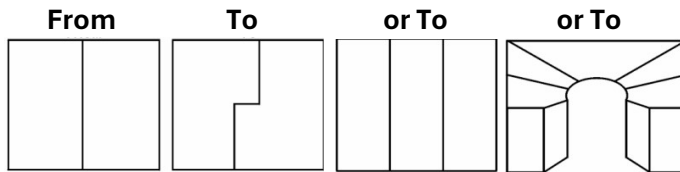


What is a Subdivision?

Subdivision is the mechanism to adjust existing parcel lines or create new parcels of land. Subdivision must be approved by the Village of Telkwa Approving Officer prior to registration with the Land Title Office.



Does your subdivision comply with the Village of Telkwa Zoning Bylaw No. 747, 2022?

- ✓ Minimum Parcel Size
- ✓ Parcel Frontage
- ✓ Land Use

Is your subdivision within an Official Community Plan Development Permit Area or Floodplain?

- Village of Telkwa Official Community Plan Bylaw No. 613, 2011
- Village of Telkwa Floodplain Management Bylaw No. 709, 2020

How will your subdivision be serviced?

- Municipal Water Connection or Onsite Well?
- Municipal Sewer Connection or Onsite Septic Field?
- Existing Roads and Driveways or New Roads or Driveways?
- What about electricity, natural gas, cable/television?

Typical Subdivision Approval Process

- ⬇ Pre-Application Meeting
- ⬇ Application Package Submission
- ⬇ Application Review and Referrals
- ⬇ Preliminary Layout Review (PLR)
- ⬇ Works and Services Completed
- ⬇ Final Subdivision Submission
- ⬇ Consideration of Final Approval
- ✓ Registration at Land Titles

What do you need for a Subdivision Application?

- Completed Application Form
- Application Fee
- Certificate of Title
- Drawing
- Development Permit Area
- Site Disclosure Statement
- Signature(s)

DRAWING REQUIREMENTS (in metric units)

- Size and shape of all proposed parcels with dimensions and areas
- All existing and proposed streets, lanes and driveways
- Location of services (well and septic field or service connections) including storm drainage
- Locations of all buildings showing setbacks from property lines
- Location of all watercourses
- North arrow

How much will my subdivision cost?

In addition to the application fee required by Village of Telkwa Fees and Charges Bylaw No. 762, 2023 costs may include:

- Survey and Registration Fees
- Works and Services
- Professional Reports

QUESTIONS? WE ARE HERE TO HELP

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