

**RE-SUBDIVISION IN MULTIPLE-LOT
SUBDIVISIONS POLICY #61.1.5**

POLICY STATEMENT

The Council of the County of Wetaskiwin No. 10 has received several requests from landowners who wish to split their parcels into multi-lot subdivisions. In order to provide fair and consistent decisions regarding multi-lot subdivisions, Council deemed it necessary to establish this Policy.

PROCEDURES

1. Hamlets

1.1. The County of Wetaskiwin generally encourages landowners to create higher densities of development in hamlets. With smaller lot frontages, improvements such as road paving, sidewalks, curb and gutter, and water and sewer service become affordable.

1.2. Requests for re-subdivision of existing lots will be considered on land that is zoned Urban Residential, Urban Commercial, Urban Industrial, or High Density Urban Residential.

1.3. Parts of the following communities have Urban zoning:

Alder Flats	Buck Lake
Winfield	The Village at Pigeon Lake
Westeros, south of Highway 13	Falun
Mulhurst	Gwynne

1.4. The County's Urban Residential zoning allows lots as narrow as 50 feet, with an area of 5,000 square feet, if municipal sewer and water are available. Where there is no municipal sewer and water, the minimum is 100 feet wide and 20,000 square feet in area. Similar densities are allowed in other Urban zones.

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1.5. Where water and sewer service is available in the area but does not yet serve the property, the owner will be responsible for building the lines to the new lots.

2. Multi-lot Country Residential Subdivisions

2.1. As a general policy, the County does not approve the re-subdivision of existing lots zoned Country Residential.

The reason is that the new lots will probably be much smaller than neighbouring lots. The neighbours often feel this will devalue their property, just as people in town would feel if the neighbouring 60 foot lot was resubdivided into two 30 foot lots.

There are also real concerns about groundwater supply.

2.2. Nevertheless, the County may allow re-subdivision of parcels in multi-lot subdivisions for good reasons, which can include the following:

2.2.1. The lot being re-subdivided is significantly larger than its neighbours, so the new lots will be about the same size as most in the area.

2.2.2. The land being subdivided is the next stage of a more extensive subdivision which was approved at the time of the original subdivision or which is contemplated in a statutory plan or bylaw.

2.2.3. Lot lines are being adjusted but no additional lots are being created.

3. Making an application for re-subdivision

3.1. A person wishing to re-subdivide an existing subdivided parcel in a hamlet or multi-lot Country Residential subdivision must provide the following with the subdivision application.

3.1.1. **Proof of water supply:** Submit a report by a professional engineer, geologist, or geophysicist certifying that a diversion of 1,250 cubic metres of water per year for household purposes for each of the lots within the subdivision will not interfere with any existing household uses, licensees, or traditional agricultural users. This is required by section 23(3) of the *Water Act*.

The report must be based on the assumption that the owners of other similar sized lots may wish to re-subdivide. Thus if one of 10 lots in the present subdivision is to be re-subdivided, there must be water for 20 lots, in case other residents also wish to re-subdivide.

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- 3.1.2. **Insufficient water:** If there is enough water to re-subdivide some but not all the existing lots, show which lots will and which will not be re-subdivided.
- 3.1.3. **Existing building locations:** Include a real property report or building location certificate prepared by an Alberta Land Surveyor showing, in addition to buildings and rights-of-way, the location of water wells and all underground components of the sewage disposal system.
- 3.1.4. **Proposed subdivision:** Include a drawing of the proposed subdivision, showing the probable location of any new buildings, wells, and sewer systems, and their setbacks from property lines.
- 3.1.5. **Legal access:** The drawing must show that each lot will have safe, legal, direct access to a developed municipal road without crossing any third party's property or park reserve. In rural areas, approaches must normally be at least 100 metres any intersection with a County grid road, and must not be directly on to a highway. The County **will not** close municipal reserve to provide road access to a new lot.
- 3.1.6. **Neighbours' concerns:** Proposed subdivisions are referred to neighbouring landowners for comment before Council makes a decision. Council is more likely to approve a re-subdivision if the neighbours have no objections. They are less likely to object if you discuss your ideas with them before you make a formal application.
- 3.1.7. **Upgrading sewer systems:** As a condition of subdivision approval, the County will require the existing sewer system to be inspected and if necessary brought up to standard. However, this can be deferred until after the subdivision has been approved.

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