



Mississippi  
Mills

# MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT 28  
RURAL SEVERANCE POLICY REVIEW

FINAL COMPARISON REPORT

October 21, 2024





# FINAL COMPARISON REPORT

## OFFICIAL PLAN AMENDMENT 28 RURAL SEVERANCE POLICY REVIEW

MUNICIPALITY OF MISSISSIPPI MILLS  
REPORT (VERSION 2)

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# 1 INTRODUCTION

The Municipality of Mississippi Mills ("the Municipality") seeks to review policies for non-farm rural severances on lands designated "Rural" in the Municipality's Community Official Plan (the "COP"; Approved December 4, 2019, as amended), to ensure that Official Plan policies reflect current planning trends. The second phase of this review entails a comparison of the severance policy frameworks of other lower-tier municipalities in Lanark County and comparable municipalities.

The findings of this review will support the broader Municipally-initiated Official Plan Amendment 28 – Rural Villages and Vitality ("OPA 28") currently being undertaken. The final review will summarize the existing rural severance policies in the COP against current Planning legislation and provincial policies, compare rural severance policies in similar municipalities, and recommend potential amendments to the COP policies applicable to non-farm rural severances.

The purpose of this Comparison Report ("Report") is to provide Municipal Planning staff and Council with:

- A summary of the severance policy framework for other lower-tier municipalities in Lanark County, and in other comparable municipalities; and
- A comparison table summarizing the detailed severance policy framework for the municipalities listed below.

For the purposes of this Report, the following municipalities have been examined:

- The Municipality of North Grenville;
- The Township of King;
- Loyalist Township;
- The Township of South Frontenac;
- The Municipality of Middlesex Centre; and,
- Township of Springwater.

It should be noted that this review is focused on non-farm rural severances, and does not address farm-related severances on properties located within the Rural designation or on lands designated as Agricultural (prime agricultural areas).

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## 1.1 BACKGROUND – RURAL SEVERANCE REVIEW

In August 2011, the Mississippi Mills Municipal Council directed staff to review the existing rural severance policies and explore policy options to allow additional severances under specific conditions, including: (1) permitting a third severance on land holdings that existed as of July 1, 1973, where the retained lot would maintain a minimum lot size of at least 20 hectares; and (2) permitting two severances on lots that existed as of January 1, 1985. After a detailed analysis of potential severances and rural building lots, and the impact on municipal infrastructure and lot distribution, the Municipality decided to maintain the existing rural severance policies.

On January 24, 2024, Council passed a motion directing Planning staff to reassess the existing rural severance policies, recognizing there have been changes to provincial legislation and policies, and to

ensure that the policies reflect current planning trends, the evolving rural landscape and demographics, and planning objectives within the Municipality.

Official Plan Amendment 33 was adopted by Council on August 27, 2024, and was informed by the “Limited Service Residential and Private Roads Interim Control By-law Study Recommendations Report” (Prepared by Parsons, December 2023). The purpose of OPA 33 was to update and refine the policy framework for development on private roads within Mississippi Mills. The OPA includes revisions to the cluster lot development policies within the Municipality of Mississippi Mills COP to ensure that future developments on private roads are evaluated consistently and that they are compatible with the existing rural landscape and service levels. For clarity, the Municipality’s cluster lot development policies do not form part of the Municipality’s current review of rural severances.

WSP was retained by the Municipality to assist with undertaking the review of rural severance policies, the scope of work for which includes:

- A Current State Report (July 23, 2024), which examined the existing rural severance policies in the COP as they relate to recent updates in Planning legislation, provincial policies, and Lanark County policies;
- This Comparison Report, which will review rural severance policies and best practices from other similar municipalities across Ontario, including the lower-tier municipalities in Lanark County; and
- A Recommendations Report, which will provide a series of recommendations for the Municipality’s consideration with respect to potential policy amendments to be included as part of OPA 28. It is anticipated that recommendations may refine the number of rural lots permitted to be created, and address other associated issues such as forced roads, driveway locations, lot sizes, and additional residential units.

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### 1.1.1 OFFICIAL PLAN AMENDMENT 28

The review of the existing rural severance policies in the Municipality’s COP forms part of the broader OPA 28, a Municipally-initiated Official Plan Amendment and related Zoning By-law Amendment. OPA 28 anticipates updated population projections from Lanark County and aims to ensure that the COP and Zoning By-law are up-to-date with current planning trends and best practices to support Mississippi Mills’ rural villages and rural vitality. Through OPA 28, the Municipality will conduct a vacant land assessment, a rural village commercial review, a village zoning review, and comprehensive reviews of rural and agricultural policies, including on-farm diversified uses, special rural uses (i.e., non-farm, non-residential uses), and rural severance policies.

As part of OPA 28, the Municipality will be undertaking public consultations to gather input from the community and help shape the strategic direction for rural development, focusing on enhancing the viability of rural villages and the broader rural economy. An initial Public Open House was held on July 11, 2024. Public consultation is ongoing.

In July 2024, Lanark County released draft urban residential land supply and land needs to 2051, including draft housing growth projections. For Mississippi Mills, it is forecasted that annual permanent housing growth between 2021 and 2051 will comprise approximately 154 units per year, for a total of 4,630 residential units to the year 2051 (Watson, Lanark County 2023 Growth Study, Area Municipal Discussion #3, Urban Land Needs Presentation, July 2024). While the majority of this growth will likely be accommodated within the urban settlement areas, there is some opportunity to accommodate housing

growth within the rural area. The proposed policy updates through OPA 28 can contribute to supporting the availability of housing options required to accommodate this anticipated growth.

The Draft OPA 28 and Zoning By-law Amendment will be prepared by Municipal staff in 2025, at which time the Amendments will be brought to Council for consideration of approval by Municipal staff.

## 2 KEY FINDINGS

The comparative analysis in this Report reviews non-farm rural severance policies across multiple municipalities, identifying key similarities and differences in how each area governs land division in rural and rural residential designations. The municipalities reviewed each include unique approaches to managing rural development and severances based on their specific geographic and demographic needs.

Overall, while there is a clear common goal across municipalities to protect rural areas from overdevelopment and preserve the natural and rural character of these areas, the methods and rigidity of regulations vary. Each municipality tailors its approach to rural severances according to its local context and strategic goals, reflecting different balances between protection and fostering development.

Based on this review, we can see themes reoccur in the municipalities' policy documents: preservation of rural character; severance restrictions; and regulatory alignment with zoning by-laws.

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### 2.1 PRESERVATION OF RURAL CHARACTER

All municipalities emphasize the importance of maintaining the rural character of the community and limiting extensive residential development in rural areas through their policy context. This is evident through policies that restrict severances and the number of lots created to ensure minimal disruption to agricultural and natural areas.

For example, both North Grenville and the Township of King have strict guidelines to prevent new residential developments unless they are deemed appropriate through detailed reviews and meet existing zoning regulations.

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### 2.2 SEVERANCE RESTRICTIONS

There is a common theme across the municipalities regarding restrictions on severances. Severances are generally permitted only when additional subdivision is not necessary, and they must align with the comprehensive planning goals of maintaining low-density and preventing the fragmentation of rural lands.

Specifically, most of the municipalities include policies which typically limit the number of new lots that can be created from a single severance, often capping the number to maintain control over rural expansion and strip development.

A majority of the examined municipalities refer to 'existing lots of record'. For the most part, these lots of record date back to the adoption of the individual Official Plans, while others date back to earlier years, where it could be assumed that a policy document was previously adopted on that date.



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## 2.3 REGULATORY ALIGNMENT WITH ZONING BY-LAWS

Municipalities ensure that any approved severances adhere strictly to zoning by-laws concerning provisions related to lot size, lot frontage, and lot coverage. This alignment ensures that even when severances are permitted, they comply with broader land use regulations designed to protect the rural environment and are compatible with the surrounding area.

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## 2.4 KEY DIFFERENCES

### **Development Encouragement vs. Restriction**

Each municipality's policies differ in their policy language and growth and development permissions included in rural severance policies. For example, the Township of King has a slightly more flexible approach by allowing certain types of rural developments, although still within a restrictive framework. In contrast, North Grenville focuses more on restricting development to protect rural lands.

The Township of Springwater uniquely identifies and permits development in 'four corners' or existing clusters, suggesting a tailored approach to local development dynamics, which is less evident in the other municipalities' policies.

### **Specificity in Policy Application**

The level of detail in the policy application varies, with some municipalities like the Township of Springwater providing very detailed criteria for what constitutes acceptable infill development within rural clusters. Others, like Middlesex Centre, are more general in their stipulations, focusing more on the prohibition of severances in designated agricultural areas without the same level of detail on infill and cluster development.

## 3 CASE STUDIES

This section analyzes several municipalities that each apply unique approaches to address rural severances. Each case study offers general information on what approach was taken and why, and offers lessons specific to the municipality. The municipalities examined in this section are:

- The Municipality of North-Grenville;
- The Township of King;
- Loyalist Township;
- The Township of South Frontenac;
- The Municipality of Middlesex Centre; and
- Township of Springwater.



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## 3.1 MUNICIPALITY OF NORTH GRENVILLE

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### 3.1.1 BACKGROUND

The Municipality of North Grenville (“North Grenville”) is a township in eastern Ontario, located in the United Counties of Leeds and Grenville. The Municipality include the Kemptville urban service area and a number of hamlets surrounded by rural lands. This policy review has examined the following documents:

- The in-effect Municipality of North Grenville Official Plan (Adopted May 14, 2018; Approved November 22, 2018); and,
- The in-effect Municipality of North Grenville Zoning By-law No. 50-12 (Consolidated January 19, 2023).

Please note that for the purposes of this Comparison Report, we have not examined the policy documents for the United Counties of Leeds and Grenville.

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### 3.1.2 CURRENT RURAL SEVERANCE POLICIES

#### 3.1.2.1 MUNICIPALITY OF NORTH GRENVILLE OFFICIAL PLAN (ADOPTED MAY 14, 2018; APPROVED NOVEMBER 22, 2018)

In the Municipality of North Grenville’s Official Plan (“OP”), the policies related to non-farm Rural severances are contained in within Section 4, **Land Use Policies – Rural**, Section 9, **Land Use Policies – Rural Residential**, and Section 12.5, **Division of Land**. More specifically, these policies relate to lands designated as **Rural** and **Rural Settlement Area** in **Schedule A – Land Use** of the OP.

#### **Section 4 – Land Use Policies – Rural**

Section 4 pertains to lands designated as Rural in the Municipality. The OP states that the amount and type of development in the Rural area “shall be consistent with maintaining its rural, natural heritage and cultural landscape, including maintenance of tree cover and large open space areas”. These lands are not only Agricultural lands, but permit limited residential, commercial, industrial and outdoor recreation uses.

Section 4.2 outlines the residential policies. More specifically, policy (b) notes that “Rural lands are intended to be used for limited low density residential development, as described in Section 12.4, and are not intended to be the focus of new and expanding residential development unless identified as being appropriate through a comprehensive review to this Official Plan.”

At this time, there are no policies pertaining to rural severances within this section of the OP.

#### **Section 9 – Land Use Policies – Rural Residential**

Section 9 identifies key policies for the lands designated as Rural Residential on Schedule A – Land Use in the OP. The Rural Residential designation includes areas where rural residential subdivisions presently exist or have been approved. The OP contains policies which would ensure that rural residential subdivisions do not interfere with the rural landscape and that maintain natural topography and vegetation.

Section 9.1 outlines the permitted uses in the Rural Residential area. The OP requires that development **shall take place primarily by plan of subdivision** and only within the areas designated Rural Residential on Schedule 'A' of the OP. **The minimum lot size shall be approximately 0.4 hectares** but may be larger depending on the results of a servicing study and any other development studies deemed necessary by Council.

The policies of Section 9.2 require that the provisions of Section 12 (in this case Section 12.5) apply to the lands. Policy 9.2 (j) requires that the **minimum lot size for new development shall be approximately 0.4 ha (1.0 acres), with an overall gross density of generally not less than 0.6 ha**, but may be required to be larger depending on the results of the servicing study and other design criteria to ensure that the development will blend into the natural landscape. **The minimum frontage for each lot shall generally be 60 metres.**

Within **Section 9.3 - Special Site-Specific Policies For Rural Residential Development** there are instances where amendments to the Official Plan have been approved which specifically pertain to consents in the Rural Residential Area.

For example, 9.3.1 Part Lot 25, Concession 3 (former Oxford-on-Rideau) - 55 Hurd Street (OPA # 8) requires that:

For those lands designated Rural Residential in Part Lot 25, Concession 3 (64 Hurd Street) of the former Municipality of Oxford-On-Rideau, **a consent application to sever the existing dwelling and use from the 2.7 hectare parcel of land may be permitted subject to the lot with the existing dwelling being generally 105 rectangular in shape, have a minimum lot area of 0.4 hectares, a minimum lot frontage of 30 metres, and be in accordance with the Zoning By-law.** The remaining lot area shall have a lot frontage of not less than 20 metres at a location satisfactory to the Municipality. By registered agreement or through the Zoning By-law, the remaining lot area may be precluded from development with the exception of a plan of subdivision in accordance with this Plan.

## **Section 12.5 – Division of Land**

Policies in Section 12.5 establish policies on the division of land in the municipality by consent and plan of subdivision. Section 12.5.1 outlines **consent policies applicable to all land use designations.** Generally, these policies are consistent with overarching provincial policies and look to the Zoning By-law to establish minimum regulations for the creation of new lots.

As it relates to rural severances, 12.5.1 (c) states:

The severing of previously severed Rural lots shall not be encouraged, with the exception of lot adjustments and technical amendments. Only where it can be shown that the creation of a lot would result in the proper development of land shall it be eligible for consent. In determining the proper development of land, the following shall be considered:

- (i) environmental impacts including cumulative impact of development;
- (ii) amount of previous severance activity and density of development in the area;
- (iii) number of existing lots of record in the area; and
- (iv) condition of and accessibility to roads.

In addition, a consent which would have the effect of re-establishing an original municipal lot which has been merged with an adjacent parcel shall be permitted provided that the re-established lots meet current development standards and policies of this Plan.

Furthermore, 12.5.1 (f) states that residential consents within the Rural designations, the word “consent” shall mean solely the creation of **one severed lot and one retained lot for a total of two lots** created as a result of severance approval. Additionally, the municipality, on an annual basis, shall monitor the number, type and location of rural residential lots created by consent.

Section 12.5.3 guides the division of land in the rural area. The policies of this section state a maximum of one (1) consent from the existing land holding will be considered for residential uses, and shall have a lot area of no less than 1.0 hectare. Severances for the creation of new lots for the development of other uses in the Rural designation shall only be permitted in accordance with the policies of Section 12.5.1 and the relevant policies of the Rural designation. For the purposes of this section, an existing land holding is defined as a property existing as of June 28, 1999.

### 3.1.2.2 MUNICIPALITY OF NORTH GRENVILLE ZONING BY-LAW NO. 50-12 (CONSOLIDATED JANUARY 19, 2023)

For the purposes of this review, we have examined the zoning requirements for lots within the Rural area. This is intended to compare the zoning requirements to the OP severance requirements for the creation of new lots, and includes the minimum lot areas and frontages required for new and retained lots.

**Table 3-1: Municipality of North Grenville Zoning By-law Requirements**

Zone	RU – Rural Zone	RR – Rural Residential
Min. Lot Area	1 ha	4,000 m <sup>2</sup>
Min. Lot Frontage	60 m	60 m
Max. Lot Coverage	15%	15%

### 3.1.3 KEY FINDINGS

The Municipality of North Grenville's Official Plan outlines several policies related to rural consents and severances mainly in the Rural and Rural Residential areas. Development in rural areas is intended to preserve the natural and cultural landscape, with limited residential, commercial, and recreational uses. Residential development in these areas is generally restricted to low-density projects and not intended to be the focus of new expansions unless specifically reviewed and deemed appropriate.

For Rural Residential areas, development should align with existing rural character, maintaining natural topography and vegetation. Developments are typically executed via subdivision plans, with lot sizes around 0.4 hectares based on necessary studies, and each lot requiring about 60 meters of frontage.

The policies discourage severing previously severed rural lots unless it contributes to proper land development, considering environmental impacts and existing infrastructures. A key restriction allows only one new residential consent from existing land holdings with a minimum lot size of 1.0 hectare, ensuring

that any new development aligns with the broader provincial and municipal standards. This is the extent of the limitations surrounding non-farm rural severances.

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## 3.2 TOWNSHIP OF KING

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### 3.2.1 BACKGROUND

The Township of King ("King") is a lower-tier municipality within York Region in southern Ontario. The township includes small towns, villages, hamlets and expansive rural areas. This policy review has reviewed the rural severance policies in the following documents:

- The in-effect Township of King Official Plan (Adopted September 23, 2019 and approved September 24, 2020); and,
- The in-effect Township of King Zoning By-law No. 2022-053 (Consolidated October 2022).

Please note that for the purposes of this Comparison Report, we have not examined the policy documents for York Region.

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### 3.2.2 CURRENT RURAL SEVERANCE POLICIES

#### 3.2.2.1 TOWNSHIP OF KING (OUR KING) OFFICIAL PLAN, 2019

The Township of King's Official Plan ("OP") addresses policies related to non-farm rural severances within several sections, including **Section 6.4 – Rural Area Designation** and **Section 9.22 - Consents**. These sections detail the guidelines for lands designated as Rural Area, as shown in **Schedule E – Countryside Designations** of the Official Plan.

#### **Section 6.4 – Rural Area Designation**

The Rural Area consists of a wide range of agricultural uses, existing rural residential and estate residential uses, institutional uses and other historically established rural uses. The OP permits limited residential uses on lands that are not constrained or protected for their resource value.

Section 6.4.4 outlines the policies related to lot creation in the Rural designation. These policies dictate that "new multiple units or multiple lots for residential dwellings, such as estate residential development, adult lifestyle and retirement communities are prohibited". The Official Plan does not include a Rural Residential land use, and in this case, as noted above, new multiple lots of residential development are generally discouraged. Furthermore, lot creation is generally discouraged, and consents shall only be permitted in the Rural Area designation in the following instances:

- a) Acquisition of land by a public body for infrastructure projects;
- b) Conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created;
- c) Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature;

- d) Agricultural uses where both the subject and retained lands are a minimum size of at least 40 hectares (100 acres);
- e) Existing or new agriculture-related uses, such as farm-related commercial and farm-related industrial uses that are not on lands that are subject to the Oak Ridges Moraine Conservation Plan, that are small in scale and directly related to the associated farm operation and required to be located in close proximity to the farm operation. In these cases, the size of the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems. For clarity, a consent for an agriculture-related use is not permitted on the Oak Ridges Moraine; or,
- f) Severance of an existing habitable farm residence that is surplus to a farming operation as a result of a farm consolidation, provided:
  - i. The lot size created is limited to the minimum size required to accommodate the residence and appropriate water and sewer services.
  - ii. The establishment of a new residential dwelling on the retained farmland is prohibited by the implementing zoning by-law.
  - iii. In the Greenbelt Plan area, the dwelling must be legally existing use prior to the date the Greenbelt Plan came into force, on December 15, 2004.
  - iv. In the Oak Ridges Moraine Conservation Plan Area, the dwelling must be a legally existing use when the Plan went into effect, on July 1, 2017.

Generally, the policies in this section **prohibit** non-agricultural rural residential consents, unless meet standards a) to c) above.

### Section 9.22 – Consents

The policies of Section 9.2.2 pertain to consents on a general level. Policy 9.2.2 1. (1) states that:

“That a consent shall be subject to all applicable policies of this Plan, including the land use designation policies and shall be in conformity with any applicable Regional and Provincial Plan.”

In this case, we can look back to the policies in Section 6.4 which generally discourage the severance of Rural Lands, and therefore would not permit a rural severance within this Land Use Designation except in accordance with the specific circumstances described.

### 3.2.2.2 ZONING BY-LAW FOR THE COUNTRYSIDE – TOWNSHIP OF KING – BY-LAW NO. 2022-053

For the purposes of this review, we have examined the zoning requirements for lots within the Rural Zones. This is intended to compare the zoning requirements, such as the minimum lot areas and frontages, for new and retained lots.

**Table 3-2: Township of King Zoning By-law Requirements**

Zone	RE – Rural Estate Residential Zone	RR – Rural Residential
Min. Lot Area	As legally existing	As legally existing
Min. Lot Frontage	As legally existing	As legally existing

Zone	RE – Rural Estate Residential Zone	RR – Rural Residential
Max. Lot Coverage	15%	15%

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### 3.2.3 KEY FINDINGS

The OP includes strict policies on lot creation, primarily aimed at conserving land and limiting residential uses to preserve the rural character. Rural severances are generally discouraged, with consents permitted only for specific non-residential purposes such as acquisitions by public bodies for infrastructure, conveyances to agencies for conservation, and minor lot adjustments that do not result in new residential lots or increased fragmentation of key natural features.

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## 3.3 LOYALIST TOWNSHIP

### 3.3.1 BACKGROUND

Loyalist Township is located in eastern Ontario, part of Lennox and Addington County. It features a mix of small towns, villages, and significant rural landscapes. This policy review has examined the following documents:

- The in-effect Loyalist Township Official Plan (Adopted September 27, 2021; Approved March 23, 2022); and,
- The in-effect Loyalist Township Zoning By-law No. 2001-38 (Consolidated January 1, 2015).

Please note that for the purposes of this Comparison Report, we have not examined the policy documents for Lennox and Addington County.

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### 3.3.2 CURRENT RURAL SEVERANCE POLICIES

#### 3.3.2.1 LOYALIST TOWNSHIP OFFICIAL PLAN (ADOPTED SEPTEMBER 27, 2021 AND APPROVED MARCH 23, 2022)

The Official Plan (OP) manages and directs the physical planning and development in Loyalist Township. As it relates to rural severances for lands designated as **Rural** on **Schedule A – Township Land Use Plan**, the following sections have been identified: **Section 5.5 – Rural Policy Area**, **Section 5.8 – Rural Settlement Area** and **Section 6.3.5 Consents**.

#### Section 5.5 – Rural Policy Area

Rural lands are defined as lands which are generally located outside settlement areas and outside prime agricultural areas. Land designated as Rural is shown on Schedule A. It is the intent of the plan to permit appropriate development through the Rural designation which retain the rural character of the Township.

Section 5.5.6 - Year-Round Residential Development by Consent and Existing Lots of Record outlines the policies which pertain to the severance of lots in the Rural Area, in addition to the Consent policies in Section 6.

More specifically, 5.5.6 (c) requires that “**New lots shall only be permitted when the retained parcel measures a minimum of 10 hectares and has a minimum continuous road frontage of 150 metres** except where a minor variance has been granted by the Committee of Adjustment, except where the consent application meets the definition of “Infilling” in Section 10.22.35 of this Plan”. As defined in the OP, an existing lot of record (a lot legally existing on March 22, 2023) may be used for a single detached dwelling provided the lot fronts on an open and publicly maintained road, or where access by way of an unmaintained municipal road, a private road, or a right-of-way provided it meets additional conditions.

## **Section 5.8 – Rural Settlement Area**

While this land use is slightly more prescriptive than the general rural policy area, it includes rural residential policies which aim to guide development on larger land parcels in a non-urban environment or where the form of development is likely to require location outside a serviced area. Rural settlement areas include hamlets, shoreline residential, and resort commercial uses. While these land uses provide more detailed policy requirements, the consent requirement must meet the requirements of Section 6.

## **Section 6.3.4 – Plan of Subdivision**

The OP sets out policies for as they relate to the recommended for approval of Plans of Subdivisions. It is noted that, as a rule, a registered plan created for residential purposes will not be further subdivided so as to increase the number of lots unless further division is in keeping with the intent of the OP. In this case, there are no prescriptive Rural Residential subdivision requirements, however, the existence of an existing Plan of Subdivision may affect the number of lots permitted to be created through a Plan of Subdivision.

## **Section 6.3.5 – Consents**

The OP requires that severances by consent will be considered only when Council is satisfied that a registered plan of subdivision is not necessary for the orderly development of the property. As a rule, a maximum of three (3) lots (inclusive of the retained parcel) may be created.

Additionally, the OP requires that the number of new lots created by consent shall be restricted to **two (2) per lot as it existed as of November 5, 1991** for the former Township of Amherst Island, **January 27, 1986 for the former Township of Ernestown**, and **July 8, 1991 for the former Village of Bath**. The OP lists that minimum lot area requirements shall comply with the appropriate land use policies in Part 5 of the Plan.

For consents in the Rural Area, where the lot may be on private services, the policies of 6.3.5.2 (h) will be considered only if:

- i. Where favourable comments have been received from the appropriate agency regarding the ability of the site to support adequate onsite subsurface facilities: and
- ii. where there is confirmation of sufficient reserve sewage system capacity to treat the septage (hauled sewage) from the new lot pursuant to Section .9.2.6.a.
- iii. a well is established and pump tested to confirm there is sufficient quantity and quality of potable water available which meets the health and aesthetic parameters of the Ministry of the Environment, Conservation and Parks’ Drinking Water Objectives as a condition to approval;
- iv. Dug and blasted wells are discouraged, and should only be considered where a drilled well is not feasible.



### 3.3.2.2 LOYALIST TOWNSHIP ZONING BY-LAW NO. 2001-38 (CONSOLIDATED JANUARY 1, 2015)

Loyalist Township's Zoning By-law establishes and regulates the use of land by implementing the policies of the Township's Official Plan. It provides a way to coordinate land uses, protect areas by preventing incompatible uses, and establish appropriate standards for development. The following zoning provisions are required for development in the rural area.

