

in relation to the physical development of said County and to the control of subdivisions of land therein; prescribing the powers and duties of said Planning Board concerning the physical development of said County and subdivisions of land therein; providing for appeals to the Circuit Court, and the Court of Appeals of Maryland; providing penalties for the violation of such rules, regulations and restrictions; and providing additional means of enforcing said rules, regulations and restrictions.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That thirty-eight new sections be and they are hereby added to the Code of Public Local Laws of Baltimore County (1948 Edition), said new sections to be known as Sections 441 to 478 inclusive, and to be grouped under a new title called "Title 32: Planning and Subdivision Control", and all of said sections to read as follows:

441. *As used in this title, "Master Plan" means a composite of the mapped and written proposals recommending the physical development of Baltimore County which shall have been adopted by the Planning Board under this Act.*

*"Street" means any street, avenue, boulevard, road, lane, parkway, freeway, viaduct, bridge, alley, or other way, which is an existing State, or County highway, or a street or way shown on a plat duly filed and recorded in the office of the Clerk of the Circuit Court for Baltimore County, and includes the land between the street right-of-way lines, whether improved or unimproved, and may comprise pavements, shoulders, curbs and gutters, sidewalks, parking areas, and other areas within the street right-of-way lines.*

*"Official map" means a map adopted in accordance with Section 305 (a) of this Code.*

*"Drainage right-of-way" means the lands required for the installation of storm water sewers or drainage ditches, or required along a natural stream or water course for preserving the channel and providing for the flow of waters therein to safeguard the public against flood damage in accordance with Section 305 (b) of this Code.*

*"Circulation" means provision for the movement of people, goods, water, sewage, or power by means of streets, highways, railways, waterways, airways, pipes, conduits, or other means, and including facilities for transit, transportation and communication.*

*"Subdivision" means the division of a lot, tract or parcel of land into two or more lots, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development; except that the following divisions shall not be considered subdivisions within the meaning of this title, provided that no new streets or roads are involved: divisions of land for agricultural purposes where the resulting parcels are three acres or larger in size, divisions of property by testamentary or intestate provisions, or division of property upon Court order. Subdivision also includes re-subdivision, and where appropriate to the context, relates to the process of subdividing or to the lands or territory divided.*

*"Public Works Agreement" means an agreement entered into between an owner of a subdivision and the County Commissioners of Baltimore County for the construction of water and sewer facilities, storm drains, streets, bridges and other public structures.*