

MEMORANDUM

DATE: MAY 31, 2023

TO: TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMUNITY DEVELOPMENT COMMITTEE

FROM: NOVATECH

RE: OFFICIAL PLAN CONSENT POLICY REVIEW – BACKGROUND REPORT

Background

It is understood that the Township's Community Development Committee at the April 2023 meeting expressed a desire to review and consider options for an amendment to the Official Plan and Zoning By-law with respect to lot creation in the rural area of the Township.

Specifically, the Committee is interested in reducing minimum lot area and frontage requirements for residential lots in the rural area to 0.4 ha and 45m respectively, increase the maximum number of lots that may be created from an original land holding from two to four and establish a new date used to define an original land holding. The overall intent of these amendments is to permit additional lot creation for residential development outside of settlement areas.

As the above noted interests will require an amendment to the Township's Official Plan and Zoning By-law, this report has been prepared to provide the Committee with an overview of existing Official Plan policies and to remind the Committee of other rural interests and development constraints that should be considered when considering additional development in the rural area. The report concludes with an explanation of the amendment process for Committee to move forward with proposed amendments.

This report has been prepared to provide Committee with an overview of the following:

1. The Township's existing Official Plan policies regarding lot creation in the rural area;
2. Provide a summary of consent policies and minimum lot size requirements within United Counties of Leeds and Grenville;
3. Provide a summary of recent development trends within the Township;
4. Identify considerations relating to consent policy revisions;
5. Outline the process to amend the Township's Official Plan and Zoning By-law;
6. Identify potential amendments; and
7. Discuss next steps.

1. Current Official Plan Policies

The Township's Official Plan was approved by the United Counties of Leeds and Grenville on January 23, 2020, on a basis consistent with the 2014 Provincial Policy Statement which was in effect at the time, and is intended to guide land uses until the year 2031. The Township of Edwardsburgh Cardinal is comprised of a mix of land uses including serviced and un-serviced settlement areas, significant industrial areas, aggregate, rural and agricultural lands as well as natural heritage resources. Section 3.1.2 of the Township's Plan states that over the next 20 years development on existing lots and new lots to be created by consent and plan of subdivision shall occur primarily within the limits of the

Township's Settlement Policy Area designations. Further, Council has established a target for 60% of new development to occur within the Township's urban and rural settlement areas and 40% in rural areas. It is noted that the Township is one of the few municipalities within the United Counties of Leeds and Grenville where municipal services exist to support a variety of uses.

Section 3.4 of the Plan provides goals, objectives and policies for development within the Township's Rural Policy Area. The Plan recognizes that in order to maintain and protect the character and identity of the Township's Rural Policy Area it is important to avoid inefficient land use patterns such as strip or scattered development to minimize incompatibility between land uses and to minimize adverse environmental impacts. The Plan also contains policies aimed at limiting residential lot creation within the rural area and avoiding inefficient land use patterns. Within the Rural Policy Area, the Plan permits limited, low density residential development subject to meeting servicing constraints (Section 3.4.2.1).

Section 7.2 (Land Division) of the Township's Plan provides policy regarding the creation of new lots within the Township either by consent or plan of subdivision/condominium. Provided all other applicable policies in the Official Plan can be met, including minimum lot size requirements of one (1) hectare, Section 7.1.3.1 states the following regarding the consent process:

7.1.3.1 It is a policy of this Plan that the creation of a maximum of two new lots by consent, excluding the retained original lot, may be considered subject to the other relevant policies of this Plan. Any additional new lot creation shall occur by plan of subdivision. For the purpose of this policy, an original lot is defined as the lot as it existed as of December 6, 2003.

The above policy permits a maximum of two new lots that can be created from an existing land holding, as defined, outside of the Township's settlement areas. The Plan also includes the following policies with respect to limiting development within the Rural Policy Area:

7.1.1.1 The frontage, size and shape of any lot created shall be appropriate for the proposed use and conform to the provisions of the Zoning By-law. With the exception of the village of Cardinal where there are full municipal water and sewage services, the minimum lot area shall be generally no less than 1.0 hectare. A smaller lot size may be permitted in exceptional situations, such as in the case of lands within the Settlement Policy Area designation, or where the nature or siting of existing uses or buildings precludes the possibility of achieving the 1.0 hectare minimum lot area. A larger lot size may be required depending upon the nature of the use, the topography and/or other development constraints.

7.1.3.3 Consents may also be granted to permit a lot enlargement, clarification of title or for any legal or technical reason which does not result in the creation of a new lot. Vertical consents (i.e. strata plans) are not permitted in the Rural Policy Area designation.

7.1.3.4 In determining the necessity of lot creation in the Rural Policy Area designation, Council shall take into consideration the number of existing vacant lots of record within the Township.

