

Date: March 31, 2017

To: Mayor and Council

Author: Kristina Brcic, Town Planner

RE: ZBA/05/17 - Application for Zoning Amendment
Ed Ross
163 County Rd 27 W
Pt. Lot 5, Concession 6
Roll No. 3711 460 000 01500

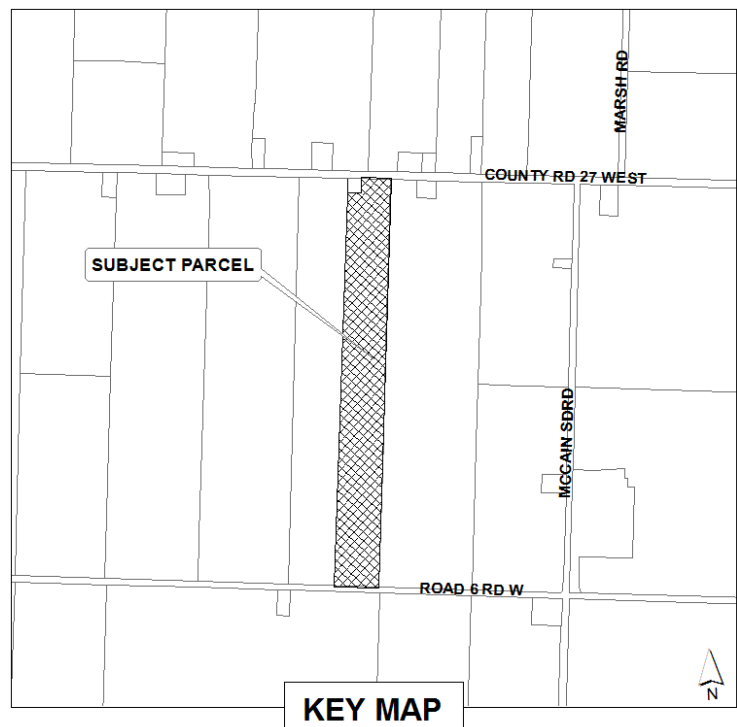
Report No.: PDS-2017-013

AIM

To provide the Town of Kingsville Council with information regarding the requested Zoning By-law Amendment for lands known as 163 County Road 27 West, Part Lot 5, Concession 6, as a condition of consent approval, File B/21/16.

BACKGROUND

The lands in question were recently the subject of a consent application (B/21/16) to sever the dwelling as surplus to the farming operation on a 0.451 ha (1.11 ac.) lot. The retained farm (shown in Red on the map Appendix A) is vacant and irregular shaped at 19.55 ha (48.89 ac.) with 248.67 m (815.85 ft.) frontage on County Road 27 West. As a condition of the severance the retained farmland requires a zoning amendment to rezone the land from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 2 - Restricted (A2)' to prohibit future residential development in compliance with the policies of the Provincial Policy Statement, 2014 (PPS) regarding the severance of a residence surplus to a farming operation.



DISCUSSION

When considering a request for a Zoning By-law Amendment, it is important to review the request on the basis of the following documents to determine whether the request is appropriate:

1) Provincial Policy Statement, 2014 (PPS)

When reviewing a planning application to determine if it represents sound planning, it is imperative that the proposed development is consistent with the Provincial Policy Statement (PPS): “The Provincial Policy Statement provides policy direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment.”

Policy section 2.3.4.1 states:

Lot creation in prime agricultural areas is discouraged and may only be permitted for:

c) a residence surplus to a farming operation as a result of farm consolidation, provided that:

- 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.*

Comment: The subject land was severed to separate a residence surplus to the needs of the farming operation. Therefore, the requested Zoning By-law Amendment from ‘Agriculture Zone 1 (A1)’ to ‘Agriculture Zone 2 – Restricted (A2)’ will ensure that the severance is consistent with the PPS by prohibiting residential development on the remnant parcel but still allow for farming operations to continue.

2) Town of Kingsville Official Plan

The subject land is designated ‘Agriculture’ within the Official Plan for the Town of Kingsville. Section 3.1, pertaining to lands designated ‘Agriculture’, establishes goals to preserve prime agricultural land for agricultural purposes and restricts the type and amount of non-farm development in ‘Agriculture’ designated areas. Additionally, Section 7.3.1, pertaining to Agriculture Land Division, permits the severance of a dwelling that is considered surplus to the needs of the farm operation conditional on the remnant parcel resulting from the severance being rezoned to prohibited new residential dwellings.

Comment: The requested Zoning By-law Amendment conforms to the relevant policies of the Official Plan for the Town of Kingsville.

3) Comprehensive Zoning By-law 1-2014

The subject land is currently zoned 'Agriculture (A1)' in the Comprehensive Zoning By-law for the Town of Kingsville. As a condition of the consent the Zoning By-law Amendment to 'Agriculture Zone 2 – Restricted (A2)' will prohibit new residences to be built on the retained farmland.

Comment: The requested amendment maintains the intent of the Comprehensive Zoning By-law.

LINK TO STRATEGIC PLAN

There is no specific link to the strategic plan.

FINANCIAL CONSIDERATIONS

There is no financial impact as a result of this zoning amendment.

CONSULTATIONS

1) Public Consultations

In accordance to O. Reg 545/06 of the Planning Act, property owners within 120m of the subject site boundaries received the Notice of Public Meeting by mail. To date, no comments have been received by members of the public.

2) Agency & Administrative Consultation

In accordance with O. Reg 545/06 of the *Planning Act*, Agencies and Town Administration received the Notice of Public Meeting by mail and/or email.

Agency or Administrator	Comment
Essex Region Conservation Authority	<ul style="list-style-type: none">No objections. (See Appendix B).
Town of Kingsville Management Team	<ul style="list-style-type: none">No concerns with the requested rezoning.
County of Essex	<ul style="list-style-type: none">Comments provided are engineering related only. (See Appendix C).

RECOMMENDATION

It is recommended that Council approve Zoning By-law Amendment ZBA/05/17 to rezone the retained lands resulting from and as a condition of the approval of consent (B/21/16) from 'Agriculture Zone 1 (A1)' to 'Agriculture Zone 2 - Restricted (A2)' on lands currently known as 163 County Road 27 West, and adopt the implementing by-law.

Kristina Brcic

Kristina Brcic, MSc, BURPI
Town Planner

Robert Brown

Robert Brown, H.Ba, MCIP, RPP
Manager, Planning & Development Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer