

BY-LAW #505
TOWN OF OROMOCTO SUBDIVISION BY-LAW

BE IT ENACTED By the Council of the Town of Oromocto, under the authority vested in it by of the *Community Planning c.19*, under Section 74 as follows:

1.0 DEFINITIONS

In this By-law,

“act” means the *Community Planning Act* including any amendments thereto.

“active transportation facilities” means modes of transportation that are self-propelled, including but not limited to: walking, cycling, wheeling, snowshoeing and skiing and may include trails, sidewalks and pedestrian walkways, and multi-use paths.

“advisory committee” means the Town of Oromocto Planning Advisory Committee.

“agreement” means a formal agreement entered into between the Town of Oromocto and the Owner regarding the development of a specific parcel of land.

“approval” means the approval of the Development Officer, Council (where applicable), and the Town of Oromocto Fire, Recreation and Tourism (where applicable), Engineering and Public Works Departments, as well as Provincial government agencies where applicable, including but not limited to: the New Brunswick Department of Transportation and Infrastructure, the New Brunswick Department of Justice and Public Safety, the New Brunswick Department of Environment and Local Government, and the NB 9-1-1 Bureau.

“as-built drawings” means the stamped engineering drawings prepared following completion of construction that shows the location and critical information regarding infrastructure installed, constructed, repaired or extended as part of the development.

“Consultant/Engineer” means a Professional Engineer or firm licensed to practice in the Province of New Brunswick.

“Council” means the duly elected Council of the Town of Oromocto.

“developer” means a person seeking approval of a subdivision or a person who enters into an agreement under this By-law.

“development officer” means the Planning Director or their delegate, under the *Community Planning Act*.

“Director” means the Planning Director for the Town of Oromocto.

“drainage agreement” means the contract entered between the Town of Oromocto and the Developer for the construction and ongoing maintenance of drainage swales and ditches throughout the subdivision. This agreement will be binding on all subsequent Owners or successors in title, by virtue of it being registered in the N.B. Registry Office as an encumbrance on the property.

“drainage facility” means a feature that controls the drainage of stormwater in a subdivision including, but not limited to, swales, french drains, dry wells, artificial ponds or streams, and the contouring of land to direct stormwater to other containment features.

“easement” means an interest in land owned by another that entitles its holder to a specific limited use or enjoyment.

“Engineering Department” means the Town of Oromocto Engineering and Public Works Department.

“engineering drawing” means a plan stamped, signed, and dated by a Professional Engineer licensed to practice in the Province of New Brunswick.

“fees” means the fees outlined in this By-law made payable to the Town of Oromocto upon submission of a Tentative Subdivision Plan application.

This instrument purports to be a copy of the original registered or filed in the

Sunbury
County Registry Office
New Brunswick
2024-11-01
date

Exemplaire présenté comme copie conforme à l'instrument enregistré ou déposé au bureau de l'enregistrement du comté de

Sunbury
Nouveau-Brunswick
45492775
number / numéro

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“**infrastructure**” means pipe water, sanitary or storm infrastructure owned and maintained by the Town of Oromocto or the Province.

“**land for public purposes**” means land other than streets for recreation or other use for the enjoyment of the general public, as defined in the *Community Planning Act*.

“**lot**” means a parcel of land or two or more adjoining parcels held by the same owner and used or intended to be used as the site for a building or structure or an appurtenance thereto.

“**Land Surveyor**” means a member in good standing with the Association of New Brunswick Land Surveyors authorized to practice land surveying in the Province of New Brunswick.

“**private**” access means a vehicular access serving a lot(s) otherwise referred as a driveway.

“**registration**” means the filing of a subdivision plan that has been stamped or endorsed by the Development Officer at Service New Brunswick’s Land Registry.

“**right-of-way**” means the portion of land constructed, maintained and reserved for a street or road.

“**services**” means streets, private access, curbing, sidewalks, walkways, streetlights, water and sewer lines, trunk sewer lines, water mains, drainage facilities, lift stations, pumping stations, fire hydrants, culverts, on-site wells, on-site septic systems, and any other service or infrastructure deemed necessary by the Town of Oromocto and/or relevant Provincial government agencies to serve lots within the subdivision.

