

Discussion Paper for *The Subdivision Regulations, 2014*

March 2023

Introduction

The Government of Saskatchewan is committed to ensuring the legislative and regulatory framework guiding growth and development achieves provincial priorities and community objectives. It is important this framework remains current and responsive to the needs of citizens, investors, communities and the provincial government to keep Saskatchewan strong.

The Ministry of Government Relations (ministry) is performing a review of *The Subdivision Regulations, 2014* (Regulations). The Regulations are under *The Planning and Development Act, 2007* (PDA). The current Regulations have been in effect since 2014 with the most recent amendments in 2019. The ministry is seeking input from a wide range of stakeholders to ensure the Regulations adequately address the needs of all parties through the subdivision process.

This paper will:

- provide background and outline the existing Regulations;
- examine how the Regulations are currently applied; and
- pose a series of questions to stakeholders to generate discussion.

Background

Under the PDA, “subdivision” means a division of land that will result in the creation of a surface parcel or rearrangement of the boundaries or limits of a surface parcel. Municipalities can adopt policies related to land use planning and development within their jurisdiction through:

- district plans;
- official community plans;
- zoning bylaws; and
- subdivision bylaws*.

* Only municipalities that have been granted approving authority status are eligible to adopt a subdivision bylaw.

The Ministry of Government Relations is the subdivision approving authority for all municipalities within Saskatchewan, except 10 cities which have been granted approving authority status. Through reviewing subdivision applications, the ministry ensures every new site created is suitable for its intended use. The Regulations establish standards for subdivision applications and their review and approval, allowing for consistency and understanding of the subdivision process.

How Are the Regulations Applied?

The Regulations apply to all subdivision applications in the province and provide a regulatory framework for subdivision decisions. The Regulations do not apply to jurisdictions designated an approving authority pursuant to the PDA and which have passed their own subdivision Regulation bylaw approved by the Minister of Government Relations.

The Regulations expand upon the requirements of the PDA by including detailed provisions, such as:

- Minimum standards for a plan of proposed subdivision.
- Minimum submission requirements for a complete subdivision application.
- Detailed considerations for the approving authority in deciding on a subdivision application. For example, site topography, servicing, or any potential for flooding, slumping, landslides and erosion.
- Authorizing an approving authority to register interests with subdivision approval.
- Minimum separation distances between conflicting land uses such as residential development and landfills.
- Development standards for proposed streets and roads.
- Minimum site standards where those matters are not dealt with in a local zoning bylaw.

Discussion Questions

The ministry expects various submissions from stakeholders, some of whom may advocate for changes to the Regulations. Your answers will guide future consultations and better position the ministry to ensure that the Regulations meet the needs of citizens, investors, municipalities, and the province. Please be as specific as possible when answering the questions below:

1. In what ways do the Regulations reflect the needs of your organization?
2. What challenges does your organization face when working with the Regulations?
3. In the interest of regulatory efficiency, are there any barriers or challenges your organization experiences with the Regulations?
4. Are the current Regulations for subdivision requirements appropriate? Why or why not?
5. What are the top three changes your organization would like the provincial government to consider when reviewing the Regulations?
6. Does your organization have any other comments or suggestions for improvements?

The Subdivision Regulations, 2014

being

Chapter P-13.2 Reg 2 (effective July 18, 2014)
as amended by [Saskatchewan Regulations 98/2019](#).

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

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CHAPTER P-13.2 REG 2
The Planning and Development Act, 2007

Title

- 1** These regulations may be cited as *The Subdivision Regulations, 2014*.

Interpretation

- 2** In these regulations:

- (a) “**Act**” means *The Planning and Development Act, 2007*;
- (b) “**application**” means an application for subdivision approval;
- (c) “**parcel**” means a parcel as defined in *The Land Surveys Act, 2000*;
- (d) “**registered owner**”, with respect to a parcel, means:
 - (i) a registered owner as defined in *The Land Titles Act, 2000*;
 - (ii) the grantee of a power of attorney for the registered owner;
 - (iii) if the registered owner is deceased, the executor or administrator of the estate of the registered owner;
 - (iv) a person who is entitled to buy, sell, dispose of or encumber the land on behalf of the registered owner; or
 - (v) a person who is otherwise authorized by law to act in the place of the registered owner.

