SUBDIVISION AND DEVELOPMENT REGULATION

WHAT IS THE ISSUE?

The Subdivision and Development Regulation (Alberta Regulation 43/2002), has been amended. The regulation provides information regarding Alberta’s land subdivision and development process and was last updated in 1995.

WHY WAS THIS REVIEW IMPORTANT?

This review clarified information and requirements associated with the approval process for land subdivision and development. It also ensured the continued relevancy of the regulation.

WHO SHOULD BE INTERESTED?

Subdivision and development approval authorities/appeal boards, planning consultants and associations, development officers, and municipal planners would have an interest in this amendment.

TO WHAT DEGREE HAS THIS REGULATION BEEN AMENDED?

Several sections of the regulation have been amended. However, most of the amendments are minor (they clarify information requirements and administrative provisions, update references to legislation/regulations and government departments, increase wording consistency, or delete spent provisions).
WHAT ARE THE MAIN AMPENDMENTS?

There are four important amendments that will affect subdivision and development applications.

- At the discretion of the subdivision authority, applicants for subdivision approval must provide detailed information regarding the suitability of a proposed development site for proposed water and sewer systems (Part 1-Section 4).

- For purposes of mandatory referral of subdivision applications involving land near water bodies, the amended regulation provides a definition of the term “adjacent land.” This also affects the potential for appeal of the subdivision approval authority decision to the Municipal Government Board (Part 1-Section 5).

- Subdivision authorities are required to provide applicants with reasons for all decisions, thereby increasing transparency of the decision making process (Part 1–Section 8).

- The amended regulation authorizes development authorities to require information on security and crime prevention and to impose security and crime prevention conditions as part of a development approval (Part 2-Section 18).

WHEN DOES THE AMENDED REGULATION BECOME LAW?

The amended regulation comes into force on July 1, 2002. At that time, all subdivision and development authorities must apply the provisions of the amended regulation when dealing with land subdivision and development matters.

WHY IS THIS INFORMATION BEING PROVIDED AT THIS TIME?

This information is being provided before the regulation’s effective date to advise stakeholders of the impending changes and process implications.

WHO MAY BE CONTACTED AT ALBERTA MUNICIPAL AFFAIRS FOR MORE INFORMATION?

A copy of the amended Subdivision and Development Regulation is available through the Queen’s Printer (Park Plaza, Main Floor, 10611-98 Avenue, Edmonton, Alberta, T5K 2P7). For further information, contact Gordon Hannon of the Planning and Coordination Unit at (780) 427-2225.