“**specifications**” means the Town of Oromocto general specifications for the development of Town roads and infrastructure.

“**subdivide**” means the division of a parcel of land into two or more parcels, the consolidation of one or more parcels or the change in a parcel boundary.

“**traffic authority**” means the Town of Oromocto or the New Brunswick Department of Transportation and Infrastructure.

“**turnaround facilities**” means a bulb at the terminus of a cul-de-sac with a minimum 20m turning radius.

“**Type 1 Subdivision**” means a subdivision of land that does not involve the construction or extension of a street.

“**Type 2 Subdivision**” means a subdivision of land that involves the construction or extension of a street.

“**utility**” means a service provided to the public by a public utility.

“**vesting**” means the transfer of ownership from the developer to the Town of Oromocto for land, infrastructure, and other interests.

“**width**” means, in relation to a lot:

- a) where the side lot lines are parallel, the distance measured across the lot at right angles to such lines, or
- b) where the side lot lines are not parallel, the distance measured across the lot along a line parallel to a line joining the points at which the side lot lines intersect the limits of the abutting street, such parallel line being drawn through the point at which the line of minimum setback intersects a line from the midpoint of and perpendicular to the line to which it is parallel.

2. SCOPE

This By-law provides for the regulation of subdivision of land in the Town of Oromocto.

3. TENTATIVE SUBDIVISION PLAN

- 1) Any person or corporation seeking approval to subdivide land within the Town shall submit a hard copy or digital copy of:

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- a. Application for Tentative Subdivision Plan approval in accordance with the Act
 - b. An application shall include:
 - i. the location of all existing and proposed natural and artificial features
 - ii. the topography including contours and elevations
 - iii. the information outlined in Section 81(2) of the Act and Schedule 1 of this By-law
 - iv. existing conditions including but not limited to:
 - v. aerial photography
 - vi. utilities and local government service easement(s)
 - vii. flood level information for watercourses and wetlands
 - viii. A copy of the Tentative Subdivision Plan including the layout of lots, blocks, parcels, and accesses
 - ix. Any additional supporting documentation deemed necessary by the Development Officer.
 - c. The Tentative Plan shall be drawn to a scale and size approved by the development officer, and as many hard copies as required by the development officer shall be submitted.
- 2) Approval of a Tentative Plan shall only be granted by the Development Officer after the following steps have been completed:
- a. Applicable Town Departments (e.g.: Fire, Engineering and Public Works, Recreation and Tourism) and Provincial government agencies (e.g.: NB 9-1-1 Bureau, New Brunswick Department of Justice and Public Safety, New Brunswick Department of Environment and Local Government, Department of Transportation and Infrastructure, etc.) review and approves the Tentative Subdivision Plan.
 - b. Subdivisions proposed on a lot that totals 30 hectares or more in lot size, may be subject to the province's environmental assessment process. A Tentative Subdivision Plan for a subdivision of 30 or more hectares must be accompanied by the appropriate Provincial approval.
 - c. The Development Officer confirms the Tentative Plan conforms with the applicable policies of the Town of Oromocto Municipal Plan and regulations of the Town of Oromocto Zoning By-law.
- 3) In the case of a Type 2 Tentative Subdivision Plan, the Planning Advisory Committee (PAC) recommends approval of proposed streets with the following considerations:
- a. The topography of the land proposed for subdivision;
 - b. The creation of lots suitable for the intended use thereof;
 - c. Ensuring that street intersections are at a right angle (or as nearly as possible);
 - d. The provision of convenient access to the proposed subdivision and lots within; and
 - e. The provision of convenient further subdivision of land within the subdivision or adjoining land.
- 4) In the case of a Type 2 Tentative Subdivision Plan, where Oromocto Town Council has granted approval in line with the recommendation of Advisory Committee of the Tentative Subdivision Plan and has approved the location of the proposed streets and/or Land for Public Purposes, and is of the opinion that:
- a. The Developer has made satisfactory arrangements for providing proposed streets and services, including securing approval of applicable Town Departments (e.g.: Fire, Engineering and Public Works) and Provincial government agencies (e.g.: New Brunswick Department of Justice and Public Safety, New Brunswick Department of Environment and Local Government, Department of Transportation and Infrastructure, etc.);

