

BYLAW NO. 57 - 1986

A **BYLAW** of the City of Swift Current to regulate and control the subdivision of land.

WHEREAS the Planning and Development Act, 1983 provides that Council may by Bylaw make regulations not inconsistent with the provisions of the said Act or any regulations made pursuant thereto, for regulating and controlling the subdivision of land.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SWIFT CURRENT ENACTS AS FOLLOWS:

1. Subdivision of Land

- 1) Any owner proposing to subdivide any land within the corporate limits of the City of Swift Current for the purpose of lease, sale, transfer, use or development, shall make application for approval of the subdivision to the City of Swift Current in accordance with the following regulations.

2. Definitions

In these regulations:

- 1) **“Act”** means the Planning and Development Act, 1983.
- 2) **“Arterial Street”** means a street or roadway designed to carry traffic from one district/neighborhood of the City to another. Full or partial control of access to abutting land uses shall be required where development warrants such action and where alternate access can be provided.
- 3) **“City Clerk”** means the City Clerk of the City of Swift Current.
- 4) **“City Council” or “Council”** means the Council of the City of Swift Current.
- 5) **“City Engineer/Planner”** means the City Engineer/ Planner of the City of Swift Current.
- 6) **“Collector Street”** means a street or roadway designed to intercept, collect and distribute traffic between local and arterial streets, with direct access to abutting properties.
- 7) **“Committee”** means the Operations and Development Committee of Council or any other committee that Council may appoint to deal with the subdivision of land.
- 8) **“Cul-de-sac”** means a minor residential dead-end street with one end open to traffic and with a turnaround at the other end.

- 9) **“Environmental Reserve”** means a parcel of land consisting of:
- a) a ravine, coulee, swamp, natural drainage course or creek bed;
 - b) land that is subject to flooding or is, in the opinion of the approving authority, unstable; or
 - c) land abutting the bed and shore of any lake, river, stream or other body of water for the purpose of:
 - i) the prevention of pollution;
 - ii) the preservation of the bank; or
 - iii) the protection of the land to be subdivided against flooding.
- 10) **“Industrial Street”** means a street designed primarily to provide access to abutting industrial properties.
- 11) **“Lane”** means a public highway intended primarily to provide access to the rear of abutting properties and does not include a road allowance, road or street.
- 12) **“Local Street”** means a street intended for providing street access to land uses abutting along its length.
- 13) **“Minor Street”** means a local street not exceeding 500 metres in length and includes a cul-de-sac.
- 14) **“Municipal Reserve”** means a parcel of land dedicated to the public use and owned by the City.
- 15) **“Public Reserve”** means a parcel of land dedicated to the public use and owned by the Crown.
- 16) **“Residential Street”** means a street designed primarily to provide access to abutting residential property.
- 17) **“Service Street”** means a street or roadway contiguous and generally parallel to a highway, expressway and controlled access arterial street, designed to intercept, collect and distribute traffic desiring to cross, enter, or leave such major roadways.
- 18) **“Severance”** means:
- a) the subdivision of one lot, block or portion thereof into two “sites” having contiguous frontage on a street, or
 - b) the subdivision of a portion of a lot or block and the consolidation of the portion severed with an immediately adjacent site having contiguous frontage on a street.

- 19) **“Site”** means a lot or large area of land developed or intended to be developed as one unit.
- 20) **“Subdivision”** means any division of land and include a “severance” as herein defined.
- 21) **“Walkway”** means a parcel of land primarily intended for pedestrian use by the public.

