



## Information Memo

To: Council Meeting  
Date: December 16, 2025  
Division: Community and Development Services  
Department: Planning and Realty Services  
Ward: All Wards  
Subject: November CIC Deputation Follow Up – Lot Creation Outside of Settlement Areas

### Recommendation(s):

That the Information Memo regarding lot creation outside of settlement areas be received as information.

### Background

A deputation was presented at the November 13 Council-in-Committee meeting advocating for lot creation outside of settlement area boundaries in Norfolk County.

Resolution No. CIC-285 states,

“That staff provide an update on the LEAR study by December; and Further that staff create an advocacy road map and report back prior in December in order to take to ROMA.”

This memo provides an update on the LEAR study as well as the policy changes which would be required to permit lot creation outside of settlement areas in Norfolk County.

### Discussion:

#### LEAR Study

The draft Land Evaluation and Area Review (“LEAR”) study was completed in September 2023 was included as Volume 5 of the GROW Norfolk Study (Municipal Comprehensive Review). It was presented to Council-in-Committee on November 15, 2023. The draft results were used as part of the evaluation of growth options. The LEAR study will be finalized and brought to Council as part of Phase II of the GROW Norfolk Study in 2026.

## ROMA Advocacy Road Map

The Provincial Planning Statement, 2024 (PPS), sets out the planning policies which apply to all of Ontario. The following PPS definitions are relevant when reviewing lot creation in the province:

**Rural areas:** means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

**Rural lands:** means lands which are located outside settlement areas and which are outside prime agricultural areas.

**Prime agricultural area:** means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

**Prime agricultural land:** means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Based on the PPS definitions above, Norfolk County's rural areas do not include any rural lands. Norfolk County's rural areas, outside of hamlets and natural heritage features, are comprised of prime agricultural areas.

Policy 4.3.3, "Lot Creation and Lot Adjustments", states the following:

1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:
  - a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
  - b) 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;
  - c) 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 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
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
2. Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.
3. The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1.c).

Rural lands as defined in the PPS permit residential development, including lot creation, where it can be supported by appropriate water and sewage services.

To allow for lot creation in Norfolk County's rural areas, revisions to the PPS would be required.

#### **Finance Comments:**

There are no direct financial implications as a result of this information memo.

#### **Attachment(s):**

None

#### **Conclusion:**

The LEAR study will be brought forward to Council in 2026.

Lot creation in the rural areas of Norfolk County will require amendment to the PPS.

#### **Approval:**

Submitted By:  
Al Meneses, Chief Administrative Officer

Reviewed By:  
Bill Cridland, General Manager, Community and Development Services

Prepared By:  
Alisha Cull, BES, MCIP, RPP, Ec.D., Acting Director, Planning and Realty Services