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- b. The Developer has made satisfactory arrangements for providing required land for public purposes, including securing the approval of the Town Recreation and Tourism Department;
 - c. The Developer has made satisfactory arrangements to enter into an agreement with Council to comply with the requirements of paragraph (a), and (b); and
 - i. Deposits with the Town a sum sufficient to cover the cost of required streets and services, and land for public purposes; or
 - i. Delivers to the Town a performance bond acceptable to Council in an amount sufficient to cover the cost of required streets and services, and land for public purposes.
- 5) The Development Officer shall not recommend approval of a Tentative Plan if, in their opinion, and the opinion of the Planning Advisory Committee:
- a. the land is not suited to the purpose for which it is intended or may not reasonably be expected to be used for that purpose within a reasonable time after the subdivision plan is approved;
 - b. the proposed manner of subdividing will prejudice the possibility of further subdividing the land or the convenient subdividing of adjoining land; and/or
 - c. the Tentative Subdivision Plan contravenes the Act, other provincial legislation, or municipal by-laws.
 - d. the Tentative Subdivision Plan does not obtain the approval of applicable Town Departments (e.g.: Fire, Engineering and Public Works, Recreation and Tourism) and Provincial government agencies (e.g.: NB 9-1-1 Bureau, New Brunswick Department of Justice and Public Safety, New Brunswick Department of Environment and Local Government, Department of Transportation and Infrastructure, etc.).
- 6) The Development Officer's approval of a Tentative Subdivision Plan shall be deemed null and void at the expiration of one (1) year from the day said approval.
- 7) Tentative Subdivision Plan detailed requirements can be found in Schedule 1.

4. SUBDIVISION PLAN

- 1) After approval or exemption of the Tentative Plan, a request for Subdivision Plan approval shall be submitted to the Development Officer, along with four (4) paper copies and a digital Adobe PDF copy of the Subdivision Plan prepared in accordance with the following requirements:
- a. Consistent with the approved Tentative Subdivision Plan;
 - b. Containing details outlined in Section 84(3) of the Act and Schedule 2 of this By-law, where applicable.
 - c. Marked "Subdivision Plan";
 - d. Signed by the owner of the land in the subdivision or a person who is an authorized agent of the owner with a copy of a written authorization of the owner;
 - e. Certified as correct and sealed by a New Brunswick Land Surveyor;
 - f. Drawn to a scale and size approved by the Development Officer
- 2) The Development Officer shall not approve a Subdivision Plan until the following steps have been completed, where applicable:
- a. Development Officer issued Tentative Subdivision Plan approval;
 - b. The Town Engineer and/or applicable Provincial government agency (e.g.: New Brunswick Department of Justice and Public Safety, New Brunswick Department of Environment and Local Government, Department of Transportation and Infrastructure) issued approval of Engineering construction drawings, details, construction cost estimates and design briefs;

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- c. Securities have been submitted to the Town to the satisfaction of the Planning and Compliance Department, and Engineering & Public Works Department;
- d. The following agreements between the Developer and the Town have been signed and executed in accordance with Town of Oromocto Subdivision Development Manual requirements:
 - i. Consultant Agreement;
 - ii. Developer Agreement;
 - iii. Works and Services Agreement; and
 - iv. Drainage Agreement.
- e. The Development Officer has received a cheque from the Developer payable to Service New Brunswick to cover the full cost of Drainage Agreement and Subdivision Plan registration;
- f. The Development Officer has received a certificate(s) of Registered Ownership of Subdivision lands and solicitors' undertaking where applicable;
- g. The Developer has submitted proof of insurance to the satisfaction of the Town Engineer;
- h. A Certificate of Provisional Acceptance has been issued by the Town;
- i. The Town Clerk has assented the Subdivision Plan; and
- j. Pre-construction requirements have been completed by the Developer in accordance with Town of Oromocto Municipal Specification requirements.

