



TOWN OF SHELLBROOK

Application for a Development Permit Form "A"

Permit # _____

Alt. # _____

Roll # _____

1. Applicant/ Registered Owner:

a. Name: _____

b. Address: _____ Postal Code: _____

c. Phone Number: _____

2. Contractor:

a. Name: _____

b. Address: _____ Postal Code: _____

c. Phone Number: _____

3. Property: Legal Description

Lot: _____ Block: _____ Plan No: _____

4. Existing Land Use:

5. Proposed Land Use/Description of Proposed Development:

6. Date of Commencement: _____ Proposed Date of Completion: _____

7. Fence: Rear Yard: ___ Front Yard: ___ Material: _____ Height: _____

8. Other Information:

9. For All Construction provide a detailed site plan, drawn to scale on a separate sheet, with labels, the following existing and proposed information:

- a. Corner survey performed by a licensed surveyor,
- b. Real Property Report (RPR) performed by a licensed surveyor,
- c. Scale and North arrow,
- d. A legal description of site,
- e. Mailing address of the owner or owner's representative,
- f. Site Lines,
- g. Bylaw site line setbacks,



TOWN OF SHELLBROOK

- h. Front, rear, and side yard requirements,
 - i. 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,
 - j. The location of any buildings, structures, easements, and dimensioned to the site lines,
 - k. The location and size of trees and other vegetation, especially natural vegetation, street trees and mature growth,
 - l. Proposed on-site and off-site services,
 - m. Landscaping and other physical site features,
 - n. Depth of basement with stamp from Engineer confirming underground infrastructure meets requirements.
 - o. A dimensioned layout of parking areas, entrances and exits,
 - p. Abutting roads and streets, including service roads and alleys,
 - q. An outline to scale of adjacent buildings on adjoining sites,
 - r. The use of adjacent buildings on adjoining sites,
 - s. The use of adjacent buildings and any windows overlooking the new proposal,
 - t. Fencing or other suitable screening,
 - u. Garbage and outdoor storage areas,
 - v. Other as required by the Development Officer or Council to effectively administer this Bylaw.
10. Mobile Homes: C.S.A. 2240 Approval Number (from black and silver sticker)
Mobile Home Date of Manufacture: _____

11. Declaration of Applicant:
I, _____, of the _____, of _____ in the Province of Saskatchewan, do solemnly declare that the above statements contained within the 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 agree to indemnify and hold harmless the Town of Shellbrook from and against any claims, demands, liabilities, costs, and damages related to the development undertaken pursuant to this application.

Date: _____ Signature: _____

3.0 metres above grade level and in no case shall a fence be erected to a height of more than 2.0 metres above grade level in the required front yard, except for the **C1 District**, where no wall, fence or similar structure shall be erected between a front site line and a front building line to a height of more than 1.0 metres above grade level.

- 4.8.4 On a corner lot in any district, no hedge planting, tree, wall, fence, or similar structure, not being a building, shall be erected, placed, planted, or maintained within the Sight Triangle, as described in Figure 2-1 and Section 4.5 of this Bylaw, to a height greater than 1.0 metre as illustrated in Figure 4-1.

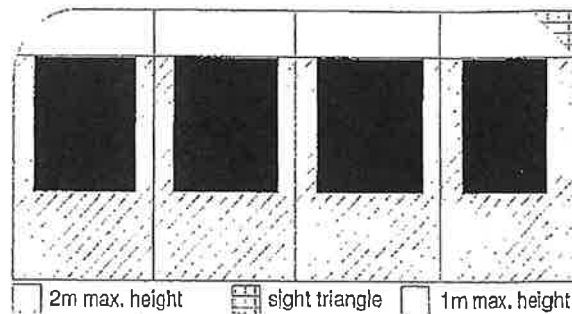


Figure 4-1: Fence Requirements

- 4.8.5 A development permit is required for all fences.

4.9 ACCESSORY BUILDINGS AND STRUCTURES

- 4.9.1 Accessory buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.

4.9.2 *Time of Construction*

Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following cases:

- (1) Where a development permit has been issued for a principal building, Council shall allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed within the effective time period of the development permit for the associated principal building, the accessory building shall be removed.

