



COUNTY OF WETASKIWIN NO.10

A Quick Guide to Planning and Development Approval Processes

Each development proposal may require the landowner or developer to obtain approval from the County on one or more of the following:

Area structure plans (ASP's) are broad area plans that specify the development layout and technical considerations for the subject parcel(s) in the immediate and longer term future. ASPs will consider the effects of that development on surrounding lands and the relationship of the proposed development with any existing adjacent and known proposed and/or approved development in the area. Once adopted and passed through bylaw, further applications, including rezonings, subdivisions and development permit applications, are guided by the area structure plan, which is required to be consistent with the Municipal Development Plan and the Land Use Bylaw.

The Council of the County of Wetaskiwin No. 10 will require a landowner or developer to obtain an approved ASP if they wish to develop their parcels into multi-lot subdivisions. Council requires an Area Structure Plan for any proposed subdivision that will result in there being three or more lots on a quarter section, with the exemption of parcels created under Second Yard Subdivision Policy #61.1.7. In order to provide fair and consistent decisions regarding multi-lot subdivisions, Council deemed it necessary to establish this policy.

An ASP provides to the County a comprehensive analysis of a subdivision proposal. Most importantly, it ensures that County ratepayers will have the opportunity for input into the plan, and will be able to make their views known before Council in a public hearing. Policy #61.1.6 outlines information that needs to be considered in order for an Area Structure Plan proposal to be successful, which may include public input, geotechnical and groundwater percolation reports, sewage treatment, stormwater management, water supply, traffic and road impact and environmental assessment just to name a few. The guidelines outline all requirements of an Area Structure Plan. An Area Structure Plan will not be deemed complete until all requirements of the guidelines have been met.

Once an Area Structure Plan has been deemed complete by administration, the proposed Plan will be referred to all required government departments, agencies and adjacent municipalities. Once responses have been received, a public hearing will be held. Prior to the public hearing, the proposed Plan will be circulated to adjacent landowners and advertised in the local paper for two consecutive weeks as per Section 692 of the Municipal Government Act.

Rezoning

A rezoning application is made by a landowner in order to rezone their land, or a portion thereof, to a designation which is suitable to their planned development. Once received, the application is referred to various government agencies, adjacent municipalities and internally for review. Once all referrals

have been received, a Public Hearing for Council is scheduled, advertised in the local paper and all adjacent landowners are notified of the Hearing and background information.

Subdivision

Subdivisions are processed in cooperation with West Central Planning Agency (WCPA). WCPA is an Agency formed by surrounding municipalities who cost share planning services.

All applications are submitted to WCPA. Once received, the Planner(s) review the application and bring recommendations to County Council, the Subdivision Approving Authority.

One condition of subdivision approval always includes the construction/upgrade of an approach onto the lot (parcel) being created and the remainder of the parcel. Approaches require two inspections from County personnel. The first inspection is a pre-site (prior to construction). There is no fee for this inspection. The second inspection is once the approach has been constructed. Fee for this service is \$100/approach. Forms for approach inspection as well as construction standards are located on the left.