



Mississippi
Mills

What is a Part Lot Control?

Part Lot Control is a tool used by the Municipality to regulate the transfer or sale of part of a lot within a registered subdivision plan.

What does a Part Lot Control do?

Part Lot Control prevents the possible uncontrolled division of lots within a plan of subdivision after the plan has been registered.

Once a plan of subdivision has been registered, a landowner may sell any complete lot within that plan; however, part of a lot on a registered plan of subdivision cannot be transferred without the Municipality's approval.

The Planning Act permits municipalities to pass By-Laws to exempt any or all lots or blocks within registered plans of subdivision from part-lot control, so further subdivision of individual lots or blocks can take place.

Such a By-Law has the effect of allowing the conveyance of a portion of a lot without requiring a consent (severance). Exemption from part-lot control can be used when a number of land transactions are involved but the resulting changes will not affect the nature or character of the subdivision.

What is the application process?

Step One: Pre-application Meeting

Before filing an application, applicants should speak with a municipal Planner to discuss the requirements of a Part Lot Control application.

Step Two: Technical Review

There is a technical review of the Part Lot Control application. The Planning Act lays out the rules on whom to circulate Part Lot Control applications to.

Step Three: By-Law Enactment

Pursuant to Section 50 of the Planning Act, a by-law is enacted by the Municipality stipulating that part-lot control does not apply to the subject lot(s) or block(s).

Step Four: Approval from Lanark County

The Municipality of Mississippi Mills forwards the by-law to the County of Lanark Planning and Development Approvals Department for approval.

Following approval of the by-law by the County of Lanark, the Municipality of Mississippi Mills Solicitor will register it on title.

For More Information:

For information regarding a specific application, please visit or contact the Planning Department between 8 a.m. and 4 p.m. on weekdays or by emailing the Planning Clerk, Roxanne Sweeney at rsweeney@mississippimills.ca :

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