



POLICY

Site Development Requirements Policy

Policy No.	TS-17-116
Council Approval Date	08-May-17
Resolution No.	116-17
Supersedes Policy No.	-
Last Review Date	12-Aug-26

1.0 PURPOSE:

- 1.1 The purpose of this policy is to establish uniform manner and standards in which property is developed within the Village of Piapot.

2.0 RESPONSIBILITIES:

- 2.1 Chief Administrative Officer (CAO) is responsible for ensuring compliance with this policy.
- 2.2 Council shall review this policy once per year, unless changes are deemed necessary sooner.

3.0 IMPLEMENTATION-PROCEDURE

- 3.1 Site Development Requirements within the Village of Piapot:

Site Development Requirements within Village			
Requirement	Residence	Accessory Buildings	Other
Minimum Site Area	1000m sq. (10,763 ft. sq.)	N/A	1000m sq. (10,763 ft. sq.)
Maximum Site Area	0.04 ha (1 acre)	N/A	0.04 ha (1 acre)
Maximum Frontage	15.24m (50 feet)	N/A	30m (100 feet)
Front Yard Setback	7.6m (25 feet)	7.6m (25 feet)	7.6m (25 feet)
Side Yard Setback	7.6m (25 feet)	1.5m (5 feet)	1.5m (5 feet)
Rear Yard Setback	7.6m (25 feet)	1.5m (5 feet)	1.5 m (5 feet)
Setback from Village road	7.6m (25 feet)	7.6m (25 feet)	7.6m (25 feet)

- 3.2 Exemptions from frontage, site size and setbacks may be considered by Council for public utility uses, recreational uses and municipal facilities.
- 3.3 No portion of any building, including eaves, shall be located within 0.9m (3 feet) of any site line.
- 3.4 Site consolidation or parcel ties will be required where a proposed development does not comply with the Development Plan and Zoning Bylaw regulations.
- 3.5 Property lines shared with a neighbor will be negotiated with the neighbor.

4.0 REVISION HISTORY

Adopted by Council May 08, 2017 Resolution #116-17

Amended November 14, 2017 Resolution#258-17

Reviewed September 12, 2018

Reviewed July 10, 2019

Reviewed November 18, 2020

Reviewed November 10, 2021

Reviewed November 9, 2022

Reviewed August 12 ,2024

Reviewed August 13, 2025

Reviewed August 12 ,2026