

County of Wetaskiwin No. 10 Municipal Policy

Department:

Policy No.

61.1 Subdivisions

61.1.3

Title Simple Subdivisions Administrative Approval

1. Policy Statement:

1.1. In order to streamline the process and improve customer service, Council has delegated subdivision approval authority for simple subdivisions to the CAO. "Simple Subdivisions" include, but are not limited to those applications which request:

- 1.1.1. Lot line adjustment that will result in parcel sizes as allowed in the respective district of the Land Use Bylaw;
- 1.1.2. Agricultural split of 160 acres into two 80 acre parcels including soft 80 acre subdivisions to a maximum variance of 10 acres plus or minus for either parcel (example: 90 and 70 split);
- 1.1.3. First parcel out of a quarter section to a maximum size of 5 acres with the discretion to allow an additional 2 acres (total of 7) for the reason of including or due to the existence of a driveway access, water well, shelter belt, an existing approved septic system, proximity of a nearby property boundary or buildings necessary for and associated with a dwelling;
- 1.1.4. Natural Split, Severed Agricultural, Agricultural Hobby Farm or Agricultural Small Holdings subdivisions whereas a result, all current and resulting subdivisions on the quarter section will remain in compliance with the Land Use Bylaw;
- 1.1.5. Second Yardsite Subdivisions in accordance with Policy 61.1.7 with size to be determined at rezoning stage;
- 1.1.6. Lot consolidation with no increase in density;
- 1.1.7. Public utility lots for County use. Items of policy sufficiently explained in this section need not be repeated in the body of the Policy (i.e. responsibility of Council, Directors/Managers, and Staff).

1.2. The CAO may refer any application back to Council at their discretion.

2. Responsibilities:

2.1. See attached "Schedule A" for a workflow of responsibilities.

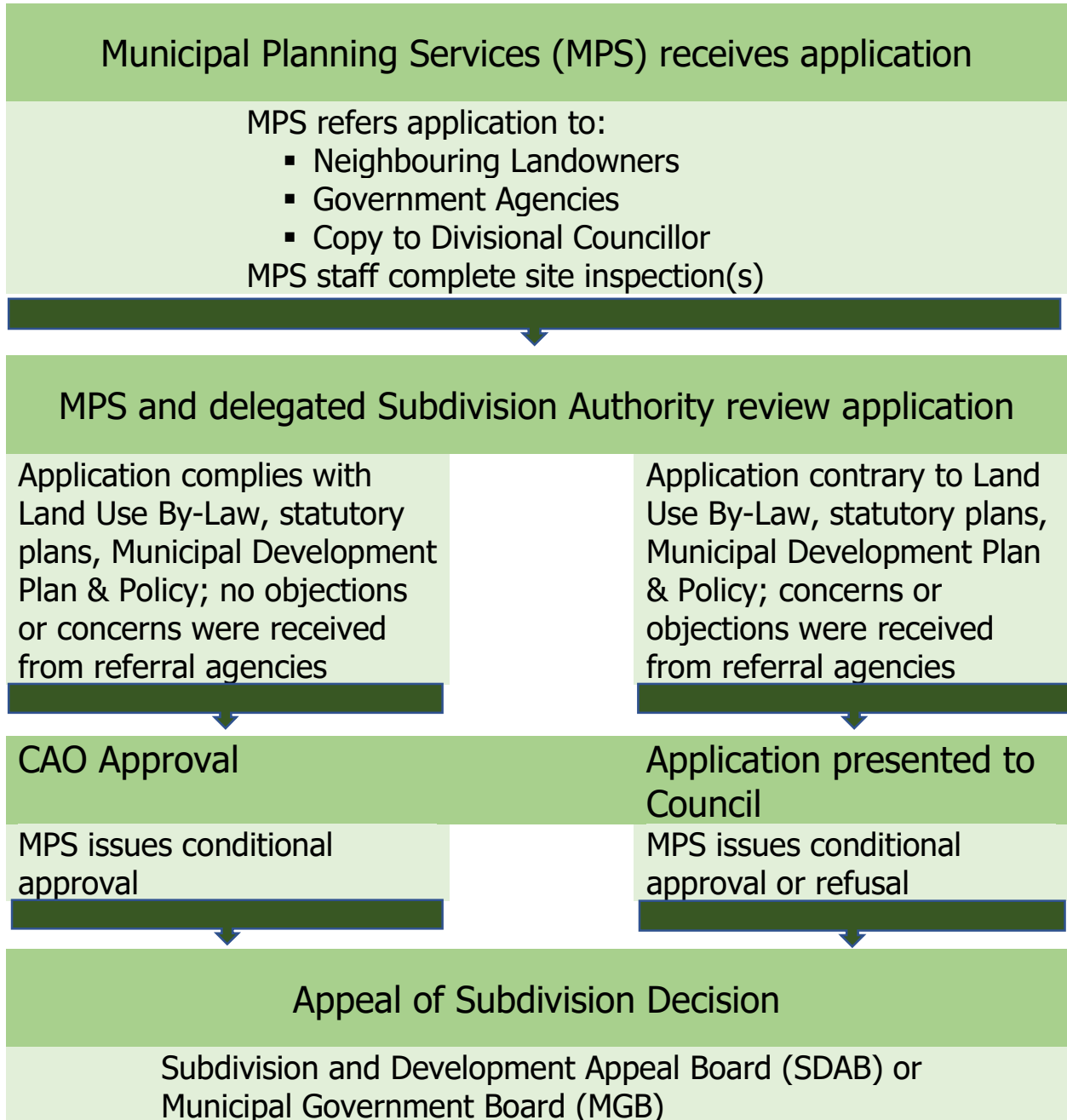
3. Related Documents:

3.1. Land Use Bylaw

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Schedule "A" Simple Subdivisions – Administrative Approval



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