5. SERVICED SUBDIVISIONS

The following provisions apply to subdivisions serviced by Town water, sanitary or storm sewer infrastructure:

1) STREETS AND SERVICES

- a. The Developer shall engage, at their own expense, the services of a Consultant Engineer acceptable to the Town, whenever the proposed subdivision requires the construction of streets and services.
- b. Unless indicated otherwise by the Traffic Authority, subdivision streets shall have the following street widths:
 - i. arterial - 30 meters
 - ii. collector minor - 20 meters
 - iii. collector primary - 23 meters
 - iv. local minor - 18 meters
 - v. local primary- 20 metres
- c. Unless indicated otherwise by the Traffic Authority, all subdivision streets shall include turnaround facilities, concrete curb and gutter, asphalt surfacing, street lighting, landscaping, and active transportation facilities designed and constructed in accordance with the latest edition of the Town of Oromocto Municipal Specification.
- d. Unless indicated otherwise by the appropriate Traffic Authority, a subdivision street that is intended to be extended in a future phase of the subdivision plan, shall include a temporary turnaround that extends from the end of the portion of the street that is part of the approved Tentative Subdivision Plan.
- e. Unless otherwise indicated otherwise by the Traffic Authority, the Consultant/Engineer shall complete all engineering drawings, calculations, construction supervision and inspections related to subdivision streets (including turnaround facilities, curb and gutter, asphalt surfacing, street lighting, landscaping, sidewalks and/or multi-purpose trails) in

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accordance with the latest edition of the Town of Oromocto Municipal Specifications and to the satisfaction of the Town Engineer.

- f. Names of streets in a subdivision are subject to the recommendation of the NB 9-1-1 Bureau, Town of Oromocto street naming policy and Council approval with the recommendation of the Planning Advisory Committee.
 - g. Every lot in a subdivision shall be individually fully serviced with separate laterals connected to municipal water mains, sanitary and storm sewer mains designed and constructed in accordance with the latest edition of the Town of Oromocto Municipal Specifications and to the satisfaction of the Town Engineer.
 - h. Where a lot is connected to municipal water, sanitary and storm sewer services:
 - i. The Consultant Engineer shall complete all engineering drawings, calculations, construction supervision and inspection of infrastructure and services in accordance with the latest edition of the Town of Oromocto Municipal Specifications and to the satisfaction of the Town Engineer; and
 - ii. Where the subdivision utilizes the Town's existing infrastructure and services paid for by the Town, the Developer shall contribute to the cost in accordance with the criteria set out in the Town's Development Charge By-law and to the satisfaction of the Town Engineer.
 - i. The developer is responsible for the entire cost of construction of streets and services within the subdivision. Upgrades to existing streets and services may be required as a condition of approval of a Subdivision Plan. The subdivider is responsible for the entire cost of the upgrades that may be required.
 - j. The developer shall deliver as-built drawings to the Town's Engineer and where applicable, Provincial government agencies (e.g.: New Brunswick Department of Transportation and Infrastructure, Department of Justice and Public Safety, Department of Environment and Local Government) when street and service construction work has been completed.
 - k. Council reserves the right to ask for a digital video tape inspection of any part of the underground system if deemed necessary by the Town's Engineer.
- 2) LOTS, BLOCKS, AND OTHER PARCELS
- a. Every lot, block and other parcel of land in a subdivision shall abut:
 - i. a street owned by the Crown or the Municipality; or
 - ii. Such other access approved by the Planning advisory Committee as being advisable for the development of land.
 - b. The dimensions and area of a proposed lot are subject to the requirements of the applicable zoning provisions.
 - c. A block in a subdivision:
 - i. shall be at least 120 metres in length
 - ii. shall not be more than 300 metres in length
 - iii. shall have a depth of not less than two lots
 - d. Where a proposed subdivision contains a series of crescents and cul-de-sac, a block may exceed 300 metres in length if:
 - i. active transportation facilities are provided for access or circulation to schools, libraries, playgrounds, or other such facilities, and
 - ii. be approved by the Planning Advisory Committee.

