

Subdivision, Driveways, and Civic Addressing

- History
- Civic Addressing in the CBRM
- Frontage Requirements
- Driveways
- What is submitted vs What happens on the ground
- Renumbering
- Issues

History

- Province implemented an enhanced 911 Emergency Response System in the mid 1990's
- Municipalities were obliged to adopt Civic Addressing Policy
- Municipalities inherited an addressing system that is not always logical

Civic Addressing in the CBRM

- Development Officer approves
 - Plan of Subdivision
 - Development Permit
- Planning Technologist/GIS Analyst assigns the Civic Number
- If necessary Civic Addressing Coordinator will initiate a renumbering

Frontage

Subdivision

- Lot parcels must have frontage on a public street/private road

Development Permit

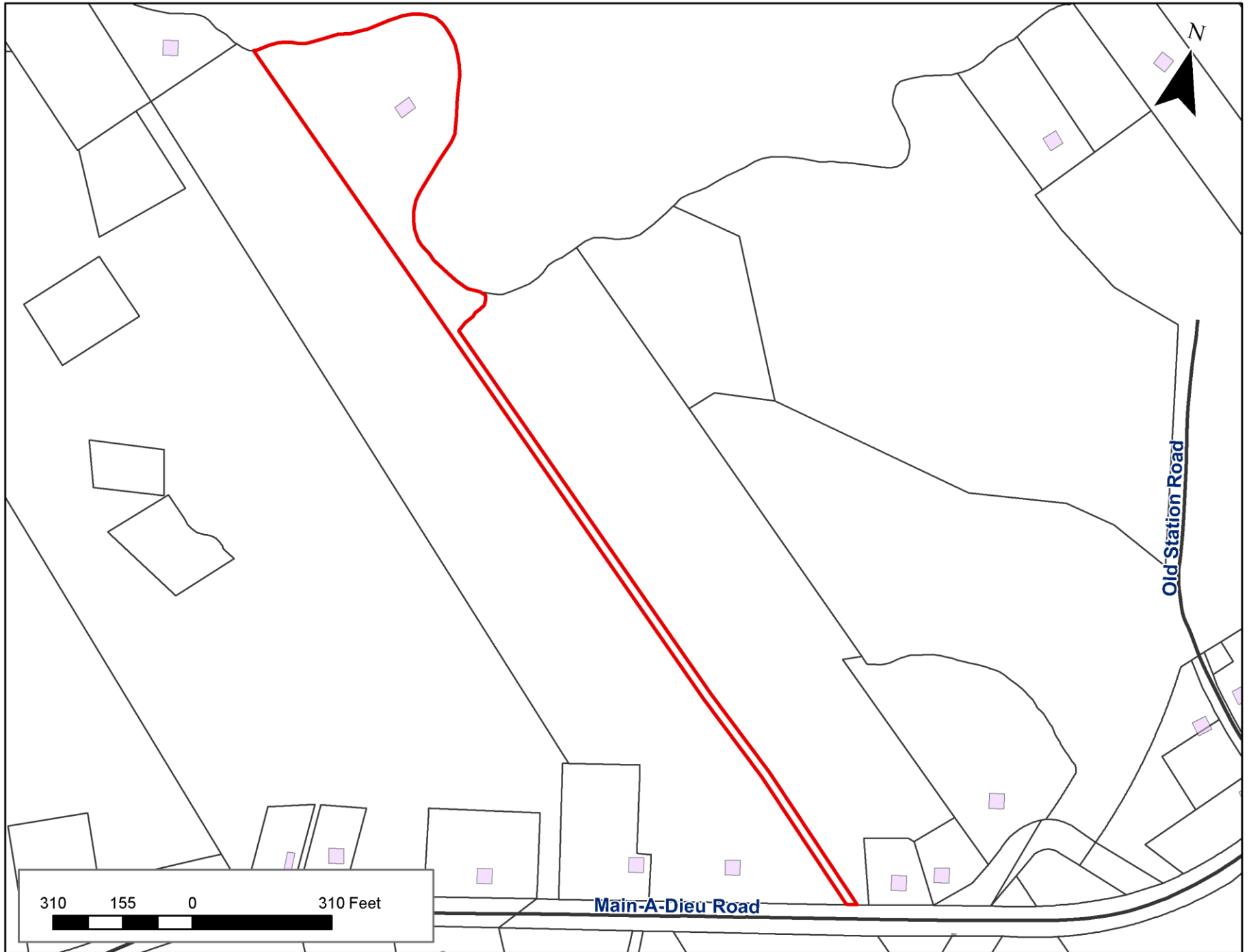
- Frontage on a public street/private road
- Minimum frontage requirement
- Driveway within the confines of the lot parcel

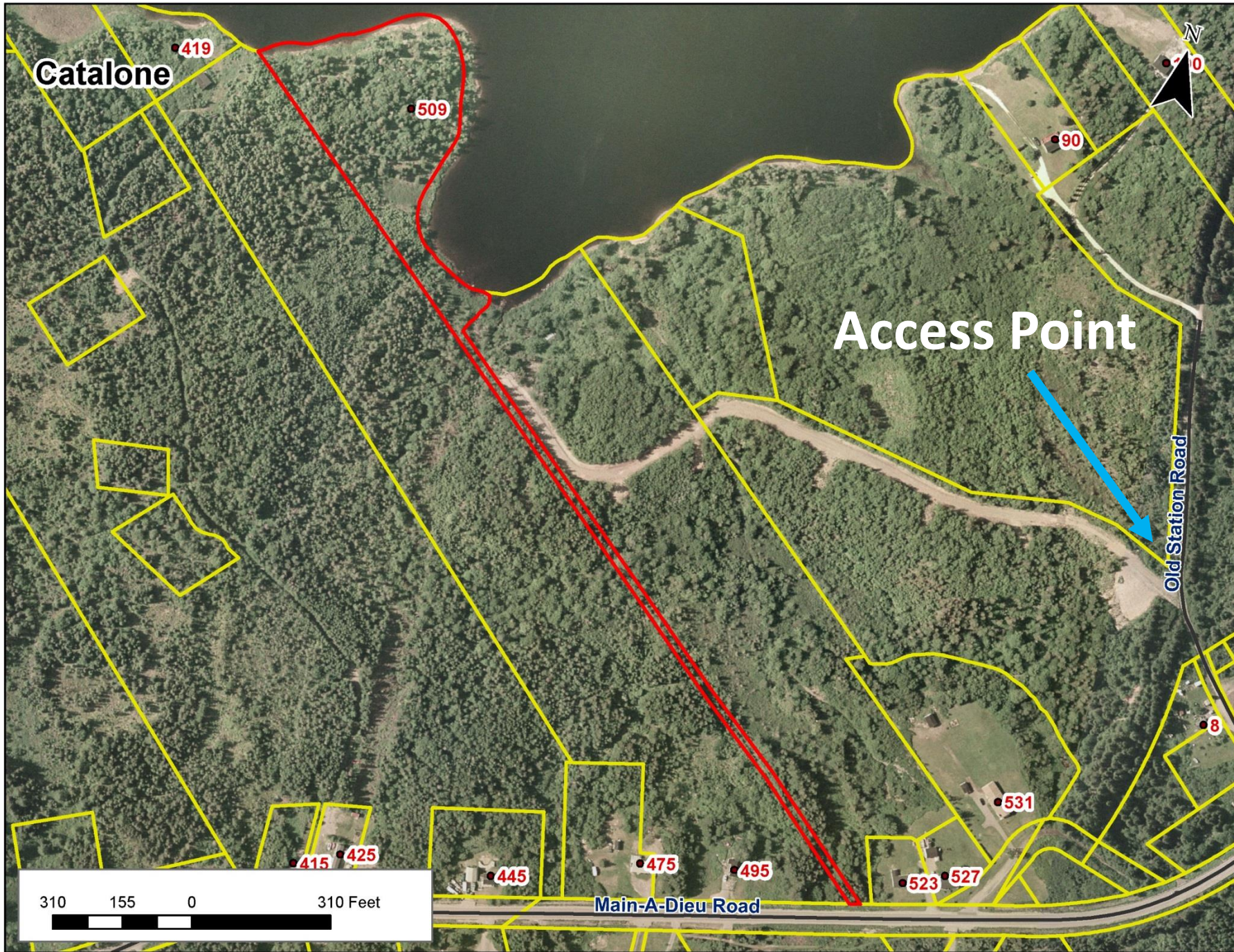
Driveway

- Shall be within the confines of the lot parcel
- Must be in a zone that permits the land use

Parking area means an area on a lot parcel (s) containing parking spaces including **driveways**, aisles, ramps and motor vehicle maneuvering areas

