

POLICY NO:	PD 010
POLICY TITLE:	SUBDIVISION APPROACH REQUIREMENTS
DEPARTMENT:	PLANNING & DEVELOPMENT
APPROVAL DATE:	33-04-08 (April 10, 2008)
REVISION DATE:	
REVIEW DATE:	

Policy Statement

The County of Vermilion River requires a subdivision applicant to provide an approach for each parcel created during a subdivision by means of approved options so they meet the conditions of the subdivision authority and expedite the subdivision process.

Background

The Municipal Government Act provides:

1. Section 661 / 662 (2) – that a subdivision authority may require the owner of a parcel of land, that is the subject of a proposed subdivision, to provide part of that parcel of land for the purpose of roads ...but may not exceed 30% of the area of the parcel of land ... without compensation to the applicant
2. The County to use a Development Agreement to outline to the developer what will be required by the County.

Definitions:

1. “Approach” shall mean the access road from a local or provincial roadway
2. “County” shall mean the County of Vermilion River
3. “Deposit” shall mean the amount, established by council resolution from time to time, to cover the estimated cost to build an Approach that shall be governed by the conditions of an Agreement
4. “Subdivision Authority” shall mean the person or company appointed by council resolution as per the County Bylaw establishing this position

Guidelines:

The County will require:

1. The Applicant is to provide an Approach, that meets the County standard, that are established from time to time, to each parcel of land that is subdivided by means of:

- a. building the approach to be inspected and approved by the County; or
 - b. by providing a deposit to be held by the County
2. The County will not advise the subdivision authority that the County requirements have been met until this condition for an approach has been met
3. Prospective purchasers will be advised that a deposit is in place by means of a caveat on the property

Implementation of this Policy:

1. An agreement will be used to outline the conditions of the deposit so that the County can legally utilize the deposit if the approach is not built within the established timelines
2. County standards for approaches shall be revisited periodically