7.1.3.6 Consents in the Rural Policy Area designation should not have the effect of creating or extending areas of strip development. Consents requiring direct access to County

Roads shall be restricted, and wherever possible, new lots shall obtain access from Township roads.

7.1.3.8 *The size, configuration and, where applicable, the soil structure of a proposed lot shall be appropriate for the long-term provision of services as set out in the Water and Wastewater Services section of this Plan.*

It is also noted that the Township's Official Plan permits development by plan of subdivision in the Rural Policy Area designation (Section 7.1.2.1) which would allow additional lot creation opportunities through a subdivision proposal. The Official Plan does not include policies to limit the number of severances within settlement areas from an original land holding, provided a plan of subdivision is deemed not necessary for the orderly development (Section 7.1.3.2).

The Township's Zoning By-law implements the Official Plan and establishes a minimum lot area of 1.0 ha, consistent with the Official Plan, and a minimum lot frontage of 70 m for lots within the Rural (RU) zone.

2. United Counties of Leeds and Grenville - Consent Policies and Minimum Lot Area Requirements

Attachment A provides table summaries of consent policies for rural lot creation of local Official Plans within the United Counties of Leeds and Grenville. The tables reveal that while there may be a maximum to the number of lots that could be created from an original land holding, local Official Plans also have additional policies establishing certain development constraints to limit development in the rural area. Further, some Official Plans may also require that further assessments be completed to demonstrate that lots can be provided with private services such as sufficient water supply. The tables also compare minimum lot area and frontage requirements of Rural (RU) zones of municipalities within the United Counties.

Generally, within the United Counties local policies permit a maximum of two lots that may be created from an original holding, as defined in a local Official Plan. The majority of local Official Plans also include policies that establish criteria to limit development within the rural area. The minimum lot areas range from 0.4 ha, 0.8 ha and 1.0 ha for residential properties within the rural area.

It is noted that the United Counties currently has two Counties wide studies underway including the Aggregate Resources Master Plan and the Agriculture Area Review. Each of these studies are expected to require amendments to the Counties Official Plan which may impact local policies regarding lot creation for residential development in the rural area to balance various resource interests established by the Province. An Official Plan amendment regarding mineral aggregate resources is currently on hold and draft mapping and a report has been released from the Counties regarding agricultural lands within the Counties. The Counties is anticipating updating the Population, Housing and Employment projections for the United Counties in 2023 which may result in further amendments to the Counties Plan. It is noted that the Township's mapping (and related policies) with respect to agricultural resources and mineral aggregate resources may require an amendment following the completion of these two County-initiated amendments.

It is also noted that on April 6, 2023, a draft Provincial Planning Statement (PPS) was released by the Province. The draft has been issued for comments and has no status at this time. Should a new PPS be implemented by the Province, additional amendments to the Township's Official Plan may

be required. The 2020 Provincial Policy Statement is still in effect and all land use planning decisions are to be consistent with this policy document issued by the Province.

3. Township of Edwardsburgh Cardinal - Population and Development Trends

Table 2.1 of the United Counties of Leeds and Grenville's Official Plan provides a forecasted population of 7,470 by 2021 and 7,700 by 2031 for the Township. The 2021 Census finds the Township has a population of approximately 7,505 which is generally consistent with the Counties projections. The Township is observed as experiencing steady population growth since 2011. As mentioned, the United Counties anticipates updating their Population, Housing and Employment projections using 2021 census data within the 2023 budget.

It is understood that since 2012 there have been approximately 59 new lots created and 174 building permits have been issued for new dwellings in the Township's rural area. This provides an average of approximately 5 new lots and 16 new dwellings created per year over the last 11 years in the rural area. It is also understood that within the last five years approximately 48% of new lots created in the rural area have been issued a building permit for a single dwelling.

Over the same period, approximately 26 new lots have been created within the Township's settlement areas and 48 new dwellings were issued a building permit. Further, the Township currently has 241 lots within draft approved plans of subdivision within the Village of Cardinal settlement area. These lots have been draft approved since 2010 and 2013 but have not proceeded to final approval and registration. Development of these lots could occur once the subdivisions are registered, and servicing requirements are completed by the developer.

Based on the forgoing, it is observed that majority of the Township's new residential growth, in terms of building permit issuance and lot creation by consent, has occurred within the Township's rural area outside of settlements. It would appear that development trends are focused within the rural area which is somewhat contrary to the Township's Official Plan which establishes targets and objectives for development to be focused within settlement areas where municipal services are available.

4. Rural Area Development Considerations

The Township's Official Plan recognizes that development within rural areas is subject to balancing various competing land uses as well as local and provincial interests. Below is a brief summary of some considerations in permitting additional lot creation in rural areas:

Private Servicing and Groundwater Impacts

Development within the rural area requires the provision of individual on-site services (well and septic systems) as municipal services are not available. The Provincial Policy Statement 2020 (PPS) states, development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted (Section 1.1.5.4). The PPS also establishes a hierarchy of servicing, with municipal sewage and water services as the preferred form of servicing within settlement areas to support protection of the environment and minimize potential risks to public health and safety. The PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

Negative impacts refer to the potential risks to human health and safety and degradation of the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple, or successive development. Further the PPS states that *negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards.

