

# LAND SUBDIVISIONS

## COUNTY OF VERMILION RIVER PLANNING & DEVELOPMENT DEPARTMENT

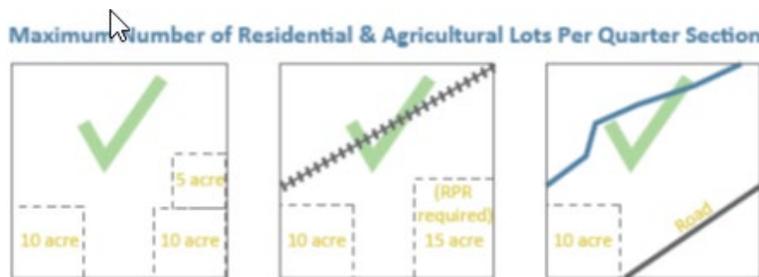
<https://www.vermilion-river.com/departments/community-services/development-permits>

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:



**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. For example:



**If a quarter section has previously been subdivided into two (2) larger agricultural lots, a maximum of one 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, additional land can be reviewed as long as it can demonstrate the need for extra land.

#### 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 shelterbelts). A farmstead will not necessarily be permitted to be larger just to accommodate a sewage pump-out.

#### Some Costs incurred throughout the subdivision process:

- Application Fee
- Endorsement Fee
- Surveying
- Municipal Reserve
- Road Standard
- Any fees required to complete the conditions of your application

*A pump-out does not dictate parcel size. The County and the Subdivision Authority will take into consideration the type of system that is present on the proposed lands*

**REVISION DATE: May 2023**