



# Wetaskiwin

THE CITY WE SHARE.

PLANNING AND ENGINEERING

4705 – 50 Avenue

Wetaskiwin, Alberta T9A 2E9

P: (780) 361-4400

E: permits@wetaskiwin.ca

## City of Wetaskiwin Subdivision Application

Applications can be:

1. Digitally submitted to [permits@wetaskiwin.ca](mailto:permits@wetaskiwin.ca)
2. Dropped off at 4705 50<sup>th</sup> Avenue, Wetaskiwin
3. Mailed to 4705 50 Avenue, Wetaskiwin, Box 6210, T9A 2E9 addressed to Development Services

For more information, call 780.361.4400 or e-mail [permits@wetaskiwin.ca](mailto:permits@wetaskiwin.ca)



## Subdivision Requirements

1. Subdivision Application Form
2. Certificate of title (up to date - 90 days or less)
3. Copy of Title and copies of any easement, caveats or other registered agreements that affect the subject lands
4. A real property report for any lots with buildings that remain
5. Location map showing the proposed subdivision area in context to the City of Wetaskiwin.
6. A Shadow Plan for all future phases of development
7. Subdivision Plan (PDF and AutoCAD) that includes:
  - 7.1 Locations, dimensions, and boundaries of the lot(s) to be subdivided
  - 7.2 Proposed lot(s) to be registered with Land Titles
  - 7.3 Location, dimensions, and boundaries of the proposed lot(s) and any reserve land
  - 7.4 Location, and boundaries of any natural feature contained within or bounds the proposed or existing lot(s)
  - 7.5 Location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed building or proposed lot lines
  - 7.6 Location of existing and proposed accesses to all existing and proposed lot(s)
8. Fees (Must be paid at time of application)



Application Date:

Sub File:

Roll Number:

## SUBDIVISION APPLICATION

### 1. Legal Land Description of Land Affected by the Proposed Amendment:

Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Civic Address: \_\_\_\_\_

Roll Number: \_\_\_\_\_

### 2. Applicant(s) Information:

Owner: \_\_\_\_\_ Contractor: \_\_\_\_\_ Business License: \_\_\_\_\_ Same as applicant: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ City: \_\_\_\_\_

Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Unless otherwise noted, the applicant will receive electronic notification.

### 4. Registered Owner or Agent Acting on the Registered Owner's Behalf

I, \_\_\_\_\_ hereby certify that

I am the registered owner,

I am the agent authorized to act on behalf of the registered owner

And that the information given on this form is complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

### 5. Authorization to Act on Behalf of the Registered Owner

I (We) \_\_\_\_\_ hereby authorize to act on my (our) behalf on matters pertaining to this application for subdivision.

\_\_\_\_\_  
Signature of Landowner

### 6. Location of Land to be Subdivided:

a. Is the land situated immediately adjacent to the municipal boundary?

Yes      No

If "yes", the adjoining municipality is: \_\_\_\_\_

b. Is the land situated within 1.6 km (1 mile) of the right of way of a highway?

Yes      No

If "yes", the Highway # is: \_\_\_\_\_



c. Does the proposed parcel contain or is bound by a river, stream, lake, or other body of water or by a drainage ditch or cancel?	Yes	No
If "yes", state the name:		
d. Is the proposed parcel within 1.5 km (0.9 miles) of a sour gas facility?	Yes	No
e. Does the proposed parcel contain an abandoned well?	Yes	No
If "yes", attach a map showing the actual well bore location of the abandoned well with a description of the minimum setback requirements set out in ERCB Directive 079.		
<b>7. Physical Characteristics of Land to be Subdivided:</b>		
a. Describe the nature of topography of the land (flat, rolling, steep, mixed, etc.):		
b. Describe the natural vegetation and water on the land (brush, shrubs, trees, sloughs, creeks, etc.):		
c. Describe the soil type (sandy, loam, clay, etc.):		
<b>8. Existing and Proposed Use of Land to be Subdivided:</b>		
a. Existing Land Use Designation:	b. Proposed Land Use Designation:	
<b>9. Existing Building on the Land to be Subdivided:</b>		
a. Describe any building and structures on the land and whether they are to be demolished or moved:		
<b>10. Water and Sewer Services:</b>		
a. 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 or indicate N/A:		
<b>11. Additional Information Required:</b>		
a. Total number of parcels being created (including any remaining land in title):		
b. Size of parcel being created:		
c. Proposed disposition of reserve:		
Land Dedication (location and area to be shown on sketch)		
Money in place of reserves (see note)		
Deferment (by Caveat)		
Not applicable (existing title less than two (2) acres, first parcel out of quarter section, reserves previously provided).		
Note: In the event that the Subdivision Authority decides that money is to be provided in place of reserves, the registered owner may be required to provide an appraisal of the land referred to in the subdivision application.		



## 12. Right of Entry

The characteristics of the land must be taken into account when subdivision applications are reviewed. A visual inspection of the area proposed for subdivision is necessary to determine these characteristics. As the owner, or person in possession of the land proposed for subdivision, please indicate below, whether an authorized person may enter upon your land to carry out a visual inspection.

I am in favor of an inspection of the property

I am opposed to an inspection of the property

*The personal information collected on this form is being collected under the authority of Sections 33, 39 (1)(a)(b) and 40 (1) (a)(b)(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) , and Section 301.1 of the Municipal Government Act RSA 2000 (MGA). The information collected will be used to process your application(s). Your name, contact telephone number, and address may be used to carry out current and/or future construction, operating programs, services, or activities within the Municipality. If you have questions about the collection, use, or disclosure of the personal information provided, please contact the FOIP Coordinator at 780.361.4400.*

## City Use Only:

Date Received:	Date Deemed Complete:
Fees Received:	Receipt Number
Received By:	Entered into Munisight:

Notes: