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Nancy Chisholm
Registrar-Conservateur
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VILLAGE OF STANLEY

**BY-LAW NO. L-3A
SUBDIVISION BY-LAW
June 15th, 2015**

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The Council of the Village of Stanley, under authority vested in it by Section 42 of the *Community Planning Act*, enacts as follows:

SECTION 1: TITLE

1. (1) This By-Law may be cited as the “Village of Stanley Subdivision By-Law L-3A” and it hereby repeals and replaces the former Subdivision By-Law L-3 and all amendments thereto.

SECTION 2: SCOPE and POLICY

2. (1) This By-law provides for regulation of the subdividing of land in the Village of Stanley. An approval of a subdivision plan shall not constitute a warranty or representation that the land is suited or can economically be suited to the purpose for which it is intended and, without restricting the generality of the foregoing, shall not constitute a warranty or representation that the land is suitable or can economically be made suitable for any manner of on-site sewage disposal, or that a drilled water well will discover water in quantity and quality suitable for any required use on the site or lot within the subdivision.

SECTION 3: DEFINITIONS

3. In this By-Law:

“Advisory Committee” means the Planning Review Adjustment Committee (PRAC) of Regional Service Commission 11;

“Council” means the Mayor and Councillors of the Village of Stanley;

“developer” means an individual or corporation seeking to obtain the approval of a subdivision plan, or who enters into a subdivision agreement with the Village;

“Development Officer” means the development officer as defined in the *Community Planning Act*;

“gradient” means the degree of rise or descent of a street;

“local street” means a street designed primarily for access to residential lots or other abutting property;

“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 thereof;

“municipality” means the Village of Stanley;

“Regional Service Commission” means the Regional Service Commission 11, which was established per Regulation 2012-91 under the *Regional Service Delivery Act*;

“subdivider” means an individual or corporation seeking to obtain the approval of a subdivision plan, or who enters into a subdivision agreement with the Village;

“Subdivision Type 1” means a subdivision which is not defined as a Subdivision Type 2;

“Subdivision Type 2” means a subdivision that requires:

- (i) the development of one or more streets, or;
- (ii) a form of access other than a street as may be approved by the advisory committee as being advisable for the development of land;

“Village” means the Village of Stanley;

“Water Supply Assessment Guidelines” means *Water Supply Assessment Guidelines for Subdivisions Served by Individual Private Wells* adopted by the Regional Service Commission 11 – Planning and Development Division; and

“width” means, in relation to a lot:

- (i) where the side lot lines are parallel, the distance measured across the lot at right angles to such lines, or
- (ii) 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 set-back (required by By-Law or regulation) intersects a line from the mid-point of and perpendicular to the line to which it is parallel.

SECTION 4: INTERPRETATION

4. (1) The provisions of this By-law are severable. If, for any reason, a provision is held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this By-law.

(2) All numerical measurements in this By-law are provided in metric units.

(3) Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Building By-law or any other By-law of the Village in force from time to time, or the obligation to obtain any license, permit, authority of approval required under any By-law of the Village or Act or Regulation of the Provincial or Federal Government. In the event of conflict between this By-law and any other Act or Regulation, the most restrictive obligation shall prevail.

SECTION 5: REQUIREMENTS OF A TENTATIVE PLAN

5. (1) Unless exempted by the Development Officer in accordance with the provisions of section 44(1) of the *Community Planning Act*, a person seeking approval of a subdivision plan shall submit to the Development Officer a written application for approval of a tentative plan on the appropriate form, and as many copies of the tentative plan as such officer requires, drawn to the scale and size required for a subdivision plan.

(2) A tentative subdivision plan shall be clearly marked "TENTATIVE PLAN" and in accordance with Section 49(2) of the *Community Planning Act* shall show:

- a) the proposed name of the proposed subdivision;
- b) the boundaries of that part of the plan sought to be approved marked by a black line of greater line weight than all other lines on the diagram of the plan;
- c) 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 therein;
- d) the approximate dimensions and layouts of the proposed lots, blocks, lands for public purposes and other parcels of land, and the purpose for which they are to be used;
- e) the nature, location and dimensions of any existing restrictive covenant, easement or right-of-way affecting the land proposed to be subdivided, and of any easement intended to be granted within the proposed subdivision;
- f) the location of existing natural and artificial features such as buildings, railways, highways, watercourses, drainage ditches, swamps and wooded areas within or adjacent to the land proposed to be subdivided;
- g) the availability and nature of domestic water supplies;
- h) the nature and porosity of the soil;
- i) such contours or elevations as may be necessary to determine the grade of the streets and the drainage of the land and how stormwater will be managed;
- j) the municipal services available or to be available to the land proposed to be subdivided;
- k) where 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 such location;
- l) plans for landscaping and tree planting;
- m) the proposed location of every building; and,

- n) the approximate location of any stormwater management detention/retention basins;
- o) proposed roadway grades;
- p) any further information required by the development officer to assure compliance with the subdivision by-law.

