



**IMPORTANT!**

**PROJECTS CANNOT BE  
STARTED PRIOR TO RECEIVING  
THE PARK MANAGER'S  
APPROVAL**

**ANY WORK STARTED BEFORE APPROVAL MAY NEED  
TO BE REMOVED**

**WAKAW LAKE REGIONAL PARK**  
**SITE DEVELOPMENT PERMIT**

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**PERMIT REQUIRED**

A Site Development Permit is required for all structures or changes on seasonal sites. *The requirement for permits is a seasonal licensing condition of Wakaw Lake Regional Park, under which failure to comply may result in eviction from the site.*

Structures include positioning and size of RV units and the construction or moving of sheds or shelters, decks, deck covers and fences. Structures are the personal property of the Lease Holder but must comply with standards.

Changes to a site include the addition of dirt fill, sand, gravel, crushed rock, fire pits, and the removal of brush or trees. Any dirt, sand, gravel, or crushed rock become the property of the Park and may not be removed. Changes to an electrical panel, pedestal or plug post can only be done by the Park. The pouring of concrete is not allowed.

**REGIONAL PARK BYLAWS -BUILDINGS AND STRUCTURES**

57. No person shall develop, erect, alter, demolish, remove, or relocate any building or structure on Park land without:

(1) First obtaining all permits pertaining to the project being undertaken. All building projects must conform to the Uniform Building and Accessibility Act, The Canadian Electrical Code and the Saskatchewan Supplement to the Canadian Electrical Code, the Public Health Act and Regulations to the Public Health Act, and any other Act of the Parliament of Canada or regulation pursuant to any Act or Act of the Parliament of Canada and any Act or Act of the Government of Saskatchewan or regulation pursuant to an Act or Act of the Government of Saskatchewan that pertain to the project that is to be undertaken; and

(2) The written consent of the Park Authority.

**Requirements for RV units:**

No RV units will exceed 575Ft<sup>2</sup> in total size and must have a black water waste holding tank.

**Requirements for sheds:**

No site may have more than three sheds or shelters in total.

No site will be allowed more than two sheds or shelters between 30 Ft<sup>2</sup> and 100 Ft<sup>2</sup> in area.

No fee will be charged for sheds or shelters under 30 Ft<sup>2</sup> and there will be no fee charged for one shed greater than 30 Ft<sup>2</sup>. An Additional Shed fee will be charged for any other sheds greater than 30 Ft<sup>2</sup>.

1. Maximum size for storage sheds is one hundred square feet (100 Ft<sup>2</sup>) – outside measurement. An inspection is required by the Park Manager after completion of the floor, prior to construction of walls. Walls must not exceed eight (8) feet in height and the roof pitch must not exceed five/twelve (5/12) slope. All sheds must have a standard entrance door.
2. Sheds used for sleeping accommodation must meet the requirements stated in the Park Building Bylaw and building standards for sleeping accommodations. These sheds require an inspection by a qualified building official.
3. All sheds that have electricity must be in accordance with the *Canadian Electrical Code*.
4. All sheds with plumbing fixtures must have a black water holding tank and require a plumbing permit issued by the Saskatchewan Health Authority. A copy of the approved permit must be presented to the Park Manager prior to any installation.
5. All sheds must have a finished exterior (which includes paint or siding).

**Requirements for decks and deck covers:**

1. The maximum size for a deck is twelve feet (12') by the length of the trailer.
2. The maximum size for a deck cover is twelve feet (12') by the length of the deck, with 16" eave.
3. Maximum deck cover roof height allowed is one foot (12") above the trailer.
4. Deck covers must be properly anchored. Posts must be anchored into the ground or bolted to deck joists. Posts must be anchored to top beams with metal anchor plates. Ceiling joists or rafters must be anchored to top beams with metal hurricane ties.
5. Deck covers must not be enclosed – to allow free access from the camping units doors.
6. Decks that are 24" or higher from the ground require guards and handrails. They are to be at least 36" high and designed to prevent climbing, with no opening greater than 4" between spindles.
7. Decks may not be enclosed with any partitions or walls in front of any of the trailer doors.