

Example of a Basic Development Review

The information contained here is strictly for information purposes only to help guide the preparation of a Basic Development Review (BDR); an applicant is free to structure their BDR as they like as long as the information requested in the BDR Checklist is provided. The BDR Checklist is not meant to be written on or simply answered "yes/no". A document, similar to this, is to be prepared by the applicant addressing the information specific to the site proposed to be rezoned and/or subdivided. In the event false information is found to be presented to the R.M. of Corman Park No. 344 the application will not proceed for a recommendation to R.M. Council until such time that an original document with site specific details is provided by the applicant.

1. Background:

Introduction: *This section of the report is intended to introduce and describe the proposed subdivision and/or rezoning to familiarize the R.M. with what is proposed.*

The Proposed Subdivision will occur on...(insert Legal Land Description which may include any of the following: Lot, Block, Plan, LSD and ¼ section, Township, Range, W3)

The subdivision we are proposing is (insert number of acres); rezoning of the proposed subdivision is (not necessary, required to be changed to AR1/AR2/AR3)

The proposed number of lots...(detail how many lots, acres per lot, why this site was selected for subdivision)

The unique aspects of the property to be subdivided are...(discuss tree coverage, type of soil, standing water, nearby water bodies, sloughs, valley, swamp, cliff, natural bush, anything unique to your property, access to utilities, close neighbours, etc.)

2. Land Use:

Land use context: *This section is intended to describe the land use(s) including existing land use(s) in the area. A Plan of Proposed Subdivision completed by a certified Saskatchewan Land Surveyor must accompany your BDR and Subdivision Application.*

Currently, the proposed land is used for...(Agricultural land/grazing/crops/air strip/residential, etc.); after subdivision the lands will be used as (provide a brief description of the proposed use). Within 1 mile of the proposed land for subdivision there is a ...(Industrial or Commercial Site, Intensive Livestock Operation, Mineral Resource Extraction Areas (Gravel Pits/Deposits), Sewage Lagoon, Solid Waste Disposal Facility (Land Fill, Waste Transfer Station), Urban Municipality, River, Stream or Large Body of Water, Recreation or Conservation Site, Other) and the distance from that use to my property is ...(enter distance to property).

Hazard Lands:

The hazard lands evident on the property are...(none exist or flooding/ground contamination/slope instability/natural conditions that could pose a safety issue/manmade conditions that could pose a safety issue/dilapidated buildings/old machinery, etc.) The hazards will be mitigated by...(describe how are you going to ensure safety on the new subdivision, related to the aforementioned hazards, this may include necessary studies, plans, and/or assessments, etc.)

Natural and Heritage Resources:

I have been in contact with...(any provincial agencies such as Heritage Branch through <https://gisappl.saskatchewan.ca/Html5Ext/index.html?viewer=HeritageSensitivityScreening> , Ministry of Environment, Wildlife Branch through

<https://gisappl.saskatchewan.ca/Html5Ext/?viewer=habisask>, etc.) the contact results have been included...(as an appendix to the document or included in the pages following this section).

The sensitivities that exist on or near the proposed subdivision are...(please list any findings from the above stated contact, if none exist, please state that); they will be mitigated by...(detail how the findings will be mitigated or integrated into the subdivision and/or rezoning)

3. Servicing:

Roadways:

The proposed subdivision has roadway access from ... **(state all Range Roads, Township Roads, Provincial Highways, summer roads, etc.)**. The anticipated traffic generated by this will be...(state frequency, type as in cars/trucks/semis/buses, etc.). The requirements for road upgrades will be...(detail construction upgrades such as easements needed, road widening, etc. and for how many meters will be required for upgrading).

A provincial highway with a posted speed of greater than 80km/hr...(is or is not within 800 meters of the proposed subdivision; if so Ministry of Highways must be contacted for comments, which must be included either as an appendix or after the roadways section). The traffic restrictions near the proposed subdivision are...(note any concerns from Ministry of Highways and how they may be mitigated)

Drainage:

The proposed subdivision has the following topographic features...(geographically identify contours and the topography; elevations, water barriers, drainage patterns). Drainage will be managed...(describe the current drainage of the property and what will be done to ensure drainage occurs away from proposed developments without impacting surrounding development after subdivision)

Wastewater:

The type of sewage system is...(detail what is existing or what is proposed, include as much detail as possible).

Potable Water Supply:

Potable water for the proposed subdivision will be from...(detail current and/or proposed service, include correspondence, location of current services, proposed services, etc.)

Shallow Utilities:

The available utilities to service the proposed subdivision are...(detail current and proposed locations, correspondence from natural gas, power, telephone, internet, etc.)

Solid Waste:

The proposed subdivision will manage solid waste by...(detail current and proposed location or options for management of solid waste)

Protective Services:

The proposed subdivision will be serviced by (detail location of schools, fire services, police, etc.).

Other:

Other important details to note about the proposed subdivision are...(any extra details that you may want to include for Council to consider).