SECTION 6: PUBLIC STREETS

6. (1) All new public streets shall meet the design and construction standards set out in the provincial Department of Transportation and Infrastructure's *A Guide to Minimum Standards for the Construction of Subdivision Roads and Streets*, unless otherwise stated by the Regional Service Commission 11- Planning and Development Division or by Council.
- (2) All public streets shall have a minimum right-of-way width of 20 metres and shall be constructed within the right-of-way boundaries.
- (3) A cul-de-sac shall not exceed 180 metres in length for lots serviced by a sewer system for public use and shall terminate with a circular area having a radius of 18 metres.
- (4) A cul-de-sac shall not exceed 365 metres in length for unserviced lots and shall terminate with a circular area having a radius of 18 metres.
- (5) The maximum grade on streets shall be eight percent (8%).
- (6) Streets shall be laid out so as to intersect as nearly as possible at right angles, and in no case shall be one street intersect another at an angle of less than 60%.
- (7) Jogged intersections are to be avoided by ensuring intersections on opposite sides of a street are offset by at least 50 metres.
- (8) Reserve strips abutting a street in a proposed subdivision are prohibited, except where such strips are vested in the Village of Stanley.
- (9) Names of streets in a subdivision are subject to the approval of the Department of Public Safety and of the Council.
- (10) All streets shall have a chip sealed minimum surface width of 7.3 metres. The chip sealing shall be performed to the specifications outlined in a Developer's Agreement with Council.
- (11) In arriving at a decision regarding a recommendation with respect to the location of streets in a proposed subdivision, the Advisory Committee shall give consideration to:
- (a) the topography of the land;
 - (b) the provision of lots suitable (by virtue of their slopes, topography, soils, drainage) for the intended use;

(c) the provision of convenient access to the proposed subdivision and to lots within it;
and

(d) the convenient further subdividing of the land or adjoining land. In particular, the Advisory Committee shall ensure that access is reserved to adjacent lands so as not to prejudice and to facilitate the further integrated development of those adjacent lands.

(12) the developer must enter into a Developer's Agreement with Village of Stanley Council that is binding upon heirs, successors and assigns. That the developer deposit with the Clerk sufficient money, bonds or securities to cover fifty (50) percent of the cost for the installation and construction of all services within the subdivision and has given a performance bond or an irrevocable letter of credit with the village sufficient to guarantee the faithful performance of the said agreement.

(13) Confirmation Prior to Final Approval – Prior to final approval, the Regional Service Commission 11 – Planning and Development Division may require confirmation by a New Brunswick Land Surveyor or a qualified professional engineer, as the case may be, that the public street has been constructed in accordance with standards outlined in this By-law.

SECTION 7: PRIVATE STREETS

7. **(1)** Private streets shall be laid out so as to intersect as nearly as possible at right angles.
- (2)** Reserve strips abutting a private street in a proposed subdivision are prohibited, except where such strips are vested in the Village of Stanley.
- (3)** Names of private streets in a subdivision are subject to the approval of the Department of Public Safety and Council.
- (4)** In arriving at a decision regarding a recommendation with respect to the location of private streets in a proposed subdivision, the Advisory Committee shall give consideration to:
- (a)** the topography of the land;
 - (b)** the provision of lots suitable (by virtue of their slopes, topography, soils, drainage) for the intended use;
 - (c)** the provision of convenient access to the proposed subdivision and to lots within it;
and
 - (d)** the convenient further subdividing of the land or adjoining land. In particular, the Advisory Committee shall ensure that access is reserved to adjacent lands so as not to prejudice and to facilitate the further integrated development of those adjacent lands.
- (5)** The developer must enter into a Developer's Agreement with the Council which will be subsequently binding for the property owners on the private street. This agreement will establish all conditions for the initial development, construction and subsequent ownership, management, and

maintenance of the private street by a Road Association or legal agreement. The Road Association or legal agreement must be prepared which will be binding for all purchasers and subsequent owners of residential lots in the subdivisions.

(6) Confirmation Prior to Final Approval – Prior to final approval, the Regional Service Commission 11 - Planning and Development Division may require confirmation by a New Brunswick Land Surveyor or a qualified professional engineer, as the case may be, that the private street has been constructed in accordance with standards outlined in this By-law.

SECTION 8 - LOTS, BLOCKS AND OTHER PARCELS

8. (1) Every lot, block and other parcel of land in a subdivision shall abut:

(a) a street owned by the Crown or the Village; or

(b) such privately-owned street or other access as may be approved by the Advisory Committee as being advisable for the development of the land.

