

Subdivision Requirements

Following Completion of an Outline Plan and acceptance by the City of Lethbridge Planning and Development Department, applications for subdivision may be made in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

- Subdivision approval is generally conditional upon obligations being met by the developer including:
 - entering into a Subdivision Servicing Agreement with the municipality;
 - ensuring completion of required site testing (bore holes) if geotechnical information of a sufficient detail has not previously been undertaken;
 - ensuring that rights of way and easement documentation has been completed;
 - ensuring that the lot dimensions meet the minimums outlined in the Land Use Bylaw; and
 - and other matters that may be determined to be appropriate by the municipality
- Endorsement by the municipality of the registerable plan will occur upon satisfaction that the conditions of the subdivision approval have been met.
- The Developer and/or their consultant may then submit the plan and associated documents to Alberta Land Titles for registration. This process can take a few weeks or more depending on volumes encountered by Land Titles.
- During this time the developer should be lining up the appropriate servicing contractors to enable site servicing to take place.

Note: Submission of construction drawings to Infrastructure Services for review should not precede application for subdivision. Should this occur be advised that revisions to the subdivision, required by the Subdivision Authority, may result in changes having to be made to the construction drawings.

Note: The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process including the requirements outlined by the Subdivision Servicing agreement have taken place.