**Table 3-3: Loyalist Township Zoning Requirements**

<b>Zone</b>	<b>RR – Rural Residential</b>	<b>RU - Rural</b>
<b>Min. Lot Area</b>	0.5 ha	0.5 ha
<b>Min. Lot Frontage</b>	60 m	60 m
<b>Max. Lot Coverage</b>	30%	30%

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### 3.3.3 KEY FINDINGS

The approach of the Loyalist Township Official Plan policies provides clear guidelines for rural severances, particularly in the Rural Policy Area and Rural Settlement Area. Severances in rural areas are generally restricted, and allowed only when the retained parcel is at least 10 hectares with a minimum road frontage of 150 metres. Additionally, the plan specifies conditions under which consents for severance are considered, limiting the creation of new lots and ensuring they meet key requirements for road access and servicing. This approach aims to balance development with conservation within the township's rural settings by permitting a maximum of three (3) lots (inclusive of the retained parcel), subject to the conditions listed above.

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## 3.4 TOWNSHIP OF SOUTH FRONTENAC

### 3.4.1 BACKGROUND

South Frontenac Township, located in eastern Ontario in Frontenac County comprises significant rural and associated residential areas. This Report has reviewed the following key documents:

- The in-effect South Frontenac Official Plan (Adopted September 5, 2000; Approved April 30, 2022; Consolidated January 23, 2024);
- The Third Draft Official Plan (July 2024), found at the Township's website;
- The Housing Policy Brochure, which provides recommendations for rural development, assists in guiding adjustments and potential integrations into the current draft of the Official Plan, ensuring that housing policies support both growth and environmental stewardship.
- The in-effect Zoning By-law No. 2003-75 (Adopted September 16, 2003; Consolidated January 23, 2024).

Please note that the rural severance policies for Frontenac County have not been examined as part of this scope of work.

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### 3.4.2 CURRENT RURAL SEVERANCE POLICIES

#### 3.4.2.1 SOUTH FRONTENAC OFFICIAL PLAN (ADOPTED SEPTEMBER 5, 2000; APPROVED APRIL 30, 2022; CONSOLIDATED JANUARY 23, 2024)

The Official Plan includes policies to facilitate housing and economic development and protect important assets such as lakes, the natural environment, and agricultural lands. The Township is currently in the process of updating the Official Plan. For the purposes of this review, we have examined the following sections: **Section 5.7 – Rural Policies** and **Section 7.1 – General Consent Policies** as they relate to lands designated as Rural in **Schedule A – Land Use**.

#### **Section 5.7 – Rural Policies**

The OP notes that lands designated Rural are characterized by a rural landscape which reinforces the historic relationship between the Settlement Areas and the surrounding farm, rural and seasonal residential communities. The amount and type of development in the Rural area shall be consistent with maintaining its rural, natural heritage and cultural landscape.

Section 5.7.4 outlines policies related to Rural Residential uses. The OP provides that limited non-agricultural residential development may be permitted within the Rural area to provide a variety of living accommodations for the residents of the Township by way of consent and plans of subdivision. Severances to permit new residential uses shall be separated from other incompatible uses.

Policy 5.7.4 (a) states the following:

The frontage, size and shape of any lot for rural residential purposes created through the severance approval process shall be appropriate for the proposed use and shall conform with the provisions of the zoning by-law. **As a rule, the minimum lot size shall be 0.8 hectares (2 acres) with 76 metres (250 ft.) of frontage on a public road for non-waterfront lots and 1 hectare (2.5 acres) with 76 metres (250 ft.) of frontage on a public road and 91 metres (300 ft.) of water frontage for waterfront lots.** The municipality may consider reductions to the minimum lot size and frontage requirements provided the overall intent of the Plan is maintained.

Policy 5.7.4 (c) permits a **maximum of three (3) rural residential severances** of a lot existing on September 5, 2000.

#### **Section 7.1 – General Consent Policies Applicable to All Land Use Designations**

In addition to the policies listed above, general consent policies will apply to all land use designations. The policies provide the Township with rules and regulations as it relates to the appropriate severance of land. The Township further outlines that any division of land must respect the separation distances and the permitted land uses as set out in the OP and in the Zoning By-law.

The OP requires that the creation of no more than two lots in total (i.e. including severed and retained) shall result from any one severance application for a new lot. Consents that are to establish a legal right-of-way for more than 21 years will require an application for consent when it is not part of a proposed new lot. Additionally, the Township will consider applications for severances **in light of the number of accesses being created on Township roads**. To ensure the proper functioning of the road system, the

**Municipality may require the use of shared entrances by abutting property owners** or other such measures. Where a shared entrance is required, the landowners shall enter into an easement agreement which shall ensure that maintenance of the entrance will be the mutual responsibility of the affected landowners.

### 3.4.2.2 TOWNSHIP OF SOUTH FRONTENAC OFFICIAL PLAN REVIEW – JULY 2024

The Township of South Frontenac is creating a new Official Plan, driven by recent Provincial policy changes and the changing needs of residents. This process intends to build on work undertaken over the past few years to plan for growth and changing community needs. As of July 31, 2024, the third draft of the Official Plan is posted on the Township's website for review and comment. As of this Report, the Township is targeting approval in Fall 2024.

Within Section 9.3 of the new Draft Official Plan, the Rural Severance policies are proposed to be amended through the introduction of policies (d) and (e) which are:

“d) In the Rural designation, **a maximum of three (3) lots (exclusive of the retained parcel)** may be permitted through the consent process from a lot of record existing on November 25, 2003, where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision. A lot of record that existed on November 25, 2003 **shall be deemed to exclude any portion of the lot that was subject to a consent application that was conditionally approved prior to November 25, 2003**, provided that the consent conditions were satisfied and the lot was created in accordance with the decision to approve the consent, regardless of whether the consent lot was conveyed after November 25, 2003.

e) In the Rural designation, **additional consents may be granted to allow limited residential lot creation by way of infilling within existing concentrations of residential development.** In the Rural designation, infilling shall refer to situations where the lands under consideration front upon a public road are between two existing rural residential lots (i.e. side lot lines form the boundaries of the area subject to infilling), or an existing residential lot 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 metres and located on the same side of the road. Infilling shall also refer to situations where waterfront lands under consideration accessed by a private road are between two existing waterfront residential lots”

Through the Official Plan Review process, the Rural Severance policies are further refined and have been moved to be located only within the land division section of the OP. These changes provide more details and parameters to support rural severances in the Township.

### 3.4.2.3 TOWNSHIP OF SOUTH FRONTENAC COMPREHENSIVE ZONING BY-LAW NO. 2003-75 (CONSOLIDATED JANUARY 23, 2024)

The Township's Zoning by-law establishes and regulates the use of land by implementing the policies of the Township's Official Plan. When applying for a severance, the appropriate performance standards must be met prior to the Committee of Adjustment hearing to consider the application. The following zoning provisions are required for development in the rural area.

**Table 3-4: Township of South Frontenac Zoning By-law Requirements**

<b>Zone</b>	<b>RU – Rural Zone</b>
<b>Min. Lot Area</b>	8,000 m <sup>2</sup> for a Single Detached Residential Use
<b>Min. Lot Frontage</b>	76 m
<b>Max. Lot Coverage</b>	20%

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### 3.4.3 KEY FINDINGS

The Township of South Frontenac outlines specific policies for rural severances, emphasizing the preservation of the rural landscape while allowing limited non-agricultural residential development. Key points include the requirement for lot frontage, size, and shape to conform with zoning by-laws, generally mandating a minimum lot size of 0.8 hectares for non-waterfront and 1 hectare for waterfront lots with specific frontage requirements. The Township permits a maximum of three rural residential severances from lots existing as of September 5, 2000. The OP also accommodates new residential lots on private roads under stricter conditions, including road construction standards and limitations on private road extensions.

These policies ensure development is consistent with maintaining the rural character and supports residential land development within the rural areas of the Township. In this case, South Frontenac has some of the most permissive policies as it pertains to non-farm rural severances.

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## 3.5 MUNICIPALITY OF MIDDLESEX CENTRE

### 3.5.1 BACKGROUND

The Municipality of Middlesex Centre is in southwestern Ontario within Middlesex County. It is characterized by a mix of rural areas and growing residential communities. This policy review has considered the following key documents:

- The in-effect Middlesex Centre Official Plan (Adopted April 19, 2000 and approved September 12, 2000)
- The under-appeal Middlesex Centre Official Plan Review (Adopted October 12, 2022 and approved September 26, 2023)
- The in-effect Middlesex Centre Zoning By-law 2005-005 (Consolidated March 2024)
- The under-appeal Middlesex Centre Comprehensive Zoning By-law Update (ZBA-04-2023)

Please note that policies related to rural severances for Middlesex County have not been reviewed as part of this analysis.

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## 3.5.2 CURRENT RURAL SEVERANCE POLICIES

### 3.5.2.1 MIDDLESEX CENTRE OFFICIAL PLAN (ADOPTED APRIL 19, 2000 AND APPROVED SEPTEMBER 12, 2000)

In the Middlesex Centre Official Plan (“OP”), the policies related to non-farm Rural severances are contained within **Section 10.3.1 – Severance Policies**. In the Municipality, there are no lands designated as ‘Rural Residential’ or ‘General Rural Area’ – a key difference from other municipalities examined. All lands outside of the settlement areas are designated as ‘Agricultural’, which ultimately prohibits severances.

#### **Section 10.3.1 – Severance Policies**

This section provides general policies for severance applications inside and outside the settlement area as outlined in **Schedule A – Land Use**. The Municipality requires that severances shall only be granted if a plan of subdivision is not necessary for the proper and orderly development of the land. However, as noted above, severances are not permitted outside of settlement areas.

The Municipality further outlines various policies and conditions so that the severances can accommodate the appropriate services.

### 3.5.2.2 MIDDLESEX CENTRE OFFICIAL PLAN (ADOPTED OCTOBER 12, 2022 AND APPROVED SEPTEMBER 26, 2023)

This OP update is intended to have a planning horizon from 2021 to 2046. While it is not in full force and effect, the document has been reviewed for comparison purposes, as it has been reviewed in line with recent policy changes. Based on the review of the applicable policies, none of the proposed changes to the Official Plan result in modifications to the rural severances policies.

### 3.5.2.3 MIDDLESEX CENTRE ZONING BY-LAW 2005-005 (CONSOLIDATED MARCH 2024) AND MIDDLESEX CENTRE COMPREHENSIVE ZONING BY-LAW UPDATE (ZBA-04-2023)

As there are no rural land uses permitted within the non-farm rural areas designated in the Municipality, there are no appropriate zones outlined in the Zoning By-law.

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## 3.5.3 KEY FINDINGS

In Middlesex Centre's Official Plan, the policies regarding non-farm rural severances are very limited compared to other municipalities due to the absence of 'Rural Residential' or 'General Rural Area' designations. The lands outside settlement areas are designated as 'Agricultural,' strictly prohibiting severances to preserve agricultural integrity.

Generally, severance applications are only considered permissible when a plan of subdivision is deemed unnecessary for the proper and orderly development of the land and are generally limited to creating three or fewer new lots. Furthermore, the recent updates to the Official Plan and the accompanying Zoning By-law, which have been reviewed up to 2024, maintain the same restrictive stance on rural severances.

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## 3.6 TOWNSHIP OF SPRINGWATER

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### 3.6.1 BACKGROUND

The Township of Springwater, located in Simcoe County, encompasses significant rural areas, growing residential communities, and vibrant commercial areas. This Report focuses on the review of the following documents:

- Township of Springwater Official Plan (Consolidated December 2018)
- New Official Plan for the Township of Springwater (Adopted July 5, 2023) – Not yet approved by the County of Simcoe
- Township of Springwater Comprehensive Zoning By-law 5000 (Consolidated July 23, 2018)

This section does not review the rural severance policies of Simcoe County.

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### 3.6.2 CURRENT RURAL SEVERANCE POLICIES

#### 3.6.2.1 TOWNSHIP OF SPRINGWATER OFFICIAL PLAN (CONSOLIDATED DECEMBER 2018)

In the Township of Springwater's Official Plan ("OP"), the Official Plan policies related to non-farm rural severances are contained in within **Section 18 – Rural Policies, Section 9.3 – Rural Residential and Section 28 – Consent Policies**. These policies are relevant for all lands which are designated as Rural and/or Rural Residential in **Schedules A-1 to A-3 "Land Use Plan"**.

#### **Section 18 – Rural Policies**

The OP defines Rural areas as lands in which the predominant uses are natural areas, agricultural and forestry with limited rural residential development existing in the form of individual dwelling units and small plans of subdivision. The primary consideration in the location and development of any permitted use in the "Rural" area shall be that the absolute minimum productive or potentially productive agricultural land is consumed or sterilized by the use.

As it relates to consent policies, 18.3.13 states that "The policies of Section 28 Consent Policies, shall apply to all lands designated "Rural" in this Plan".

#### **Section 9.3 – Rural Residential Policies**

Rural Residential land is defined as "the predominant use of land in areas so designated shall be for low density residential uses". Existing non-residential uses may be recognized in the implementing Zoning By-law. Future re-designation of such areas to permit non-residential uses is not anticipated and should generally be discouraged.

This designation is intended to recognise small growth areas, which were established prior to the Official Plan, and further growth is not anticipated or encouraged. Policy 9.3.2.2 **permits further development of these area, on the basis of infilling, by severance or plan of subdivision in accordance with the policies of this Plan and the requirements of the implementing Zoning By-law**. The minimum lot size will be determined through the appropriate studies and through Council direction.

## Section 28 – Consent Policies

This section provides policies for the Committee of Adjustment who shall be guided by the OP and the regulations of the implementing Zoning By-law in considering applications for the severance of land pursuant to the Planning Act.

Policy 28.2.1 classifies severances as either 'farm-related' or 'non-farm-related'. For any severance, direct access from arterial and collector roads shall be restricted and lots should, wherever possible, have access only from local roads. Additionally, the size of any parcel of land created by a consent shall be appropriate for the use proposed and in no case shall any parcel be created which does not conform to the provisions of the implementing Zoning By-law.

The size of any lot created by consent should be consistent with lot sizes in the vicinity of the subject lot unless other agencies or regulations require a larger lot size.

Section 28.6 contains additional policies related to rural consents. In this case, consents may be granted in these areas provided that they meet all the criteria defining a “cluster”:

- Existing dwelling units which are found on an open public road maintained year round as determined by the Township.
- **The existing residential land pattern comprises small parcel sizes that maintain a tight compact form which shall not be elongated or compromised by any new consent proposal which would create strip or ribbon development.**
- Consents for **infilling purposes within a cluster shall only occur where two existing residentially used lots on the same side of the road are found within a maximum of 75 metres (246 feet). A residential lot is defined as a parcel containing a dwelling and having an area no larger than a hectare.**
- Where there is more residential development, consistent with 1.1, 1.2 and 1.3 above, on one side of the road than the other, **no further consents shall be permitted on the ends of the strip development which would further elongate the development;** however, additional development of new lots on the other side of the road may be considered. This policy is not intended to permit the mirror development of extensive existing residential lots where on the opposite side of the road the land is vacant or occupied by only one or two residential uses. **It is intended that the additional development of new lots on the opposite side of the road is only to square off the cluster as long as a compact community form is maintained or enhanced.** Furthermore it is intended that the primary employment of this policy will be in conjunction with the squaring off of existing development at road intersections. In the absence of an intersection, yet where compact abutting development exists on the opposite side of the road, **any additional development permitted by this policy must represent the extension of existing development and not be development of a leap frog nature, be limited to no more than 5 lots in any geographic location and will be deemed to represent the ultimate extension of development at this location.** It is envisioned that any new development which may occur under this **policy would not exceed the creation of more than 5 lots.** Notwithstanding any other policies of this Plan to the contrary, development of this nature may or may not occur in conjunction with areas designated Rural Residential.



### 3.6.2.2 NEW TOWNSHIP OF SPRINGWATER OFFICIAL PLAN (NOT IN FULL FORCE AND EFFECT)

While the New OP has yet to be approved by the County of Simcoe, we have reviewed the rural severance policies in order to provide a comparison of recent severance policies for this Report. **Section 12.1.3 – Rural Residential, Section 12.9 – Rural Policies** and **Section 13.11.2 – Consents** have been reviewed and analyzed below.

#### **Section 12.1.3 – Rural Residential**

This section applies to the residential land uses in rural areas outside the urban settlement areas and Prime Agricultural areas. The designation applies to existing “four corners” and clusters of residential development in the rural area.

The New OP contains policies that discourage expansion of residential areas outside of the urban settlement areas, and provide that limited infilling may be permitted through a severance but needs to meet the requirements of the Zoning By-law.

#### **Section 12.9 – Rural Policies**

In this case, the policies remain very similar in the description of the land uses that “shall be natural areas, agricultural and forestry. The lands designated “Rural” do not have high resource capability for agriculture, aggregate or natural heritage purposes. Limited rural residential development exists in the form of individual dwelling units and small plans of subdivision.”

This section remains mainly unchanged and does not contain any policies regarding rural severances.