3. Application For Approval Of A Subdivision

- 1) An application for subdivision approval shall be made by submitting the following:
 - a) an application in “Form A” of the Appendix;
 - b) a plan of proposed subdivision drawn on a stable and transparent base material (Sec. 3(2)), or, a metes and bounds description and sketch plan (Sec. 3(3)), as appropriate;
 - c) the appropriate examination fee as provided for in Section 6 of these regulations;
 - d) the names and addresses of the owner or owners of the land to be subdivided, and if requested, an abstract of title of the land affected; and
 - e) other information or data as may be required by the regulations herein or by Council.
- 2) The plan of proposed subdivision shall be drawn on a stable base, transparent material of good quality to a metric scale of 1:500, 1:1000, or 1:2000 as may be appropriate to clearly show the intent of the plan and shall include the following information.
 - a) a title with the words “Proposed Subdivision of _____ “,
 - b) the words, “The Subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. ____ of the City of Swift Current. Dated this _____ day of _____ A.D., 19 ____.
Mayor _____ City Clerk _____
 - c) the signature of the owner or owners and of a Saskatchewan Land Surveyor or a professional planner who is a member of the Association of Professional Community Planners of Saskatchewan;

- d) the scale to which the plan is drawn, the north point clearly indicated and the date on which the plan was prepared including the date of any revision to the plan;
- e) the boundaries of the area to be subdivided including the calculated hectarage of the area and any public, municipal, and environmental reserves;
- f)
 - i) contours at intervals of 0.5 metres referred to a stated geodetic datum for the land to be subdivided. Where data is available, contour lines shall extend beyond the land to be subdivided a distance equal to one half of the width and length of the subdivided portion of 150 metres, whichever is the lesser; or
 - ii) where the slope of the land is regular, give the elevation of the land at each change of direction along the boundary of the land to be subdivided.
- g) the location of dimensions of any existing permanent structures and buildings;
- h) topographic and physical features including drainage channels, creek bed, open bodies of water and their normal and high water level elevations, wooded areas, and the location and dimensions of existing pipelines, utility, road and railway rights-of-way for the land to be subdivided;
- l) the locations dimensions and designation of every proposed street, lane, lot, block, public reserve, municipal reserve, environmental reserve, or other unit of land;
- j) distances in metres and decimals thereof and areas in square metres of hectares, as may be appropriate to the scale of the plan and the areas involved;
- k) where the proposed subdivision is part of a larger areas, in the same ownership, the whole of which may eventually be subdivided, the developer shall submit an overall plan for the whole area for approval by City Council prior to approval of the subdivision. The overall plan shall be drawn on a stable base, transparent material of good quality and include the following information:
 - i) an overall plan showing the general scheme of the subdivision designating the parts extended for different classes of land use for the whole area drawn on a metric scale of 1:2000, or 1:5000 as may be most appropriate to clearly show the content of the plans with contour intervals of 0.5 metres or less referred to a stated geodetic datum and including such features as major and

collector roads and streets, bus routes, parks, school sites, major commercial facilities, multifamily developments, major drainage and other particulars or data as may be required by the regulations herein or by the City Engineer/Planner.

- ii) a report on the overall plan including population densities for different classes of residential use, school population projections, and the relationship of the overall development to existing and proposed services and facilities, road networks and land uses in it immediate environs and to the City as a whole.
 - i) Such other features, particulars or data as may be required by the regulations herein or the City Engineer/Planner.
- 3) An application for subdivision approval that is not based on a plan of proposed subdivision is required to be accompanied by a metes and bounds description, confirmed by the Registrar that such metes and bounds description is sufficient for Land Titles purposes, and a sketch plan showing:
 - a) the location, dimension and boundaries of the land to be subdivided and of the new parcel to be created;
 - b) the existing and proposed land uses on and adjacent to the site;
 - c) the location of existing buildings on the land to be subdivided;
 - d) any adjacent subdivision;
 - e) prominent natural features;
 - f) the location of existing or proposed utility lines and the right-of-way of each such utility line;
 - g) the location and dimensions of highways, streets, roads and lanes; and
 - h) the provision for the eventual widening of a highway or street to the minimum widths specified in this Bylaw.