25 Jly 2014 cP-13.2 Reg 2 s2.

Application of regulations

- 3** These regulations do not apply to the subdivision of land under the jurisdiction of a council, district planning authority or regional planning authority that has:

- (a) been declared an approving authority pursuant to the Act or any other Act; and
- (b) adopted a bylaw that:
 - (i) contains regulations governing the subdivision of land;
 - (ii) is approved by the minister.

25 Jly 2014 cP-13.2 Reg 2 s3.

Register

- 4** Each approving authority shall keep a register of applications for subdivision approval.

25 Jly 2014 cP-13.2 Reg 2 s4.

Application for subdivision approval

5(1) Subject to subsection (2), an applicant for subdivision approval shall apply to the appropriate approving authority in the form required by the approving authority.

(2) An application must include:

- (a) a plan of the proposed subdivision prepared in accordance with section 6;
- (b) a current copy of the title to the land;
- (c) subject to clause (4)(b), the appropriate fees set out in section 9; and
- (d) any other document required by section 6.

(3) No person shall submit an application to an approving authority without having obtained the written consent of each registered owner of the land to be subdivided, unless the land is being subdivided pursuant to:

- (a) a legal expropriation;
- (b) a replotting scheme;
- (c) a required subdivision; or
- (d) a court order.

(4) An approving authority shall not approve an application unless:

- (a) the applicant has paid the appropriate fees set out in section 9; or
- (b) the applicant has established a deposit account with the approving authority and has entered into an agreement with the approving authority to pay the appropriate fees set out in section 9 from that account.

25 Jly 2014 cP-13.2 Reg 2 s5.

Plan of proposed subdivision

6(1) In this section:

- (a) **“standing body of water”** means a lake, pond, reservoir, lagoon, swamp, marsh or any other area containing standing surface water, either permanently or intermittently;
- (b) **“utility line”** means a water or gas transmission pipe, an electrical supply cable, a telecommunications transmission line or a sewage pipe, whether privately or publicly owned, providing service to property in the municipality or in an immediately adjacent area and located in the ground or overhead, and includes any facilities that are required to enable the local delivery of the utility;
- (c) **“watercourse”** means a river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.

- (2) A plan of proposed subdivision must:
- (a) be prepared under the supervision and with the approval of:
 - (i) a Saskatchewan land surveyor as defined in *The Land Surveyors and Professional Surveyors Act*; or
 - (ii) a registered professional planner as defined in *The Community Planning Profession Act, 2013*;
 - (b) be submitted in a format acceptable to the approving authority;
 - (c) be titled "Plan of Proposed Subdivision";
 - (d) be georeferenced in accordance with *The Land Surveys Regulations*, if that information is available for the parcel to be subdivided;
 - (e) show contour or land elevations, as may be required by the approving authority, consistent with provincial standards;
 - (f) be drawn at a scale to clearly show the content of the plan;
 - (g) show clearly:
 - (i) the parcel numbers and the full legal descriptions of the land to be subdivided to the extent that the information exists in the land registry;
 - (ii) the area, location, dimensions and boundaries of the land to be subdivided, including any parcels to be created or modified by the subdivision;
 - (iii) the orientation to true north;
 - (iv) the date of the preliminary survey; and
 - (v) all municipal boundaries;
 - (h) show:
 - (i) all watercourses and standing bodies of water, the level of water at the date of preliminary survey, and all titled and current banks;
 - (ii) the approximate outline of wooded areas;
 - (iii) the location of existing water wells and on-site sewage disposal systems, including any effluent discharge points;
 - (iv) the location of existing permanent buildings and other developments;
 - (v) the approximate location of all existing and proposed bridges and road crossings over a watercourse; and
 - (vi) the location of all wells and facilities as defined in *The Oil and Gas Conservation Regulations, 2012* that:
 - (A) appear on the Saskatchewan Oil and Gas InfoMap Searchable GIS Database maintained by the Government of Saskatchewan; and
 - (B) are within 500 metres of any parcel to be created or modified by the subdivision;

