

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment – OP 24-15-5 David Kittmer and Lloy Wylie

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATION

1. That Oxford County Council not approve Application No. OP 24-15-5, submitted by David Kitter and Lloy Wylie for lands legally described as Part of Lot 30, Concession 14 (East Nissouri) in the Township of Zorra, to amend the Official Plan to create a site-specific policy for the subject lands to facilitate the future creation of an undersized agricultural lot with an approximate area of 8.2 ha (20 ac).

REPORT HIGHLIGHTS

- The Official Plan Amendment Application proposes to include a site-specific agricultural policy to permit the future creation of an undersized agricultural lot with an area of approximately 8.2 ha (20 ac), rather than the required minimum lot area of 30 ha (74.1 ac).
- It is the opinion of Planning staff that the proposal is not consistent with the policies of the Provincial Planning Statement, nor is it consistent with the intent and purpose of the Official Plan regarding lot creation in prime agricultural areas.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies in the Official Plan.

Financial Impact

Consideration of this application will have no financial impacts beyond what has been approved in the current year's budget.

Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on December 17, 2024 and notice of public meeting was issued on April 2, 2025.




As of the date of the writing of this report, two phone calls and one in-person inquiry were received from area residents inquiring as to how an undersized agricultural lot was being proposed when the County's minimum is 30 ha (74.1 ac).

2023-2026 STRATEGIC PLAN

Oxford County Council approved the **2023-2026 Strategic Plan** on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendation in this report support the following strategic goals:

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.3 – Community health, safety and well-being	Goal 2.2 – Preserve and enhance our natural environment	

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owners: Colin and Nancy Kittmer
150 Graham Street, West Lorne, ON, N0L 2P0

Applicant(s): David Kittmer and Lloy Wylie
963452 Road 96, Lakeside, ON, N0M 2G0

Agent: Rita Jabbour
321 King Street West, Harrow, ON, N0R 1G0

Location:

The subject lands are legally described as Part of Lot 30, Concession 14 (East Nissouri). The subject lands are located on the south side of Road 96, lying between 27th and 29th Line and are municipally known as 963452 Road 96, Township of Zorra.

County of Oxford Official Plan:

Schedule “Z-1”	Township of Zorra Land Use Plan	Agricultural Reserve and Environmental Protection
Schedule “C-1”	County of Oxford Environmental Features Plan	Significant Valleylands
Schedule “C-2”	County of Oxford Development Constraints Plan	Erosion Hazard Land

Proposal:

The application for Official Plan Amendment is proposing to create a site-specific policy for the subject lands to facilitate the future creation of an agricultural lot with an approximate area of 8.2 ha (20 ac). The proposed amendment seeks to amend Section 3.1.8 – Special Agricultural Policies, to provide site-specific policy direction to enable the future creation of an undersized agricultural lot, notwithstanding the policies of Section 3.1.4.2 of the Official Plan which require that new agricultural lots have a minimum lot area of 30 ha (74.1 ac).

The application indicates that the proposed lot to be created (via a future application for consent) would contain an existing single-detached dwelling (c. 2000) and two agricultural storage buildings. The property is currently serviced by a private well and septic system and is comprised primarily of cropland and various significant natural heritage features (i.e. areas of significant woodlands and wetlands) and natural hazards (i.e. floodplain and slope hazards). The subject lands are approximately 48 ha (118.6 ac) in area and the applicant has indicated that the future consent application would seek to sever approximately 8.2 ha (20 ac), while retaining approximately 39.8 ha (100 ac).

The subject lands contain areas of significant woodlands, wetlands, erosion hazard and floodplain. These areas are regulated by the UTRCA and identified as natural heritage features and/or natural hazards in the County Official Plan on Schedule “C-2”.

Plate 1, Location Map with Existing Zoning, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provide an aerial view of the subject lands and surrounding uses.

Plate 3, Applicant's Sketch, provides an aerial view of the existing development on the subject lands, associated farm buildings and the proposed area to be severed.