The Province has established two guidelines (D-5-4 & D-5-5) to assist municipalities in determining whether on-site sewage and water services are appropriate for proposed development. In accordance with D-Series Guideline D-5-4, “*Where proposed lot sizes are less than one hectare, the proponent and/or the consultant is/are responsible for assessing the potential risk to groundwater*”. For developments that consist of lots that are less than one hectare, a detailed hydrogeological assessment should be required from a proponent to demonstrate there is an appropriate water supply in terms of quality and quantity to support development on private services.

When considering increased development within the rural area and/or development on smaller lots, hydrogeological impacts need to be evaluated to ensure existing and proposed development can be provided with appropriate services for the long-term to protect public health and safety and the environment. These assessments assist in ensuring development occurs in a responsible and safe manner, consistent with Provincial requirements. It is also noted that these assessments are required in many rural municipalities, including the Township of Rideau Lakes and Augusta Township (Refer to **Attachment A**).

Agricultural Uses, Natural Resources and Land Fragmentation

Increased residential development in the rural area can also impact agricultural uses through the introduction of new sensitive land uses which can fragment rural lands for agricultural use and increase the potential for land use conflicts between existing, new or expanding livestock facilities and new residential uses. The introduction of increased development can also conflict with natural heritage features and aggregate resources and Official Plan policies to protect these resources would need to be met.

Township Services

Increased residential development in the rural area can also add pressures and increased demand for Township services including emergency services, parks and road maintenance as well as increased public expectations for rural service levels.

Rural Character

Increased residential development in the rural area can also impact the rural character of the Township. The Township’s Official Plan speaks to limiting lot creation in the rural area and avoiding inefficient land use patterns such as strip or scattered development.

5. Local Official Plan and Zoning Amendment Process

The standard processes, as outlined in the *Planning Act*, will need to be met to amend the Township’s Official Plan and Zoning By-law which includes public and agency circulation, as well as a statutory public meeting, and possible open house. Once an Official Plan amendment is adopted by Council, final approval by the United Counties of Leeds and Grenville is required. Pre-consultation with the United Counties is required prior to moving an application forward to amend the Township’s Official Plan. Amendments to the Township’s Official Plan are to be consistent with the Provincial Policy Statement and conform the United Counties of Leeds and Grenville Official Plan.

Attachment B provides a flow chart of the amendment process as provided by the United Counties. A local official plan amendment once adopted by Council is determined by the Counties Planning Manager as either a standard application which is subject to manager approval or a complex application which is subject to Counties Council approval or refusal.

An amendment to the Township's Zoning By-law can occur concurrently, however depending on the nature of an amendment, an adopted zoning amendment by Council would not come into effect until the Official Plan amendment is approved.

6. Potential Amendments

It is understood that four policy revisions have been proposed by the Community Development Committee with the intent to permit additional residential development in the Township's rural area. Below provides a brief summary of Committee's revision interests, provides some additional context for the Committee to consider and notes what would be required to make this change:

1. Minimum Lot Area and Frontage

It is understood that the Committee is interested in reducing the minimum lot area requirement from 1.0 ha to 0.4 ha and lot frontage from 70m to 45m. The reduction in lot area would require an amendment to Section 7.1.1.1 of the Official Plan. An amendment to the Township's Zoning By-law would be required to ensure a consistent minimum lot area is applied appropriately to uses that rely on private services. A reduction in the minimum lot frontage requirement only requires an amendment to the Zoning By-law.

As noted, the Township's Official Plan currently permits plan of subdivisions within the rural area. A reduction in the minimum lot area and frontage provisions may also encourage and create additional opportunities for rural subdivisions which is aligned with the Committee's interest in permitting additional lot creation in the rural area.

It is suggested that revisions to the Official Plan also include a provision for an applicant to complete a hydrogeological assessment and terrain analysis to demonstrate that the reduced lot area is an appropriate size to accommodate private services for the long term to protect public health and safety and the environment. A completed assessment would be based on local conditions which may suggest recommendations for water treatment or a suggestion that a larger lot size is warranted to support private services. The requirement for hydrogeological study and terrain assessment would be consistent with Provincial guidelines for lots proposed under one hectare.

2. Maximum Number of Lots that may be Created by Consent

Section 7.1.3.1 of the Official Plan states that a maximum of two (2) new lots may be created from an original land holding by consent.

It is understood that Committee wishes to increase the maximum number of lots that may be created by consent from an original land holding from two (2) to four (4). This would require an amendment to the Township's Official Plan.