- (i) show the location and dimensions of adjacent parcels and registered plans, including all streets, lanes and blocks with their designations;
- (j) show the location, dimensions, area and boundaries of the following if within or abutting the parcels to be subdivided:
 - (i) dedicated lands, if any;
 - (ii) all existing or proposed utility lines and the right of way for each utility line;
 - (iii) all existing or proposed railway lines or spur tracks;
 - (iv) all provincial highways and public highways;
 - (v) all streets, roads and lanes; and
- (k) show the proposed or eventual interchange, service road or road widening if the proposed subdivision abuts:
 - (i) a provincial highway that is designated by the minister responsible for the administration of *The Highways and Transportation Act, 1997* for an interchange, service road or road widening; or
 - (ii) a public highway that is designated by the municipality for an interchange, service road or road widening.

25 Jly 2014 cP-13.2 Reg 2 s6.

Subdivision into constituent parcels

7(1) An application for the removal or elimination of a parcel tie that links two or more parcels together, as described in subsection 120(2) of the Act, may be submitted to the approving authority without a plan of proposed subdivision if the application is accompanied by:

- (a) a current copy of the title to the land;
- (b) a parcel picture with the dimensions and area of each proposed parcel;
- (c) a statement of the intended use for each proposed parcel; and
- (d) a sketch plan and written information identifying, in relation to each parcel:
 - (i) the boundaries;
 - (ii) the existing buildings; and
 - (iii) the water and sewage systems.

(2) If, in the opinion of the approving authority, more information is required than is provided pursuant to subsection (1), the approving authority may require that the applicant submit:

- (a) a plan of proposed subdivision in accordance with section 6; and
- (b) any additional information required by the approving authority in accordance with section 8.

25 Jly 2014 cP-13.2 Reg 2 s7.

Additional information

8(1) An approving authority may require that the applicant submit information in addition to that required pursuant to sections 5 to 7 if, in the opinion of the approving authority, the approving authority requires the additional information to properly consider the application in accordance with section 14.

(2) In the case of a proposed subdivision to subdivide part only of a larger area, the whole of which may eventually be subdivided, the approving authority may require that the proposed subdivision:

(a) shows contours and other topographical information for the whole of the larger area; or

(b) includes a suitable design concept for future subdivision showing the general scheme of subdivision for the whole area and the parts of the subdivision intended for different uses, including dedicated lands, residential, schools, commercial and industrial development, and indicating the utilities to be provided.

(3) An approving authority may require an applicant to provide the following information identifying a sufficient source of potable water for any subdivision containing parcels intended for residential use or identifying a source of suitable quality water for a use requiring significant supplies of water:

(a) in the case of a ground water supply located within the subdivision or to be developed for the parcels in the subdivision, an engineering report of sufficient tests to prove the adequacy and quality of the source;

(b) in the case of water to be supplied by another person, an agreement to supply the water;

(c) in any case other than those mentioned in clauses (a) and (b), an engineering report providing an adequate design for the supply of water from the stated source.

(4) An approving authority may require an applicant to provide information identifying an appropriate domestic sewage system and any agreement for the disposal of domestic sewage for any subdivision containing parcels intended for residential use.

(5) If a ministry, agency or Crown corporation of the Government of Saskatchewan has a stated or potential interest in, or responsibility for, the land or area of the proposed subdivision, the applicant shall:

(a) consult with that ministry, agency or Crown corporation with respect to the proposed subdivision; and

(b) submit to the approving authority:

(i) copies of the consultation documents; and

(ii) the results of the consultation.

(6) If an applicant is required to provide additional information pursuant to this section, the applicant shall provide the additional information to the approving authority within the time set by the approving authority.

Fees

9(1) The fee for examination of an application for each new parcel to be created, excluding those parcels designated as public highway, dedicated lands or parcels to be used for public works, is \$300.

(2) The fee paid pursuant to subsection (1) is non-refundable.

(3) The fee for issuance of a certificate of approval is \$150.

(4) The fee for reissuance of a certificate of approval is \$100.

(5) In addition to the fees mentioned in subsections (1), (3) and (4), the applicant shall pay to the approving authority a fee equal to any fees charged by the Government of Saskatchewan or an agency of the Crown to the approving authority in connection with the review and approval of the proposed subdivision and the registration of any interests respecting the proposed subdivision.

