

ELECTRONIC SUBDIVISION APPROVAL IN NOVA SCOTIA

Peter Nightingale

APPROVAL STAMPS

HALIFAX REGIONAL MUNICIPALITY

THIS FINAL PLAN OF SUBDIVISION
IS APPROVED FOR

LOT(S): (sample)

DATE: *Peter Nightingale* May 10, 2022
endorsed by Development Officer
Peter Nightingale

WATERCOURSE ALTERATION & PROVINCIAL PERMITS

In the interest of water quality preservation, it is advised that there is a legal requirement under the NS Environment Act and the Activities Designation Regulations to obtain approval from NS Environment and Climate Change prior to commencing any work in or around the immediate vicinity of any watercourse, including the bed and shore of every river, stream, lake, creek, pond, spring, lagoon, swamp, marsh, wetland, ravine, gulch or other natural body of water, whether it contains water or not.

HRM WATERCOURSE BUFFERS & DEVELOPMENT

HRM by-laws contain requirements for watercourse buffers relative to adjacent development. Buffers vary in width from a minimum of 20 metres increasing to a maximum of 61 metres, depending on slopes. Activity within buffers is limited and may affect the development of the lots shown on this plan. For specific information concerning watercourse buffer requirements, please contact HRM before applying for construction permits.

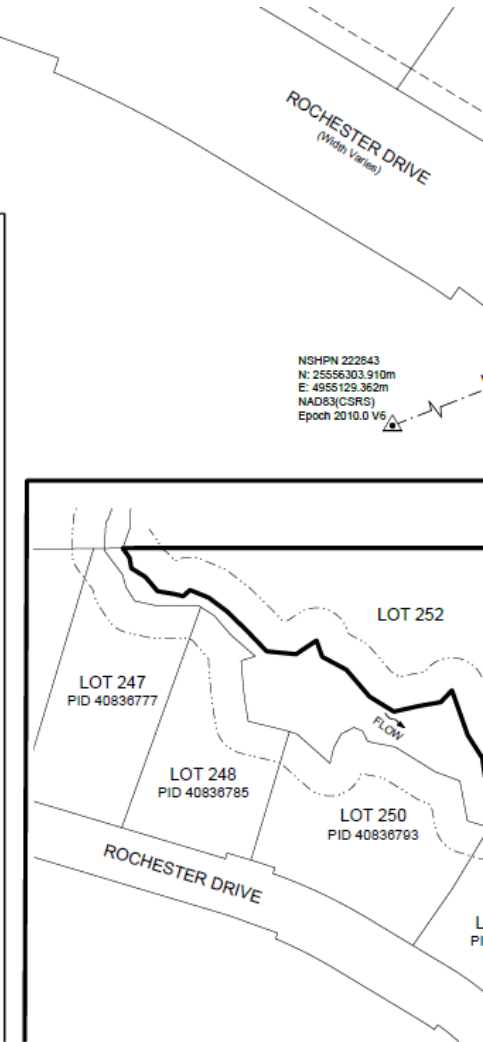
SEWAGE DISPOSAL

Lot(s) (sample) is/are approved for the construction or installation of an on-site sewage disposal system for a single unit residence with the following conditions:

The design of the septic systems and their placement must be done by a private consultant (Qualified Person) and submitted to the NS Department of Environment and Climate Change for review prior to lot development.

PRIVATE ROADS

THE FOLLOWING ROADS ARE NOT OWNED AND MAINTAINED BY THE NS DEPARTMENT OF PUBLIC WORKS NOR THE MUNICIPALITY AND THESE ROADS ARE NOT ENTITLED TO ANY PROVINCIAL OR MUNICIPAL SERVICE OR MAINTENANCE



