

Partners in
Community
Development



Application for APPROVAL OF SUBDIVISION Under *The Planning Act*

To subdivide land in Manitoba (outside the City of Winnipeg) send this completed form along with the other required information to the appropriate subdivision approving authority.

The brochure "A Guide to the Subdivision Process in Manitoba" has a map that shows the Community Planning Services Branch regional office or planning district responsible for reviewing subdivisions in your area.

Applications which are not complete will be returned. If you need help completing this form, or if you have any questions regarding subdivisions, contact the appropriate office as mentioned above.



Manitoba 

Building for the Future

Application for APPROVAL OF SUBDIVISION

PLEASE PRINT

1. APPLICANT(S) (Person(s) making the application and to whom correspondence should be addressed)

Name(s) _____

Attention _____ Your File No. _____

Mailing Address _____

Postal Code _____ Telephone (where you can be reached during the day) _____

Are you the registered owner? Yes. Please go to question 3.

No. Please go to question 2.

2. REGISTERED OWNER(S)

Name(s) _____

Mailing Address _____

Postal Code _____ Telephone (where you can be reached during the day) _____

I/We, the registered owner(s) of the subject land, hereby authorize the above named applicant(s) to prepare and submit this application on my/our behalf:

Signature(s) _____ Date _____

_____ Date _____

3. LOCATION AND GENERAL DESCRIPTION OF LAND TO BE SUBDIVIDED

Name of Municipality _____ Name of Community _____

Street Address (if any) _____

Lot or Parcel No. _____ Block No. _____ Plan No. _____

Part of the NW NE
 SW SE 1/4 of Section _____ Township _____ Range _____ East West
of the Principal Meridian

OR,

River Lot No. _____ Parish or Settlement _____

4. LAND USE (Check appropriate boxes and describe as indicated)

a) What is the land to be subdivided presently used for?

Agriculture Residential Seasonal Recreation (Cottage)

Commercial Industrial Other

Describe present land use in more detail: _____

b) Are there any existing buildings on the land described in the certificate(s) of title? Yes No

Indicate the general location and use of all buildings on your sketch map or attach a surveyor's building certificate.

c) What is the intended use of the proposed lot(s) or parcel(s)?

Agriculture Residential Seasonal Recreation (Cottage)

Commercial Industrial Other

Describe the intended use in more detail _____

d) What is the physical nature of the proposed lot(s) or parcel(s)?

- | | | |
|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Wooded/Treed | <input type="checkbox"/> Cultivated | <input type="checkbox"/> Pasture |
| <input type="checkbox"/> Hilly | <input type="checkbox"/> Level/Flat | <input type="checkbox"/> Low/Swampy |
| <input type="checkbox"/> Adjacent to a Lake, River or Creek | | |

Describe the physical nature in more detail _____

e) Are any of the following located within 1.6 km (1 mile) of the proposed lot(s) or parcel(s):

- | | |
|---|---|
| <input type="checkbox"/> Livestock Operation | <input type="checkbox"/> Waste Disposal Ground (in use or inactive) |
| <input type="checkbox"/> Sewage Lagoon | <input type="checkbox"/> Airport |
| <input type="checkbox"/> Historic Site or Structure | <input type="checkbox"/> Gravel Pit or Quarry (in use or inactive) |

If any of these uses are within 1.6 km (1 mile), indicate direction and approximate distance, type and size of operation (if known): _____

f) Has any part of this land ever been flooded (if known)? Yes No

If yes, describe _____

5. SERVICES (Check appropriate boxes and describe as indicated)

a) SEWAGE DISPOSAL

- | | | | | | |
|-----------|--|---------------------------------------|---------------------------------------|----------------------------------|--------------------------------|
| Existing: | <input type="checkbox"/> Municipal Sewer | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Septic Field | <input type="checkbox"/> Ejector | <input type="checkbox"/> Other |
| Proposed: | <input type="checkbox"/> Municipal Sewer | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Septic Field | <input type="checkbox"/> Ejector | <input type="checkbox"/> Other |

b) WATER SUPPLY

- | | | | | | |
|-----------|--------------------------------------|---|--|----------------------------------|--------------------------------|
| Existing: | <input type="checkbox"/> Piped Water | <input type="checkbox"/> Community Well | <input type="checkbox"/> Individual Well | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other |
| Proposed: | <input type="checkbox"/> Piped Water | <input type="checkbox"/> Community Well | <input type="checkbox"/> Individual Well | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other |

