

Demolition Control

The Planning and Development Act, 2007

2025

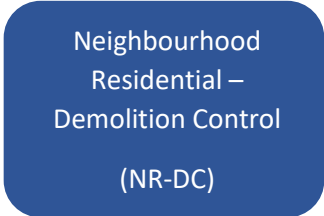
Introduction

Demolition Control provision is a regulatory tool provided to a municipal council through section 72 of *The Planning and Development Act, 2007* (the Act) to designate an area on their zoning maps as a demolition control district. This provision allows a council to ensure residential units are adequately evaluated prior to their demolition. Additionally, it prevents certain parcels of land from becoming vacant for long periods of time before new uses can fully be considered.

Implementation

The creation of a demolition control district allows a municipal council to regulate and oversee the demolition of residential buildings within a specified area. To establish a demolition control district, a municipality must have an approved official community plan that includes specific guidelines for managing demolition activities. Additionally, the municipality must have an active building bylaw and a maintenance bylaw, which together establish the framework for enforcing regulations and ensuring proper maintenance of residential properties.

If the municipality wishes to create a demolition control district, it must designate the area in the zoning bylaw as an overlay district using the control symbol “DC” along with any other designation.



Neighbourhood
Residential –
Demolition Control

(NR-DC)

Figure 1 Denoting of Demolition Control Symbol

Requirements for Permitting

Once a council designates a demolition control district, no person can demolish any part of a residential building within that district without obtaining a development permit.

A permit authorizing demolition is only valid in a demolition control district if a development permit (when required by council) has been issued.

When an application is made for a development permit to demolish a residential building within the designated district, the council may:

- Issue the permit.
- Refuse to issue the permit.
- Issue the permit with specific terms and conditions.

If a council issues a development permit with terms and conditions to obtain a demolition permit, the specified conditions imposed must be consistent with general development standards made applicable to building demolition in their relevant bylaws.

Under the provisions of section 74 of the Act, a council may, in its zoning bylaw, delegate to the development officer the authority to review and issue decisions on development permit applications for the demolition of residential properties under demolition control.

Right of Appeal

An applicant for a development permit to demolish a residential building in a demolition control district may appeal to the Development Appeals Board (DAB) If:

- Council refuses to issue a permit.
- Council fails to make a decision within 30 days of receiving a complete application.
- Council approves the permit and imposes terms and conditions.

If a council has been declared an approving authority, they may, subject to section 28, pass a bylaw to extend the period greater than 30 days to allow for further consideration of the application and the length of time granted to appeal the decision.

An applicant has 30 days (unless council has extended this period by bylaw) to appeal the decision outlined in subsection 72 (7). An applicant may further appeal the decision to the Saskatchewan Municipal Board (SMB) in accordance with section 226 of the Act.

Interest Registration

A municipality may register an interest in the land registry against the affected titles based on a development permit to demolish a residential building issued with terms and conditions imposed by the municipality to the benefit of the municipality and bind the registered owner and their successors.

The specific procedures and details may vary depending on the municipality and its local bylaws.

For more information about the Demolition Control Districts under the Act, please contact the Ministry of Government Relations, Community Planning branch.

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