

CIRCULAR

THE SUBDIVISION PROCESS

PURSUANT TO THE MUNICIPAL GOVERNMENT ACT, R.S.A. 2000

This is prepared as a general guide for persons wishing to subdivide land. It provides information answering the following common questions:

1. What is a subdivision?
2. What is the whole subdivision process?
3. What are the costs of subdivision?
4. How long does it take?
5. How do I apply for a subdivision?

Further information can be obtained from Municipal Planning Services (2009) Ltd.

phone: (780) 486-1991
FAX: (780) 483-7326
e-mail: s.cole@munplan.ab.ca
web site: www.munplan.ab.ca

or from Smoky Lake County

phone: (780) 656-3730
FAX: (780) 656-3768
e-mail: abrousseau@smokylakecounty.ab.ca
web site: www.smokylakecounty.ab.ca

Send completed applications to:

Municipal Planning Services (2009) Ltd.
#208, 17511 - 107 Avenue
Edmonton, Alberta
T5S 1E5

January 18, 2012

WHAT IS A SUBDIVISION?

Generally, a subdivision creates more than one title from one titled area. For instance:

1. If a person owns a quarter section and wants to sell a portion of that quarter section to another person, or if they want to sell off most of the quarter section and keep a small portion for themselves, they need a subdivision.
2. If a person owns a part of a quarter section and wants to do the same, they need a subdivision.
3. If a person owns a Lot or a Block on a Plan and wants to do the same, they need a subdivision.
4. If a person owns a quarter section, a part of a quarter section, a Lot, or a Block and they want to sell several portions of that area to several persons, they need a subdivision.
5. If a person owns several Lots or Blocks on a Plan and wants to create more Lots or Blocks, they need a subdivision.
6. If a person owns a titled area which is split by a road, a railroad, a river, or a lake, and they want to divide the titled area using the road, railroad, river or lake as a boundary, they need a subdivision.
7. If a person owns, in one title, several Lots on a Plan registered prior to July 1, 1950 (prior to Plan 1966 HW) and they want to divide them into separate titles, they need a subdivision.
8. If a person or two people own two titled areas (parts of quarter sections, Lots, or Blocks) and they want to change the boundaries of the titled areas (do a boundary adjustment), they need a subdivision.

Under the Municipal Government Act, R.S.A. 2000, as amended, before the Land Titles Office can register a Plan or another instrument creating a subdivision, the subdivision must be “approved” by a Subdivision Authority.

Again, under the Municipal Government Act, R.S.A. 2000, as amended, municipal Councils appoint Subdivision Authorities. In several municipalities, the Subdivision Authority or the Authority’s Officer is Jane Dauphinee, who works through a private company, Municipal Planning Services (2009) Ltd. Please contact our office to confirm who the Subdivision Authority is.

This brochure is prepared to assist people who must have a subdivision approval in order to do what they want to do with their land.

WHAT IS THE WHOLE SUBDIVISION PROCESS?

Generally, an application for subdivision goes through the following steps:

1. submission of a completed application with the required fee
2. referral to municipal staff, school divisions, utility companies, and government departments, among other agencies, for comment
3. notification of subdivision application to adjacent landowners and receipt of input
4. decision (tentative approval, tentative approval with conditions, or refusal), normally within 60 days
5. appeal period (19 days) - potential appeal to Subdivision and Development Appeal Board or Municipal Government Board by applicant or provincial agency - not by neighbours
6. fulfillment of any conditions specified in the decision
7. submission of a Descriptive Plan, Plan of Survey, or other instrument to Municipal Planning Services (2009) Ltd. together with the required fee for endorsement (final approval)
8. registration of the Plan or document at the Alberta Land Titles Office

WHAT ARE SUBDIVISION COSTS?

Generally, the costs for a subdivision are as follows:

1. fee due at application (see fee sheet)
2. fulfillment of any conditions specified in the decision (dependent on conditions - may include building roads, accesses, sewer and water lines, etc., off-site levies, etc.)
3. preparation of Descriptive Plan or Plan of Survey to effect plan (contact an Alberta Land Surveyor to discuss costs)
4. fee due at endorsement (final approval) (see fee sheet)
5. registration of the Plan and/or other instruments at the Alberta Land Titles Office (check with Land Titles - currently about \$200 plus transfer taxes (if a transfer involved))

All plus G.S.T.