#### **Section 13.11.2 – Consent Policies**

In the updated Official Plan, severances are categorized into farm-related and non-farm severances, as was the case previously. **Policy 13.11.2 (b) limits the number of new lots that can be created at one time to three.** Each parcel created through severance must be suitable for its intended use and comply with existing Zoning By-laws. Furthermore, the size of any lot created should align with those in the surrounding area unless specific regulations or agency requirements dictate otherwise. **Should a proposed severance result in non-compliance with the Zoning By-law, the proponent must first seek approval for a Zoning By-law Amendment or Minor Variance before submitting the consent application.**

The updated OP considerably condenses the policies pertaining to rural severances. In this case, Policy 12.11.2.6 a) states that:

There are existing residential clusters located in areas designated Rural throughout the Township. Consents may be granted in these areas provided that they meet the following criteria:

- i. The existing residential lot pattern, comprised of small parcel sizes that maintain a tight compact form shall be retained;
- ii. Consents for infilling purposes within a cluster shall ensure the minimum setbacks of the Zoning By-law will be achieved; and
- iii. No further consents shall be permitted on the ends of any existing strip development which would further elongate the development.

### 3.6.2.3 TOWNSHIP OF SPRINGWATER COMPREHENSIVE ZONING BY-LAW 5000 (CONSOLIDATED JULY 23, 2018)

The Township's Zoning By-law enforces and regulates land use by aligning with the policies outlined in the Township's Official Plan. When applying for a severance, applicants must meet the designated performance standards. These standards must be satisfied before the application can proceed to a Committee of Adjustment hearing. The By-law specifies zoning provisions that must be adhered to for development in the rural area.

**Table 3-5: Township of Springwater Zoning By-law Requirements**

Zone	RR – Residential Rural
Min. Lot Area	1,855 m <sup>2</sup>
Min. Lot Frontage	38 m
Max. Lot Coverage	20%

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### 3.6.3 KEY FINDINGS

The Township of Springwater's Official Plan details policies for non-farm rural severances, aiming to balance development with the preservation of their rural landscape. Key policies dictate that any new lot created must comply with existing zoning by-laws, typically requiring lot frontages, sizes, and shapes that align with local standards. The OP limits the number of new rural residential severances to three from lots existing as of the plan's last consolidation. Additionally, the OP mandates strict conditions for the development of new residential lots on private roads, including road construction standards and limitations on the extension of private roads.

These policies collectively ensure that development respects the township's rural character, supporting sustainable residential land development within designated rural areas. Springwater's approach to managing rural severances is structured to maintain the integrity of its agricultural and natural landscapes while providing for responsible residential growth, without expanding 'linear' development or creating 'leap frog' development.

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## 3.7 SUMMARY OF CASE STUDIES

**Appendix A** contains a table which outlines the key policies as they relate to rural severances in the identified municipalities.

# 4 CONCLUSION

This Comparison Report provides an overview of the policy context of similar municipalities applicable to the review of the Municipality of Mississippi Mills' existing non-farm rural severance policies as part of the broader OPA 28, which is focused on supporting Rural Villages.

This Report finds that there is a variability in the way these municipal policies regulate rural severances. As a result, there is potential for modifications to the existing policies in the Mississippi Mills COP to effectively promote rural development consistent with current planning trends and best practices. This can be done while respecting requirements related to preservation of rural character, adequate servicing, and avoidance of adverse impacts to natural resources and the natural environment through policy changes and Official Plan updates.

The findings of this Report suggest that a municipality needs to establish the level of protection they want to apply to their rural areas and whether or not it is appropriate to permit additional severances in the rural area. The comparison analysis undertaken through this Report shows that some municipalities are trending towards less prescriptive rural severance policies and increasing the limits of severances, while ensuring that the minimum lot sizes are consistent with the surrounding area.

In conclusion, the findings from the review of rural severance policies in Ontario municipalities which are comparable to Mississippi Mills are intended to provide a solid foundation for potential amendments to the Municipality's severance policies applicable within the Rural designation in the COP, to be considered through OPA 28. The forthcoming Recommendations Report will build on this Comparison Report and the Current State Report, to provide a series of policy recommendations for review by Municipal staff to ensure that Mississippi Mills' rural areas not only thrive but also maintain their unique character in the face of ongoing development pressures.

# APPENDIX A

## POLICY COMPARISON TABLE

## APPENDIX A - Municipality of Mississippi Mills OPA 28 Rural Severance Policy Review - Review of Comparable Municipalities

