

AGRICULTURAL CHANGES

Lands Changing from Agricultural to Rural District

The County hired Clark Consulting Services to review Agricultural Lands. These prime farmlands are protected from new residential development.

Four characteristics are used to classify Prime Agricultural Areas:

- specialty crops or class 1, 2 & 3 soils;
- evidence of ongoing farming;
- absence of incompatible uses or land fragmentation which would limit agricultural activities; and
- a sufficient area to meet the above criteria and ensure long term agricultural use.

Please see *Recommendations Map* at the Agricultural Table to see properties that are proposed to change.



AGRICULTURAL CHANGES

Minimum Agricultural Lot Sizes

In SDG, local Municipalities set minimum lot sizes for new farm parcels ('farm-splits') through local zoning by-laws.

The province has indicated they will be adding a new minimum lot requirement of 40 hectares to the Official Plan. This would redefine the minimum lot size for most Municipalities in the County.

Municipality	Zoning By-law (ha)
North Dundas	38
South Dundas	30
North Stormont	30
South Stormont	18
North Glengarry	30
South Glengarry	20

The County believes minimum lot sizes should reflect the local landscape and consider the needs of the farming community.

Staff met with local Agricultural Federations; feedback indicated a 40-hectare minimum would be unreasonable for SDG.

MAPPING FOREST COVER

Significant Woodlands

The County partnered with local Conservation Authorities and Municipalities to map the 2014 forest cover in SDG. This forest cover map was evaluated to define the *Significant Woodlands* to be protected through our planning and development policies.

Municipality	Forest Cover (%)	Change from 2008-2014 (%)
North Dundas	13	-2
South Dundas	32	-4
North Stormont	26	-7
South Stormont	41	-4
North Glengarry	34	-2
South Glengarry	29	-4

* *Figures are rounded.*

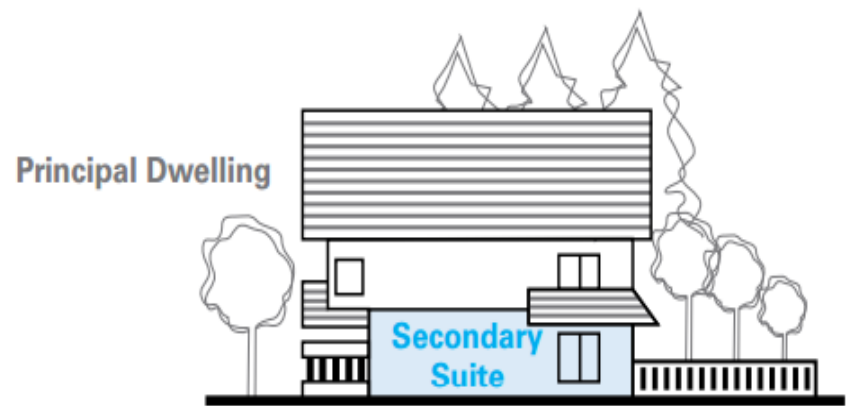
Official Plan policies require impact studies prior to allowing development in significant natural features; such as wetlands, woodlands, fish habitat, and endangered species habitat.



AFFORDABLE HOUSING

Secondary Unit Policies

Secondary units, also known as coach houses, are self-contained residential units with kitchen and bathroom facilities. They can be in a home or within an accessory structure.



The Province requires Municipalities to establish policies and zoning by-law provisions to allow secondary units in **single, semi and row houses**, and **accessory structures** (e.g. above laneway garages). This will provide more affordable housing options.

The County wants to be sure that these secondary units do not result in future severances. All other details are dealt with in the local zoning by-law.

“Local Municipalities shall make provision for secondary units within detached, semi-detached, row houses, and ancillary structures ... Water Supply and Sewage Disposal Systems policies shall apply as well as the provision of adequate parking and conformity with the requirements of the Building Code, Fire Code, and property standards by-laws.

No severances for new lots will be permitted to separate a secondary unit from the primary dwelling. “

EMPLOYMENT AND GROWTH

Demographic Trends

In 2011, SDG's population was 64,800 residents. In 2016 our population grew to 67,706.

Overall, population growth has slowed. This is due to out-migration of younger adults and an aging population; these are common trends throughout rural Ontario.

The aging population significantly affects our housing demand and land needs.

20-Year Projections

The population of SDG is projected to grow by 2,300 residents. Housing unit growth mirrors population growth at 2,280 units. With an aging population, more housing units are required to house fewer residents. More retirement-aged people also results in a forecasted decline in employment.

These projections are used to allocate growth and employment lands within local Municipalities.



RURAL DEVELOPMENT

Recognizing Positive Development Trends

The County recognizes there are many small industrial and recreational uses common in our rural area. This includes farm equipment and supply centres, machine repair shops, contractor and landscaping yards, golf courses, campgrounds, and sports fields.



These uses are currently not permitted without an Official Plan Amendment. The County proposes to allow these types of uses without the need for an Official Plan Amendment, subject to local review.

The review would ensure there are no negative impacts on adjacent landowners.

The County also proposes changes to allow more land division by severance in **rural settlement areas**.

This provides an alternative to the subdivision process, where appropriate.