(2) Where a proposed subdivision is to be serviced by both water system for public use and sewer system for public use, every lot or other parcel of land therein shall have and contain:

(a) a width of at least 18 metres;

(b) a depth of at least 30 metres; and

(c) an area of at least 540 square metres.

(3) Where a proposed subdivision is to be serviced by a sewer system for public use but not by a water system for public use, every lot or other parcel of land herein shall have and contain:

(a) a width of at least 23 metres;

(b) a depth of at least 30 metres; and

(c) an area of at least 690 square metres.

(4) Where a proposed subdivision is not to be serviced by a sewer system for public use, every lot or other parcel of land therein shall have and contain:

(a) a width of at least 54 metres;

(b) a depth of at least 38 metres; and

(c) an area of at least 4,000 square metres.

(5) Subject to subsection (6) a block in a subdivision:

(a) shall be at least 120 metres and not more than 240 metres in length; and

(b) shall have a depth of not less than two lots.

(6) Where a proposed subdivision contains a series of crescent and cul-de-sacs, a block may exceed 240 metres in length if pedestrian walkways are provided in the number, location and width considered necessary by the Advisory Committee to provide access or circulation to schools, libraries, playgrounds or similar facilities.

(7) Easements shall be provided where necessary:

(a) at least 5 metres wide for utilities; and

(b) at least 10 metres wide for natural water courses and drainage ditches.

SECTION 9 - LAND FOR PUBLIC PURPOSES

9. **(1)** Subject to this section, as a condition of approval of a subdivision plan, land in the amount of eight (8) percent of the area of the proposed subdivision, exclusive of streets intended to be publicly owned, at such location as may be recommended by the Advisory Committee or otherwise approved by Council, is to be set aside as land for public purposes and so indicated on the plan.

(2) Subsection (1) does not apply to that part of a subdivision plan:

(a) That creates a parcel of land solely for the purposes of:

(i) being assembled with other parcels for later subdivision; or

(ii) being added to a lot on which is located or which is intended as the location of other than a multiple family dwelling; and

(b) That creates a lot:

(i) which abuts a publicly-owned street that on the coming into force of this By-law was paved.

(3) Council may require, in lieu of land set aside under subsection (1), a sum of money be paid to the municipality in the amount of up to eight (8) 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.

(4) Where, as a condition of approval of a subdivision plan, land has been set aside under subsection (1) or the provision of subsection (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 a sum paid.

(5) Nothing in this section shall affect the ability of the applicant and the Village to enter into an agreement providing for the setting aside of part land and part cash-in lieu, provided that the aggregate value to the Village shall not be less than that provided in subsections (1) or (3).

SECTION 10 - MUNICIPAL FACILITIES

10. (1) Where a developer proposes to subdivide land in such manner that pursuant to Section 8 a street is required to be provided, or in such location that 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:

(a) 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 developer has made satisfactory arrangements for providing such facilities; and

(b) such developer has deposited a sum or a performance bond with the village or has entered into an agreement with Council that is binding on his/her heirs, successors and assigns to pay the cost of facilities required within the subdivision.

SECTION 11 – WELL WATER SUPPLIES

11. (1) Water Supply Assessment:

Approval of residential subdivisions will be contingent on reasonable assurances of an adequate quantity and quality of drinking water, as well as measures to protect drinking water sources. In accordance with the Regional Service Commission 11 – Planning and Development Division’s *Water Supply Assessment Guidelines*, the proponent may be required to undertake a water supply assessment to confirm an adequate quantity and quality of water for the proposed development.

SECTION 12 - RESPONSIBILITIES OF THE SUBDIVIDER

12. (1) The developer shall submit a tentative subdivision plan to the Development Officer who will process it, and if it is approved, will instruct the subdivider to submit a final subdivision plan, prepared by a New Brunswick Land Surveyor.

(2) The construction of public streets shall comply with the current edition of the New Brunswick Minimum Standards for Construction of subdivision roads and street as issued by the Department of Transportation and Infrastructure. The subdivider is responsible for the entire cost of construction of streets and services within the subdivision, and engineering inspection services when so determined by the Council. The construction of private streets shall comply with the terms of the *Developer Agreement between the developer and the Village of Stanley*.

(3) If there are new streets, water lines, sanitary sewers or storm sewers involved, plans and profiles of these facilities must be delivered to the Development Officer for approval.

(4) Pursuant to Section 56 of the *Community Planning Act*; Council shall not approve a subdivision plan until the following steps have been taken:

(a) the Advisory Committee has first given approval in principal to the subdivision,

(b) that the Development Officer has approved the plans and profiles for the installation of streets and services and has also approved the materials and types of appurtenances to be installed within the subdivision.

(c) pursuant to Regulation 82-126 under the *Clean Environment Act*, the Department of Environment and Local Government has approved the plans and profiles for the installation of water lines, gate valves, hydrants, storm sewers, sanitary sewers, lift stations and manholes.