HOW LONG DOES A SUBDIVISION TAKE?

Generally, a subdivision takes:

1. from submission of completed application to tentative approval - normally no more than 60 days
2. appeal period - 19 days
3. fulfillment of any conditions specified in the decision - as long as the landowner wants - can be 1 week, can be up to a year, in the landowner's control

Note: Subdivision approvals are only valid for 1 year, at which time a final plan (Descriptive Plan or Plan of Survey) must have been submitted to Municipal Planning Services (2009) Ltd. for final approval. Extensions for an additional year can be requested, but the extension request does not have to be granted. As well, there may be a fee for an extension. (see fee sheet)

4. final approval or endorsement - normally 1 or 2 days
5. registration of the Plan and/or other instruments at the Alberta Land Titles Office - normally 4 to 6 working days

APPLICATION REQUIREMENTS

To apply for a subdivision, the landowner or an agent authorized to act on the landowner's behalf shall submit the following:

1. A completed application form, signed by the landowner and/or agent. Where an application form is not signed by the landowner, a letter from the landowner authorizing the agent to apply for the subdivision shall accompany the application form;
2. The fee due at subdivision application, payable to Municipal Planning Services (2009) Ltd. (Note that G.S.T. is payable.);
3. 1 copy of a sketch plan (if the sketch plan is 11" x 17" or smaller - 2 copies if larger) showing the following:
 - a. the legal description, boundaries, dimensions, and size of the existing parcel of land as described on the existing certificate of title;
 - b. the location, registered plan number and dimensions of any road widenings, utility or railway rights-of-way, easements or existing parcels excepted from the titled area;
 - c. the location, **dimensions**, boundaries and size of the proposed parcel(s), clearly outlining the area to be subdivided;
 - d. the location of any buildings or structures and any existing water wells, sewage disposal or pump out sites;**
 - e. existing and proposed roads which will serve the proposed subdivision;
 - f. the location of existing and proposed **approaches** serving the proposed parcel(s) and remainder of the titled area;
 - g. all drainage channels, streams, rivers, lakes or large sloughs located on the titled area;
 - h. if the proposed lots are to be served by individual wells and private sewage disposal systems, the type and location of any existing or proposed wells and private sewage disposal systems, and the distance from these to existing and proposed buildings and existing and proposed property lines;**

Note: the items shown in **bold** print are frequently omitted on sketch plans. Please ensure that these items are on your sketch plan or on an accompanying site plan. Lack of this information may delay consideration of your application.

4. One photocopy of a Title Search for the subject land, validated within 30 days of the submission of your application. **Do not submit your original Duplicate Certificate of Title.** Title Searches can be obtained from your nearest motor vehicle registries office. (If you cannot obtain a Title Search, please submit an additional \$12.60 (\$12.00 + \$0.60 G.S.T.) and we will obtain a Title Search for you.); and
5. For a subdivision in a rural area, an aerial photograph showing the proposed subdivision in the approximate centre of the photo. Aerial photographs can be obtained from Alberta Environment - Air Photo Services (phone 780-427-3520). (If you cannot obtain the air photo, please submit an additional \$7.35 (\$7.00 + \$0.35 G.S.T.) and we will obtain the air photo for you.)

Applications are not considered complete until the above information has been provided. Please ensure that you have completed the application form accurately and clearly identified the existing and proposed land uses in the spaces provided.

Where applications are for land with severe topographic limitations or where applications are adjacent to a body of water, a map showing contour intervals may be required.

If the application is to create four or more new parcels and is not to be served by municipal piped sewage disposal services, a report certifying that water table levels and soil permeability on the site satisfy Alberta Environmental Protection's guidelines for the type of development proposed may be required.

If the application is to create a sixth or subsequent parcel on a quarter section and is not to be served by municipal piped water supply or cisterns (with trucked water), a report to satisfy Section 23(3) of the Water Act will be required.

