



REQUIREMENTS FOR NON-AGRICULTURAL BUILDING PERMITS IN FLOOD PRONE AREAS

NOTE: This pamphlet is for informational purposes only.

Certain lands, are subject to periodic flooding. To minimize potential flood damage, the R.M. of Meadow Lake Council has established a policy that requires all non-agricultural buildings located in flood prone areas to be built with a finished grade level at or above the 1:500 year flood elevation.

The following process is required to obtain a Building Permit in a flood prone area:

1. Contact the R.M. Planning Department to confirm that the property is eligible for a Building Permit and obtain a permit application form.
2. Contact SaskWater to determine the 1:500 year flood elevation for the property.
3. Contact a Saskatchewan Land Surveyor to prepare a site plan showing:
 - a) the existing elevation at the proposed building location; and
 - b) the location of the proposed building relative to the top of bank and property lines.

Please contact the R.M. Planning Department to determine the required building setbacks from the top of bank and property lines.

4. Determine the amount of fill required to elevate the grade level to the 1:500 year flood elevation as follows:
 - a) the base of the area to be elevated must be equal to or greater than 15 feet from the base of the foundation and that the slope of the mound shall not exceed 25 %; and
 - b) the top of the building foundation, any opening in the foundation wall, the well and the septic tank must be located within the elevated area above the 1:500 year flood elevation.
5. Complete the Development/Building Permit application form and return it to the R.M. office. Include:
 - a) the site plan prepared by a Saskatchewan Land Surveyor as noted above;
 - b) 2 sets of detailed building plans, including engineered foundation plans as described below; and
 - c) the ventilation worksheet.

Additional material may be required by the R.M. to complete the review of the application.

The National Building Code of Canada requires that building foundations be placed in or on undisturbed soils. Because all non-agricultural development in flood prone areas must be constructed on a mound to comply with flood elevation requirements, the foundation plans must be reviewed and/or designed by a Professional Engineer licensed to practice in the Province of Saskatchewan. The Engineer must be made aware that the building will be located in a flood plain and constructed on a mound.

6. After the Development/Building Permit application has been reviewed and approved by the R.M., and payment of the Building Permit fee has been received, a Development Permit and Building Permit will be issued for the foundation only of the proposed building.
7. Immediately after the foundation has been constructed and the building inspection for it has been completed, and before any construction of the first floor, contact a Saskatchewan Land Surveyor to prepare a site plan confirming:
 - a) the dimension of the base of the raised area;
 - b) the elevations of the top of the elevated area, the top of the foundation, any opening in the foundation wall, and the well and septic tank openings; and
 - c) the locations of the building, the well and the septic tank within the elevated area.Submit this site plan to the R.M. office.
8. If the second site plan as noted above is approved by the R.M., the Development Permit and Building Permit for the remainder of the building will be issued.
9. After the Development Permit and Building Permit for the remainder of the building have been issued, complete the construction and the required building inspections.

DIAGRAM SHOWING BUILDING BUILT ON A SITE
ELEVATED TO THE 1:500 YEAR FLOOD ELEVATION: