

Policy statement

Leduc County establishes a consistent and transparent process for conditional staff approval of the subdivision of land in adherence to the *Municipal Government Act (MGA)*.

Definitions

Council means the duly elected council of Leduc County.

County means the municipal district of Leduc County in the Province of Alberta.

Lot line adjustment means the process of making minor adjustments to the size of existing parcels or the configuration of existing lines without adding to the number of lots.

Physical severance means a piece of land that is separated from the balance of the quarter section by a legal barrier, such as a road or railway, or physical barrier such as a ravine or permanent watercourse or water body.

Policy authority

Legislative implications:

- *Municipal Government Act (MGA)*
 - Sections 623, 654, 655, 656 and 657

Bylaw implications:

- Subdivision Authority Bylaw

Policy standards

1. Council delegates authority to the county manager, or their designate, to make decisions on subdivision applications that fall into any of the categories below:
 - Physical Severance.
 - Lot line adjustment.
 - Subdivisions in alignment with an approved statutory plan.
2. Notwithstanding #1 above, applications shall be referred to the Subdivision Authority for a decision under the following circumstances:
 - If the proposed subdivision does not conform to the policies of the County.
 - Adjacent landowner comments in opposition are received in response to the circulation regarding the proposed subdivision.
3. If the county manager, or their designate, determines that the Subdivision Authority should make the decision, the application will be referred to the Subdivision Authority.

Policy responsibilities

Council responsibilities:

Council will,

- Be responsible for the adoption or repeal of this policy and approving any major revisions to the policy.

Administration responsibilities:

Administration will,

- Be responsible for the development, implementation, and monitoring of this policy.
- Review this policy to verify that it complies with all current, relevant legislation, and municipal policies.
- Maintain, update, and adhere to this policy.

Monitoring and updating

- This policy will be posted on Leduc County’s website.
- This policy will be reviewed at least once every four years.