



Multi-Parcel Country Residential Development Guidelines

Submittal Requirements:

A checklist and summary of application submission requirements are attached. The checklist is designed to aid you in submitting a complete application. Confirmation by the Planning Department staff that the application materials are sufficient to initiate a review in no way implies that the submitted materials meet all requirements for approval. Staff will review the application and based on the proposal, identify any missing items to the applicant. The formal review process will begin upon receipt of all required information.

The following provisions of the Zoning Bylaws shall apply to Multi-Parcel Country Residential development:

Lot Requirements	R.M. of Corman Park	Saskatoon Planning District	R.M. / Saskatoon Planning District
Zoning District	CR1	DCR4	CR4 / DCR5
Lot Area	1 – 10 acres***	2.47 – 10 acres	0.5 – 10 acres
Frontage	60 m	60 m	30 m
Front Yard	45 m (or 15 m**)	45 m (or 15 m**)	15 m
Rear Yard	10 m	10 m	10 m
Side Yard	3 m*	3 m*	3 m*

* Where a side yard abuts a municipal road allowance, front yard requirements shall apply.

** Sites which front on an internal subdivision road shall be set back a minimum of 15m from the front site line.

*** The overall average lot size shall not be less than 1 ha (2.47 acres) throughout the development.

The following plans are required for completion of an application:

(Please note: under certain circumstances the Planning Department may require further information based on the initial submission content as listed below.)

1. **Site Plan (1)** including the following information:
 (Please note that the following items may require revised or multiple drawings)
 - Plan of Proposed Subdivision signed by a Saskatchewan Land Surveyor (S.L.S.), Professional Planner or Engineer, along with an Application to Subdivide Land (“Form A”).
 - Scale of drawing (indicate measurement units in metric with imperial conversions).

- North arrow.
- Property line location and dimensions.
- Clear labeling of abutting roadways indicating access and egress points.
- Indication of existing wetlands (i.e. rivers, streams, creeks and bodies seasonal and permanent standing water in and near 90 metres of proposed project.) Indicate proposed setbacks from wetlands.
- Easements: Indicate location and size of road, utility, and private easements.
- Identification of sewage disposal system and location.

2. **Site Analysis** including the following information:

- Comment from the Ministry of Environment including identification of areas potentially inhabited by rare/endangered species if applicable and a report on how they will be protected or measures taken by the proposal to mitigate any losses.
- Comment from the Ministry of Heritage and an indication of possible heritage sites.
- Comments from the Ministry of Highways, where applicable, and provide a traffic report identifying access and egress points and roadways that will be affected, types of vehicles, volumes of traffic, and clarity on how anticipated traffic will be accommodated, including.
- Identification of adequate potable water availability to service the entire development and the type of system to be used (i.e. water line, cistern etc.).
- Provide a Geotechnical Assessment sufficient to confirm that the geology of the area can accommodate the proposed structures and that the stability of the soil and slopes is not a concern.
- Submit the following drainage requirements;
 - Include an engineers report regarding drainage calculations and/or recommendations pertaining to the control of flows of storm water **both on-site** and the effect on **surrounding** and **downstream** sites based upon the 100 year flood frequency level;
 - A site plan illustrating contour lines at appropriate intervals clearly identifying pre-development storm water drainage patterns; and
 - A post-development site plan including contour lines at appropriate intervals identifying proposed changes to the natural drainage associated with site development.

3. **Landscape Plans (2)** including **Site** and **Elevation Plans** with following information:

- Identification of existing vegetation and a brief report of intention to conserve and incorporate into the proposal or a plan for removal.
- Identification of proposed screening of the property from the existing roadways (where applicable) including a cross section drawing clearly identifying proposed vegetation and fencing (where applicable) identifying height, type, and size.
- Site plan with locations of all light fixtures, including the associated areas of illumination.
- If signage is proposed clearly indicate type, size and proposed locations.
- Identification of proposed Municipal/Environmental Reserve lands if applicable, suggesting desired use.

4. **Application to Rezone (1)**

- Complete all information listed within the application.

For Office Use Only		
Plan	Submitted	Comments
Site Plan/PPS		
Landscape Plans		
Rezoning Application		



Multi-Parcel Country Residential Development Application

Applicant Information	Name:
	Address:
	Postal Code:
	Phone:

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

Land Description	Legal Description of Land Proposed For Development:							
	All or Part of		¼, Section		Township		Range	
	LSD		Lot(s)		Blocks			
	Registered Plan #:							
	Certificate of Title #:							
	Existing Use of Land:							
	Surrounding Land Uses within 1km:				Yes/No		If Yes, Please State Distance	
	Intensive Livestock Operation:							
	Landfill:							
	Sewage Lagoon:							
Stream/Large Body of Water								

1) Estimated Timing of Development (include phasing details if applicable):

Commencement: _____ **Completion:** _____

2) If you propose to install or modify a sewage disposal system, you must obtain a permit from Saskatoon District Health.

If you propose to install or modify an electrical system, you must obtain a permit from SaskPower.

If you propose to install or modify a natural gas system, you must obtain a permit from SaskEnergy.

3) On an attached sheet describe the intended land use including 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 into the natural environment. Provide descriptions and character sketches of intended design characteristics (architecture guidelines), if applicable.

4) 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 Municipality's 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.

Date: _____

Signature: _____