



Date: December 16, 2025

To: Committee of Adjustment and Appeals

Author: Vitra Chodha, Town Planner

RE: Application for Consent (B-2025-16) for 1283 & 1313 Road 3 East

RECOMMENDED ACTION

That whereas the Consent is consistent with the general intent and purpose of the Town's Official Plan and Zoning By-law, and having considered all relevant reports and supporting documentation, and input from the public, agencies and Town Staff, be it therefore resolved that the Committee of Adjustment and Appeals **approve** Consent Application B-2025-16 to allow a lot line adjustment between 1283 Road 3 East and 1313 Road 3 East, with part of the current lot at 1313 Road 3 East with an approximate frontage of 22.9 metres (75.2 feet) and approximate area of 4.1 hectares (10.2 acres) being added to 1283 Road 3 East, shown as Part 2 on the Applicant's Survey, subject to the following conditions:

1. That the following documents are provided to the satisfaction of the Town of Kingsville:
 - a. Proof of drainage confirming that the two parcels will retain stormwater independent of each other and have the right to drain to a municipal drain. Otherwise, a Section 65 report will be required;
 - b. Drainage Apportionment Agreement; and
 - c. Private locates, confirming that municipal services do not cross the new property boundaries;
2. That the necessary deed(s), transfer, or charge(s) be submitted electronically, signed and fully executed, including a copy of the reference plan (R-Plan), prior to certification; and
3. That the conditions imposed above shall be fulfilled by December 16, 2027, or this application shall be deemed to be refused in accordance with Section 53(41) of the Planning Act.

BACKGROUND

The Town of Kingsville has received the above noted application for lands located on the south side Road 3 East and east of 1193 Road 3 East as seen on the location map

in Appendix A. The subject property is designated “Agricultural” by the Kingsville Official Plan and zoned ‘General Agricultural (A1)’ under the Kingsville Comprehensive Zoning By-law.

The subject property known as 1313 Road 3 East has an approximate area of 4.5 hectares (11.2 acres) with a frontage of approximately (275.2 feet) and contains two accessory structures. The receiving lot known as 1283 Road 3 East has an area of approximately 8.1 hectares (20 acres) and a frontage of approximately 97.0 meters (239.6 feet) with a greenhouse structure and associated accessory structures. The applicant proposed a lot line adjustments from 1313 Road 3 East to 1283 Road 3 East. Part of the lot at 1313 Road 3 East with a frontage of 22.9 meters (75.2 feet) and an area of 4.1 hectares (10.2 acres) is added to 1283 Road 3 East. The resulting retained lot will have a frontage of 6.1 meters (200 feet) and an area of 0.4 hectares (1.0 acres). This severance does not result in the creation of a new lot.

DISCUSSION

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development in the province of Ontario. It supports the provincial goal to enhance the quality of life for all Ontarians.

The PPS defines development as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act with some exception. In this case, the applicant’s proposal will fall under a technical severance where a new lot is not being created instead the lot line is being adjusted between two existing lots.

There are no issues of provincial concern raised by the proposed lot line adjustment as a new lot is not being proposed as part of this consent application, as such this application is consistent with the PPS 2024.

County of Essex Official Plan, 2025

The County of Essex Official Plan provides direction on matters of County interest related to land use planning and development within the County of Essex.

The subject properties are located outside the settlement area on Schedule A2 of the County of Essex Official Plan.

Section 12.K.1 of the County Official Plan delegates the authority for Consent to the local municipality. Sections 3.0 and 4.0 of this report addresses the local municipal policies. In addition, Section 5.A.5.1 c) of the County Official Plan notes that boundary adjustment is permitted within the prime agricultural area. Therefore, the proposed consent for lot line adjustment complies with the County of Essex Official Plan.

Town of Kingsville Official Plan, 2023

The Town of Kingsville Official Plan sets out in general terms the future pattern of development for the Town of Kingsville with several purposes including enhancing the Town as a place for living, working and leisure.

The subject properties are designated as 'Agriculture' on the Town of Kingsville Official Plan. The proposed application for lot line adjustment within an agricultural area is permitted in Section 7.3.1.3 a). Therefore, the proposed application complies with the Town of Kingsville Official Plan.

Town of Kingsville Comprehensive Zoning By-law, 2014

The Town's Comprehensive Zoning By-Law includes a set of guidelines and provisions for lands within the Town that must conform to the Official Plan.

The subject site is zoned "General Agricultural (A1)", and the receiving lot is zoned as "General Agricultural (A1)", there are no proposed zone changes as part of this consent application. The intention of this application is undertaking a lot line adjustment that does not result in the creation of a new lot.

FINANCIAL CONSIDERATIONS

The application is to permit a lot line adjustment; we do not anticipate any major financial changes.

ENVIRONMENTAL CONSIDERATIONS

The application is to permit a lot line adjustment; no environmental concerns are identified as part of this proposal.

CONSULTATIONS

Notices have been posted on the Town's website and printed notices sent to the neighbours within 60 meters of the subject sites.

PREPARED BY:



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REVIEWED BY:



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Manager of Planning



Richard J.H. Wyma
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