



Date: August 11, 2025

To: Mayor and Council

Author: Haris Wilkinson, Planning Student

RE: Application for Zoning By-law Amendment (ZBA-2025-06)
2135 Talbot Road

RECOMMENDED ACTION

That Zoning By-law Amendment application ZBA-2025-06, to amend the Comprehensive Zoning By-law 1-2014 for the Town of Kingsville, to change the zoning on the subject property municipally known as 2135 Talbot Road from 'Rural Residential Exception 9 (RR-9)' to 'General Agricultural – Site-Specific (A1-91)', be **approved** to permit:

- a. The keeping of livestock, consistent with the permitted uses in the General Agricultural (A1) Zone

And that corresponding By-law 48-2025 **be adopted** during the By-law stage of this Council Agenda.

BACKGROUND

The Town of Kingsville has received a Zoning By-law Amendment application for lands located on the south side of County Road 34, municipally known as 2135 Talbot Road. The property has a frontage of approximately 62.65 metres (205.6 feet) and a total area of approximately 2.70 hectares (6.66 acres) – please see Appendix "A" attached to this report. The subject lands are designated 'Agricultural' in the Town of Kingsville Official Plan and are currently zoned 'Rural Residential Exception 9 (RR-9)' in the Town of Kingsville Comprehensive Zoning By-law.

The applicant is proposing to rezone the lands from RR-9 to a site-specific 'General Agricultural Exception 91 (A1-91)' zone to allow for the keeping of livestock on the property. While the Town of Kingsville Official Plan designation remains Agricultural, the current RR-9 zoning does not permit livestock. The proposed amendment aligns the zoning with the intended agricultural use of the land and brings it into conformity with the general intent of the Town of Kingsville Official Plan.

DISCUSSION

When considering a rezoning request, it is necessary to review the application in the context of the following documents to determine the appropriateness of the request:

1) Provincial Planning Statement (PPS), 2024

The proposed development is consistent with the policies outlined in the Provincial Planning Statement (PPS), 2024. Specifically, subsection 2.6, *Rural Lands in Municipalities*, supports agricultural uses, agriculture-related uses, on-farm diversified uses, and normal farm practices in accordance with provincial standards. Therefore, the proposed amendment aligns with and upholds the intent of the PPS (2024).

2) County of Essex Official Plan, 2014

The proposal also conforms to the County of Essex Official Plan, particularly Section 3.3.3.3, which permits agriculture-related uses that are farm-related, small-scale, and directly tied to the farm operation. The proposed use meets these criteria and is therefore in conformity with the County-level planning framework.

3) Town of Kingsville Official Plan, 2023

The subject property is designated Agricultural according to Schedule “A” – Land Use Plan of the Town of Kingsville Official Plan. In accordance with Section 3.1.2, permitted uses within this designation include agricultural uses, agriculture-related uses, and on-farm diversified uses. These may encompass a range of activities such as crop production, livestock raising, aquaculture, and associated on-farm structures. As the proposed use aligns with these permitted activities, an Official Plan amendment is not required, and the proposal conforms to the intent of the Town of Kingsville Official Plan.

4) Town of Kingsville Comprehensive Zoning By-law, 2014

The subject property is currently zoned Rural Residential Exception 9 (RR-9) under the Town of Kingsville Comprehensive Zoning By-law 1-2014. Section 6.6.9 outlines the permitted uses and regulatory provisions for this zone. The applicant is seeking to rezone the property to a site-specific Agricultural zone, designated as “General Agricultural Exception 91 (A1-91),” to permit the keeping of livestock and to recognize the reduced lot size relative to the standard A1 zone requirements. This proposed zoning amendment is appropriate and logical, as it aligns with the intended agricultural use of the property and is consistent with agriculturally-zoned lands to the south. It is supported by Section 7.1 of the Zoning By-law, which permits accessory uses such as agricultural operations (exclusive of a livestock intensive agricultural use) within the Agricultural (A1)

zone. Additionally, all proposed livestock operations comply with the Minimum Distance Separation II (MDS II) requirements established by the Ontario Ministry of Agriculture, Food and Agribusiness, ensuring compatibility with surrounding land uses.

FINANCIAL CONSIDERATIONS

There are no significant financial considerations resulting from the requested amendment.

ENVIRONMENTAL CONSIDERATIONS

There are no significant environmental considerations resulting from the requested amendment.

CONSULTATIONS

In accordance to Ontario Regulation 545/06 under *the Planning Act*, notice of the Public Meeting was mailed to all property owners located within 120 metres of the subject site boundaries. As of the date of this report, no comments have been received from members of the public.

Town of Kingsville Technical Advisory Committee (TAC)

No concerns were identified by TAC.

PREPARED BY:



Haris Wilkinson
Planning Student

REVIEWED BY:



Richard J.H. Wyma
Director of Planning and Development

A handwritten signature in black ink, appearing to read 'John Norton', with a stylized flourish at the end.

John Norton
Chief Administrative Officer