

Development Resource for the RM of McKillop - Organized and Unorganized Hamlets
Lakeshore Development District, Hamlet District and Recreational Resort District

The growth and development along Last Mountain Lake including the RM of McKillop has increased substantially in the past several years. With this growth, comes the obligation and requirement of the RM to provide clear, concise bylaws that are a positive reflection of the organized and unorganized hamlet within the RM boundaries. These bylaws include but are not limited to subdivision requirements, permitted uses, discretionary uses and prohibited uses. Size of development as well as size of residences and outbuildings are also outlined.

The current zoning bylaw was adopted December 12th 2011. A proposed new zoning bylaw is under development; the timeframe for implementation is 2016.

Although similar in resources and geographical location, organized and unorganized hamlets have different bylaw requirements than agricultural district, country residential districts and recreational resort district.

Please keep in mind that most development and improvements to your lot or residence require a development permit and possibly a building permit. Some examples include: moving a cabin into or out of the RM, building a dwelling or garage on site, adding a shed over 100 square feet, developing an approach or adding/replacing a culvert, demolishing a building as well as adding a retaining wall or rock riprap repair. Also, adding or repairing a retaining wall or rock riprap along the water boundary must include the Water Security Agencies Aquatic Habitat Permit. Council requires the WSA approval before they can consider the development process on these environmentally sensitive projects.

A development permit package as well as the current zoning bylaw can be picked up at the RM office or printed off the RM website.

Most residential dwelling projects in Lakeshore Development District as well as Recreational Resort District will require a current Engineer stamped site specific geo technical report or a stamped letter of project support from a Saskatchewan Geo-technical Engineer. This report will be required if your development permit application is approved.

As of September 2015, *projects that include any drilling or excavation for foundation construction* such as: digging a basement, excavating a walk out, crawl space, retaining walls, drilling screw piles etc. *require the site specific geo-tech report.* All development projects require a Real Property Report to be submitted to the RM office at the time of foundation completion. All costs associated with these reports remain with the applicant.

In the spring of 2015, the RM Council is initiating bylaw enforcement encompassing the entire RM. The Council and staff are aware of the significant bylaw contradictions within the RM. We request patience and understanding from the ratepayers during this transitional period.

Lake Shore District includes all organized and unorganized hamlets with the exception of Uhl's Bay and Sun Dale Beach. The following highlights are frequently referenced zoning bylaw inquiries on the Lake Shore District:

- There must be a residence or cabin (referred to as a principle use) on the property before you can build a garage or shed.
- Single detached homes including modular homes (CSA A277 models) are allowed.
- Mobile homes (CSA Z240) are not allowed. Any mobile home that was permitted through a previous bylaw is permitted as long as it is currently anchored. No improvements can be made to the home (including additions, decks, windows etc.); the home cannot move for any reason. If there are improvements made or the home is moved, it immediately becomes in contradiction of the current bylaw and must be removed.
- There must be a residence or cabin (referred to as a principle use) on the property before a camper can be used as an accessory use; only one camper is allowed. There cannot be a camper used as the dwelling. The camper can only be used sporadically for guests (not exceeding 30 consecutive days) and cannot be rented out for hire. The camper cannot be connected to the water supply or waste disposal system. The camper cannot be any larger than 236 square feet.
- Guest cottages are allowed as discretionary use with Council's approval. There must be a principal use on the property. The guest cottage is allowed washroom facilities that must be connected to the sewage disposal system of the principle dwelling. There cannot be cooking facilities and the guest cottage must be between 118 -236 square feet. The guest cottage cannot have an accessory use such as a garage or shed.
- No accessory building such as a shed or garage can be constructed of fabric.
- A detached garage cannot be larger than 1,100 square feet and no taller than 20 feet.
- When developing the lot for dwellings and garages, the setbacks must be respected. The *minimum* setbacks are:
 - Front yard 6 metres or 20 feet
 - Side yard 1.5 metres or 5 feet
 - Rear yard 3 metres or 10 feet

Hamlet District includes only Uhl's Bay. The zoning bylaws highlights are the same as Lake Shore District with the exception of the items listed below:

- When developing the lot for dwellings and garages, the setbacks must be respected. The *minimum* setbacks are:
 - Front yard 6 metres or 20 feet
 - Side yard 1.5 metres or 5 feet
 - Rear yard 6 metres or 20 feet
- There are no guest cottages allowed in the Hamlet District.
- There are no campers allowed as a dwelling (principle residence) or as an accessory use such as a guest cottage.

Recreational Resort District is Sun Dale Beach. The zoning bylaws highlights are the same as Lake Shore District with the exception of the items listed below:

- There are no campers allowed as a dwelling (principle residence) or as an accessory use such as a guest cottage.
- When developing the lot, the setbacks must be respected. The *minimum* setbacks for dwellings and garages (excluding condominiums and guest cottages) are:
 - Front yard 6 metres or 20 feet
 - Side yard 1.5 metres or 5 feet
 - Rear yard 6 metres or 20 feet

The above list is a brief overview of the current zoning bylaw. It does not cover the entire zoning bylaw and it is recommend you contact the office or visit the website for a complete copy. This letter is for information purposes only. If contradictory information is included in this letter, the current zoning bylaw will be deemed accurate.