3) LAND FOR PUBLIC PURPOSED

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- a. Subject to this section, as a condition of approval of a subdivision plan, land in the amount of 8 percent of the area of the proposed subdivision, is to be set aside as land for public purposes and so indicated on the plan.
- b. Lands for public purposes shall not include streets intended to be publicly owned, lands required for stormwater management or lands within a required wetland or watercourse buffer.
- c. The location of land for public purposes are subject to the recommendation of the Planning Advisory Committee and approval of Council.
- d. Council may require, in lieu of land set aside under subsection (1), a sum of money to be paid to the Town in the amount of 6 percent of the market value of the land in the proposed subdivision at the time of submission for approval of the subdivision plan, exclusive of streets intended to be publicly- owned.
- e. That all monies received by Council under subsection (4) are to be paid into a special account and shall be invested in authorized trustee investments, to be expended by Council for acquiring or developing lands for public purpose with priority given to lands that would expand or connect active transportation facilities.
- f. Lands for public purposes are not required when a subdivision plan:
 - i. creates a parcel of land solely for the purpose of being assembled with other parcels, or
 - ii. where a subdivision plan alters the boundaries of two or more adjoining parcels, but no new parcels are created.
- g. Where, as a condition of approval of a subdivision plan, land has been set aside under subsection (1) or the provisions of subsection (4) have been satisfied, no further setting aside of land for public purposes or payment of additional sums shall be required as a condition of approval of any further or other subdividing of the land with respect to which the land has been set aside or sum paid.

4) MUNICIPAL FACILITIES

- a. Where a person proposes to subdivide land in such a manner that, pursuant to section 6.1, a street is required to be provided, or municipal water or sewer facilities or both are required to be provided, the Development Officer shall not approve a subdivision plan unless, in the opinion of Council:
 - i. Council will be able, in the foreseeable future, to provide a street, and where required, water and sewer lines or both, to the boundaries of the subdivision, or such person has made satisfactory arrangements for providing such facilities; and
 - ii. Such a person has deposited a sum of money or a performance bond with the municipality or has entered into an agreement with council that is binding on his heirs, successors and assigns to pay the cost of facilities required within the subdivision.

6. UNSERVICED SUBDIVISIONS

The following provisions apply to subdivisions with on-site water and septic services and accessed by streets owned and maintained by the Province:

1) STREETS

- a. The Developer shall provide confirmation from the appropriate Provincial agency that any streets proposed as part of the subdivision are designed to the appropriate Province specification.

