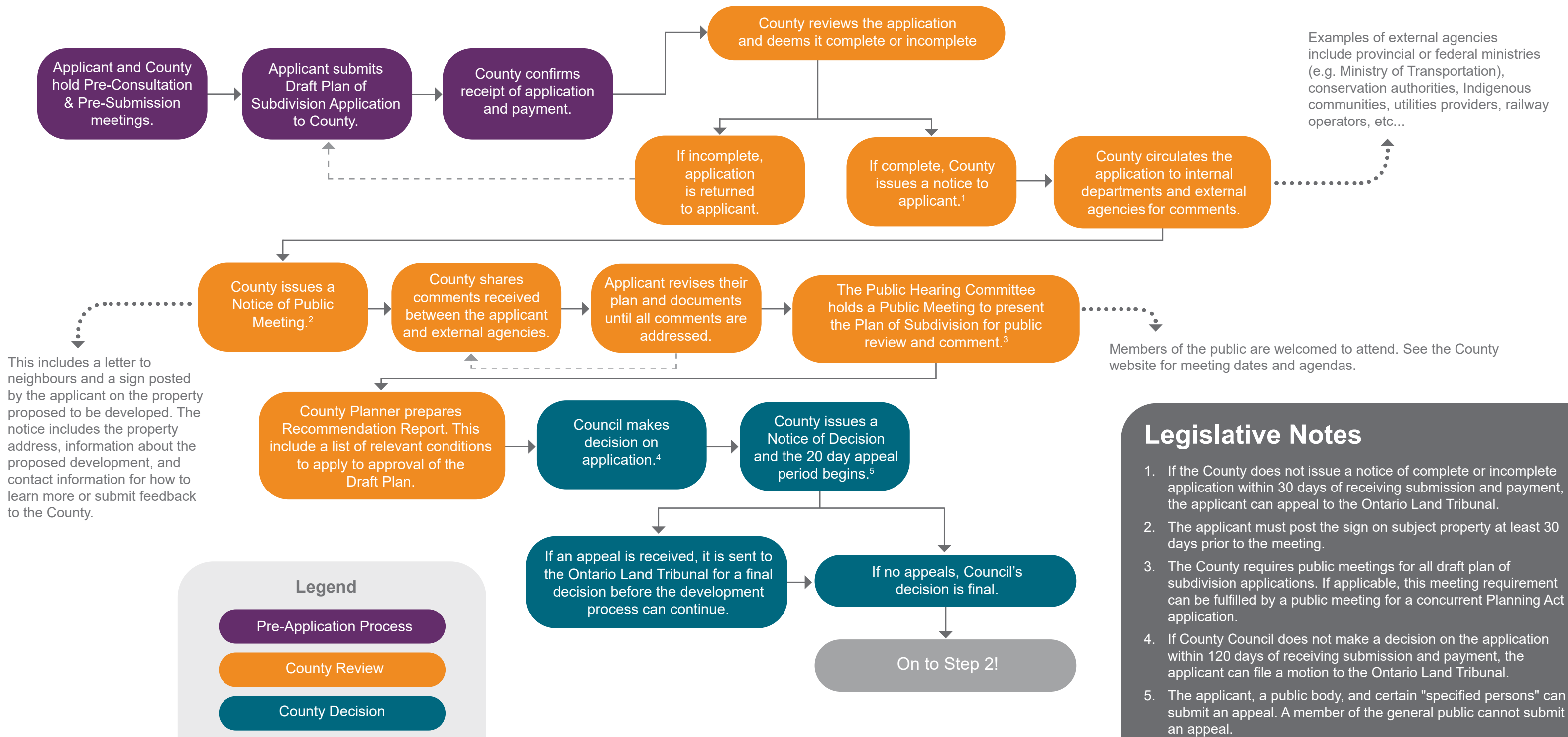


Ever Wonder How a Subdivision Gets Built?

There are a lot of activities that happen behind the scenes before any construction can take place to build new homes or businesses. This is an overview of the two part process that the County and developers go through to create new subdivisions.

1. Draft Plan of Subdivision Approval Process

A developer (in this case, called "the applicant") will first develop a draft plan for a piece of land and present it and other supporting materials that to the County for review and approval.



This includes a letter to neighbours and a sign posted by the applicant on the property proposed to be developed. The notice includes the property address, information about the proposed development, and contact information for how to learn more or submit feedback to the County.

