

PART 9: LAND SUBDIVISION CONSIDERATIONS

9.1 Purpose

1. The purpose of this Part is to provide regulations, reference of documents and other regulations to persons considering applying for subdivision of land and the development of such land into serviced lots of the items they must consider before application. This does not cover all items however does provide a basic understanding of the planning considerations.

9.2 Minimum Parcel Sizes

1. Except as specified in 9.2.2 or 9.2.3, the minimum size of any lot that is proposed in a subdivision of land shall meet the minimum lot sizes and areas for the proposed zoning as specified in Schedule 9A.
2. Where an Area Structure Plan has been approved prior to the effective date of this bylaw and the minimum parcel sizes meet the requirements of Bylaw 1095-88, as amended, the Subdivision Authority may approve the subdivision without considering Schedule 9A.
3. In situations where existing parcels cannot be logically subdivided, an application can be made to City Council for a variance to the minimum parcel sizes. The decision is at the sole discretion of City Council.

9.3 Engineering Design Standards

1. All infrastructure and municipal improvements related to subdivision of land within the City shall be designed and constructed in accordance with the “City of Wetaskiwin Design Guidelines and Construction Standards for Developments”.
2. The “City of Wetaskiwin Design Guidelines and Construction Standards for Developments” outline practices acceptable to the City, amended from time to time, and approved by resolution of City Council.
3. Any discretion in the interpretation of the “City of Wetaskiwin Design Guidelines and Construction Standards for Developments”, lies solely with the City Manager or his designate.

9.4 Provincial Regulation

1. Applications for subdivision must consider provincial Land Uses Policies.
2. When considering subdivision application it is highly recommended that a person be familiar with, or have parties engaged, that understand the requirements of the following legislation:
 - a. the Municipal Government Act, Part 17;
 - b. The Subdivision and Development Regulation;
 - c. The Land Titles Act; and
 - d. The Environmental Protection Act.
3. The subdivision applicant will be required to prove that the land is suitable for the proposed subdivision and uses.

9.5 Intermunicipal Development Plan

1. The City is in an agreement, approved by bylaw, with the County regarding land uses adjacent to the municipal boundaries. Refer to the approved bylaw when considering development in proximity to the municipal boundary.
2. Land that is planned in conjunction with lands beyond the City boundaries must gain the approval of both municipalities.

9.6 Municipal Development Plan

1. Persons considering subdivision of lands should refer to the Municipal Development Plan, which is a separate bylaw of the City of Wetaskiwin, as it may affect the land and consideration for approval of the subdivision.

9.7 Area Structure Plans

1. The Municipal Development Plan identifies many items including which areas that must have Area Structure Plans in place prior to subdivisions.
2. Area Structure Plans are approved neighbourhood plans and exist in several areas of the City.

3. Persons considering subdivision of lands should refer to the any Area Structure Plan, which is a separate bylaw of the City of Wetaskiwin, as it may affect the land and consideration for approval of the subdivision.

9.8 Area Redevelopment Plans

1. Established areas of the City may have an approved plan in place for the redevelopment of a neighbourhood, called an Area Redevelopment Plan.
2. Persons considering consolidation or subdivision of lots in established areas should refer to any Area Redevelopment Plans.

9.9 Documents Registered on the Land Title

1. When considering subdivision of land, a person must be prepared to meet all obligations of the documents registered on the Land Title. It is recommended that the applicant be fully aware of these obligations.

9.10 Servicing Availability and Servicing Master Plans

1. Persons considering subdivision must be aware that utility servicing may or may not be available to properties and should consult with the appropriate utility provider prior to making application for subdivision of land to understand the consequence and associated costs.
2. Where land is available for multi lot subdivisions, persons considering application should consult with appropriate planning professionals or civil engineers.

9.11 Costs Associated with Subdivision

1. In general terms all costs associated with the subdivision of lands are the costs of the Developer.
2. Once the land has been subdivided and has had the municipal improvements installed to the satisfaction of the City and survived the prescribed maintenance period, the City will accept the responsibility for maintenance.

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3. The Developer will be required to enter into a development agreement with the City regarding, among other things, the costs associated with the subdivision of land.

Schedule 9A – Minimum Parcel Sizes for Subdivision of Land

(Zoning Classification – Building Style)		Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Area (Sq.m)	Minimum Building Pocket (Width(m)xDepth(m))
R1-Single Dwelling Building					
	Rectangular lot, internal lot, with lane access	15.0	33.5	525	
	Rectangular lot, internal lot, no lane access	16.5	33.5	550	
	Corner Lot, with or without lane	17.0	33.5	560	
	Irregular shaped lot with lane access	13.5	33.5	600	12 x 13
	Irregular shaped lot without lane access	15.0	35.0	600	12 x 13
R1A – Small Lot Single Dwelling Residential					
	Rectangular lot, internal lot	12.2	35	430	
	Corner Lot	14.5	35	510	
	Irregular shaped lot	11.0	33.5	500	9.2 x 14
R1N - Narrow Lot Single Family Residential					
	Rectangular lot, internal lot	10.9	36.6	400	
	Corner Lot	12.4	36.6	460	
	Irregular shaped lot	10	35	450	7.9 x 11
R1R – Country Residential					
	Rectangular lot	23.0	60.0	2000	
	Irregular shaped lot	23.0	50.0	2000	17 x 15
RE – Residential Estate					
	Rectangular lot	20.0	60.0	1200	
	Irregular shaped lot	19	50	1200	15 x 15
RMX – Residential Mixed Use					
	Rectangular lot	23.0	60.0	2000	
	Irregular shaped lot			2000	17 x 15
RMH - Manufactured Home Park					

