



## **Study of Urban Development in Rural Areas Additional Analyses**

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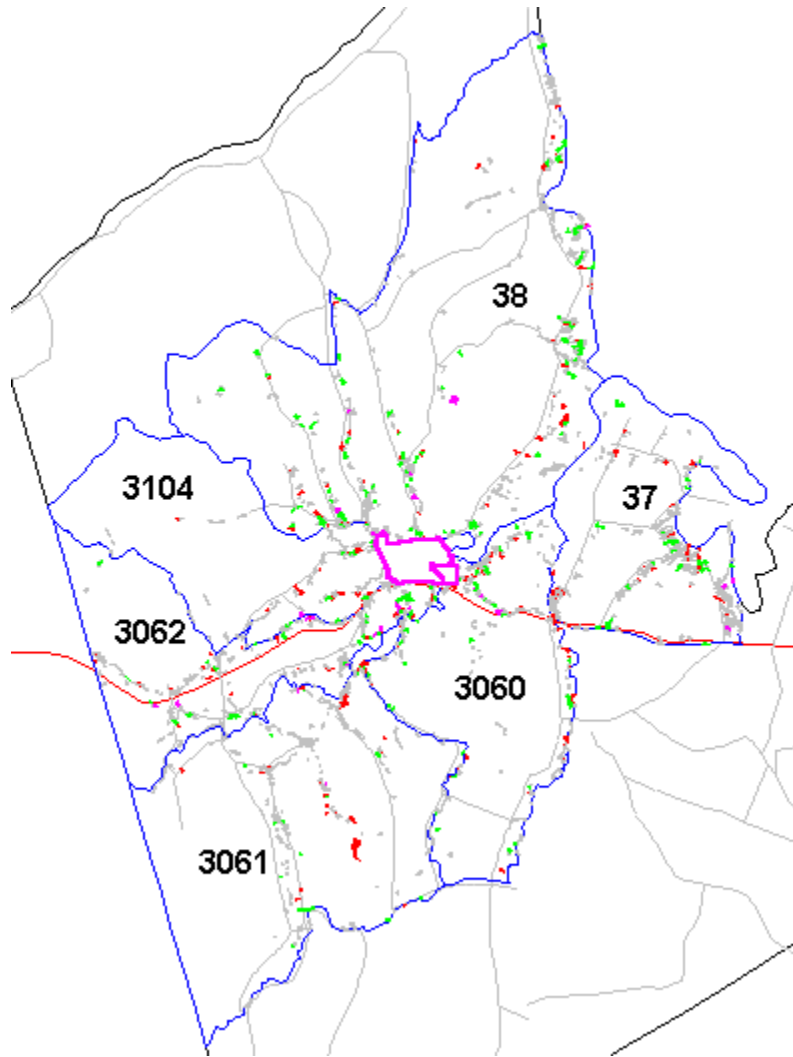
## **Additional Analyses**

### **Antigonish County Local Monitoring – Strips and Subdivisions**

- Study Area
- Lots Created 1990-95
- Inner Ring Definition
- Inner Ring Strips and Subdivisions
- Outer Ring Strips and Subdivisions
- Combined Rings
- Conclusions

### **Antigonish County Local Monitoring - Study Area**

- Antigonish County (Town, rural municipality, First Nations reserves) populations:
  - 1961 - 14,360
  - 1996 - 19,554
  - 36.2 percent increase
- Province overall grew by 23.5 percent over same period.
- Study Area = 1991-96 Census enumeration area groupings surrounding Town
- Dates for lots under 2 ha.:
  - grey - no date
  - green - before 1990
  - red - 1990-95
  - pink - 1996-97



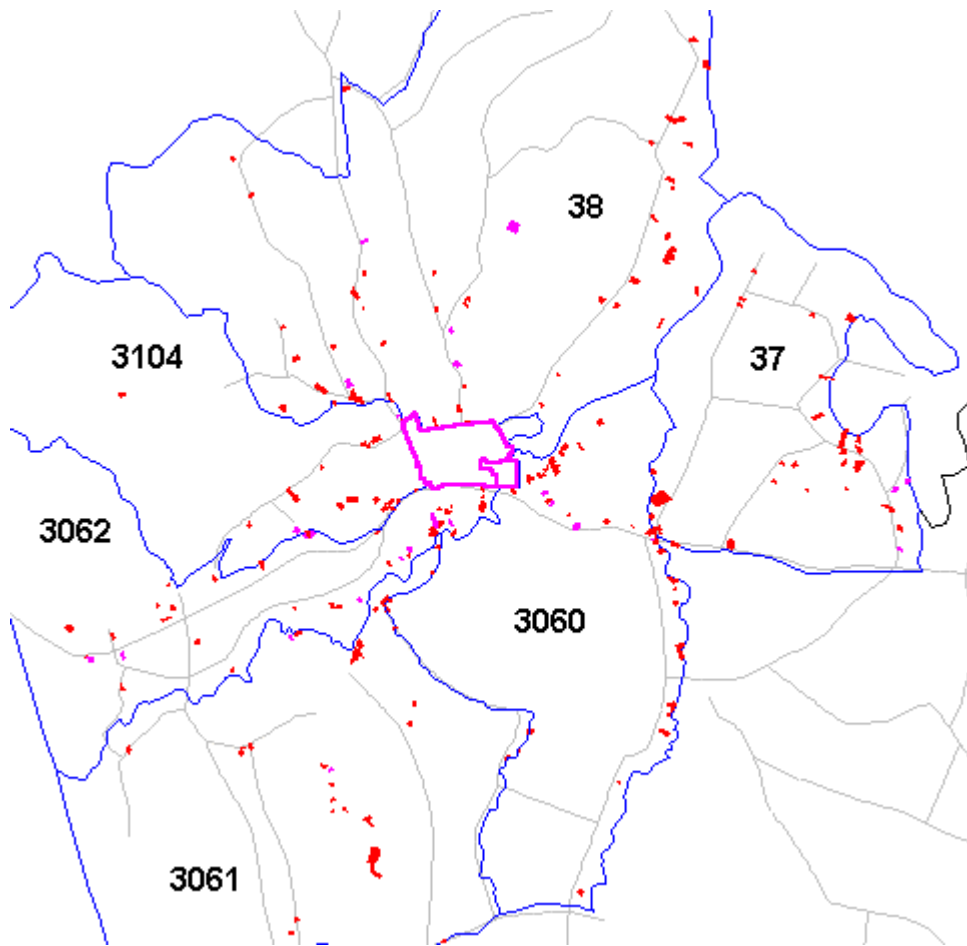
- 2,804 lots under 2 ha.
- Highest proportions of 1990's lots:
  - south-east, E.A. 3060 (26 percent)
  - west, E.A. 3104 (28 percent)

Lots Under 2 ha. - Antigonish Surround					
E.A.	Undated	Before	1990-	Total	1990-97 as %
38	647	148	120	915	13.1%
37	293	30	62	385	16.1%
3060	232	43	94	369	25.5%

3060	232	43	94	369	25.5%
3104	161	32	75	268	28.0%
3062	317	85	70	472	14.8%
3061	315	31	49	395	12.4%
Total	1,965	369	470	2,804	16.8%

**Antigonish County Local Monitoring - Lots Created 1990-95**

- Lots created 1990-95



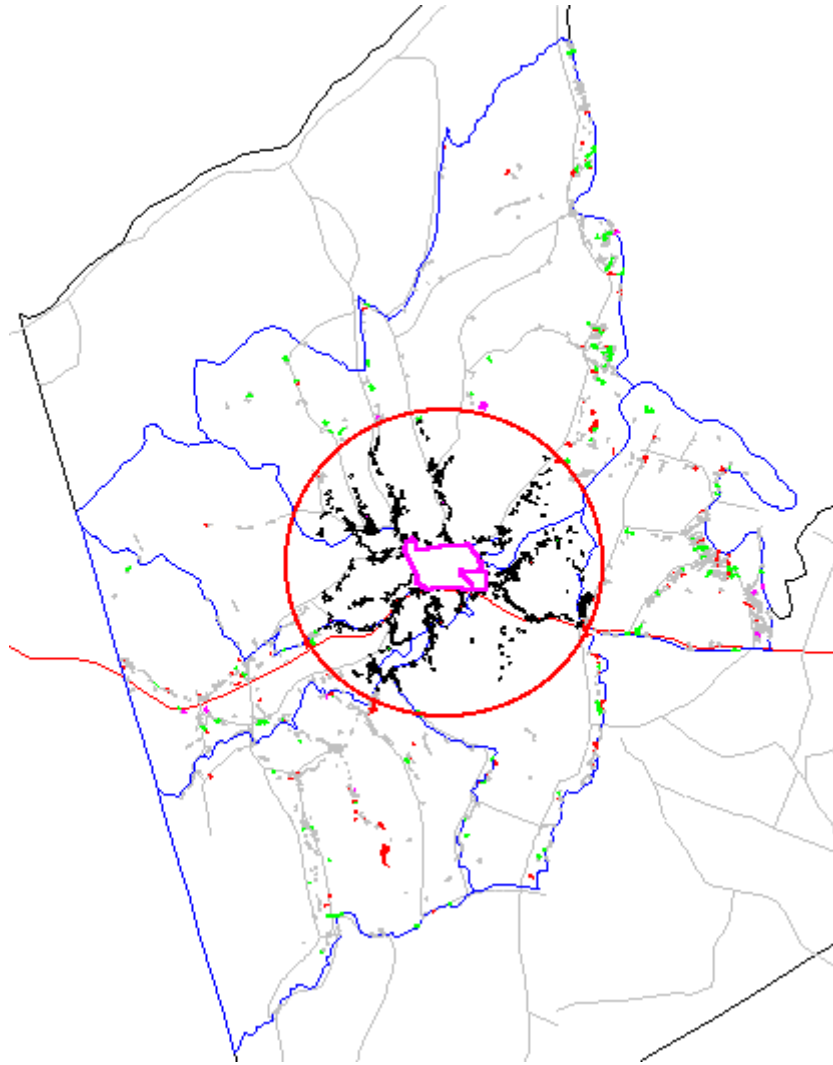
- Lots created by end of 1995 can have dwelling in 1996.
- There were 2,711 lots by end of 1995 vs. 2,311 dwellings.
- 377 lots were created 1990-95 vs. 286 dwellings 1991-96.

