

SUBDIVISION APPLICATION

FIRST PARCEL OUT

3.1 – PLANNING

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
FEES PAID	
DATE OF RECEIPT	
ACCEPTED BY	

This form is to be completed in full by the registered land owner that is the subject of the application or by a person authorized to act on the registered owner's behalf. In making this application you are certifying the accuracy of the information contained in the pages of this form and all material submitted with your application. This form incorporates the details required in accordance with the Subdivision and Development Regulation.

1. NATURE OF APPLICATION					
<input type="checkbox"/> Subdivision – First Parcel Out		<input type="checkbox"/> Other (specify):			
2. APPLICANT/OWNER					
Applicant Name:			Email:		
Business/Organization Name (if applicable):					
Mailing Address:				Postal Code:	
Telephone (Primary):		Alternative:		Fax:	
Landowner Name(s) per title (if not the Applicant):					
Mailing Address:				Postal Code:	
Telephone (Primary):		Email:			
3. LEGAL LAND DESCRIPTION					
All/part of:	¼	Section:	Township:	Range:	West of: Meridian
All parts of Lot(s)/Unit(s):		Block:	Registered Plan:		
Municipal Address (if applicable):					
4. AREA OF LAND/PROPOSED LOTS					
Total area of above parcel to be subdivided		Hectare(s):	Acre(s):		
Total number of parcels/lots proposed					
Size of parcels ultimately proposed		Hectare(s):	Acre(s):		
5. USE OF LAND					
Existing land use district (per Land Use Bylaw):					
Describe existing use(s) of land (i.e. residential, agricultural):					
Describe proposed use(s) of land:					
6. MUNICIPAL RESERVE STATUS (select as applicable)					
<input type="checkbox"/> Deferral <input type="checkbox"/> Deferral to Balance <input type="checkbox"/> If dedicating, provide area (in acres) of reserves and designation: _____ <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal (attach <i>Appraisal Agreement</i> or completed market appraisal) <input type="checkbox"/> Not applicable in accordance with Section 663 of the Municipal Government Act (MGA)					

7. EXISTING BUILDINGS ON LAND

Specify any buildings/structures (historical or otherwise) on the subject land(s) proposed to be demolished or relocated:

8. LOCATION OF LAND

- a) Subject site has direct access to a developed Municipal Road (accessible public roadway) YES NO
 - b) Subject land(s) situated immediately adjacent to a municipal boundary? YES NO
If "yes", name adjoining municipality: _____
 - c) Subject land(s) situated within 0.80 kilometres of the right-of-way of a highway? YES NO
If "yes", state highway number: _____
 - d) Does the proposed parcel contain or bounded by a river, stream, lake or other body of water (canal or drainage ditch)? If "yes", state type/name: _____ YES NO
 - e) Are there any oil or gas wells on or within 100 metres of the subject property(s)? YES NO
 - f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? YES NO
 - g) Is the sour gas facility active, abandoned, or currently being reclaimed?
 - h) Is there an abandoned oil or gas well or pipeline on the property? YES NO
- (Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)

9. PHYSICAL CHARACTERISTICS OF LAND

- a) Describe the topography of the land (flat, rolling, steep, mixed): _____

- b) Describe type of vegetation and water bodies on land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.): _____

- c) Describe soil type on land (sandy, loam, clay, etc.): _____

10. WATER AND SEWER SERVICES

Specify the method of water and sewage disposal if the proposed development is to be served by systems other than a water distribution system and a wastewater collection system:

11. PART A – SUBDIVISION APPLICATION REQUIREMENTS

It should be noted that while every effort is made to ensure that applicants are provided with clear information regarding the requirements for applications, that over the course of the application assessment process, particularly following a full technical review and also following the receipt of submissions from agencies and landowners, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

The application shall include (one hardcopy and in digital form) the following:

- APPLICATION FORM:** All parts completed and signed.
- APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - Digital copy of non-financial instruments/caveats registered on title.
- LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- COVER LETTER:** Including proposed plan of subdivision, parcels involved, and description of the use or uses proposed for the land that is the subject of the application.
- PROPOSED PLAN:** Show proposed subdivision layout, identifying general location of existing buildings/uses, any proposed future buildings and uses, including setbacks to building near property lines.
- APPRAISAL AGREEMENT** (if applicable): Completed and signed.
- TIME EXTENSION AGREEMENT:** Completed and signed.
- ALBERTA ENERGY REGULATOR (AER) INFORMATION:** Information provided by the AER as set out in Alberta Energy Regulator Directive 079, Surface Development in Proximity to Abandoned Wellbores, identifying the location or confirming the absence of any abandoned wells within the proposed subdivision. If an abandoned well is identified in the information a map showing the actual wellbore location of the abandoned well, and a description of the minimum setback requirements in respect of an abandoned well in relation to existing or proposed building sites as set out in Alberta Energy Regulator Directive 079, Surface Development in Proximity to Abandoned Wellbores. Not required for a boundary realignment.

11. PART B – SERVICING REQUIREMENTS

Water Supply and Wastewater Treatment and Disposal

- Private Sewage Treatment System (PSTS) Variation Assessment: Identifying the type, location, age and operational status of the existing treatment and disposal system. Operation status refers to whether the system is functioning appropriately and is adequate to manage the usage.
- The existing water well(s) are identified in the PSTS Level 1 Variation Assessment.

Other

- Any other technical reports determined to be necessary in order to assess the suitability of land for subdivision (including those items identified within the County Servicing Standards).

12. TERMS, CONDITIONS AND NOTES

The following terms, conditions and additional notes are not limiting on the Subdivision Authority or the County in the requirement of supporting information for an application or the imposition of conditions on a subdivision approval.

1. **Boundary Realignment/Adjustment:** Additional technical studies for a boundary realignment application is not typically required unless the proposal significantly reduces the size of one of the parcels that is subject of the application, such that technical considerations need to be addressed. For example, a residential lot is reduced in size as a result of redesignation and boundary realignment that demands a higher-level of proof for servicing. The County reserves the right to request additional technical reports if it is considered that previous servicing (including wastewater, stormwater, traffic and water supply) arrangements are insufficient.
2. **All information provided with this application is available for public review and comment.**
3. The Subdivision Authority at the subdivision stage:
 - a) May include any condition necessary to satisfy a Land Use Bylaw provision or a County Plan, Area Structure Plan, Conceptual Scheme or Master Site Development Plan policy or County Servicing Standard.
 - b) By condition, require provision of a Construction Management Plan where on-site works are proposed.
 - c) May impose any condition to meet a requirement of the Municipal Government Act (MGA) or Subdivision and Development Regulation.
 - d) As a condition of approval, may include requirement to update technical reports submitted with the application.
 - e) Shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
 - f) Shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed subdivision. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan or survey for registration.
 - g) Shall determine any outstanding municipal reserve dedications, cash-in- lieu payments or deferrals where applicable.
4. *Technical reports* are defined as report of any information regarding a matter identified in the MGA, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.
5. Additional technical reports may be required based upon the ongoing assessment of the application.
6. All costs of development are borne by the landowner or developer including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, reserve payments, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land and the registration of any and all documents to create separate title for proposed parcels. Further, that it is the landowner's and developer's responsibility to identify and consider all costs of development.
7. The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.
8. The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

13. APPLICANT/OWNER AUTHORIZATION

I, _____ (Full name in Block Capitals), **hereby certify** (initial below):

_____ That I am the registered owner **OR** _____ That I am authorized to act on the owner's behalf

_____ That the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

_____ I have read, understood and accept the contents, statements and requirements contained and referenced in this document (**Page 1 to 5**), **SUBDIVISION APPLICATION 3.1 – First Parcel Out**.

_____ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

_____ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature _____

Landowner Signature _____

Date _____

Date _____

FOR OFFICE USE ONLY

Existing District(s):

Proposed District(s):

Applicable ASP/CS/IDP/MSDP:

Included within file: Parcel Summary Site Aerial Land Use Map Aerial Site Plan

NOTES:

Staff Signature: _____