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- b. Unless indicated otherwise by the appropriate Provincial agency, a subdivision street that is intended to be extended in a future phase of the subdivision plan, shall include a temporary turnaround that extends from the end of the portion of the street that is part of the approved Tentative Subdivision Plan.
 - c. Unless otherwise indicated by the appropriate Provincial agency, the Consultant/Engineer shall complete all engineering drawings, calculations, construction supervision and inspections related to subdivision streets in accordance with the latest edition of the Provincial Specifications.
 - d. Names of streets in a subdivision are subject to the recommendation of the NB 9-1-1 Bureau, Town of Oromocto street naming policy and Council approval with the recommendation of the Planning Advisory Committee.
 - e. Every lot in a subdivision shall be serviced by individual or communal on-site water and septic services designed and constructed to the satisfaction of the applicable Provincial government approval authority (e.g.: New Brunswick Department of Justice and Public Safety, New Brunswick Department of Environment and Local Government).
 - f. The developer is responsible for the entire cost of construction of streets and services within the subdivision. Upgrades to existing streets and services may be required as a condition of approval of a Subdivision Plan. The subdivider is responsible for the entire cost of the upgrades that may be required.
 - g. The developer shall deliver as-built drawings to the Town's Engineer and where applicable, Provincial government agencies (e.g.: New Brunswick Department of Transportation and Infrastructure, Department of Justice and Public Safety, Department of Environment and Local Government) when street and service construction work has been completed.
- 2) LOTS, BLOCKS AND OTHER PARCELS
- a. Every lot, block and other parcel of land in a subdivision shall abut:
 - i. A street owned by the Crown; or
 - ii. Such other access approved by the Planning advisory Committee as being advisable for the development of land.
 - b. The dimensions and area of a proposed lot are subject to the requirements of the applicable zoning provisions.
 - c. A block in a subdivision with on-site water and septic services: shall not be more than 300 metres in length.
 - d. Where a proposed subdivision contains a series of crescents and cul-de-sac, a block may exceed 300 metres in length if approved by the Planning Advisory Committee.
- 3) LAND FOR PUBLIC PURPOSES
- a. Subject to this section, as a condition of approval of a subdivision plan, in lieu of land set aside under section X of the *Community Planning Act*, a sum of money shall be paid to the Town in the amount of 6 percent of the market value of land in the proposed subdivision at the time of submission for approval of the subdivision plan, exclusive of streets intended to be publicly owned.
 - b. That all monies received by Council under subsection (1) are to be paid into a special account and shall be invested in authorized trustee investments, to be expended by Council for acquiring or developing lands for public purpose with priority given to lands that would expand or connect active transportation facilities.

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- c. Council may, as a condition of approval of a subdivision plan, accept land in the amount of 8 percent of the area of the proposed subdivision, to be set aside as land for public purposes and so indicated on the plan, under the following conditions:
 - i. lands for public purposes shall not include streets intended to be publicly owned, lands required for stormwater management or lands within a required wetland or watercourse buffer.
 - ii. The location of land for public purposes are subject to the recommendation of the Planning Advisory Committee and approval of Council.

- d. Lands for public purposes are not required when a subdivision plan:
 - i. creates a parcel of land solely for the purpose of being assembled with other parcels, or
 - ii. where a subdivision plan alters the boundaries of two or more adjoining parcels, but no new parcels are created.

- e. Where, as a condition of approval of a subdivision plan, subsections (1) and (3), have been satisfied, no further setting aside of land for public purposes or payment of additional sums shall be required as a condition of approval of any further or other subdividing of the land with respect to which the land has been set aside or sum paid.

7. FEES

1) APPLICATION FEES

A non-refundable fee of \$20, plus an additional fee of \$5 per lot for subdivisions in excess of four lots.

2) OTHER FEES

- a. Stamping of Subdivision Plans - \$100
- b. Application that requires the approval of Planning Advisory Committee - \$250

3) FORMS OF PAYMENT

- a. Fees are payable in cash, debit/credit or cheque payable to the Town of Oromocto.
- b. Fees must accompany applications for subdivision.

8. REPEAL OR PREVIOUS BY-LAW

By-law No. 305 "A Subdivision By-law", read the third time and enacted on September 23, 1992, and all amendments thereto is hereby repealed.

READ FIRST TIME BY TITLE ONLY:

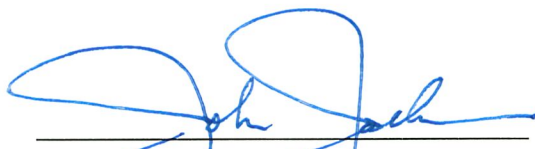
19 SPETEMBER 2024

READ SECOND TIME IN ITS ENTIRETY:

19 SEPTEMBER 2024

READ THIRD TIME BY TITLE ONLY FOR ENACTMENT:

17 OCTOBER 2024



John Jackson
Chief Administrative Officer / Town Clerk



Robert Powell
Mayor



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SCHEDULE 1 - TENTATIVE SUBDIVISION PLAN DETAILED REQUIREMENTS

Pursuant to Section 81 of the Community Planning Act, a Tentative Plan shall be marked "Tentative Plan" and show the following, where applicable:

1. The proposed name of the proposed subdivision;
2. The boundaries of that part of the plan to be approved, marked by a black line of greater weight than all other lines on the diagram of the plan;
3. The locations, widths and names of existing streets on which the proposed subdivision abuts and the locations, widths and proposed names of the proposed streets in the subdivision;
4. The approximate dimensions and layouts of the proposed lots, blocks, land for public purposes and other parcels of land and the purposes for which they are to be used;
5. The nature, location and dimensions of any existing restrictive covenant, easement or right-of-way affecting the land proposed to be subdivided and of an easement intended to be granted within the proposed subdivision;
6. Any natural and artificial features, including buildings, railways, highways, watercourses, drainage ditches, swamps and wooded areas within or adjacent to the land proposed to be subdivided;
7. The availability and nature of domestic water supplies;
8. The nature and porosity of the soil;
9. Any contours or elevations necessary to determine the grade of the streets and the drainage of the land;
10. The services that are or will be provided by the local government to the land proposed to be subdivided;
11. If necessary to locate the proposed subdivision in relation to existing streets and prominent natural features, a small key plan acceptable to the development officer showing the location;
12. Any plans for landscaping and tree planting;
13. The proposed location of every building; and
14. Any further information required by the development officer to assure compliance with the subdivision by-law.

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SCHEDULE 2 - SUBDIVISION PLAN DETAILED REQUIREMENTS

Pursuant to Section 84 of the Community Planning Act:

1. A subdivision plan shall be drawn:
 - a. to a scale having a ratio of one to 1,000, except if, in the opinion of the development officer, a ratio of one to 500, one to 2,000 or one to 5,000 is more practical;
 - b. on one of the following sizes of material:
 - i. 21.5 cm × 35.5 cm,
 - ii. 35.5 cm × 43 cm, or
 - iii. 50 to 75 cm × 50 cm to 100 cm,
 - c. in a manner that the space left on the face of the plan for the approval of the development officer, an assent of the Minister of Transportation and Infrastructure or a council and the particulars of filing in the land registration office is acceptable to the development officer with respect to adequacy and location.
2. A subdivision plan shall set out the following:
 - a. in the title block:
 - i. the name of the subdivision;
 - ii. if required by the development officer, the name of a street to which the subdivision has access,
 - iii. the local government or parish, and the county and province in which the land is located, and
 - iv. the scale and date of the survey;
 - b. the name of the owner of the land and the details of registration of the deed or deeds of the land;
 - c. the north point of the plan, indicated by an arrow oriented other than toward the lower edge of the plan or extension of the plan;
 - d. the distances from, and the relation to, existing survey monuments and markers;
 - e. the boundaries of that part of the plan to be approved marked by a black line of greater weight than all other lines on the diagram of the plan;
 - f. the area of land to be vested in the local government as streets, indicated by the names of the streets and, in smaller print immediately below each name, the word "public" and, if a portion only of the street shown on the plan is to be so indicated, the portion is to be denoted by a line drawn across and at right angles to the street at each terminus thereof identified by an arrow;
 - g. the area of land to be vested in the local government as future streets, indicated by the words "future street";
 - h. the area of land to be conveyed as land for public purposes, indicated by the words "land for public purposes";
 - i. the area of land with respect to which easements are to be granted, indicated by words describing the purpose of the easement;
 - j. the boundaries of streets and other parcels of land by means of solid black lines, as well as azimuths and distances and the radii, central angles and arcs of the boundaries for circular curves;

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- k. the location, dimensions and names of streets abutting the subdivision;
- l. the nature, location and dimensions of an existing restrictive covenant, easement or right-of-way;
- m. any numbers and letters necessary to accurately identify each lot or other parcel of land and, if available, the civic number of the lot or parcel;
- n. the location and description of legal survey monuments;
- o. any applicable proposed street boundary and/or building line;
- p. a building line or set-back affecting the subdivision; and
- q. the location of the proposed subdivision in relation to existing streets or prominent natural features on a small key plan drawn to a scale having a ratio of not less than one to 20,000.