4.9.3 *Height of Accessory Buildings*

- (1) In any Commercial, Industrial, Community Service, or Future Urban Development district accessory buildings are not to exceed the height of the principal building.

- (b) non-covered raised patios and non-covered decks measuring more than 0.6 metres in height above grade, projecting not more than 3.0 metres into a required rear yard, provided they are located at least 3.0 metres from the rear site line;
 - (c) canopies or balconies, provided they are located at least 3.0 metres from the rear site line;
 - (d) overhanging eaves and gutters, architectural features, chimneys, bay windows, bow windows or other projecting windows, projecting not more than 1.0 metre into the required rear yard;
 - (e) laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.
 - (f) On interior sites, enclosed private swimming pools
- (4) *In side yards:*
- (a) non-covered raised patios measuring 0.6 metres or less in height above grade;
 - (b) non-covered raised patios measuring more than 0.6 metres in height above grade and non-covered decks provided they are located at least 0.6 metres from the side site line;
 - (c) architectural features, eaves, chimneys, bay windows, bow windows or other projecting windows, projecting not more than 0.6 metres into the required side yard;
 - (d) laundry drying equipment, recreational equipment, garbage stands and private swimming pools and tennis courts when open to the sky.

4.7 BARE LAND CONDOMINIUMS

4.7.1 Regulations and development standards for buildings, uses and sites in all zoning districts shall also apply to buildings, uses and bare land units that are part of an approved bare land condominium plan.

4.8 FENCES

4.8.1 In any **Residential** district, no wall, fence or similar structure shall be erected in a front yard or on a site line adjacent to a front yard to a height of more than 1.0 metres above grade level as illustrated in Figure 4-1.

4.8.2 In any **Residential** district, no wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height of more than 2.0 metres above grade level as illustrated in Figure 4-1.

4.8.3 In any **Commercial, Industrial, Community Service, Parks** or **FUD** district, no wall, fence or similar structure, excepting permitted accessory buildings, shall be erected to a height of more than

- (2) Fabric covered structures and pole sheds shall be permitted as an accessory structure in the C2 and M1 districts.
- (3) Notwithstanding subsections (1) and (2), fabric covered structures may be placed in any district for use as a public recreation facility, public school or education facility.
- (4) Development applications for fabric covered structures and pole sheds must include a drawing stamped by a Professional Engineer to ensure the structure will meet the requirements of the *National Building Code of Canada*.

4.9.8 Temporary Fabric Covered Structures

In any District, temporary fabric covered structures shall be allowed for a period not to exceed seven days in a calendar year.

4.9.9 Shipping Containers

- (1) Shipping containers shall be prohibited in all districts except the CS, C1, C2 and M districts, where they shall be permitted as discretionary uses.
- (2) Shipping containers shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings for the applicable zoning district.
- (3) Shipping containers shall:
 - (a) be properly anchored and maintained in good repair;
 - (b) be sandblasted and repainted to a neutral colour or complement the colours of the principal building prior to their placement, above grade, on a site;
 - (c) be located a minimum of 3.0 metres from, and behind the rear wall of, the principal building; and
 - (d) meet the requirements of the *National Building Code of Canada* as applicable.
- (4) The cumulative maximum floor area of shipping containers, to a total maximum of six containers, shall not exceed more than 50% of the gross floor area of the principal structure except in the case of approved development permits for Transfer Yards utilizing shipping containers.
- (5) Shipping containers shall be located in the side or rear yard only. They shall not project beyond the building front line of the primary building.
- (6) Shipping containers shall be kept clean, level, maintained, and placed in an orderly manner. Application for a development permit for shipping containers must occur prior to relocation to the site.
- (7) Shipping containers shall be prohibited for use as human habitation.

- (2) In all residential zoning districts, accessory buildings are not to exceed the height of the principal building. In no case shall the height of an accessory building exceed 5.0 metres from the floor or grade level to the peak height of the roof except in the R3 zoning district, where accessory buildings shall not exceed 10.0 metres from the floor or grade level to the peak height of the roof.
- (3) Garden and garage suites shall be subject to the height requirements contained in Section 4.28.6 of this Bylaw.

