

**SECOND YARD SUBDIVISIONS
POLICY #61.1.7**

1. POLICY STATEMENT

1.1. The Council of the County of Wetaskiwin No. 10 has received several requests from landowners who wish to subdivide out the second yardsite when there are two homes situated on one quarter section of good farm land. In order to provide fair and consistent decisions regarding the subdivision of the second yardsite, Council deemed it necessary to establish this policy which incorporates guidelines which have been used in the past.

2. PROCEDURES

2.1. The 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
- 2.1.4. Approved Private Sewer System

2.2. As well, one (1) of the following three (3) conditions 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 on subdivision, set out in the Municipal Development Plan and Land Use Bylaw also apply. Prior to subdivision the landowner must apply for Country Residential zoning but will be exempt from Requirements for Area Structure Plans Policy #61.1.6.

REVISION DATE:	ORIGINAL COUNCIL APPROVAL DATE:	REF. PAGE NO.	NUMBER:
12/15/05, Ref. Page 05/361 PD; 09/13/07, Ref. Page 07/300 PD; 09/11/08, Ref, Page 08/344 PD; 06/10/10, Resolution #PD20100610.1019	November 12, 2002	02/303 PD	1 of 1
Administratively Reviewed: September 2018			