

SITE PLAN APPROVAL

Site-planning is a development control tool permitted under Section 231(4) of the Municipal Government Act of Nova Scotia that enables a municipality, through its planning process, to negotiate certain site specific items with a developer as a condition of receiving a Development Permit. The Town of Yarmouth recently added a number of policies in the Land Use By-Law to enable Developers the option to submit a site plan.



IMPROVED PROCESS

The Site Plan Approval Process was implemented in order to improve the timeline for construction and is offered in-lieu of a Development Agreement.

Meet with Staff



Meet with the Development Officer or Planning Director to discuss your development

Submit your Site Plan



When submitting your site plan, have staff review to ensure you have provided the appropriate information.

Approval



Planning staff will review your application in accordance with Section 231 (4) of the Municipal Government Act.

CHECKLIST

Physical Elements

- lot dimensions, elevations, natural drainage, watercourses

Storm Water Drainage

- utility requirements
- storm water management

Sewer and Water

- existing public utility

Proposed Location

- new buildings, new streets & walkways

Proposed Buffering

- Landscaping
- screening
- access controls

Proposed Subdivision

- in accordance with the Town's Subdivision By-Law

Proposed Exterior

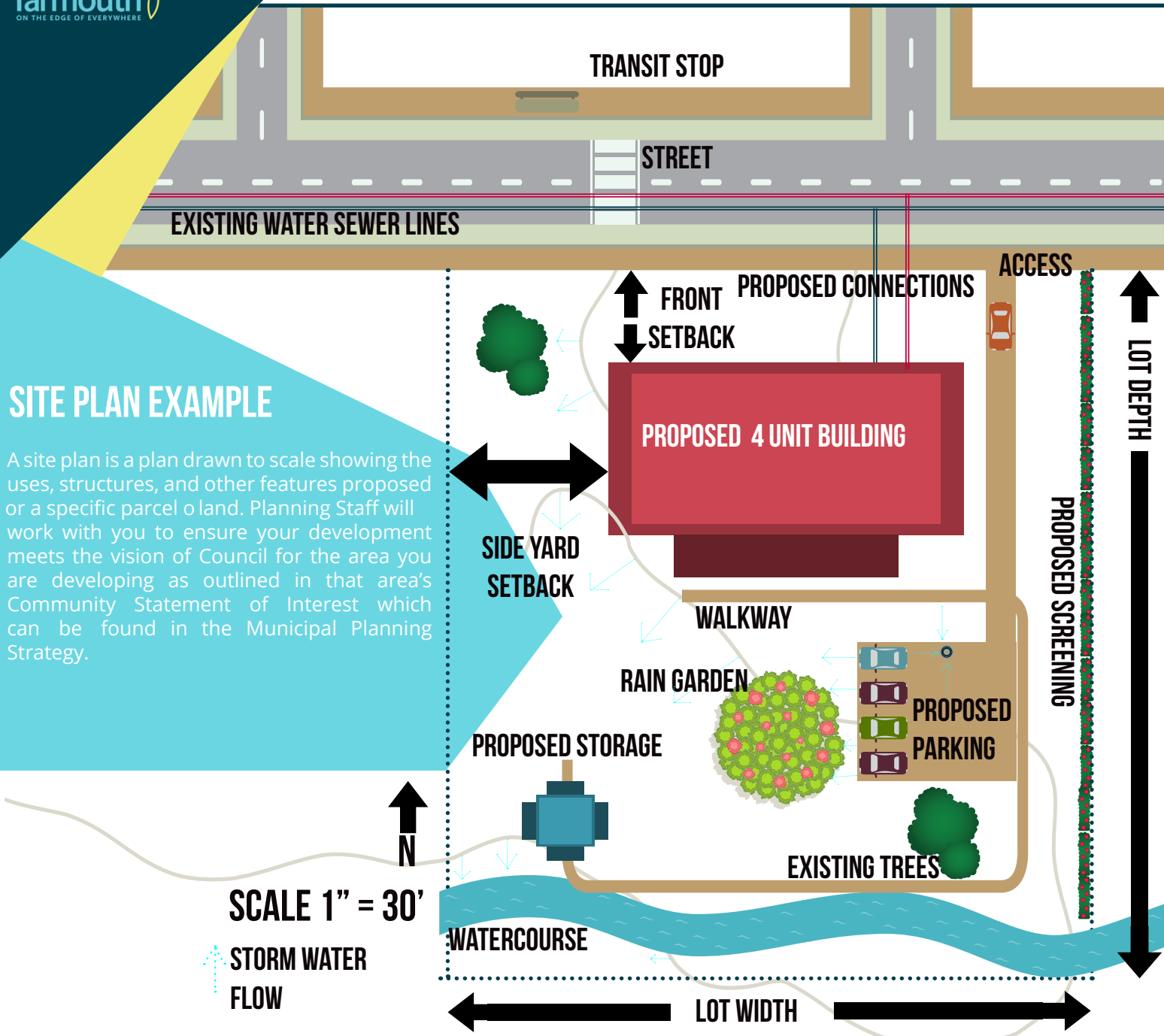
- Compatibility with existing area

Public Streets

- Right-of-ways

SITE PLAN EXAMPLE

A site plan is a plan drawn to scale showing the uses, structures, and other features proposed on a specific parcel of land. Planning Staff will work with you to ensure your development meets the vision of Council for the area you are developing as outlined in that area's Community Statement of Interest which can be found in the Municipal Planning Strategy.



ADDITIONAL RESOURCES

The Planning Department can provide the following:

- Aerial Photo- To determine location of existing structures
- Plot Map - To determine lot dimensions and easement locations