



Application for CR2 Multi-Parcel Country Residential Development

APPLICANT INFORMATION:

Name _____

Mailing Address _____ City _____

Postal Code _____ Telephone _____ Fax _____

Contact Name: _____ Telephone _____ Fax _____

Email: _____

NOTE: If the applicant is not the registered owner of the subject property, signed authorization from the property owner must be submitted.

LAND INFORMATION (Legal Description of Property)

All/Part: _____ 1/4 Section _____ Township _____ Range. _____, W3 Meridian

LSD(s) _____ Lot(s) _____ Block(s) _____

Registered Plan No. _____

Registered Plan No. _____

Certificate of Title No. _____

Existing Use of Land: _____

Surrounding Land Uses: (Are any of the following within 1 km)?

	Yes/No	If Yes, Distance
1. Intensive Livestock Operation	_____	_____
2. Landfill or Waste Disposal Site	_____	_____
3. Sewage Lagoon	_____	_____
4. Stream/Large Body of Water	_____	_____
5. Gravel Pit	_____	_____

DEVELOPMENT INFORMATION:

Estimated Timing of Development:

Commencement: _____ Completion _____

Other Permit Information Required

- 1. If you propose to install or modify a sewage disposal or plumbing system, you must obtain a permit from Saskatoon Health District.
- 2. If you propose to install or modify an electrical system, you must obtain a permit from SaskPower.
- 3. If you propose to install or modify a natural gas system, you must obtain a permit from SaskEnergy.
- 4. On an attached sheet describe the intended land use including the likely demographics, market research, types and integration of different uses, community linkage to existing rural and urban communities, anticipated recreation and leisure activities, visual characteristics, and integration characteristics (architecture guidelines), if applicable.

Declaration by Applicant:

I, _____ of _____

In the Province of Saskatchewan, solemnly declare that all of the above statements within this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

I understand and agree that all work and construction shall comply with the Municipalities Building bylaw and the standards of The National Building Code of Canada and "The Uniform Building and Accessibility Standards Act".

I further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application.

I understand and agree that each site in the proposed development area shall have its own independent water system, or each site in the proposed development area will be connected to a Regional Water distribution system, or each site in the proposed development area will be services with an independent communal water supply system approved pursuant to either *the Public Health Act, 1994* and associated regulations as administered by the Regional Health Authority or *the Environmental Management and Protection Act, 2002* and associated regulations. Except as required *in the Public Health Act, 1994* the Municipality will not be responsible for the operation of communal water systems.

Date: _____

Signature: _____

Enclosed:

_____ SITE Plan

_____ Landscape Plans (2 sets)

_____ Rezoning Application

_____ C.R. Development Proposal Residential Evaluation Workbook

_____ \$400.00 Application Fee

TABLE 8-1: CR2 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Frontage (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)
Single detached dwellings ⁽¹⁾	2.03 (5 acres)	4.04 (10 acres)	61	15	10	10
Bed and breakfast homes	2.03	4.04	61	15	10	10
Personal care homes	2.03	4.04	61	15	10	10
Recreation facilities, community halls, and places of worship.	0.4	no maximum	30	15	10	10
Parks, archaeological sites, wildlife and ecological conservation areas, municipal facilities and public works.	no minimum	no maximum	no minimum	no minimum	no minimum	3

⁽¹⁾ the development standards in Table 8-1 that apply to sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium.

The objective of a CR2 Medium Density Country Residential District is to provide for multiple-lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture. The minimum and maximum site size and yard requirements are shown above in Table 8-1.

Each multiple-lot country residential subdivision shall be limited to a maximum area of 64.8 hectares and shall contain no more than 23 separate residential sites, including any existing single-parcel country residential subdivision.

A maximum of three multi-lot subdivisions will be allowed at any point in time. Where council is of the opinion that a sufficient supply of desirable lots is unavailable, this guideline may be adjusted.