4.9.4 *Private Garages and Carports*

- (1) Private garages and carports, attached to the principal building by a substantial roof structure, are considered as part of the principal building and subject to the regulations governing the principal building.
- (2) On any site in any Residential district, only one detached garage not exceeding 100 square metres in area is allowed.
- (3) Except when conforming to established building lines, no main door of a garage which faces a street shall be within 6.0 metres of the front site line faced by the door.
- (4) Except when conforming to established building lines, no main door of a garage which faces a street shall be within 3.0 metres of the side site line faced by the door.

4.9.5 *Location and Size of Accessory Buildings*

Detached accessory buildings in all districts are subject to the following regulations:

- (a) Accessory buildings shall not to be located in any required front yard.
- (b) The minimum rear yard setback of an accessory building shall be 0.6 metres, except where the main door faces the rear site line, the minimum setback shall be 1.2 metres.
- (c) Accessory buildings shall have a minimum side yard setback of 0.75 metres where the accessory building is over 1.8 metres behind the rear wall of the principal building, otherwise, the minimum side yard setback shall be 1.2 metres.
- (d) Accessory buildings located in a rear yard shall not occupy more than 40% of the rear yard.
- (e) Detached accessory building shall be located a minimum of 1.0 metre from a principal building.

4.9.6 *Number of Accessory Buildings*

In any Residential district, there shall be no more than three accessory buildings on a site.

4.9.7 *Accessory Fabric Covered Structures and Pole Sheds*

- (1) In all Residential districts, no more than one fabric covered structure with a maximum area 18.6 m² shall be permitted as an accessory structure.



COMMERCIAL & RESIDENTIAL FENCE REGULATIONS

What to consider before building a fence on your property

Prepared for:
Town of Shellbrook

Prepared by:
Crosby Hanna & Associates
Landscape Architecture and Planning
Saskatoon, SK

This brochure has no legal status and can not be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact us for assistance, as the Town of Shellbrook accepts no responsibility to persons relying solely on this information.

Section 2 interpretations of the Shellbrook Zoning Bylaw shall apply to all terminology used within this brochure.

Contact

P: (306) 747-4900
F: (306) 747-3111
W: townofshellbrook.ca
E: townoffice@townofshellbrook.ca

FENCE REGULATIONS

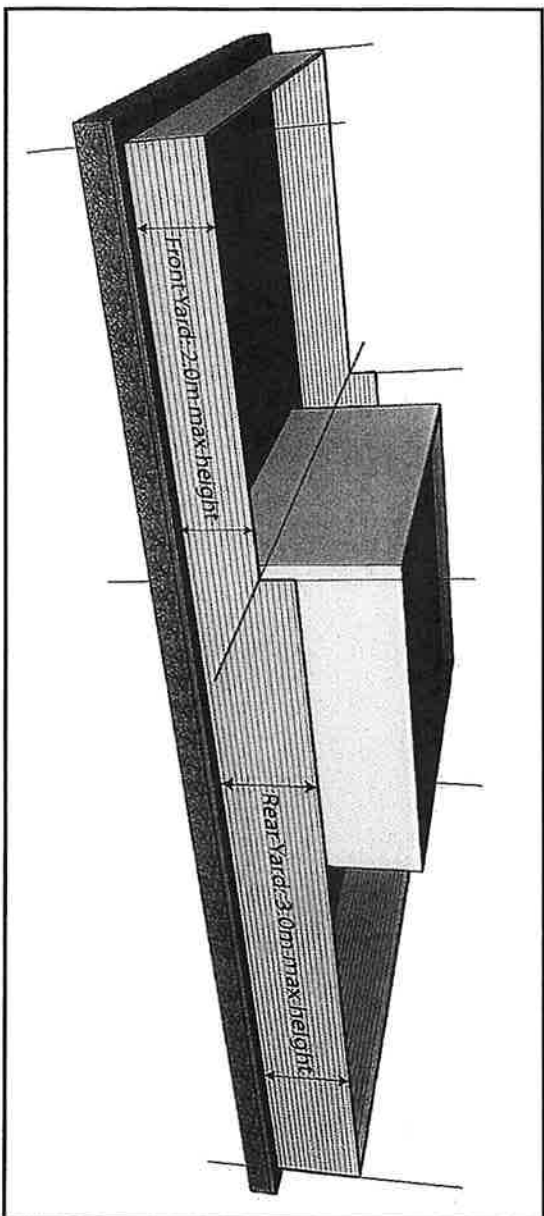


Figure 1: Commercial Districts (CS, C2, M, PR, FUD)