Plate 4, Upper Thames River Conservation Authority (UTRCA) Regulation Limit Mapping, showing the UTRCA's Regulation limit on the subject lands and shows how the proposed lot line would fragment existing hazard areas.

Plate 5, Agricultural Parcel Area Analysis, provides a graphic representation of a defined area around the subject property generated by Oxford County Planning to assess average lot area for agricultural parcels in the vicinity.

Comments

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act. The following outlines the key PPS policies that have been considered, but is not necessarily intended to be an exhaustive list.

Section 4.3 (Agriculture) of the PPS directs that prime agricultural areas shall be protected for long term agricultural use.

Further, Section 4.3.3 (Lot Creation and Lot Adjustments) discourages the creation of new lots in prime agricultural areas and provides only four instances where such lot creation may be permitted, as summarized below:

- for agricultural uses, provided the lots are of a sufficient size for the type of production common in the area and are sufficiently large enough to maintain flexibility in adapting the operation in the future;
- for agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- one new residential lot per farm consolidation for a residence surplus to an agricultural operation, 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 dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and

- infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights of way.

The policies of the PPS also direct that lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which are defined to mean consents for the purpose of easements, corrections of deeds, quit claims and minor boundary adjustments that do not result in the creation of a new lot.

Section 4.1 of the PPS speaks to Natural Heritage, indicating that areas containing significant natural heritage shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 5.2.2 of the PPS requires that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards.

Official Plan

The subject lands are located within the Agricultural Reserve designation according to the Township of Zorra Land Use Plan, as contained in the Official Plan. The policies of the Agricultural Reserve designation permit a wide range of agricultural uses, together with accessory residential uses required for the farm and farm buildings and structures necessary to the farming operation. Agriculture-related uses and secondary uses, such as home occupations and on-farm diversified uses are also permitted, in accordance with applicable review criteria.

Oxford County, as part of broader agricultural policy updates recently approved by the Province (February 2024), has established comprehensive, locally tailored Official Plan policies and criteria for permitted uses in prime agricultural areas to further clarify and expand upon the PPS policies and guidelines for such uses. As such, these new OP policies and criteria are consistent with the current Provincial policy direction and are deemed to implement, and largely take the place of, the provincial guidelines for such uses.

According to Section 3.1.1, the goal of the Agricultural Reserve policies is to ensure prime agricultural lands are preserved for food and fibre production by avoiding the fragmentation of the land base, by minimizing conflict between agricultural and non-agricultural uses, and by supporting the needs of the agricultural community by permitting land uses which are complementary to and supportive of agriculture.

Section 3.1.4.2.4 (Creation of Agricultural Lots and Agricultural Lot Additions) sets out the following key objectives for severances for agricultural purposes:

- to provide for agricultural lot sizes and configurations that are suitable for the type of agricultural uses common to the area and ensure flexibility for farm operators to engage in differing types of viable agricultural operations now and in the future;
- to ensure that where agricultural lots are created, they are capable of sustaining a broad range of viable agricultural operations that are common to the area;

- to minimize farmland fragmentation and avoid the creation of irregularly shaped agricultural lots and tillable land areas;
- to ensure MDS formulae are satisfied; and
- to establish appropriate land use planning criteria for evaluating agricultural severance proposals;

Further, this section indicates that the following policy criteria will be used to evaluate proposals to sever agricultural land for:

- agricultural lot additions and farm consolidations, where the land being severed is to be legally consolidated with an abutting existing agricultural lot, to form one lot under identical ownership; and
- the creation of new agricultural lots.

Agricultural use must be the intended use of the lot being severed and/or the lot being enlarged, and the lot being retained, except in the case of a retained lot containing a dwelling rendered surplus as a result of farm consolidation, in accordance with the policies of Section 3.1.5.3.

The severed, retained, and enlarged agricultural lots shall remain sufficiently large to provide the flexibility for existing and future agricultural operations on the lots to respond to changing market conditions and trends in agriculture, such as by:

- changing the commodity produced;
- increasing the scale of operation, and,
- diversifying and/or intensifying production of agricultural commodities.

