


Function: Infrastructure & Planning - 04
Department: Planning & Development - 030
Policy No.: 008



Multi-Parcel Country Residential Subdivision Design Reserve Allocations

Effective Date: October 3, 2018
Review Date: October 3, 2023
Cancel: Policy 601-4: Multi-Parcel Country Residential Subdivision
Design Reserve Allocations
Resolution #: 619-18

CAO Signature: 

Purpose: To provide guidance to the allocation of municipal reserve as it is determined through the subdivision process.

Guidelines: In the design and approval stage of a multi-parcel subdivision, the following minimum requirements shall be used as a guideline with respect to the allocation of municipal reserves for the purpose of parks, walk trails, and green-space areas.

Where the land to be subdivided is less than a full quarter section, each of the following allocations shall be pro-rated to the parcel size of the raw land.

1. A minimum of 7.0 acres of land must be allocated for use as park in the form of one or more contiguous parcels.
2. The value of 2.5 acres of reserve land must be allocated towards infrastructure improvements in one or more park lots (i.e., sand boxes, swings, and volleyball or basketball areas).

3. The value of a maximum of 1.25 acres in money in lieu of reserves may be allocated against land, which is dedicated for walkway purposes as part of an internal road structure.
4. Remaining municipal reserves must be allocated towards additional parkland, nature trails, buffers, or money-in-lieu of reserve.
5. Walkways a minimum of 2.0 metres in width shall be established on all main roads within a proposed multi-parcel subdivision, including roads which are intended as long term connectors to future subdivision on adjacent properties. All walkways must be cleared, landscaped, and seeded or finished for use as a trail system by area residents.
6. *Infrastructure as per condition (2) shall not be installed until one or more of the following conditions exist:*
 - ❑ *A community association has been formed and has requested playground equipment to be installed, or*
 - ❑ *25% of the residential lots have occupied dwelling.*

Furthermore, a clear indication has to be provided by the residents of the community as to what equipment is desired and the level of maintenance that the community is agreeable to provide for the site.