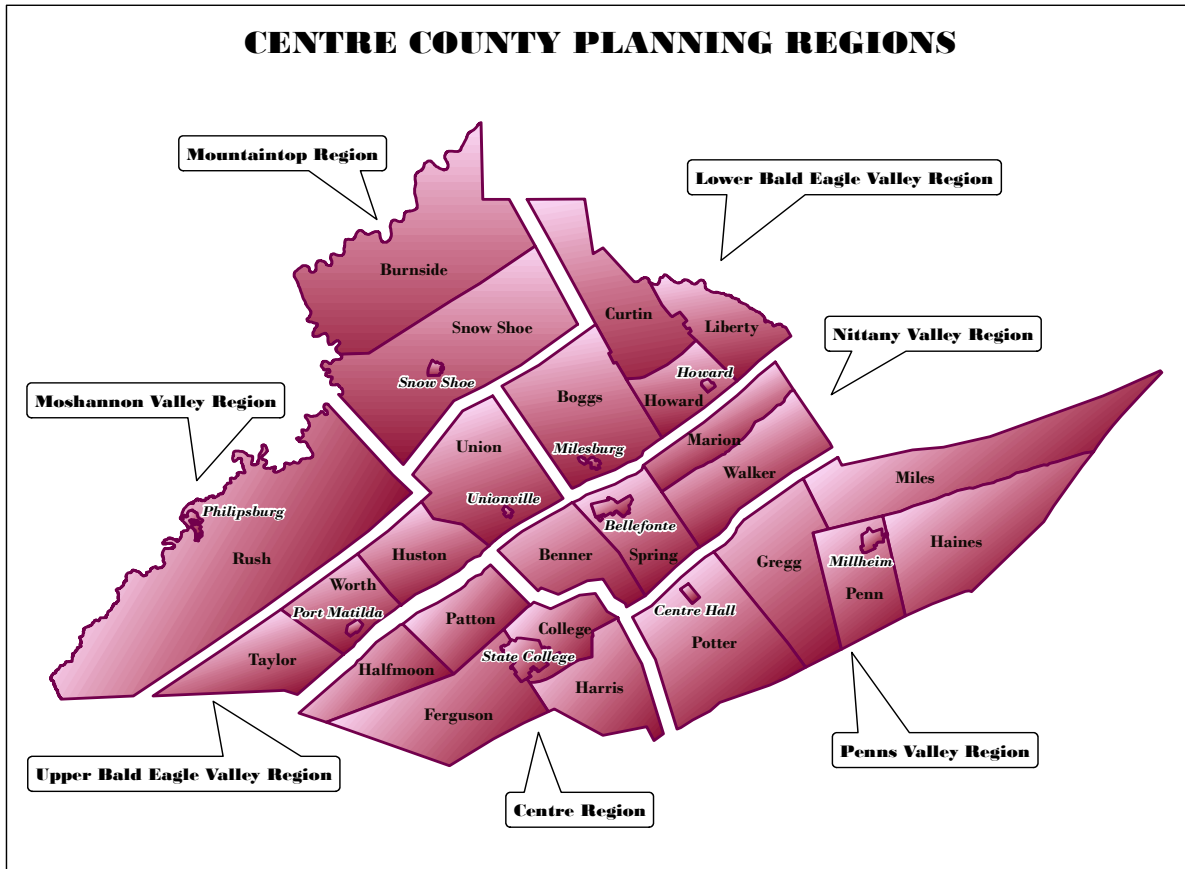


# Centre County Subdivision and Land Development Activity Report 2012



## Centre County Planning Commission Centre County Planning and Community Development Office

Willowbank Office Building, 420 Holmes Street, Bellefonte, PA 16823  
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## Centre County Board of Commissioners - 2012

Steven G. Dershem, *Chair*  
C. Chris Exarchos, *Commissioner*  
Michael Pipe, *Commissioner*

## Centre County Planning Commission Members - 2012

Elfrieda M. Persic, <i>Chair.</i>	Centre Region
Robert P. Dannaker, <i>Vice-Chairman</i>	Nittany Valley Region
Angelica "Mimi" Wutz, <i>Secretary</i>	Upper Bald Eagle Valley Region
Dennis Hameister	Centre Region
Kevin Abbey	Centre Region
Christopher Kunes	Penns Valley
Thomas Poorman	Lower Bald Eagle Valley Region
Jack Shannon	Moshannon Valley Region
(vacant)	Mountaintop Region

## Centre County Planning and Community Development Office - 2012

Robert B. Jacobs, AICP, *Director*  
Susan B. Hannegan, *Assistant Director*  
Anson C. Burwell, *Subdivision and Land Development Planner*  
Christopher D. Schnure, *Assistant Subdivision and Land Development Planner*  
Matt Milliron, *Community Water Systems Program Coordinator*  
Albert Lavan, *West Nile Virus Program Coordinator*  
Norman K. Lathbury, *Ag Land Preservation Program Coordinator (Sr. Advisor)*  
Sarah R. Parker, *Senior Planner/Ag Land Preservation Program Coordinator*  
Linda Marshall, *Senior Planner/Housing Coordinator*  
Mike Bloom, *Senior Transportation Planner*  
Mary L. Wheeler, *Secretary III*  
Stacy J. Mann, *Secretary III*  
Elizabeth A. Lose, *Research Technologist (Contracted from Penn State using "in-kind" funds)*

NOTE: Information contained in this report can be made available in other forms as required by the Americans with Disabilities Act (ADA).

Prepared by: Anson C. Burwell, Subdivision and Land Development Planner  
Christopher D. Schnure, Assistant Subdivision and Land Development Planner  
Stacy J. Mann & Elizabeth A. Lose

Released: May, 2013

## Subdivision and Land Development Activity

The *Pennsylvania Municipalities Planning Code* (commonly called the *MPC*) requires Planning Commissions to file an annual report with the governing body at the beginning of each year. The *MPC* does not specify the format of the annual report; however, each Planning Commission is required to provide a listing of activities regarding reviews and actions relative to their administrative duties.

Per the above, the Centre County Planning Commission performs a dual function concerning its involvement with subdivision and land development activity. The Planning Commission staff must administer and enforce the *Centre County Subdivision and Land Development Ordinance*, applicable throughout much of Centre County and they must also receive, review or monitor for review all plans originating from those municipalities having adopted their own subdivision and land development regulations (please reference the municipalities within the *2012 County and Municipal Planning Controls* chart located on page 3 for further details). Presently, there are ten (10) municipalities within the County that administer their own subdivision and land development ordinances, with the remaining twenty-five (25) municipalities under the jurisdiction of the County's Ordinance. Also, in cooperation with the County Recorder of Deeds Office, the Planning Office monitors all subdivision and land development plans to verify if they have been properly approved by the appropriate municipal officials prior to recording.

