

1914

# c 194 Planning and Development Act

Ontario

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## CHAPTER 194.

An Act respecting Surveys and Plans of Land in certain Cities and their Suburbs.

**HIS MAJESTY**, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:—

Short title.

1. This Act may be cited as *The City and Suburbs Plans Act*. 2 Geo. V. c. 43, s. 1.

Plan of proposed survey and subdivision to be submitted to Ontario Railway and Municipal Board.

2.—(1) Where any person is desirous of surveying and subdividing into lots, with a view to the registration of a plan of the survey and subdivision, any tract of land lying within or within five miles of a city having a population of not less than 50,000 he shall submit a plan of the proposed survey and subdivision to The Ontario Railway and Municipal Board for its approval. 2 Geo. V. c. 43, s. 2.

Plan to show boundaries, etc.

(2) Such plan shall show the boundaries of the land owned by such person and also of the part thereof proposed to be subdivided and shall be certified by an Ontario Land Surveyor. 3-4 Geo. V. c. 45, s. 1.

Board may require changes.

3.—(1) The Board shall have authority before approving of the proposed plan to require such changes to be made in it as the Board may deem proper as fo

- (a) The number and width of the roads or streets;
- (b) The direction in which the roads and streets are to run and their location; and
- (c) The size and form of the lots.

Minimum width of roads and streets.

(2) Nothing in clause (a) shall authorize the laying out of any road or street less than 66 feet in width. 2 Geo. V. c. 43, s. 3.

What to be considered by Board in coming to its decision.

4. In determining as to the suitability of the proposed plan, or as to the desirability of any change in it, the Board, where the land lies within the city, shall have regard to making the subdivision and roads and streets and their location and width, and the direction in which they are to run, conform as far as practicable with any general plan which has been adopted or approved by the council of the city in accordance with which it is contemplated that the city and suburbs shall be laid out or the re-arrangement of the streets

and thoroughfares shall be effected; and where the land is situate without the limits of the city the Board shall have regard to

- (a) The proximity of the land to the city;
- (b) The probability of the limits of the city being extended so as to include it;
- (c) The securing of driveways and adequate thoroughfares connecting the city and the outlying districts;
- (d) Making the subdivision and the roads and streets and their location, and width, and the direction in which they are to run conform as far as practicable with any plan so adopted or approved, or if no such plan has been adopted or approved with the plan on which that part of the city which lies nearest to the land is laid out. 2 Geo. V. c. 43, s. 4.

5.—(1) No plan of any such land shall be registered unless it has been approved by the Board and a certificate of its approval signed by the Chairman or a member of the Board or the Secretary is endorsed on the plan, and no lot laid down on a plan not so approved shall be sold or conveyed by a description containing any reference to the lot as so laid down or to such plan. 2 Geo. V. c. 43, s. 5.

Approval of plan and certificate before sale.

(2) Forthwith after the approval of a plan by the Board the person submitting the same shall furnish a copy thereof as approved and certified by the Board to the clerk of the corporation of the city. 3-4 Geo. V. c. 45, s. 2.

Copy of plan to be sent to city clerk.

6.—(1) Notice of an application to the Board for its approval of a plan shall be given to the corporation of the municipality in which the land is situate and to the corporation of the city, and all parties interested shall be entitled to be heard and may be represented by counsel at the hearing of the application.

Notice of Application for approval of plan to be given.

(2) A copy of the plan shall accompany such notice. 2 Geo. V. c. 43, s. 6.

Copy of plan to be furnished.

7.—(1) Objections to the plan shall be stated in writing and be filed with the Secretary of the Board within twenty-one days after delivery of the notice and plan.

Objections to plan.

(2) If no objection is made within that period the applicant shall be entitled to have the plan certified as approved unless the Board of its own motion otherwise directs. 2 Geo. V. c. 43, s. 7; 3-4 Geo. V. c. 18, s. 37.

Where no objection made.

Sittings of  
the Board.

8. Sittings of the Board shall, if required by the Council of the Municipality objecting to the plan, take place at such time and place in the City nearest to the land as the Board, by notice to the applicant and to the Clerk of the Municipality requesting the same appoints. 2 Geo. V. c. 43, s. 8.