Increasing the maximum number of lots that may be created from an original land holding from two (2) to four (4) may conflict with the goals and objectives of the overall intent of

the Township's Official Plan. Amendments to other sections of the Township's Official Plan may be required to reflect this new development direction.

It is suggested that other criteria be considered to establish infill or strip development policies and to limit lot creation near existing settlement areas to ensure that settlement areas can expand in an efficient manner in the future.

3. Re-define Original Land Holding

Section 7.1.3.1 of the Official Plan defines an original land holding as December 6, 2003. It is understood that Committee is interested in potentially amending the date used to define a land holding from December 6, 2003 to December 6, 2013.

It is noted that the Township Official Plan has one of the most recent dates within the United Counties (**Attachment A**) in terms of establishing an original land holding for consent eligibility. The proposed change could potentially allow lots created between December 6, 2003 and December 6, 2013 to be re-considered for consent, provided other policies within the Township's Official Plan are met.

While the four above-noted amendments identified by the Committee have the potential to considerably increase residential development in the rural area, the proposed changes could conflict with the current development philosophy of the Plan which is to direct the majority of development, including lot creation, to settlement areas. Based on current development trends however, the Township is experiencing more development in the rural area compared to settlement areas.

It is understood that the Township's current policy regarding minimum lot size is often identified as a policy constraint when reviewing consent inquiries from the public. Accordingly, the Committee could consider a reduction in the minimum lot area and frontage requirements as this alone has the potential to create more opportunities for rural lot creation. However, should a reduced lot area be considered, it is recommended policy amendments include a requirement for applicants to demonstrate the appropriate provision for private services through the preparation of a hydrogeological assessment and terrain analysis for lots proposed under 1.0 hectare. This approach would be consistent with Provincial guidelines and would address matters of public health and environmental protection.

Next Steps

Since the Committee wishes to increase the potential for rural lot creation, a broader Official Plan amendment is considered necessary to ensure policies and development direction within the Plan is internally consistent and clearly articulates the Township's objectives to balance growth both within and outside settlement areas. Such amendment could be drafted for Committee consideration.

Below provides a general summary of the Official Plan and Zoning By-law amendment process that would need to be followed:

1. Preparation of draft Official Plan and Zoning By-law amendment for CDC and Council
2. CDC and Council endorsement of draft amendments
3. Pre-consultation with United Counties of Leeds and Grenville
4. Council to initiate Official Plan and Zoning By-law amendment process:
 - a) Open House

- b) Public Meeting
- 5. Council Decisions and submission to United Counties
- 6. United Counties of Leeds and Grenville Decision (Official Plan Amendment)

A public open house is recommended to be included as part of the Official Plan amendment process to ensure appropriate notice and feedback opportunities are provided for the proposed changes regarding development in the rural area. It is anticipated that the Official Plan amendment process can take several months from drafting an amendment to a final decision.

Sincerely,

NOVATECH



Jordan Jackson, MCIP, RPP
Project Planner

Attachment A

Rural Lot Creation – Review of Relevant Consent Policies and Zone Requirements in the United Counties of Leeds and Grenville

Attachment B

United Counties of Leeds and Grenville Local Official Plan Amendment Approval Chart

ATTACHMENT A

Rural Lot Creation – Review of Relevant Consent Policies and Zone Requirements in the United Counties of Leeds and Grenville

This table has been prepared and intended as a brief summary of select severance policies and zone provisions relating to rural land use designation lot creation policies within local Official Plans and Zoning By-laws of the United Counties of Leeds and Grenville. Specific reference should be made to the original document for detailed interpretation.

TABLE A: UCLG CONSENT POLICY SUMMARY AND MINIMUM ZONE STANDARDS									
	Township of Edwardsburgh Cardinal	Township of Front of Yonge	Township of Elizabethtown- Kitley	Township of Athens	Township of Rideau Lakes	Township of Leeds and Thousand Islands	Township of Augusta	Village of Merrickville Wolford	Municipality of North Grenville
Local Official Plan Policies									
Max. Number of Lots Permitted by Consent in Rural Designation	2	3	2	3	4	2	2	2	1
Minimum Lot Area per Official Plan	1 ha	0.4 ha	0.4 ha	0.4 ha	0.4 ha	Determined by Zoning	0.8 ha	0.4 ha	1.0 ha
Defined Original Land Holding	December 6, 2003	October 7, 1985	July 11, 1988	January 1, 2001	January 1, 1998	Varies by former Township: August 2, 1986 April 6, 1987 May 11, 1987	July 26, 2004	January 17, 1988	June 28, 1999
Additional Policies to Limit Development (See Table B for Certain Policy Excerpts)	- Strip development discouraged and not defined - policies silent on infill	- Strip development discouraged - policies silent on infill	- Strip development prohibited - Limit lot creation within 1km on the same side of the road	- Strip development discouraged - policies silent on infill	- requirement for a <u>hydrogeological assessment</u> for lots under 0.8 ha - policies to discourage strip development and more defined parameters to limit development	- Strip development prohibited - limit development within 500m along the same side of a public road	- Strip development to be avoided - requirement for a <u>hydrogeological assessment</u> for lots under 0.8 ha and variance required - defines infill policies	- Strip development discouraged - Encourages infill development	- Strip development defined - limit development to four residential lots within 300m on the same side of road

