



## Discussion Paper – Resubdivision Policies

Client Name:	Rural Municipality of Blucher No. 343
Project Name:	OCP and Zoning Bylaw Update
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### 1 BACKGROUND

A country residential development is a rural form of suburban development where the primary purpose is to support human occupation and residential activities; and is characterized by the subdivision of multiple smaller clustered lots focused on providing land for residency in a country setting. Different from the agricultural residential, where the subdivided site is intended to have a size and location that remains closely tied to agriculture.

A multi-parcel country residential subdivision can only be registered after the proposal has proven satisfactory to the Council through a Comprehensive Development Review; received endorsement from the municipality; and approval from the subdivision authority, the Community Planning Branch of the Government of Saskatchewan, under the Planning and Development Act, 2007.

The RM Zoning Bylaw has established three zoning districts to support the subdivision of acreages in the municipality including:

- Agricultural Residential (AR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)

Below is a summary of the primary site regulation for each of the above-noted zoning districts:

Zoning District	Min and Max Site Area (ha)	Min and Max Number of Sites per Quarter Section	Potable Water	Wastewater Disposal
Agricultural Residential	4.04 - 8.09	Max 3	Well or Treated Waterline	Private On-site Wastewater Systems
Medium Density Residential	2 - 8.1	5-15	Treated Waterline	Private On-site Wastewater Systems
High Density Residential	0.61 - 8.1	15-40	Treated Waterline	Private On-site Wastewater Systems





The RM has received requests from property owners to subdivide existing lots within multi-lot subdivisions to increase the number of sites in the registered plan.

The reasons provided for these requests include:

- Existing lots are larger than needed
- Financial gain
- To provide an affordable building site for adult children

The OCP encourages the clustering of country residential lots in established areas to maximize infrastructure and servicing efficiencies and to reduce the conversion of agricultural land. The Zoning Bylaw outlines the carrying capacity of the lands, and the suitability and availability of services, to be considered and examined in approving developments. Currently, the only direct regulation of resubdivision is the application of the lot density regulations which limits the total number of residential lots that can be subdivided from a quarter section.

The table below lists all of the current multi-lot subdivisions within the municipality and identifies the potential for resubdivision in each based solely on lot size. It is important to acknowledge that the configuration of development within a lot will also impact the ability to re-subdivide lots despite it having a sufficient land area to meet the minimum area as defined by the applied district.

Development Name	Legal Location	Zoning	No. Registered Sites	Average Site Area (ha)	No. Sites Capable of Resubdivision <sup>1</sup>
Willow Place (including the SW ¼)	SW 18-36-03-3	AR	11	4.2	0
Bluebird Way	SW 20-35-3-3	MDR	11	2.81	1
Tower Hill	NE 31-36-3-3	MDR	13	2.57	2
Settler's Ridge	NW 31-36-3-3	MDR	14	2.17	0
	NW 33-36-3-3	MDR	5	2.09	0
Patience Place	NE 20-36-3-3	MDR	9	2.04	0
Country Hills Estates	S1/2 3-35-3-3	HDR	40	2.98	0
	S1/2 19-35-3-3	HDR	11	2.78	29
Waschuk Park	NE 34-36-3-3	HDR	22	2.39	18
Wind River Estates	SE 16-35-3-3	HDR	24	2.2	16



Development Name	Legal Location	Zoning	No. Registered Sites	Average Site Area (ha)	No. Sites Capable of Resubdivision <sup>1</sup>
Meadow Lark Estates	34-36-2-3	HDR	83	1.41	0
-	NE 32-36-3-3	HDR	11	1.26	11
Aspen Grove and Green Meadows	SE 20-35-3-3	HDR	27	1.06	13

- Based on the current residential development area and application of the minimum site area of 0.61 ha for an HDR District, and 2 ha for an MDR site and the total number of lots relative to the ranges defined in each zoning district. This analysis does not consider the current configuration of development in a lot and whether it would support or hinder subdivision or land that is unsuitable for development in the ¼ section.

The table above suggests that based on the number of lots and land area, there is a potential for additional lots to be created in some of the existing residential developments. The RM is seeking to establish a policy which would either restrict or enable further subdivision of these existing developments to the maximum density permitted by the zoning bylaw.

## 2 ADVANTAGES AND DRAWBACKS OF PERMITTING RESUBDIVISION

### Advantages:

- Improves the utilization of developed residential land and consequently limits the conversion of farmland for country residential development. By focusing on subdividing residential lots, the RM can preserve agricultural land for farming, which is crucial for food production and maintaining rural character.
- Takes advantage of existing investments in enhanced servicing to expand the housing supply with no additional public investment required. Existing infrastructure, such as roads, water, and sewage systems supports this form of development.
- Subdividing larger residential lots into smaller parcels can significantly increase the overall value of the property. Smaller lots are often more desirable and may be sold at a higher price.
- Owners can develop the re-subdivided lots for various purposes, such as building additional homes or rental properties, which can generate additional family income.

