

RM 343 DEVELOPMENT CHECKLIST

SUBDIVISION/DEVELOPMENT OF INTENSIVE DENSITY RESIDENTIAL AREA (ICR)

NOTE: There are two procedures to be followed:

- ◆ Step 1 is the application to rezone the land to Intensive Density Residential (ICR)
- ◆ Step 2 is the application for approval to subdivide the land

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

1. Number of intensive density residential developments (ICR) underway within the RM?
(If 3 or more already in development, request Council permission to begin an additional ICR)
2. Will require a concept plan including:
 - Geotechnical and hydrological engineering reports addressing soil characteristics, slope stability, effluent capability and water supply
 - lots, roads, etc.
 - surveyed plan including land elevation, land contours
3. The water quality cannot be marginal, nor water quantity minimal. If so, has an alternate water source been provided?
4. The site cannot be a hazard, such as prone to flooding or soil slumping.
5. Number of sites proposed? (Maximum 40)
6. Individual parcel area size? (Minimum 2 acres, maximum 40)
7. 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)
 - Waste site (457 m - 1,500 ft)
 - Aggregate operation (215 m - 705 ft)
 - Anhydrous ammonia plant, industrial or large scale commercial operation (305 m – 1,000 ft)
 - Potash Mine (1.61 km - 1 mile)
 - Potash Mine underground pipeline (48 m - 157 ft)unless an agreement to reduce separation is obtained.
8. a) If proposed ICR has 8 lots or less, the lots must be located and have direct access via road approach onto a road built to municipal access specifications, or greater. (Any internal access road must be built to municipal access specifications, or greater.)

(see over)

- b) If proposed ICR is 9 lots or greater, the lots must be located and have direct access via road approach onto a road built to main farm access or greater standards. (Any internal collection road must be built to municipal access specifications, or greater.)
9. The parcels must be stretched in a linear fashion abutting an existing or proposed municipal road or internal road.
10. All the parcels must have a minimum frontage of 30 m.
11. Yardage set backs - Minimum 45.7 m (150 ft) from center of municipal road
 - Side a minimum of 3 m (10 ft) from property line
 - Rear a minimum of 3 m (10 ft) from property line
12. Building size
- ◆ Maximum cumulative floor area of all detached accessory buildings is 1,200 square feet or the cumulative total developed residence floor area (whichever is greater)
13. Council must rezone the area and approve the development.
- ◆ applicant must pay all associated advertising costs.
14. 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
- The said fees are payable as follows:
- ◆ New parcel – upon initial transfer of new parcel ownership
15. If Council approves the residential development, a building permit will then be required prior to commencing any construction on any lot. (contact the RM Office for details)
- A building permit will not be issued until after:
- a) the rezoning and subdivision approval has been granted
 - b) the necessary road access has been constructed and approved by the RM

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)