

Rebuilding after Ice Damage on the shoreline of Jackfish Lake 2021

RM of Meota No. 468

Due to the severe ice damage to the shoreline on the east side of Jackfish Lake many structures have been damaged and may need to be replaced. The following is a breakdown of what structures require permits from the RM.

- **Permits are Required for:**
 - Structures over 9.29 metres squared (100 square feet)
 - Covered & Uncovered Decks
 - Sheds, Bunkhouses, etc.
 - Dwelling – Structural repairs & new construction
 - Retaining walls
 - Seasonal Docks & Boat lifts (Unless exempt from Licensing)
- **Permits are not Required for:**
 - Structures under 100 square feet
 - Fences
 - Landscaping (unless on hazard lands)
 - Aesthetic repairs that do not include structural alterations.
- **Real Property Surveyors Reports (RPSR)**
 - Survey Sketch of corner pins is required to be submit with permits.
 - RPSR Required after the construction of structures over 200 square feet.
 - RPSR is required on hazard lands.
 - Not required for uncovered decks & docks.
- **Non-conforming structures cannot be reconstructed as per legislation if 75% of the structure is damaged. Furthermore, any structures severely damaged and not within the property lines cannot be replaced unless they abide by the current required setbacks and regulations. As per section 88-93 of the Planning and Development Act, 2007.**
- **Provincial (WSA) approval is also required to be obtained for any development on shoreland.**
- **West Chatfield SHLR - Slope Hazard Lakeshore Residential District**
 - If your property is located within the SHLR zoning district you will be required to provide documentation from a geotechnical engineer approving any landscaping or construction and stating it will not affect the slope.

Setbacks for Residential Uses:

- Front & Rear Yard – 1.524 m (5ft)
- Side Yard - 1.22 m (4ft)

Accessory Buildings/Structures

- Accessory buildings require a permit shall not exceed more than 20% lot coverage in the Lakeshore Districts.
- Accessory structure setbacks in Lakeshore & Hamlet Districts are Front/Rear yard – 1.524 m (5ft), Side Yard (0.75m (2.46 ft).

Retaining Walls

- Retaining walls over 2ft as measured from undisturbed soil to height of wall requires permits if within the Lakeshore Residential Districts.
- Slope alterations shall be considered a retaining wall where the altered slope exceeds 45 degrees.