4. Subdivision Approval Procedure

- 1) A draft application may be made to the City Engineer/Planner for the purpose of review, advice and information to assist the applicant prior to making formal application to Council for the approval of the subdivision;

- 2) A formal application to City Council for approval of a subdivision shall be made in writing to the City Engineer/Planner who shall keep a register or subdivision applications;
- 3) Upon receipt of a subdivision application in complete form the City Engineer/Planner shall acknowledge in writing the date of the receipt of the application and shall so notify the applicant.
- 4) The City Engineer/Planner shall refer the application to, and request the views and comments of, any City department or advisory body, Provincial utility agency, affected community association, or other department, agency or organization whose interest, in the opinion of the City Engineer/Planner, may be affected by the proposed subdivision;
- 5) Due consideration will be given to the comments received from the affected departments, agencies or organizations;
- 6) After examination of the subdivision application and upon receipt of the comments from the various affected departments and agencies, the City Engineer/Planner shall prepare a report to the Operations and Development Committee on the subdivision application and the regulations governing such application;
- 7) Upon receipt of the City Engineer/Planner's report the Operations and Development Committee shall make recommendations to Council respecting the application;
- 8) A subdivision application shall be:
 - a) approved;
 - b) approved in part;
 - c) approved subject to:
 - i) the conditions authorized by Section 143 of the Act;
 - or
 - ii) compliance with a directive issued pursuant to Section 142 of the Act: or
 - d) refused;

by Council , within 90 days from the date of receipt of the application in its complete and final form by the City Engineer/Planner. Where a subdivision is approved, a Certificate of Approval shall be issued by Council. The Certificate of Approval is valid for a period of twelve months from the day on which it is issued.
- 9) Notification of Council's approval of the subdivision application conditional on the owner's compliance with any requirements or conditions specified by Council shall be forwarded to the applicant by the City Engineer/Planner.

- 10) Upon confirmation of the owners' agreement in writing to enter into a Servicing Agreement in accordance with Section 19 hereof, the signatures of the Mayor and the City Clerk shall be placed on the plan of proposed subdivision together with the Seal of the City and the approval date;
- 11) Notification of the approval of the proposed subdivision accompanied by the endorsed plan of proposed subdivision shall be forwarded to the applicant by the City Engineer/ Planner;
- 12) A copy of the approved plan of proposed subdivision shall be forwarded to the Minister of Urban Affairs by the City Engineer/Planner within ten (10) days of the date of Council's approval;
- 13) Copy of any Council decision:
 - a) refusing an application for subdivision;
 - b) approving an application for subdivision in part;
 - c) approving an application for subdivision subject to development standards issued pursuant to Section 142 of the Act; or
 - d) revoking an approval of a proposed subdivision;

shall be forwarded to the applicant by registered mail and, where Council approves in part or refuses an application for subdivision approval, it shall specify the reasons for the decision, and at the same time, advise the applicant of his right to appeal pursuant to Section 147 of the Act.

- 14) Council may, where it considers it advisable, revoke an approval of a proposed subdivision where:
 - a) the plan or instrument has not been registered in the proper land titles office; or
 - b) certificate of title to the land has not been issued;

and Council shall, by registered mail, promptly notify the applicant and the Land Titles Office accordingly.

- 15) Subject to the other provisions of the Act and at the recommendation of the City Engineer/Planner, Council may relieve the applicant from compliance with any applicable subdivision regulation which is considered impractical or undesirable because of circumstances peculiar to a proposed subdivision.
- 16) Except with the prior permission of Council, where a subdivision application is approved with specific development standards pursuant to Section 142 of the Act, refused or revoked and the decision is not appealed, no subsequent application, which is substantially the same as

the application already determined, shall be made within six months of the date of decision.

5. Subdivision and Severance Approval

A Certificate of Approval is valid for a period of 12 months from the day on which it is issued unless the plan of proposed subdivision or severance has been registered in the Land Titles Office for the Swift Current Registration District. Council may re-issue the Certificate for one or more additional periods of 12 months.

