



WHAT IS SUBDIVISION?

Subdivision is the division of one parcel of land into two or more parcels.

WHO APPLIES FOR THIS?

The property owner or an authorized agent (lawyer, land surveyor, etc.) are the only parties who can file a subdivision application.

APPLICATION PROCEDURES

To make a subdivision within the Madawaska Planning District, you must obtain approval from the development officer and, in some cases, a municipal council or the Minister of Transportation. The development officer determines whether the proposed subdivision complies with the *Community Planning Act*, a rural or municipal plan, zoning and subdivision by-laws. These regulatory documents ensure that the proposed manner of subdividing will not cause prejudice to the possibility of further subdividing the land and insures the convenient subdividing of adjoining properties. .

Before submitting a subdivision application, it is recommended to discuss the proposed subdivision with a development officer of the Commission to determine if there are other plans, policies or requirements currently in place, that may affect the approval process.

Two types of subdivision applications may be filed:

Type 1 subdivision

A type 1 subdivision consists mainly of subdividing one or more parcels not involving the subdivision of public-utilities, a private access or land designated for future and/or public streets. This application requires approval from a development officer.

Type 2 subdivision

A type 2 subdivision involves the subdivision of public utilities a private access or land designated for future and/or public streets. This application requires approval from a development officer, a recommendation from the Northwest Regional Service Commission and approval from the appropriate municipal council or the Minister of Transportation.

FEES

Anyone seeking to propose a subdivision must submit an application along with the tentative plan to the Northwest Regional Service Commission office. Please consult fact sheet "4- Rates – Permits and Services" for more information on the various fees.