The Centre County Planning Office is also required to charge processing fees for the review of applicable subdivision and land development plans and for the reviews of applicable Pennsylvania Department of Environmental Protection (DEP) *Sewage Facilities Planning Modules* (per the *Pennsylvania Sewage Facilities Act*). Accordingly, processing and review fees received in 2012 totaled \$26,320.50 (reference page 16 for additional information).

This report is a summary of subdivision and land development activity in Centre County over the past several years and an analysis of the distribution of activity throughout the County's thirty-five (35) municipalities during 2012.

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## - General Summary -

One of the important tasks performed by the Planning & Community Development Office is the administration of the Centre County Subdivision and Land Development Ordinance (SALDO). This aspect of 'county planning' is done to help ensure that benefits realized by development activity outweigh negative impacts that might result from an increase in the demand on local facilities and services as well as providing assistance concerning developer compliance with applicable local, state and federal land use controls.

To achieve this goal, the Planning & Community Development Office staff is charged with the duty of administering the County's Ordinance. The staff's main focus is within the 25 municipalities that fall under the jurisdiction of the County's SALDO, as well as to receive, review and monitor all plans originating from those municipalities that have adopted their own local subdivision and land development ordinances. The administration of the County's Subdivision and Land Development Ordinance is the direct responsibility of staff members Anson Burwell and Chris Schnure.

In comparison of the subdivision and land development activity data for 2012, the total number of 'subdivision lots' created computes to 199 county-wide and represents a 10% increase in the number of lots created from the previous year's total of 181 lots. This slight change seems consistent with and reflects the continued and sustained affects of the economic climate of the last four years.

In regard to subdivision activity, one plan of note was the State Correctional Institution at Rockview Subdivision (aka the Canyon Lands located in Benner Township) creating 19 lots of record subdivided from a 1,850 acre portion of lands previously owned by the Commonwealth of Pennsylvania. Various lots were transferred to Benner Township, the Pa Fish and Boat Commission and the Pennsylvania State University.

Unlike the above, 'land development units' data compiled in 2012 show a total of 866 units. This number represents a 1,155% increase in land development activity from last year's total of 69 units; which was quite unexpected, especially in the size of percentage increase in activity.

In regard to this massive percentage increase, three plans make up the bulk of the activity, namely: The Villas at Happy Valley (creating 145 residential rental units on 6.9 acres in College Township and earmarked as 'student housing'); The Retreat at State College Planned Residential Development (creating 138 residential rental units in College Township and State College Borough on 23.9 acres also marketed for 'student housing'); and, the Turnberry Traditional Town Development, Phase 1 (creating 390 residential units on 100 acres in Ferguson Township).

Upon comparison of the data compiled for 2012 with the previous year's numbers, it seems evident that the national, state and local economic conditions are still having negative effects on growth patterns regarding subdivisions creating new residential lots; however, the marked rise in the creation of residential land development units would seem to indicate that the inventories of existing stock has been depleted such that there is now a market and growing demand for these type of units, especially within the Centre Region. For example, the 2012 development activity for the creation of new residential lots is at a level similar to the county totals compiled in 2011; however, the creation of residential land development units has nearly reached the high-water mark of the 870 units created back in 2005 when local development was at a peak.

In regard to the various indicators that we routinely observe, the consistent numbers of subdivision lots created in the past two years coupled with the major increase in land development activity is in a pattern that seems to indicate that the statistical bottom has been reached and a resurgence in activity has and will continue to occur locally. If our observations are correct, we predict that the 2013 numbers will reflect a continued upward trend in development activity.

COUNTY AND MUNICIPAL PLANNING CONTROLS

2012

	Adopted Comprehensive Plan	Planning Commission	Municipal SALDO Applies	County SALDO Ordinance Applies	Zoning Ordinance	Parkland Dedication Ordinance	Building Permit Ordinance	Federal Flood Insurance Program	Ag Security Area	Storm-Water Ordinance
<b>CENTRE COUNTY</b>	X	X		X						X
<b>CENTRE REGION</b>										
State College Borough	X	X	X		X	X	X	X		X
College Township	X	X	X		X	X	X	X	X	
Ferguson Township	X	X	X		X	X	X	X	X	
Halfmoon Township	X	X			X	X	X	X	X	
Harris Township	X	X			X	X	X	X	X	
Patton Township	X		X		X	X	X	X	X	
<b>LOWER BALD EAGLE VALLEY REGION</b>										
Howard Borough	X	X		X	X		X	X		
Milisbury Borough	X	X		X	X		X	X		
Boggs Township	X			X	X		X	X		X
Curtin Township				X			X	X		
Howard Township	X			X			X	X		
Liberty Township	X		X		X		X	X		X
<b>NITTANY VALLEY REGION</b>										
Bellefonte Borough	X	X	X		X		X	X		X
Benner Township	X	X		X	X		X	X	X	
Marion Township	X	X		X	X	X	X	X	X	
Spring Township	X	X	X		X	X	X	X	X	
Walker Township	X			X	X	X	X	X	X	
<b>MOSHANNON VALLEY REGION</b>										
Phillipsburg Borough	X	X		X	X		X	X		
Rush Township	X	X	X				X	X		
<b>MOUNTAINTOP REGION</b>										
Snow Shoe Borough	X	X		X	X		X	X		
Burnside Township	X			X			X	X		
Snow Shoe Township	X			X	X		X	X		
<b>PENNS VALLEY REGION</b>										
Centre Hall Borough	X	X		X	X		X	X		
Milheim Borough	X	X		X	X		X	X		
Gregg Township	X	X		X	X	X	X	X	X	
Haines Township	X	X		X			X	X	X	
Miles Township	X	X		X			X	X	X	
Penn Township	X	X		X			X	X	X	
Potter Township	X			X	X	X	X	X	X	
<b>UPPER BALD EAGLE REGION</b>										
Port Matilda Borough	X	X		X	X		X	X		
Unionville Borough				X	X		X	X		
Huston Township	X	X		X	X		X	X	X	
Taylor Township				X			X	X	X	
Union Township	X			X			X	X		
Worth Township	X			X	X		X	X	X	

**2012 Data**  
**RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2012**  
**(Including Miscellaneous Plans\*)**

Municipalities		New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
				Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created	
<b>Centre Region</b>										
#	State College Borough	8	9	1	0.92	2	5	5.93	114	3
#	College Township	26	36	2	111.54	4	18	53.26	304	16
#	Ferguson Township	31	33	4	518.40	70	13	104.43	401	16
#	Halfmoon Township	4	5	3	371.78	9	0	0.00	0	2
#	Harris Township	6	5	1	119.82	12	0	0.00	0	4
#	Patton Township	17	21	3	146.60	22	7	4.20	18	11
<b>Regional Total</b>		92	109	14	1,269.06	119	43	167.82	837	52
<b>Lower Bald Eagle Valley Region</b>										
	Howard Borough	0	0	0	0.00	0	0	0.00	0	0
	Milesburg Borough	0	0	0	0.00	0	0	0.00	0	0
	Boggs Township	9	6	1	2.04	1	1	2.25	5	4
	Curtin Township	1	0	0	0.00	0	0	0.00	0	0
	Howard Township	0	0	0	0.00	0	0	0.00	0	0
#	Liberty Township	7	6	3	45.02	6	0	0.00	0	3
<b>Regional Total</b>		17	12	4	47.06	7	1	2.25	5	7
<b>Nittany Valley Region</b>										
#	Bellefonte Borough	2	1	1	0.36	2	0	0.00	0	0
	Benner Township	12	7	3	1,879.08	23	0	0.00	0	4
	Marion Township	2	3	2	42.59	4	0	0.00	0	1
#	Spring Township	9	3	0	0.00	0	3	0.71	3	0
	Walker Township	8	7	4	85.12	8	1	2.43	2	2
<b>Regional Total</b>		33	21	10	2,007.15	37	4	3.14	5	7
<b>Moshannon Valley Region</b>										
	Philipsburg Borough	2	2	0	0.00	0	0	0.00	0	2
#	Rush Township	4	4	0	0.00	0	1	19.39	0	3
<b>Regional Total</b>		6	6	0	0.00	0	1	19.39	0	5

