

LAND USE PLANNING

GENERAL INFORMATION



Municipal planning means the control and regulation of land use and ensures the orderly development of lands within the boundaries of the Township. The legislative framework for land use planning is the Planning Act, R.S.O 1990. This lays out the processes and tools municipalities have to implement land use control.



Official Plan

The Official Plan describes the policies on how land should be developed in order to meet the specific needs of the community over a long-term horizon. The Official Plan is implemented through the Zoning By-law.



Zoning By-law

The Zoning By-law lays out permitted uses, where structures may be located, types of buildings and other regulations such as parking and setbacks from lot lines. It is meant to be a living document with amendments. These amendments require an application, and public meetings with notice sent to all properties within a 120m radius of the property in question. Most draft plans of subdivision require a re-zoning and public meetings. There are no appeal rights to rezoning draft plans of subdivisions.

The official plan is the guide book for development. The Zoning By-law is the rules and regulations to make it happen.



Plan of Subdivision

When a parcel of land is divided into four (4) or more parcels, a plan of subdivision is required. Subdivision approval is required to ensure that the land is suitable for the required use and conforms to the official plan and zoning. Approval for Plans of Subdivision rest with the upper tier, Elgin County. The Township is involved through staff review of files, pre-consultation meetings, and will provide a report to Council with a list of conditions recommended to the approval authority. There is no public meeting for a Plan of Subdivision, however the report to Council allows for conditions to be reviewed and for public evaluation of those conditions. Only the developer has rights to appeal a decision.



Additional Dwelling Units

Additional dwelling units (ADU's) are self-contained residential units with kitchens and bathroom facilities, that are located within dwellings or within accessory structures (i.e. within a detached garage). They are permitted where a single dwelling is listed as a permitted use within the Township's Zoning By-law. They are generally permitted within Agricultural 1 (A1) Zones, and Residential 1, 2 and 3 (R1, R2, R3) Zones.