	Township of Edwardsburgh Cardinal	Township of Front of Yonge	Township of Elizabethtown- Kitley	Township of Athens	Township of Rideau Lakes	Township of Leeds and Thousand Islands	Township of Augusta	Village of Merrickville Wolford	Municipality of North Grenville
Subdivisions Permitted in Rural Designations	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No
Urban Serviced Lands	Yes	No	No	No	No	Yes	No	Yes	Yes
Zoning By-law – Rural Zone Provisions									
Min. Lot Frontage	70 m	60 m	45 m	45 m	60 m	45 m (Non-waterfront)	30 m	40 m	60 m
Min. Lot Area (Residential)	1 ha	0.4 ha	0.4 ha	0.4 ha	0.405 ha	0.6 ha (Non-waterfront)	0.8 ha	1.0 ha	1.0 ha
Min. Lot Area (Agricultural- Livestock)	1.6 ha	2.0 ha	4.0 ha	2.0 ha	1.0 ha	2.0 ha	20 ha	10 ha	5 ha

This table has been prepared and intended as a brief summary of select severance policies and zone provisions relating to rural land use designation lot creation within local Official Plans and Zoning By-laws of the United Counties of Leeds and Grenville. Specific reference should be made to the original document for detailed interpretation.

TABLE B: UNITED COUNTIES OF LEEDS AND GRENVILLE RELEVANT RURAL CONSENT POLICIES		
Policy Document	Select Policies Limiting Rural Lot Creation	Notes / Comments *
Official Plan of the Township of Edwardsburgh Cardinal (2022 Consolidation)	7.1.3 – Consent Policies <ol style="list-style-type: none"> It is a policy of this Plan that the creation of a maximum of two new lots by consent, excluding the retained original lot, may be considered subject to the other relevant policies of this Plan. Any additional new lot creation shall occur by plan of subdivision. For the purpose of this policy, an original lot is defined as the lot as it existed as of December 6, 2003. In determining the necessity of lot creation in the Rural Policy Area designation, Council shall take into consideration the number of existing vacant lots of record within the Township. Consents in the Rural Policy Area designation should not have the effect of creating or extending areas of strip development. Consents requiring direct access to County Roads shall be restricted, and wherever possible, new lots shall obtain access from Township roads. 	General Rural Lot Creation Limits by Consent <ul style="list-style-type: none"> A maximum of two (2) new lots can be created per lot existing as of December 6, 2003. Minimum lot size: 1 ha General Rural Lot Creation Limits by Plan of Subdivision <ul style="list-style-type: none"> Plans of subdivision are permitted in Rural designation. General Rural Density Limits <ul style="list-style-type: none"> The creation or extension of strip development is discouraged but is silent on infill.
Official Plan of the Township of Front of Yonge (2018)	5.2.3 – Consent Policies <ol style="list-style-type: none"> A maximum of three new lots (excluding the retained lot) shall be created from a land holding as it existed on October 7, 1985. Where a land holding is situated partly or wholly in the Settlement Area designation, this maximum shall not apply, provided that such new lots are situated wholly within the Settlement Area designation. Consents in the Rural designation that have the effect of creating or extending areas of strip development will be discouraged. Consents requiring direct access onto County roads shall be restricted. Wherever possible, new lots shall obtain access from Township roads. 5.2.4 – Subdivision and Condominium Policies <ol style="list-style-type: none"> Development by plan of subdivision and condominium shall be permitted in the Settlement Area and Rural designations. The maximum number of residential lots that may be registered within a plan of subdivision is 25 lots, except in the Settlement Area designation where the maximum shall be as determined by the approval authority, in consultation with the Township. 	General Rural Lot Creation Limits by Consent <ul style="list-style-type: none"> A maximum of three (3) new lots can be created per holding existing as of October 7, 1985. Minimum lot size: 0.4 ha General Rural Lot Creation Limits by Plan of Subdivision <ul style="list-style-type: none"> Maximum of 25 lot may be created by Plan of Subdivision Minimum lot size: 0.4 ha General Rural Density Limits <ul style="list-style-type: none"> The creation or extension of strip development is discouraged. Policy does not define infill or strip development.