Approval of Multiple-lot country residential development will be made with the aim of preserving productive agricultural land, minimizing land use conflict and ensuring that such development does not result in increased road hazards related to obstruction of sight lines etc.

Receipt of a completed Application for CR2 Multiple-lot country residential subdivisions shall not guarantee approval by council.

Supplementary Information:

1. **Site Plan:** (Drawn to scale showing the following information)
 - Plan of Proposed Subdivision Signed by a Saskatchewan Land Surveyor, (S.L.S.), Professional Planner or Engineer, along with application to Subdivide
 - Scale Drawings indicating: North Arrow, Property line location and dimensions.
 - Clear labeling of roadways adjacent to site, indicating entrance and exits.
 - Indication of existing wetlands including rivers, streams, creeks and bodies of seasonal and permanent standing water in and near 90 meters of proposed project. Indicate proposed setbacks from wetlands.
 - Identification of sewage disposal system and location.
 - Identification of areas potentially inhabited by rare/endangered species and report on how they will be protected or measures taken by the proposal to mitigate any losses.
 - Identification of possible heritage sites as required by the Heritage Properties Act.
 - Identification of adequate potable water availability to service the entire development and the type of system to be used (ie: well, water line, etc)
 - Provide a Geotechnical Assessment sufficient to confirm that the geology of the area can accommodate the proposed structure and that the stability of the soil and slopes is not a concern.

2. Landscape Plan: (Including following information)

Existing and proposed topography of the site using contour lines at appropriate intervals clearly identifying storm water drainage patterns. Include an engineers report regarding drainage calculations pertaining to the control of flows of storm water on, and surrounding the site based upon the 50 year flood frequency level.

- Identification of proposed public reserve lands if applicable, suggesting desired use.
- Identification of existing vegetation and a brief report of intention to conserve and incorporate into the proposal or a plan for removal and mitigation.
- Provide a traffic report identifying access and exit points and roadways that will be affected, types of vehicles, volumes of traffic, and clarity on how anticipated traffic will be accommodated, including comments from Saskatchewan Highways where applicable.

3. Application to Rezone (complete information listed within the application)

4. Country Residential Development Proposal Evaluation Workbook

This workbook is intended to allow Council to thoroughly evaluate the impact of new country residential subdivisions on the municipality and its residents. The workbook is intended to raise awareness of the issues and concerns typically related to country residential development in the R.M. and to allow developers an opportunity to demonstrate how their proposal might address these issues. Council will base decisions on the formal consideration of rezoning applications related to new country residential subdivisions on the information contained in this workbook, subject to other relevant Bylaws and policies of the Municipality.

Please answer question in the space provided (if applicable to your proposal) within this Workbook and attach additional sheets if necessary.

1. Natural and Built Environmental Considerations

The quality of both the physical and built environment can have a great influence on human health. These qualities may include physical human health; the natural environment's ability to maintain living conditions such as clean air, water and a suitable climate; production of renewable resources; quality of life for all people; and the beauty / aesthetics of the environment.

Please comment on the following development components:

1.1 What is the total area of the subdivision (hectares)?

Total subdivision area:

1.2 How many residential sites are proposed by the subdivision?

Total number of sites:

Range of site size (smallest site – largest site):

1.3 How does the subdivision design address storm water management (e.g., Wet/dry ponds, natural features, linear parks, green roof treatment, permeable paving, on site drainage)? Will storm water be managed on-site?

Minimizing the impact of storm water helps to reduce and / or prevent pollution and flooding as well as promote aquifer recharge. Storm water management systems become increasingly important as areas become developed, both in terms of managing increased volumes and preventing pollution.

Describe:

1.4 Are there geotechnical hazards (steep slope, stream sides, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

Yes/No

Describe:

1.5 Is this a “brown-field” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is (was) environmental site remediation to be part of the development process?

Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.

Yes/Not Applicable

If yes, briefly outline proposed (actual) remediation approach (including the standards that were adhered to):

Comment on inclusion of the following methods to reduce energy use and improve air quality:

1.6 Energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling).

Reducing energy consumption through design and layout of buildings and communities conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.