Lots Created versus Dwellings					

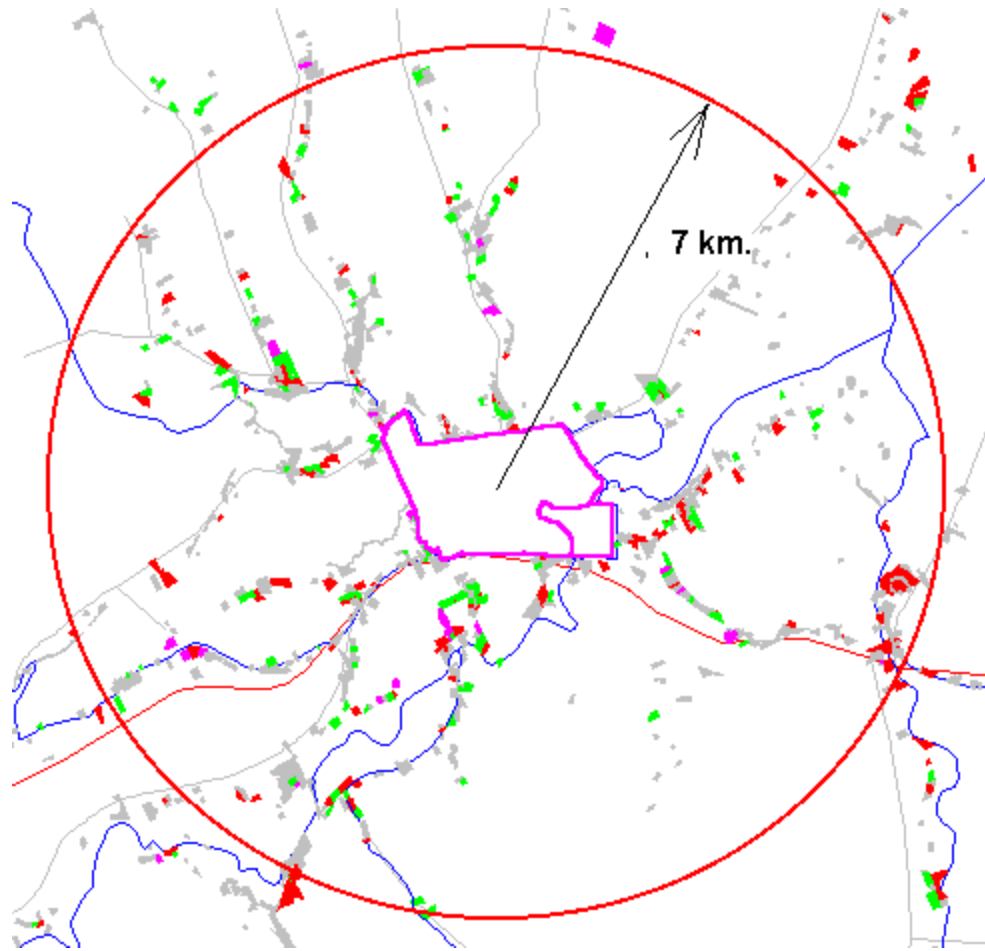
Block	Total Lots	Dwellings	1990-95	Dwellings
	Under 2 ha. (to 1995)	1996 Census	Lots	Increase
				1991-96
38	900	723	105	60
37	382	466	59	64
3060	343	302	68	43
3104	244	158	51	24
3062	449	399	47	80
3061	393	263	47	15
Total	2,711	2,311	377	286

**Antigonish County Local Monitoring - Inner Ring Definition**

- A 7-km. circle is centered in the Town.

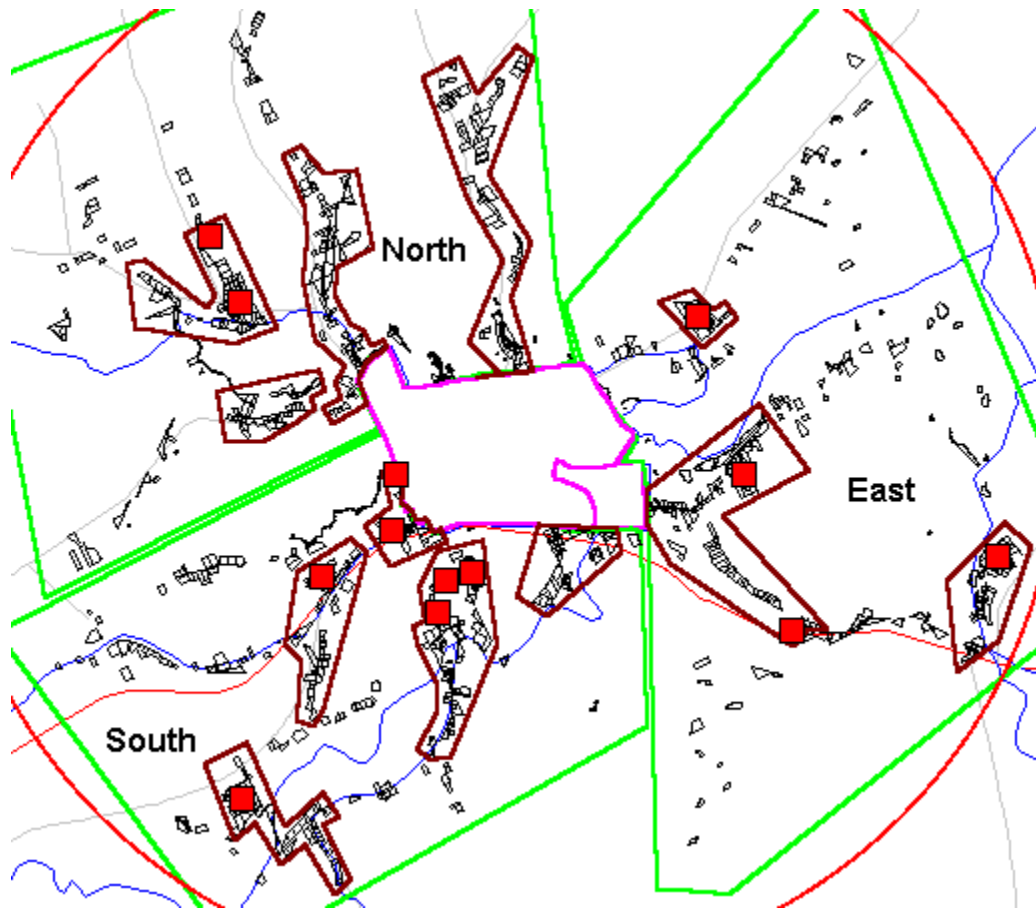


- There are 1,254 lots within the circle but outside the Town and Class 4.
- Study Area = 1991-96 Census enumeration area groupings surrounding Town
- Dates for lots under 2 ha.:
  - grey - no date
  - green - before 1990
  - red - 1990-95
  - pink - 1996-97



### **Antigonish County Local Monitoring - Inner Ring Strips and Subdivisions**

- Concentrations of strip development are outlined:
  - 4 in North
  - 5 in South
  - 3 in East
- Subdivisions off through roads are indicated by red squares:
  - 2 in North
  - 7 in South
  - 4 in East

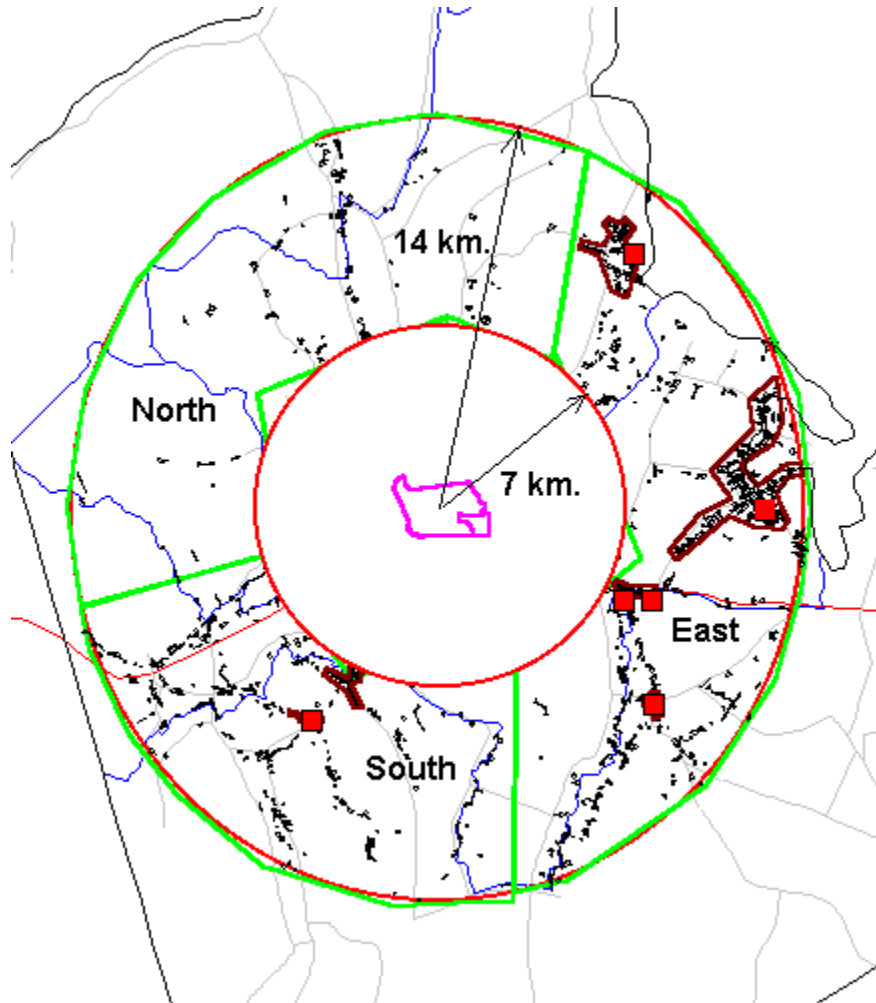


- Strips contain number lots and percent total:
  - North - 290 (71 percent of 408)
  - South - 421 (82 percent of 515)
  - East - 201 (61 percent of 331)
- The 12 strips have 912 lots or 73 percent of lots within 7 km.
- Lots per km. of through road:
  - North average = 23.1
  - South average = 35.5
  - East average = 24.7
  - Overall average = 28.7

### **Antigonish County Local Monitoring - Outer Ring Strips and Subdivisions**

- An outer ring of radius 14 km. is defined:



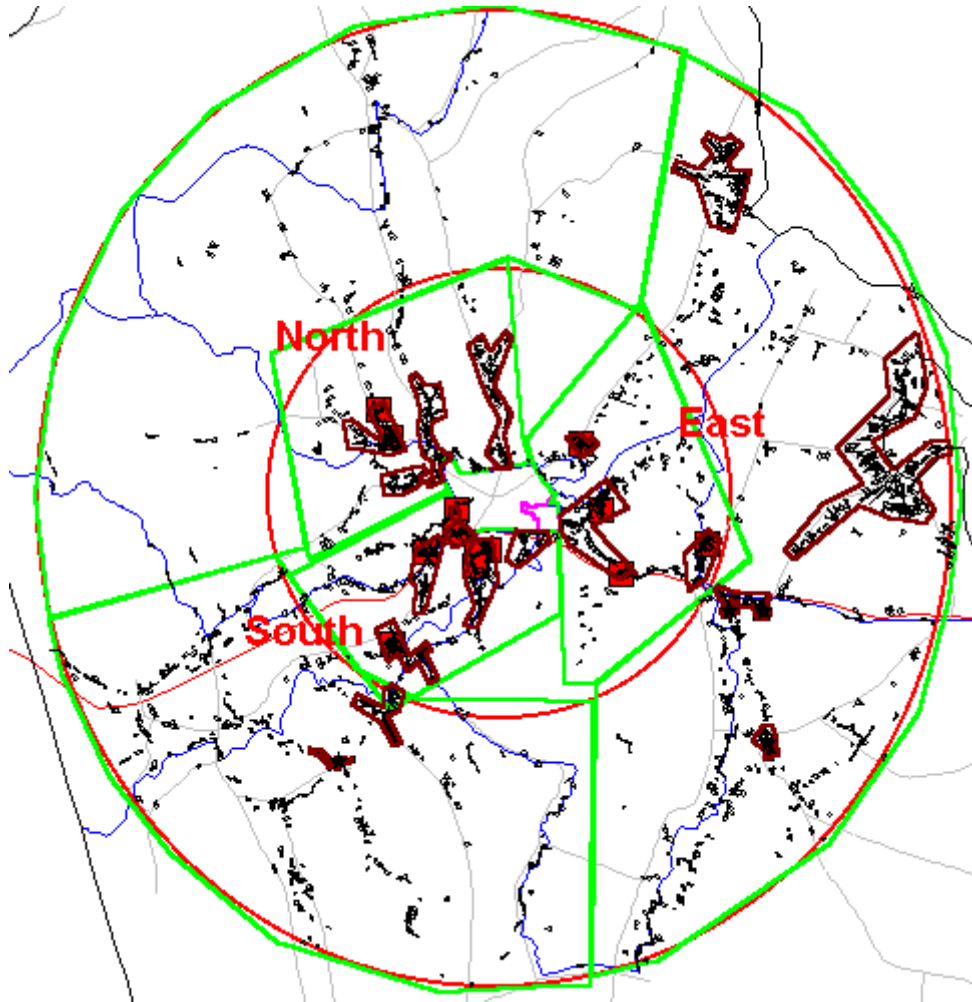


- Number of lots under 2 ha. in sectors of outer ring :
  - 156 in North
  - 484 in South
  - 917 in East
  - 1,557 total
- Number of concentrated strips:
  - none in North
  - 2 in South - 117 lots (24 percent)
  - 4 in East - 504 lots (55 percent)
  - 6 in total - 621 (40 percent)
- Average density is 28 lots per km.
- There are 6 subdivisions on side roads, 5 of them in the East.

### **Antigonish County Local Monitoring - Combined Rings**

- Combine the inner and outer rings.
- Number of lots under 2 ha. in sectors of combined rings :
  - 564 in North (20 percent of total)
  - 999 in South (36 percent of total)

- 1,248 in East (44 percent of total)
- 2,811 total



- Pattern in North:
  - 4 concentrated strips (290 lots, 51 percent of sector total)
  - closest to Town
  - 2 side road subdivisions
- Pattern in South:
  - 7 concentrated strips (538 lots, 54 percent of sector total)
  - slightly more spread out
  - 8 side road subdivisions
- Pattern in East:
  - 7 concentrated strips (705 lots, 57 percent of sector total)
  - spread out to shoreline
  - 9 side road subdivisions
- Inner vs. outer rings:
  - inner has 45 percent of lots but 60 percent of lots in strip concentrations
  - inner has 67 percent of strips and 72 percent of side road subdivisions
- Overall, 55 percent of lots (1,533) are in concentrated strips.

- Average density of concentrated strips is 27.7 lots per km.

## **Antigonish County Local Monitoring - Conclusions**

### **Census Comparison**

- 1990's lot creation has been most significant (25-30 percent of E.A. total) to the south-east and west of the Town.
- Assuming one dwelling per lot, there were 400 empty lots in the 6 E.A.'s around the Town (15 percent).

### **Directional Distribution**

- Within 7 km. of the Town, lots are relatively concentrated to the North and South of the Town, and more spread out to the East.
- From 7 to 14 km., lots are relatively sparse to the North and South but relatively numerous and concentrated to the East.
- 80 percent of all lots are to the South and East.

### **Strip Development Concentrations**

- All three 0-14 km. sectors have roughly the same proportion of lots in concentrated strips.
- 0-7 km. ring has 45 percent of lots but 60 percent of lots in strip concentrations.
- 55 percent of lots are in concentrated strips or subdivisions.
- Linear density of strips is the same in inner and outer rings (28-29 lots per km.)

### **Sphere of Influence**

- Town-centered concentrations extend out to 10-11 km.
- There are two large shoreline-related concentrations at 10.5 to 14 km.
- These have 385 lots - 25 percent of outer ring and 14 percent overall.

