

## **Lanark County Official Plan Section 8.2 Implementation Tools and Processes**

### **8.2.1 Plans of Subdivision**

The County of Lanark is the approval authority for Plans of Subdivision.

A plan of subdivision application will be reviewed on the basis of technical, environmental and planning and design considerations. The following is a list of some of the types of studies which may be required. Though this list summarizes the types of studies commonly required for plans of subdivision in Lanark County, it is not necessarily exhaustive, and other studies may be required in certain situations.

8.2.1.1 Technical considerations relate to the following requirements:

1. The application must be complete in accordance with the requirements of Section 51 (17) and applicable regulations under the *Planning Act*, R.S.O.1990;
2. The application must conform to the policies of this Plan and the local Official Plan; where an application does not conform to this Plan or the local Plan an Official Plan Amendment application(s) may be submitted concurrently;
3. Consideration of local zoning and other regulations;
4. Application of local and county development charges or servicing charge backs where applicable.

8.2.1.2 Environmental documentation which should accompany the submission of application for draft plan approval, relate to the following requirements:

1. Evidence respecting the availability and suitability of water and waste water services including where appropriate the preparation of a hydrogeological study, terrain analysis and an impact assessment report in accordance with the Ministry of Environment guidelines and regulations;
2. Preparation of a servicing options statement;
3. Preparation of a preliminary stormwater management plan;
4. Completion of studies required under the Natural Heritage policies of this Plan as stated in section 5.0, studies required under the Resources policies of this Plan as stated in section 6.0 or studies required under the Public Health and Safety policies under section 7.0 of this Plan.

8.2.1.3 Planning and Design Considerations include the following:

1. Lot and block configuration;
2. Compatibility with adjacent uses;
3. Road access, street layout and pedestrian amenities;
4. Parks and open space amenities;
5. Easement and right-of-way requirements;
6. In considering a draft plan of subdivision, regard shall be had to, among other matters, the criteria of Section 51 (24) of the *Planning Act, R.S.O. 1990*;
7. Emergency and secondary accesses;
8. Additional considerations as may be required in local Official Plans.

The Approval authority will, in giving draft approval to plans of subdivision or condominium which have access to full or partial municipal water and/or sewage services, provide that approval will lapse not more than 3 to 5 years from the date draft approval is given, in accordance with section 51 (32) of the *Planning Act, R.S.O. 1990*, as amended. The Approval authority may, in giving approval to plans of subdivision or condominium which will employ private services, provide that approval will lapse at the expiration of a period of time to be specified by the approval authority in accordance with section 51 (32) of the *Planning Act, R.S.O. 1990*, as amended.