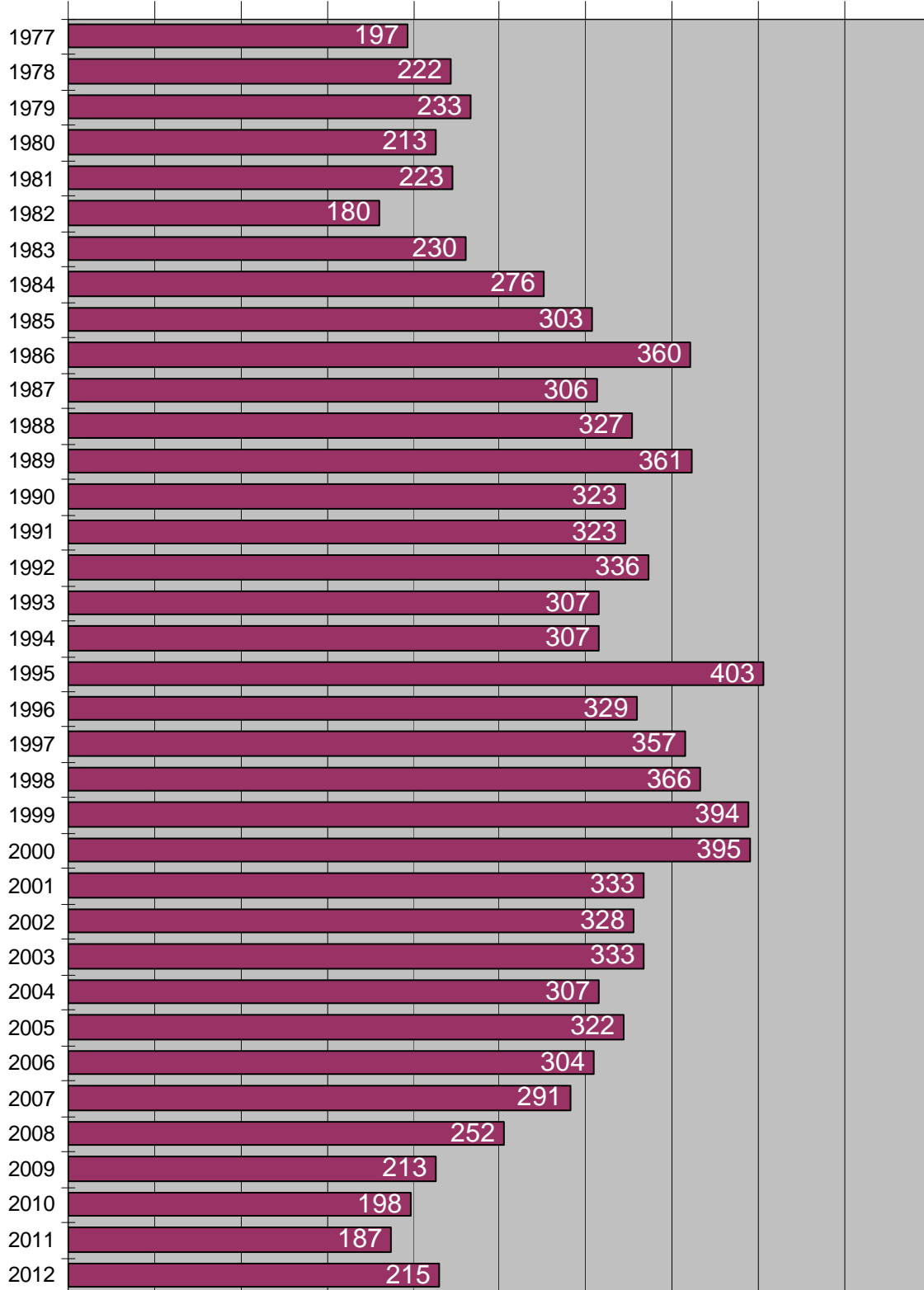
**2012 Data -- continued**

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created		
<b>Mountaintop Region</b>										
Snow Shoe Borough	0	0	0	0.00	0	0	0	0.00	0	0
Burnside Township	1	0	0	0.00	0	0	0	0.00	0	0
Snow Shoe Township	6	4	3	184.98	6	0	0	0.00	0	1
<b>Regional Total</b>	<b>7</b>	<b>4</b>	<b>3</b>	<b>184.98</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>1</b>
<b>Penns Valley Region</b>										
Centre Hall Borough	0	0	0	0.00	0	0	0	0.00	0	0
Millheim Borough	1	2	0	0.00	0	0	0	0.00	0	2
Gregg Township	6	5	2	97.98	5	0	0	0.00	0	3
Haines Township	10	6	3	188.41	6	1	0.39	6	2	
Miles Township	13	9	0	0.00	0	0	0.00	0	9	
Penn Township	7	7	1	15.45	2	1	4.25	1	5	
Potter Township	9	10	1	94.73	5	2	4.70	2	7	
<b>Regional Total</b>	<b>46</b>	<b>39</b>	<b>7</b>	<b>396.57</b>	<b>18</b>	<b>4</b>	<b>9.34</b>	<b>9</b>	<b>28</b>	
<b>Upper Bald Eagle Region</b>										
Port Matilda Borough	0	0	0	0.00	0	0	0	0.00	0	0
Unionville Borough	0	0	0	0.00	0	0	0	0.00	0	0
Huston Township	3	4	3	164.54	7	0	0.00	0	1	
Taylor Township	5	4	2	98.35	4	2	37.60	10	0	
Union Township	4	2	1	2.00	1	0	0.00	0	1	
Worth Township	2	0	0	0.00	0	0	0.00	0	0	
<b>Regional Total</b>	<b>14</b>	<b>10</b>	<b>6</b>	<b>264.89</b>	<b>12</b>	<b>2</b>	<b>37.60</b>	<b>10</b>	<b>2</b>	
<b>County Totals</b>	<b>215</b>	<b>201</b>	<b>44</b>	<b>4,169.71</b>	<b>199</b>	<b>55</b>	<b>239.54</b>	<b>866</b>	<b>102</b>	

\* = Miscellaneous Plans:  
 Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)  
 # = Municipalities having their own Subdivision/Land Development Regulations.

# Number of Files

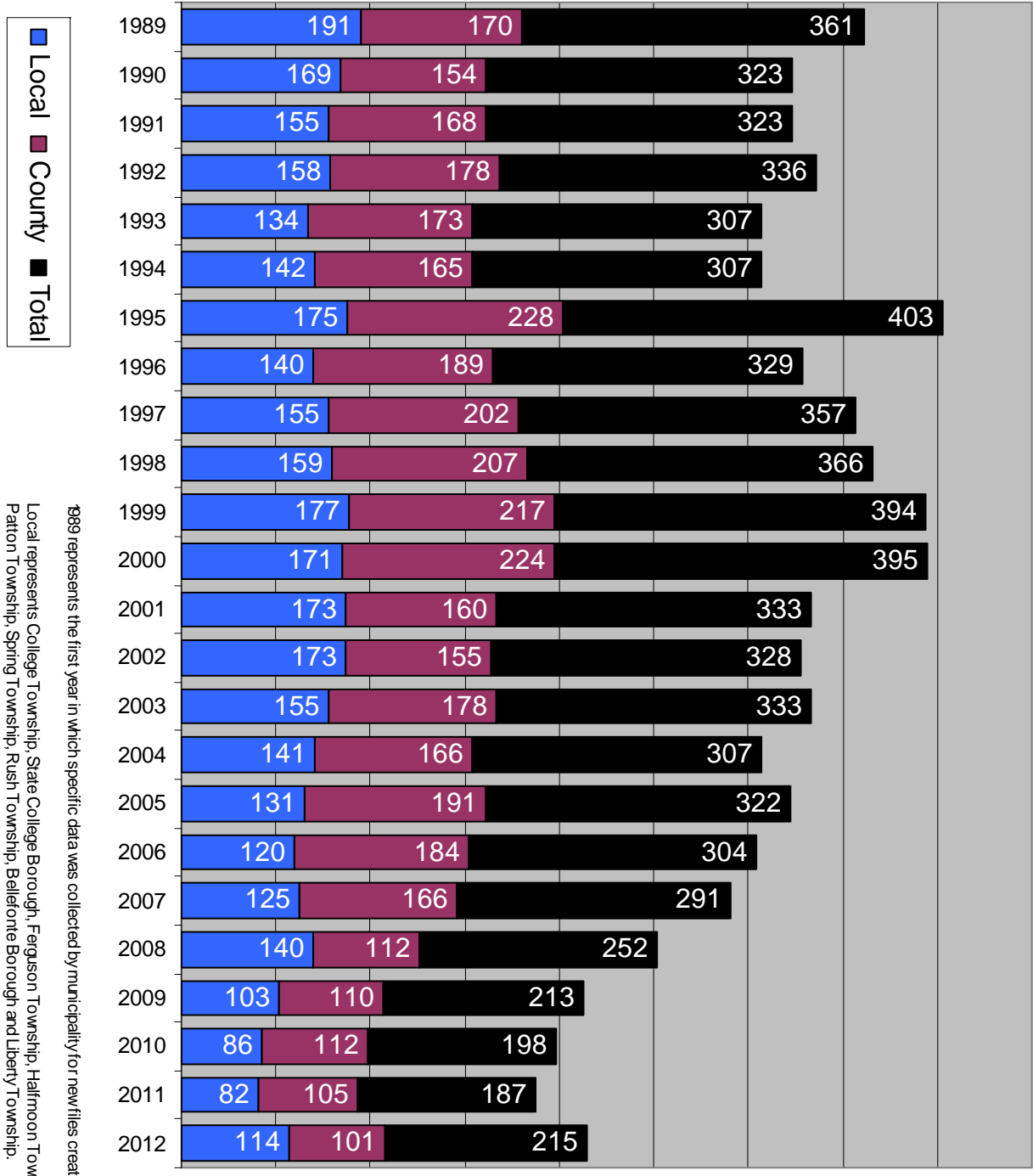
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**Total Number of Files**