What is Submitted VS What Happens on the Ground





Catalone

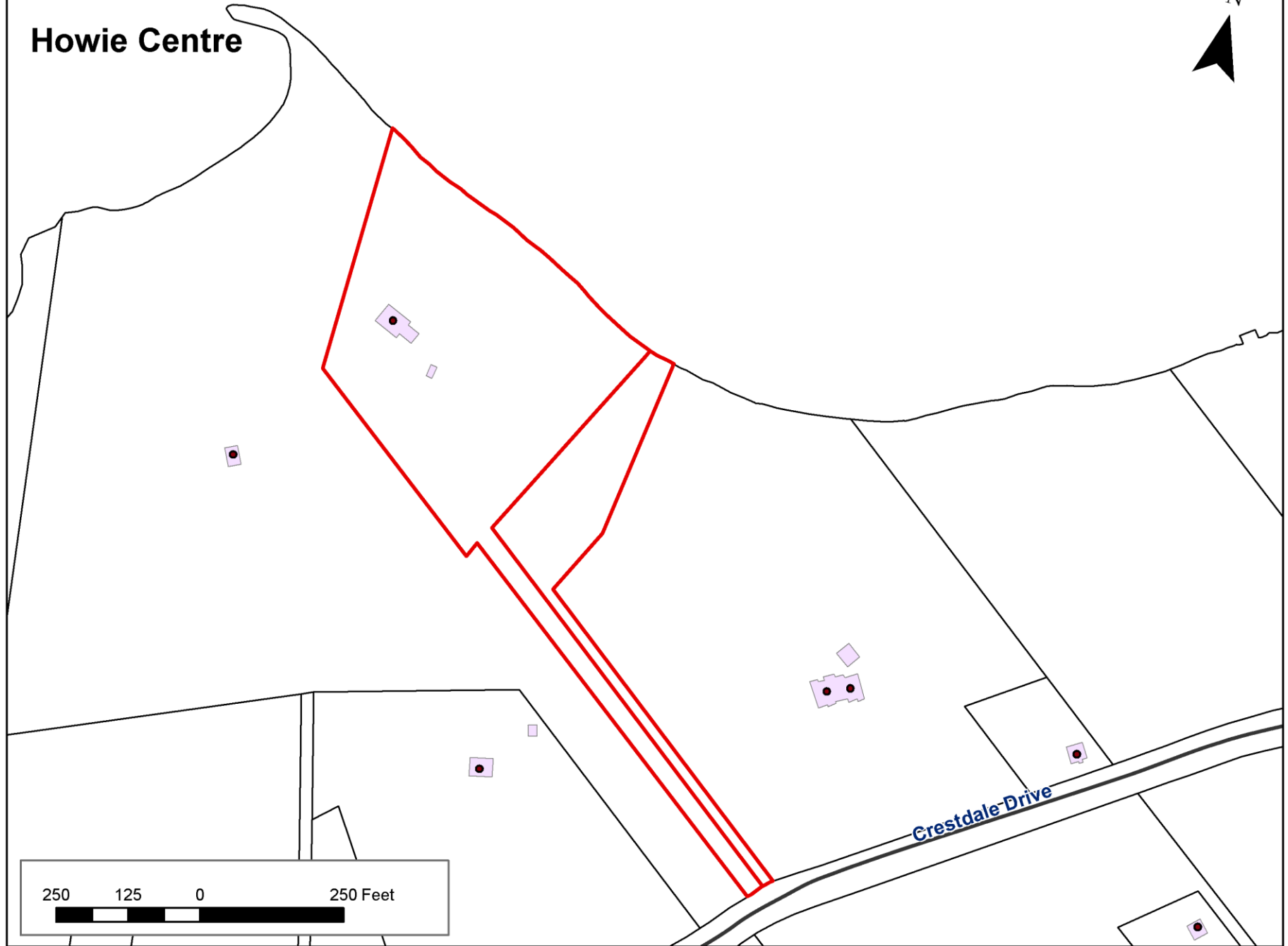
Access Point

Old Station Road

Main-A-Dieu Road

310 155 0 310 Feet

Howie Centre



250 125 0 250 Feet

Crestdale Drive

Sydney Forks



Access being used



Crestdale Drive

70

86

92

66

60

2696



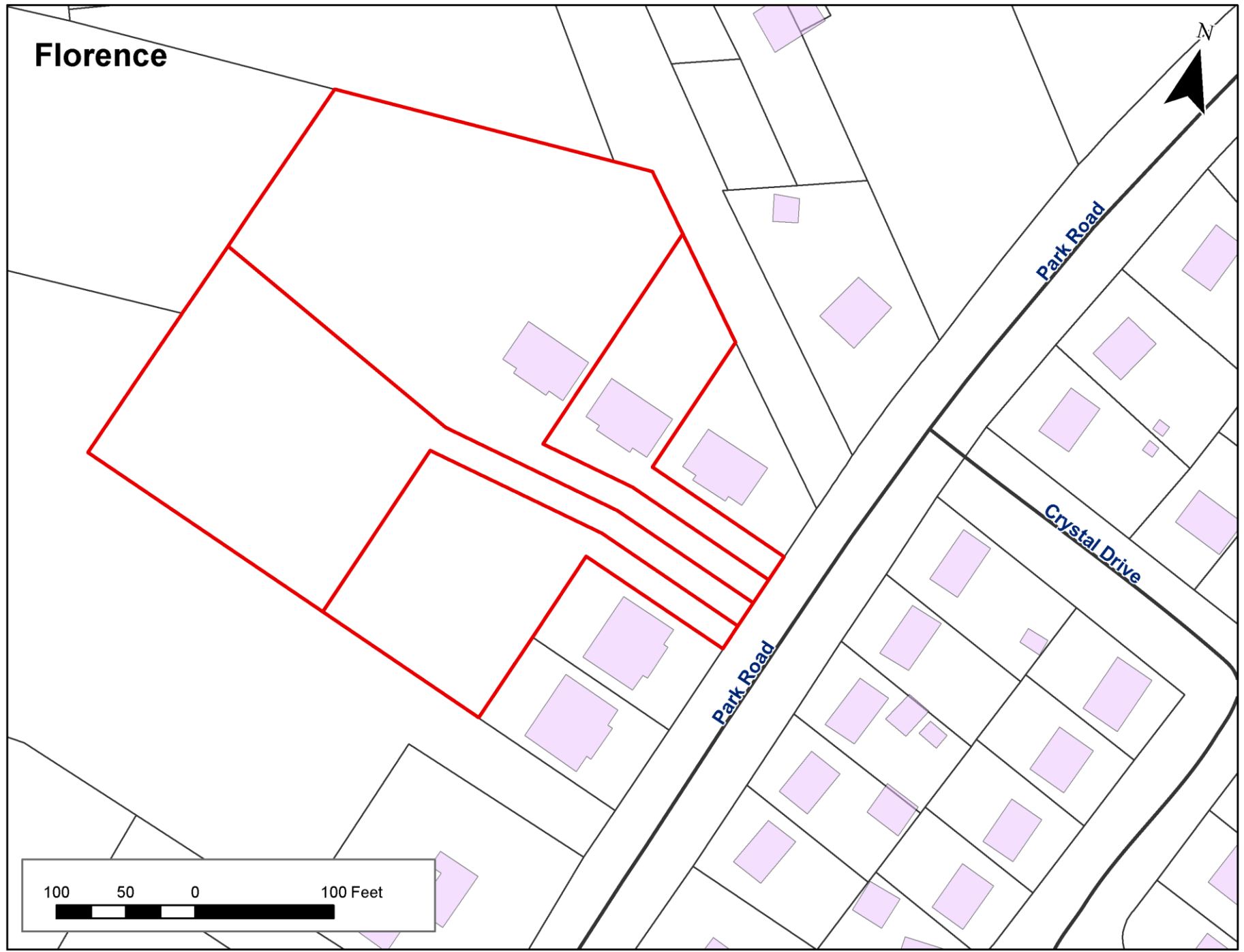
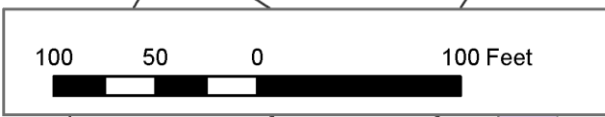
Florence



Park Road

Crystal Drive

Park Road



SURVEYOR'S LOCATION CERTIFICATE

P.I.D.# 15858954
 LOT 6C
 Lands of
 Tim Smith Construction Ltd.
 Doc.101754910

P.I.D.# 15414915
 Lands of
 Cape Breton Regional Municipality
 See Plan M-1092

BD-7054

RECEIVED

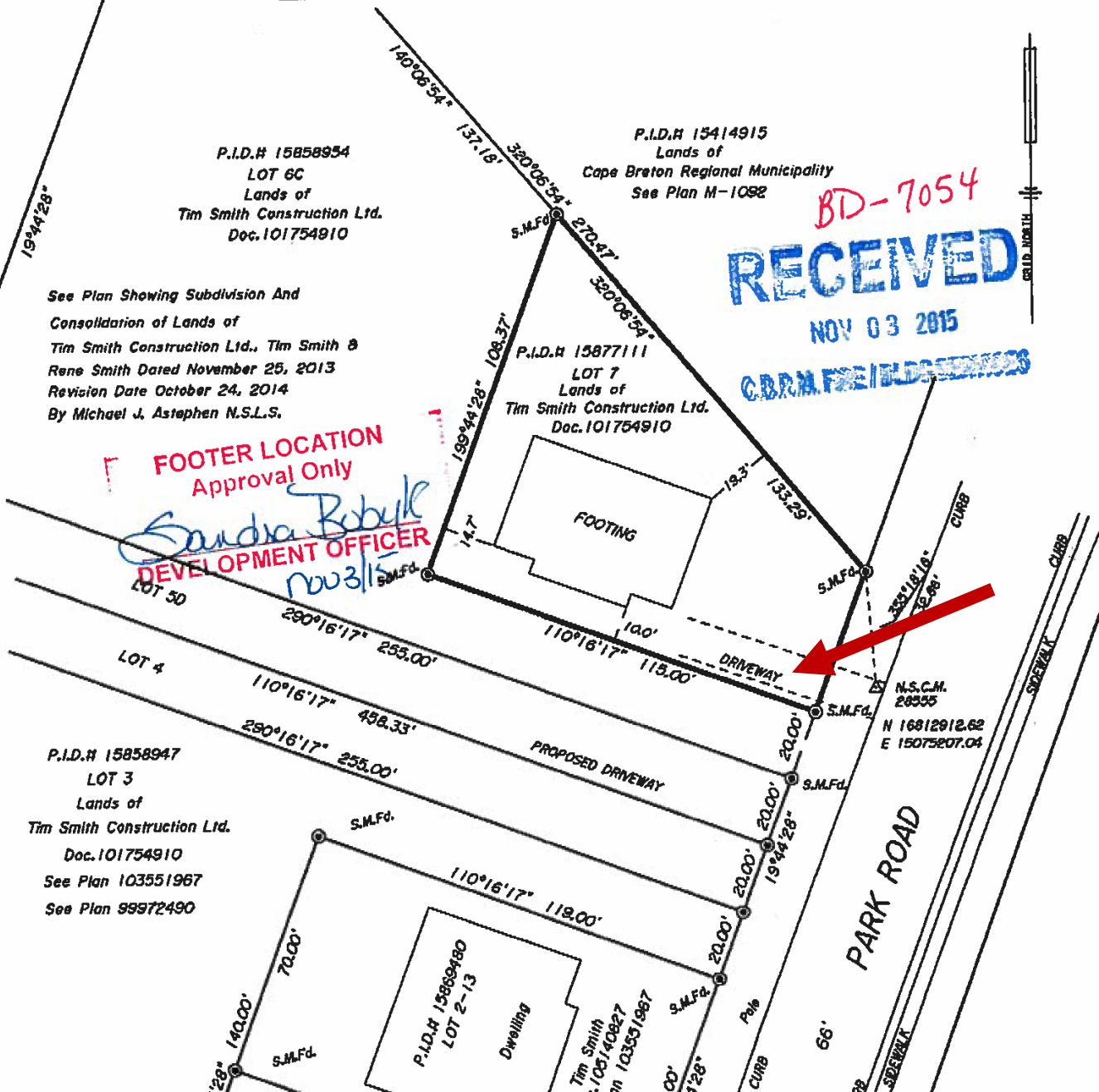
NOV 03 2015

CORNWALL COUNTY

See Plan Showing Subdivision And
 Consolidation of Lands of
 Tim Smith Construction Ltd., Tim Smith &
 Rene Smith Dated November 25, 2013
 Revision Date October 24, 2014
 By Michael J. Astephen N.S.L.S.

**FOOTER LOCATION
 Approval Only**

Sandra Bebyuk
DEVELOPMENT OFFICER
 1003/15



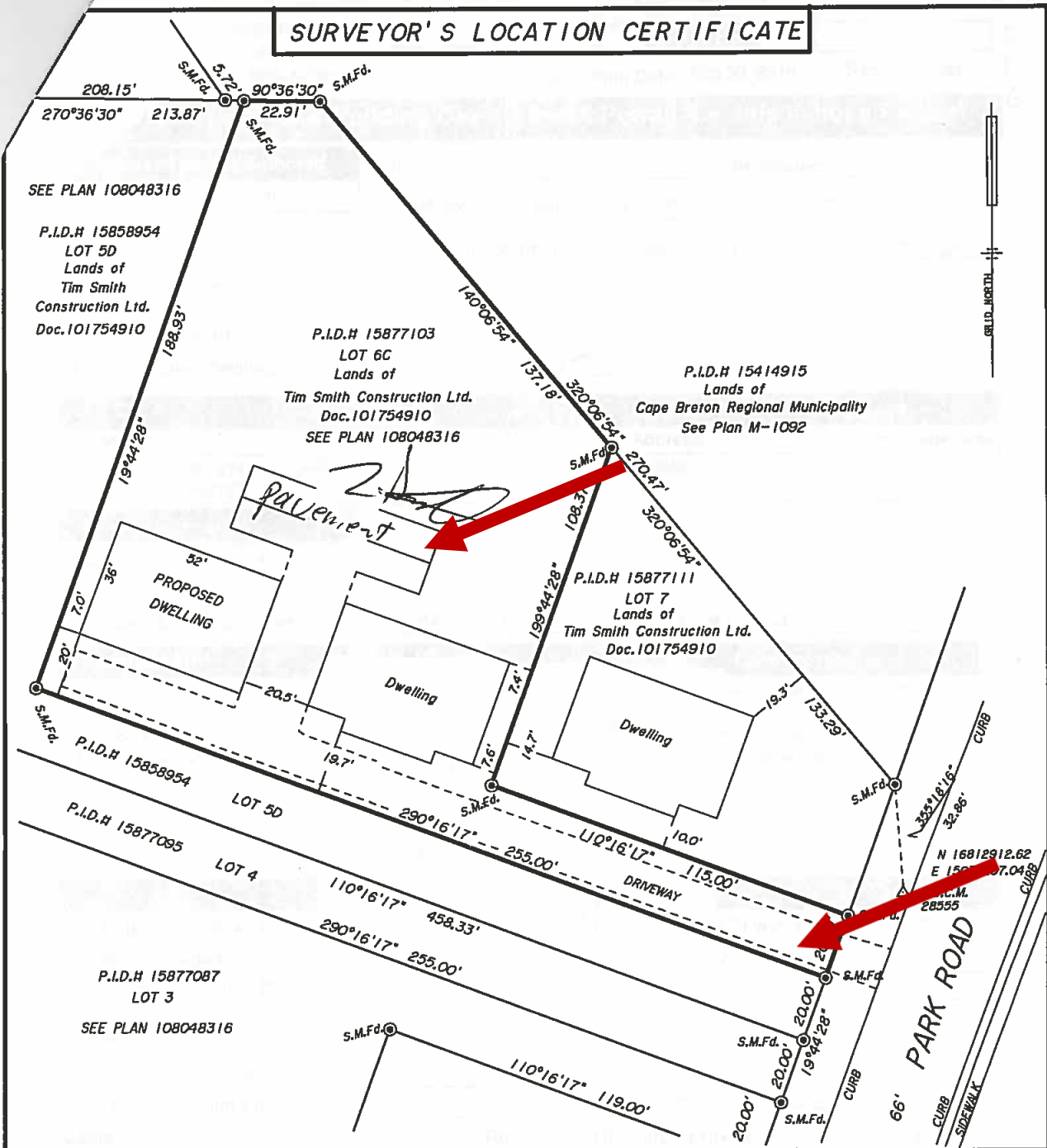
P.I.D.# 15858947
 LOT 3
 Lands of
 Tim Smith Construction Ltd.
 Doc.101754910
 See Plan 103551967
 See Plan 99972490

