

## 5. **DIVISION OF LAND**

### 5.1 **DETERMINATION OF LAND DIVISION METHOD**

#### 5.1.1 **Requirements for Plans of Subdivision**

Generally all land division in the Municipality of Brighton shall take place by registered plan of subdivision. A plan of subdivision shall normally be required in the following instances:

- i) Where more than three (3) lots are to be created, except for a severance applications in accordance with Sections 5.2.1(vii) and (vii); and/or
- ii) Where a new road or an extension to an existing road is required.

#### 5.1.2 **Consent to a Land Severance**

Where a plan of subdivision is not necessary for the proper and orderly development of the subject and surrounding lands, land division through the consent process may be considered. In reviewing any application for consent to a land severance, the Consent Granting Authority shall consider the need for a plan of subdivision.

### 5.2 **GUIDELINES FOR LAND SEVERANCE APPROVALS**

It shall be a policy of this Plan that the Municipality shall only recommend for approval applications for a consent to a severance that conform to this Plan and particularly the policies set out below. When considering an application for consent to a severance, the Consent Granting Authority shall be guided by the following policies:

#### 5.2.1 **General Criteria**

- i) Severances which create new lots may only be considered when both the newly created lot and the retained lot front on an assumed public road that is currently maintained on a year-round basis by a public road authority.
- ii) Both the severed and retained lots shall have direct driveway access from a public road. A single shared driveway entrance from a public road may be considered for the purposes of providing direct driveway access for two adjacent lots, subject to the approval of the public road authority.