<p>Official Plan of the Township of Elizabethtown-Kitley (2018)</p>	<p>5.2.3 – Consent Policies</p> <ol style="list-style-type: none"> 1. A maximum of two new lots (excluding the retained lot) shall be created from a land holding as it existed on July 11, 1988, notwithstanding: <ol style="list-style-type: none"> 1. Where a land holding is situated partly or wholly in the Settlement Area designation, this maximum shall not apply, provided that such new lot is situated wholly within the Settlement Area designation, and it has been deemed that a plan of subdivision is not necessary for the orderly development of the lands. 2. Where a lot has a minimum of 1 kilometre of frontage on an opened and maintained public road, a third new lot shall be permitted. 3. Where consents are proposed for the purposes of creating new non-agricultural lots in the Rural designation on lands possessing soils rated Classes 1 to 3 in the Canada Land Inventory for Agricultural Capability, the approval authority shall encourage such lots to be the minimum size required to accommodate the proposed use in order to maintain the viability of the balance of the land holding for agricultural use. 4. Consents in the Rural designation should not have the effect of creating or extending areas of strip development. 5. Consents requiring direct access onto County roads shall be restricted. Wherever possible, new lots shall obtain access from Township roads. 9. Except in the case of lands designated Settlement Area, Residential, Commercial or Industrial/Business, a consent for creating a new lot shall generally have regard for an average density policy measure which attempts to limit development in the rural area to approximately four dwellings, structures or accesses (both existing and potential) per side of the road per kilometre. Where required, as in the case of a short road or cul-de-sac, a pro rata calculation shall be used. The calculation shall be taken from the centre of the proposed lot to be created. 	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of two (2) new lots can be created per holding existing as of July 11, 1988. • A maximum of three (3) can be created if the lot to be severed has at least one (1) kilometre of frontage on a maintained public road. • Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Plans of Subdivision are <u>not</u> permitted in the Rural designation (Section 3.7.4.3) <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • Despite the above, there may only be a maximum of four (4) dwellings, structures or accesses per side of the road per kilometre. • The creation or extension of strip development is prohibited. • Policy does not define development.
<p>Official Plan of the Township of Athens (2023)</p>	<p>5.2.3 – Consent Policies</p> <ol style="list-style-type: none"> 1. A maximum of three new lots (excluding the retained lot) shall be created from a land holding as it existed on January 1, 2001, when the Township of Athens came into being. Where a land holding is situated partly or wholly in the Settlement Area designation, this maximum shall not apply, provided that such new lot is situated wholly within the Settlement Area designation. 2. Consents in the Rural designation that have the effect of creating or extending areas of strip development will be discouraged. 3. Consents requiring direct access onto County roads shall be restricted. Wherever possible, new lots shall obtain access from Township roads. <p>5.2.4 – Subdivision Policies</p> <ol style="list-style-type: none"> 1. Development by plan of subdivision shall be permitted in the Settlement Area and Rural designations. 	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of three (3) new lots can be created per holding existing as of January 1, 2001. • Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Maximum of 25 lots may be created by Plan of Subdivision • Minimum lot size: 0.4 ha <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is discouraged. • Policy does not define strip development. • Plans of Subdivision are permitted in the Rural designation.

	2. The maximum number of lots that may be registered within a plan of subdivision is 25 lots, except in the Settlement Area designation where the maximum shall be as determined by the Township and the approval authority.	
Official Plan of the Township of Rideau Lakes (2023)	<p>5.2.2 – Consent Policies</p> <p>a) The severance of land by consent shall be limited to a maximum of four new lots (excluding the retained lot) from a land holding as it existed on January 1, 1998 and any lot created under 0.8 hectares (2 acres) shall be required to demonstrate the appropriate quality and quantity of water to support the long-term servicing of the proposed development and a hydrogeological assessment may be required. Where a land holding is situated partly or wholly in a Settlement Area designation, this maximum shall not apply.</p> <p>b) Consents should not have the effect of creating or extending areas of strip development that results in: multiple entrances and culvert emplacements along a contiguous section of rural road corridor, potential traffic flow disruption, particularly near road intersections or high volume entrances, and/or loss of rural character. For the purposes of applying this provision, the creation of a lot within the Settlement Area designation or a waterfront lot in the Rural designation does not constitute strip development. When considering proposals for multiple lots or infill lots that have the potential to create strip development the Township may require the following:</p> <ol style="list-style-type: none"> i. lot frontage which exceeds the minimum standard set out in the Zoning By-law to ensure adequate separation between individual entrances, structures located on adjacent properties, and from intersections or high traffic entrances; ii. entrances to individual lots be abutting to enhance the separation of public road entry points and limit the number of culvert placements; iii. site specific zoning requirements to ensure staggered minimum front yard setbacks, wider side yards and protection of hedgerows between lots to reduce the visual impact and loss of rural character. <p>5.2.3 – Subdivision and Condominium Policies</p> <p>b) The maximum number of lots that may be registered within the first phase of a plan of subdivision is 40 lots, except in the Village and Hamlet designation where the maximum shall be as determined by the Township and the approval authority. Subsequent phases of a plan of subdivision should not exceed approximately 20 lots.</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of four (4) new lots can be created per holding existing as of January 1, 1998. • Hydrogeological and water assessment required for any lot proposed under 0.8 ha. • Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Maximum of 40 lots may be created by Plan of Subdivision in the first phase; max. 20 lots in subsequent phases. • Minimum lot size: 0.4 ha <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is discouraged and is defined.
Township of Leeds and the Thousand	<p>8.3 – Plans of Subdivision</p> <p>1. Subdivisions shall be limited to approximately 20 lots per phase, in order to ensure minimal financial impact on the Township. A subsequent phase of a subdivision should not exceed</p>	General Rural Lot Creation Limits by Consent