N.S.C.M.
 26335
 N 16812912.62
 E 15075207.04

PARK ROAD



SURVEYOR'S LOCATION CERTIFICATE



NOTE: 1. CLEARANCES SHOWN ARE PERPENDICULAR TO THE BOUNDARY AND

Florence



Park Road

Crystal Drive

Park Road

100 50 0 100 Feet

• 114

• 92

• 90

• 88

• 86

• 84

• 82

• 80

• 69

• 71

• 6

• 83

• 87

• 13

• 102

• 100

• 98

• 104

• 93

• 23

• 97

• 25

• 101

• 27



Park Road

Renumbering

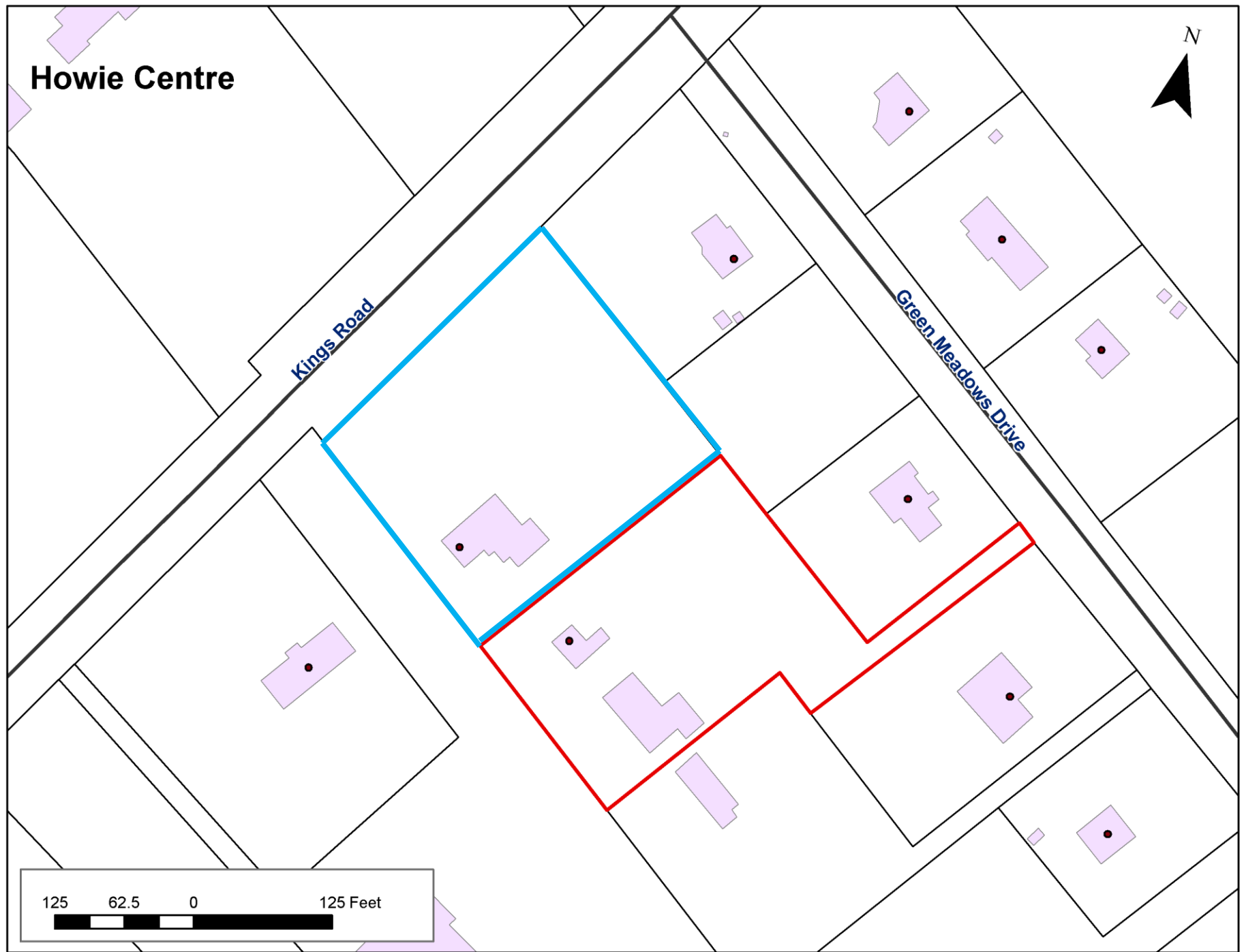
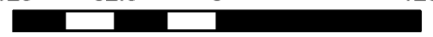
Howie Centre