Should this or other information be required, you will be contacted directly by Municipal Planning Services (2009) Ltd.

You will be notified by letter when your application has been accepted, and also when a decision (point 4. in the Subdivision Process section above) has been made.

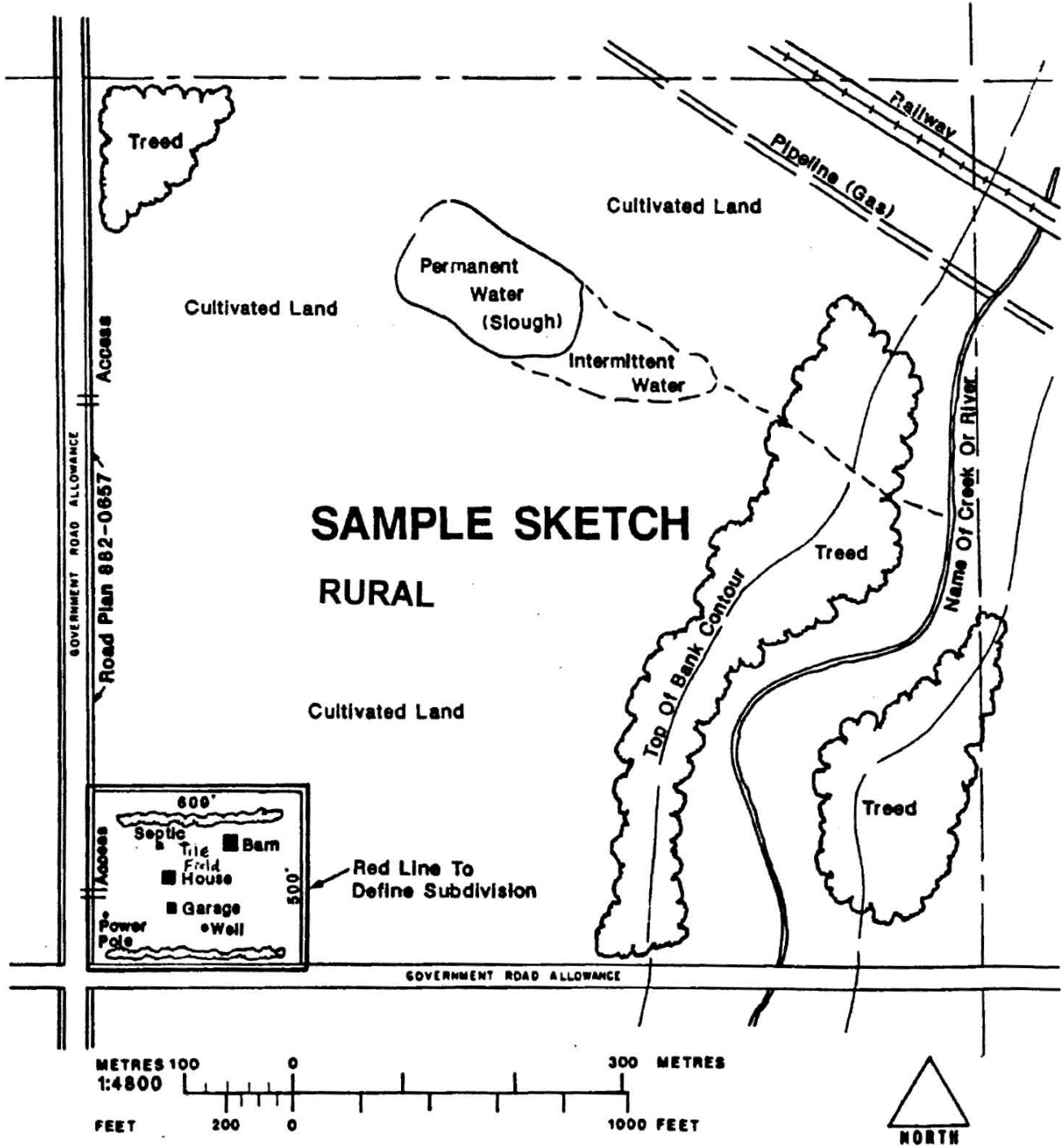
TENTATIVE PLAN OF SUBDIVISION

SW 1/4 SECTION 17 TP. 51 RGE. 6 W 5 M

Certificate of Title Area 160.00 ac. 64.75 ha.