That agricultural lot size and configuration shall be suitable for the types of agriculture common in the area, as well as the type of agriculture use being proposed. Further, agricultural severances should avoid further fragmentation of agricultural land and consents for farm severance or consolidation purposes must satisfy MDS Formulae.

Agricultural lots shall be sufficiently large to provide the flexibility to accommodate a range of viable agricultural uses and operations over the long term, limit land fragmentation, and minimize potential negative impacts on agriculture. As such, the minimum size of agricultural lots shall be 30 hectares (74.1 acres).

The Ministry of Agriculture, Food and Rural Affairs may be consulted to assist in the evaluation of the farm severance criteria.

In considering the land use planning merits of the proposed consent, regard shall also be had for the following site specific items:

- the amount of tillable land in comparison to total lot size (i.e. lots should be substantially comprised of tillable agricultural land);
- the size and configuration of the proposed lots and tillable areas for cropping and/or livestock purposes; and,
- the presence of farm buildings or structures to support the proposed use.

A portion of the subject lands contain locally significant wetlands and woodlands which have been identified as Significant Ecologically Important Woodlands in the Oxford County Natural Heritage Systems Study (ONHSS).

The Official Plan policies within section 3.2.4.2.1 - Significant Wetlands, provides that development and site alteration within and on lands adjacent to a significant wetland (120 m) will require the preparation of an Environmental Impact Study in accordance with Section 3.2.6 which demonstrates that the proposal will not result in loss of wetland functions (both hydrogeological and ecological), subsequent demand for future development which will negatively impact on existing wetland functions, conflict with existing site-specific wetland management practices, and loss of contiguous wetland area.

The Official Plan policies within section 3.2.4.2.5 - Significant Woodlands, provides that development and site alteration within and on lands adjacent to a significant woodland will require the preparation of an Environmental Impact Study in accordance with Section 3.2.6 which demonstrates that the proposal will not result in a negative impact on the woodland. Construction proposals for new or expanding farm buildings or structures shall also require an Environmental Impact Study.

The subject lands have been identified as Erosion Hazard and Environmental Protection in the Official Plan. Erosion hazard means the loss of land due to human or natural processes that pose a threat to life and property. The erosion hazard limit is determined using the one-hundred-year erosion rate and includes allowances for toe erosion, slope stability and access during emergencies.

It is the intent of the Official Plan policies to permit development only where the effects of erosion hazards and unstable soils can be avoided or, in the case of existing development, successfully mitigated.

Prior to permitting new development in areas identified as erosion hazard lands, Council will be satisfied that potential erosion hazards can be avoided or acceptably mitigated. A geotechnical study, completed by a qualified engineer, shall be prepared, to the satisfaction of the Conservation Authority. For new development, the geotechnical study shall satisfy that the erosion hazard can be avoided. Where the Conservation Authority having jurisdiction has confirmed that the consultation criteria outlined in the Official Plan has been satisfied, Council may consider the proposal to be in conformance with the Plan. Where the proposal is considered to be in conformance with the Plan, Council shall consider implementing any mitigating measures recommended by the Conservation Authority having jurisdiction through conditions of severance or other legislated means.

Zoning By-law

The subject lands are currently zoned 'General Agricultural Zone (A2)' according to the Township of Zorra Zoning By-law, which permits a wide range of agricultural uses, including farm buildings and an accessory dwelling, and requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328.1 ft).

Agency Comments

Oxford County Public Works Department, and Canada Post, indicated that they have no objections to the proposed applications.

Upper Thames Conservation Authority (UTRCA) indicated that the UTRCA does not generally support the fragmentation of hazard lands, which is being proposed by the applicants. Some exceptions exist for larger farm holdings. Further, permits are required for any work proposed within the UTRCA's Regulation limit.

Oxford County Federation of Agriculture (OCFA) provided comment to indicate that they do not support the applications, as they are not consistent with the County's Agricultural policies which support a minimum lot area of 30 ha (75 ac).

