tax     |

| Building Item           | Plan Review / Inspection Fees                                   | Minimum Number of Inspections |
|-------------------------|---|-------------------------------|
| Commercial Construction | \$3.45 per \$1000 of value of construction;<br>Minimum \$172.50 | 2 Inspections                 |

#### Notes:

The value of construction means the total cost of the building to the owner in its completed form and includes the cost of all building work, materials of construction, building systems, labour, overhead and profit of the contractor and subcontractors. The cost of labour and used material is deemed to be the current market cost of new material and labour.

### Other Permit Information Required

1. If you propose to install or modify a sewage disposal or plumbing system, you must obtain a permit from Saskatchewan Community Health.
  - o Contact information: Laurel Pauls, Prairie North Health Region, 1-888-298-0202
2. If you propose to install or modify an electrical system, you must obtain a permit from SaskPower.
  - o Kevin Blanchard, Sask Power, 1-306-445-1861
3. If you propose to install or modify a natural gas system, you must obtain a permit from SaskEnergy.
  - o Customer Service, Sask Energy, 1-888-975-1868