<p>Islands Official Plan (2018)</p>	<p>approximately 20 lots, and should not be draft approved until previous phases have had dwellings constructed on approximately 75% of the lots.</p> <p>8.4 – Consents</p> <p>2. The extension or the creation of strip residential development along roads in the Rural designation shall not be permitted. This type of development contributes to land fragmentation in rural areas, and impacts to rural character and potential agricultural production. Strip development is defined as a series of four (4) or more developed or undeveloped residential lots located on one side of a public road generally within a 500 m length along the public road. The distance shall be measured between the two (2) lot lines located at either end of the strip. No new residential lot shall be created in proximity of (generally within 500 m distance) of a strip residential development located on the same side of the road.</p> <p>3. Infilling within existing concentrations of residential development in the Rural designation shall be permitted. For the purposes of this policy, infilling in the Rural designation shall refer to situations where the land under consideration is an existing lot, fronts upon a public road and is located between existing residential buildings or an existing residential building and a natural or humanmade barrier such as a public road, a navigable stream or a railway right-of-way, separated by not more than approximately 100 m and located on the same side of the road.</p> <p>10. The consent process is intended to be used for lot line adjustments, easements and similar administrative purposes, or for the creation of limited new lots. A maximum of three (3) lots (inclusive of the retained lot) may be created by consent from a land holding as it existed on the date of approval of the Official Plans for the former municipalities, provided that the consent conforms with the policies of this Section and the other relevant Sections of this Plan. The dates of approval of the Official Plans for the former municipalities are as follows:</p> <p>a) The Township of Front of Escott: August 2, 1986;</p> <p>b) The Township of Front of Leeds and Lansdowne: April 6, 1987; and</p> <p>c) The Township of Rear of Leeds and Lansdowne: May 11, 1987.</p> <p>Where more than three (3) lots (inclusive of the retained lot) are proposed, such development shall occur by plan of subdivision.</p>	<ul style="list-style-type: none"> • A maximum of two (2) new lots can be created per holding existing as of the following dates in each respective former municipality: <ul style="list-style-type: none"> ○ The Township of Front of Escott: August 2, 1986; ○ The Township of Front of Leeds and Lansdowne: April 6, 1987; and ○ The Township of Rear of Leeds and Lansdowne: May 11, 1987. <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Maximum of 20 lots may be created by Plan of Subdivision in the first phase; max. 20 lots in subsequent phases. • Minimum lot size: Determined by servicing options report. <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is prohibited. • Policy defines strip development and infilling
<p>Township of Augusta Official Plan (2012)</p>	<p>3.1.3 – Lot Creation (Rural Policy Area)</p> <p>2. It is the policy of this Plan that lot creation in excess of three lots, including the retained lot, from the original lot shall take place by Plan of Subdivision in accordance with the Planning Act and any United Counties of Leeds and Grenville specific policies and requirements. For the purposes of this policy the original lot is defined as the lot as it existed as of the date of approval of the previous Official Plan being July 26, 2004.</p> <p>3. Exceptions to the policy limiting the number of lots which can be created by consent may also be granted by the approval authority to permit infill lots in existing areas of strip development provided that it will not create negative effects on traffic flow and safety and provided that all</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of two (2) new lots can be created per lot existing as of July 26, 2004. • Minimum Lot Area: 0.8 ha, if less a Hydrogeological study and terrain analysis report is required. <p>General Rural Lot Creation Limits by Plan of Subdivision</p>

