



SUBDIVISION APPLICATION

Landowner Information	Applicant:					
	Address:					
	Town:		Province:		Postal Code:	
	Phone No.		Email:			

Authorized Agent For Registered Owner	Applicant:					
	Address:					
	Town:		Province:		Postal Code:	
	Phone No.		Email:			

Area of Land to be Subdivided	Civic Address:									
	Legal Description:	Plan		Block		Lot				
	Part of:		1/4	Sec.		Twp.		Rge.		W5M
	Land Use District:									

Location of the Land to be Subdivided	Is the land immediately adjacent to the municipal boundary?	Yes		No	
	Is the land within 0.8 km of the right-of-way of a Highway?	Yes		No	
	Is the land situated within 0.8 km of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch?	Yes		No	
	Is the land within 1.5 km of a sour gas facility?	Yes		No	
	Does the land contain an active, reclaimed or abandoned oil or gas well?	Yes		No	
	If "Yes", attach a list of any abandoned well sites on the lands including location coordinates. Please contact Alberta Energy Regulator (AER) for this information.				

Existing and Proposed Use of Land to be Subdivided:

Existing Uses of the land:	
Proposed Uses for the land:	
Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:	
Designated use of the land as classified under the Land Use Bylaw:	

Physical Characteristics of Land to be Subdivided:			
Nature of the topography of the land (flat, rolling, steep, mixed):			
Nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks ...)			
Type of soil (sandy, loam, clay, etc.)			
Proposed Subdivision and Servicing of the Land to be Subdivided:			
Total number of parcels being created (including remnant):			
Size of parcel(s) being created:			
Is the proposed subdivision to be serviced by municipal water and sewer?	Yes		No
Describe proposed water supply and sewage disposal:			
Municipal Reserve Dedication:			
Land Dedication (location and areas to be shown on Tentative Plan)			
Money in place of reserves			
Deferred Reserve (by Caveat)			
Not Applicable (please describe):			
Applicant Authorization	<ol style="list-style-type: none"> I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application. I hereby give my consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only. I understand this is only an application and does not constitute approval to commence construction. I declare that the information contained in this application is correct and true to the best of my knowledge. I declare that I will notify the Subdivision Authority of any proposed changes to the plans submitted with this application. I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application. By checking the "I agree" box, you agree and authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten Signature. 		
	<input type="checkbox"/> I agree and authorize.		
	Applicant Signature:		Date:

Check List for Complete Application:

	Fully completed and signed Application Form.
	Tentative Plan (Prepared by a Registered Alberta Land Surveyor).
	Current copies of the Certificate of Title (within the last 60 days).
	Current copies of all restrictive covenants, utility rights of way, easements or caveats registered on title.
	Subdivision Application fees are stated on the Planning and Development page of the Town's website: https://www.draytonvalley.ca/
	Servicing draws and brief (Prepared by an APEGA).
	Any supporting studies, plans or other information deemed necessary by the Subdivision Authority.
	Abandoned Wells Confirmation Form. Documentation can be obtained from the AER using the online Web Viewer available on the AER website at https://extmapviewer.aer.ca/AERAbandonedWells/Index.html If an abandoned gas or oil well is identified on the land that is the subject of the subdivision application, the applicant must include a map that shows the actual well location, as identified in the field, and the setback established in AER formerly ERCB Directive 079 in relation to existing or proposed building sites.
	A Real Property Report for any lot with buildings that will remain.
	A Shadow Plan for all future phases of development that demonstrate how overall density minimum, and rear land percentage is achieved (11"x17" hard copy, unprotected PDF and AutoCAD).
	The location of any tree stands or wetlands on the existing and proposed lot(s).
	Location, dimensions and boundaries of the lot(s) to be subdivided.
	The location, dimensions, and boundaries of each new lot to be created and any reserve land.
	Existing rights-of-way of each public utility or other rights-of-way.
	The location and boundaries of the bed and shore of any river, stream, watercourse, lake, or other body of water that is contained within or bounds the proposed or existing lot(s).
	The location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed building and existing or proposed lot lines
	All accesses, existing and proposed, to all lot(s), existing and proposed.

OFFICE USE ONLY

Subdivision Application Number:			
Land Use District:			
Application Fees Paid:		Date Paid:	
Deemed Complete Date:			
Notice of Decision Date:			
Approved Decision:		Approved subject to conditions (attached)	Refused w/reasons