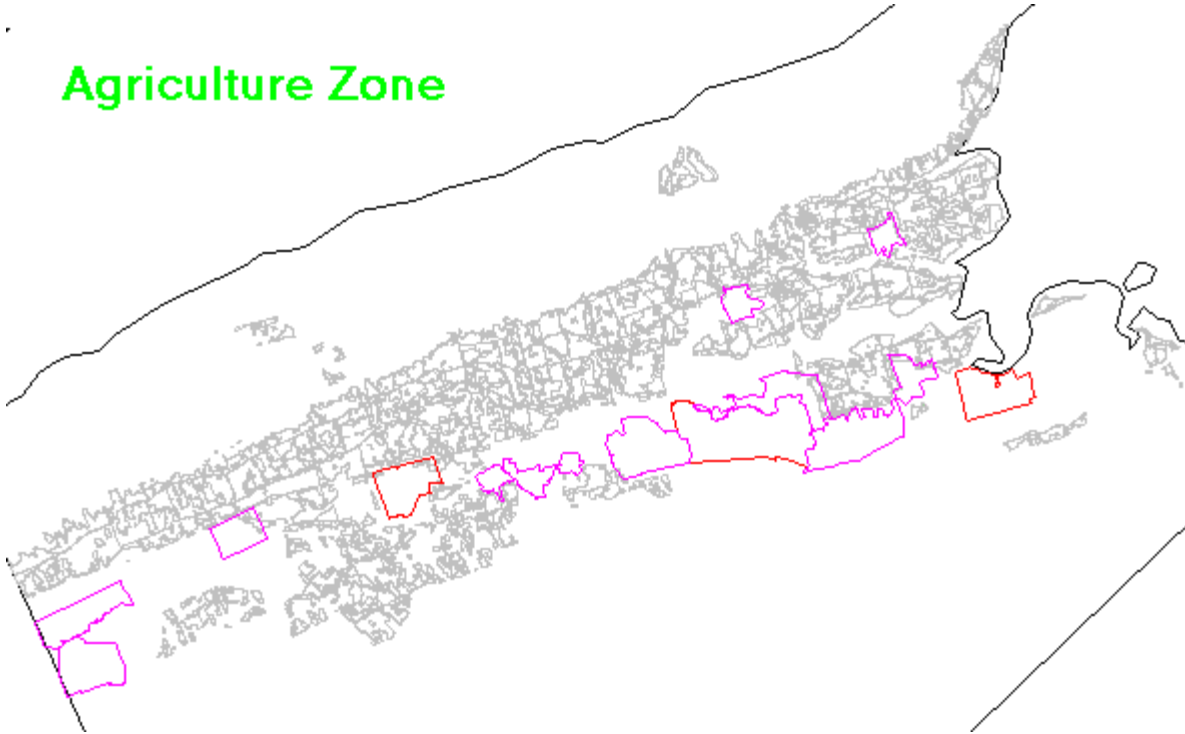
## **Lots in Kings Agriculture Zone**

- [Lots in Kings County Agriculture Zone - East](#)
- [Lots in Agriculture Zone - Central](#)
- [Lots in Agriculture Zone - West](#)

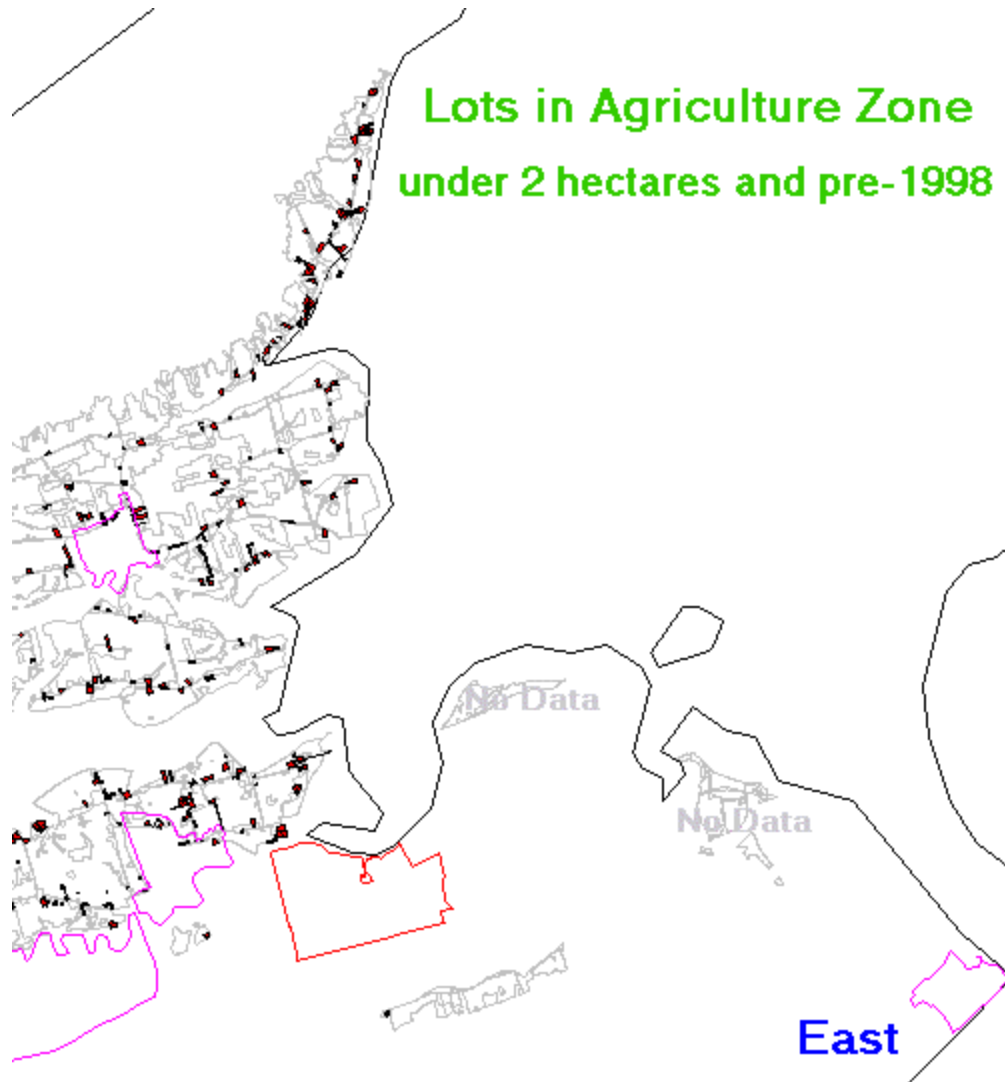
## **Lots in Kings County Agriculture Zone - East**

- Kings has had an Agriculture Zone in place since 1979.

## Agriculture Zone



- How many lots under 2 hectares were created in it?
- What land area do they occupy?
- There are only a few scattered, small areas east of Wolfville.
- Data is not available for them.

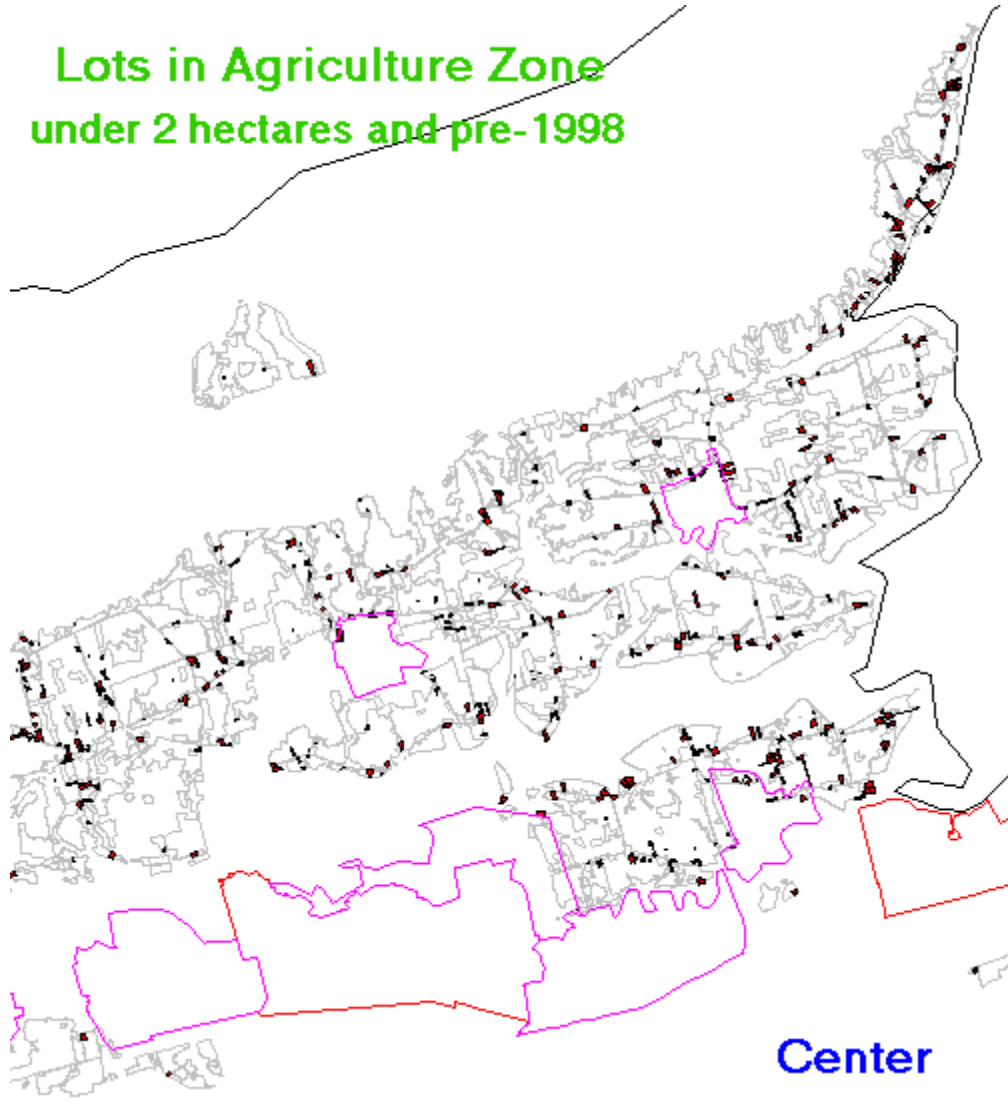


- In any case, residential growth has been relatively light in that area.

