

SUBDIVISION BY-LAW - CHESTER MUNICIPALITY

A summary of the principle features - June 2000

- **ADMINISTRATION** - The By-law is administered by the Municipal Development Officer appointed by Council
- **SCOPE** - Any division or consolidation of land requires approval if the resulting lots are less than 25 acres (approx 10 ha.) in area.
- **CONTENT**- Besides setting out the approval procedures, the Subdivision By-law covers four general topics: survey plans, lot sizes, access to lots, and the supply of municipal services, as follows:

A) SURVEY PLANS

- I) New lots smaller than 25 acres must be surveyed. (It is possible to avoid a survey in some circumstances).
- II) Money can be saved by submitting a rough sketch of the lot for review and testing before having it surveyed.

B) LOT SIZES

- I) In general, new lots can be any size (see #V below).
- II) New lots with on-site sewage disposal must have an area of at least 2700 sq. metres (29,063 sq.ft.), a width of at least 37 metres (approx 121 ft.), and be tested for sewage disposal suitability by a qualified person. On-site sewage lots near a watercourse must be at least 3716 sq. metres (40,000 sq. ft.) in area and be at least 45 metres (approx 148 ft.) wide.
- III) Additions to existing lots can be any size
- IV) Existing lots of any size can be consolidated into one
- V) Lot sizes in the Chester Village area are set by the Land Use By-law (Zoning By-law) depending on location and proposed use of the land.
- VI) Lot sizes where there is a central sewer must have at least 5,000 square feet area and 50 foot width.*

C) ACCESS

- I) Lots on a Public Highway must have at least 20 feet of frontage and meet the stopping sight distance requirements of the Dept. of Transportation and Public Works, or the Municipal Engineer, depending on the location.
- II) Lots on a "Private Road" must have at least 20 feet frontage; the private road right-of-way must be at least 20 metres (65.6 ft.) wide; and the intersection of the private road with a public street must be approved. If there are more than six lots involved, there are requirements for proper road design and for basic road construction.
- III) Lots on an existing "Schedule B Road" must have at least 20 feet of frontage on a privately-owned right-of-way 20 feet wide which has been listed on Schedule B in the By-law
- IV) Islands - where there is no Public Highway on the island, each lot must have 20 feet of water frontage or a 20 foot right of way to the water
- V) Reduced access - Any piece of land existing on 01 August, 1987 can be divided into two with no regard for the access.
- VI) Lots with multiple owners - where there is joint tenancy or tenancy in common before 1 January 2000, the lot can be divided among the owners with no regard for the access.

D. MUNICIPAL SERVICES

- 1) Roads, central sewer systems, or central water systems are required in some cases. They must either be built to the municipal standard or be guaranteed by posting a performance bond.
- 2) Land for Public Open Space, or some equivalent value instead of land must be given to the Municipality for recreation purposes whenever a new vacant lot is created.

For further information, please contact THE DEVELOPMENT OFFICER, Planning Department, Municipality of the District of Chester, 186 Central Street, PO Box 20, Chester, NS B0J 1J0. Phone 902-275-2599, FAX 902-275-2598.