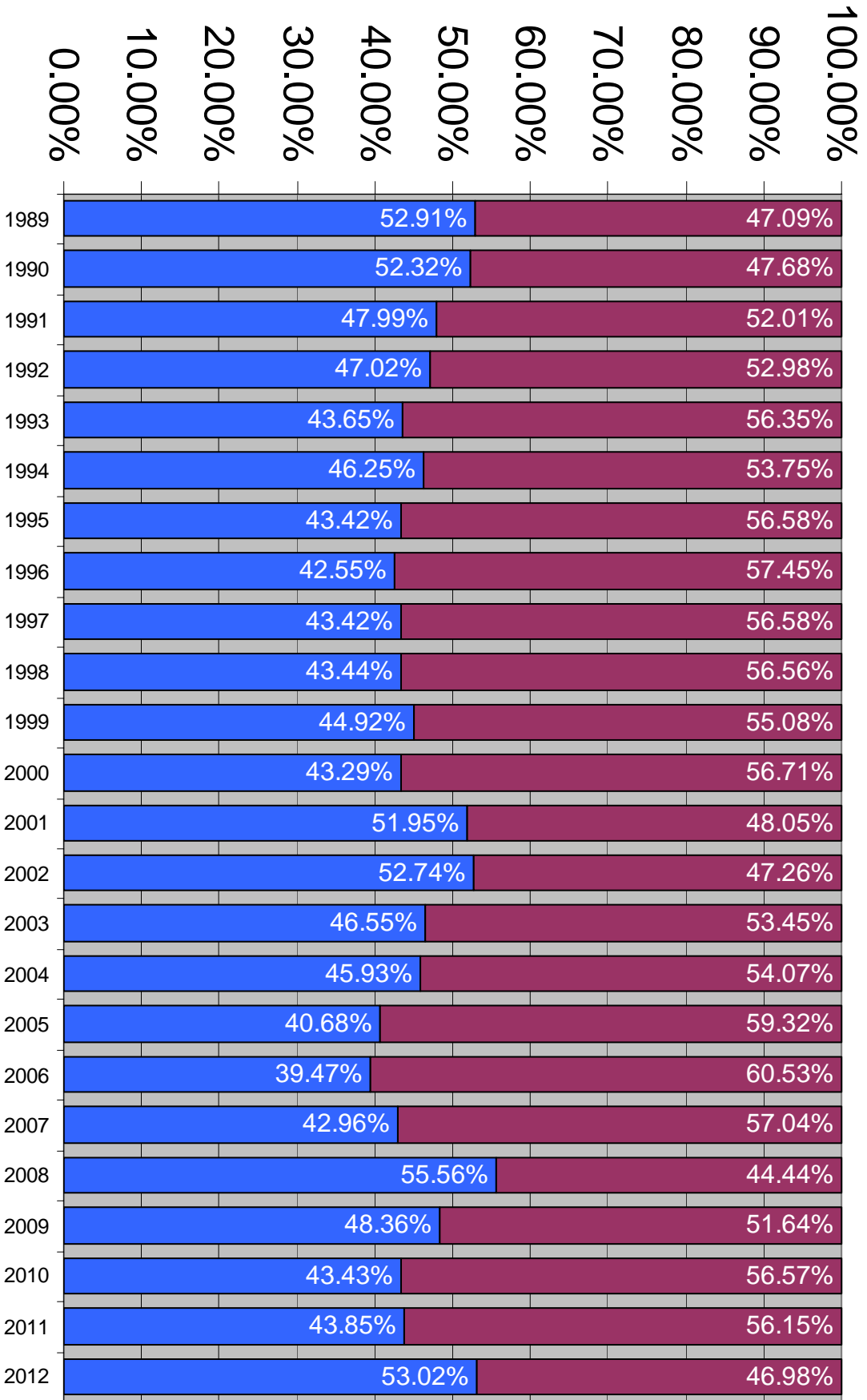


# Total Number of Files



1989 represents the first year in which specific data was collected by municipality for new files created.  
 Local represents College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

# % of New Files Created



Local County

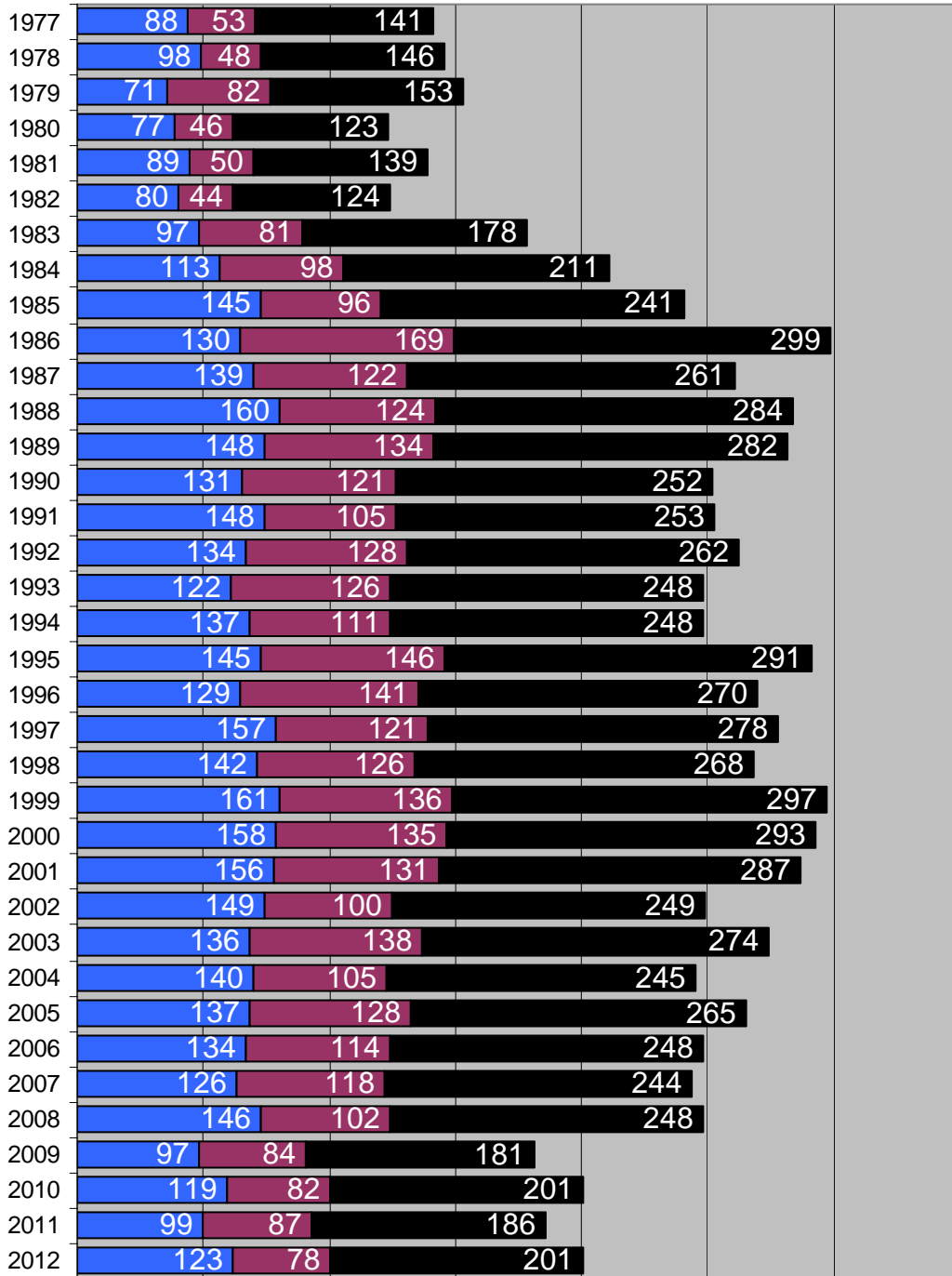
1989 represents the first year in which specific data was collected by municipality for new files created.

