

- ii) Lot Area:
- a) A new residential lot created by consent should generally not exceed 0.8 hectares (2 acres) in area except where site conditions require a larger lot size for one or more of the following:
    - to satisfy requirements of the Health Unit or the Ministry of the Environment for lot servicing; or
    - to accommodate existing physical features of the site; or
    - to avoid the creation of an irregular-shaped lot.
  - b) The size of other rural lots shall be appropriate to the size of the proposed uses and the services available.

### **5.3 POLICIES FOR SUBDIVISION AND CONDOMINIUM APPROVALS**

It shall be the policy of the Municipality to only recommend to the Subdivision/Condominium Approval Authority for draft approval a proposed plan of subdivision or condominium that conforms to the policies of this Plan. In considering a proposed plan of subdivision or plan of condominium, the Municipality and the Approval Authority shall be guided by the relevant objectives and policies of this Plan, in addition to the following:

#### **5.3.1 Development Patterns**

The development pattern of the proposed subdivision or condominium should mesh with existing development and roads on adjacent lands. To ensure that undeveloped lands adjacent to the proposed subdivision do not become landlocked or difficult to access, the development pattern should make provision for access to such lands if required. Wherever possible, the layout of proposed lots and roads should conform to the topography. The development pattern should also recognize and maintain natural linkages and preserve natural heritage features including individual specimen trees and established vegetative buffers.

#### **5.3.2 Compatibility of Land Uses**

The land use designations and policies of this Plan shall be applied to ensure compatibility between the type of development proposed for the subdivision or condominium and the land uses, both existing and future, in the surrounding area.

### **5.3.3 Provision of Public Services**

The Municipality shall ensure that the proposed subdivision or condominium shall be provided with all necessary public services and amenities in accordance with the relevant policies of Section of this Plan.

#### ***5.3.3.1 Water Supply and Sewage Disposal***

Development shall take place in accordance with the policies of Section 3.4 of this Plan.

#### ***5.3.3.2 Protection of Environment***

If any part of the proposed subdivision or condominium is located in an environmental sensitive area, the Municipality shall review the proposal in accordance with the policies of Section 3.9 of this Plan.

#### ***5.3.3.3 Stormwater Management***

A stormwater management plan in accordance with the relevant policies in Section 3.5 shall be required.

### **5.3.4 Zoning of Proposals**

Lands subject to a subdivision or condominium proposal shall be zoned for their intended use as a condition of draft approval.

### **5.3.5 Minimum Distance Separation Requirements**

The Municipality shall ensure that subdivision proposals comply with the provincial Minimum Distance Separation (MDS) requirements, as amended from time to time.

### **5.3.6 Special Policies for Condominium Developments**

New condominium projects may provide additional opportunities for residential and commercial/industrial development, ownership and private equity participation. In this regard, the Municipality will consider new forms of condominium developments under the Condominium Act, 1998, such as vacant land condominiums, having regard to the following matters:

- i) The ownership of common facilities such as access roads, open space and recreation areas, stormwater management systems, water and sewage systems,

and common-use buildings and other facilities, including standards for the design, operation and maintenance of these facilities;

- ii) The provision of services such as garbage collection and snow removal;
- iii) Where applicable, the provision of adequate financial securities to ensure that common facilities and services do not become a financial burden on the Municipality; and
- iv) All applicable policies of this Plan.

### **5.3.7 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; or
- ii) where a new road or an extension to an existing road is required.

The Municipality of Brighton may require that approvals of plans of subdivision include a lapsing date in accordance with Section 51(32) of the Planning Act. If approval of a draft plan of subdivision lapses, the growth management objective of this Plan shall be considered as a key component of the development review process. If a plan of subdivision or part thereof has been registered for eight (8) years or more, and does not meet the growth management objectives of this Plan, the Municipality may use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.