THE EVOLUTION OF MUNICIPAL SUBDIVISION APPROVAL

THE BEGINNING OF TIME

Paper subdivision approval process created

MARCH 2020

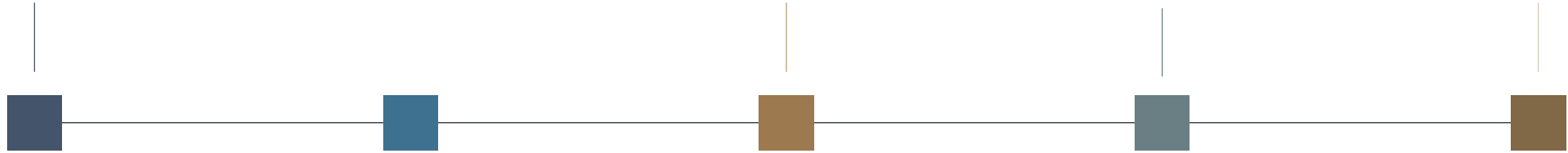
Digital Review/Analog Approval

EARLY 2022

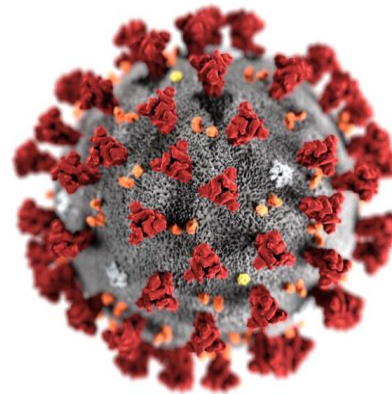
"Mostly" digital subdivision applications

TO INFINITY AND BEYOND

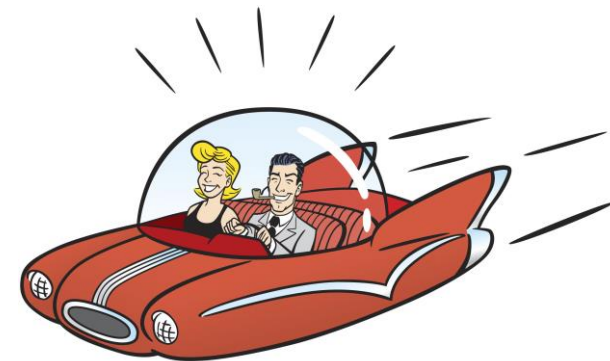
Electronic review, approval, and filing. Total elimination of paper



2022



ELECTRONIC SUBDIVISION APPROVAL



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THE WAY THINGS WERE...

- 18 copies of plan
- Paper transmittals mailed to reviewers
- Paper letters mailed back with comments
- Stamping and signing approved plans
- Mailing approved plans

DIGITAL REVIEW/ANALOG APPROVAL

- Accept PDF submissions only
- Distribute and review electronically
- Review agency comments received electronically
- 10 paper copies of plan requested at time of approval to be stamped and filed



“MOSTLY” DIGITAL

- Review process is the same – all digital
- No paper copies of plan are accepted for approval.
- Approval stamps are placed electronically on the PDF
- 1 copy of approved plan printed for LRO



THE FINAL APPROVED PLAN

HALIFAX REGIONAL MUNICIPALITY

THIS FINAL PLAN OF SUBDIVISION
IS APPROVED FOR

LOT(S) **B-A & B-B**

DATE: May 05, 2022
endorsed by Development Officer
Peter Nightingale

WATERCOURSE ALTERATION & PROVINCIAL PERMITS

In the interest of water quality preservation, it is advised that there is a legal requirement under the NS Environment Act and the Activities Designation Regulations to obtain approval from NS Environment and Climate Change prior to commencing any work in or around the immediate vicinity of any watercourse including the bed and shore of every river, stream, lake, creek, pond, spring, lagoon, swamp, marsh, wetland, ravine, gulch or other natural body of water, whether it contains water or not.

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SEWAGE DISPOSAL

Lot(s) **B-A** _____, when served by an existing on-site system and should a replacement system become necessary in future, approval of the replacement system from the NS Department of the Environment and Climate Change is required.

SEWAGE DISPOSAL

Lot(s) **B-B** _____, when approved for the construction or installation of an on-site sewage disposal system for a single unit residence with the following conditions:

The design of the septic systems and their placement must be done by a private consultant (Qualified Person) and submitted to the NS Department of Environment and Climate Change for review prior to lot development.

PUBLIC STREETS OR HIGHWAYS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY HALIFAX REGIONAL MUNICIPALITY:

Purcells Cove Road



SUBDIVISION FILE NO.
24141
HALIFAX REGIONAL MUNICIPALITY

WHAT IS THE NEXT STEP?

- Electronic filing of approved plans through Property Online
- Elimination of Minister of Finance cheques – pre-pay for applications – LRO and NSECC
- Electronic filing of Consolidating Deed Packages, subdivision agreements

WHO WERE THE STAKEHOLDERS

- Nova Scotia Land Surveyors
- Subdivision Review Agencies
- Internal HRM staff
- Land Registration Office

WHAT DID WE *NOT* THINK OF?

- File management and tracking
- Subdivisions are stored on shared network drive
- Had to create electronic “purgatory”
- Confirmation of registration does not tell you file number

TECHNICAL REQUIREMENTS

- Stamping is done in Adobe Acrobat
- Stamps are created with Microsoft Word and imported as custom stamps into Adobe
- Document security

THANK YOU!

Peter Nightingale

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