

**Title: Requirement of Installation
of Utility Services for New
Subdivisions**

Policy No: 6114

Approval: County Council

Effective Date: January 17, 2006

Revised Date: February 6, 2007.

Supersedes Policy No: NIL



Policy Statement: To establish procedures and guidelines for the requirement of the installation of utilities in new subdivisions.

General

1. The Developer shall be solely responsible for any and all costs associated with the installation of new utilities required for the subdivision and any costs associated with connection to existing utilities.
2. The Developer shall supply, by means of a blanket easement, adequate rights-of-way to the needs of utility companies for the construction and supply of all services to the lands (i.e. easement located a minimum of 5m parallel to a roadway) thereby being a width and in such locations as required by the utility company and as approved by the Director of Infrastructure Services.
3. All new utility installations across any public right-of-way under the control of Woodlands County must be approved by the Director of Infrastructure Services.
4. Prior to registration of a Plan of Subdivision, the developer shall provide to the County written confirmation from the appropriate utility companies that all necessary arrangements have been made for services to the lands for the supply and installation of power and gas.
5. All blanket easements for rights-of-way required by utility companies shall be submitted to the Development Officer/Director of Infrastructure Services for approval prior to registration and blanket easements for utility right-of-ways shall be concurrently registered with the Plan of Subdivision and shall have priority over other registrations against title to the lands (excepting other easements and restrictive covenants required by the municipality).

Definitions:

1. "Utilities" shall include, power and gas.
2. "Easement" shall outline the placement of the various utilities to be placed within, upon or under the lands, including but not limited to power and gas with the approval of the County and the required utility companies endorsed thereon.