



County of Wetaskiwin No. 10 Municipal Policy

Department:

Policy No.

61.0 Planning & Development

61.1.7

Title Second Yard Subdivisions

1. Policy Statement:

1.1. The guidelines outlined in this policy are intended to provide fair and consistent decisions regarding the subdivision of second yardsites on quarter sections of good farmland or lands districted Agricultural Hobby Farm.

2. Guidelines:

2.1. A second yard subdivision will be considered when three (3) of the following four (4) conditions have been met by both sites for a minimum of ten (10) years:

2.1.1. Habitable residence;

2.1.2. Power Service;

2.1.3. On-Site Potable Water; and/or

2.1.4. Approved Septic System.

2.2. In addition to the conditions outlined in Section 2.1, one (1) of the following three (3) conditions must also have been met by both sites for a minimum of ten (10) years:

2.2.1. Shelter Belt

2.2.2. Heating Source

2.2.3. Physical Access

2.3. In all cases, the County's general practices and requirements with respect to subdivision, as set out in the Municipal Development Plan and Land Use Bylaw also apply.

2.4. Prior to subdivision the landowner must apply for either Country Residential or Agricultural Hobby Farm districting but will be exempt from Requirements for Area Structure Plans Policy #61.1.6.

3. Related Documents:

3.1. Land Use Bylaw

3.2. Municipal Development Plan

Council Approval	Council Revised	Administrative Review	Policy Committee	Page
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