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RM*of* Francis
No. 127

Development Permit Information

Every person is required to obtain a development permit before commencing any construction or use of land except as provided within the Zoning Bylaw.

Development Not Requiring a Permit

1. Accessory farm buildings or structures under 100 m^2 (1000 ft^2) where applied to a principal agricultural use.
2. Accessory non-farm buildings or structures under 9.3m^2 (100 ft^2) where applied to a principal permitted use.
3. The temporary placement of a trailer during the construction or alteration of a primary structure for a term not to exceed that provided by an active approved building permit for the project, as applicable.
4. Building and structures under 9.3 m^2 (100 ft^2), which are accessory to a principal, residential use except where such dwelling is a discretionary use.
5. Building and structures under 9.3 m^2 (100 ft^2), which are accessory to a permitted, principal, commercial use except where such use discretionary.
6. The erection of any fence, wall, gate, television antennae, or radio antennae.
7. Relocation of any residential or accessory building provided development standards are still met on the site.
8. Internal alterations to a residential building provided that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site.
9. Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use or intensity of use of the building, does not change.
10. Landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

Application Requirements

The following is required in order to make an application:

1. A completed **application form** (attached);
2. Submission of any **application appendices** if necessary;
3. A scaled **site plan** drawing showing, in detail, the site proposed for development including the following at a minimum:
   - A scale and "North" arrow;
   - Legal description of the site;
   - Boundaries of the parcel including approximate dimensions;
   - Location and dimensions of existing buildings and structures, and proposed buildings and structures and distances from the property boundaries;
   - Location of all existing and proposed utilities;
   - Location of all existing and proposed approaches and driveways;
   - The location of all distinguishing physical features located on or adjacent to the property including but not limited to sloughs, streams, culverts, drainage ways, wetlands, slopes, bluffs, etc. (which may require a contour map)
   - A dimensioned lay-out of parking areas, entrances, and exits (as applicable);
   - Abutting roads and streets, including adjoining sites;
   - Fencing or other suitable screening;
   - Other, as required by the Development Officer or Council to effectively administer the Zoning Bylaw

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Development Permit Application Form

1. APPLICANT INFORMATION

Name:	
Mailing Address:	
City & Postal Code:	
Phone Number:	
Email Address:	
Fax Number:	

2. REGISTERED OWNER INFORMATION *(To be completed if different from the applicant)*

Name:	
Mailing Address:	
City & Postal Code:	
Phone Number:	
Email Address:	
Fax Number:	

3. PROPERTY INFORMATION

Please indicate the legal land location of where the proposed development is intended.

Quarter _____ Section _____ Township _____ Range _____ Meridian ___ W2
(NE, NW, SE, SW)   *(1 to 36)*   *(13 to 16)*   *(13 to 15)*

OR

Registered Plan Number as described at the Land Titles Registry.

Lot _____ Block _____ Plan _____ Subdivision _____

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4. EXISTING LAND USE

Agriculture ☐			*Industrial* ☐	
Country Residential ☐			*Other:* ☐	_____
Commercial ☐				

*Detailed description of **current** land use:*

5. PROPOSED LAND USE

Agriculture ☐			*Industrial* ☐	
Country Residential ☐			*Other:* ☐	_____
Commercial ☐				

*Detailed description of **proposed** land use:*

6. DECLARATION OF APPLICANT

I, _____ of _____

In the Province of Saskatchewan, solemnly declare that all of the above statements within this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act.*

I further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application.

Date: _____ Applicant Signature: _____

Date: _____ Landowner Signature: _____
(if required)

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7. SITE PLAN

The following set-back distances from _Zoning Bylaw 2012-03_ **MUST** be considered and adhered to for the application to be considered.

Minimum site area	Agricultural Commercial: 0.4 hectares (1 acre)
	Resource Activity: no minimum
	Intensive Agricultural activities: 1 hectare (2.54 acres)
	Non-farm residential: 1 hectare (2.54 acres) to a maximum of 4 hectares (10 acres) except that the maximum site area may be a greater area depending on existing physical circumstances. Two subdivided sites /quarter section.
	All other discretionary uses: 1 hectare (2.54 acres)
Minimum site frontage	30 meters
Minimum front yard	All buildings shall be set back a minimum of 45 meters from the center line of any developed road, municipal road allowance or provincial highway and/or a minimum of 90 meters from the intersection of the center lines of any municipal roads or provincial highway or such greater distance as required for e.g. Site triangle.
Minimum rear yard	15 meters or 25% of the depth of the site whichever is the lesser
Minimum side yard	15 meters except where a side yard abuts a municipal road allowance or a provincial highway, the front yard requirements shall apply
Min setback for trees, shelterbelts and other	All shelterbelts, tree plantings, portable structures, machinery and the storage of aggregate materials shall comply with the same setback requirement as for buildings.
Fence Lines	All fences shall be set back a minimum of 45 meters from the center line of any developed road, municipal road allowance or provincial highway

In order to process the development permit application, all submissions must include a completed site plan map of the proposed project; submission of an incomplete site plan map will be considered as an incomplete application and returned to the applicant to be completed as required for consideration.

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Please use the grid provided for your Site Plan unless submitted by other methods complying with the required information.