Local represents College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

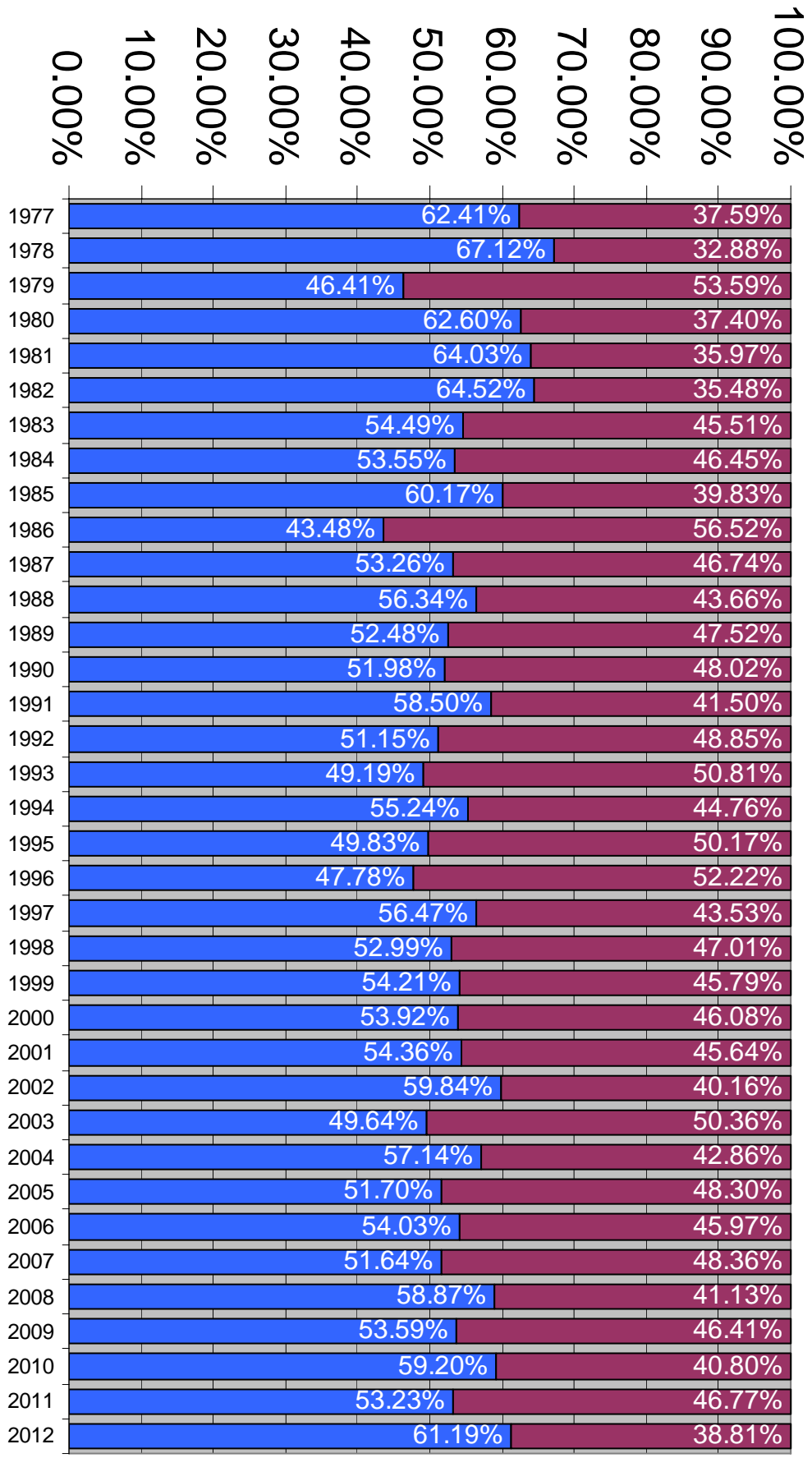
# Number of Recorded Plot Plans

■ Local
 ■ County
 ■ Total

Local represents College Township, State College Borough, Ferguson Township, Hallmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.



# % of Recorded Plot Plans



■ Local
 ■ County

Local represents College Township, State College Borough, Ferguson Township, Halfmoon Township, Harris Township, Patton Township, Spring Township, Rush Township, Bellefonte Borough and Liberty Township.

— TEN YEAR COMPARISON —  
**RECORDED SUBDIVISION / LAND DEVELOPMENT PLANS FOR 2003-2012**  
(Including Miscellaneous Plans\*)

Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --						Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created	
2012	215	201	44	4,169.71	199	55	239.54	866	102
2011	187	186	57	5,059.62	181	45	52.00	69	84
2010	198	201	61	2,877.40	206	47	66.95	338	93
2009	213	181	47	2,748.06	124	36	79.51	147	98
2008	252	248	72	4,430.61	267	61	74.27	443	115
2007	291	244	83	3,899.04	421	59	168.96	483	102
2006	304	248	79	3,128.83	727	61	151.17	327	108
2005	322	265	95	4,591.43	735	55	158.10	870	115
2004	307	245	97	4,936.45	630	75	68.13	325	73
2003	333	274	100	5,203.18	556	70	131.20	572	104

\* = Miscellaneous Plans:

Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, Condominium Declarations, etc.)

**Subdivision and Land Development Data by Planning Region  
(Including Miscellaneous Plans\*)  
2009 - 2012**

Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
<b>Centre Region</b>										
2009	82	75	6	413.02	20	24	36.74	53	45	
2010	59	91	7	489.22	25	36	45.01	168	48	
2011	69	80	16	822.40	62	34	34.95	41	30	
2012	92	109	14	1,269.06	119	43	167.82	837	52	
<b>Regional Total</b>	302	355	43	2,993.70	226	137	284.52	1,099	175	
<b>Lower Bald Eagle Valley Region</b>										
2009	16	9	5	300.50	8	1	0.77	1	3	
2010	17	15	8	206.84	14	1	0.03	1	6	
2011	14	15	7	247.93	14	1	3.56	1	7	
2012	17	12	4	47.06	7	1	2.25	5	7	
<b>Regional Total</b>	64	51	24	802.33	43	4	6.61	8	23	
<b>Nittany Valley Region</b>										
2009	46	44	11	289.53	20	6	21.81	49	27	
2010	37	36	12	492.22	94	9	21.59	167	15	
2011	30	33	9	294.37	45	8	11.47	24	16	
2012	33	21	10	2,007.15	37	4	3.14	5	7	
<b>Regional Total</b>	146	134	42	3,083.27	196	27	58.01	245	65	
<b>Moshannon Valley Region</b>										
2009	7	7	3	83.14	8	2	1.73	36	2	
2010	8	7	3	12.96	7	0	0.00	0	4	
2011	5	3	2	2,385.26	6	0	0.00	0	1	
2012	6	6	0	0.00	0	1	19.39	0	5	
<b>Regional Total</b>	26	23	8	2,481.36	21	3	21.12	36	12	

