



## DEVELOPMENT & BUILDING INFORMATION

**A DEVELOPMENT PERMIT (INFORMATON REQUIRED TO ENSURE ANY CONSTRUCTION IS IN COMPLIANCE WITH THE RM OF MCKILLOP ZONING BYLAW) MUST BE APPROVED BY THE DEVELOPMENT OFFICER. WHEN APPROVAL HAS BEEN OBTAINED FOR DEVELOPMENT, THEN A BUILDING PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO CONTSTRUCTION COMMENCEMENT.**

**It is required by law that the RM of McKillop administer and enforce the Provincial Government's Uniform Building and Accessibility Standards Act. This Act states that; the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, placed, altered, repaired, renovated, demolished, relocated, removed, used, or occupied in accordance with building standards. Please read the following regulations and requirements in effect for the RM of Mckillop when commencing development. For further information please call the Development Officer at 306-725-3258.**

- Development permits expire if development does not commence within 6 months of approval date.
- A building permit can only be issued if preceded by an approved Development Permit Application,
- Building permits expire
  - if not commenced within 6 months of approval date.
  - after 48 months after approval date.
  - If work is suspended for a period of six months; or
  - If work is suspended for a period of longer than six months by prior written agreement of the local authority of its authorized representative.
- An extension may be granted at the Development Officers approval.
- Structures under 108ft<sup>2</sup> require a development permit but do not require a development fee.
- Structures under 108ft<sup>2</sup> do not require a building permit.
- All structures 108ft<sup>2</sup> and over require a development and building permit.
- A Garage is permitted on a lot without a permanent primary residence under the following conditions.
  - a deposit of \$5000 is received by the RM of McKillop.
  - a Development & Building Permit Application for **permanent** primary residence is submitted within 5 years. The deposit will be returned after construction commences for the **permanent** primary residence.
- One Shed (accessory building under 108ft<sup>2</sup>) is permitted on a lot without a permanent primary residence.
- A minor variance if 10% can be requested by way of Variance Request Application with approval provided by the Development Officer.
- **A surveyor's Real Property Report must be submitted once the foundation is complete.**



**Setback requirements vary for every zone. See below for minimum requirements.**

**Agriculture/Resource 1 District (AR1)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

<b>Front yard</b>	<b>30m</b> (except for Animal Kennel)
<b>Side yard</b>	<b>15m</b>
<b>Rear yard</b>	<b>15m</b>
<b>Max. Height</b>	<b>11m</b> (where indicated)
<b>Min. Floor Area</b>	<b>74.3m<sup>2</sup></b> (where indicated)

**Discretionary Uses**

<b>Front yard</b>	<b>45.72m</b>
<b>Side yard</b>	<b>15m</b>
<b>Rear yard</b>	<b>15m</b>
<b>Max. Height</b>	<b>various</b>
<b>Min. Floor Area</b>	<b>74.3m<sup>2</sup></b>

**Agriculture/Resource 2 District (AR2)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

<b>Front Yard</b>	<b>15m</b> (except for Habitat & Wildlife Conservation)
<b>Side Yard</b>	<b>15m</b>
<b>Rear Yard</b>	<b>15.24m</b>
<b>Max. Height</b>	<b>11m</b>
<b>Max. Site Coverage</b>	<b>60%</b>
<b>Min. Floor Area</b>	<b>74.3m<sup>2</sup></b> (where indicated)

**Discretionary Uses**

<b>Front Yard</b>	<b>15m</b> (except for Heritage Resource Development)
<b>Side Yard</b>	<b>15m</b>
<b>Rear Yard</b>	<b>15.24m</b>
<b>Max. Height</b>	<b>11m</b>
<b>Max. Site Coverage</b>	<b>60%</b> (where indicated)
<b>Min. Floor Area</b>	<b>74.3m<sup>2</sup></b> (where indicated)

**Country Residential 1 District (CR1)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

<b>Front Yard</b>	<b>45.72m</b>
<b>Side Yard</b>	<b>15m</b>
<b>Rear Yard</b>	<b>15m</b>
<b>Max Height</b>	<b>11m</b>
<b>Min. Floor Area</b>	<b>111.48m<sup>2</sup></b>

**Discretionary Uses**

<b>Front Yard</b>	<b>45.72m</b>
<b>Side Yard</b>	<b>15m</b>
<b>Rear Yard</b>	<b>15m</b>
<b>Max Height</b>	<b>7.5m or 11m</b>
<b>Min. Floor Area</b>	<b>74.3m<sup>2</sup></b> (where indicated)

**Country Residential 2 District (CR2)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

<b>Front Yard</b>	<b>15m</b>
<b>Side Yard</b>	<b>6m</b>
<b>Rear Yard</b>	<b>15.24m</b>
<b>Max Height</b>	<b>11m</b>
<b>Max. Site Coverage</b>	<b>60%</b>
<b>Min. Floor Area</b>	<b>111.48m<sup>2</sup></b>

