

Rebuilding at East Trout Lake

There have been many inquiries about rebuilding requirements for properties at East Trout Lake. While Northern Municipal Services has established building guidelines that apply across the entire District, a more relaxed set of setbacks has been created for East Trout Lake. These guidelines consider the subdivision's unique character including its lakefront lots, favourable natural drainage, surveyed laneways and properties bordering crown and park land. They are intended to preserve the natural character of the resort subdivision while providing flexibility for property owners.

Development and Building Permits

- Development or building permits are not required. The following forms are required to be submitted (contact information on form) and can be downloaded from this [website](#):
 1. SAMA Property Data Confirmation: submit to SAMA.
 2. Notice of Intent to Build: submit to nms@gov.sk.ca.
- Property owners are responsible for complying with building, safety, accessibility and energy legislation, codes and standards.

Electrical and Interior Plumbing Permits

- Permitting and inspections are to be arranged with the Technical Safety Authority of Saskatchewan. More information can be found on their website: <https://www.tsask.ca/>.

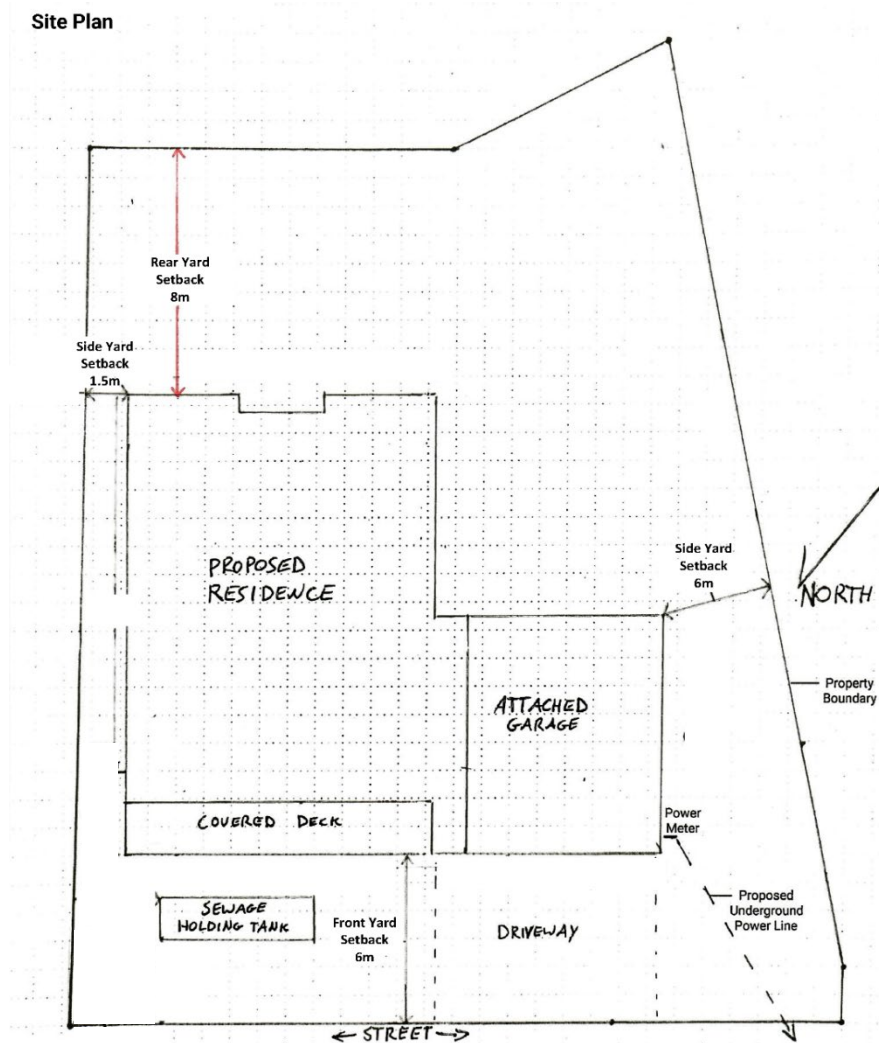
Private Septic System and Well Permits

- If you plan to use your current septic tank, Public Health Inspectors have advised to contact a local qualified person (onsite sewage contractor /installer) to inspect and validate the holding tank's function and safety. The picture of the access port with a brief description of the tank (concrete/fibreglass) must be emailed to Alden.Georget@saskhealthauthority.ca for review and approval.
- Be aware that if you are installing a new sewage holding tank, you will have to contact your local Public Health Inspector for a permit and inspection. More information can be found here: [Environmental Public Health - Sewage](#)
- For private water wells please contact the Water Security Agency for more information on [testing private wells](#) and required permits for [new well investigations](#).

Setbacks

- Minimum setbacks are measured from the property boundary to the nearest wall of the building. We can provide you with a parcel picture of your lot with dimensions upon request.
- Gutters, eaves, and decks are allowed in the setback area but no closer than 0.5m/1.6 feet of the boundary.
- Setbacks can be larger (but not smaller) than listed in the table below. Front Yard is the portion of the property that shares a boundary with the street (not a lane or the lake).

| Minimum Setback | Front Yard | Side Yard | Rear Yard |
|---|--------------|--------------|--------------|
| House or Garage | 3 m/9.8 ft | 2 m/6.5 ft | 1.5 m/4.9 ft |
| Shed or other small outbuildings (<120 sq ft) | 1.5 m/4.9 ft | 1.5 m/4.9 ft | 1.5 m/4.9 ft |



Drainage and Fill

- Grading, leveling or placement of fill must be located entirely within the boundaries of your lot.
- The finished grade of a lot must not direct water onto adjoining properties.
- Fill must be placed so that natural drainage is not blocked or diverted.

Building Moving

- Ministry of Highways confirms that the road surface width of Hwy 927 is 7 m (23.0 ft) wide and it is a secondary weight road.
- Permits are required for building movers to move buildings on provincial roadways and overhead powerlines may need to be raised, although they have confirmed there are no lines along Hwy 927 that would need to be raised.
- RTM building moving and permits are typically coordinated through RTM contractors.
- Each building move will be unique in its requirements, so please consult with your contractor.
- Building movers will need the whole Hwy 927 which will involve stopping all traffic and potentially removing signs.

FireSmart

- Building materials, landscaping, and maintenance can play a significant role in reducing the potential impact wildfire can have on your home and community. Guidelines can be found in the [FireSmart Canada Home Development Guide](#).