### Drawbacks:

- Further densification of country residential areas may negatively impact the use and enjoyment of existing properties through increased traffic and noise where there is a perceived lack of space to create a sense of privacy.
- Increased density from subdividing lots can put additional strain on existing infrastructure, such as roads, water supply, and sewage systems.
- Higher density development can lead to increased runoff, pollution, and other environmental concerns, which may require mitigation measures.



- Neighbours may be concerned that higher-density development will alter the rural or semi-rural character of the area, making it feel more urban and counteracting some of the benefits of living in a rural area.
- The process of subdividing and developing new lots can bring noise, dust, and general disruption to the area during construction.

### 3 WHAT THINGS SHOULD THE RM CONSIDER IN ASSESSING THE ABILITY FOR RESUBDIVISION OF A REGISTERED LOT?

A Comprehensive Development Review (CDR) is required to be prepared and submitted by a developer to support the resubdivision of an existing lot. The CDR must include:

- Site plan.
- An evaluation of how the additional parcel and associated development may influence or impact the use and enjoyment of neighbouring properties.
- Confirmation that the proposed subdivision complies with the applicable OCP policies and zoning regulations.
- A plan to manage the additional drainage generated by the new lot relative to the constructed drainage systems in the community.
- Confirmation that the current source of potable water can accommodate the additional development.
- Confirmation of the suitability of the site to employ an onsite wastewater treatment as well as defining the minimum standard for the system as per provincial regulations.
- An assessment of the impact of the subdivision on the transportation network (A TIA may be required at the discretion of the municipality); and
- Circulation of a notice to surrounding property owners and provision of a record of feedback received including strategies to minimize potential negative impacts.

The resubdivision of an existing lot would not require a rezoning application unless the proposed subdivision increased the total number of lots on the quarter section beyond the maximum defined by the current zoning district. In most cases, only a subdivision application would be required which eliminates the need for a public hearing and limits Council's ability to deny an application.

The RM of Corman Park has adopted policies which support resubdivision and shares common application procedures with the RM of Blucher. Based on a discussion with members of the Corman Park administrative staff, despite having enabling policies, there have only been a handful of applications processed over the nearly twenty years since the policies were adopted.

Before adopting a policy to support the resubdivision of existing country residential lots, the municipality should carefully consider the potential impacts on infrastructure, community character, and environmental sustainability. Key considerations include the capacity of existing infrastructure to handle increased demand, the preservation of the rural character and privacy valued by current residents, and the potential environmental effects of higher-density development. Engaging with the community to address concerns and ensuring that any policy includes measures to mitigate negative impacts will be crucial for successful implementation.



#### 4 PROPOSED AMENDMENTS

- (a) Council is considering prohibiting any further subdivision of existing registered lots within the **High Density Residential District (HDR)** that would result in an increase in the number of building sites within an existing multi-lot residential development.
- (b) Council is considering enabling the further subdivision of existing country residential lots within the **Medium Density Residential District (MDR)** where the following conditions can be met:
1. The source parcel is at least 4.04 ha (10 acres).
  2. The proposed new parcels created by the subdivision are not smaller than the smallest lot within the broader MDR development.
  3. The subdivision creates viable building sites capable of fully meeting the yard setback requirements defined by the Zoning Bylaw.
  4. The new subdivision must not exceed the maximum number of lots zoned MDR within the quarter section.
  5. The new lot must be capable of being independently serviced by water, wastewater and shallow utilities.
  6. The applicant must demonstrate that the new lot can be graded to create drainage independence from the source property and that the additional development does not exceed the capacity of any existing stormwater management systems constructed within the broader development. A detailed grading and stormwater management plan prepared by a qualified professional engineer shall accompany any application.
  7. The new lot must be capable of being directly accessed from the existing municipal road through the construction of a new driveway or the execution of a shared access agreement.
  8. The proposed subdivision will not significantly impact the capacity of the local road network. The Council may require the applicant to engage a qualified transportation engineer to assess the road network and confirm that sufficient capacity exists to support the additional development.
  9. The proposed subdivision aligns with the general and land use-specific zoning regulations.
- (c) Council is considering enabling the further subdivision of existing lots within the **Agricultural Residential District (AR)** where the following conditions can be met:
1. The subdivision does not result in the creation of more than the maximum of three agricultural residential lots in the quarter section.
  2. The new lots meet the minimum lot area requirements established by the AR District.
  3. The subdivision creates viable building sites capable of fully meeting the yard setback requirements defined by the Zoning Bylaw.
  4. The new subdivision must not exceed the maximum number of lots zoned MDR within the quarter section.
  5. The new lot must be capable of being independently serviced by water, wastewater and shallow utilities.
  6. The applicant must demonstrate that the new lot can be graded to create drainage independence from the source property and that the additional development does not exceed the capacity of any existing stormwater management systems constructed within the broader development. A detailed grading and stormwater management plan prepared by a qualified professional engineer shall accompany any application.
  7. The new lot must be capable of being directly accessed from the existing municipal road through the construction of a new driveway or the execution of a shared access agreement.
  8. The proposed subdivision will not significantly impact the capacity of the local road network. The Council may require the applicant to engage a qualified transportation engineer to assess the road network and confirm that sufficient capacity exists to support the additional development.
  9. The proposed subdivision aligns with the general and land use-specific zoning regulations.