

# Subdivision Regulations & RM Responsibilities

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Ministry of Government Relations

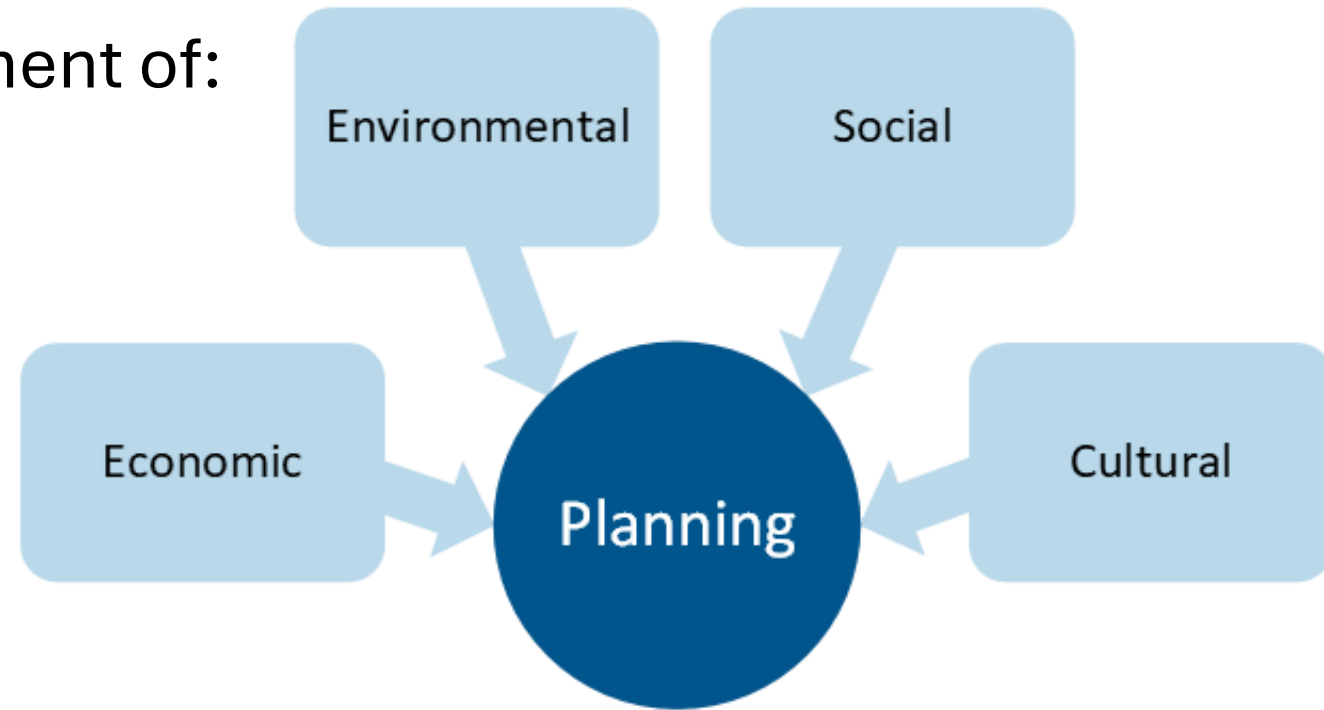
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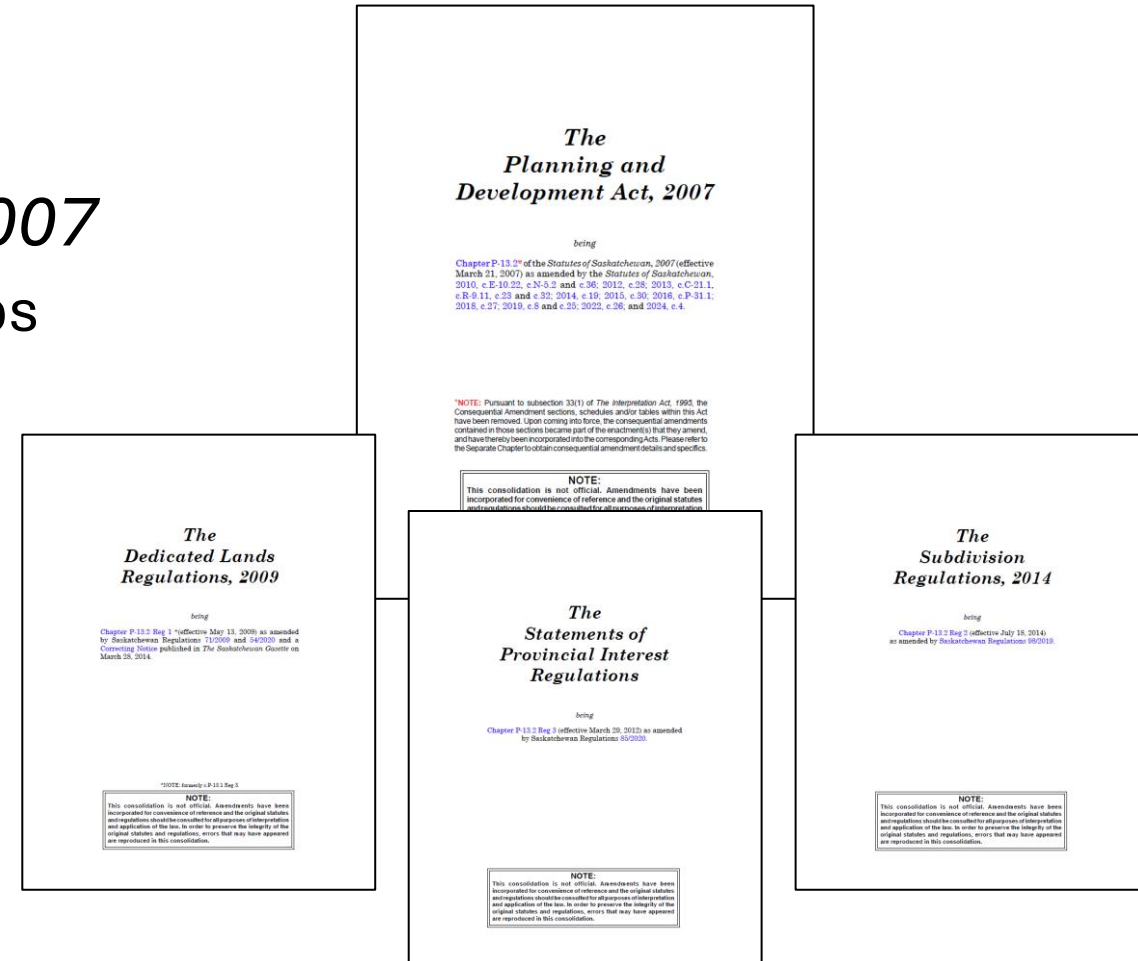
# Land Use Planning

