

COUNTY OF BARRHEAD NO. 11			
Section:	PLANNING AND DEVELOPMENT		
Title:	SUBDIVISION REQUIREMENTS	Policy No:	61.05
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Purpose

To establish standard conditions to be imposed for subdivision of land within the municipality.

Policy Statement and Guidelines

1. The standard conditions to be included on subdivision approvals granted by the subdivision authority for the municipality shall be:

- (a) All outstanding taxes on the land must be paid, or arrangements satisfactory to the municipality have been made for the payment of all outstanding taxes.
- (b) The owner/developer to pay the municipality an administration fee, an endorsement fee, and an appraisal fee if money in lieu of Public Reserve is required. Fees under this section shall be established, and may be amended from time to time, by resolution of Council.
- (c) The owner to enter into an agreement with the municipality, to the satisfaction of the municipality
 - i. for 17 feet right of way for future road widening adjacent to any undeveloped road allowances, developed road allowances and road surveys, and
 - ii. for 33 feet right of way for future road widening adjacent to any three-digit provincial highway,

and compensation for any land taken for future road widening pursuant to an agreement under this section shall be paid in accordance with the municipal policy for acquisition of land for road right-of-ways in effect at the time of the legal survey carried out by the municipality.

(d) Approaches

The owner or developer must provide approaches to the municipality's standards:

- i. to any new parcel being created, and
- ii. to the remainder of the parcel.

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(e) Access Roads

- i. Where one to four new parcels are being created where the public access to the parcel(s) does not meet the municipality's standards, the owner/developer must pay the full cost of constructing and gravelling the access road with gravel placed at a rate of 300 cubic yards per mile;
- ii. Where five or more new parcels are being created where the public access to the parcels does not meet the municipality's standards, the owner/developer must pay the full cost of constructing and gravelling the access road with gravel placed initially at a rate of 300 cubic yards per mile and one year later additional gravel shall be placed at the rate of 300 cubic yards per mile. The owner/developer must deposit cash or an Irrevocable Letter of Credit in an amount equal to an estimate prepared by the Public Works Superintendent for the additional gravel required to be placed one year following the first initial placement of gravel.

(f) Interior Roads

- i. Where one to four new parcels are being created, the owner/developer, must pay the full cost of constructing and gravelling all interior roads with gravel placed at a rate of 300 cubic yards per mile;
 - ii. Where five or more new parcels are being created, the owner/developer must pay the full cost of constructing and gravelling all interior roads with gravel placed initially at a rate of 300 cubic yards per mile and one year later additional gravel shall be placed at the rate of 300 cubic yards per mile. The owner/developer must deposit cash or an Irrevocable Letter of Credit in an amount equal to an estimate prepared by the Public Works Superintendent for the additional gravel required to be placed one year following the first initial placement of gravel.
2. On a subdivision approval issued by the municipality, the municipality may impose any additional conditions in accordance with provincial statutes and regulations, other than the standard conditions outlined in this policy.
 3. Any construction and gravelling work required on a subdivision approval can be done by either the municipality or the owner/developer and in the case of the work being done by the owner/developer the municipal Public Works Superintendent shall inspect the work to ensure it meets municipal standards.

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4. In the case where the Owner/Developer wishes to register a subdivision prior to all the construction, gravelling, or any other work being required to be done by the owner/developer in the conditional approval of a subdivision issued by the municipality, the municipality may accept cash or an irrevocable Letter of Credit from the Owner/Developer for any such construction, gravelling or other work.

	Date
Approved	January 7, 1994
Amendments	May 29, 1989, August 9, 1996, August 21, 1996, February 2, 1999
Amended	May 2, 2006