

# Official Plan Update Issue Sheet Series

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## Purpose of Issue Sheet Series

To inform the public about major aspects of the Township's Official Plan, how the existing Official Plan addresses the issue, and how the issue is affected by Provincial Planning Policies.

## Who to Contact to Comment or Learn More?

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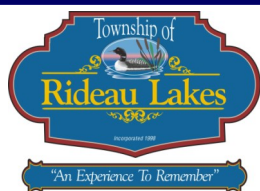
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## Issue 2: Land Division

### What Is Land Division?

- Land division can take place by the consent (severance) process, by plan of subdivision, or by plan of condominium
- Consent process is generally used where less than 3 lots are being created and there is no planning reason to require the lots to be created by plan of subdivision
- Most rural lots are created using the consent process while urban and suburban lots are generally created through plan of subdivision
- Vacant land condominium plans were introduced in Ontario only a few years ago to permit land division with common elements such as waterfront, recreational facilities, etc.

### Provincial Legislation

- Section 50 of the Ontario Planning Act provides the legal framework for municipal authorities to regulate the division of land
- Section 51(24) of the Planning Act provides the criteria by which municipal authorities must review applications to subdivide land
- Section 51(24)(c) requires that subdivisions of land conform to the Official Plan
- Provincial Policy Statement (PPS) requires that Settlement Areas (growth centers & villages) be the focus of growth, that development patterns be efficiently designed, intensification should be encouraged, and that sufficient supply of land be made available to meet projected growth for the next 20 years

### Existing Official Plan Policies (Section 5.2)

- In general minimum lot size is 0.4 ha (1 acre)
- A maximum of 3 new lots shall be created from a land holding as it existed on Jan 1, 1998
- Lots must have either suitable public road or water frontage
- No consent shall be granted that would require the creation of a new private road
- Creation of island lots must be accompanied with deeded mainland parking
- Subdivisions must be accessed from a maintained public road and access to individual lots must be from internal public roads, built to Township standards
- Issues such as safe vehicular access, traffic impact, land use compatibility, natural heritage features, archaeological resources, ground water supply, sewage disposal, and storm water management are required to be addressed
- In general, subdivision policies include greater planning review standards than the consent policies due to the impact of the development

### Land Division Issues To Consider During Review of Official Plan

- The Township has the highest rate of growth of any Municipality in Leeds Grenville County, how should this be managed to meet the needs of residents while conforming to Provincial guidelines?
- Should the limit on consent applications be reconsidered?
- Should policies be amended to reflect different growth patterns throughout the Township?
- How should lot creation be reviewed on private roads?

### Information Sources

Provincial Policy Statement <http://www.mah.gov.on.ca/Asset1421.aspx>

Official Plan 2004 <http://www.twprideaulakes.on.ca/development/official-plan.html>