(5) Where entry will be gained to a subdivision by means of an existing street or other access, by whomever owned, the person seeking approval of the plan of such subdivision shall make provision to bring the existing access to the same standard as is required for streets within the proposed subdivision.

(6) In all other respects, Subdivision Plans shall conform to the requirements of the *Community Planning Act*.

SECTION 13 - CONDITIONS PRECLUDING APPROVAL OF A SUBDIVISION PLAN

13. (1) Subject to subsection (2), the Development Officer may approve a subdivision plan.

(2) The Development Officer shall not approve a subdivision plan if, in his/her opinion and in the opinion of the Advisory Committee,

(a) the land is not reasonably suited or cannot be economically suited to the purposed for which it is intended or may not reasonably be expected to be used for that purpose within a reasonable time after the plan is approved; or

(b) the proposed manner of subdividing will prejudice the possibility of further subdividing the land or the convenient subdividing of adjoining land.

(3) A person who applies for approval of a tentative plan or examination of documents shall pay the following fee:

(a) Subdivision Type 1 - review and processing of Type 1 subdivision as defined by the *Community Planning Act* - \$200.00 plus \$25.00 per lot and remnant;

- (b) Subdivision Type 2 - review and processing of Type 2 subdivision as defined by the *Community Planning Act* (road or private access) - \$500.00 plus \$50.00 per lot and remnant;
- (c) Reapplication to Planning Review and Adjustment Committee - \$100.00;
- (d) Parcel being added - \$200.00;
- (e) Documents (inspection and stamping of deeds, leases, exemptions, easements, mortgages) - \$100.00;
- (f) Variances – review and processing of applications to vary requirements of the subdivision by-law - \$250.00; and
- (g) Special Planning Review and Adjustment Committee meeting - \$1,000.00

(4) All fees are submitted and payable as follows:

- (a) at the time of application or request, the proponent shall pay the fee as prescribed in Subsection (3);
- (b) payments shall be made to the Regional Service Commission 11; and
- (c) all imposed fees are payable prior to the processing of the application and issuance of the permit, approval or other documentation to which fee applies.

(5) Every application shall be submitted to and processed by the Regional Service Commission 11 – Planning and Development Division.

SECTION 14 – ENFORCEMENT

14. (1) The Development Officer, or any person authorised by Council, has the right to enter at all reasonable times upon any property within his or her jurisdiction for the purpose of making an inspection for the administration or enforcement of a by-law or regulation related the *Community Planning Act*.
- (2) Where a development is undertaken in contravention of this by-law or any of the terms and conditions imposed pursuant thereto, a person authorised by Council may order,
- (a) cessation of the development,
 - (b) alteration of such development so as to remove the contravention,
 - (c) the doing of anything required restoring the land, building, or structure to its condition immediately prior to the undertaking of such development, or

(d) the payment of costs recoverable by the municipality under the terms of this by-law.

(3) For the purpose of enforcement, a person authorized by Council shall act in accordance with sections 93 and 94 of the *Community Planning Act*.

SECTION 15-VARIANCES

15. (1) A person who seeks a variance from the By-law shall address a written signed application in a form acceptable to the Development Officer to the Planning Commission along with applicable fees. Before granting or rejecting a variance, the Planning Commission may carry out such investigations and consultations, as it deems necessary. Approval of a variance may be subject to terms and conditions imposed by the Planning Commission and/or the Village of Stanley Council in accordance with Section 46(1) of the *Community Planning Act*.

This is to certify that By-Law No. L-3A, "Subdivision By-Law" has been enacted by the Village Council of the Village of Stanley and that the said by-law was:

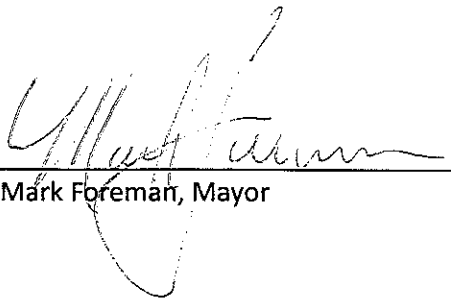
First Reading: May 25, 2015

Second Reading: May 25, 2015

Third Reading: June 15, 2015

This By-Law shall come into full force and take effect and be binding on all persons as of and from the date filed at the Registry Office.

GIVEN under the hands of the Mayor and the Chief Administrative Officer and under corporate seal of the Village of Stanley this 15th day of June, A. D. 2015.



Handwritten signature of Mark Foreman in cursive script, written over a horizontal line.

Mark Foreman, Mayor



Handwritten signature of Bethany Ryan in cursive script, written over a horizontal line.

Bethany Ryan, Village Clerk