### **Lots in Agriculture Zone - Central**

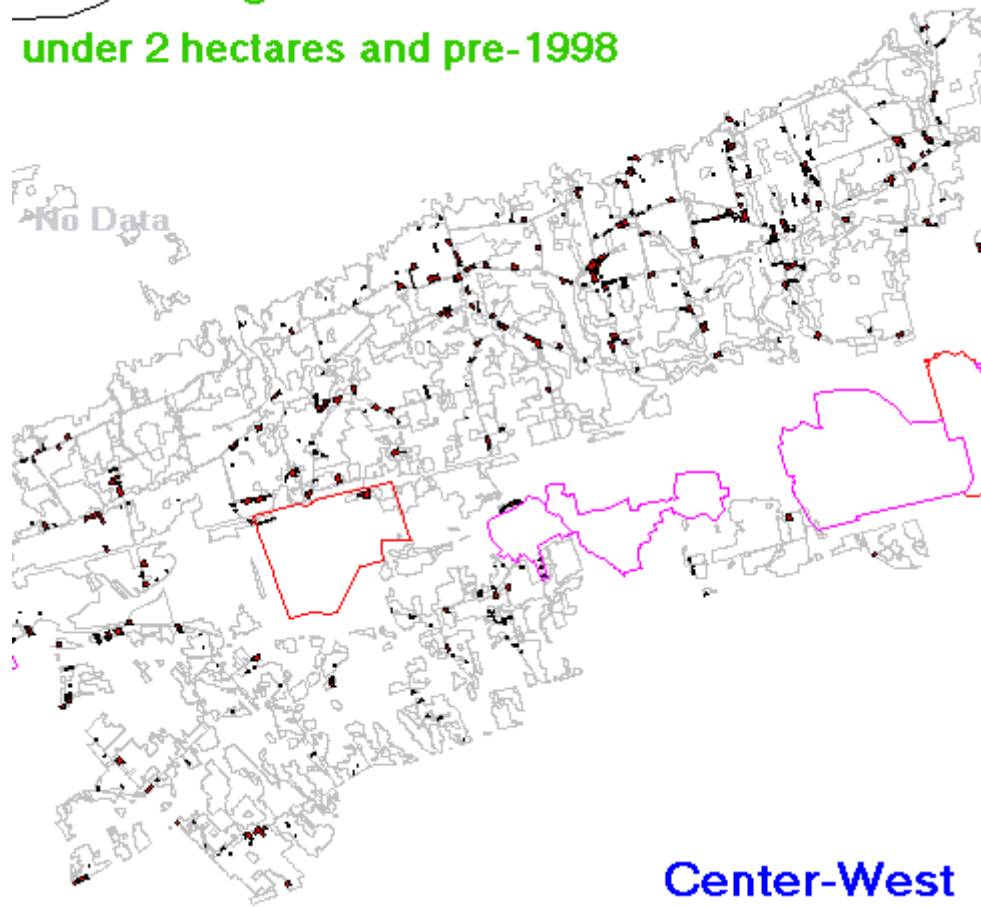
- From Kentville east, there are concentrations of lots:
  - along shore to Blomindon
  - north-east of Port Williams

**Lots in Agriculture Zone  
under 2 hectares and pre-1998**



- North of Coldbrook to Waterville is another concentration.

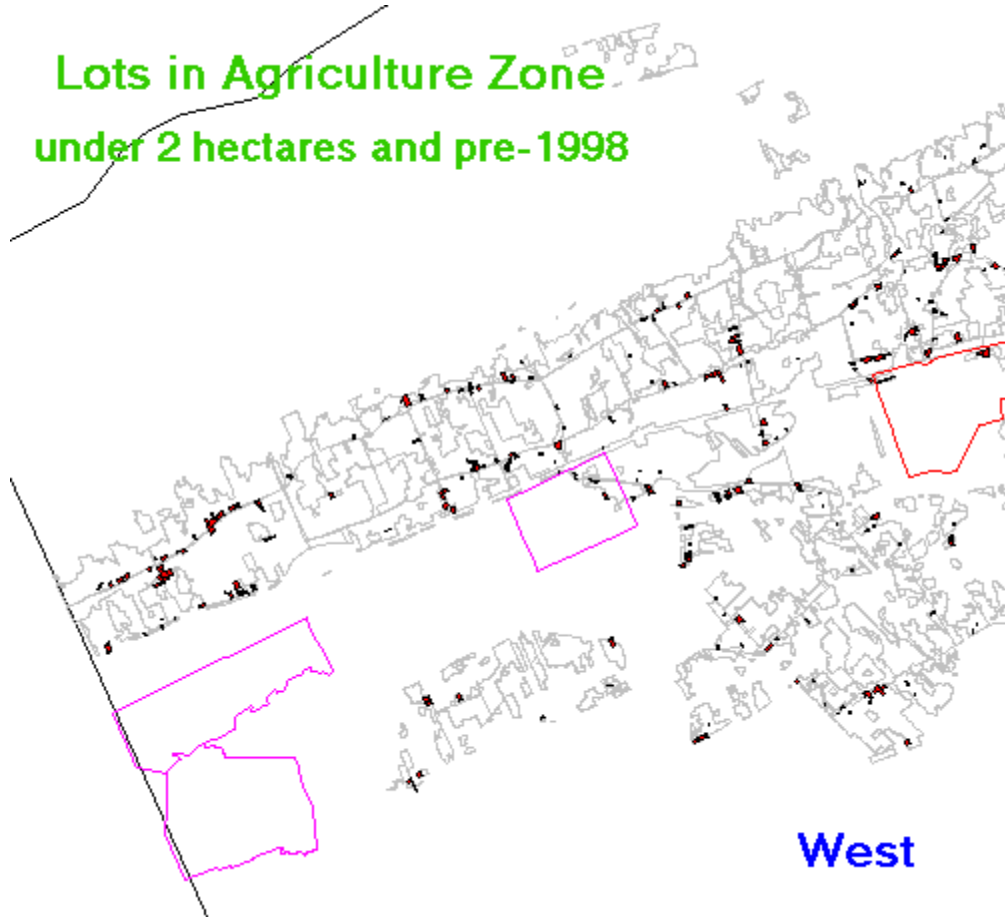
## Lots in Agriculture Zone under 2 hectares and pre-1998



### Lots in Agriculture Zone - West

- In the west, there is a small concentration north of Kingston.

**Lots in Agriculture Zone  
under 2 hectares and pre-1998**



- There were 1,073 lots created by the end of 1997.

