

Subdivision By-law Summary

General Rules for Land Use

- All properties must be next to a public street.
- If there's a land use by-law, all properties must follow its rules.
- Certain sections don't apply unless the by-law allows development on the lots.
- Water frontage is the straight-line distance between where lot lines meet a watercourse.
- For islands without public streets, each lot must have at least 6 meters of water frontage.
- The development officer can approve changes to lot boundaries under specific conditions.
- If the proposed lot isn't surveyed, it must follow certain guidelines.
- If a permanent structure encroaches on nearby land, the development officer may approve changes to address the encroachment.
- Lots with more than one main building before August 6, 1984, can be subdivided with certain conditions.
- Lots can't be subdivided to create dimensions less than 6 meters by 6 meters.
- All proposed lots must fit a circle with a diameter equal to the minimum required lot frontage.

Public Streets

- Municipal public streets need approval from an engineer.
- If a public street connects with a provincial one, the Department of Transportation must approve the intersection.

Preliminary Plans of Subdivision

- Those planning to subdivide land can submit a preliminary plan, including ownership details, location, lot dimensions, and other necessary information.

Concept Plans

- Phased subdivisions may require a concept plan showing streets, open spaces, existing development, and more.

Tentative Plans of Subdivision

- Tentative plans must be clear, including details like lot dimensions, locations of buildings, and services. The development officer reviews and approves them.

Final Plans of Subdivision

- Subdividers must submit a final plan with detailed information, including land details, lot dimensions, existing structures, and more.
- The development officer reviews and approves the final plan.

Repeal of a Subdivision

- A process exists to repeal the approval of a subdivision.
- Certain conditions apply, and the development officer handles the process.