



Town of Bay Roberts Application to Subdivide Land

Application Fee \$50.00

1. Name of applicant _____ phone _____
2. Address _____

3. Applicant's interest in land (owner, lessee, prospective purchaser, etc.)

4. Name and address of owner (if different from above) _____

5. Name of proposed subdivision _____
6. Location of proposed subdivision _____

7. Area of land to be subdivided _____
8. Present zoning of all land within proposed subdivision _____

9. Proposed number of (a) residential lots _____
(b) commercial lots _____
(c) industrial lots _____
10. Area of land reserved for (a) public use _____
(b) open space _____
(c) any other use (specify) _____
11. Present use of land _____
12. Present use of adjoining land
(a) right _____
(b) left _____
(c) rear _____
13. Name of existing streets to which subdivision connects _____

Over

I, _____ of _____

in the Province of Newfoundland and Labrador, do solemnly declare that the plans, specifications and statements herein contained in this application, do conform to the best of my belief to the Zoning, Developmental Regulations and Subdivision Policy of the Town of Bay Roberts and are made with full knowledge of the circumstances connected with same, and that the above regulations and policies will be compiled within the development of said subdivision whether specified herein or not. I make this solemn declaration, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Witness

Signature

Date

Responsibilities of Developer

Initial Application: must be accompanied by;

1. **Application processing fee (non-refundable) of \$50.00.**
2. **A plot plan and/or legal survey.**

Approval in Principle

An Agreement between Developer and Council (See Section 6 of Subdivision Policy) which also includes submission of:

- (1) **A professional development plan and/or maps** with phasing showing proposed land use, lotting, public and private spaces, buffers, roads, sidewalks, water and sewer system, storm drainage system, and other relevant information.
- (2) **An estimated cost of the works** in the development as certified by a professional engineer.
- (3) **A detailed set of design drawings**, stamped by a professional engineer, prior to start of a phase or element of the development plan
3. **The financial guarantees** in respect of municipal water, sewer, road paving, sidewalks and related works to ensure that each phase of the work will be done
4. **Relevant Provincial/ Federal Permits.**

Final Approval: The Developer must submit the following fees to the Town before construction begins:

1. **A Subdivision permit fee of \$50.00 per Lot.**
- (2) **A Public Open Space Fee of \$500.00 per Lot**, in lieu of dedication of land for public open space (See Section 18 of Subdivision Policy),