If you answered 'Other' to any of the above, please describe: _____

Show the location of any existing or proposed septic field, ejector system or well, and the approximate distance of the facility to property lines and buildings on your sketch map.

c) ROADS

Is there public road access to the proposed lot(s) or parcel(s)? Yes No

Is there an existing driveway to the property? Yes No

Is there an existing driveway to the proposed lot(s) or parcel(s)? Yes No

Do you propose to build a new driveway connection onto any of the following:

- | | | |
|---|--|---|
| <input type="checkbox"/> Provincial Trunk Highway | <input type="checkbox"/> Provincial Road | <input type="checkbox"/> Municipal Road |
|---|--|---|

Show existing and proposed driveways and roads on your sketch map.

d) DRAINAGE:

How will the proposed lot(s) or parcel(s) be drained?

- | | | | |
|----------------------------------|----------------------------------|--|--------------------------------------|
| <input type="checkbox"/> Natural | <input type="checkbox"/> Ditches | <input type="checkbox"/> Curb and Gutter | <input type="checkbox"/> Storm Sewer |
|----------------------------------|----------------------------------|--|--------------------------------------|

Do you propose to discharge surface water into a provincial highway ditch or a provincial waterway?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

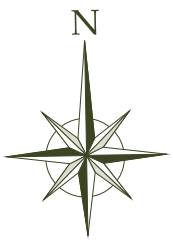
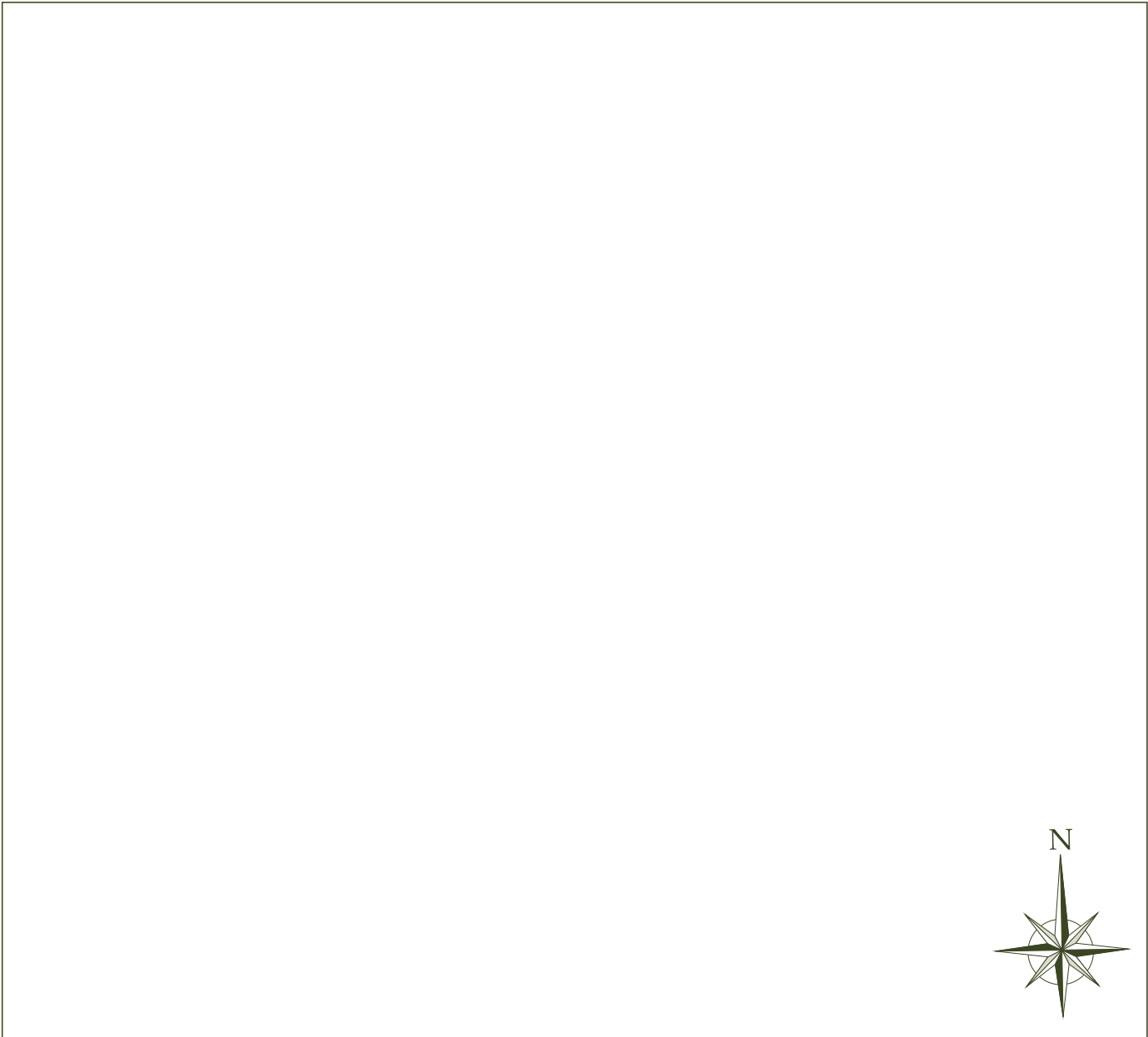
Show drainage courses on your sketch map.

