

## **RURAL MUNICIPALITY OF ROSTHERN #403**

### **PLANNING & DEVELOPMENT**

The Planning Department deals with a variety of issues related to land use, development, zoning and subdivision which are controlled by R.M. bylaws including a Development Plan and Zoning Bylaw. The Zoning and Building Bylaws are available by clicking the Bylaw header.

### **ARE YOU PLANNING TO BUILD?**

The first step in your project planning should be to contact the Administration. We can help you determine how your property is zoned, the types of buildings the zoning permits, and the required building setback distances from roads and property lines.

### **When is a permit necessary? Do you require a Development Permit?**

A Building Permit is required for agricultural buildings over 500ft<sup>2</sup> in size and all non agricultural buildings over 100ft<sup>2</sup> in size.

A Development Permit is required every time you make changes to your property.

An application for building permit must include two sets of building plans and a sketch of where the building will be located. If you are building a home a ventilation guide must be submitted as well.

The permit fees for non-agricultural buildings relate to construction value:

- \* \$6.00 per \$1,000 of construction value;
- \* minimum fee of \$100.00 for residential additions and accessory buildings; and
- \* minimum fee of \$100.00 for all other buildings

Please contact the Administrator for additional requirements for buildings you propose to move onto your property.

**Please allow 10 business days for a completed building permit application to be processed.**

Building inspection services are provided by Municode Services Ltd. during construction for all non-agricultural buildings. An Inspection Schedule will be provided with your Building Permit.

The following forms are required to be submitted with applying for a standard residential building permit:

Building Permit Application Form  
Ventilation Guide

## **SUBDIVIDING LAND**

Government Relations (GR), a provincial agency is the approving authority for subdividing land. The Planning Department reviews subdivision applicants, which must include a Plan prepared by a Saskatchewan Land Surveyor, for bylaw and policy compliance; if the application complies with all requirements, Council can recommend to Government Relations that it be approved.

## **REZONING LAND**

To change the zoning of a property, an amendment to the Zoning Bylaw is required. The Administration review rezoning applications to ensure the requirements of the Development Plan and Zoning Bylaw and any other Council policies are met; a report and recommendations are prepared for Council review. If the application complies with all requirements and Council feels it has merit, the application can proceed through the advertising and public hearing process. If the application is denied, it cannot be appealed. The applicant is responsible for advertising, notification of surrounding land owners and holding a Public Meeting as required by the Planning and Development Act.

## **MULTI-PARCEL COUNTRY RESIDENTIAL SUBDIVISIONS**

The purpose of these subdivisions is to accommodate a country residential development in a rural environment where the essential land requirement is for a building site and space rather than for productive agricultural purposes. Consideration of the rezoning and subdivision of lands for this purpose is considered by the R.M. Council based on the current supply of multi-parcel country residential parcels from time to time in any given period and the current demand for this form of country residential lifestyle. The applicant is responsible for advertising, notification of surrounding land owners and holding a Public Meeting as required by the Planning and Development Act.

## **PLANNING AND DEVELOPMENT**

- All buildings, trees, scrubs and other structures must be set back 150 feet from the centerline of a road and 300 feet from the centre of an intersection. If your property is next to a highway, please contact Saskatchewan Highways and Transportation to determine their setback requirements.
- Planting trees within the Country Residential Districts 1 to 4 must be a minimum of three (3) meters in from the side or back property line. No tree or shrub expected to grow taller than 1.5 meters at maturity may be

planted in the front or side yard abutting the roadway within an area 22.6 meters from the centre of the roadway.

- If you wish to build on property served only by a summer road, you must upgrade the road to the R.M.'s standards before a building permit can be issued. Please contact the R.M. office for a cost estimate and a Custom Work Construction Application.
- All non-agricultural buildings in flood-prone areas must be built to the 1:500 flood elevation. Please contact the R.M. office and SaskWater for more information.
- If you need written confirmation that the buildings on your property comply with R.M. bylaws, the R.M. provides a Zoning Memorandum. In order to do this we require:
  - a current Real Property Report, prepared by a Saskatchewan Land Surveyor; and
  - \$50.00 (prepaid)
  - Please allow 2 weeks for preparation.
- The Development Appeals Board is a 5 member board that is appointed by the R.M. Council. The Board is to adjudicate appeals under the provisions of The Planning and Development Act dealing with minor variances, demolition control districts, architectural control districts, misapplication of the Zoning Bylaw in issuing a development permit, refusal to issue a development permits because it would contravene the Zoning Bylaw, refusal of subdivision application, and any of the conditions of a Zoning Order issued on the property. For more information on the appeal process contact the R.M. Office.
- Livestock are controlled in hamlets and residential zones – the permitted number depends on the size of your lot, and in most of these areas mink and pigs are not permitted. In agricultural zones, the type of livestock is not restricted and an R.M. permit is not usually required for 99 animal units or less. For more information, please contact the R.M. Office and Saskatchewan Agriculture and Food.

### **UNTIDY & UNSIGHTLY PREMISE VIOLATIONS**

The residents of the Municipality and the Council have a reasonable tolerance for the condition of property in a rural environment. However, there are many situations where the condition of property substantially detracts from the amenity of the neighborhood and also presents a danger to the safety and health of others.

Failure to remedy the situation can result in costly litigation for the property owner or substantial payment to the Municipality for the cost of removing dilapidated buildings and/or derelict vehicles and cleaning up the property. The Council intends to vigorously enforce its bylaws and the Rural Municipality Act where the above conditions persist.

If the following conditions exist on your property, appropriate action should be taken before it is necessary for the Municipality to become involved to remedy the situation:

- Presence of garbage, debris, appliances, tires and other materials that contribute to the unsightliness and untidiness of the property.
- Junked vehicles (vehicles not in running order). No more than 6 are allowed in a hamlet or residential zone and no more than 12 are allowed in agricultural, commercial or industrial zones.
- Dilapidated buildings. These may be unsightly and present a danger, a fire hazard and an attraction for rats.