<b>Lots under 2 hectares in Kings Agricultural Zone</b>		
Decade	Number	Area (sq. km.)
1990-97	148	1.25
1980-89	117	0.88
1970-79	148	1.07
1960-69	23	0.21
pre-1960	15	0.1
no date	622	2.69
<b>Total</b>	<b>1073</b>	<b>6.2</b>

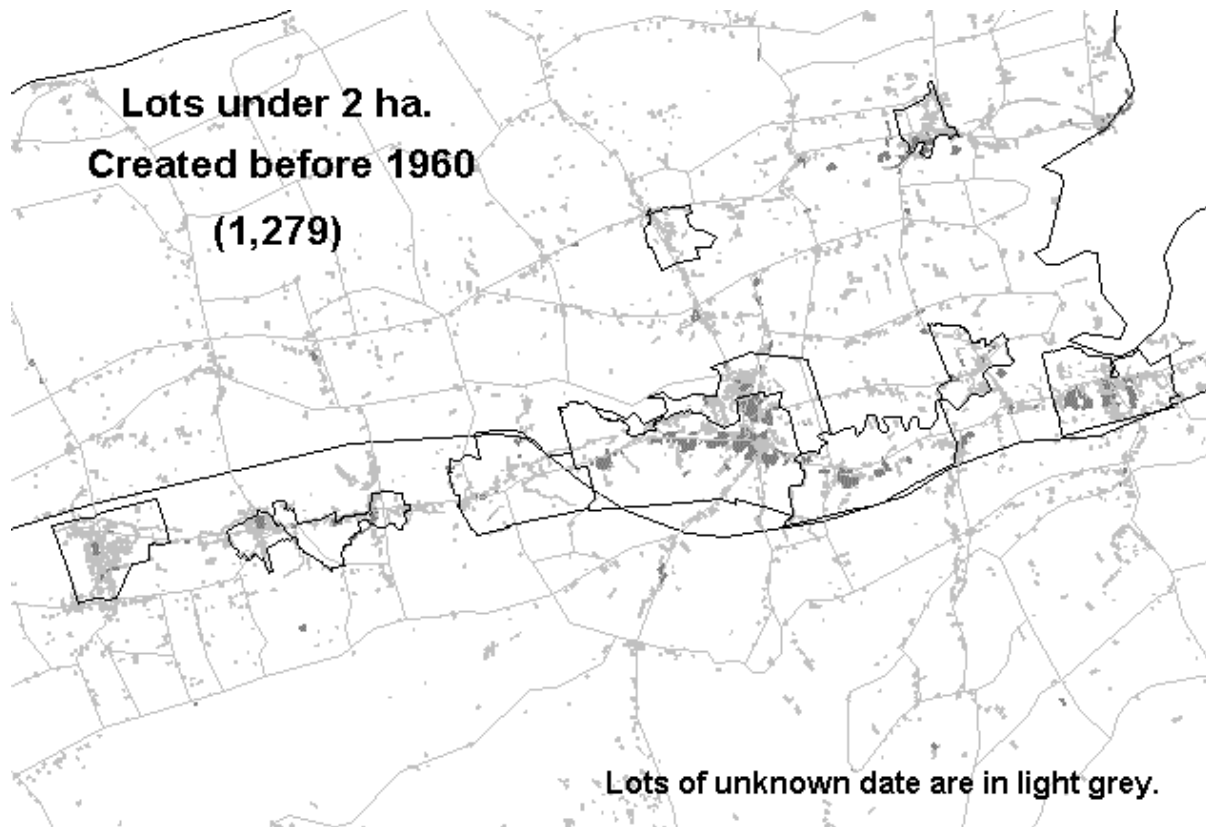
- There was a 20 percent decrease in numbers in the 1980's.
- 1990's numbers were greater than the 1970's on an annual basis.
- Average lots size has increased:



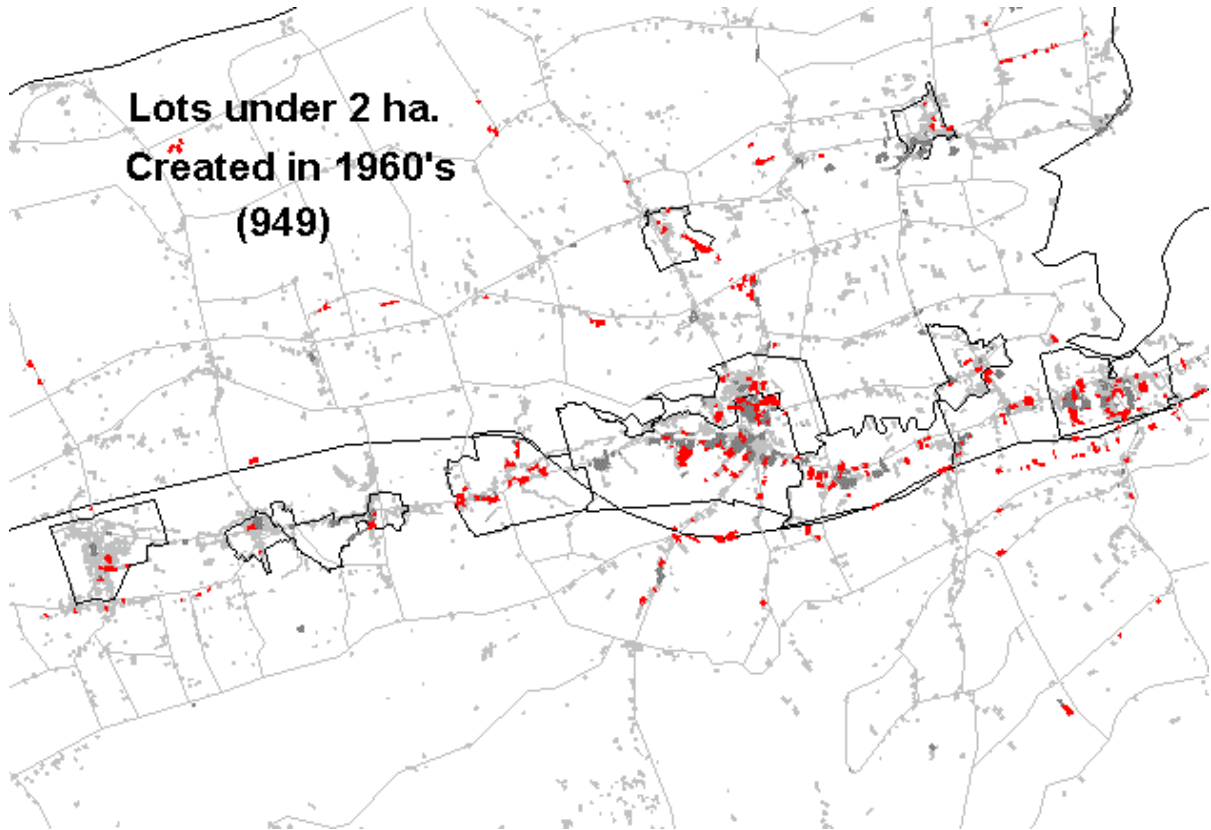
- 7,230 sq. m. in the 1970's
- 7,521 sq. m. in the 1980's
- 8,446 sq. m. in the 1990's

### **Eastern Kings Development Pattern by Decade - Pre-1970**

- PRE-1960 LOTS - concentrated in towns, New Minas, Canning.



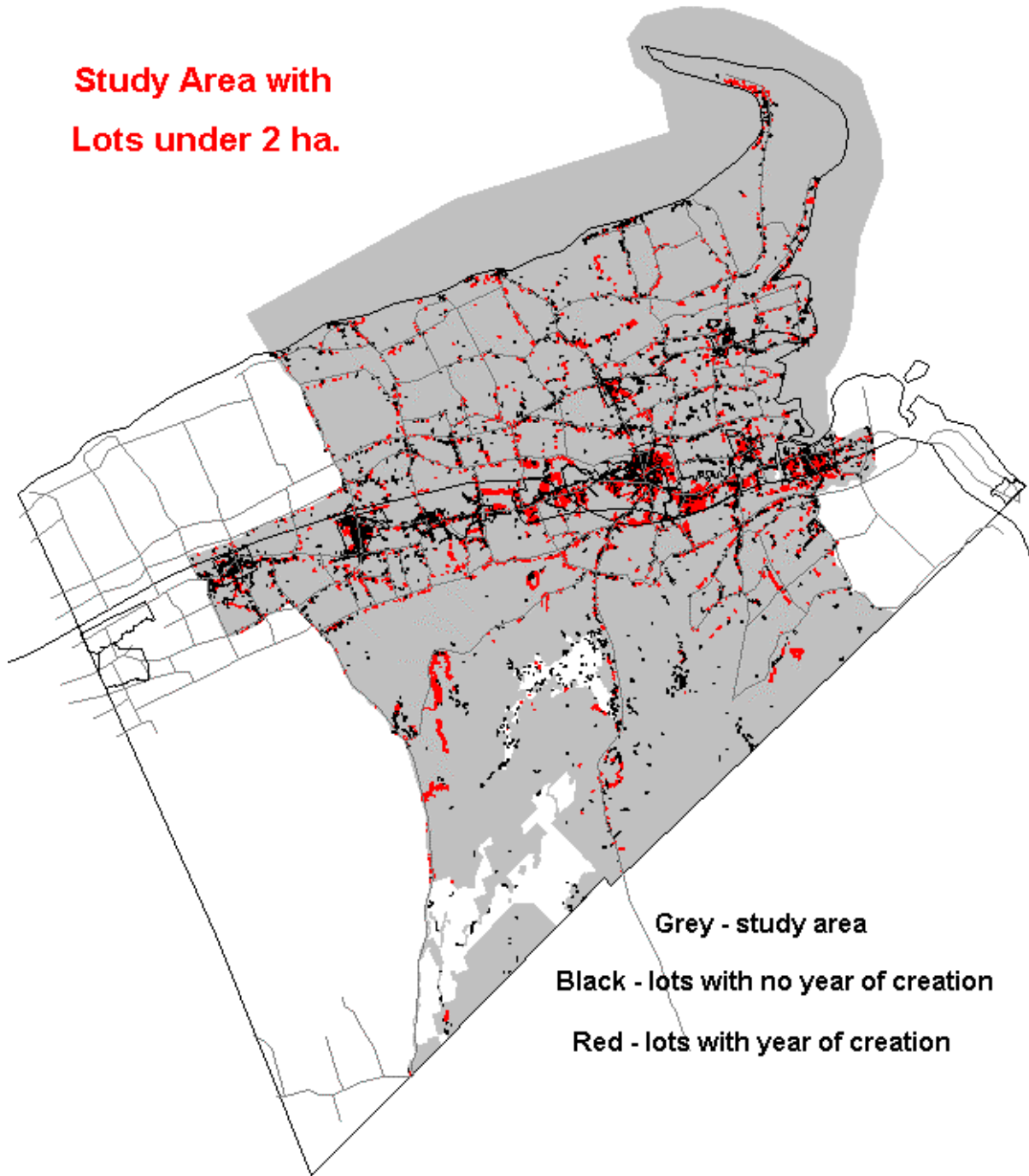
- 1960'S LOTS - spill over into North Kentville, Coldbrook, Centreville, just south of towns.



