



County of Wetaskiwin No. 10 Municipal Policy

Department:

Policy No.

61.0 Planning and Development

61.1.10

Title Subdivision Guideline for Inclusion of Strip of Farmland

1. Policy Statement:

1.1. The Municipal Development Plan and the Land Use Bylaw allow farmsteads to be subdivided out of a complete quarter section of agricultural land. However, both Bylaws limit the subdivision area to the minimum number of acres necessary to include the residential improvements but not any other land or buildings. Further, the subdivision should not include any land which is cleared or in agricultural production. However, given the placement of many farmsteads, such a subdivision tends to leave a narrow strip of agricultural land between the boundary of the quarter section and the farmstead that is too small to farm economically. This Policy sets out guidelines for the inclusion or exclusion of such narrow strips of land.

2. Responsibilities:

2.1. The Policy is intended to be used by:

- 2.1.1 Staff, when advising landowners about the County's subdivision policies;
- 2.1.2 Council, in its role as Subdivision Authority; and
- 2.1.3 The Subdivision and Development Appeal Board and the Land and Property Rights Tribunal.

3. Guidelines:

3.1. The following guidelines are to be used to determine whether a strip of farmland between a farmstead and the boundary of the quarter section may be included in a proposed farmstead subdivision.

Present Use of Land	Guideline
Hay or Crop Production	If the strip is less than 50 metres wide it may be included in the subdivision. (Anything narrower makes it difficult to maneuver farm equipment)
Pasture	If the strip is less than 50 metres wide it may be included in the subdivision. (Fencing a long narrow strip of pasture is uneconomic) If the strip is less than 100 metres wide <u>and</u> is separated from the farmland by a significant barrier such as a water body, a mature shelterbelt, or power poles, it may be included in the subdivision. (These obstacles make it difficult to farm)

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Slough	<p>If the adjacent farmland is used for pasture, the slough must be left with the farm. (A slough has value for stock watering)</p> <p>If the adjacent farmland is used for crop or hay, the slough may be included in the subdivision. (Better fire control in slough margin)</p>
Mature Tree Cover	The strip may be included in the subdivision if it is less than 100 metres wide. (Anything less is not worth clearing and breaking. There is also a public benefit in preserving tree cover for water management and wildlife habitat)

4. Related Documents:

- 4.1. Municipal Development Plan
- 4.2. Land Use Bylaw

Previously Signed

 Scott MacDougall, CAO

May 10, 2024

 Date

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