6. Examination and Approval Fees

- 1) Every application shall be accompanied by a non-refundable examination fee of \$20.00
- 2) For a certificate of approval to be issued by Council, the applicant shall pay a fee of \$15.00 per lot created, up to a maximum of \$500.00 per subdivision application, excluding those parcels dedicated for public use.
- 3) The fee for re-issuance of a certificate of approval shall be \$25.00.

7. Appeal

- 1) Where:
 - a) an application for a proposed subdivision is refused;
 - b) an application for a proposed subdivision is approved in part;
 - c) an application for a proposed subdivision is approved subject to specific development standards issued pursuant to Section 142 of the Act;
 - d) approval of an application for a proposed subdivision is revoked;
 - e) an agreement pursuant to Subsection 143 (2) of the Act has not been entered into within the specified time limit; or
 - f) the applicant for subdivision approval objects to producing any information requested by Council other than information that is required by the subdivision regulations to accompany the application;

the applicant may appeal the decision by filing a written notice of appeal with the Development Appeals Board in the first instance and may appeal further to the Provincial Planning Appeals Board in accordance with Section 103 of the Act.

- 2) In the case of an appeal pursuant to clause (1)(a), (b), (c) or (d), the person shall file his appeal within 30 days after the date on which he is served with a copy of the decision of Council;
- 3) Council, if it considers it necessary, may appeal a decision of the Development Appeals Board to the Provincial Planning Appeals Board in accordance with Section 103 of the Act.

PART II
GENERAL PROVISIONS APPLICABLE TO SUBDIVISION OF LAND

8. Suitability of Land

All land to be subdivided and the subdivision thereof, shall be suited to the purpose for which the subdivision is intended having regard to:

- 1) topography and physical condition of the land;
- 2) soil characteristics;
- 3) surface and sub-surface drainage;
- 4) potential flooding, subsidence and erosion;
- 5) convenience of access;
- 6) availability, adequacy and the economical provision of utilities and services;
- 7) existing and prospective use of land in the immediate vicinity;
- 8) segregation of pedestrian and vehicular traffic and of traffic flow between main and minor thoroughfares and the protection of public safety by ensuring adequate sight distances at intersection;
- 9) the dimension, shape, orientation and accessibility of each lot or parcel of land;
- 10) the use or proposed use of land and the use and proposed use of land in the immediate vicinity;
- 11) the protection of provincial highways and major roads;
- 12) protection against pollution;

- 13) anticipated need for schools sites, recreation facilities and parks;
- 14) the protection of significant natural or historical features;
- 15) its conformance with the development plan and the zoning bylaw or development policies adopted by Council; and
- 16) other matters which in the opinion of Council may prejudice sound development in the vicinity.

9. Need For Subdivision

No land shall be subdivided unless:

- 1) the necessary services can be provided in an orderly and economical manner for the development and any future extension thereof; and
- 2) the subdivision is not contrary to the development plan, the zoning bylaw or development policies adopted by Council.

10. Access To Lots and Parcels

Every lot or parcel shall have legal and primary access provided thereto by a street.

11. Public and Municipal Reserves

- 1)
 - a) Every plan of subdivision shall make provision for the dedication to the public use of ten percent of the land to be subdivided in the case of a residential subdivision and five percent in the case of non-residential subdivision, and shall not include the land required to be provided as environmental reserve subject to the requirements of Section 193 of the Act;
 - b) Subject to Section 193 (6) of the Act, Council may require the dedication of land in addition to the minimum specified under (a) above where such additional requirement is in the public interest.
- 2) The requirements of this section shall not apply to:
 - a) land intended for use as a railway station ground or right-of-way, or for a right-of-way for a ditch, canal, retention lake, pipeline, telephone lise, power transmission line or a reservoir or sewage lagoon;
 - b) land to be resubdivided otherwise than under a replotting scheme for the purpose of correcting or rearranging boundaries, or land previously included in an area subject to the requirements of this section; and

