



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

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To: Mayor and Council

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

RE: County Lot Size Study – Feedback from Kingsville Council

Report No.: PDS-2017-023

AIM

To provide Council with a summary of the feedback to be provided to the County of Essex regarding the ongoing Essex County Lot Size Study.

BACKGROUND

At the May 8, 2017 Council meeting Council was provided with information on the ongoing Essex County Lot Size Study and asked, through the County of Essex Manager of Planning Services to provide feedback, as requested by Essex County Council. The reason for the request was a general absence of agreement with the conclusions of the study to implement policies in the Essex County Official Plan to require a minimum lot size of 40 ha (100 ac.) for any new lot creation in Agriculturally designated areas.

DISCUSSION

In general the feedback from Council was in support of the conclusion of the Essex County Lot Size Study that 40 ha (100 ac.) should be the minimum lot area requirement in agricultural areas with one request. That request was for the County to incorporate a flexibility provision in that policy that would permit local Town's or Municipalities to consider smaller lot sizes based on a comprehensive justification process. This would be applied primarily in areas considered speciality crop regions but could also be considered in very limited cases where adequate justification and viability of both the severed and retained lands could be clearly demonstrated.

LINK TO STRATEGIC PLAN

There is no direct link to the Strategic Plan.

FINANCIAL CONSIDERATIONS

There are no financial considerations specific to this action.

CONSULTATIONS

Council's feedback and request are consistent with the Agriculture policies of PPS and with the Town's Official Plan at present. Should the County support inclusion of a flexibility provision in the County Official Plan and that amendment be further supported by the Ministry of Municipal Affairs, it would then be a modification that could be included as part of the Town's current 5-year review process.

RECOMMENDATION

It is recommended that Council direct the Manager of Planning and Development Services to provide the Manager of Planning Services for the County of Essex with Kingsville Council's feedback on the Essex County Lot Size Study and request that a flexibility provision be included in the amendment to the County Official Plan to require a minimum lot area of 40 ha (100 ac.) for the creation of new agricultural lots.

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