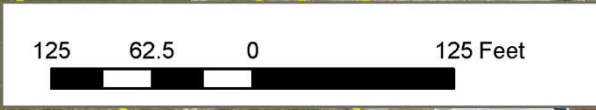
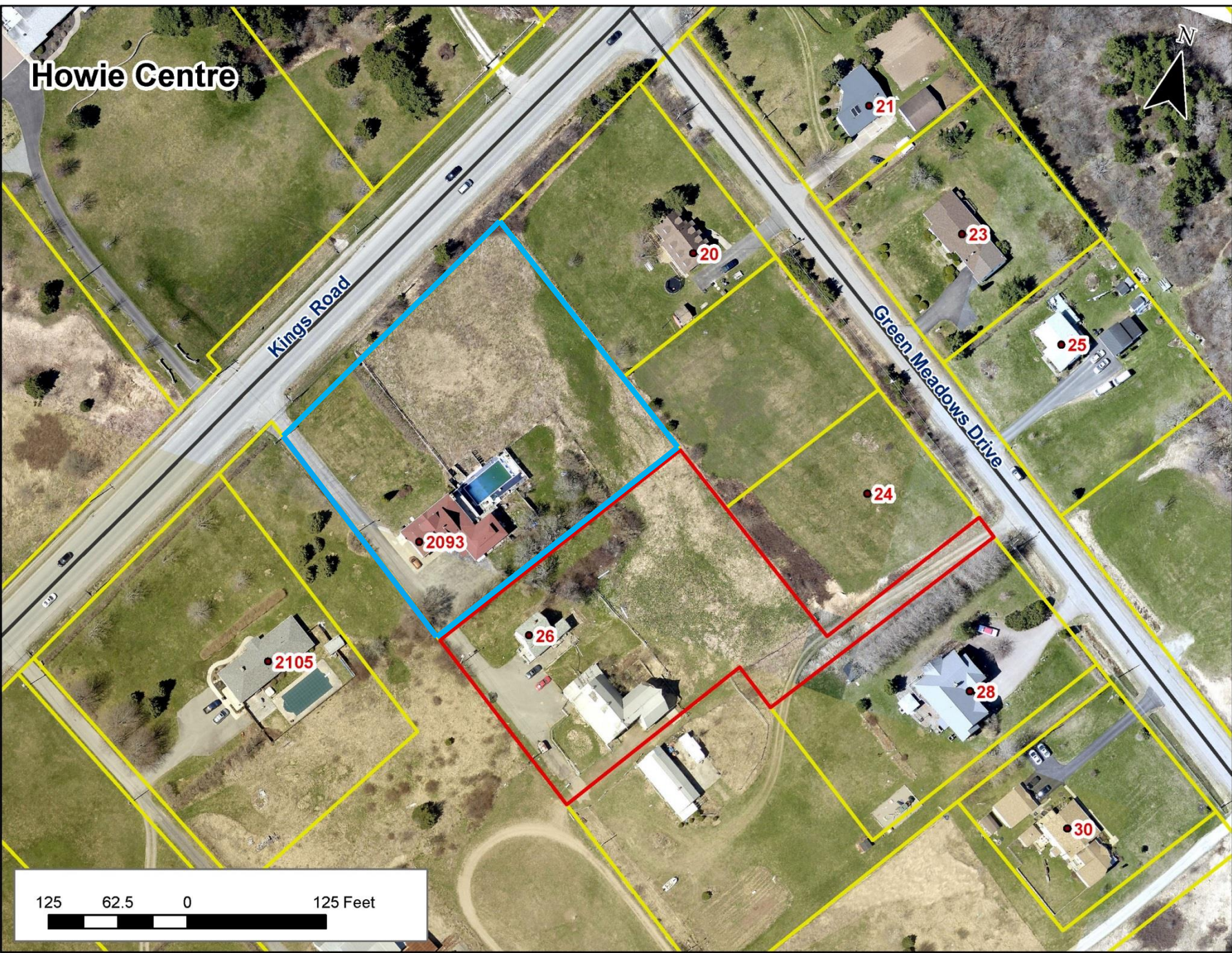
Kings Road