Legend

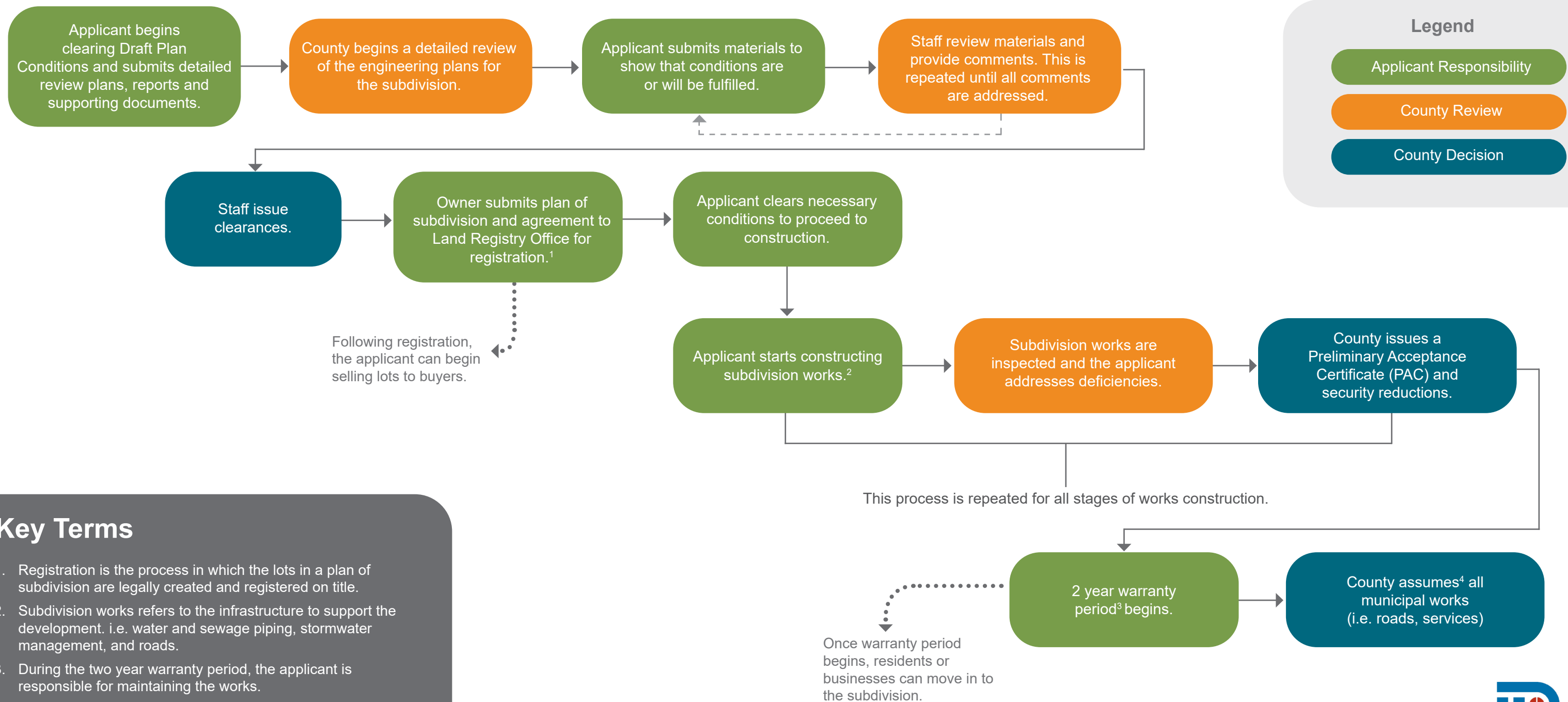
- Pre-Application Process
- County Review
- County Decision

Legislative Notes

1. If the County does not issue a notice of complete or incomplete application within 30 days of receiving submission and payment, the applicant can appeal to the Ontario Land Tribunal.
2. The applicant must post the sign on subject property at least 30 days prior to the meeting.
3. The County requires public meetings for all draft plan of subdivision applications. If applicable, this meeting requirement can be fulfilled by a public meeting for a concurrent Planning Act application.
4. If County Council does not make a decision on the application within 120 days of receiving submission and payment, the applicant can file a motion to the Ontario Land Tribunal.
5. The applicant, a public body, and certain "specified persons" can submit an appeal. A member of the general public cannot submit an appeal.

2. Plan of Subdivision Approval and Detailed Design Review Process

After the notice of decision, and if no appeals are made, the applicant starts to satisfy the conditions of draft approval and enters in required legal agreements. Once the necessary conditions are satisfied, they will proceed with registering the plan of subdivision, and constructing the subdivision. The County is responsible for making sure all infrastructure and buildings are constructed to their standards.



Key Terms

1. Registration is the process in which the lots in a plan of subdivision are legally created and registered on title.
2. Subdivision works refers to the infrastructure to support the development. i.e. water and sewage piping, stormwater management, and roads.
3. During the two year warranty period, the applicant is responsible for maintaining the works.
4. Assumption is the process in which the County takes responsibility over the works that are constructed by an applicant. The County then becomes responsible for maintaining that infrastructure over time.