

Community of Hazelbrook

P. O. Box 1023, 135 Kent Street, Charlottetown PE C1A 7M4

Website: www.communityofhazelbrook.com E-mail: council@communityofhazelbrook.com

APPLICATION TO SUBDIVIDE LAND

pursuant to clauses 4.2(1) and 15.9(1) of the Community of Hazelbrook Zoning & Subdivision Control (Development) Bylaw

1. Parcel Information: (Please print)

Parcel owner's name: _____ Tel no.: _____

Property tax no.: _____ Date of purchase or acquisition: _____

Existing land use: _____

2. Subdivision Information:

() Revision to existing lot boundaries () Lot consolidation () Change of use of a lot in a subdivision

() Subdividing lot(s) or parcel(s); if subdividing, state the number of lots: _____ and the intended use: _____

Lot frontage (public or private right-of-way): _____ Name of right-of-way: _____

3. Type of Servicing:

() On-site well and on-site sewage disposal system;

() Other, please describe _____

4. Correspondence Should be Addressed to:

Applicant's name: _____

Mailing address: _____ Postal Code: _____

Telephone: (Home) _____ (Work) _____ (Fax) _____

Email: _____

I hereby certify that, to the best of my knowledge and ability, the information provided in this form is true and complete in all respects.

Parcel owner's signature

Date

PLEASE NOTE: This application must be accompanied by:

1. The application fee (cheque payable to Hazelbrook Community Council);
2. A property map (either a GeoLinc map or orthophoto) showing the true shape and dimensions of the parcel being subdivided, the proposed lots and rights-of-way drawn to scale; and
3. If the application is for 5 or more lots, four (4) copies of a preliminary plan of the proposed subdivision prepared in accordance with the requirements as outlined in subclauses 15.9(2)(ii), 15.9(2)(iii) and 15.9(2)(iv) of the Bylaw are required.

The application must be sent or delivered to the above address. For further information and assistance, please visit the Community's website or contact Sandy Foy, Development Officer at 902-658-2500.

Non-identifying information contained on this form will be posted on the PEI Property Planning Website and in the community, as per provincial regulations.

For Municipality Use Only:

Date Application Received: _____ Fee Received _____ Date Approved _____

Requirements for Final Survey Plans

1. All survey plans must include the following information:
 - a. The name of the owner of the parcel being subdivided;
 - b. The Property Tax Number of the parcel being subdivided;
 - c. The date on which the survey was carried out, and the date on which the plan was prepared;
 - d. A small key plan showing the location of the parcel in relation to nearby communities, roads and geographical features;
 - e. The scales of the main drawing and the key plan. It is recommended that the scale of the main drawing be no smaller than 1 inch to 100 feet; and
 - f. A north point.
2. All lots and blocks of land within the subdivision must be clearly dimensioned and numbered, and the location of all survey pins must be shown with their co-ordinates.
3. The plan must show the location and width of all proposed rights-of-way and all adjacent rights-of-way upon which the subdivision abuts to a sufficient distance to indicate the relationship of the parcel to the general road pattern.
4. All natural and artificial features such as buildings, existing roads, watercourses, drainage ditches, swamps, wooded areas, etc. within or adjacent to the subdivision must be clearly shown.
5. The nature and extent of any restrictive covenants or easements affecting the land being subdivided must be shown or noted on the plan.
6. The boundaries of all lots and rights-of-way to be included in the final approval must be clearly outlined in red.
7. The plan must be certified by a Provincial Land Surveyor. The certificate must read as follows:

I, _____, Prince Edward Island Land Surveyor, do hereby certify that this survey was executed under my direction and supervision and that this plan is a true and correct representation of said survey.

P.E.I. Land Surveyor
8. The plans must have sufficient space for an approval stamp and conditions. For this reason, photocopies on legal or smaller sizes of paper will usually be not considered acceptable.
9. An application for road names must be made to the 911 Administration Office, 134 Kent Street, Suit 600, Charlottetown PE C1A 8L8. Telephone: 892-0299. New private and public rights-of-way names must be approved by the 911 Administration Office and the names must be shown on the final survey plan before final approval is granted.
10. At least 7 copies of the survey plan must be submitted for final approval stamping. Following approval stamping, at least one copy will be returned for the applicant.