Area in parcel(s) being created 6.89 ac. 2.78 ha.

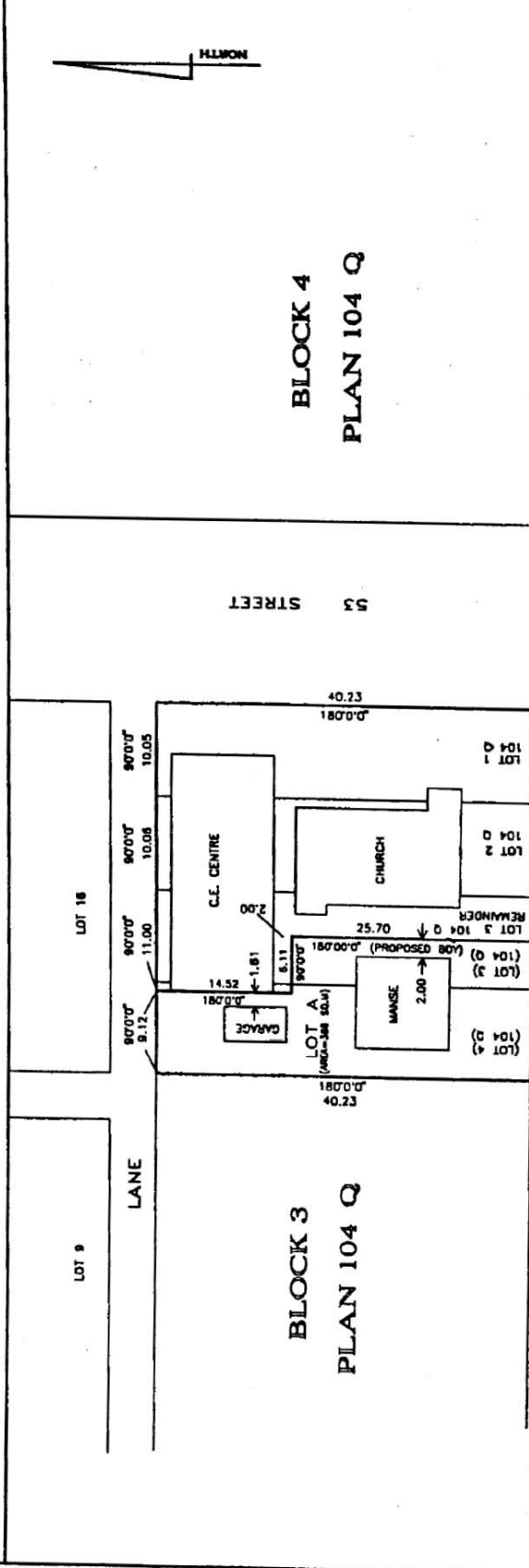
NOTE: Provide areas in either Imperial or Metric measure.



PROPOSED SUBDIVISION

OF
LOT 1 TO 4 BLOCK 3 PLAN 104 Q

ALBERTA.



DATE of receipt of completed form

FILE NO. _____

**SCHEDULE
FORM 1
APPLICATION FOR SUBDIVISION**

Fee Submitted: _____

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNER'S BEHALF

1. **Name of registered owner of land to be subdivided** _____ **Address and phone no. (and fax no.)** _____

2. **Name of agent (person authorized to act on behalf of owner), if any** _____ **Address and phone no. (and fax no.)** _____

3. **LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED**
All / Part of the _____ ¼ sec. _____ twp. _____ range _____ west of _____ meridian.
Being all / parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. _____
Area of the above parcel of land to be subdivided _____ hectares
Municipal address (if applicable) _____

