RM 343 DEVELOPMENT CHECKLIST

SUBDIVISION/RESIDENTIAL DEVELOPMENT OF AN EXISTING OCCUPIED FARMYARD 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 site must be an existing occupied farmyard and be between 10-40 acres in size.

2. The site cannot be a hazard such as prone to flooding, or soil slumping.

3. The site 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.

4. A surveyor must prepare a proposed plan of survey for the subdivision which must also indicate the land elevation and land contours.

5. Submit the surveyed plans, the application to subdivide, the residential development application and the required fee to the RM Office. (Contact RM Office for amount of fee)

6. Council must approve the residential subdivision and residential development thereon.

7. The following development fees must be paid:
- ♦ 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

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)