27 Dec 2019 SR 98/2019 s2.

Registration of interests

10(1) If the Act provides that an approving authority may register an interest in relation to an application for subdivision approval, the approving authority may register the interest in the Land Titles Registry against the affected parcel or parcels before the approving authority issues a certificate of approval for the subdivision.

(2) An approving authority may withhold issuing a certificate of approval until it is notified that an interest has been registered in accordance with subsection (1).

(3) After an approving authority issues a certificate of approval, the approving authority may cause an interest that has been registered in accordance with subsection (1) to be discharged if, in the opinion of the approving authority, the continuance of the registration is not required.

(4) If an approving authority registers an interest against a parcel in accordance with this section, the registered owner of the parcel shall pay to the approving authority a fee equal to any fees charged to the approving authority to discharge the registration of that interest.

25 Jly 2014 cP-13.2 Reg 2 s10.

Completed applications, decision

11(1) An application is not complete and in final form until the applicant has, to the satisfaction of the approving authority:

- (a) complied with sections 5 to 9;
- (b) made any amendments to the plan of proposed subdivision required by the approving authority; and
- (c) provided the following documents or information to the approving authority:
 - (i) a signed copy of any servicing agreement entered into pursuant to section 172 of the Act by the applicant and the municipality in which the proposed subdivision is located;
 - (ii) proof that the requirements of the Act with respect to municipal reserve have been met;
 - (iii) a copy of all bylaws and resolutions of the council, district planning commission, district planning authority or regional planning authority that are required by the Act or any other Act.

(2) Subject to subsection (3), if the approving authority is satisfied that the application is complete and in final form, the approving authority shall issue a decision with respect to the application within 90 days after the day on which the approving authority determines that the application is complete and in final form.

(3) The approving authority may extend the time for issuing its decision with respect to an application if it considers it in the public interest to do so.

25 Jly 2014 cP-13.2 Reg 2 s11.

Incomplete applications

12(1) Subject to subsection (2), if an approving authority determines that an application is incomplete and requests that the applicant submit additional information required to complete the application, the applicant shall submit the additional information to the approving authority within 90 days after being requested to do so.

(2) The approving authority may extend the time for submitting additional information required to complete an application if it considers it appropriate to do so.

(3) If the applicant fails to submit the additional information to the approving authority within the 90-day period mentioned in subsection (1) or within any greater period specified by the approving authority pursuant to subsection (2), as the case may be, the approving authority shall provide the applicant with written notice advising that:

- (a) the application is incomplete; and
- (b) the approving authority has closed its file with respect to the application.

(4) If an applicant fails to complete the application within one year after the date of the notice mentioned in subsection (3), the applicant shall submit a new application in accordance with these regulations if the applicant intends to proceed with the proposed subdivision.

25 Jly 2014 cP-13.2 Reg 2 s12.

Referral of application to other authorities

13(1) On receipt of an application containing the information required pursuant to sections 5 to 9, the approving authority:

- (a) shall send a copy of the application to, and request the comments of, the council, district planning commission, district planning authority or regional planning authority that is affected by the proposed subdivision; and
 - (b) may send a copy of the application to, and request the comments of, any other person, authority, agency, ministry, department, council, adjacent municipality or board that, in the opinion of the approving authority, may be affected by the proposed subdivision.
- (2) For an approving authority to make its decision in accordance with section 14, the approving authority may, at any time, forward any additional material received by it pursuant to section 8 to, and request the comments of, any authority mentioned in clause (1)(a) or (b).
- (3) Subject to subsection (4), the authorities from whom an approving authority requests comments pursuant to subsection (1) or (2) shall submit their comments to the approving authority within 40 days after the day on which the comments are requested.
- (4) An approving authority may extend the time for submitting comments, on the written request and for the benefit of any authority mentioned in clause (1)(a) or (b).
- (5) An approving authority may deal with an application after the expiration of the 40-day period mentioned in subsection (3) or of the extended period granted pursuant to subsection (4), whether or not comments have been received.
- (6) A council or other authority mentioned in clause (1)(a) or (b):
- (a) may, by resolution, recommend approval or refusal of an application to the approving authority; and
 - (b) shall provide the approving authority with written reasons for its recommendation.