	Manufactured Home Community	110.0		20000	
R2 – Low Density Residential					
	Semi-Detached housing lot, no lane access	9.0	36.6	330	
	Semi-Detached housing lot, with lane access	7.5	36.6	275	
	Semi-Detached housing, corner lot	9.0	36.6	330	
	Single Dwelling Unit, with lane access	14.0	36.6	513	
	Single Dwelling Unit, no lane access or corner lot	15.5	36.6	570	
	Duplex housing lot, with lane access	15.0	36.6	549	
	Duplex housing lot, no lane access	18.0	36.6	659	
	Duplex housing lot, corner lot	16.5	36.6	605	
	Duplex housing lot, irregular shaped lot	15.0	34.0	610	12 x 16
(Zoning Classification) (Lot description and building style)		Minimum Lot Width metres	Minimum Lot Depth (metres)	Minimum Lot Area (Sq.m)	Minimum Building Pocket (Width(m)xDepth(m))
R3 – Medium Density Residential					
	Townhome lot, lane access, internal unit	5.0	36.6	183	
	Townhome lot, lane access, end unit	7.0	36.6	256	
	Townhome lot, lane access, corner lot	8.0	36.6	263	
	Semi-Detached housing lot, no lane access	9.0	36.6	330	
	Semi-Detached housing lot, with lane access	7.5	36.6	275	
	Semi-Detached housing lot, irregular shaped lot	7.5	34	290	6 x 15

	Duplex housing lot, with lane access	15.0	36.6	549	
	Duplex housing lot, no lane access	18.0	36.6	659	
	Duplex housing lot, corner lot	16.5	36.6	605	
	Duplex housing lot, irregular shaped lot	15.0	34.0	610	12 x 16
	Triplex \ Fourplex, lane access required, internal lot	18.0	36.6	659	
	Triplex \ Fourplex, corner lot	20.0	36.6	732	
	Triplex \ Fourplex, irregular lot, lane access required	18.0	35	732	12 x 20
	Apartment Buildings	23	36.6	842	
	Single Dwelling Unit, with lane access	12.0	36.6	440	
	Single Dwelling Unit, no lane access or corner lot	14.0	36.6	513	
R4 – High Density Residential					
	Townhome lot, lane access, internal unit	5.0	36.6	183	
	Townhome lot, lane access, end unit	7.0	36.6	256	
	Townhome lot, lane access, corner lot	8.0	36.6	263	
	Semi-Detached housing lot, no lane access	9.0	36.6	330	
	Semi-Detached housing lot, with lane access	7.5	36.6	275	
	Semi-Detached housing lot, irregular shaped lot	7.5	34	290	6 x 15
	Duplex housing lot, with lane access	15.0	36.6	549	
	Duplex housing lot, no lane access	18.0	36.6	659	
	Duplex housing lot, corner lot	16.5	36.6	605	
	Duplex housing lot, irregular shaped lot	15.0	34.0	610	12 x 16
	Triplex \ Fourplex, lane access required, internal lot	18.0	36.6	659	

	Triplex \ Fourplex, corner lot	20.0	36.6	732	
(Zoning Classification) (Lot description and building style)		Minimum Lot Width metres	Minimum Lot Depth (metres)	Minimum Lot Area (Sq.m)	Minimum Building Pocket (Width(m)xDepth(m))
R4 – High Density Residential (continued)					
	Triplex \ Fourplex, irregular lot, lane access required	24	35	732	12 x 20
	Apartment Buildings	24	36.6	842	
R5 – Condominium Residential					
	Multi Unit Development Site			12500	
	Bareland Condominium Building site	12.0		230	
C1 – Downtown Commercial					
	Internal Lot	12.0	36.6	549	
C2 – General Commercial					
	Internal Lot, with Lane Access	15.0		549	
	Internal Lot, without Lane Access	24.0		864	
	Corner Lot	24.0		864	
C3 – Highway Commercial					
	Internal Lot	25.0		750	
	Corner Lot	30.0		900	
C4 – Neighbourhood Commercial					
	Corner Lot	30.0		750	

C5- Shopping Center Commercial					
	Development Area			40000	
	Individual lots within the Development area	50.0	50.0	4000	
M1 – Light Industrial					
	Internal Lot	20.0		800	
	Corner Lot	24.0		960	
M2 – Heavy Industrial					
	Internal or Corner Lot	30.0		1000	
M3 – Airport Industrial					
	Internal Lots	20.0	35.0	700	
	Corner Lots	25.0	35.0	875	
US – Urban Service					
	The minimum size and minimum area are at the discretion of the Subdivision Authority				
Zoning Classification		Minimum Lot Width metres	Minimum Lot Depth (metres)	Minimum Lot Area (Sq.m)	Minimum Building Pocket (Width(m)xDepth(m))
UR – Urban Reserve					
	Without Area Structure Plan in place	8000	8000	300000	
	With Area Structure Plan in place	The minimum size and minimum area are at the discretion of the Subdivision Authority			
DC- Direct Control		The minimum size and minimum area are at the discretion of the Subdivision Authority with consideration of Statutory Plans			

DCEM – Direct Control Environmental Management	The minimum size and minimum area are at the discretion of the Subdivision Authority with consideration of Statutory Plans
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