

Re: Comment from the City of Kawartha Lakes in Response to ERO No. **025-1100**

November 21, 2025

Ministry of Municipal Affairs and Housing
Provincial Land Use Plans Branch

13th Floor, 777 Bay St.
Toronto ON M7A 2J3
PlanningConsultation@ontario.ca

Dear Minister Flack:

Thank you for this opportunity to provide comments on the consultation on minimum lot sizes.

It is unclear what is being proposed or contemplated. Is the province considering prohibiting minimum lot sizes? Or imposing a minimum? Regardless, we are glad to see this is limited to urban areas since much of our municipality is rural and not on full servicing.

Generally, within our four urban areas of Bobcaygeon, Fenelon Falls, Lindsay, and Omemee, older residential developments are on relatively larger lots, that are generally in the 450-500 sq. m. range to ensure appropriate servicing can be achieved. Many newer developments of single detached dwellings, even though re-zoning was needed, were accommodated on similar sized lots. A Minister's Zoning Order (O. Reg 771/21) permits a minimum lot area of 106 sq. m. but the developer is proposing a plan of subdivision with lots in the 300-350 sq. m range for single detached dwellings.

Removing minimum lot sizes for areas with established homes may be unpopular with residents who may have concerns with intensification and wish to protect the "character of their neighbourhoods." Infilling development is generally encouraged but there are servicing issues to address.



A general comment is to consider the consequences of allowing very small units within high-rise residential buildings – buyers do not want them. We would not want to see the same mistake happen with lot sizes in new subdivisions where too-small houses on too-small lots sit vacant.

Should you wish to discuss this matter further, please reach out at your earliest convenience.

Sincerely,

A handwritten signature in blue ink that reads "Mark Jull".

Mark Jull, PhD, RPP, MCIP
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City of Kawartha Lakes
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