

RM 343 DEVELOPMENT CHECKLIST

SUBDIVISION/DEVELOPMENT OF A RESIDENTIAL PARCEL(S) WITHIN THE AGRICULTURAL ZONE

NOTE: There are two procedures to be followed:

- Step 1 is the application for approval to subdivide the land
- Step 2 is the application for approval of the residential use of the land

Although they are separate procedures, if submitted together, both the subdivision and residential use applications can proceed at the same time.

1. The proposed parcel(s) must be between 19-40 acres in size.
2. The site cannot be a hazard such as prone to flooding, or soil slumping.
3. The proposed residential parcel(s) cannot be near:
 - A park (2 km – 1.24 miles)
 - Urban center (2 km – 1.24 miles)
 - Intensive livestock operation (500 m – 2 km) depending on size of ILO
 - Lagoon (305 m - 1,000 ft)
 - Solid waste site (457 m - 1,500 ft)
 - Aggregate operation (215 m - 705 ft)
 - Industrial operation (305 m - 1,000 ft)
 - Non-refrigerated anhydrous ammonia plant (305 m - 1,000 ft)
 - Refrigerated anhydrous ammonia plant (600 m - 1,969 ft)
 - Potash Mine (1.61 km - 1 mile)
 - Potash Mine underground pipeline (48 m - 157 ft)unless an agreement to reduce separation is obtained.
4. The proposed residential parcel(s) must be located and have direct access via approach onto a municipal road built to municipal access specifications, or greater, or have a signed servicing agreement with the RM.
5. The new utilities (Sask Power, Sask Tel) to the proposed residential parcel(s) must be installed underground.
6. A surveyor must prepare a proposed plan of survey for the subdivision which must also indicate the land elevation and land contours.
7. Submit the surveyed plans, the application to subdivide, the appropriate number of residential development application(s) (one per parcel) and the required fee to the RM Office. (Contact RM Office for amount of fee)
8. Council must approve the residential subdivision(s) and residential development thereon.

9. If Council approves the residential development, the following development fees must be paid:
- Municipal Infrastructure - \$10,000 per parcel
 - Fire Protection - \$1,000 per parcel
 - Recreation - \$500 per parcel

The said fees payable as follows:

- Existing parcel (where no previous residential use approval has been granted) – date payable to be negotiated with RM Council
 - New parcel – upon initial transfer of new parcel ownership
10. If Council approves the residential development, a building permit will then be required prior to commencing any construction on the site. (contact the RM Office for details)

Vehicle Storage – no more than 6 vehicles that are not in running order may be stored on a parcel.

- Livestock:
- must be pastured a minimum of 15.24 m (50 ft) from any residence not owned by the animal owner.
 - barns, etc. must be set back 30 m (100 ft) from a dwelling not owned by the animal owner and 15.24 m (50 ft) from the property line
 - maximum number of 2 animals/5 acres or 4 animals/10 acres, plus 1 animal for each additional 3 acres over 10 acres (ie: 20 acres = 7 animals, 40 acres = 14 animals)