

Part B - The Amendment

All of this part of the document entitled Part B - The Amendment, consisting of the following text, constitutes Amendment No. 23 (OPA No. 23) to the Official Plan of the Township of Laurentian Valley.

Details of the Amendment

The Official Plan for the Township of Laurentian Valley is hereby amended as follows:

1. That Section 18.2 of the Section 18.0 Land Division Policies are amended by adding new policies as follows, immediately following policy 18.2(2) and renumbering the subsequent policy sections and any associated references accordingly:
 - “(3) Prior to considering the merits of a consent, the approval authority shall be satisfied that a registered plan of subdivision is not necessary for proper and orderly development. A registered plan of subdivision will be the method of dividing land where,
 - (a) A significant number of new lots would be or there is a high potential to create and market a significant number of new lots;
 - (b) New public roads other than minor public road extensions are proposed;
 - (c) Extensive investigations regarding such matters as hydrogeology, surface drainage or environmental impact will be required; or
 - (d) The future development potential of the retained lands or the adjoining lands would be adversely affected by the proposed consent(s).”
 - (4) The approval authority shall be satisfied that a consent is in the public interest and that it is not premature in terms of development patterns in the area.
 - (5) The maximum number of new lots permitted to be created for residential purposes from an original holding shall be three (3) lots. A holding is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under the Planning Act. An original holding means a holding as of January 18, 1979.
 - (6) In addition to the three lots normally considered, three (3) additional consents may be granted, provided the following criteria are considered:
 - (a) they do not create a conflict with abutting uses;
 - (b) they do not lead to demands for increased municipal services;
 - (c) the creation of additional lots will complete the development potential of the holding by the severance process or constitutes an infilling situation. Infilling in areas on private well and septic system is defined as the creation of a lot between two existing dwellings which are

separated by not more than 100 metres (325 feet) or between an existing dwelling and a street which are separated by not more than 100 metres (325 feet);

- (d) ribbon development is not a concern;
- (e) the first three lots permitted by Subsection 18.2 (5) have been developed; and
- (f) that the lots can be adequately serviced with potable water and a private sewage disposal system and are consistent with the servicing policies of Sections 2.2(24) Servicing of the General Development Policies and Section 17 of the Servicing Policies.
- (g) why a plan of subdivision is not necessary for the proper and orderly development of the lands;
- (h) the need for a hydrogeology study (including a nitrate impact assessment) to ensure that the quality and quantity of potable water meets provincial standards and is consistent with the servicing policies of Section 2.2(24) and Section 17;
- (i) the need for a lot grading and drainage plan; and
- (j) the impact of the proposed development on the financial resources of the municipality.”