**Discretionary Uses**

<b>Front Yard</b>	<b>7.5m</b>
<b>Side Yard</b>	<b>3m</b>
<b>Rear Yard</b>	<b>6m</b>
<b>Max Height</b>	<b>7.5m</b>
<b>Max Site Coverage</b>	<b>70%</b>
<b>Min. Floor Area</b>	<b>74.3m<sup>2</sup></b> (where indicated)



**Hamlet (Uhl's Bay) (H)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

Front Yard	6m
Side Yard	1.5m
Rear Yard	3m
Max Height	11m
Max. Site Coverage	60%
Min. Floor Area	74.3m <sup>2</sup>

**Discretionary Uses**

Front Yard	6m
Side Yard	1.5m
Rear Yard	3m
Max Height	3.4m
Max Site Coverage	60%
Min. Floor Area	varies

**Lakeshore Residential 1 District (LS1)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

Front Yard	6m
Side Yard	1.5m
Rear Yard Interior	3m (with an exception)
Rear Yard Corner	4.5m
Max Height	11m
Max. Site Coverage	60%
Min. Floor Area	74.3m <sup>2</sup>

**Discretionary Uses**

Front Yard	7m
Side Yard	3m
Rear Yard Interior	3m
Rear Yard Corner	4.5m
Max Height	11m (with an exceptions)
Max. Site Coverage	60%
Min. Floor Area	74.3m <sup>2</sup>

**Lakeshore Residential 2 District (LS2)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

Front Yard	4m
Side Yard	1.5m
Rear Yard Interior	3m (with an exception)
Rear Yard Corner	4.5m
Max Height	11m
Max. Site Coverage	60%
Min. Floor Area	46.4m <sup>2</sup>

**Discretionary Uses**

Front Yard	4m
Side Yard	1.5m (with an exception)
Rear Yard Interior	3m
Rear Yard Corner	4.5m
Max Height	11m (with an exceptions)
Max. Site Coverage	60%
Min. Floor Area	46.4m <sup>2</sup> (with an exception)

**Recreational Resort District (Sundale)** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

Front Yard	6m
Side Yard	2m
Rear Yard Interior	6m
Rear Yard Corner	4.5m
Max Height	11m
Max. Site Coverage	60%
Min. Floor Area	75m <sup>2</sup>

**Discretionary Uses**

Front Yard	6m
Side Yard	2m
Rear Yard Interior	6m
Rear Yard Corner	4.5m
Max Height	11m (with exceptions)
Max. Site Coverage	60%
Min. Floor Area	75m <sup>2</sup> (with exceptions)



**Commercial/Light Industrial District (C1))** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

<b>Front Yard</b>	<b>45m</b>
<b>Side Yard</b>	<b>8m</b>
<b>Rear Yard</b>	<b>8m</b>
<b>Max Height</b>	<b>11m</b>
<b>Max. Site Coverage</b>	<b>60%</b>

**Discretionary Uses**

<b>Front Yard</b>	<b>45m</b>
<b>Side Yard</b>	<b>8m</b>
<b>Rear Yard</b>	<b>8m</b>
<b>Max Height</b>	<b>11m</b> (with exceptions)
<b>Max. Site Coverage</b>	<b>60%</b>

**Highway Commercial/Industrial District (C2))** (refer to Zoning Bylaw for Additional Footnotes)

**Permitted Uses**

<b>Front Yard</b>	<b>45m</b>
<b>Side Yard</b>	<b>8m</b>
<b>Rear Yard</b>	<b>8m</b>
<b>Max Height</b>	<b>11m</b>
<b>Max. Site Coverage</b>	<b>60%</b>

**Discretionary Uses**

<b>Front Yard</b>	<b>45m</b>
<b>Side Yard</b>	<b>8m</b>
<b>Rear Yard</b>	<b>8m</b>
<b>Max Height</b>	<b>11m</b> (with exceptions)
<b>Max. Site Coverage</b>	<b>60%</b>



## **DOCUMENTS REQUIRED TO ACCOMPANY A DEVELOPMENT PERMIT APPLICATION**

- a) Site Plan (showing lot size & shape; indicate North; project size on lot, distance to all property lines, indicated what borders each property line, label streets, etc.).
- b) Location and size of all existing and proposed buildings showing the distance between each structure, the distance from every structure to all property lines, along with any easements.
- c) A Geo-Tech Report provided by an Engineer.
- d) Site topography and special site conditions (which may require a contour map) including ponds, streams, other drainage runs, culverts, ditches, and any other drainage features.
- e) Abutting roads and street, including service roads and alleys.
- f) Other, as required by the Development Office or Council to effectively administer the Zoning Bylaw.

## **DOCUMENTS REQUIRED TO ACCOMPANY A BUILDING PERMIT APPLICATION**

- a) Building Plans.
- b) Building Designs stamped by a structural Engineer.
- c) Energy Code Forms.
- d) Engineer-stamped roof truss designs & layouts (NBC Compliant)
- e) Engineer-stamped floor truss and/or LVL design layouts
- f) Fireplace or Wood Stove Manufacturer Specifications
- g) Residential Mechanical Ventilation Design Summary