



Summer Village of Gull Lake Checklist for Development Permit Applications

- 1.) Name of Applicant
Property Owner – Statement of ownership
Contractor – Must provide owner authorization & a statement of ownership
- 2.) Contact Information
Day Time Number, Home Number, Cell Phone Number, Email Address
- 3.) Site Drawing
2 Copies
Location of all existing structures including setbacks
Location of water well
Type of sewage management & location. e.g. holding tank, septic system
Front, rear & side setbacks
Distances of development from existing structures
Location of above and underground services
Location/Quantity of Recreational Vehicles (including trailers)
- 4.) Blue Prints or Plans
2 Copies
- 5.) Yards & Set Backs (R1)
Front Yard:
(i) 7.5 m (24.6 ft.) for residential uses, except for parcels abutting Gull Lake or accreted land where no structures or improvements shall be located more than 61 m (200.1 ft.) from the street
Rear Yard:
(i) 10 m (32.8 ft.) for residential uses
Side Yard:
(i) 1.5 m (4.9 ft.) for residential uses,
(ii) 3.0 m (9.8 ft.) for residential uses where the side yard abuts a road,
(iii) One (1) 3.0 m (9.8 ft.) side yard shall be provided for residential uses within a laneless subdivision
- 6.) Accessory Set Backs
(a) no accessory building, use, or portion thereof shall be erected or placed within the front yard of a parcel, except
i) for where the parcel abuts Gull Lake or accreted land whereby an accessory building as described in Section 10(h) of land use bylaw 312 may be approved and
ii) for where the parcel fronts a road where the parcels across the road abut Gull Lake or accreted land whereby one accessory building used as a garage may be situated not closer than 7.5 m (24.6 ft) to the street. Such garages shall not exceed 7.32 m (24 ft.) in width and 7.32 m (24 ft.) in length.
(b) an accessory building on an interior parcel shall be situated so that the exterior wall is at least 1.0 m (3.3 ft.) from the side and rear boundaries of the parcel;
(c) an accessory building or use on a corner parcel shall not be situated closer to the street than the main building and it shall not be closer than 1 m (3.3 ft.) to the other side parcel boundary or the rear parcel boundary;
- 7.) Site Coverage
(i) 55% of the developable parcel area defined within this land use bylaw for residential uses,
(ii) 10% of the developable parcel area defined within this land use bylaw for accessory uses.
- 8.) Minimum Floor Area
Dwelling unit shall not be less than 74.3 m² (800 sq. ft.)
- 9.) Height of Dwellings
(i) 7.75 m (25.4 ft.) above finished grade** with a maximum of two storeys
(ii) As required by the Development Officer for other listed uses.
- 10.) Height of Accessories
An accessory building or use shall not be more than 4.5 m (14.8 ft.) in height, and shall not exceed the height of the main building
- 11.) Permit Fees
\$75 for the first \$12,500 cost of the project, \$4 per \$1000 for the remainder.
example: Estimated cost of project - \$30,000 = \$12,500 - \$75
\$17,500 - \$70
\$30,000 - \$145 Permit Fee

**** Grade: the elevation of the crown of the road adjacent to that lot, or the average elevation of the two adjacent lots, whichever is less. (the grade of an adjacent lot is defined as the average elevation of the corners of the main building on the adjacent lot.)**

This is a summary only – Additional information may be required