- Facilitates the orderly development of:
  - Land
  - Resources
  - Infrastructure
  - Services



# Legislative Framework

- *The Planning and Development Act, 2007*
  - Planning bylaws and regional partnerships
  - Subdivision and municipal reserve
- Regulations:
  - *The Subdivision Regulations, 2014*
  - *The Dedicated Lands Regulations, 2009*
  - *The Statements of Provincial Interest Regulations*



# *The Subdivision Regulations, 2014*

- Provide a regulatory framework for subdivisions
- Expand upon the requirements of the Act:
  - Minimum standards for subdivision plans
  - Process for approving authority (including fees)
  - Separation distances and minimum standards (streets, roads, sites)
  - Site suitability factors

# Role of the Community Planning Branch

- Oversight of planning framework
- Approval of planning bylaws
- Assisting public and municipalities with planning
- Supporting regional cooperation
- Subdivision approving authority

# Factors for Subdivision Approval

- Is the land suitable?
- Does the subdivision conform to planning bylaws in effect?
- Has a servicing agreement been executed?
- Does every lot have legal and physical primary access?
- Will the land dedicated as municipal reserve be functional for park space or other uses?
- What comments were provided by referral agencies?

# Role of Municipalities

- Pre-application discussions (feasibility, phasing, concept plan, etc.)
- Providing for the health, safety, and general welfare of inhabitants
- Preparation and adoption of planning bylaws
- Directing type and density of growth within boundaries
- Servicing and infrastructure

# Role of Municipalities

- Ensure compliance with local planning bylaws
- Review for impact on municipal services, need for servicing agreement
  - Water, wastewater
  - Roads, recreational facilities
  - Emergency service provision and EMO Planning, Fire, EMS, Police.
- Local knowledge (e.g., site characteristics, drainage, natural features)
- Dedicated lands (recommendation for municipal reserve)



