

Subdivision Regulations & RM Responsibilities

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Land Use Planning

- Facilitates the orderly development of:
 - Land
 - Resources
 - Infrastructure
 - Services



Legislative Framework

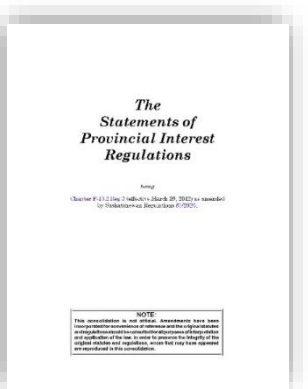
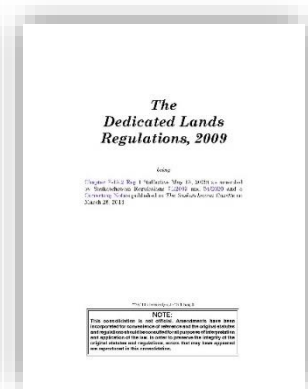
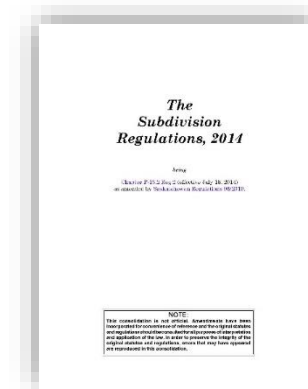
The Planning and Development Act, 2007:

- Planning bylaws & regional partnerships
- Subdivision & municipal reserve



Regulations:

- *The Subdivision Regulations, 2014*
- *The Dedicated Lands Regulations, 2009*
- *The Statements of Provincial Interest Regulations*



The Subdivision Regulations, 2014

- Provide a regulatory framework for subdivisions
- Expand upon the requirements of the Act:
 - Minimum standards for subdivision plans
 - Process for approving authority (including fees)
 - Separation distances and minimum standards (streets, roads, sites)
 - Site suitability factors

Role of Community Planning Branch

- Oversight of planning framework
- Approval of planning bylaws
- Assisting public and municipalities with planning
- Supporting regional cooperation
- Subdivision approving authority

Role of Municipalities

- Providing for the health, safety, and general welfare of inhabitants
- Preparation and adoption of planning bylaws
- Directing type and density of growth within boundaries
- Servicing and infrastructure

Factors for Subdivision Approval

- Is the land suitable?
- Does the subdivision conform to planning bylaws in effect?
- Servicing agreement been executed?
- Does every lot have legal and physical primary access?
- Municipal Reserve

Subdivision Process

- Feasibility (market analysis, preparing subdivision plan, application)
- Approving authority review
 - Coordination with referral agencies
 - Is the site suitable?
 - Municipal considerations?
 - Design changes necessary?
- Decision issued & survey plan registered

Aerial Image



Site Suitability Considerations

- Topography, soil characteristics, drainage
- Potential flooding, subsidence, landslides and erosion
- Availability and adequacy of services (e.g., water, sewage, solid waste)
- Existing and potential land uses in the vicinity
- Provision of access, layout of streets and lanes
- Anticipated need of municipal reserve for school sites, recreational facilities and parks
- Protection of wildlife habitat and natural or cultural features

Municipal Role in Subdivision

- Ensure compliance with local planning bylaws
- Review for impact on municipal services, need for servicing agreement
 - Water, wastewater
 - Roads, recreational facilities
- Local knowledge (e.g., site characteristics, drainage, natural features)
- Dedicated lands (recommendation for municipal reserve)

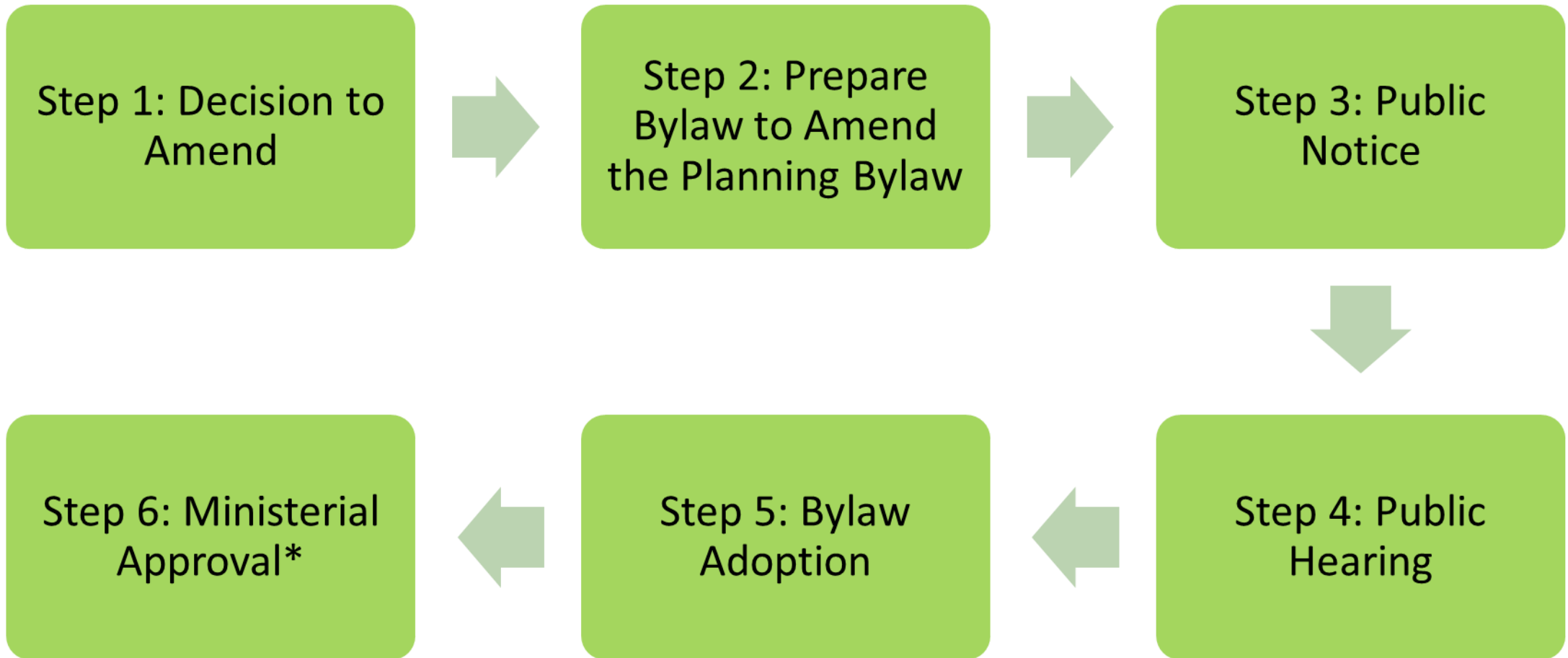
Dedicated Lands

- Municipal Reserve (MR) and Environmental Reserve (ER)
- MR: 10% for residential subdivision, 5% non-residential
- Taken as land or money-in-lieu
- Uses include open space, parks, recreation facilities, natural areas
- ER: as needed
- Municipal jurisdiction

Servicing Agreements

- Servicing Agreements authorized by sections 168 – 176 of the Act
- Tool that municipalities may use to:
 - Recoup capital cost of infrastructure necessary to support development
 - Ensure infrastructure meets municipal standards
 - Obtain land for Municipal Utility Parcels
- Negotiated between municipality and developer
- Helps growth pay for growth

Amending Planning Bylaws



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