



Guidelines

Subdivision Application

A subdivision application is needed when a property owner wants to divide their land into smaller lots, adjust property lines, or change the land's use. This process ensures the subdivision meets local zoning and planning standards, including proper access to roads and utilities. It's essential for maintaining orderly development and ensuring new lots are suitable for their intended use, aligning with Fruitvale's community planning objectives.

Process

Pre-Consultation: Contact the Village's Planning Department to discuss your proposal and understand the specific requirements.

Application Submission: Fill out the subdivision application form and submit it along with required documents, plans, and application fees.

Review Process: The application will be reviewed by various municipal departments and agencies for compliance with local bylaws and regulations.

Public Notification: Depending on the project, you may need to notify neighboring properties.

Conditions for Approval: Address any conditions set by the Village for approval, which may include infrastructure upgrades or environmental assessments.

Approval: Once all conditions are met and approvals are granted, the subdivision can proceed.

Finalization: Complete any required legal documentation to officially register the subdivision.



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Pre-Application Requirements:

- Engage a qualified Geotechnical Engineer for surface and sub-surface conditions investigation.
- Prepare engineering drawings for roads, utilities, and other infrastructure, adhering to the village's standards.

Submission of Application:

- Complete application forms and submit them along with the required fees.
- Include detailed plans for highways, sidewalks, curbs, gutters, street lighting, electrical and communications wiring, gas distribution, water distribution systems, sanitary sewers, and drainage systems as applicable.

Servicing Requirements:

- Ensure that all highways created or widened comply with the village's standards for dimensions, location, alignment, gradient, and surfacing.
- Provide sidewalks, curbs, and gutters as required and according to the specified standards.
- Install street lighting where necessary, following the set requirements.
- Supply electrical and communications services in line with the village's standards. Where cablevision and gas services are to be provided, these must also meet specified standards.
- Equip each parcel with a water distribution system connected to the community water system, following the prescribed standards.
- Ensure each parcel has a sanitary sewer system connected to the community sewer system or an approved on-site sewage disposal system.
- Provide a fully operative drainage system as required, constructed according to the village's standards.

Final Approval:

- Meet all the conditions specified by the village for final subdivision approval, including the completion of required works and services.