Township of Zorra Director of Public Services, Township of Zorra Manager of Emergency Services, Township Manager of Building and Development and Township Director of Corporate and Protective Services provided comment that should the applications advance, more detailed comments and conditions would be provided at the time of a future (consent) application.

Ministry of Environment, Climate Change and Parks (MECP) Species at Risk Branch, provided comments indicating that there is a high likelihood for Species at Risk (SAR) in the forested area, the field and the watered habitat on site. MECP strongly suggests proper due diligence be taken to ensure SAR and their habitat are not impacted by the activities taking place on the land after the zone change.

Township of Zorra Council

Township of Zorra Council denied the associated application for Zone Change and recommended denial of the proposed Official Plan Amendment, at their regular meeting on April 16, 2025.

Planning Analysis

The proposed application is intended to facilitate the future creation of an undersized agricultural lot, approximately 8.2 ha (20 ac) in size, which would contain an existing single-detached dwelling (c. 2000), two (2) agricultural buildings, an area of cropland, and areas of significant natural heritage and natural hazards (significant woodlands, wetlands and areas of floodplain and slope hazard). To this end, the subject applications are proposing to establish a site-specific agricultural policy and zoning provisions to permit the substantial reduction in the minimum required lot area for an agricultural lot, from 30 ha (74.1 ac) to 8.2 ha (20 ac). A subsequent application for consent would be required to create the proposed lot.

2024 Provincial Planning Statement

The subject lands are located within a prime agricultural area, as defined by the PPS. Section 4.3 of the PPS directs that prime agricultural areas shall be protected for long-term use for agriculture. Permitted uses and activities within a prime agricultural area include agricultural uses, agriculture-related uses, and on-farm diversified uses.

Planning staff have evaluated the proposed site-specific policy to allow for the future creation of an undersized agricultural lot, containing an existing single-detached dwelling, agricultural buildings, and areas of both cropland and natural heritage features, in accordance with the applicable PPS policies.

Staff are of the opinion that the proposal represents a significant departure from the policies of the Provincial Planning Statement (2024) in Section 4.3.3.1a), as the proposed Official Plan amendment would facilitate the creation of an agricultural lot with an area of only 8.2 ha (20 ac), which would be significantly smaller than the size required for the type of production and agricultural uses common in the area. This area of Oxford County and the Township of Zorra is characterized by large cash cropping operations and livestock operations that generally require larger parcels to support such uses and accommodate the required MDS setbacks for livestock facilities and provide the land area required for nutrient management. Planning staff are also of the opinion that the proposed new agricultural lot will not be sufficiently large enough to maintain flexibility for adapting to changes in the type or size of agricultural operations in the future. Although the lot area is proposed to be 8.2 ha (20 ac), the estimated amount of tillable agricultural land is only 5.3 ha (13 ac) and no livestock operations are being proposed. Further, staff are of the opinion that this proposed significantly undersized agricultural lot is not suitable for the type and nature of agriculture that is common in the area and would limit the ability to respond to future changes in agricultural operations and/or economic conditions.

For comparison, the minimum farm parcel size typically recommended by the Province for the types of agricultural operations common in Oxford (i.e. cash cropping and livestock) is 40 ha (100 ac). Further, according to 2021 Agricultural Census data, the size of agricultural operations in the County has continued to increase, with the average size now being 87 ha (215 ac) per farm operation (which may be comprised of multiple farm parcels).

Given that the proposal would seek to facilitate the creation of a new agricultural lot that would be significantly undersized relative to the nature and size of agricultural operations common in the area and that the lot would have limited flexibility to adapt to future changes in agricultural operations, Planning staff do not consider the proposal to be consistent with the Provincial Planning Statement.

County of Oxford Official Plan

Staff have evaluated the proposal in accordance with the review criteria of the Official Plan for agricultural lot creation. The intent of the Official Plan policies related to this type of lot creation speaks to maintaining viable farm operations and minimizing farmland fragmentation. One of the key mechanisms through which Oxford County ensures agricultural lots are sufficiently large to provide the flexibility to accommodate a range of viable agricultural uses and operations over the long term, limit land fragmentation, and minimize potential negative impacts on agriculture, is by maintaining the minimum required farm parcel size of 30 ha (74.1 ac), as set out in Section 3.1.4.2.4.