Describe:

1.7 What proportion (%) of residential sites in the subdivision have a north-south orientation appropriate for taking maximum advantage of passive solar energy?

Passive Solar Energy makes use of a steady supply of energy by means of building design and orientation. It reduces fuel consumption, lowers energy bills and increases natural light. Appropriate solar orientation for residential sites shall be defined as sites oriented with 30 degrees of a north-south axis.

Portion (%):

1.8 Are there any existing wetlands that would be affected by this proposal?

Yes/No

Describe:

1.9 Will green space and trees be provided within the subdivision (includes retention of existing trees)? Are there unique green space provisions that will contribute to the sustainability of the development?

Provision of more than one type of green space contributes to the diversity of the community and satisfies the various functional aspects of open spaces (e.g. programmed, passive, natural drainage, mobility).

Yes/No

Describe:

1.10 Are there any significant existing environmental features that will be maintained, enhanced or lost on the sites (e.g. tree and/or shrub or other natural feature preservation, cultural/heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

Yes/No

Describe:

1.11 What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane meter is defined as 1 meter x 2.5 metres (2.5 m²).

Lengths of streets:

1.12 Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?

Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.

Yes/No

Describe:

1.13 How is the layout of the streets designed (e.g. grid, curvilinear)?

Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets can influence public safety.

Describe:

2. Social and Cultural Considerations

Social and cultural consideration in reviewing development applications include features that enhance or maintain the social well being of the R.M.'s residents, while promoting the development of human potential and preserving cultural heritage. The importance of social and cultural aspects of a development include how it creates an equitable and high-quality of life for its residents without significantly detracting from the quality of life of surrounding residents /and users.

2.1 Does the subdivision enhance local identify (sense of place), character and culture (e.g., through architectural style, landscaping, colors, project name (i.e. Signage)?

Unique and interesting communities can be fostered by reflecting the values and cultures of their residents. By creating high quality communities through architectural style, landscaping and natural elements, it can be assured that the buildings (and the community) will retain their value and appeal over time.

Yes/No

Describe:

2.2 Will development of the subdivision contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure or feature?

Contributing to heritage revitalization draws on the uniqueness and history of the community. Reuse, relocation or rehabilitation of heritage areas/buildings makes communities distinct and contributes positively to their image an sense of place/culture.

Yes/No

Describe:

2.3 Does the subdivision incorporate an public amenities or space for public gathering and activities (e.g., courtyards, town square, communal gardens, play areas)?

Incorporating public gathering spaces and focal points promotes a sense of community and provides opportunities for social interaction. Public amenities, particularly those that are adaptable, also increase the marketability of the community.

Yes/No

Describe:

2.4 Have you consulted with all existing residents, land owners and adjacent municipalities within 1.6 km of the proposed development?

Yes/No

Describe:

2.5 Is there something unique or innovative about your project that will enhance cultural and social sustainability or “sense of place or community”, which has not been addressed in this workbook (e.g., creation of unique type of community, other sustainable features, contributions to the community)?

Yes/No

Describe:

3. Economic Considerations

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term property through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

3.1 Is any Class 1 or Class 2 (Canada Land Inventory) farmland proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of good agricultural land is important to future agricultural production.

Yes/No

Describe (including approximate amount)

3.2 Does the subdivision have any features that will reduce the long-term costs to the municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the R.M.)?

Yes/No

Describe:

3.3 Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special storm water issues, transportation, fences) that would not be fully recovered by municipal taxes?

Yes/No

Describe:

4. Regulatory Compliance

4.1 Does the development comply with the policies and standards that are currently outlined in the Rural Municipality of Aberdeen Basic Planning Statement and Zoning Bylaw (assuming a rezoning must occur)?

Yes/No

Comments:

4.2 If you will be seeking amendments to the R.M's Bylaws (other than a rezoning), indicate why such amendments are needed.

Comments:
