

RURAL MUNICIPALITY OF MOOSE MOUNTAIN NO. 63

CODE: PD

PLANNING & DEVELOPMENT

CODE: PD.1

LAND DEVELOPMENT
GUIDELINES

Legislative Reference:

→ Basic Planning Statement 2006

→ Zoning Bylaw 2006

DEVELOPMENT/BUILDING PERMITS

Every person shall apply for a development permit before commencing any development within the municipality, **except** as listed below:

- (1) All farm buildings or structures (except an Intensive Livestock operation (I.L.O.), a dwelling or an addition to a dwelling), These accessory farm uses must still meet the Building Setback Requirements of the relevant Zoning District. To ensure that the required setback is being met, all developers shall submit a site plan showing the location of proposed new accessory farm uses in relation to the plot lines of the affected quarter section.
- (2) All non-farm buildings or structures which are no more than 9.3 Sq. m. (100 sq. ft.) in size or 15 m. (50 ft.) tall and which will be accessory to a lawful use within the Zoning Districts established by this bylaw also will not require a permit, provided the use meets the Building Setback Requirements of the relevant Zoning District.
- (3) Linear Public Utilities: Any operation to install, inspect, repair, or renew lines for sewers, potable water, cables, wires, tracks or similar public works as required by a public utility except where the line will cross or lie within the limits of a public road.
- (4) Signs: Subject to the provisions of Section
- (5) Petroleum or natural gas exploration wells or extraction wells are exempt only where legal and physical access to the proposed well site has been previously approved by R.M. permit. Related facilities such as storage batteries shall require a development permit.
- (6) An existing agricultural dwelling on a new subdivided site between 2 and 20 acres.
- (7) That a fee of \$100.00 be charged for the review of Development Permit Applications.
- (8) That approved Development Permits be valid for a period of one (1) year from the date of issuance.

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ROAD SETBACK REQUIREMENTS:

(1) The minimum setback for all buildings (including, but not limited to dwellings, all accessory agricultural structures, trees, excavations, gravel pits, dugouts, and oil, gas or water wells) from the right-of-way of a developed public road, municipal road allowance, or provincial highway shall be as follows:

(**Note:** A greater setback may be required by the Department of Highways and Transportation near a provincial highway.)

(a) **60 metres (200 ft) from the centreline of any public road**, regardless of its current legal width; and

(b) **120 metres (400 ft) from the centreline of the intersection of any two public roads**, regardless of their current legal width.

(2) Council may exempt a proposed development from this requirement or reduce the minimum setback, where in the opinion of Council, compliance with it would be impractical or too costly for the applicant and the exemption or reduction is in the public interest.

(3) No dwelling or other building shall be located within the approach surface for any airport or airstrip.

SITE REQUIREMENTS:

(Subdivisions)

A quarter section may have 2 rectangular sites subdivided from it for a principal use allowed in the Agricultural District.

- In addition, one irregularly- shaped or rectangular subdivision of agricultural land which is physically isolated from the majority of the quarter section by a road, railway or watercourse may also be allowed at council's decision.
- The minimum site frontage for all subdivided sites shall be 30 metres.
- The site size shall not be less than 2 acres or more than 20 acres in size.
- Linear public utilities which are exempt from site size regulations by Section 3.7

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ROAD ACCESS:

All new residential, commercial, industrial or intensive agricultural development shall be required to have access to a developed road. Applicants for such developments may be required by council to pay for all or part of the required road improvements as part of the necessary Development Permits.

ROAD REPAIR:

Council may use section 22 of "The Municipalities Act" to ensure that any trucks pay for the cost of road repair caused by their usage of an R.M. road.

BUILDING PERMIT REQUIREMENTS:

(1) The following building projects must apply for a building permit:

- Construction of a new house or major renovations/additions to an existing house;
- RTMs or other types of houses being moved onto a property;
- Any type of commercial building.

(2) The following Farm buildings are exempt from requiring a permit:

- For the housing of livestock;
- For the production, storage or processing of primary agricultural crops and feeds;
- For the storage and maintenance of equipment or machinery associated with an agricultural operation

(3) The following fees will be applied to cover costs of review and processing of building permit applications. An application shall not be considered complete until all required information, maps, engineering reports and fees have been paid in full.

- That a flat fee of \$50.00 be charged for each building permit application to cover administration costs.
- That a fee of \$3.55/\$1,000 value of construction with a minimum fee of \$200 be charged to cover building official review and processing costs.
- Note- That if a building permit application fee is charged, a development permit fee will not be required to be paid.