

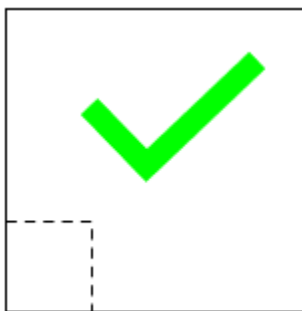
LAND SUBDIVISIONS

COUNTY OF VERMILION RIVER PLANNING & COMMUNITY SERVICES DEPARTMENT

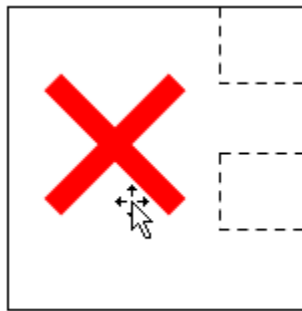
<https://www.vermilion-river.com/departments/community-services/development-permits>

The County's Municipal Development Plan (MDP) outlines the subdivision requirements to maintain orderly and efficient land use and development. When thinking of subdividing your property, here are a few things to consider:

Only ONE vacant lot separation is allowed per quarter section under Agricultural designated lands. For example:



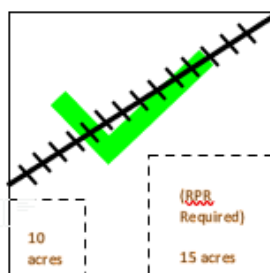
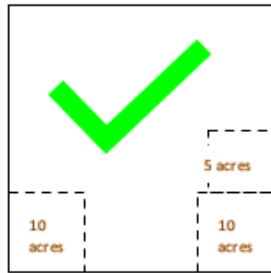
Vacant CR parcel
Or abandoned farmstead



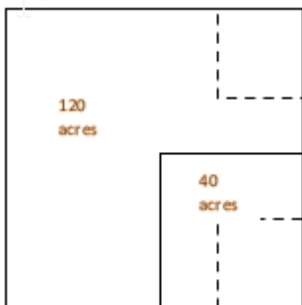
Vacant CR parcel
OR abandoned farmstead

A maximum of 25 acres is allowed to be separated from a quarter section, with a maximum of 4 parcels per quarter section (including fragments). An Area Structure Plan (ASP) is required if you wish to go over 4 parcels in a quarter section. For example:

Maximum Number of Residential & Agricultural Lots Per Quarter Section



If a quarter section has previously been subdivided into two (2) larger Agricultural lots, a maximum of 1 Country Residential lot will be permitted from each of the lots. For example:



QUICK FACTS:

Vacant Parcel Size

Vacant lots are allowed between 2-5 acres. However, you can go up to 10 acres as long as you can demonstrate your need to the extra land, AND you are not taking good quality farmland

Parcel Size with Existing Home

Farmstead separations are allowed between 2-5 acres. However, you can go up to 15 acres if you can demonstrate your need for more land in order to include your farmstead (structures and shelter belts). A farmstead will not necessarily be permitted to be larger just to accommodate a sewage pump out

Some Costs Incurred in the Subdivision Process

- Application Fee
- Endorsement Fee
- Surveying
- Any fees required to complete conditions of application

REVISION DATE: August 2023

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1. Applicant submits proposed Subdivision to Subdivision Authority (SA) (Municipal Planning Services (2009) Ltd.)
2. SA sends the application with inspection report to CVR and applicable agencies and notification to adjacent landowners – up to **60 days** for comment
3. Internal circulation – up to **28 days** (Review of proposed Subdivision by County departments for comment)
4. Receive **Conditional Approval**
 - a. Refusal by SA with reason
 - i. Applicant can appeal decision to the applicable Appeal Board (SDAB) within **14 days**. The SDAB will either grant approval, or deny the appeal to refuse the subdivision. These decisions are **FINAL**. *SDAB Fee is \$600.00*
5. Proposed Survey Plan from ALS from applicant to CVR
 - a. See *List of Surveyors on website*
6. Sent out CVR Subdivision conditions, agreements and fees due letter to applicant
7. Following the completion of all listed items on the Conditional Approval, CVR will notify SA that conditions have been met
8. Subdivision Development Authority to endorse Subdivision and send out applicable approval
9. Subdivision file is complete once Registered Plan of Survey is received

A copy of the sketch plan needs to show the following:

- The legal description, boundaries, dimensions, and size of the existing parcel of land as described on existing certificate of title
- The location, registered plan number and dimensions of any road widenings, utility or railway right-of-way, easements or existing parcels excerpted from titled area
- The location, dimensions, boundaries and size of the proposed parcel clearly outlining the area to be subdivided
- The location of any buildings or structures and any existing water wells, sewage disposal or pump-out sites
- Existing and proposed roads which will serve the proposed subdivision
- The location of existing and proposed approaches serving the proposed parcel and remainder of the titled area
- All drainage channels, streams, rivers, lakes or large sloughs located on the titled area
- If the proposed lots are to be served by individual wells and private sewage disposal system, the type and location of any existing or proposed wells and private sewage disposal systems, and the distance from these to existing and proposed buildings and existing and proposed property lines

QUICK FACTS:

- **5 acres** is the standard allowable size of a vacant County Residential subdivision
- Under the current Municipal Development Plan (MDP), **2 farmsteads, 1 vacant lot and the remainder of the quarter section** can be created without redesignation or Area Structure Plan (ASP). Contact the Planning & Community Services Department for details
- Conditional Approval normally takes up to 60 days



[Municipal Planning Services](https://www.munplan.ab.ca)
([munplan.ab.ca](https://www.munplan.ab.ca))

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