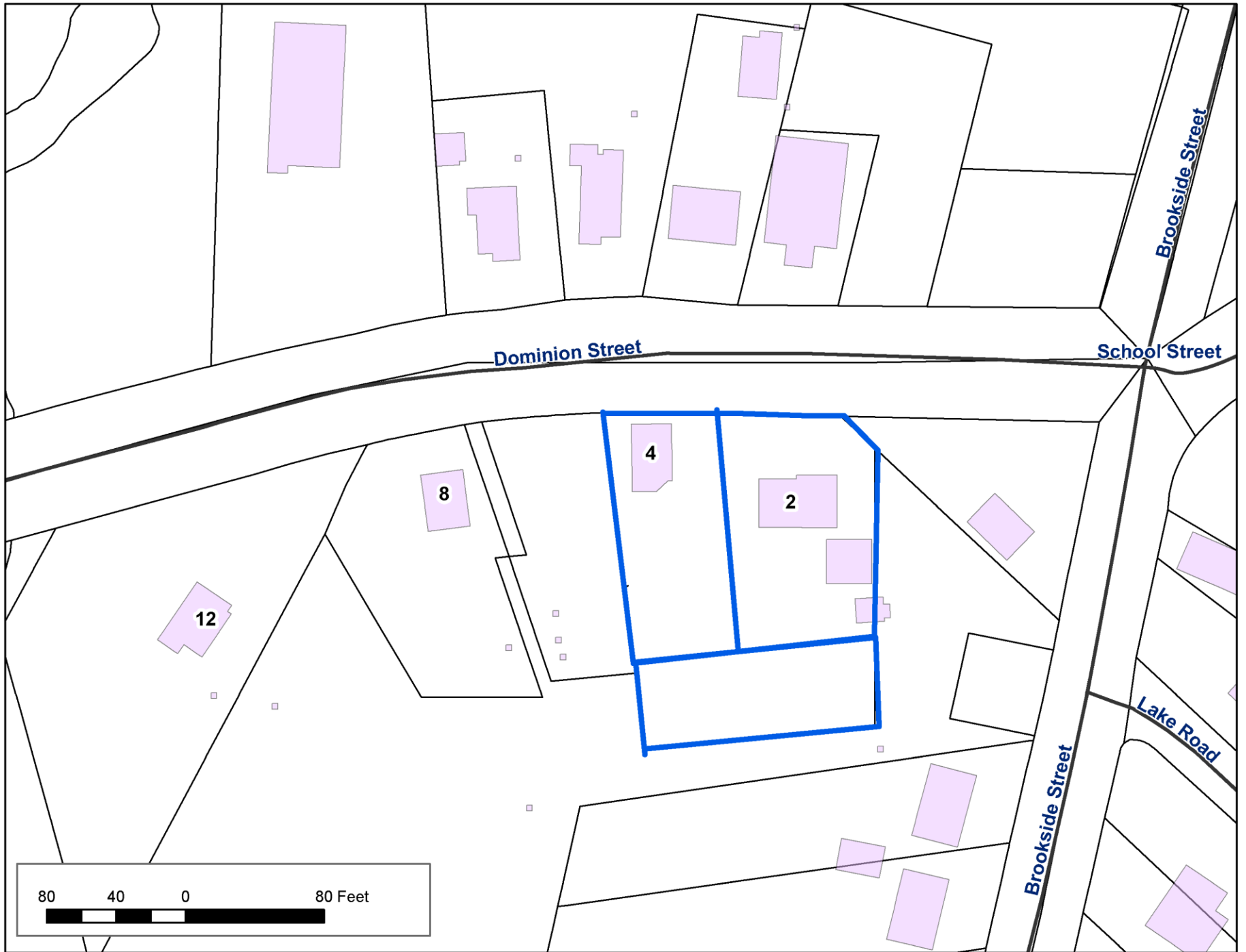
Green Meadows Drive

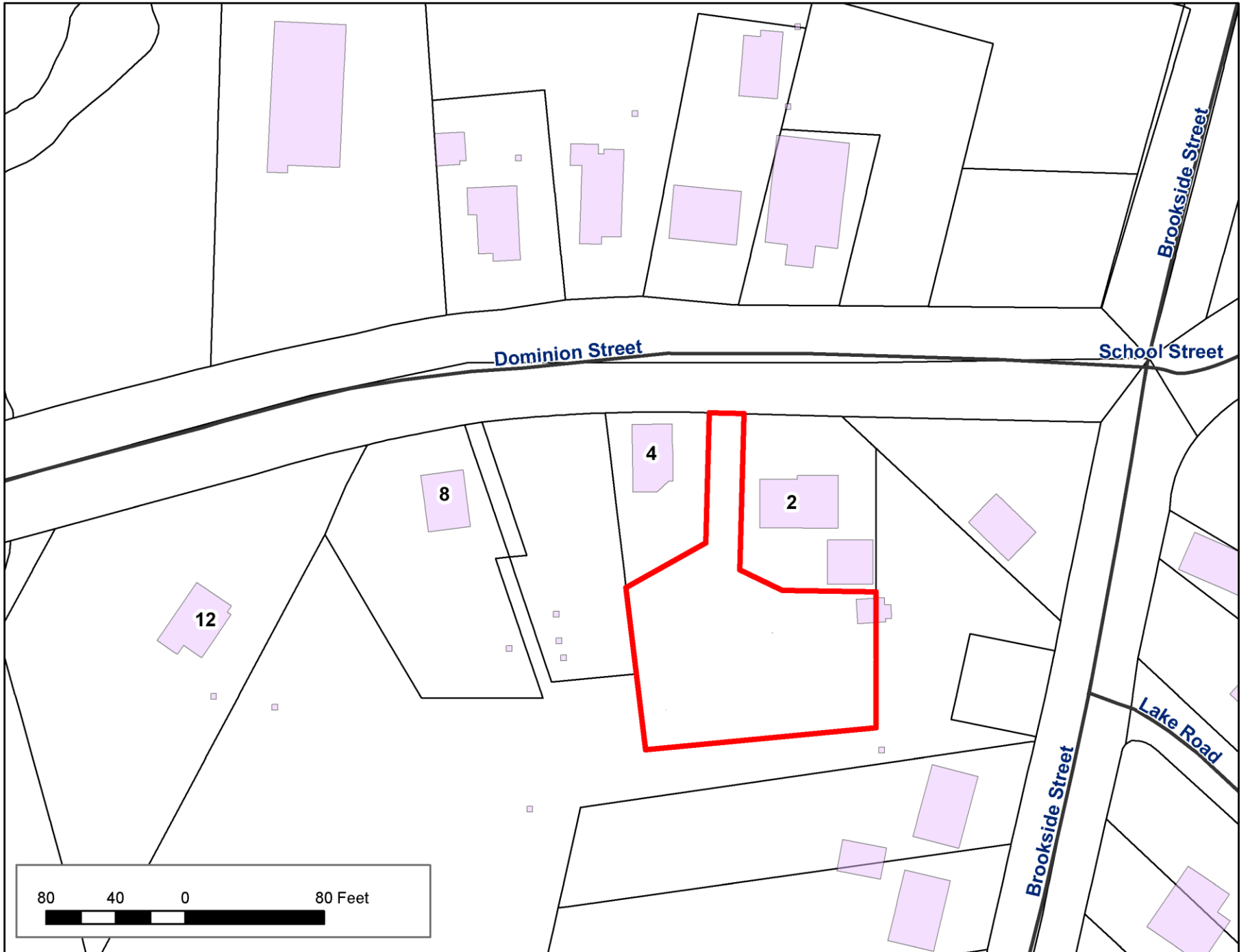
125 62.5 0 125 Feet

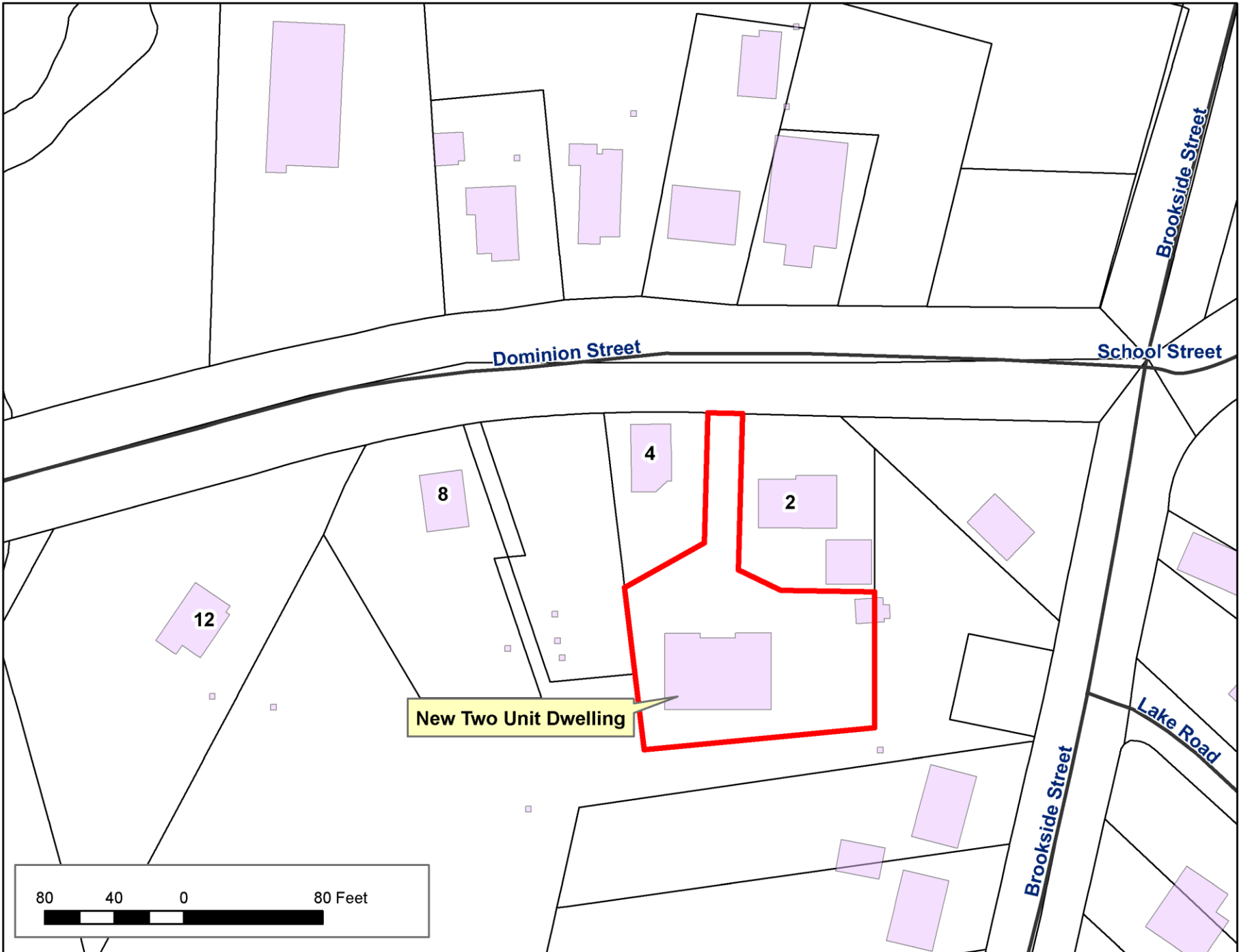


Howie Centre









New Two Unit Dwelling

Dominion Street

School Street

Brookside Street

Brookside Street

Lake Road

8

4

2

12

80 40 0 80 Feet



Dominion Street

School Street

Brookside Street

Brookside Street

Lake Road

