



Development Control	Policy No. 5-8	Page 1 of 3
Policy Title Subdivisions-General Conditions	Date: February 14, 2017	Resolution No. 58/17

Purpose:

When a subdivision is approved there are conditions that are attached to the approval. These conditions are required to be met by the applicant prior to endorsement and registration of the subdivision. This policy is established to provide Administration and the Subdivision Approving Authority procedures and general conditions for subdivision approval.

Policy Guidelines/Procedures:

1. All subdivision applications approved by the Subdivision Authority may contain all or some of the conditions as listed within the General Subdivision Conditions as necessary.
2. The general conditions may only be amended by County Council on the recommendations of Administration and the Subdivision Authority.
3. Additional conditions may be attached to a subdivision approval as necessary.

General Subdivision Conditions

1. Access is to be provided to the approved subdivided parcel and remnant parcel. Confirmation that all existing and proposed accesses have been located and constructed in accordance with Kneehill County Approach Construction Guidelines Policy 13-15 and amendments thereto is required.
2. If necessary, the Owner/Developer will be responsible for the construction of roads to provide access to the proposed subdivision and if required by the Municipality, roads must be constructed at the owner/developers expense to the municipal standards, subject to Development Control Policy 5-13 and 5-13A and amendments thereto.
3. Application must be made to Alberta Transportation for an approach along a primary or secondary highway.
4. The Owner/Developer shall enter into an agreement with regard to road right-of-way widening when required as follows:
 - a. Agree to sell a minimum of a 5m (16.5ft) strip of land for road widening to the County at such time as the County deems it necessary to widen the road adjacent to the quarter section, with the price of land to be in accordance with existing County policy at that time, and the survey for the road widening to be undertaken by the County at cost.
 - b. The County will file a caveat against the land to protect its interest in the land.
5. If necessary, the Owner/Developer will be required to enter into a development agreement pursuant to Section 655 of the Municipal Government Act and amendments thereto.
6. All outstanding taxes on the land involved (current and arrears if any) are to be paid in full to the municipality before the subdivision may be endorsed.


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7. The subdivision must be registered in accordance with the tentative submitted and by a way suitable to Alberta Land Titles in accordance with the Land Titles Act.
8. Compliance with Kneehill County Land Use Bylaw setback requirements as demonstrated by an Alberta Land Surveyor either through a Real Property Report showing the location of all improvements on both of the parcels or written confirmation from the surveyor. The location of the water wells and sewage disposal systems are also to be located and be shown to conform with provincial setback requirements.
9. Each developed parcel must be served by its own water source and private sewage treatment system.
10. Confirmation of compliance with the requirements of the Alberta Private Sewage Disposal Regulation and Safety Codes Act for the private sewage disposal system located upon the proposed lot either by a letter from a certified Safety Codes Officer, a permit application or a recent approval not more than five years old.
11. All services (water, sewer, power etc.) are to be provided by the landowner at their expense and they must conform to the utility provider conditions.
12. As per Kneehill County Water Policies the subject lands are considered as adjacent to the County waterline and as such any future residential development of the site will require the landowners to apply for water modeling. If the study finds the development suitable for hooking into the public waterline the owner must take a riser. Fees for said study and riser as per the Master Rates Bylaw.
13. For Development within hamlet boundaries, as per Bylaw 1699(and amendments thereto), the Developer must connect all development, current or future, to the hamlet's water and sewer system separately for each created lot and will extend said lines, if required, at their own cost.
14. All future site development will require the appropriate development and safety codes permits and approvals.
15. Approval by approving authority does not exclude the need and/or requirements of the applicants to obtain any and all permits as may be necessary under this or any other legislation, bylaws or regulations.
16. Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.
17. Parcels shall be graded so storm water does not drain on to adjoining property or affect neighbouring parcels.
18. As per Sections 661, 666, and 667 of the Municipal Government Act, the applicant must provide 10% Municipal Reserve and/or School Reserve to be taken as follows:
 - a. The County will take cash in lieu of dedication of land when taking reserves is possible under the Municipal Government Act.
 - b. The cash in lieu will be on the subdivided parcel.

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- c. When required reserves have been deferred as per Council decision, a deferred reserve caveat will be attached to the balance of the parcel.
 - d. In circumstances such as commercial or multi-lot residential subdivision, the County may, at its unfettered discretion, take land instead of cash.
 - e. The Development Authority shall calculate the amount of the cash in lieu to be taken based on the current assessed market value of the land without improvements, at the time of subdivision approval. If the developer and the municipality do not agree to an amount, the developer, at his own cost, can hire an appraiser to determine the value. (As per the MGA requirements)
19. As per Sections 661 and 664 of the Municipal Government Act, the applicant must provide environmental reserves.
20. The Developer is required to provide dust control as per Commercial & Industry Dust Suppression Policy 13-1 (and amendments thereto) at the following locations: _____



Bob Long,
Reeve



Al Hoggan,
CAO

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Amended: August 26, 2008 397/08
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