25 Jly 2014 cP-13.2 Reg 2 s13.

Considerations

14 In making a decision to approve or not approve an application, the approving authority shall:

- (a) consider the comments and resolutions submitted to it pursuant to section 13, but the approving authority is not bound by them; and
- (b) consider the suitability of the land for the proposed subdivision, having regard to:
 - (i) its topography;
 - (ii) its soil characteristics;
 - (iii) its surface and subsurface drainage;

- (iv) any potential flooding, subsidence, landslides and erosion;
- (v) the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal;
- (vi) the economical provision of services;
- (vii) the existing and prospective uses of land in the vicinity;
- (viii) the provision for layout of streets and lanes;
- (ix) the provision of access;
- (x) the protection of provincial highways and major roads;
- (xi) the segregation of pedestrian and vehicular traffic and of traffic flow between major and minor streets and the protection of public safety by ensuring adequate sight distances at intersections;
- (xii) the design and orientation of the subdivision, including the size and shape of each parcel;
- (xiii) the need to minimize the likelihood of air, water, source water or soil pollution by the subdivision or the need to protect the subdivision from such pollution by outside influences;
- (xiv) the anticipated need on municipal reserve for school sites, recreational facilities and parks;
- (xv) the proposed storage, use or transmission of chemicals, flammable liquids or radioactive materials licensed by the Canadian Nuclear Safety Commission;
- (xvi) the protection of critical fish and wildlife habitat;
- (xvii) the protection of significant natural, historical, cultural or heritage features; and
- (xviii) the locations, separations and buffering for the proposed uses with respect to transportation infrastructure, including highways, railways, distribution lines and airports.

25 Jly 2014 cP-13.2 Reg 2 s14.

Limitations on approval

15(1) An approving authority shall not approve an application if the proposed subdivision is inconsistent with *The Statements of Provincial Interest Regulations* made pursuant to the Act.

(2) No proposed subdivision located along or near a water supply or reservoir area or on a flood plain is to be situated:

- (a) within 1 500 metres of the intake for a water treatment plant; or
- (b) between the reservoir and a line that may be established by the proper authority for flood control or any other form of protection for a reservoir or water supply.

(3) An approving authority shall not approve an application for residential purposes if the land that is the subject of the application is situated within:

- (a) 457 metres of land that is used or authorized for use as a landfill for the disposal of garbage or refuse;
- (b) 457 metres of land that is used or authorized for use as a sewage treatment plant or a sewage lagoon; or
- (c) 300 metres of land that is used or authorized for use as an intensive livestock operation within the meaning of *The Agricultural Operations Act* that involves the rearing, confinement or feeding of more than 100 animal units in an area that is smaller than 370 square metres per animal unit.

(4) Notwithstanding clauses (3)(a) and (b), for any existing residential development, an approving authority shall not approve an application if the land that is the subject of the application is situated within 300 metres of land that is used or authorized for use:

- (a) as a landfill for the disposal of garbage or refuse; or
- (b) as a sewage treatment plant or a sewage lagoon.

(5) An approving authority shall not approve an application if the land that is the subject of the application is situated within 125 metres of an existing, proposed, abandoned or reclaimed well or facility as defined in *The Oil and Gas Conservation Regulations, 2012*.

(6) Notwithstanding subsection (5), in consultation with the minister responsible for the administration of *The Oil and Gas Conservation Act*, an approving authority:

- (a) may accept that land that is the subject of an application be situated less than 125 metres from an existing, proposed, abandoned or reclaimed well or facility as defined in *The Oil and Gas Conservation Regulations, 2012*; or
- (b) may require that land that is the subject of an application be situated more than 125 metres from an existing, proposed, abandoned or reclaimed well or facility as defined in *The Oil and Gas Conservation Regulations, 2012*.

(7) An approving authority shall not approve an application for the purpose of developing:

- (a) a landfill for the disposal of garbage or refuse, unless the landfill is situated at least 457 metres from any residential development or land that is authorized for use for residential purposes;
- (b) a sewage treatment plant or a sewage lagoon unless the sewage treatment plant or lagoon is situated at least 457 metres from any residential development or land that is authorized for use for residential purposes; or
- (c) an intensive livestock operation as described in clause (3)(c) unless the intensive livestock operation is situated at least 300 metres from any residential development or land that is authorized for use for residential purposes.

