PHYSICAL PLANNING PERMISSION

SUBDIVISION OF LANDS CHECKLIST

The following are steps to take in preparation of subdivision development

1. **Obtain a Survey Plan of the plot and Certificate of Title**

2. **Discuss intention with family members**

3. **Discuss the Subdivision Plan with a surveyor**

4. **Think long term and check with the Physical Planning Division for a Development Plan and Land use of that area**

5. **Consult with Physical Planning Division for advice on:**
   - The kind of uses suitable for that particular area;
   - The type of subdivision recommended for that particular area;
   - Lot density applicable to the area (Low, Medium or High density);
   - Minimum lot size which is determined by:
     1. Soil type (percolation capability of soil) which determines the sewerage system suitable for area;
     2. Character of the area.

6. **Prepare Subdivision Plan. The plan should include:**
   - Different uses (e.g. Commercial, Institutional, Recreational relevant to the area and size of development);
   - Dimension of lots;
   - Lot numbers;
   - Roads;
   - Drainage;
   - Cross-section of road;
   - Contours which indicate slope of land;
   - Existing and proposed Water lines (Water Reticulation Plan prepared by a qualified engineer and certified by DOWASCO);
   - Existing and proposed electricity poles;
   - Location of garbage disposal.

7. **Plan must be checked by relevant agencies for recommendation:**
   - Environmental Health;
   - DOWASCO;
- DOMLEC;
- Agricultural Department;
- Forestry Division;
- Fisheries Division.