The policies of Section 3.1.4.2.4 apply to proposals for the creation of new farm parcels. These policies require the following criteria to be evaluated:

- the intended use of the land being severed and retained must be farming or conservation;
- proposals must satisfy MDS II;
- new farm parcels must have sufficient size to maintain flexibility to permit a change in the commodity produced, the scale of operation, diversification and/or intensification;

- suitability and configuration of the parcel size relative to the type of agriculture common to the area;
- limit further fragmentation of agricultural lands with Class I to III soil capability;
- both the lot to be severed and the lot to be retained shall maintain a minimum size of 30 ha (74.1 ac);
- maintaining woodlands as part of the farm, unless acquired for preservation or conservation purposes via conveyance to the County and/or public authorities; and,
- compliance with the Environmental Resources policies of Section 3.2

The following site-specific criteria also are considered in the review of consent applications for farm parcels:

- the amount of workable land relative to parcel sizes;
- the size and configuration of the parcels for tillage or livestock purposes;
- the presence of farm buildings or structures to support the proposed use;
- frontage on a public road maintained year round at a reasonable standard of construction.

The County's agricultural policies generally apply to all lands located outside of designated settlements, which comprise approximately 87% of the County's total land area. As such, these policies are particularly important for ensuring that the County's land resources are protected and sustainably managed. Further, given the importance of Oxford's agricultural sector, both locally and provincially, it is crucially important that Oxford continue to protect its agricultural systems and resources for the long term, so that agriculture can continue to thrive. This includes maintaining and upholding the strong agricultural policies contained in the Official Plan.

Oxford County has maintained a minimum agricultural lot area requirement of 30 ha (74.1 ac) in the Official Plan since at least 1995. While this minimum lot area is lower than the typical 40 ha (100 ac) provincial standard for southwestern Ontario, Oxford has been able to demonstrate to the satisfaction of the Province (i.e. including through the most recent agricultural policy updates) that the somewhat lower minimum size threshold of 30 ha (74.1 ac) will still achieve provincial objectives (i.e. preventing further land fragmentation and splitting of existing farm lots) in the Oxford context, while also providing greater flexibility for the reconfiguration of existing agricultural lots and/or lot additions. That said, it should be recognized that 30 ha (74.1 ac) represents the minimum agricultural parcel size, and proposals to create farm parcels may still require larger lot areas to address the various evaluation criteria noted above (i.e. amount of workable land, presence of environmental features, lot configuration etc.).

It is the opinion of staff that the proposal does not satisfy the various criteria outlined in Section 3.1.4.2.4 of the County OP. Among these criteria, the proposed undersized lot, with an area of only 8.2 ha (20 ac), is not of sufficient size to maintain flexibility to permit a change in the commodities produced, the scale of operation, diversification and/or future intensification of the agricultural operation. In addition, the approximately 5.3 ha (13 ac) of workable land that would be available on the proposed lot would not be consistent with the tillable area criteria in the OP, which indicate that at the minimum of 30 ha (75 ac), the agricultural lot should be comprised primarily of tillable land to be supportable. As such, staff are of the opinion that the proposed lot size would not be appropriate for the variety of farming types that are common to the area or to maintain the flexibility to support a range of viable agricultural operations in the future.

For comparison, staff have undertaken a detailed analysis of farm parcel sizes in the surrounding agricultural area of the Township – extending as far west of 19th Line, as far east as 37th Line, and bound in the south and north by Road 88 and Perth Oxford Road. This review determined that

the average farm parcel size in this area is approximately 28 ha (69.1 ac), even including existing undersized agricultural parcels which are zoned A1. This analysis, which included a total of 371 farm parcels, confirms that the average size of agricultural parcels, both in the area surrounding the subject property, and throughout the Township as a whole, is well above the 8.2 ha (20 ac) area which the applicant's are seeking in this case. For Council's information, a visual representation of the agricultural parcel area analysis has been included as Attachment 5 to Report No. 2025-140.

