

SCHEDULE "A"
Municipality of the District of Lunenburg
Application for Subdivision Approval

Change of Use Tax may be charged after Subdivision Approval - contact the **Assessment Office** at 1-800-380-7775

=====

APPLICANT

Phone No.(owner or agent) _____

Name of Land Owner(s) _____

Assessment Account Number(s) _____

Parcel Identifier(s) (PID's) _____

Name of Owner's Agent (if applicable) _____

Mailing Address _____

=====

LAND TO BE DIVIDED

Community Name _____ Street Address _____

Type of Application Preliminary (Optional) _____ Concept (Mandatory) _____

 Tentative (Optional) _____ Final (Mandatory) _____

___ Registration fee submitted (payable to the Registry of Deeds).

___ Final Plan of Subdivision Fee: \$105.00 for two (2) or less lots, for which approval is requested, plus \$26.00 for each additional lot. (payable to the Municipality of the District of Lunenburg).

Approval is requested for the following lots and conditions:

CONDITION

On-Site Sewage

Central Sewage

No Development

Other (specify)

LOT IDENTIFIER ON PLAN

Comments Required From the Department of Environment Yes _____ No _____

Qualified Persons Report attached Yes _____ No _____

=====

CERTIFICATION - ON-SITE SYSTEM NOT REQUIRED (unserved areas)

I certify that (lot(s), and or remainder) _____, (is, are) being subdivided for a purpose (specify use) _____, which will not require the installation of an on-site sewage disposal system.

SIGNATURES _____

I certify that I am the owner of the land to be divided or am acting with the owner's consent.

Signature of owner/agent _____ Date _____

Signature of owner _____

Signature of owner _____



Municipality of the District of Lunenburg
 210 Aberdeen Road
 Bridgewater, NS
 B4V 4G8

Planning and Development Services

Final Subdivision Application Statement of Plan Registration Location and Request to Not Consolidate Underlying Lots

This form is to be completed by the applicant and must accompany all applications to the Municipality for approval of a final plan of subdivision.

Location			
Plan Date		Plan No.	
Description of Proposed Lot(s)			

Check **only one** – Subdivision Plan and parcels to be recorded in

LAND REGISTRATION <input type="checkbox"/> proof of conversion for existing parcels is attached (SRI)	Specify Trigger
	<input type="checkbox"/> subdivision results in 3 or more parcels
	<input type="checkbox"/> subdivision involves both Land Registration & non Land Registration parcels
	<input type="checkbox"/> voluntary
	<input type="checkbox"/> other

Registry Fees: \$ 113.35

OR

REGISTRY OF DEEDS	Specify Exemption
	<input type="checkbox"/> subdivision results in less than 3 parcels
	<input type="checkbox"/> subdivision solely for the purpose of gifting to family <input type="checkbox"/> completed Affidavit of Family Gifting is attached
	<input type="checkbox"/> other

Registry Fees: \$ 213.35

Check **only if applicable** – Consolidation of Underlying Lots

- Where this subdivision plan shows a remainder lot that is made up of the remainder of two or more underlying lots that have not been consolidated; this is to verify that **the underlying lots are not to be consolidated** as per the provisions of section 281A of the *Municipal Government Act*.

Applicant's Signature		Date
Applicant's Name		

Subdivision Application Information Sheet

Dear Landowner:

The Municipality of the District of Lunenburg (“MODL”) wishes to advise you that it is no longer requiring potential sub-dividers to explicitly obtain the consent of any mortgage holder or other bank interest holder in your property before proceeding with your subdivision application. That said, MODL wishes to advise you that it is a standard mortgage condition of most, if not all, financial institutions that you must obtain the financial institution’s consent before proceeding to subdivide your property, or you would likely be in breach of one of your conditions of your mortgage. We also advise you that, if your property is a Land Registered (a.k.a. “migrated”) property pursuant to the Land Registration Act that any mortgage which applies to the current parcel will be deemed to apply to the future subdivided parcels as well.

While it is not MODL’s duty to provide you with legal advice, we are providing this letter to all potential sub-dividers so that they are aware of the implications of subdividing when mortgages and/or other bank interests are involved. We encourage you to seek independent legal advice from your legal counsel as to how best to deal with these issues in your particular situation. If you still wish to proceed with subdivision, MODL staff will be pleased to help you in that regard.