

# Inverness County Subdivision By-law Schedules

*This document has been prepared for convenience only and includes the Ministerial modifications which accompanied the approval of the Minister of Municipal Affairs on July 15, 1998. Amendments made after this approval date may not necessarily be included and for accurate reference, recourse should be made to the original documents.*

## Schedule "A": Application for Subdivision Approval

## Schedule "B": Lot Size Requirements

TYPE OF LOT	DIMENSIONAL REQUIREMENTS	
	Frontage	Area
Lots not serviced by central water and sewer services	6 metres (19.7 feet)	2694 square metres (29,000 square feet) having dimensions that would permit the lot to contain a 30 metre (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 metre (147.6 foot) diameter circle within its boundaries.		

Lots serviced only by a central water system	6 metres (19.7 feet)	2694 square metres (29,000 square feet) having dimensions that would permit the lot to contain a 30 metre (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 metre (147.6 foot) diameter circle within its boundaries		

Lots serviced only by a central sewer service	22 metres (72.2 feet)	929 square metres (10,000 square feet) having dimensions that would permit it to contain a 15 metre (49.2) foot diameter
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		circle
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Lots serviced with both central water and sewer services	15 metres (49.2 feet)	465 square metres (5,005.3 square feet) having dimensions that would permit it to contain a 15 metre (49.2) foot diameter circle
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**Schedule "C": Notice of Approval of a Plan of Subdivision  
in Accordance with Subsections 110(4) and 110(5) of the *Planning Act***

Name of Owner(s)

Name of Subdivision

Location

Date of Approval For Lot(s)

Surveyor Date of Plan

Dated this day of

, 19\_Development Officer

Plan of Subdivision filed in the Registry of Deeds as Plan #

Dated this day of

, 19

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": Application for Repeal of a Plan 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 APPROVED PLAN OF SUBDIVISION SOUGHT TO BE REPEALED**

Name of applicant for subdivision approval

Location Rural Mun./Town

The Plan of 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.

q 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 "E": Repeal of a Plan 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 Plan of Subdivision \_\_\_\_\_

Being Plan # \_\_\_\_\_ at the Registry of Deeds.

### **THIS PLAN OF SUBDIVISION IS REPEALED**

Dated at \_\_\_\_\_ in the ,

Province of Nova Scotia, this day of ,19\_\_\_\_.

Development Officer

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## **Schedule "F-1": Letter of Undertaking - Owner**

### *Confirmation of Commitment by Owner*

Whereas the *Planning Act*, RSNS, Chapter 46, hereinafter referred to as the *Act* applies to the subdivision of land:

And Whereas professional engineers are required by their statutes, regulations and by-laws to ensure the general public of competent standards and ethical conduct in the design of roads;

And Whereas Parts C and D of the Subdivision By-law made pursuant to the *Act*, requires the professional engineer to design roads in conformance with minimum standards of the Municipality with sufficient drawings and documents to show these standards have been met;

And Whereas Parts C and D of the Subdivision By-law requires that these roads be inspected at interval appropriate to the stage of construction to determine general compliance with the design drawings accepted by the Municipality and all revisions thereto;

I, the subdivider, submit this Letter of Undertaking:

To: The Development Officer

Date:

Rural Cape Breton District Planning Commission

P.O. Box 2200, 32 Paint Street

Port Hawkesbury, NS B0E 2V0

Dear

Re: Location of Subdivision File Number

The undersigned has retained a Professional Engineer to undertake, as required in Sections C and D of the Subdivision By-law, the Field Review of Road Construction and have attached to this Letter of Undertaking, the Field Review of Construction Inspection Commitment Certificate completed by said Professional Engineer.

I therefore appoint as the Professional Engineer to coordinate the Field Review of Road Construction.

I will notify the Development Officer if the Professional Engineer coordinating the Field Review of Road Construction is terminated at anytime during the construction and shall retain another Professional Engineer immediately so that the Field Review of Road Construction will continue uninterrupted.

Name Signature

Address

Postal Code

Telephone Fax

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# Schedule "F-2": Letter of Undertaking - Engineer

## *Field Review of Construction*

### *Inspection Commitment Certificate*

Whereas the *Planning Act*, RSNS, Chapter 46, hereinafter referred to as the *Act* applies to the subdivision of land:

And Whereas professional engineers are required by their statutes, regulations and by-laws to ensure the general public of competent standards and ethical conduct in the design of roads;

And Whereas Parts C and D of the Subdivision By-law made pursuant to the *Act*, requires the professional engineer to design roads in conformance with minimum standards of the Municipality with sufficient drawings and documents to show these standards have been met;

And Whereas Parts C and D of the Subdivision By-law requires that these roads be inspected at interval appropriate to the stage of construction to determine general compliance with the design drawings accepted by the Municipality and all revisions thereto;

To: The Development Officer

Date:

Rural Cape Breton District Planning Commission

P.O. Box 2200, 32 Paint Street

Port Hawkesbury, NS B0E 2V0

Dear

Re:

Location of Subdivision File Number

This is to advise that I am the Professional Engineer retained by the subdivider as prime consultant to coordinate the Field Review of Road Construction for the above referenced project. I hereby certify as professional engineer and prime consultant for this project that I will coordinate and perform the Field Review of Road Construction.

I also certify that: 1) I will coordinate the review of plans and drawings; 2) I will coordinate the review of any changes to the design documents; and 3) I will complete the Certification of Field Review of Road Construction and return it to the Development Officer prior to receiving Final Subdivision Approval.

Please be advised that I may delegate some or all of my duties associated with the coordination of the Field Review of Road Construction to another person employed by me or my firm where it is consistent with prudent professional practice to do so. The functions will however be performed under my supervision in accordance with the *Engineering Profession Act*.

The undersigned undertakes to notify the Development Officer in writing as soon as practical, but not later than 72 hours, if the contract for the Field Review of Road Construction is terminated at any time during the construction.

Name Signature

Print Name of Firm or Company

Address

Postal Code

Telephone Fax Seal

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## **Schedule "G": Certification of Field Review of Road Construction**

Note: this letter must be signed by a Professional Engineer in accordance with Provincial Legislation and must be submitted after completion of the road but prior to Final Subdivision Approval is granted.

To: The Development Officer

Date:

Rural Cape Breton District Planning Commission

P.O. Box 2200

32 Paint Street

Port Hawkesbury, NS B0E 2V0

Dear

Re:

Location of Subdivision File Number

I hereby certify that I have fulfilled my obligations for Field Review of Road Construction as defined in the Letter of Undertaking and the Inspection Commitment Certificate, and advise that I have reviewed the works at intervals appropriate, to determine general compliance with the design and all revisions thereto as accepted by the Development Officer.

Name Signature

Print Name of Firm or Company

Address

Postal Code

Telephone Fax Seal

