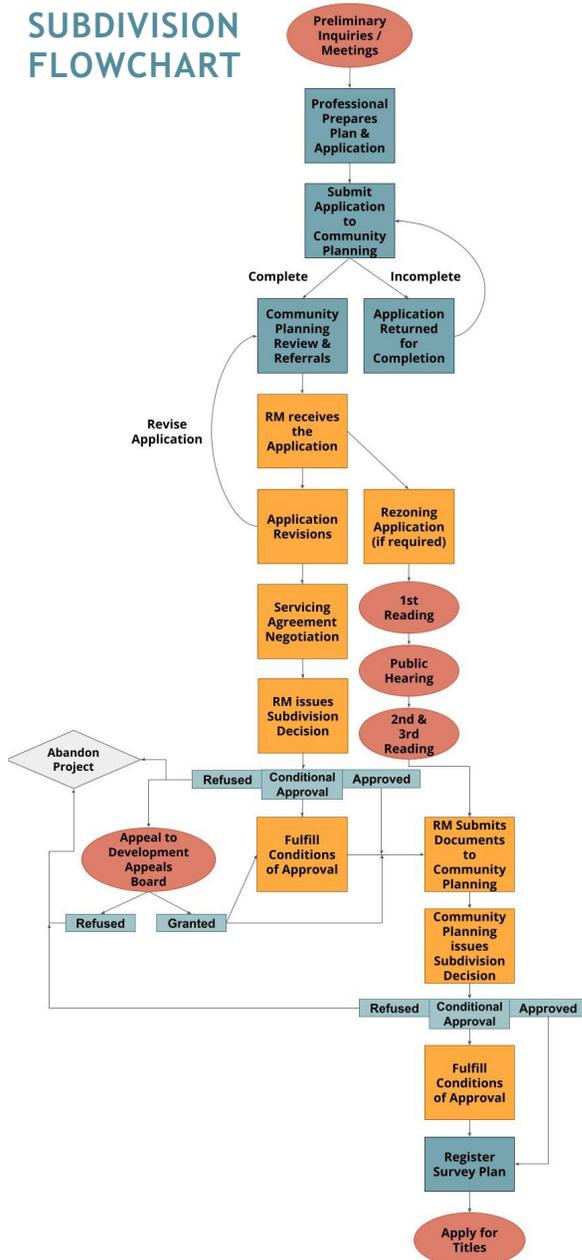


SUBDIVISION FLOWCHART



SUBDIVISION FEES

Community Planning Subdivision Fees

\$300/lot (for processing)
\$150 (for Certificate of Approval)

Rezoning Fee (if necessary)

\$500 (plus \$50 for each additional lot)
+ all advertising costs

Servicing Agreement Fee

\$6,410 (for Single-Parcel)
Contact RM Planning Department for
the Multi-Parcel Fee Calculation

HAVE QUESTIONS?

Contact the RM Planning Department

Phone: (306) 347-2963

Email: alexa.ohanley@edenwold-sk.ca

Web: rmedenwold.ca

Subdivision FAQ

Rural Municipality of
Edenwold No.158

100 Hutchence Road, Emerald Park
Planning: (306) 347-2963
Fax: (306) 347-2970
planningteam@edenwold-sk.ca



WHAT IS SUBDIVISION?

Subdivision is the process of creating new parcels of land or rearranging the boundaries of an existing parcel.

A **Parcel Tie Removal** is also considered a form of subdivision and must undergo a similar approval process.

SUBDIVISION PROCESS

1. Hire a Saskatchewan land surveyor or Registered Professional Planner (RPP) to create a Plan of Proposed Subdivision.
2. The land surveyor or RPP will submit an Application to Subdivide Land to the Community Planning Branch of the Provincial Government. They are the approving body for subdivisions and will refer the application back to the RM and other agencies for comment.
3. The RM Planning Team will conduct an initial review of the subdivision. Any necessary rezoning of the subdivided parcel will be pursued, and the RM Planning Team will draft a Servicing Agreement.
4. After the Servicing Agreement is signed by the landowner and the associated fees are paid, RM Council will make their decision on the application.

SERVICING AGREEMENT

All subdivision applicants must enter into a Servicing Agreement with the RM of Edenwold. A Servicing Agreement is a legal document between the applicant and the municipality. It outlines the responsibilities of all parties for the provision of parcel servicing such as water, sewer, roadways, etc.

All Servicing Agreements include a fee as per the RM's Servicing Agreement Fees and Securities Policy. These fees are calculated based on the estimated impact from the newly created parcels on municipal infrastructure and services.

MUNICIPAL RESERVE

Municipal Reserve is a provincial requirement for every subdivision **except** for the first subdivision of a quarter. The RM has the authority to ask for land dedication or cash-in-lieu to satisfy the municipal reserve allocation. For residential parcels, the amount of land required to be dedicated is equal to 10% of the total land area or 10% of the appraised land value of the parcel to be subdivided. For commercial/industrial parcels, the amount of land required to be dedicated is equal to 5% of the total land area or 5% of the appraised land value of the parcel to be subdivided.

The RM's municipal appraiser calculates the land value using fixed appraisal tools. If the applicant is unsatisfied with the assessment provided by the RM, they may contact an appraiser at their own expense.

FREQUENTLY ASKED QUESTIONS

How many residential subdivisions can be created on a quarter section?

Each quarter section can have a maximum of two Country Residential 1 (CR1) subdivisions on it. A house can also be built on the remainder of the quarter section.

How many residences can be built on each parcel?

Only one residence is permitted on each parcel.

What is the process to hook up services to my newly subdivided residential property?

Services such as telephone, electricity, and gas are the responsibility of the landowner. Please contact the RM office if the installation of any services may disrupt adjacent landowners.

All on-site water and sewer systems require approval from the Saskatchewan Health Authority. The RM may request copies of all permits.

What is required to create a new residential parcel?

All new parcels must be accessible from an all-weather road and have a potable water supply. The RM may request a Test Hole Report showing the viability of an on-site well.

How big can my subdivided parcel be?

Each zoning district has a minimum and a maximum site size, depending on its zoning. To find out your property's zoning, please contact the Planning Department. You can also refer to the Zoning Bylaw Maps on the RM website.