	<p>other lot creation criteria is respected. In order to ensure these requirements are met, the Township may require a hydrogeological and terrain analysis and a traffic impact study as supportive material to a consent application. For the purposes of this policy, an infill lot may only be considered where less than 150 metres exists between two existing residential dwellings.</p> <p>6. In determining the necessity of lot creation in the Rural designation, Council should take into consideration the number of existing lots of record within the municipality.</p> <p>3.1.6.1 (Minimum Lot Requirements) The minimum lot area required in the Rural Policy Area for residential development shall be based on the area required to ensure adequate space for private water and well separation distances and the design and location of private sewage systems. The minimum lot area shall generally be 0.8 hectares or more. Minimum lot areas of less than 0.8 hectares may be permitted by the approval authority or the Committee of Adjustment based on the presence of sustainable ground water quantity and acceptable quality, in addition to soil, terrain and site conditions which meet the standard nitrate dilution calculation criteria as defined by MOE Guideline D-5-4, demonstrated by a Hydrogeological Study and Terrain Analysis Report submitted by a qualified professional. The approval authority or the Committee of Adjustment may require the preparation of a hydro-geology study in support of a lot creation application by consent or plan of subdivision.</p>	<ul style="list-style-type: none"> Plans of subdivision are permitted when creating more than 3 lots (including retained). <p>General Rural Density Limits</p> <ul style="list-style-type: none"> The creation or extension of strip development is avoided (infill permitted).
Village of Merrickville-Wolford Official Plan (2021)	<p>9.3.1 – General (Division of Land) 1. Lots should be created only in areas where the undue extension of any major service would not be required.</p> <p>9.3.2 – Additional Policies for Consents (Division of Land) 4. Outside the designated Hamlets and the Merrickville urban area, consents should have the effect of infilling in existing developed areas and not of extending existing strip development. In determining whether a consent will result in the creation or extension of strip development, the visual impact of the proposed development shall be assessed. Specifically, consents should not be granted on flat, open land, but rather in areas having natural tree cover, scenic views and/or rolling terrain where natural landscape features prevent extensive views of development, especially along straight stretches of road, subject to the natural heritage policies of Section 4.1 of this Plan, including the requirements for an Environmental Impact Statement. Further, the existing vegetation and terrain should be disturbed as little as possible.</p> <p>5. Consents for minor infill development may be permitted on lands which are not designated Agriculture between two existing residences which existed on January 22, 2007, which are separated by lots of similar size, which are located on the same side of the road or right-of-way, and which are separated by not more than 120 m (393 ft.). Any new lots created under the policies of this Plan shall not be considered as existing development for the purposes of</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> A maximum of two (2) new lots can be created per land parcel existing as of January 17, 1988. Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> Plans of subdivision are permitted when creating more than 3 lots (including retained). Limitations to the number of lots per phasing. <p>General Rural Density Limits</p> <ul style="list-style-type: none"> Encourages infill development and discourages the creation or extension of strip development.

	<p>permitting infill development. Generally, a maximum of 2 infill lots may be created between two existing, developed properties.</p> <p>6. Except as may otherwise be permitted under Section 9.3.2.5, the division of land by consent is intended for the creation of a limited number of lots. Except in designated Hamlets or in the urban area of Merrickville, where more than three lots (including the retained lot) have been created or are proposed to be created from an original parcel of land as it existed on January 17, 1988, development should occur by plan of subdivision, pursuant to the policies of this Plan.</p> <p>9.3.3 - Additional Policies for Plans of Subdivision and Common Elements Plans of Condominium</p> <p>5. For residential subdivisions which are to be serviced by private wells and sewage disposal systems, development shall take place in phases, with the maximum size of each phase generally being in the range of 25 to 30 lots. Prior to proceeding to a new phase, at least 50% of the lots in the preceding phase must have been developed and the existing wells examined to the satisfaction of the Health Unit and the Conservation Authority.</p>	
Municipality of North Grenville Official Plan (2018)	<p>12.5.1 – General Consent Policies</p> <p>f) The extension or the creation of strip residential development on roads in the Rural areas shall not be permitted. Strip development is defined as a series of four or more developed or undeveloped residential lots located on one side of a public road within a 300 metre length along the public road. The 300 metre distance shall be measured between the two lot lines located at either end of the strip. No new residential lot shall be created within a 300 metre distance of a strip residential development located on the same side of the road.</p> <p>12.5.3 – Consent Policies for Land within Rural Designation</p> <p>a) A maximum of one (1) consent from the existing land holding will be considered for residential uses. For purposes of this Section, an existing land holding is defined as a property existing as of June 28, 1999.</p> <p>d) Notwithstanding Section 12.5.3.2 a) infilling within existing concentrations of residential development shall be permitted. For the purposes of this section, infilling in the Rural designation shall refer to situations where the land under consideration is an existing lot, fronts upon a public road and is located between existing residential buildings or an existing residential building and a natural or man-made barrier such as a public road, a navigable stream or a railway right-of-way, separated by not more than approximately 100 metres and located on the same side of the road.</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of one (1) new lots can be created per holding existing as of June 28, 1999. • Minimum lot size: 1 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Plans of subdivision are not permitted in Rural designation. <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is prohibited: four (4) or more developed or undeveloped residential lots located on one side of a public road within a 300 metre length • Policy defines strip development and infill development

* Reference should be made to the policy document for precise interpretation.

United Counties of Leeds and Grenville Procedure for Local Official Plan and Local Official Plan Amendment Approval