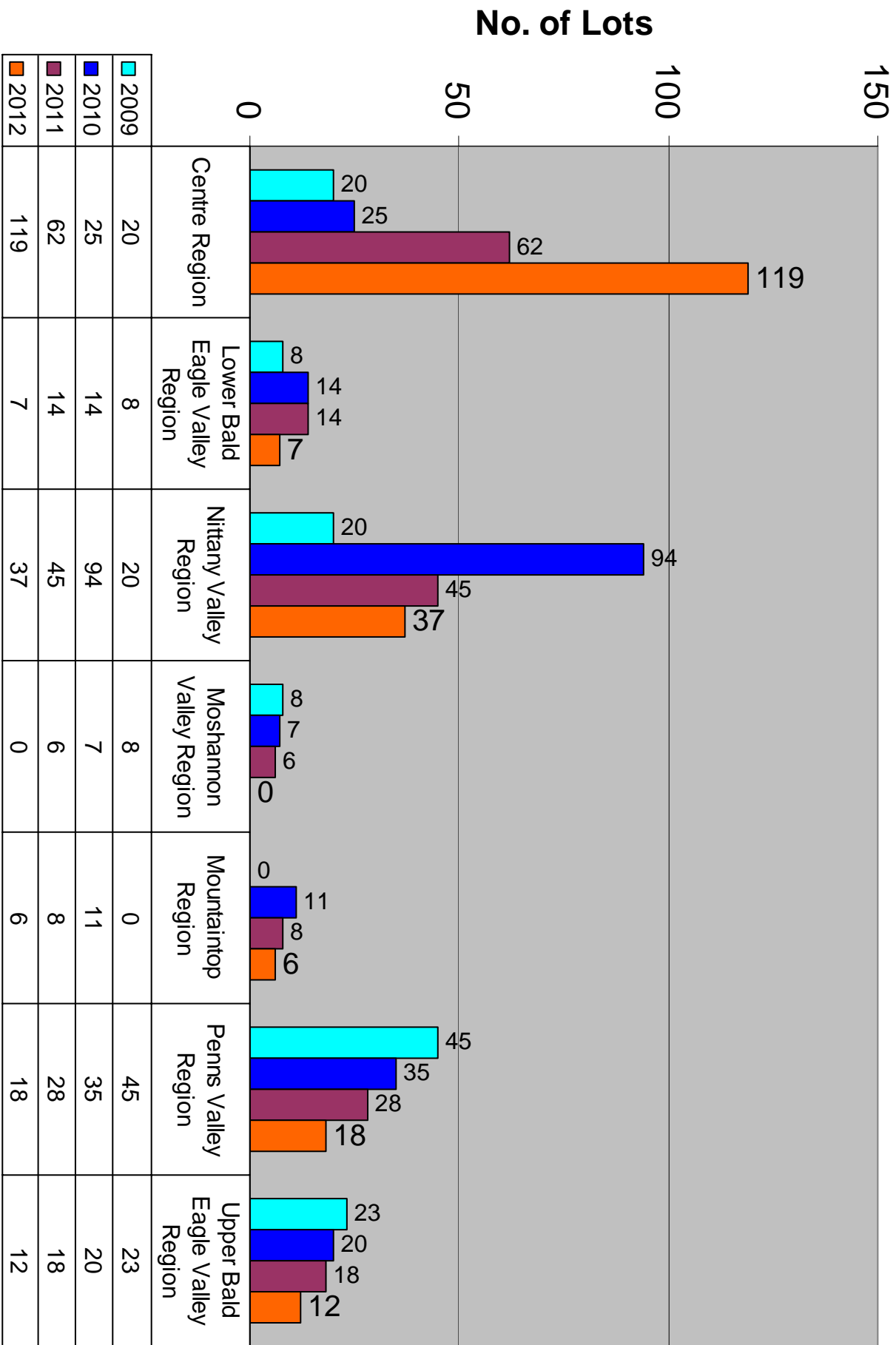
**Subdivision and Land Development Data by Planning Region, continued  
(Including Miscellaneous Plans\*)  
2009 - 2012**

Year	New Files Created	Total Record Plans	-- SUBDIVISION / LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Develop. Plans	Acres Developed	Units Created		
<b>Mountaintop Region</b>										
2009	2	1	0	0.00	0	0	0.00	0	1	
2010	8	7	4	88.14	11	0	0.00	0	3	
2011	4	5	3	89.36	8	0	0.00	0	2	
2012	7	4	3	184.98	6	0	0.00	0	1	
<b>Regional Total</b>	21	17	10	362.48	25	0	0.00	0	7	
<b>Penns Valley Region</b>										
2009	42	31	11	1,087.78	45	2	0.61	3	18	
2010	47	31	17	1,176.78	35	0	0.00	0	14	
2011	47	29	11	798.17	28	2	2.02	3	16	
2012	46	39	7	396.57	18	4	9.34	9	28	
<b>Regional Total</b>	182	130	46	3,459.30	126	8	11.97	15	76	
<b>Upper Bald Eagle Region</b>										
2009	18	14	11	574.09	23	1	17.85	5	2	
2010	22	14	10	411.24	20	1	0.32	2	3	
2011	18	21	9	422.13	18	0	0.00	0	12	
2012	14	10	6	264.89	12	2	37.60	10	2	
<b>Regional Total</b>	72	59	36	1,672.35	73	4	55.77	17	19	
<b>County Totals (2009 - 2012)</b>	813	769	209	14,854.79	710	183	438.00	1,420	377	

\* = Miscellaneous Plans:

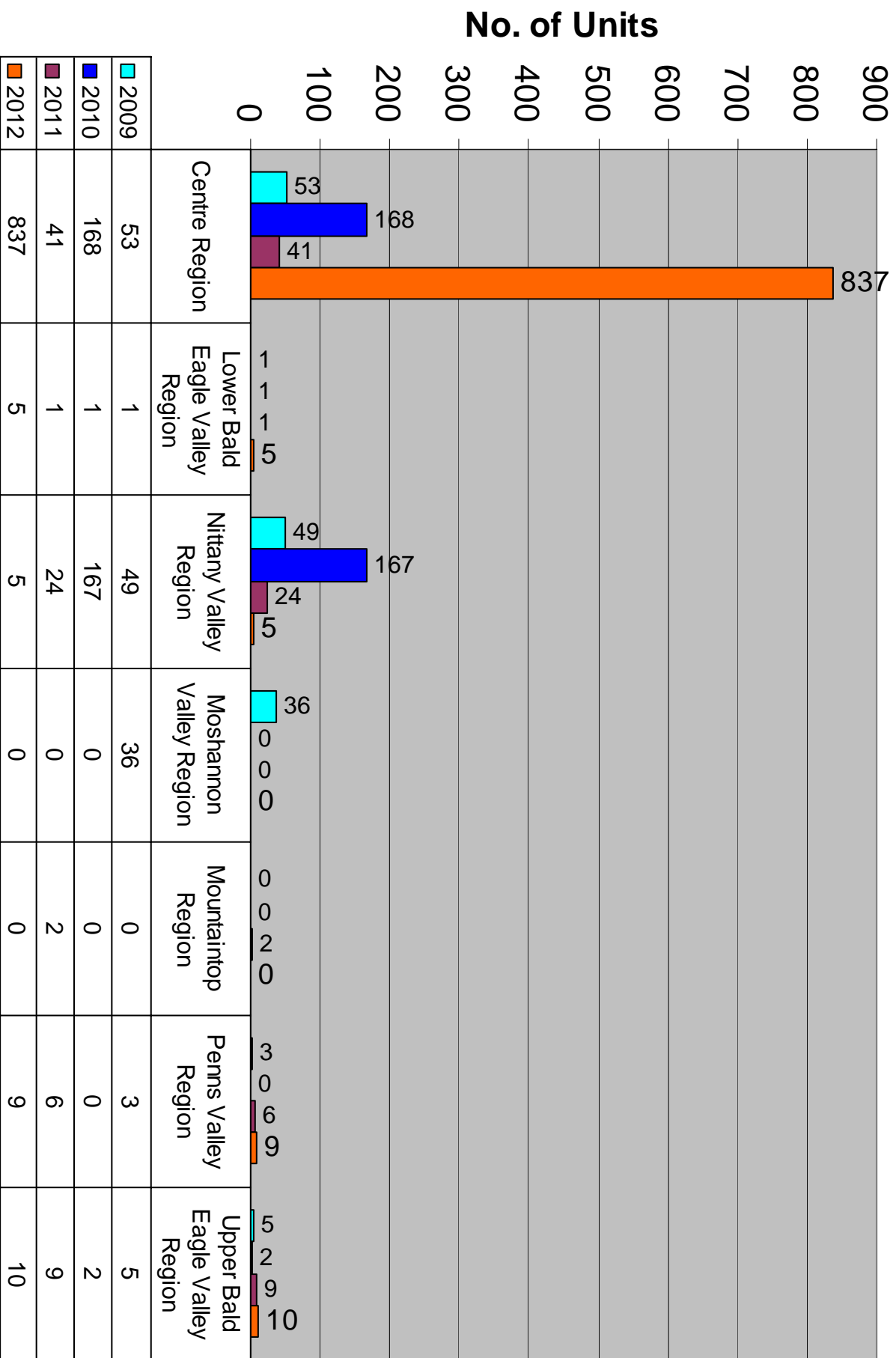
Replotted Lots, Lot Additions, Reclassifications, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.)

# Lots Created by Planning Region





# Units Created by Planning Region



**- PROCESSING FEES -**

	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>Subdivision and Land Development Plan Review Fees Received</b>					
County Jurisdiction	\$27,130.00	\$24,300.00	\$25,500.00	\$24,610.00	\$23,145.00
Local Jurisdiction	\$1,037.50	\$1,255.00	\$1,215.00	\$435.00	\$727.50
<b>SUB-TOTAL</b>	\$28,167.50	\$25,555.00	\$26,715.00	\$25,045.00	\$23,872.50
<b>DEP Planning Module Review Fees Received</b>	\$825.00	\$450.00	\$500.00	\$575.00	\$275.00
<b>Engineer Review / Inspection Fees Received*</b>	\$2,699.78	\$3,188.40	\$2,103.00	\$3,178.47	\$2,173.00
<b>Subdivision / Land Development Ordinances Sold</b>	\$50.00	\$25.00	\$25.00	\$0.00	\$0.00
<b>TOTALS</b>	\$31,742.28	\$29,218.40	\$29,343.00	\$28,798.47	\$26,320.50

\* **NOTE:** Applicants submitting plans under the jurisdiction of the County's Ordinance that involve required engineering details must execute a *Memorandum of Understanding* with the Centre County Board of Commissioners (and the local municipality, when applicable). This agreement represents a commitment that the applicant shall reimburse the county/municipality for all actual costs of the engineering services provided by the county/municipality in the formal processing of the plan (i.e., engineering reviews and site inspections).

## - DEFINITIONS -

**Land Development:** Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or,
  - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features.
- (2) A subdivision of land.

**Lot Addition:** A parcel of land that is conveyed, sold, or transferred to an existing lot of record for the purpose of increasing lot size.

**Miscellaneous Plan:** A recorded plot plan that depicts lot additions, replotted lots, reclassifications and/or represents a plan approved “for recording purposes only” (e.g., a miscellaneous declaration plan, tract survey plan, and/or a corrective survey plan).

**New Files Created:** For record keeping purposes, new files are created whenever the following occurs:

- a) Public contact resulting in correspondence from the County Planning Office related to the administration of the County Subdivision and Land Development Ordinance; or,
- b) Reviews and/or acknowledgments of subdivision and land development plans, as generated from municipalities having their own local subdivision/land development ordinance, resulting in correspondence from the County Planning Office; or,
- c) Reviews and/or acknowledgments of DEP Sewage Facilities Planning Modules.

**Record Plan (or) Recorded Plan:** The original plot plan as approved, acknowledged as such by approval signatures, and as recorded in the County Recorder of Deeds Office.

**Replot:** The change of lot lines between lots of separate ownership or between subdivided lots of common ownership, not creating any additional “new” lots.

**Resubdivision:** The subdivision of an approved “lot of record” into two or more lots.

**Subdivision:** The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, or lease, partition by the court for distribution to heirs or devisee, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

