

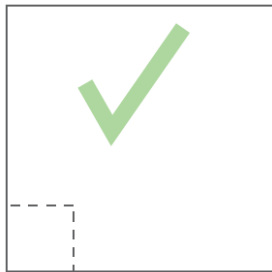
# LAND SUBDIVISIONS

DEPARTMENT: PLANNING AND DEVELOPMENT

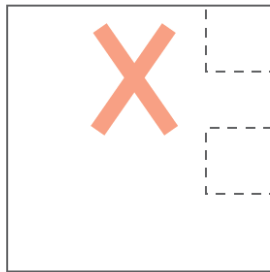
[https://vermilion-river.com/living\\_here/your\\_property/building\\_permits.html](https://vermilion-river.com/living_here/your_property/building_permits.html)

The County's Municipal Development Plan 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:



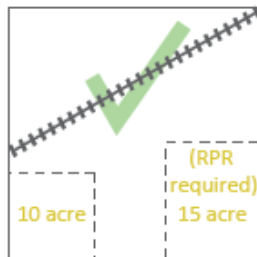
Vacant CR parcel or abandoned farmstead



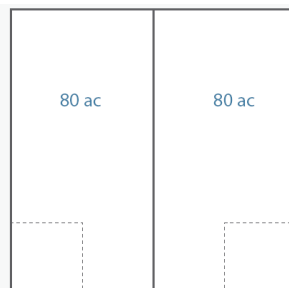
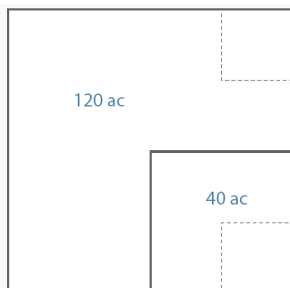
Vacant CR parcel or abandoned farmstead

**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 is required if you wish to go over 4 parcels in a quarter. For example:

## Maximum Number of Residential & Agricultural Lots Per Quarter Section



**If a quarter section has previously been subdivided into two 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, 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 throughout the subdivision process:**

- Application fee
- Endorsement fee
- Surveying
- Any fees required to complete the conditions of your application

REVISION DATE: 2019-03-19