### **Eastern Kings Urban - Study Area**

- There are 25,436 lots in the study area.

**Study Area with  
Lots under 2 ha.**

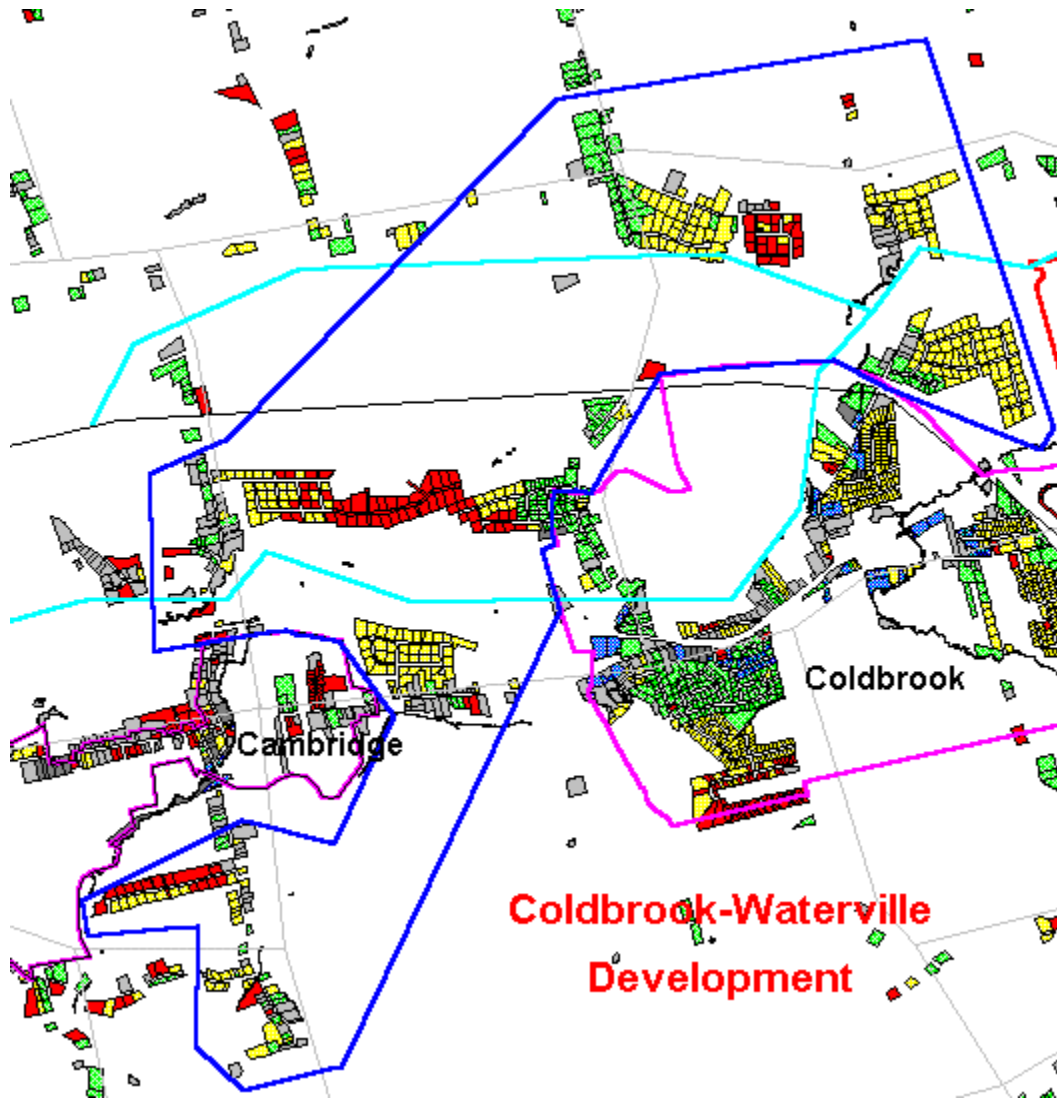


- MAXIMUM LOT SIZE - assumed 2 hectares (5 acres) for rural residential
- UNDER 2 HA. - 20,378 or 80.1 percent of lots
- DATA ON CREATION DATE - 12,492 or 61.3 percent of all lots under 2 ha.

**Eastern Kinas Rural Intensive Development - Coldbrook-**

## Cambridge

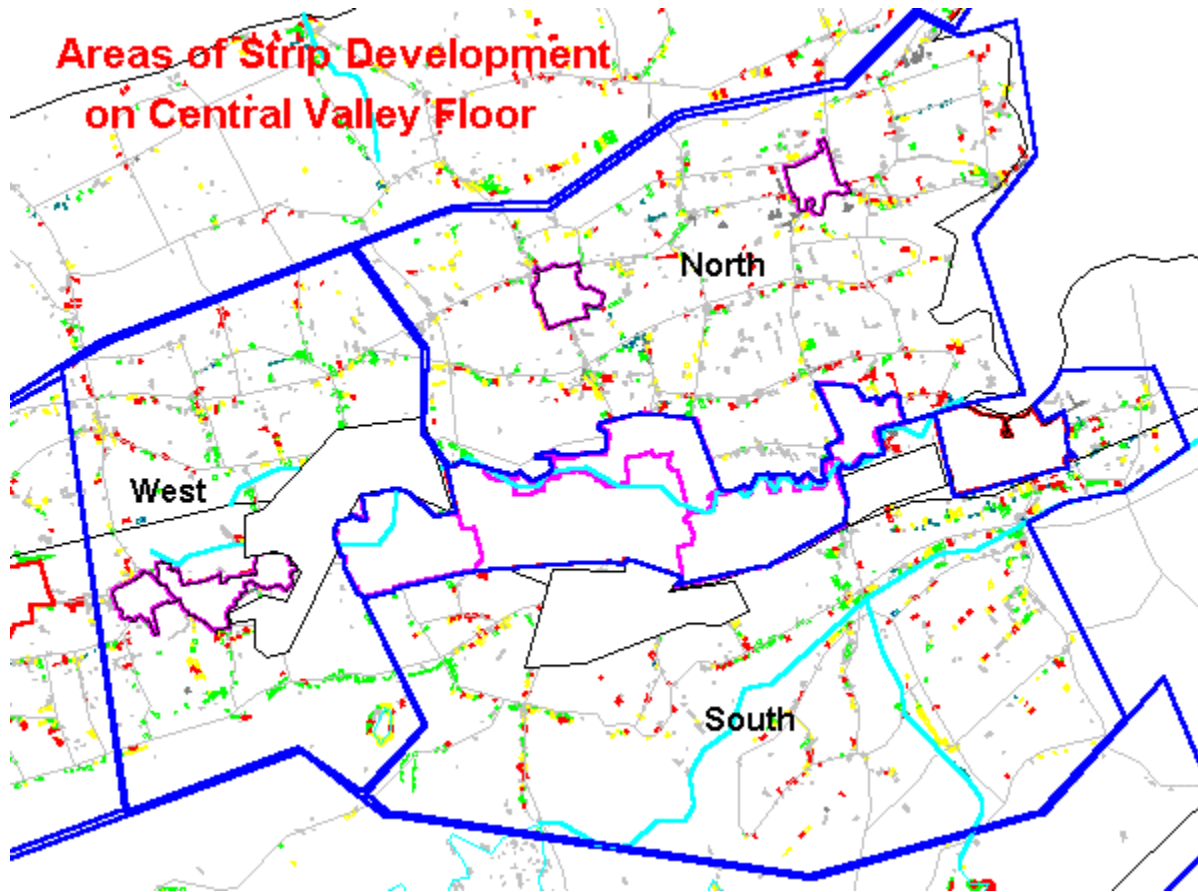
- Decade of lot creation is indicated by colour:
  - light grey - undated
  - dark grey - before 1960
  - blue - 1960-69
  - green - 1970-79
  - yellow - 1980-89
  - red - 1990-97



- 567 lots.
- 1980's development is predominant.
- 1990's development extends and links segments of 1980's development.
- There is obvious potential for concentrated infill.