- c) the land is to be subdivided into lots of 4.5 hectares or more and is to be used solely for agricultural purposes.
- 3) Public Reserves shall be designated on a subdivision plan as “Public Reserve PR1”, “Public Reserve PR2” and so on as the case requires, and Municipal Reserves shall be designated on a subdivision plan as “Municipal Reserve MR1”, “Municipal Reserve MR2”, and so on as the case requires.
- 4) Where it appears that public or municipal reserve dedication serves no practical purpose or for any other reason would be unnecessary or undesirable, Council may direct that:
 - a) the public or municipal reserve requirements be waived in whole or in part and in lieu thereof the applicant be required to pay the City a sum of money equal to the value of the land that would otherwise have been dedicated to the public use in accordance with the provisions of Section 194 of the Act; or
 - b) the public or municipal reserve requirements be deferred in whole or in part until a further subdivision is made.
- 5) Where the dedication of public or municipal reserve land is deferred the City shall file a caveat against the title of land to protect its interest in the future requirement of dedicating to the public use the required amount of land as per Section 195 of the Act;
- 6) Public or municipal reserve shall only be used for:
 - a) public park or buffer strip
 - b) a public recreation area
 - c) school purposes
 - d) a natural area
 - e) a public building or facility
 - f) any other use which the provincial regulations may specify;
- 7) Subject to the requirements of Section 201 of the Act, Council may lease a municipal reserve for the purposes described in clause 6 above.

12. Environmental Reserves

- 1) Where the land to be subdivided contains ravines, swamps, natural or man-made drainage courses or other areas that in the opinion of the City, and upon consultation with the Department of Environment, are unsuitable for building sites or other private uses, these lands shall be dedicated as environmental reserve in the name of the Crown;

- 2) An environmental reserve may be used as a public park or it shall be left in its natural state;
- 3) Council may accept, at its discretion, as part of the public or municipal reserve dedication requirement any lands that may be dedicated to environmental reserve;
- 4) Environmental reserves shall be designated on a subdivision plan as “Environmental Reserve ER1”, “Environmental Reserve ER2” and so on as the case requires.

13. Buffer Strips

- 1) Where Council is of the opinion that a plan of proposed subdivision requires the provision of land as a buffer between adjacent land put to use not compatible with that proposed for the subdivision, the owner of the land shall provide, without compensation, land sufficient for that purpose and any land so provided shall be in addition to the dedication of lands as required by the provisions of Section 13 herein;
- 2) Buffer strips shall be no less than 7.5 metres in width;
- 3) Subject to Section 187 of the Act, Council may authorize the sale of a buffer strip if it is no longer required to separate incompatible land uses;
- 4) Notwithstanding Subsection (1) Council may accept at its discretion buffer strips as part of the public municipal reserve dedication requirements in accordance with Subsection 193 (4) of the Act;
- 5) Buffer strips shall be designated on a plan of subdivision as:
 - a) “Buffer Strip PB1”, “Buffer Strip PB 2”, and so on as the case requires, if title is to issue to the Crown; or
 - b) “Buffer Strip MB1”, “Buffer Strip MB2”, and so on as the case requires, is title is to issue to the municipality of the City of Swift Current.

14. Public Streets

- 1) Design

All streets shall be designed and located with due regard to:

- a) topography;
- b) existing and prospective use of land in the vicinity;
- c) present and future traffic requirements;
- d) separation of pedestrian and vehicular traffic; and
- e) continuity of utility lines.

