

## 2007 proposals to amend RM development regulations

### **Issue: The number of residential parcels permitted on a quarter in the agricultural zone**

EXISTING: A maximum of 5 parcels per quarter – 2 acre minimum, 40 acre maximum

#### CONCERNS:

1. Once 4 parcels have been subdivided, no further subdivisions can occur to the remaining parcel unless it is rezoned to Country Residential. (i.e.: subdivided 4 x 7 acres parcels = 28 acres, the remaining 132 acres cannot be further subdivided without rezoning)
2. “First come – first served” policy is unfair to other landowners on the quarter. (i.e.: if one person subdivides their 20 acre parcel into 4 x 5 acre parcels, the landowner of the other 140 acre parcel cannot subdivide without rezoning)
3. Small parcels (i.e.: less than 20 acres) are more residential in character and are inappropriate in the agricultural zone. Should parcels less than 20 acres wish to be created, the area should be rezoned to Medium density country residential (MCR) or Intensive country residential (ICR) reflecting the residential nature of smaller parcels.
4. Saskatoon Public Health requires more stringent sewage disposal systems on parcels of less than 10 acres.

PROPOSED: Any number of parcels per quarter – 19 acre minimum, 40 acre maximum (10 acre minimum if the site to be subdivided is an existing occupied farmyard) (i.e. A maximum of 8 parcels could be created from a 160 acre quarter)

#### RATIONALE:

1. Will allow the entire quarter to be utilized.
2. Will eliminate the “first come – first served” policy as anyone can subdivide their parcel providing it meets the minimum size requirement.
3. 19 acre and larger parcels are more “country” in nature and more conducive to the agricultural zone.
4. Improved effluent management.
5. Existing occupied farmyards have established shelterbelts, buildings, etc. and conform better to a 10 acre size.

#### COMMENTS

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### **Issue: Municipal infrastructure servicing costs**

EXISTING: A fee of \$1,000 for fire protection and \$500 for recreation is charged for every parcel granted permission for residential use. If no all weather road exists to proposed site, the developer must construct a road at their own expense.

Power & telephone service may be above ground.

#### CONCERNS:

1. Current fees do not cover the escalating cost of municipal infrastructure including equipment, buildings and roads.
2. First residential owner must construct the road, subsequent residential owners enjoy the use of the road.
3. Above ground power & telephone service is a hazard and unsightly.

PROPOSED: A fee of \$1,000 for fire protection, \$500 for recreation and \$10,000 for municipal infrastructure to be charged for every parcel granted permission for residential use. Any necessary road construction cost to be paid by the municipality providing the construction and future road maintenance cost is not prohibitive. Require future power and telephone service to be underground.

#### RATIONALE:

1. Rather than increase property taxes to service the increased infrastructure required to accommodate development, the imposition of an up front service fee is more appropriate.
2. Home owners will all contribute equal amounts for municipal infrastructure.
3. Under ground power & telephone service is safer and more aesthetic.

#### COMMENTS

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**Issue: The buffer between Intensive country residential (ICR) subdivisions**

EXISTING: A 0.80 km buffer is required between quarters with ICR subdivisions.

CONCERNS:

1. Unfair to landowners who cannot residentially develop land within the buffer.
2. Increased municipal infrastructure costs due to separated residential areas.

PROPOSED: Remove the 0.80 km buffer surrounding ICR subdivisions.

RATIONALE:

1. Will allow all landowners the opportunity to develop their land.
2. Will allow for greater municipal infrastructure efficiency as residentially zoned areas will be more concentrated.

COMMENTS

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**Issue: The number Intensive country residential (ICR) or Medium density country residential (MCR) subdivisions permitted to be under development at any one time.**

EXISTING: A maximum of 3 x ICR or MCR projects may be under development at any one time.

CONCERNS:

1. Restricts development of potentially new viable subdivisions should any existing, unfinished, subdivision project become dormant.

PROPOSED: Allow more than 3 x ICR or MCR projects to be under development at any one time subject to Council discretion.

RATIONALE:

1. Will allow for the development of viable country residential subdivision projects.

COMMENTS

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**Please take the time to complete this form. YOUR COMMENTS ARE IMPORTANT TO THE R.M.**

Either leave the form at the back of the hall, or return it to the RM office by March 6, 2007.

R.M. of Blucher #343  
Box 100,  
Bradwell, S0K 0P0

Fax: 306 257-3303

Email: rm343@sasktel.net

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