Streets**16(1)** In this section:

- (a) **“arterial street”** means a street that serves major traffic flows between the principal areas of traffic generation with direct access to adjacent development being limited;
 - (b) **“collector street”** means a street that serves traffic between local and arterial streets with access to adjacent development generally allowed;
 - (c) **“cul-de-sac”** means a street or lane with only one end open to traffic;
 - (d) **“expressway”** means a roadway or street with fully controlled access and intersections that are either at grade or grade separated;
 - (e) **“freeway”** means a roadway or street with fully controlled access, free-flowing traffic and all intersections grade separated;
 - (f) **“local street”** means a street providing direct access to abutting properties along its length and not intended to carry through traffic, other than to adjoining streets;
 - (g) **“major street”** means an arterial street, collector street, expressway or freeway;
 - (h) **“minor street”** means a local street not exceeding 500 metres in length and includes a cul-de-sac.
- (2) Streets included in or adjacent to a proposed subdivision are to be classified with regard to present and future traffic requirements, adjoining uses and topography.
- (3) The minimum width for a street is:
- (a) in the case of a provincial highway or provincial highway connectors, the minimum width required by the minister responsible for the administration of *The Highways and Transportation Act, 1997*;
 - (b) in the case of a primary grid road, grid road, main farm access road, industrial access road, resort road, regional park road or Indian Reserve access road that is designated as such by the minister responsible for the administration of *The Highways and Transportation Act, 1997*, the minimum width required by that minister;
 - (c) in the case of an arterial street, 30 metres;
 - (d) in the case of a collector street, 22 metres;
 - (e) in the case of an expressway or freeway, 45 metres;
 - (f) in the case of a local street providing frontage access to industrial, commercial or residential properties, but not connecting different land uses, 18 metres;
 - (g) in the case of a minor street, 15 metres.

- (4) Street lengths shall not exceed 400 metres between intersecting streets, but the approving authority may accept a greater length due to topography or special circumstances.
- (5) The length of a cul-de-sac, including the turning area, shall not exceed 150 metres except when an emergency access is provided, in which case the length may be extended to 260 metres.
- (6) The turning area in a cul-de-sac must be a minimum of:
 - (a) 30 metres wide if the cul-de-sac is a street; and
 - (b) nine metres wide if the cul-de-sac is a lane.
- (7) The maximum gradient for:
 - (a) a major street is 5%; and
 - (b) a local street or a minor street is 7%.
- (8) Streets and lanes are to be laid out so that they are constructed on land that has a natural cross slope of less than 15%.
- (9) Every lane is required to:
 - (a) be a minimum of six metres and a maximum of 10 metres in width; and
 - (b) connect at each end with a street or another lane but if one end is to be permanently closed and by the nature of the subdivision design cannot be extended in the future, a turning area having a diameter or a width that is not less than three metres wider than the width of the lane is required to be provided.
- (10) An approving authority may require walkways in a proposed subdivision for the purpose of providing secondary access to and convenient pedestrian movement through the subdivision.
- (11) Walkways, if required by an approving authority pursuant to subsection (10), must be a minimum of 1.5 metres in width.
- (12) Every parcel in a proposed subdivision must be accessible from a street.
- (13) A proposed subdivision that abuts a provincial highway must have:
 - (a) access at a point approved by the minister responsible for the administration of *The Highways and Transportation Act, 1997*; or
 - (b) access provided to it by a street that connects with, or that can be connected with, the public highway system.
- (14) If a subdivision abuts a provincial highway but does not have access to it, a buffer strip may be required between the provincial highway and the proposed subdivision.
- (15) If a subdivision abuts an existing street but the approving authority is of the opinion that access to the subdivision from the existing street would create a safety hazard, the approving authority may require that access to the subdivision be taken from a different street specified by the approving authority.