2) Rights-of-way

- a) the minimum street right-of-way widths shall be as follows:
- i) provincial highway (as required by the provincial Department of Highways and Transportation)
 - ii) controlled access arterial street 45 metres
 - iii) arterial street 30 metres
 - iv) collector street 22 metres
 - v) industrial street 24 metres
 - vi) residential street 18 metres
 - vii) minor street 15 metres
 - viii) service street adjoining or intersecting a controlled access arterial street or highway 18 metres

3) Street Lengths and Cut-Offs at Intersections

Street lengths and cut-off requirements shall be as follows:

- a) street lengths measured between successive intersections shall not be excessive having due regard to convenience of vehicular access;
- b) in residential subdivision continuous street frontage shall not exceed 400 metres and a cul-de-sac shall not exceed 150 metres in length except in cases where City Council may indicate a greater length subject to any conditions it may specify;
- c) a service street shall extend to a designated access point connecting to a controlled access arterial street or highway, or it may be of such length as Council may indicate;
- d) streets shall intersect as nearly as possible to right angles;
- e) controlled access arterial streets, arterial streets and collector streets shall be continuous, or connect with an intersecting street and such streets shall be without jog offset;
- f) streets with jogs or center line offsets of less than 45 metres shall be prohibited;
- g) dead-end streets without a turnaround at the end shall be prohibited;
- h) the turnaround on a cul-de-sac shall have a minimum diameter of 30 meters;

- l) all corners at intersections between two streets shall be cut off by a straight line a distance of not less than 4.5 metres from the point of intersection, but the area so cut off shall not be deducted from the total area in calculating minimum lot or parcel sizes, and
 - j) all streets shall intersect with other streets.
- 4) Gradients

Gradients for arterial and collector streets shall not exceed five percent and for all other streets, seven percent.
- 5) Naming

Every street shall be named or numbered and shall conform with any prescribed system of street naming and numbering adopted by Council.

15. Lanes, Walkways and Utility Right-Of-Way

- 1) Lanes
 - a) lanes need not be provided except in cases where in the opinion of Council rear access to lots and parcels is required;
 - b) where lanes are required they shall be a minimum of six metres and a maximum of 10 meters in width;
 - c) a lane shall connect with a street or another lane except that where one end of the lane is to be closed, a turning area having a diameter or width that is not less than three meters wider than the width of the lane is required;
 - d) all corners at intersections between two lanes shall be cut off by a straight line a distance of not less than 3 metres from the point of intersection but the area so cut off shall not be deducted from the total area in calculating minimum lot or parcel sizes.
- 2) Walkways
 - a) walkway parcels for pedestrian access shall be provided where required;
 - b) walkway parcels shall not be less than 3 metres or such greater width as may be required;
 - c) minimum walkway parcel widths in connection to parks or schools shall be 5 metres;

- d) all walkway parcels shall be designated on a plan of subdivision as follows:
 - l) walkway parcels as “W1”, “W2”etc.
- e) no walkway shall be leased or exchanged for another parcel of land;
- f) subject to the provisions of subsection 203(4) of the Act, Council, by bylaw, may authorize the sale of walkways where they are considered to be no longer necessary.

16. Vesting

- 1) all buffer strips not transferred to the City and all streets, lanes, public reserves, and environmental reserves on a subdivision plan shall be vested in the Crown in Right of the Province of Saskatchewan;
- 2) all walkway parcels shall be transferred to the City of Swift Current;
- 3) all municipal reserves and buffer strips transferred to the City shall be in the name of the City.

17. Lots and Parcels

- 1) all lots and parcels except walkway parcels and buffer strips on a plan of subdivision shall conform to the minimum site dimensions and area requirements of the City Zoning Bylaw;
- 2) through lots or double frontage lots shall be avoided;
- 3) the side property lines of all lots and parcels shall be as nearly as possible at right angles or radial to the street lines.

18. Replotting and Required Subdivisions

The regulations contained in this bylaw shall apply to replotting schemes and required subdivisions but shall be subject to procedures as are specified in the Planning and Development Act, 1983, and amendments thereto.

