

# Roadside Development

Anything within the 90m from the Right of Way requires a permit from the Ministry.




The Highways and Transportation Act, 1997; Unless authorized by permit obtained from the minister, no person shall erect, excavate, bury, or cause to be erected, excavated, or buried any building, structure, lighting device, reflecting device, embankment, dugout, well or other excavation within the **prescribed distance** from the **surveyed limit** of a provincial highway.

- The prescribed distance is 90 metres.
- The surveyed limit is our property line which we often refer to as the **Right of Way** (ROW)
- **Right-of-Way**; The land owned by the Crown in the right of Saskatchewan for the purpose of a public highway or railway for which the property limits are defined by a plan of survey.

**Set Backs** of objects along the provincial highway are put in place for various reasons:

- ❖ To protect the right-of-way for future widening;
- ❖ To control snow drifting;
- ❖ To maintain the integrity of the highway and protect the public investment
- ❖ To provide a safe driving environment.

## Minimum setback Lines on Provincial Highways

HWY Type	Access Mngt Level	 Homes	 Trees, shrubs, Granaries, Dugouts, ect.	 Commercial Development	Comments
4 Lane w/frontage	1, 2	9 m fr property line 30'	4 m fr property line 13'	4 m fr property line 13'	Min set back shall be applied to new buildings, structures, ect.
4 Lane	1, 2	60 m fr CL 197'	55 m fr CL 180'	55 m fr CL 180'	Min set back shall be applied to new buildings, structures, ect.
2 Lane to be Twinned	2,3	100 m fr CL 328'	95 m fr CL 312'	95 m fr CL 312'	CL spacing between 2 road ways is usually <b>39.4m</b>
2 Lane	3	60 m fr CL 197'	55 m fr CL 180'	55 m fr CL 180'	
2 Lane w/frontage	3,4,5	9 m fr property line 30'	4 m fr property line 13'	4 m fr property line 13'	
2 Lane	4,5	60 m fr CL 197'	38 m fr CL 125'	55 m fr CL 180'	Includes highways that will never be 4 lanes.



Set Backs for a Tower: **Height** of tower = the **distance** from the Property Line.

Reasoning: No possibility for a Tower to fall onto the ROW.