(16) The following conditions and standards apply to the manner of laying out of streets:

- (a) streets other than cul-de-sacs are to be continuous or connected with an intersecting street;
- (b) streets are to intersect as nearly as possible at right angles and street corners are to be rounded or cut off if considered necessary by the approving authority; and
- (c) intersections sharing the same street as mentioned in clauses (a) and (b) are to be at least 45 metres apart as measured from the centre point of each intersection unless the approving authority waives this requirement due to natural features.

(17) Every street is to be named or numbered in conformity with or continuation of an existing system of naming or numbering the streets in the vicinity.

25 Jly 2014 cP-13.2 Reg 2 s16.

Residential parcels

17(1) The minimum dimensions and areas of residential parcels, if those matters have not been dealt with in a zoning bylaw, are:

- (a) in the case of residential parcels used for detached or semi-detached dwelling units, those set out in Table 1 of the Appendix; and
- (b) in the case of residential parcels other than those described in clause (a), those determined by the approving authority.

(2) No residential parcel shall front on two parallel or approximately parallel streets.

(3) The side lines of all residential parcels must be at right angles or radial to the street centre line as nearly as possible.

(4) The following requirements apply to the dimensions and layout of residential blocks:

- (a) subject to clause (b), intersecting streets determining block lengths must be at intervals:
 - (i) of 400 metres or less; and
 - (ii) that adequately serve cross traffic;
- (b) the approving authority may accept block lengths longer than 400 metres if topographic or other circumstances justify departure from the maximum set out in subclause (a)(i);
- (c) in blocks longer than 150 metres, the approving authority may require walkways to be provided to ensure adequate pedestrian access;
- (d) the width of a residential block must be sufficient to allow for two tiers of parcels having a minimum depth of 30 metres.

25 Jly 2014 cP-13.2 Reg 2 s17.

Commercial or industrial parcels

18(1) The minimum dimensions and areas of commercial or industrial parcels, if those matters have not been dealt with in a zoning bylaw, are:

- (a) frontage, 7.5 metres;
- (b) area, 225 square metres; and
- (c) depth, 30 metres.

(2) No commercial or industrial parcel shall front on two parallel or approximately parallel streets unless the approving authority is satisfied that the creation of the parcel is justified and approves it.

(3) The side lines of all commercial or industrial parcels must be at right angles or radial to the street centre line as nearly as possible.

25 Jly 2014 cP-13.2 Reg 2 s18.

Inspection

19(1) Any land included in a proposed subdivision is subject to inspection by the approving authority or its appointed representative.

(2) The approving authority or its appointed representative may at any reasonable time enter on land which is the subject of a proposed subdivision for the purpose of obtaining information in connection with the land and the proposed subdivision.

25 Jly 2014 cP-13.2 Reg 2 s19.

R.R.S. c.P-13.1 Reg 1 repealed

20 *The Subdivision Regulations* are repealed.

25 Jly 2014 cP-13.2 Reg 2 s20.

Transitional

21(1) In this section, “**former regulations**” means *The Subdivision Regulations* as they existed on the day before these regulations came into force.

(2) Subject to subsection (3), an application received by an approving authority before these regulations came into force but considered by the approving authority to be incomplete when these regulations came into force is subject to, and shall be considered by the approving authority in accordance with, these regulations.

(3) Notwithstanding any other provision of these regulations, an application mentioned in subsection (2) is:

- (a) subject to the fees set out in section 10 of the former regulations; and
- (b) not subject to the fees set out in section 9 of these regulations.

25 Jly 2014 cP-13.2 Reg 2 s21.

Coming into force

22 These regulations come into force on the day on which they are filed with the Registrar of Regulations.

25 Jly 2014 cP-13.2 Reg 2 s22.

Appendix

TABLE 1

[Clause 17(1)(a)]

Residential Parcels

Type of Parcel		Frontage (metres)	Mean Width (metres)	Mean Depth (metres)	Area (square metres)
Detached dwelling units:					
rectangular parcels	with lane	12	–	30	360
	without lane	15	–	30	450
non-rectangular parcels		11	15	30	450
Semi-detached dwelling units:					
rectangular parcels	with lane	8.5	–	30	255
	without lane	10.5	–	30	315
non-rectangular parcels		7.5	10.5	30	315

25 Jly 2014 cP-13.2 Reg 2.

