

Subdivision By-law

Schedules



SCHEDULE "B"
LOT SIZE REQUIREMENTS

TYPE OF LOT	DIMENSIONAL REQUIREMENTS	
	Frontage	Area
Lots not serviced by public water and sewer services•	6.0 metres (19.7 feet)	1858 square metres (20,000 square feet) having dimensions that would permit the lot to contain a 30 metres (98.4 foot) diameter circle within its boundaries

A lot of this type, any part of which is within 22 metres (72.2 feet) of a watercourse requires a minimum area of 3,716 square metres (40,000 square feet) and dimensions that would permit it to contain a 45 metres (147.6 foot) diameter circle within its boundaries

Lots serviced only by a public water system	6.0 metres (19.7 feet)	1100 square metres (11,840.6 square feet) having dimensions that would permit the lot to contain a 30 metres (98.4 foot) diameter circle within its boundaries
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A lot of this type, any part of which is within 22 metres (72.2 feet) of a watercourse requires a minimum area of 3,716 square metres (40,000 square feet) and dimensions that would permit it to contain a 45 metres (147.6 foot) diameter circle within its boundaries.

Lots serviced only by a central sewer service	6.0 metres (19.7 feet)	929 square metres (10,000 square feet) having dimensions that would permit it to contain a 15 metres (49.2) foot diameter circle
Lots serviced with both central water and sewer services	6.0 metres (19.7 feet)	465 square metres (5,005.3 square feet) having dimensions that would permit it to contain a 15 metres (49.2) foot diameter circle

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Schedule "C" – Notice of Approval of a Plan of Subdivision

in accordance with subsections 285(3) and 285(4) of the *Municipal Government Act*

Name of Owner(s) _____

Name of Subdivision _____

Location _____

Date of Approval _____ For Lot(s) _____

Surveyor _____ Date of Plan _____

Dated this _____ day of _____, _____
(month) (year)

Development Officer

Plan of Subdivision filed in the registry of deeds as Plan # _____

Dated this _____ day of _____, _____
(month) (year)

This plan of subdivision may also contain information regarding the lots approved on this plan with respect to one or more of the following:

1. The lots' eligibility for on-site sewage disposal systems.
2. The availability of public sewer and water systems.
3. Information indicating whether or not the lots abut a public street or private road.

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SCHEDULE "D" – INSTRUMENT OF SUBDIVISION

AN INSTRUMENT RESPECTING THE SUBDIVISION OF LAND IN ACCORDANCE WITH SECTION 269 OF THE MUNICIPAL GOVERNMENT ACT FOR THE MUNICIPALITY OF THE COUNTY OF VICTORIA

OF LANDS OF _____
LOCATED AT _____

Based on the Information contained in this instrument of Subdivision, Lots _____ are APPROVED

IMPORTANT NOTICE:

This approval does not warrant the size, location, or boundaries of the lots described in the instrument and the development officer has no duty to verify the information submitted by the applicant as to its size, location, or boundaries of the lots.

The information shown on this instrument may not be acceptable to municipal development officers or building inspectors for any building or development permits.

DEVELOPMENT OFFICER _____ DATE _____

Declaration

I, We _____ of _____ in the County of _____, Province of Nova Scotia, do solemnly declare:

- 1. THAT (I, we) (am, are) the owner(s) of the area(s) of land as shown on the graphic representation (sketch).
2. THAT (I, we) have shown the registry of deeds book and page numbers of the area(s) of land on the graphic representation.
3. THAT (I, we) intend to subdivide the area(s) of land as shown on the graphic representation in this instrument into Lots _____.
4. THAT (I, we) make this solemn declaration conscientiously believing the same to be true and to have the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at _____)
in the County of _____)
Province of Nova Scotia, this _____ day of _____)
_____ A.D., _____)
(month) (year))
_____)

Commissioner of Oaths
Province of Nova Scotia

Owner(s) Signature(s)

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	LOCATION MAP
	TITLE BLOCK INSTRUMENT OF SUBDIVISION Lands of :

SCALE:

I certify that the above graphic representation accurately represents my property:

Owner(s') Signature(s)

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SCHEDULE "E"

APPLICATION FOR REPEAL OF A SUBDIVISION

Plan of Subdivision or Instrument of Subdivision File No. _____

APPLICANT RELATED INFORMATION

Name of Land Owner(s) _____ Phone _____

Address of Land Owner(s) _____ Postal Code _____

Documents To Be Returned To _____

Correspondence To Be Directed To _____

INFORMATION RELATED TO THE SUBDIVISION SOUGHT TO BE REPEALED

Name of applicant for subdivision approval _____

Location _____ Municipality _____

The Subdivision was approved on the _____ day of _____, 19____, and is filed in the Registry of Deeds at in the Municipality of the County of _____ as Plan # _____.

Lot(s) # _____ was/were approved. Registration fee submitted.

CERTIFICATION OF FACTS (Reasons For Repeal)

(If more space required, attach additional sheet)

OWNER'S CERTIFICATE

I certify that the information in this application is true and complete, that I am applying for repeal of this Plan of Subdivision with the full knowledge and consent of all persons with legal interest, including mortgagees, in the lands affected by the repeal and that these persons have co-signed this application.

Signature of owner/agent Date

Co-Signer Date

Co-Signers Date

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SCHEDULE "F"

REPEAL OF A SUBDIVISION

Plan of Subdivision or Instrument of Subdivision

PURSUANT TO SECTION 113 OF THE *PLANNING ACT*

Name of Owner(s) _____

Name of Subdivision _____

Location _____

Surveyor _____ Date of Plan _____

Date of Approval of the Subdivision _____

Being Registration # _____ at the Registry of Deeds.

THIS PLAN OF SUBDIVISION IS REPEALED

Entire Plan or Instrument or only Lots # _____

Dated at _____ in the Municipality of _____,

Province of Nova Scotia, this _____ day of _____, _____.

Development Officer

Please note: Any lot or parcel created by this repeal may not be eligible for development.