

The Subdivision Regulations, 2014

Elevations and Contours – Fact Sheet

Introduction

The Planning and Development Act, 2007 (Act), and *The Subdivision Regulations, 2014* (regulations) form the legal basis for subdividing land in Saskatchewan. The regulations establish what needs to be submitted as a part of a subdivision application, as well as a list of suitability criteria that are considered during the review of an application. The Ministry of Government Relations, Community Planning branch (CPB) acts as the approving authority for subdivision applications in all municipalities not granted approving authority status.

Plan of Proposed Subdivision

One of the primary documents submitted as a part of a subdivision application is a Plan of Proposed Subdivision (PPS), and section 6 of the regulations defines what information must be shown on a PPS. When a subdivision application is submitted to CPB, it is reviewed for conformance with the Act, regulations, and municipal bylaws. As a part of this review, the suitability of the land for the proposed subdivision is assessed.

The list of suitability criteria is established in subsection 14(b) of the regulations. One aspect of suitability is whether the land is prone to flooding, subsidence, landslides, or erosion. To address this, subsection 6(2)(e) of the regulations states a PPS must, “show contour or land elevations, as may be required by the approving authority, consistent with provincial standards”. The information depicted on the PPS will help to evaluate whether the subdivision is geotechnically stable or flood-prone or if further studies are required to evaluate these items.

Whether contours or land elevations are required and how they will need to be displayed will depend on site-specific conditions. In many cases, elevations will provide sufficient information to assess whether a site is flood-prone or geotechnically unstable and whether further studies are required. Contours are required when an additional level of detail is needed to assess these risks.

Below are common examples of contours and elevations required to be included on a PPS to assess whether a site is suitable for subdivision:

- If the land has a steep slope (i.e. if a site has a slope greater than 15%), elevations throughout the site and descending the slope may be required. If a geotechnical report has been completed, the recommendations from the report, such as the suitable build area and the setback line showing how far buildings must be set back from the top of the slope, will also need to be included.
- Water surface elevations.
- Ground surface elevations of existing buildings.
- Ground surface elevations throughout the site.
- Culvert invert elevations.
- Elevations of the crest of adjacent roads.
- The Plan of Proposed Subdivision overlaid on an aerial image.
- Ground surface elevations of the land between the subdivision and waterbody.
- In accordance with subsection 6.7(1) of *The Statements of Provincial Interest Regulations* (SPI), a

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contour showing the 1:500-year flood elevation, as well as contours showing the floodway and flood fringe, where available.

If elevations or contours are required to assess flooding susceptibility, the information should depict features that affect flood water levels near the proposed subdivision, such as those that affect the flow/level of water leaving the vicinity. This information is intended to show where overflow from the water feature will drain in the event of a flood. In addition, this information will assist in determining the 1:500 flood elevation and whether a portion of the land is flood-prone and should be designated as an environmental reserve. Subsection 6.7(3) of the SPI prohibits the development of new buildings or additions to buildings in the floodway of the 1:500-year flood elevation.

Section 8 of the regulations allows the approving authority to request additional information needed to properly review the suitability of the land for a proposed subdivision. Examples of information that may be required include elevations or contours extending outside of the subdivision or further reports or studies.

Every subdivision application is unique. While two subdivisions may appear similar, site-specific conditions may result in different information being required for each application.

For more information on the subdivision application and review process, please contact the Ministry of Government Relations, Community Planning branch via email at communityplanning@gov.sk.ca or:

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