19. Servicing Agreement

- 1) Where required, the applicant for subdivision approval shall enter into a servicing agreement with the City, as per Section 143 of the Act, outlining the applicant’s obligations to provide, install, or construct paved streets and lanes, sidewalks, curbs, gutters, boulevards, watermains and laterals, hydrants, lift stations, sanitary sewer and connections, electrical power distribution facilities, street lighting, drains and drainage ditches,

bridges, culverts, dikes, landfill, area grading and leveling of land, connections to existing services, connecting and boundary streets, landscaping of parks and boulevards, street tree planting, street name plates, public recreational facilities, or other works that Council may require, and stating:

- a) the respective obligations of the owner and Council relating to planting, construction, installation, operation, repair, replacement, and maintenance of specified works and services;
- b) the construction and planting standards to be adopted and complied with;
- c) the manner of cost sharing and recovery;
- d) the time periods within which specific construction, planting and installation works are to be completed; and
- e) hectareage assessment rates which will be levied on the subdivision in accordance with City Council's policy.

20. Subdivision Restrictions

- 1) No proposed subdivision located along or near water supply or reservoir area or on a flood plain is to be situated:
 - a) within 1,500 metres of the intake for a water treatment plant; or
 - b) between the reservoir and a line which may be established by the proper authority for flood control or any other form of protection for a reservoir or water supply.
- 2) No subdivision shall be approved for residential purpose, if the land that is subject of the application is situated:
 - a) within 457 metres of land that is used or authorized for use as a landfill for the disposal of garbage or refuse;
 - b) within 300 metres of land that is used or authorized for use as:
 - i) a sewage treatment plant or a sewage lagoon; or
 - ii) an intensive livestock operation within the meaning of The Pollution (By Live Stock) Control Act.

- 3) No subdivision approval shall be given:
- a) for the purpose of developing a landfill for the disposal of garbage or refuse, unless the landfill is situated at least 457 metres from any residential development or land that is authorized for use for residential purposes;
 - b) for the purpose of developing:
 - i) a sewage treatment plant or a sewage lagoon; or
 - ii) an intensive livestock operation within the meaning of The Pollution (By Live Stock) Control Act:

unless the sewage treatment plant or lagoon or intensive livestock operation is situated at least 300 metres from any residential development or land that is authorized for use for residential purposes.

21. Relief From Compliance

Consideration of any exception or relief from compliance to the regulations contained herein shall be made subject to provisions of the Planning and Development Act, 1983.

22. This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Urban Affairs.

READ A FIRST TIME THE 15th Day of December 1986.
READ A SECOND TIME THE 15th Day of December 1986.
READ A THIRD TIME AND PASSED THE 15th Day of December 1986.

APPROVED by the Minister of Urban Affairs for the Province of Saskatchewan, this day of

FORM A

Application to Subdivide Land Under the Planning and Development Act, 1983
Please complete application in black ink or type



For Official Use

Date of Receipt of Completed Form A _____

File No: _____

Fees Submitted: _____

1. Location of Land to be Subdivided

1/4 Sec.	TWP	RGE	MER
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Lot (s)	Block (s)	Reg'd Plan No.
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2. Intended Subdivision is shown on enclosed:

Plan of Proposed Subdivision or;
Sketch Plan and
Written Legal Description

3. Legal and Physical Access from the Subdivision is:

Urban Street
Road Allowance
Highway

4. Existing and Proposed use of land to be subdivided:

a) Existing: _____

b) Proposed: _____

5. Services Required:

Sewer
Water
Electrical Power
Telephone
Natural Gas
Cable
Storm Drainage
Other

6. Additional information supporting the proposed subdivision
(Please use attachments if necessary)

A. Name of Registered Owner of land to be subdivided:

Name: _____

Address: _____

Telephone: _____

B. Land Surveyor/Planner/Lawyer/Agent:

Name: _____

Address: _____

Telephone: _____

C. Registered owner or person acting on the owner's behalf:

I, _____, hereby certify
(full name in block letters)

that I _____ am the registered owner of the land proposed for subdivision.

_____ am authorized to act on behalf of the registered owner and that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Name: _____

Address: _____

Signature: _____

Telephone: _____

REPLIES ARE TO BE SENT TO: A _____ B _____ or C _____