

Section 8.12.13.3 Land Division Criteria – Plans of Subdivision and Consents

6. Number of Consents:

a. In the Rural District, where the lot existed as of:

- I. *January 1, 2024, in North Stormont, South Stormont, South Dundas, North Glengarry and South Glengarry; and,*
- II. *August 18, 2006, in North Dundas*
 - a. *A lot of existence shall be considered if the consent is registered on or before the effective dates.*

Up to two (2) consents for residential purposes may be granted for a legally conveyable lot, excluding the retained lot, where the approval authority is satisfied that a plan of subdivision of the land is not necessary for proper and orderly development. *In some cases, additional studies and requirements may apply but will be dependent on the existing site conditions. These additional studies and reports may be scoped depending on the size and nature of the application but shall be completed by the property owner and at no cost to the local municipality or SDG Counties.*

b. *In the Township of North Glengarry, in addition to the two (2) lots normally considered, one (1) additional consent for residential purposes may be granted, provided the following criteria are considered:*

- i. *they do not create a conflict with abutting uses;*
- ii. *they do not lead to demands for increased municipal services;*
- iii. *the creation of an additional lot will complete the development potential of the holding by the severance process or constitutes an infilling situation;*
- iv. *ribbon development is not a concern and appropriate lot frontage and area is provided for any retained agricultural lots;*
- v. *the first two lots permitted by subsection 8.12.13.3.6.(a) have been developed; and,*
- vi. *that the lots can be adequately serviced with potable water and a private sewage disposal system and are consistent with the servicing policies of Section XX.*

In some cases, one (1) additional consent for residential purposes may only be considered if the owner agrees to submit the following requirements as part of their consent application for review if all undeveloped lots less than 1 hectare require partial or private services:

- vii. *A Hydrogeological Study, Terrain Analysis, existing drilled well records and/or a water quantity and quality assessment in hydro-geologically sensitive areas.*
 - I. *These additional studies and reports may be scoped depending on the size and nature of the application but shall*

be completed by the property owner and at no cost to the local municipality or SDG Counties.

viii. Depending on the results of the submitted studies and merits of the application, a proposed consent may be refused.

- c. In Urban Settlement Areas, there shall be no limit on the number of consents provided the approval authority is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the land and that the pattern of lots will provide for the compact and efficient use of land.

i. For large parcels where an initial consent(s) may be appropriate, but a plan of subdivision may be necessary for subsequent development of the lands, a scaled concept plan taking into account servicing, stormwater management, and connections to adjacent land uses shall be required as a condition of consent.

- d. In Rural Settlement Areas, where the scale of development does not require a Plan of Subdivision, consents will be considered if the proposed lot:
 - i. represents infilling in a built-up area;
 - ii. is compatible with the frontage and density pattern of the surrounding area;
 - iii. fronts on a Municipal Road (open and maintained year-round)

Applicants may be required to provide both a hydrogeological assessment to demonstrate suitability for private services and a lot grading and drainage plan to support the consent application. These supporting documents must be prepared by qualified professionals.

i. For large parcels where an initial consent(s) may be appropriate, but a plan of subdivision may be necessary for subsequent development of the lands, a scaled concept plan taking into account large-lot private servicing, stormwater management, and connections to adjacent land uses shall be required as a condition of consent.

7. Agricultural Resource Lands

- a. A consent may be granted on lands designated as Agricultural Resource Lands as shown on the Land Use Plan Schedules for:
 - i. An agricultural use (e.g. crop land, livestock operation, aquaculture, agro-forestry or maple syrup production) if the lot is of a size appropriate for the type of agricultural use common in the area and is sufficiently large to maintain flexibility for future changes in the type or size of the agricultural operation;
 - ii. An agriculture-related use; or

- iii. *Up to one (1) residence surplus to an agricultural operation per farm consolidation if:*
 - I. *the surplus farm dwelling must have been in existence for at least 10 years from the time in which the dwelling received occupancy from the Local municipality;*
 - II. *the proposed lot configuration will not negatively impact the functionality or viability of the farm and shall minimize the amount of agricultural land taken out of production;*
 - III. *the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, typically 0.4-0.8 hectares (1 to 2 acres); and,*
 - IV. *the Local municipality shall, through the Zoning By-law or other municipality approach, prohibit further dwellings on the vacant retained lands created by the subject consent.*

Within the Agricultural Resource Lands designation, local municipalities may recognize existing rural residential uses and permit new residential dwellings on existing lots of record, subject to the provisions of the municipal Zoning By-law.