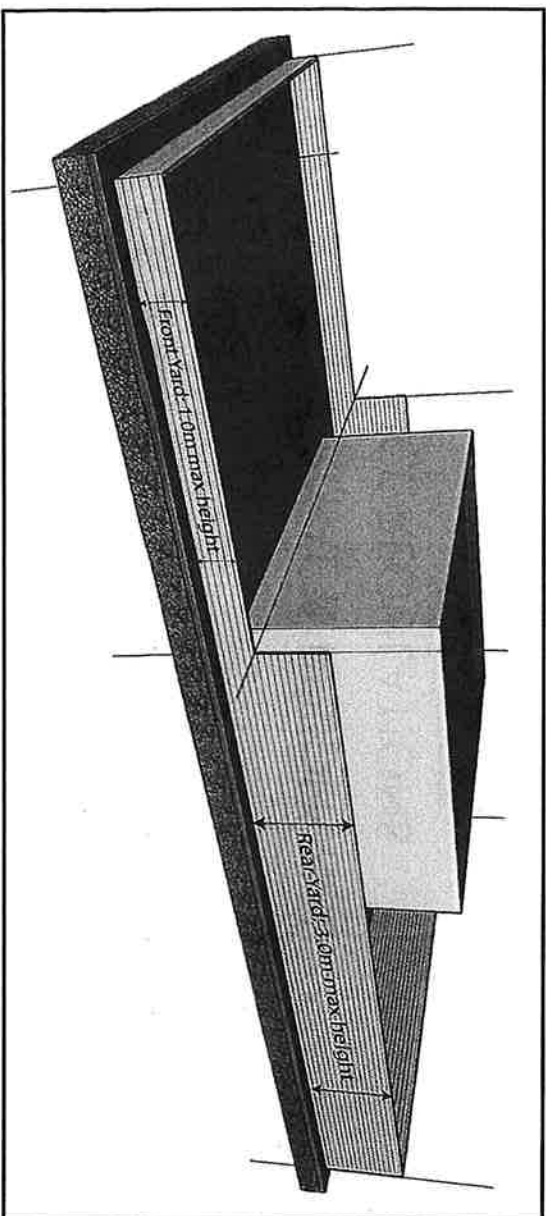


Figure 2: Commercial District (C1)

COMMERCIAL ZONE

In any Commercial, Industrial, Community Service, Park or Future Urban Development district, no wall, fence or similar structure can be built to a height more than **3.0m** above grade level.

The front yard fence allowance is **2.0m** above grade level, except in the C1 district where the front yard allowance is reduced to **1.0m** above grade level.

CORNER LOTS

On a corner lot, no hedge planting, tree, wall, fence, or similar structure can be placed, planted, built or maintained within the sight triangle to a height more than **1.0m**. See Figure 4.

Note: In all districts, a development permit is required prior to starting construction on a fence.