# Aerial Image



# Site Suitability Considerations

- Topography, soil characteristics, drainage
- Potential flooding, subsidence, landslides and erosion
- Availability and adequacy of services (e.g., water, sewage, solid waste)
- Existing and potential land uses in the vicinity
- Provision of access, layout of streets and lanes
- Anticipated need of municipal reserve for school sites, recreational facilities and parks
- Protection of wildlife habitat and natural or cultural features

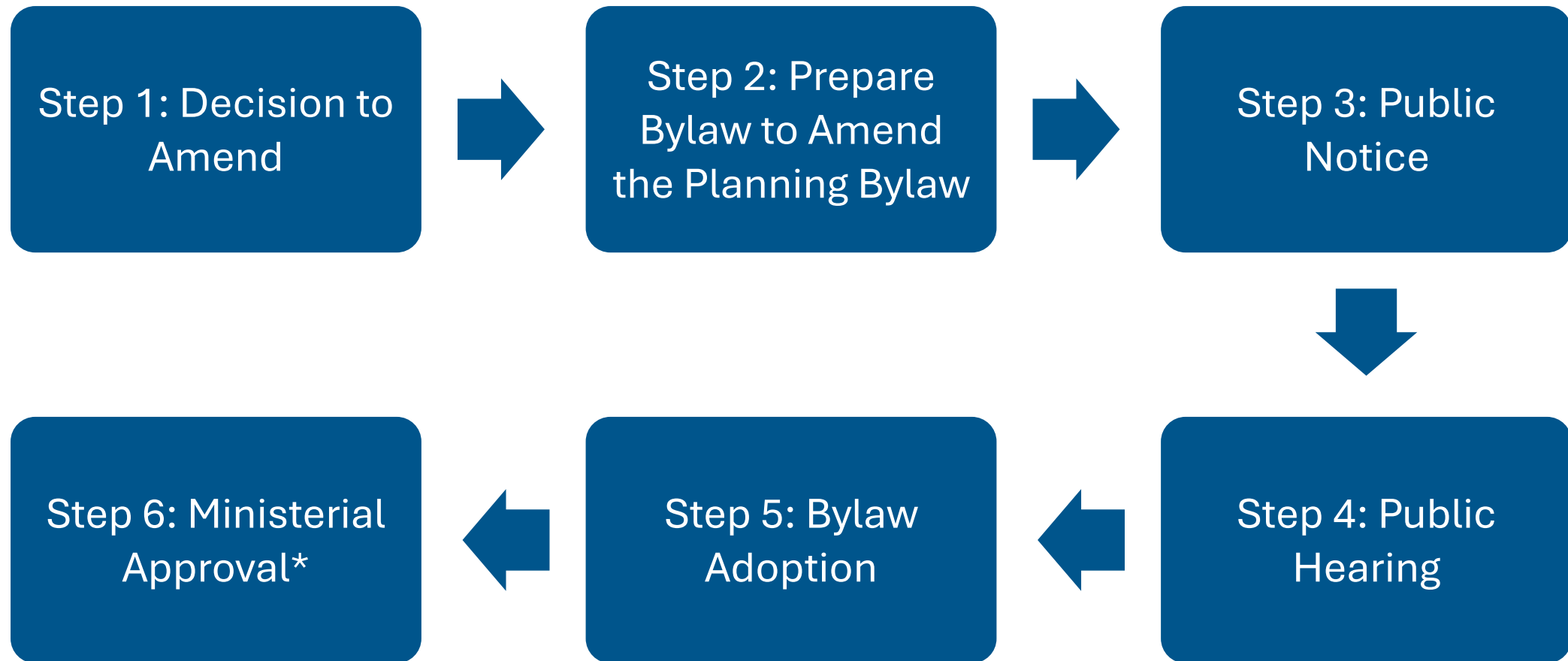
# Dedicated Lands

- Municipal Reserve (MR) and Environmental Reserve (ER)
- MR: 10% for residential subdivision, 5% non-residential
- Taken as land or money-in-lieu
- Uses include open space, parks, recreation facilities, natural areas
- ER – Environmental Reserve: as needed
- MB – Municipal Buffers
- Municipal ownership – lease-back options

# Servicing Agreements

- Servicing Agreements authorized by sections 168 – 176 of the PDA
- Tool that municipalities may use to:
  - Recoup capital cost of infrastructure necessary to support development
  - Ensure infrastructure meets municipal standards
  - Obtain land for Municipal Utility Parcels
- Negotiated between municipality and developer
- Helps growth pay for growth
- Who pays for municipal infrastructure for new development if a municipality doesn't require a S.A.?

# Amending Planning Bylaws



# Contact

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