Date: August 20, 2024									
Municipal Documents / Policy Theme	Municipality of North Grenville	Township of King	Loyalist Township	Township of South Frontenac	Municipality of Middlesex Centre	Township of Springwater			
<b>Official Plan (Date) / Link</b>	In-effect Official Plan (Adopted May 14, 2018; Approved November 22, 2018). <a href="https://www.northgrenville.on.ca/resources/official-plan">https://www.northgrenville.on.ca/resources/official-plan</a>	In-effect Official Plan (Adopted September 23, 2019; Approved September 24, 2020). <a href="https://www.king.ca/sites/default/files/images/development-growth/planning-land-use/Our%20King%20Official%20Plan_Office%20Consolidation%2C%20Annotated%20Version%20June%202023.pdf">https://www.king.ca/sites/default/files/images/development-growth/planning-land-use/Our%20King%20Official%20Plan_Office%20Consolidation%2C%20Annotated%20Version%20June%202023.pdf</a>	In-effect Official Plan (Adopted September 27, 2021; Approved March 23, 2022). <a href="https://www.loyalist.ca/en/business-and-development/resources/Documents/OP2020/OP-May-2022-Final.pdf">https://www.loyalist.ca/en/business-and-development/resources/Documents/OP2020/OP-May-2022-Final.pdf</a>	In-effect Official Plan (Adopted September 5, 2000; Approved April 30, 2022; Consolidated January 23, 2024). <a href="https://www.southfrontenac.net/media/qqm25bd/south-frontenac-official-plan-draft-3b-july-2024.pdf">https://www.southfrontenac.net/media/qqm25bd/south-frontenac-official-plan-draft-3b-july-2024.pdf</a>	Official Plan Review – Third Draft Official Plan July 2024. <a href="https://www.southfrontenac.net/media/qqm25bd/south-frontenac-official-plan-draft-3b-july-2024.pdf">https://www.southfrontenac.net/media/qqm25bd/south-frontenac-official-plan-draft-3b-july-2024.pdf</a>	A) Severances shall only be granted if a plan of subdivision is not necessary for the proper and orderly development of the land. Plans of subdivision will not be required where three or fewer new lots are proposed to be created, or where circumstances ex	Redline 2023 Adopted Official Plan (UNDER APPEAL) - <a href="https://www.middlesexcentre.ca/sites/default/files/2022-05/Middlesex%20Centre%20Official%20Plan%20REDLINE%20V8.pdf">https://www.middlesexcentre.ca/sites/default/files/2022-05/Middlesex%20Centre%20Official%20Plan%20REDLINE%20V8.pdf</a>	Township of Springwater Official Plan (Consolidated December 2018) <a href="https://www.springwater.ca/en/business-and-development/resources/Documents/OfficialPlan/OfficialPlanComplete20201215.pdf">https://www.springwater.ca/en/business-and-development/resources/Documents/OfficialPlan/OfficialPlanComplete20201215.pdf</a>	New Official Plan for the Township of Springwater (Adopted July 5, 2023) – Not yet adopted by the County of Simcoe By-law-2023-075---Appendix-A-Official-Plan-Text---reduced-size.pdf (springwater.ca)
<b>Designation</b>	Rural and Rural Residential	Rural Area	Rural Area	Rural Area / Rural Residential	Rural Area	Agricultural	Agricultural	Rural Area / Rural Residential	Rural Area / Rural Residential
<b>Number of Non-farm Rural Residential Severances Permitted (Retained Lot / New Lots)</b>	<b>Section 12.5.1 (f)</b> For the purpose of residential consent within the Rural designations, the word "consent" shall mean solely the creation of one severed lot and one retained lot for a total of two lots created as a result of severance approval.	<b>Section 9.2.2:</b> Have adequate lot area and frontage for the proposed use in accordance with the zoning by-law, and in the case of lands within the Established Residential Neighbourhood designation, conform with Section 5.5 of this Plan; Will have adequate municipal water and wastewater servicing infrastructure within the Villages; Will have adequate private water and sewage services, outside the Villages; Will have adequate waste management services and fire protection services;	<b>Section 6.3.5.1</b> a) As a general rule, a maximum of three (3) lots (inclusive of the retained parcel) may be created.	<b>Section 5.7.4 (c)</b> permits a maximum of three (3) rural residential severances of a lot existing on September 5, 2000.	<b>Section 9.3 (c)</b> permits a maximum of three (3) rural residential severances of a lot existing on November 25, 2003.	Severances within the agricultural area are prohibited	Severances within the agricultural area are prohibited	<b>Section 28.6.1.4</b> [...] is envisioned that any new development which may occur under this policy would not exceed the creation of more than 5 lots.	<b>Section 13.11.2.2</b> b) No more than three new lots may be created by consent at a time.
<b>Conveyance Date</b>	<b>Section 12.5.3 :</b> A property existing as of June 28, 1999.	No date specified	November 5, 1991 for the former Township of Amherst Island, January 27, 1986 for the former Township of Ernestown, and July 8, 1991 for the former Village of Bath Existing lot of record means a lot legally existing at the date of adoption of this Official Plan (September 21, 2022)	September 5, 2000	November 25, 2003	None specified	None Specified	None Specified	None Specified
<b>Minimum / Maximum Lot Area Requirements for Rural Severances</b>	<b>Section 9.1</b> New non-farm residential lots shall have a lot area of not less than 1.0 hectares (2.47 acres).	<b>Section 9.2.2 3e)</b> Have adequate lot area and frontage for the proposed use in accordance with the zoning by-law	<b>Section 5.5.6 (c)</b> New lots shall only be permitted when the retained parcel measures a minimum of 10 hectares and has a minimum continuous road frontage of 150 metres except where a minor variance has been granted by the Committee of Adjustment or, except where the consent application meets the definition of "Infilling" in Section 10.22.35 of this Plan	<b>Policy 5.7.4 (a)</b> The frontage, size and shape of any lot for rural residential purposes created through the severance approval process shall be appropriate for the proposed use and shall conform with the provisions of the Zoning By-law. As a rule, the minimum lot size shall be 0.8 hectares (2 acres) with 76 metres (250 ft.) of frontage on a public road for non-waterfront lots and 1 hectare (2.5 acres) with 76 metres (250 ft.) of frontage on a public road and 91 metres (300 ft.) of water frontage for waterfront lots. The municipality may consider reductions to the minimum lot size and frontage requirements provided the overall intent of the Plan is maintained.	<b>Section 9.1 b)</b> 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. a. A minimum 0.8 hectare lot size and a minimum 76 metre frontage on a public road shall be required for non-waterfront lots serviced by individual on-site water and sewage services. b. A minimum 1.0 hectare lot size, a minimum 76 metre frontage on a public road or private road, and a minimum 91 metre frontage on a waterbody shall be required for residential waterfront lots serviced by individual on-site water and sewage services.	<b>Section 10.3.1</b> b) Where individual wells and septic systems are proposed, lot areas must be of a size and configuration to accommodate an appropriate septic system, sewage envelope and contingency area. For a conventional septic system a storage envelope consists of the area occupied by the tile bed and mantle. The size of the storage envelope will vary depending on the projected water use of the anticipated use and the soils and slope of the subject site. The contingency area will be equal in size to the tile bed and sewage mantle.	<b>Section 10.3.1</b> b) Where individual wells and septic systems are proposed, lot areas must be of a size and configuration to accommodate an appropriate septic system, sewage envelope and contingency area. For a conventional septic system a storage envelope consists of the area occupied by the tile bed and mantle. The size of the storage envelope will vary depending on the projected water use of the anticipated use and the soils and slope of the subject site. The contingency area will be equal in size to the tile bed and sewage mantle.	<b>Section 9.3.2.5.</b> Minimum lot size will be determined through appropriate studies and in consultation with the Simcoe County District Health Unit and/or the Ministry of Environment and Energy or the appropriate government agency having jurisdiction	<b>Section 13.11.2.2</b> The size of any parcel of land created by such consent shall be appropriate for the use proposed and in no case shall any parcel be created which does not comply with the Zoning By-law. The size of any lot created by consent should be consistent with lot sizes in the vicinity of said lot unless other agencies or regulations require a larger lot size.
<b>Additional Residential Unit Permissions applicable to Rural / Rural Residential Designations</b>	<b>Section 4.2</b> a) Residential uses shall generally be single detached dwellings. The conversion of existing single detached dwellings into two family unit dwellings may be permitted in accordance with the provisions of the Zoning By-law 11.3.3 The Plan shall allow the establishment of a garden suite on any lot upon which a single detached dwelling is a permitted use subject to a site-specific temporary use Zoning By-law amendment. A garden suite shall not be permitted on a lot that has an additional dwelling unit located within a separate building ancillary to the primary dwelling permitted in accordance with Section 11.3.3.2  1) In order to enhance housing options within the Municipality additional residential units will be allowed within a single detached dwelling, semi detached dwelling or townhouse dwelling and or within a separate building ancillary to a single detached dwelling, semi-detached dwelling or townhouse dwelling. A maximum of three (3) dwelling units will be permitted being the primary residential dwelling unit, an additional residential unit located within the primary residential dwelling and an additional residential dwelling located within a separate building ancillary to the existing building.	<b>Section 3.8.9</b> 1. That secondary residential units are permitted in a single detached, semi detached and townhouse dwelling or in an accessory structure located on the same lot as a single detached dwelling, semi-detached dwelling or townhouse dwelling and within live-work units, subject to an implementing zoning by-law. 2. That there is a maximum of two secondary residential units per lot, except within the Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, and Oak Ridges Moraine Countryside Area.6. Infrastructure, subject to the policies of Section 8 of this Plan; [...] <b>Section 3.8.10</b> 1. That a garden suite shall be subject to a temporary use by-law in accordance with the provisions of the Planning Act, and may also be subject to site plan approval to ensure appropriate buffering and compatibility with adjacent uses. 2. That there is a maximum of one garden suite per lot. 3. That a garden suite shall not be permitted within the front and exterior side yard of the lot. 4. That a maximum of one garden suite shall be permitted on the lot	No specific policies related to consents or the rural designation.	<b>Section 6.28.2</b> Additional dwelling units are permitted on lands where a single detached dwelling, semi-detached dwelling, or townhouse is the principal use permitted in the Agricultural, Settlement Area and Rural designations	<b>Section 3.2</b> b) Additional dwelling units are permitted on lands where a single detached dwelling, semi detached dwelling, or townhouse is the principal use permitted in the Agricultural, Settlement Area and Rural designations on Map A	<b>Section 9.6</b> It is the policy of this Plan that the conversion of an existing principal farm dwelling to add a second unit may be permitted, subject to the requirements of the implementing zoning by-law. Such second units will be accommodated within the existing building, and will not require an addition to facilitate the conversion. <b>Section 9.7</b> It is the policy of the Plan that new garden suites will not be permitted within the Municipality. Garden suites are temporary housing on a property over and above the primary residence	<b>Section 9.6.1</b> A maximum of two Additional Residential Units will be permitted on a lot, one within the principal dwelling and one within a detached accessory building or structure. A garden suite shall not be permitted where an existing Additional Dwelling Unit is located within a detached accessory building or structure.	<b>Section 6.2.13.</b> Additional accommodation in the form of a "garden suite" may be permitted on a temporary basis on a lot occupied by a residential dwelling unit and shall be subject to the following.	<b>Section 7.4.3</b> c) Additional residential units and garden suites are subject to the following additional requirements: i. The implementing Zoning By-law will set out appropriate regulations concerning setbacks, lot size, parking, floor area and any other requirements and definitions as may be deemed appropriate to properly control and regulate the use; ii. Suitable sewage treatment facilities and an adequate source of potable water are required; and iii. Such uses shall be subject to zoning provisions, and/or any other agreement deemed necessary by the Township.