Respecting the comments received from the OCFA supporting the minimum 30 ha (74.1 ac) farm parcel size in the Official Plan, it is noted that extensive consultation and community engagement, including with various agricultural groups and stakeholders, was undertaken as part of the recent agricultural policy updates (OPA 269). This consultation generally indicated strong support for maintaining the current minimum parcel size of 30 ha (74.1 ac).

Regarding the existing uses (no change of use proposed) of the subject lands for agricultural purposes, including the growing, drying and storage of crops and the propagation of new plants and trees as noted in the application and Planning Justification Report prepared for the applications, staff can confirm that the uses outlined are considered to be agricultural and permitted to occur on the subject lands. However, it has not been demonstrated why the creation of the new undersized lot is necessary for these uses to continue. Staff are of the opinion that there is no argument presented in the submitted Planning Justification Report which provides any compelling land use planning basis for supporting the creation of a new undersized lot, as is being proposed through the subject applications.

Additionally, the subject lands contain areas designated 'Environmental Protection' in the County Official Plan and identified on Schedule 'C-2' - County of Oxford Environmental Constraints Plan. Section 3.2.6 provides direction regarding the need to assess potential impacts on areas of environmental significant. Staff would note that while no Environmental Impact Studies were provided with the subject applications, any future consent application would require such studies to be prepared to the satisfaction of both the County and the UTRCA. Notwithstanding this, and as previously identified in this report, development that would result in the fragmentation of hazard lands is generally not supported (creation of new lots included).

Comments received from the UTRCA indicate that they do not recommend fragmenting hazard lands. While some exceptions are in place for large farm properties under the UTRCA's jurisdiction, the UTRCA's recommendation is that the proposed configuration of the undersized parcel be revised so as to avoid the hazards. The UTRCA also provided comments regarding the natural hazards on the subject lands and noted where permits and/or approval may be required.

CONCLUSION

To summarize, the proposal represents a substantial deviation from both the Agricultural Policies contained in the County's Official Plan regarding minimum lot area within prime agricultural areas and the policies pertaining to agricultural lot creation in the Provincial Planning Statement. The Provincial policy direction regarding maintaining appropriate agricultural lot sizes, and ensuring flexibility is afforded for changing agricultural practices, is addressed by the County's current 30 ha (74.1 ac) requirement and associated review criteria, as demonstrated through the Provincial review and approval of those policies in 2024.

Staff are of the opinion that the proposal to allow for the creation of a significantly undersized agricultural lot would set both an undesirable and impactful precedent for prime agricultural areas in Oxford County. The requested OPA refers to maintaining agricultural uses on the subject lands and staff do not have any objection or issue with the continuation of these uses, as they are agricultural in nature. However, the application does not demonstrate that there is any compelling land use planning basis upon which the proposed future creation of an undersized agricultural would be justified for this agricultural use. It is the opinion of staff that the proposal represents a significant deviation from the minimum lot size for agricultural parcels in Oxford County and would both, undermine the intent of the applicable Official Plan policies, and not be consistent with the policy direction on agricultural lot creation provided in the Provincial Planning Statement (2024).

Therefore, it is the opinion of staff that the proposed site-specific amendment to the Official Plan to allow for the creation of an undersized agricultural lot at approximately 8.2 ha (20 ac) in size, cannot be supported from a land use planning perspective and it is recommended that the application not be supported.

SIGNATURES

Report author:

Original Signed By
Spencer McDonald, MCIP, RPP
Development Planner

Departmental approval:

Original Signed By
Eric Gilbert, MCIP, RPP
Manager of Development Planning

Original Signed By
Paul Michiels
Director of Community Planning

Approved for submission:

Original Signed By
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Plate 1, Location Map with Existing Zoning
Attachment 2 – Plate 2, Aerial Map of Subject Lands
Attachment 3 – Plate 3, Applicant's Sketch
Attachment 4 – Plate 4, UTRCA Regulation Limit Mapping
Attachment 5 – Plate 5, Agricultural Parcel Area Analysis