80 40 0 80 Feet

Westmount



College Drive

Westmount Road

Stirling Street

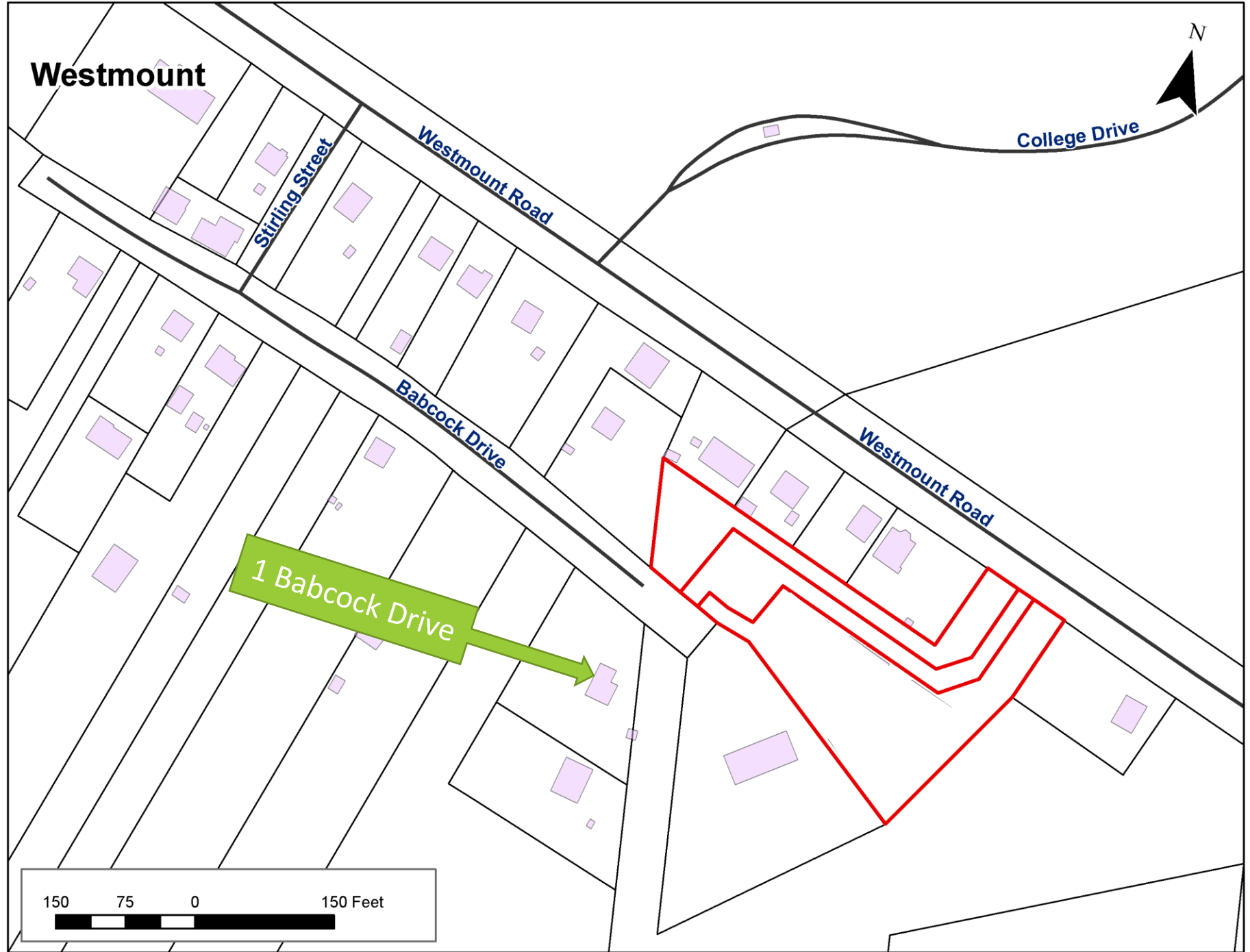
Babcock Drive

Westmount Road

1 Babcock Drive



150 75 0 150 Feet



Issues

Subdivision

- Lot will show frontage

Development permit

- Site plan identifies driveway location within the lot parcel boundaries

Civic Address

- May or may not identify actually access location