

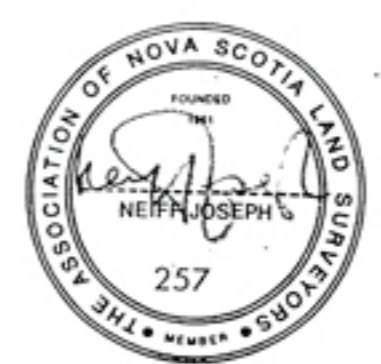


TOWN OF LUNENBURG
 Subdivision Application No. LUT.007
 Date of Submission — SEP. 15 1977
 Tentative Plan Approved —
 Final Plan approved — OCT. 4 1977
 Dates for Appeal OCT. 4 1977 to OCT. 18 1977
 Conditions of Approval (if any)
 See note below
 [Signature] OCT. 18 1977
 DEVELOPMENT OFFICER DATE

P-2074
 7558
 Oct 21, 1977

Note;
 This subdivision approval is for the creation of five non-commercial recreation lots. According to the requirements of Section 20 of the Town of Lunenburg Subdivision Regulations,
 No plan of subdivision shall be approved unless all the lots in the plan meet the requirements of the Zoning By-law for the Town of Lunenburg.
 The lots are located in the Residential Single Family (R1) Zone, and non-commercial recreation is a permitted use in the R1 Zone. (See Section 17d. of the Zoning By-law). No street frontage or lot area requirements are included in the Zoning By-law for non-commercial recreation uses.
 The Interpretation section of the Zoning By-law contains the following definition of "lot":

"LOT" means a parcel or tract of land which is a whole lot as shown on a registered plan of subdivision, or which fronts on a public highway and is a separate parcel of land without any adjoining lands being owned by the owner, or the description of which is the same as in a properly drawn deed in law, or is the whole remnant remaining to an owner after conveyance of a part or parts thereof.
 Lots 1 through 5 are approved only as non-commercial recreation lots to be conveyed to the owners of the abutting residential lots on Dufferin St. and to be consolidated with said abutting lots as per Section 27(a) of the Subdivision Regulations. The existing residential lots on Dufferin St. are permitted uses in the R1 Zone and satisfy the above definition of 'lot' as separate parcels fronting on a public highway. Should any or all of lots 1 through 5 not be conveyed and consolidated with abutting residential lots on Dufferin St., the unconveyed or unconsolidated lots shall be regarded as remnants according to the definition of 'lot' shown above.



I CERTIFY THAT THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH THE LAND INCLUDED THEREIN HAS BEEN SURVEYED (AND SUB-DIVIDED) BY ME AND THAT THE SAID PLAN IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE REGISTRY ACT.

LANDS OF ARCHIBALD HIRTLE			
LUNENBURG			
LUNENBURG COUNTY			
NOVA SCOTIA			
NEIFF JOSEPH LAND SURVEYORS LTD.			
REGISTERED NOVA SCOTIA LAND SURVEYORS			
45 DUFFERIN ST.		902-543-4011	
BRIDGEWATER		NOVA SCOTIA	
DRAWN BY	PLAN NO.	DATE	SCALE
D. E. H.	J-51	1 ST SEPTEMBER 1977	1" = 20'
REVISIONS:			