4. **LOCATION OF LAND TO BE SUBDIVIDED**
a. The land is situated in the municipality of _____
b. Is the land situated immediately adjacent to the municipal boundary? Yes _____ No _____
If "yes", the adjoining municipality is _____
c. Is the land situated within 0.8 kilometres of a right-of-way of a highway? Yes _____ No _____
If "yes", the Highway is No. _____
d. Does the proposed parcel contain or is it bounded by a river, stream, lake, or other body of water or by a drainage ditch or canal? Yes _____ No _____
If "yes", state it's name _____
e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No _____

5. **EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**
Describe:
a. Existing use of the land _____
b. Proposed use of the land _____
c. The designated use of the land as classified under a land use bylaw _____

6. **PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)**
a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) _____
b. Describe the nature of the vegetation and water on the land (bush, shrubs, tree stands, woodlots, etc. ---- sloughs, creeks, etc.) _____
c. Describe the kind of soil on the land (sandy, loam, clay, etc.) _____

7. **EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED**
Describe any buildings and any structures on the land and whether they are to be demolished or moved

8. **WATER AND SEWER SERVICES**
If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal _____

9. **REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF**
I _____ hereby certify that
_____ I am the registered owner, or
_____ I am the agent authorized to act on behalf of the registered owner
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.
Address _____ Phone # _____

(Signed) _____
Postal Code _____ Date _____

2012 MPS Subdivision Fees (Effective January 1, 2012)

Service	NEW 2012 Fees
Standard Subdivision Fee at Application * Per lot fees will not be charged for the remainder	\$500 First Parcel Out* \$600 For 2 Lots (1 lot plus remainder*) \$400 + (\$250 per lot*) For 3 or more Lots
Separation of Titles [MGA 652 (4)]	\$400 + (\$100 per lot**)
Boundary Adjustment	\$400 + (\$100 per lot)
Condominium Plan Consent	\$50 per unit
Extension	\$250
Re-circulation	\$250
Fee at Endorsement ** Endorsement fees are charged at time of endorsement for all subdivisions except Separation of Titles	\$50 + (\$150 per lot)
Current Land Title	\$12 (per title)
Air Photo	\$7 (per photo)

Please Note:

Some of our clients charge an additional per lot fee at time of application. Please contact our office for updated fee information for:

- **The County of Barrhead**
- **Lamont County**
- **Town of Redwater**

SAMPLE FEES DETAILS

- a) For subdivision of the **first parcel out** of a quarter section:

With application	\$ 400.00, plus G.S.T.
+ per lot with application*	\$ 100.00, plus G.S.T.
* Per lot fees will not be charged for the remainder	
+ request for endorsement	\$ 50.00, plus G.S.T.
+ per lot at request for endorsement	\$ 150.00, plus G.S.T.

- b) For subdivisions **creating two (2) lots**, including any remainder lot:

With application	\$ 400.00, plus G.S.T.
+ per lot with application*	\$ 200.00, plus G.S.T.
* Per lot fees will not be charged for the remainder	
+ request for endorsement	\$ 50.00, plus G.S.T.
+ per lot at request for endorsement	\$ 150.00, plus G.S.T.

- c) For subdivisions creating **three (3) or more lots**, including any remainder lot:

With application	\$ 400.00, plus G.S.T.
+ per lot with application*	\$ 250.00, plus G.S.T.
* Per lot fees will not be charged for the remainder	
+ request for endorsement	\$ 50.00, plus G.S.T.
+ per lot at request for endorsement	\$ 150.00, plus G.S.T.

- d) For subdivision applications made in order to satisfy **Section 652(4)** of the Act, sometimes referred to as a separation of titles:

With application	\$ 400.00, plus G.S.T.
+ per lot with application	\$ 100.00, plus G.S.T.

- e) For subdivision applications made in order to satisfy Section 652(4) of the Act, there will be no fee charged at the request for endorsement.

- f) For subdivision applications made in order to **adjust the boundary** of an existing lot:

With application	\$ 400.00, plus G.S.T.
+ per lot with application	\$ 100.00, plus G.S.T.
+ request for endorsement	\$ 50.00, plus G.S.T.
+ per lot at request for endorsement	\$ 150.00, plus G.S.T.