

R.M. of Vanscoy No. 345 Public Notice

Please take note that pursuant to Section 3.6.3(8)(e)(i) of The RM of Vanscoy Official Community Plan, a temporary moratorium has been placed on multiple lot country residential subdivision applications until such time that the RM of Vanscoy No. 345 Zoning Bylaw and Official Community Plan have been reviewed.

Section 3.6.3(8)(e)(i) of The RM of Vanscoy Official Community Plan states:

“A maximum of three multiple lot country residential subdivisions in developmental stages will be allowed at any point in time. Multiple-lot country residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in a developmental stage. However, if 75% of available lots in one or more of those three subdivisions are vacant but it appears that development is lagging because the developer/land owner is holding land vacant or is encountering difficulty with financing the development then that subdivision will be deemed to not be in a developmental stage and Council may consider the approval of up to three additional subdivision proposals.”

At present time the RM has exceeded the maximum allowed six multi-lot country residential subdivisions less than 75% sold at this time. Concessions have been made to ensure that “lagging” subdivisions are not holding up future developments. However, even with these concessions the threshold of six has still been met.

Therefore, council has decided not to accept any new multi-parcel subdivision applications until such time that the RM Zoning Bylaw and Official Community can be reviewed and possible changes can be made to this policy.

The current moratorium is temporary, and multi-lot Country Residential Subdivision applications will be accepted once again in the future. However, at this time the RM office is unable to provide an exact date as to when the moratorium will be lifted.

Should you have any questions or require any clarification regarding this notice please contact the RM Office.

Issued at the Village of Vanscoy this 7th day of January 2015.

Jill Omiecinski
Administrator