

1st Reading April 26/82  
2nd July 26/82

BY-LAW NO. 22

SUBDIVISION BY-LAW

The Council of the Village of Riverside-Albert, under authority vested in it by section 42 of the Community Planning Act, enacts as follows:

Interpretation

1. In this By-law,
  - (a) "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; and
  - (b) "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.

Scope

2. This By-law provides for regulation of the subdividing of land in the municipality.

Streets

3. (1) In a subdivision, unless otherwise stipulated by Council,
  - (a) every street shall have a width of 20 metres;
  - (b) a cul-de-sac shall not exceed 300 metres in length, and shall terminate with a circular area having a radius of 15 metres; and
  - (c) no street may have a gradient in excess of 8 percent.

(2) 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.

(3) Reserve strips abutting a street in a subdivision are prohibited, except where such strips are vested in the municipality.

(4) 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 the relationship between such location and

- (a) the topography of the land;
- (b) the provision of lots suitable for the intended use;
- (c) street intersections and interceptions being as nearly as possible at right angles;
- (d) convenient access to the proposed subdivision and to lots within it; and
- (e) the convenient further subdividing of the land or adjoining land.

(5) Names of streets in a subdivision are subject to the approval of the Advisory Committee.

Lots, Blocks and Other Parcels

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

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

(2) Where a proposed subdivision is to be serviced by both a water system for public use and a 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 (60 feet);
  - (b) a depth of at least 30 metres (100 feet); and
  - (c) an area of at least 555 square metres (6,000 square feet).
- (3) Where a proposed subdivision is to be serviced only 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 23 metres (75 feet);
  - (b) a depth of at least 30 metres (100 feet); and
  - (c) an area of at least 673 square metres (7,500 square feet).
- (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 (180 feet);
  - (b) a depth of at least 73 metres (125 feet); and
  - (c) an area of at least 0.4 hectare (one acre).
- (5) Subject to subsection (4), a block in a subdivision
- (a) shall be at least 130 metres (400 feet) and not more than 300 metres (1,000 feet) long; and
  - (b) shall have a depth of not less than two lots.
- (6) Where a proposed subdivision contains a series of crescents and cul-de-sacs, a block may exceed 300 metres (1,000 feet) in length if pedestrian walkways are provided for access or circulation to schools, libraries, playgrounds or other such facilities.

#### Municipal Facilities

5. Where a person proposes to subdivide land in such manner that pursuant to section 4 a street is required to be provided, or in such location that pursuant to the zoning By-law 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 the 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 person has made satisfactory arrangements for providing such facilities; and

(b) such person has deposited a sum 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.

Conditions Precluding Approval of a Subdivision Plan

6. The development officer shall not approve a subdivision plan if in his opinion and in the opinion of the 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 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.

READ FIRST TIME: April 26/82 ✓

READ SECOND TIME: July 26/82 ✓

READ THIRD TIME AND ENACTED: Sept 27/82 ✓

Nivian Dixon  
CLERK

Harley L. Fingley  
MAYOR

This instrument purports  
to be a copy of the  
original registered or  
filed in the Albert  
County Registry Office NB  
2559381  
number-numéro

Exemplaire présenté comme  
copie conforme à l'instrument  
enregistré ou déposé au  
bureau d'enregistrement du  
comté d'Albert NB  
May 26 2008  
date

## VILLAGE OF RIVERSIDE-ALBERT

### BY-LAW NO. 22 A-1

### SUBDIVISION BY-LAW

#### A BY-LAW IN AMENDMENT OF THE VILLAGE OF RIVERSIDE-ALBERT SUBDIVISION BY-LAW 22

The Village of Riverside-Albert Subdivision By-Law being By-Law Number 22 ordained and passed on the 27<sup>th</sup> day of September, 1982 and filed in the Albert County Registry Office as Number 1c on July 10, 1982 is hereby amended as follows:

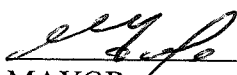
A new Section 7 is added to the By-Law as follows:

- 7.(1) A person proposing to subdivide land shall, at the time of submission of the Tentative Subdivision Plan,:
- A) pay a subdivision application and processing fee of \$250.00;
  - B) where a Subdivision Agreement is required as a condition of approval as provided for in Section 5, a fee of \$500.00 shall be paid; and
  - C) pay a lot fee of \$150.00 for each parcel or lot created by the subdivision.

READ FIRST TIME: February 4, 2008

READ SECOND TIME: February 4, 2008

READ THIRD TIME: March 3, 2008

  
MAYOR

  
VILLAGE CLERK

Alberta Department of  
Solicitors and  
Judicial Officers  
County Registry Office NB  
27406850  
number-numéro

Alberta Department of  
Solicitors and  
Judicial Officers  
Bureau d'enregistrement de  
comté d'Albert NB  
JUL 09 2009  
date

# VILLAGE OF RIVERSIDE-ALBERT

## BY-LAW NO. 22 A-2

### SUBDIVISION BY-LAW

#### A BY-LAW IN AMENDMENT OF THE VILLAGE OF RIVERSIDE-ALBERT SUBDIVISION BY-LAW 22

The Village of Riverside-Albert Subdivision By-Law being By-Law Number 22 ordained and passed on the 27<sup>th</sup> day of September, 1982 and filed in the Albert County Registry Office as Number 1c on July 10, 1982 is hereby amended as follows:

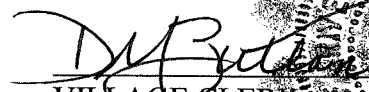
- A new Subsection 7 (2) is added to the By-Law as follows:  
  
7.(2) A person submitting an instrument to the Development Officer for approval or exemption pursuant to Section 44 (1)(1) of the *Community Planning Act* shall pay a cost of \$100.00 for each instrument.

READ FIRST TIME: March 9, 2009

READ SECOND TIME: March 9, 2009

READ THIRD TIME: April 6, 2009

  
MAYOR

  
VILLAGE CLERK

