

Architectural Controls

The Planning and Development Act, 2007

2025

Introduction

The Architectural Control provision is a regulatory tool provided to councils through section 73 of *The Planning and Development Act, 2007* (the Act) to designate an area on their zoning maps as an architectural control district. A council may consider utilizing this provision if a municipality seeks to preserve the character and aesthetic appeal of specific residential or commercial areas that possess significant architectural elements contributing to the overall identity of the community. These regulations are put in place to ensure that new developments and renovations within the district adhere to certain aesthetic standards and contribute positively to the overall visual character of the area.

Implementation

To establish an architectural control district, a municipality must have an approved official community plan that includes specific guidelines for respecting the application of architectural details.

The creation of an architectural control district allows a council to regulate:

- building sites and architectural detail
- colour
- texture
- type of building materials

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

Requirements for Permitting

Once a council designates an architectural control district, an applicant submitting a permit application in the district must comply with the architectural regulations outlined in the zoning bylaw in addition to any other requirements of the designated zoning district.

When an application is made for a development permit to construct or alter a building within the designated district, 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, the specified conditions must be consistent with general development standards made applicable to the architectural control of buildings in the zoning bylaw.

Under the provisions of section 74 of the Act, a council, in its zoning bylaw, may delegate the authority to review and issue decisions on development decisions properties within the architectural control to the development officer.



Figure 1 Denoting of Architectural Control Symbol

Right of Appeal

An applicant for a development permit in an architectural 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). In accordance with section 226 of the Act, the applicant may further appeal the decision to the Saskatchewan Municipal Board (SMB).

For more information about the Architectural Controls under the Act, please contact the Ministry of Government Relations, Community Planning branch.

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