Municipal Documents / Policy Theme	Municipality of North Grenville	Township of King	Loyalist Township	Township of South Frontenac	Municipality of Middlesex Centre	Township of Springwater		
<b>Driveway and/or Road Location Requirements</b>	<b>Section 12.5.1</b> s) The Municipality will consider applications for the severances in light of the number of accesses being created on Municipal roads. Generally, each lot shall have a direct individual access; however, in order to ensure the proper functioning of the road system, the Municipality may require the use of shared entrances along common lot lines by abutting property owners or other such measures satisfactory to the Municipality	<b>Section 9.2.2 (3)</b> That the approval authority shall be satisfied that the lot to be retained and the lot to be severed: (b) Fronts onto and will be safely and directly accessed by an improved public road which is maintained year-round, and is of a reasonable standard of construction, as determined by the Township, unless otherwise permitted in this Plan;	<b>Section 5.5.6 (c)</b> New lots shall only be permitted when the retained parcel measures a minimum of 10 hectares and has a minimum continuous road frontage of 150 metres except where a minor variance has been granted by the Committee of Adjustment  <b>Section 6.3.5.2 k)</b> Consents shall be considered only where the land fronts on an existing public road which is maintained year round	<b>Section 7.1 (r)</b> The Township will consider applications for severances in light of the number of accesses being created on Township roads. In order to ensure the proper functioning of the road system, the Municipality may require the use of shared entrances by abutting property owners or other such measures. Where a shared entrance is required, the landowners shall enter into an easement agreement which shall ensure that maintenance of the entrance will be the mutual responsibility of the affected landowners	<b>Section 9.3:</b> b. Non-waterfront lots must have frontage on an existing, opened and assumed public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round. c. Waterfront residential lots must have frontage on an existing private road or a public road that is developed to the Township's satisfaction in accordance with Section 7.1	<b>Section 10.3.1</b> c) All lots must front on and have access to an existing public road maintained on a year round basis and at a reasonable standard of construction. Direct access to and from County or Provincial roads will be limited in accordance with the policies and regulations established by the agencies having jurisdiction over these roads.  <b>Section 10.3.1</b> c) All lots must front on and have access to an existing public road maintained on a year round basis and at a reasonable standard of construction. Direct access to and from County or Provincial roads will be limited in accordance with the policies and regulations established by the agencies having jurisdiction over these roads.	<b>Section 28.2.2.6</b> A consent shall not be given if the land does not front on an existing public road which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.  <b>Section 13.11.2.2</b> e) A consent shall not be given if the land does not front on an existing public road which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.	
<b>Other Requirements</b>	<b>Section 12.5.3 d)</b> 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.	<b>Section 9.2.2 (2)</b> That a consent shall only be considered where the approval authority is satisfied that a plan of subdivision is not required to ensure the proper and orderly development of the lands. Where land ownership would be capable and appropriate for division into numerous lots, or there are indications that the scale of development is beyond that for which a consent process is intended, a plan of subdivision shall be required	N/A	<b>Section 5.7.7 (e)</b> Severances for new waterfront limited service residential lots may be permitted on newly created private roads provided the new private road intersects with an existing public road and is designed and constructed in accordance with Township standards for new private roads. Severances for new waterfront limited service residential lots may be permitted on extensions to existing private roads provided the extension of the existing private road is not greater than 182 metres (600 ft.) and is designed and constructed in accordance with Township standards for new private roads. Extensions of greater than 182 metres (600 ft.) may be permitted provided the existing private road is upgraded to Township standards for new private roads, from its intersection with the public road. Severances for new non-waterfront limited service residential lots may be permitted on extensions to existing private roads provided the extension of the existing private road is not greater than 152 metres (499 feet) and is designed and constructed in accordance with Township standards for private roads. Except for the foregoing, no new private roads will be permitted. As a condition of severance approval for all waterfront and non-waterfront limited service residential lots, the owner of the subject property shall enter into an agreement with the Township to be registered against title to the lots acknowledging: *the Township does not maintain or repair private roads. *on private roads the Township does not provide municipal services normally associated with public roads. *owners are responsible for all costs necessary to maintain the private road. *the Township is not responsible for any loss or damage created by the owner's failure to maintain the private road. *owners agree to indemnify the Township for any loss or damage.	<b>Section 9.3:</b> e) In the Rural designation, additional consents may be granted to allow limited residential lot creation by way of infilling within existing concentrations of residential development. In the Rural designation, infilling shall refer to situations where the lands under consideration front upon a public road are between two existing rural residential lots (i.e. side lot lines form the boundaries of the area subject to infilling), or an existing residential lot 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 metres and located on the same side of the road. Infilling shall also refer to situations where waterfront lands under consideration accessed by a private road are between two existing waterfront residential lots	<b>Section 10.3.1</b> d) An adequate and potable water supply must be available for any proposed lots created by consent. An exception to this policy may be made if it can be shown that the purpose for which the lot(s) in question is to be used does not require a water supply.  <b>Section 10.3.1</b> d) An adequate and potable water supply must be available for any proposed lots created by consent. An exception to this policy may be made if it can be shown that the purpose for which the lot(s) in question is to be used does not require a water supply.	<b>Section 28.6.1.4</b> Where there is more residential development, consistent with 1.1, 1.2 and 1.3 above, on one side of the road than the other, no further consents shall be permitted on the ends of the strip development which would further elongate the development; however, additional development of new lots on the other side of the road may be considered. This policy is not intended to permit the mirror development of extensive existing residential lots where on the opposite side of the road the land is vacant or occupied by only one or two residential uses. It is intended that the additional development of new lots on the opposite side of the road is only to square off the cluster as long as a compact community form is maintained or enhanced. Furthermore it is intended that the primary employment of this policy will be in conjunction with the squaring off of existing development at road intersections. In the absence of an intersection, yet where compact abutting development exists on the opposite side of the road, any additional development permitted by this policy must represent the extension of existing development and not be development of a leap frog nature, be limited to no more than 5 lots in any geographic location and will be deemed to represent the ultimate extension of development at this location. It is envisioned that any new development which may occur under this policy would not exceed the creation of more than 5 lots. Notwithstanding any other policies of this Plan to the contrary, development of this nature may or may not occur in conjunction with areas designated Rural Residential.	<b>Section 13.11.2.5</b> There are existing residential clusters located in areas designated Rural throughout the Township. Consents may be granted in these areas provided that they meet the following criteria: i. The existing residential lot pattern, comprised of small parcel sizes that maintain a tight compact form shall be retained; ii. Consents for infilling purposes within a cluster shall ensure the minimum setbacks of the Zoning By-law will be achieved; and iii. No further consents shall be permitted on the ends of any existing strip development which would further elongate the development
<b>Zoning By Law (Date / Link) - Rural / Rural Residential Zone (as applicable)</b>	In-effect Zoning By-law No. 50-12 (Consolidated January 19, 2023): <a href="https://www.northgrenville.on.ca/council-government/resources/document-library/north-grenville-comprehensive-zoning-by-law-2-2-2-2-2-3/viewdocument/144">https://www.northgrenville.on.ca/council-government/resources/document-library/north-grenville-comprehensive-zoning-by-law-2-2-2-2-2-3/viewdocument/144</a>	In-effect Comprehensive Countryside Zoning By-law No. 2022-053 (Adopted September 26, 2022): <a href="https://www.king.ca/sites/default/files/2023-08/Complete%20By-law%20%28Text%29%20-%20By-law%202022-053%20-%20annotated.pdf">https://www.king.ca/sites/default/files/2023-08/Complete%20By-law%20%28Text%29%20-%20By-law%202022-053%20-%20annotated.pdf</a>	In-effect Zoning By-law No. 2001-38 (Consolidated January 1, 2015): <a href="https://www.loyalist.ca/en/business-and-development/zoning.aspx#Zoning-By-Law-Table-of-Contents">https://www.loyalist.ca/en/business-and-development/zoning.aspx#Zoning-By-Law-Table-of-Contents</a>	In-effect Zoning By-law 2003-75 (Adopted September 16, 2003; Consolidated January 23, 2024): <a href="https://www.southfrontenac.net/media/fjccgrq/Jan-2024-comprehensive-zb2003-75-consolidated-with-appendices.pdf">https://www.southfrontenac.net/media/fjccgrq/Jan-2024-comprehensive-zb2003-75-consolidated-with-appendices.pdf</a>	Current Zoning By-Law (2005-005) - <a href="https://www.middlesexcentre.ca/sites/default/files/2024-04/MIDC_ZBL_Consolidation_Mar2024_.pdf">https://www.middlesexcentre.ca/sites/default/files/2024-04/MIDC_ZBL_Consolidation_Mar2024_.pdf</a>	Redline <a href="https://www.middlesexcentre.ca/sites/default/files/2023-06/REVISED%20FINAL%20Middlesex%20Centre_ZBL_2005-005_Redline%20Revisions_20230622.pdf">https://www.middlesexcentre.ca/sites/default/files/2023-06/REVISED%20FINAL%20Middlesex%20Centre_ZBL_2005-005_Redline%20Revisions_20230622.pdf</a>	<a href="https://www.springwater.ca/en/business-and-development/resources/Documents/Zoning/2022-07-05_Complete-Zoning-By-law-5000-Website.pdf">https://www.springwater.ca/en/business-and-development/resources/Documents/Zoning/2022-07-05_Complete-Zoning-By-law-5000-Website.pdf</a>	N/A
<b>Zone</b>	RU - Rural Area, RR - Rural Residential	RE - Rural Estate Residential Zone/RR - Rural Residential	RU - Rural Area, RR - Rural Residential	RU - Rural Zone	There are no appropriate zones outlined in the Zoning By-law.	There are no appropriate zones outlined in the Zoning By-law.	Residential Rural (RR)	N/A
<b>Min. Lot Area</b>	RU - 1 ha , RR - 0.4 hectares (1 acre)	As legally existing	0.5 ha	0.8 ha	N/A	N/A	1855 m2	N/A
<b>Max. Lot Coverage</b>	15%	15%	30%	20%	N/A	N/A	20%	N/A
<b>Min. Lot Frontage</b>	RU and RR - 60 m (196.8 ft)	15 m	60 metres	76 m	N/A	N/A	38.0 m (124.67 ft.)	N/A