

# R.M. of Reciprocity No. 32 Development Guide

Are you planning on building a new house? Maybe a shop or a chicken coop? Demolishing that old shed that's falling down? With the implementation of the new Zoning Bylaw, there are updated requirements for development within the municipality. This guide has been prepared to help you navigate the process.

## Do I Need a Development Permit?

YES! Except for:

- Maintenance & repairs that do not alter the structure
- Accessory buildings & structures under 100 ft<sup>2</sup> (9.3 m<sup>2</sup>)
- A fence or stand-alone wall (retaining wall, screen, etc.)
- Planting trees or shrubs, or landscaping
- Temporary buildings used during the construction or renovation of another building

## Zoning Districts

Zoning Districts divide the municipality into areas of land with common development standards. The majority of the R.M. is zoned Agricultural – Resource.

The exceptions are approximately 9 ½ quarters that are zoned as Environmental Conservation, consisting of Wildlife Land, lands with conservation easements, & crown lease lands. As well, the Kingston Midstream terminal land is zoned Light Industrial – Commercial.

## How do I get a Development Permit? How long is it valid?

- The first step of the process is to fill out the R.M.'s Development Permit Application and submit it to the R.M. It is important that the site plan be completed, however it does not have to be completed on the provided diagram. The site plan can consist of survey plans, photographs, Google map images, or anything similar, so long as they show the required information.
- The R.M. will use the information on the form to determine if it is a permitted use or discretionary use development, and if the proposed development meets the requirements of the Official Community Plan, the Zoning Bylaw, and any other applicable legislation.
- If not paid at the time of application, an invoice will be issued for the development application fee.
- If it is a permitted use and meets all the requirements, the development officer will issue a permit.
- If it is a discretionary use, upon receipt of a permit application, public notice will be given to the assessed owners within 246 ft (75 m) of the site of the application indicating the date of the Council meeting at which it will be discussed should they wish to voice any concerns. Council will consider the application, any comments from the public, and the development officers report and come to a decision on the application. It may be approved as is, approved with additional conditions, or rejected. Should it be rejected, the applicant may appeal the rejection to the Development Appeals Board.
- Sometimes additional information will be required before a decision can be made. An example of this would be in a potential hazard land area, a topographical survey may be required to assist in determining the 1:500 year flood elevation.
- A development permit is valid for 12 months from the date of issue. The permit may be extended an additional 12 months if requested in writing prior to the expiration of the original 12 month period.

## How far back from the road allowance do I need to be?

- All buildings, dwellings, & structures (excluding fences) must be a minimum 150 ft (45 m) setback from the centreline of R.M. road allowance or provincial highway unless otherwise required by MHI
- Privacy fences must not be within 6.5 ft (2 m) of a road or highway
- Hedges, shelterbelts, etc. must be 50 ft (15m) from the municipal road right of way. Within 295 ft (90 m) of a provincial highway right of way, a permit is required from MHI.

### Residential Development

- Permitted as a principal land use in the Ag-Resource zoning district
- Must have a minimum 150 ft (45 m) setback from the centerline of any municipal road allowance or provincial highway (unless otherwise required by MHI)
- Mobile & Manufactured homes must have a CSA or Intertek certification seal
- RTM's must have a CSA or Intertek certification seal, or be delivered to site with inspection reports that were completed throughout the construction process by a building official or professional designer licensed for Saskatchewan
- All dwellings shall be placed on a permanent foundation

### Shop/Barn/Storage Building Development

- Permitted as an accessory use in the Ag-Resource zoning district given the principal use of the site is agriculture or resource extraction
- Must have a minimum 150 ft (45 m) setback from the centerline of any municipal road allowance or provincial highway (unless otherwise required by MHI)
- Farm accessory buildings or structures shall not exceed 30 ft (9 m) in height with the exception of grain bins & elevators

### What are Hazard Lands & How Will it Affect Me?

- Hazard Lands are defined in the *Statements of Provincial Interest* as “land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.”
- The most common hazard land in the R.M. would be flood prone land. The *Statements of Provincial Interest* require prohibiting development of new buildings & additions to buildings within the 1:500 year flood elevation of a watercourse or waterbody.
  - Buildings & additions to buildings, must be flood proofed to an elevation 0.5 metres above the 1:500 year flood elevation
- If proposed development is in potential flood hazard lands, the R.M. will require consultation with the Water Security Agency (WSA). Should the WSA not have the flood elevation levels available for the proposed location, a topographic survey will be required to determine the 1:500 year flood elevation.

### What do I need to know about subdivisions for residential purposes?

- Two subdivisions of non-farm dwellings may be allowed per quarter section.
- A development permit is required and an “Application to Subdivide Land” must also be submitted to Community Planning, Ministry of Government Relations.
- For the application form and information on the Community Planning requirements visit <https://www.saskatchewan.ca/government/municipal-administration/community-planning-land-use-and-development/subdivision-zoning-and-land-use/municipalities-and-the-subdivision-process>
- Residential subdivisions must be a minimum of 2 acres (0.8 ha) to a maximum of 15 acres (6 hectares). Some exceptions may be granted should there be physical circumstances or a legitimate need for a size variance such as to include a water well that services the house within the subdivided property.
- Keeping livestock on a small parcel, without having additional ag land, is subject to limits on the maximum number of animal units permitted. Animal units are defined in *The Agricultural Operations Regulations* Chapter A-12.1 Reg 1. For further information on how this may affect you, please contact the office at 306-443-2212.