

RM 373 DEVELOPMENT CHECKLIST

Single Parcel Residential & Farmstead Subdivision

SUBDIVISION OF AN EXISTING OCCUPIED FARMYARD WITHIN THE A-AGRICULTURAL ZONE OR THE CREATION OF A NEW RESIDENTIAL PARCEL



Step 1

Request or download an RM development permit application for approval to subdivide land

Step 2

Contact a Saskatchewan Land Surveyor to arrange a survey of the land proposed for subdivision.

- A surveyor must prepare a proposed plan of survey which must also indicate the land elevation and land contours.
- The proposed site must be an existing occupied farmyard and be between 2.02-4.04 ha (5-10 ac) in size.*
- The site cannot be a hazard such as prone to flooding, or soil slumping.
- The site must be located and have direct access via approach onto a municipal road built to municipal access specifications, or greater, or execute an agreement with Council to construct the municipal roadway to municipal access specifications at the expense of the applicant.

Step 3

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

Step 4

Submit an application for subdivision to the Community Planning Branch of the Ministry of Government Relation. Generally, your Land Surveyor will submit on your behalf and will work with Community Planning throughout the subdivision process.

Step 5

Council must approve the residential subdivision and residential development. Council may require additional information or place specific conditions on any potential approval. The RM may require the execution of a servicing agreement with infrastructure, fire and recreation fees as well as the payment of cash in lieu of dedicated lands.

The fees are as follows:

Infrastructure Reserve Fee: \$10,000/parcel

Fire Service Reserve Fee: \$1,000/parcel

Recreation Reserve Fee: \$500/parcel

The cash in lieu of dedicated land is based on 10% of the value of the un-serviced subdivided area and will be calculated by the RM at the time of subdivision review.

Step 6

Attain a Certificate of Approval from the Community Planning Branch.

Step 7

Work with your surveyor to register your approved subdivision with Information Services Corporation

Should you have any questions or would like to obtain an application, please contact the RM office at (306) 253-4312 or office@rmofaberdeen.ca. Please have your land location provided with any inquiry.

*Please contact the RM office for the provisions for an increased parcel size.