



County of Wetaskiwin No. 10 Municipal Policy

Department:

Policy No.

61.0 Planning & Development

61.1.17

Title Requirements for Utilities for New Subdivisions

1. Policy Statement:

1.1. This Policy shall apply to new subdivisions and the requirement or the exemption from gas and power utilities to those subdivisions.

2. Definitions (if applicable):

2.1 "Gas" or "Gas Utility" shall mean fuels provided by a gas provider as authorized by the Province of Alberta.

2.2 "Power" or "Power Utility" shall mean electrical power provided by an electrical power provider as authorized by the Province of Alberta.

2.3 "Subdivision" shall mean the subdivision of land as authorized by the County of Wetaskiwin Subdivision Approving Authority whether by Policy through Administrative Approval of Simple Subdivisions or by County Council.

3. General Provisions for Exemption:

3.1 Regarding conditions of subdivision, the Subdivision Approving Authority may grant an exemption from the requirement of providing gas and/or power to lots being subdivided whether under or not under an Area Structure Plan as outlined in the following examples:

3.1.1 First parcel out (Rural Residential districting is automatically applied);

3.1.2 Parcels created through the second yard site policy (typically the second lot will be Country Residential. It should be noted that the yard site will have already had some form of utilities);

3.1.3 Where multiple subdivision occurs with all lots accessing existing developed Township, Range Road, and registered forced road plans;

3.1.4 Parcels approved as Watershed Protection, Wizard Lake Watershed and Rural Conservation Districts if such parcels are abutting existing road rights of way that may already have utility lines and are of a larger size not requiring internal road system development;

3.1.5 Parcels created as 80 acre splits and Severed Agricultural subdivision; and

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3.1.6 Agricultural Hobby Farm and Agricultural Small Holdings parcels that will not require multiple lot development and internal road systems.

4. Power & Gas Required:

- 4.1. Subdivisions that will require both gas and power shall be multi-parcel subdivisions involving the development of internal road systems providing access to the new lots.
- 4.2. The requirement for gas and power can ultimately be reviewed by Council at the Area Structure Plan stage where the proposal is brought forward and identified by the developer and outlines the future installation of power and gas or other types of utility sources and services through the development agreement and design stage of subdivision development.

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