FENCE REGULATIONS

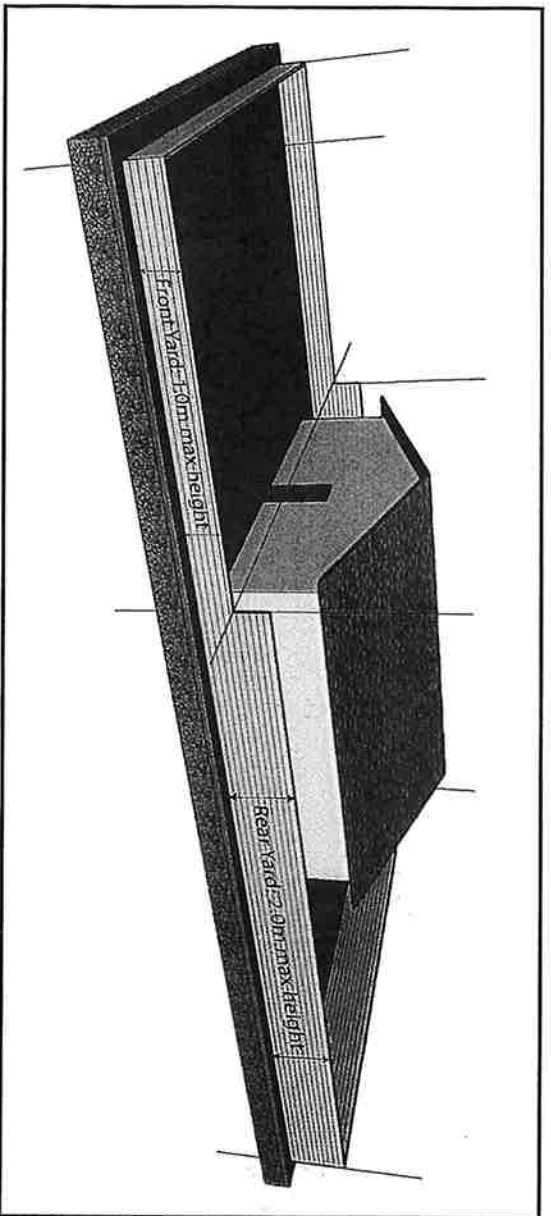


Figure 3: Residential Districts (R1, R2, R3, R4, RMH)

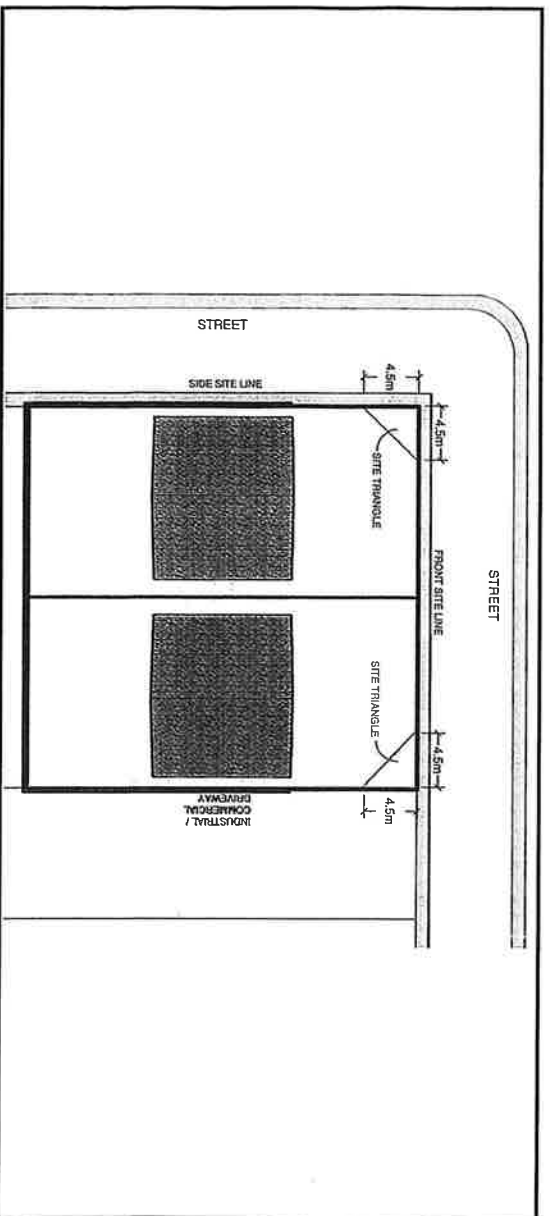


Figure 4: Corner Visibility Triangle

RESIDENTIAL ZONE

In any Residential district, no wall, fence or similar structure can be built on a side yard or rear yard at a height more than **2.0m** above grade level.

The front yard fence may be built to a height no more than **1.0m** above grade level.

CORNER LOTS

On a corner lot, no hedge planting, tree, wall, fence, or similar structure can be placed, planted, built or maintained within the sight triangle to a height more than **1.0m**. See Figure 4.

Note: In all districts, approved fences may be constructed directly on the property line.