6. SKETCH MAP

Draw a sketch map of your proposed subdivision to scale in the space below or on an attached sheet including the following information and features:

- a) Show all land described in the certificate(s) of title and all proposed lots or parcels. Clearly indicate which parcel(s) you are proposing to transfer, and show all existing and proposed dimensions and distances;
- b) Identify and label all existing and proposed structures and features on the lands described in the certificate(s) of title and in the immediate vicinity, including:
 - buildings, roads (including road name or number) and existing and proposed driveway connections;
 - hydro/telephone/gas lines (including poles and towers), railways, pipelines;
 - lakes, rivers, creeks, ditches, swamps, low areas, drainage courses, wooded areas, ridges;
 - gravel pits, quarries, livestock operations, air strips, waste disposal grounds, sewage lagoons, tanks, wells, septic fields, sewage ejectors.
- c) Indicate uses of all land shown on your map.

If your proposal is for 5 lots or more, contact the Community Planning Services regional office or the planning district to determine what additional information may be required.



7. REASON FOR APPLICATION AND OTHER COMMENTS

Indicate the reason(s) for making this application, and provide any other information or comments you believe relevant. (Attach extra sheets if more space is required.) _____

8. OTHER REQUIREMENTS

- a) A fee of \$250 shall accompany this application. If this Application is approved, an additional fee will be charged for each new lot created. Please make cheques payable to the Minister of Finance or the planning district, as the case may be.
- b) A currently dated (within 30 days) Land Titles status of title or photocopy of certificate of title (with photocopies of any certificates transferred out); or deed and a copy of the abstract; shall accompany the application.
- c) You may be required to provide additional information that the approving authority needs to make a decision; e.g. copies of caveats, surveyor's certificate, engineering information, etc.

9. APPLICANT(S) SIGNATURE

I/WE CERTIFY that the information provided on this form and attached hereto is full and complete and is, to the best of my/our knowledge, a true statement of the facts concerning this proposed subdivision:

Signature(s) _____ Date: _____

Signature(s) of Applicant(s)

FOR INTERNAL USE ONLY

Date Application Received _____

File No. _____

Date accepted as complete _____

Planning District Name and No. _____

No. of Additional New Lots _____

Consolidation Yes No

Proposed Use: UR RR FR C

I SR A O

PARCEL SIZES

Existing Title(s)

Area _____ Dimensions _____

Proposed Lot(s)

Area _____ Dimensions _____

Residual Parcel(s)

Area _____ Dimensions _____

Certificate of Title No.(s) _____

Roll No(s). _____

DEVELOPMENT PLAN

Additional Comments/Information

Plan adopted Yes No Designation _____

Appears to Conform Yes No (Sec. No. _____)

ZONING

Z.B.L. P.S. No Zoning

Additional Information

Zone _____ Min. Area Req'd _____

Min. Width Required _____ Permitted Use Yes No

Appears to Conform Yes No (Sec. No. _____)

Variation Req'd Cond. Use Req'd. Amendment Req'd.

SUBDIVISION REGULATIONS

Appears to Conform Yes No (Sec. No. _____)