## Eastern Kinas Strip Development - Overview

- Decade of lot creation is indicated by colour:
  - light grey - undated
  - dark grey - before 1960
  - blue - 1960-69
  - green - 1970-79
  - yellow - 1980-89
  - red - 1990-97



- RURAL CENTRAL VALLEY FLOOR - 5,676 lots
- STRIP DEVELOPMENT - 4,406 (77.6 percent)
- NORTH-SOUTH OF WOLFVILLE-COLDBROOK - 74 percent of total strip development.

Lots Under 2 ha. on Central Valley Floor - Strip Development					
Decade	Strip Development South	Strip Development North	Strip Development West	Strip Development Total	% of Multi-Decade Total
undated	611	993	606	2,210	50.2%
pre-	13	131	6	150	3.4%

pre-1960	13	131	6	150	3.4%
1960-69	63	53	7	123	2.8%
1970-79	314	265	259	838	19.0%
1980-89	231	238	147	616	14.0%
1990-97	189	176	104	469	10.6%
Total	1,421	1,856	1,129	4,406	100.0%

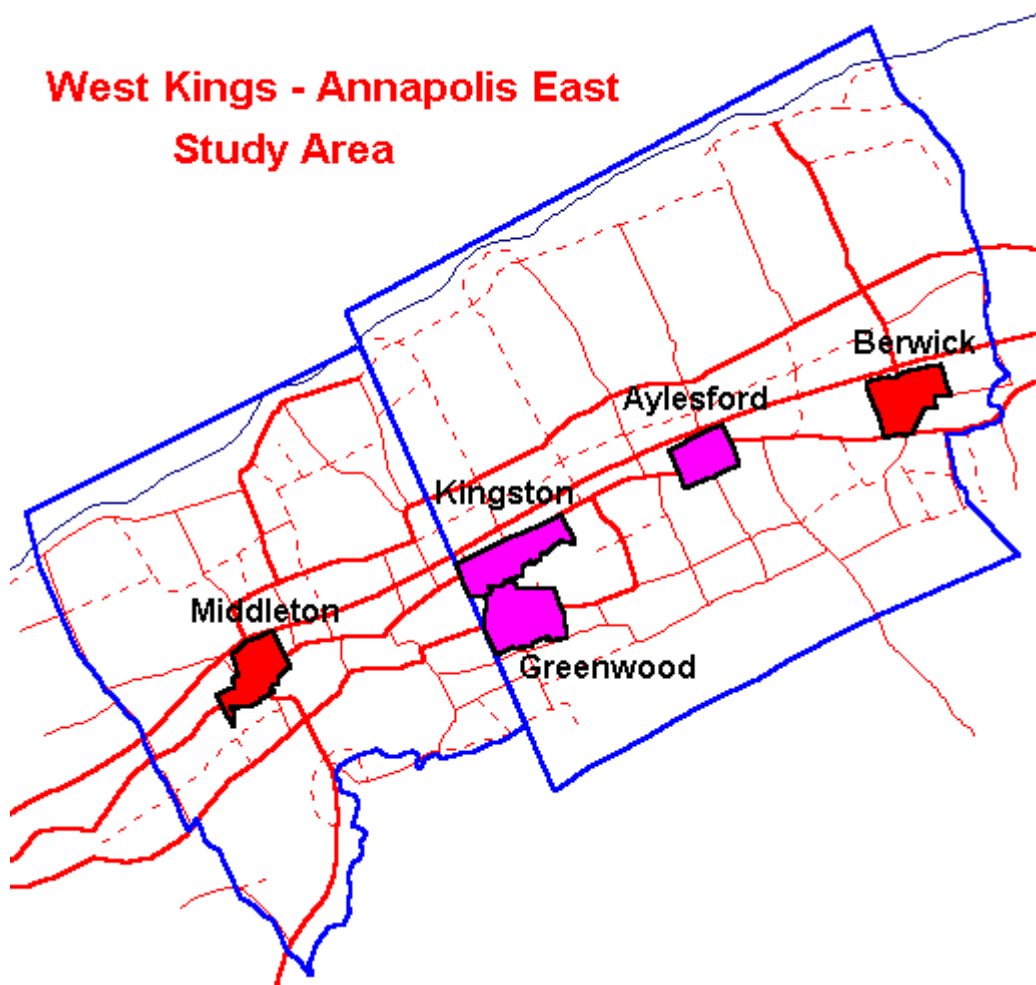
**West Kings - East Annapolis**

- Study Area
- Development Concentrations
- Kingston-Middleton Cluster
- Aylesford-Kingston Cluster
- Dates for Kingston-Middleton Cluster
- Dates for Aylesford-Kingston Cluster
- Lot Sizes in Aylesford-Kingston Cluster
- Kingston-Greenwood Influence Area

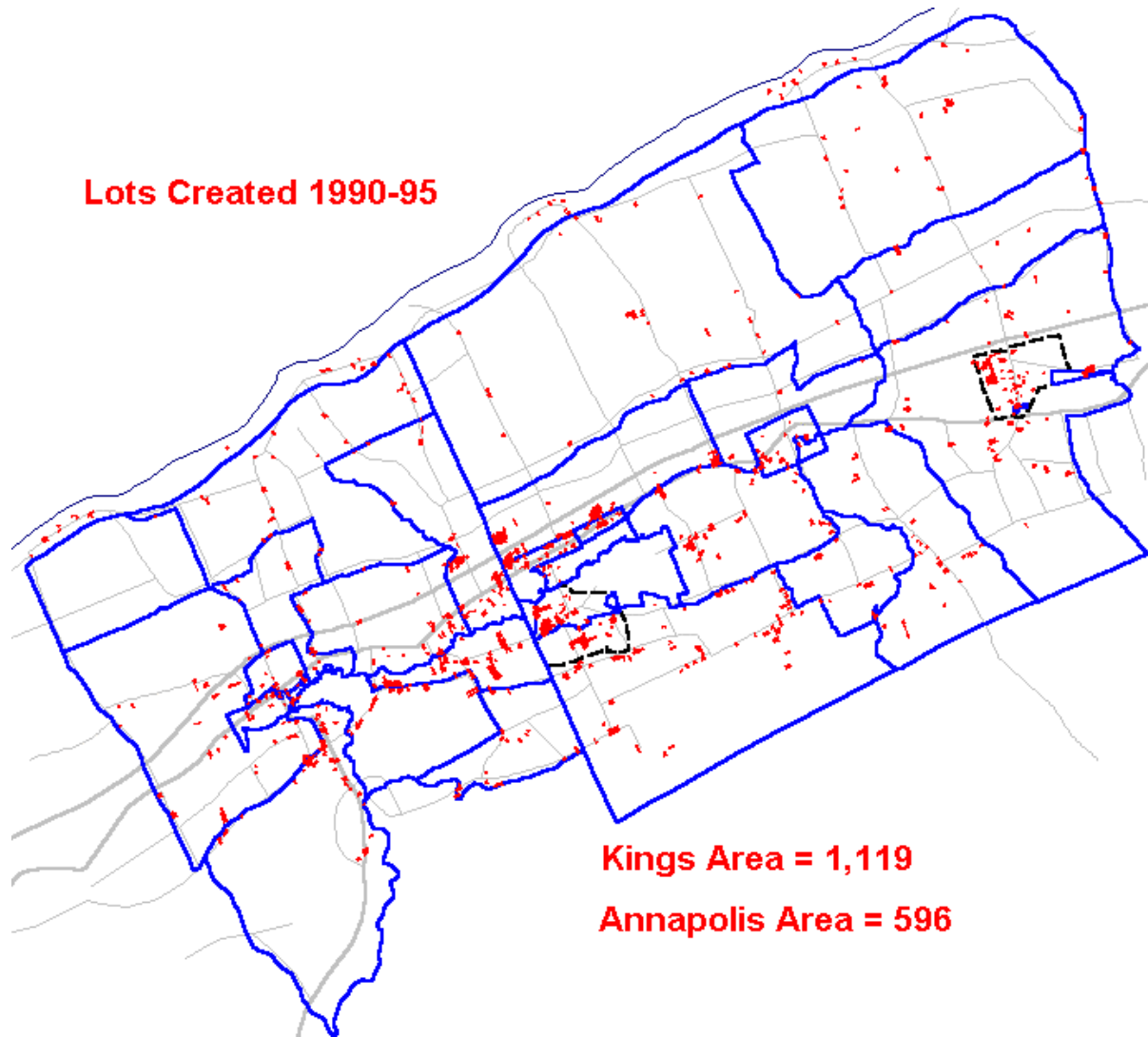
**West Kings - East Annapolis Counties Study Area**

- Study area crosses county boundaries.

## West Kings - Annapolis East Study Area



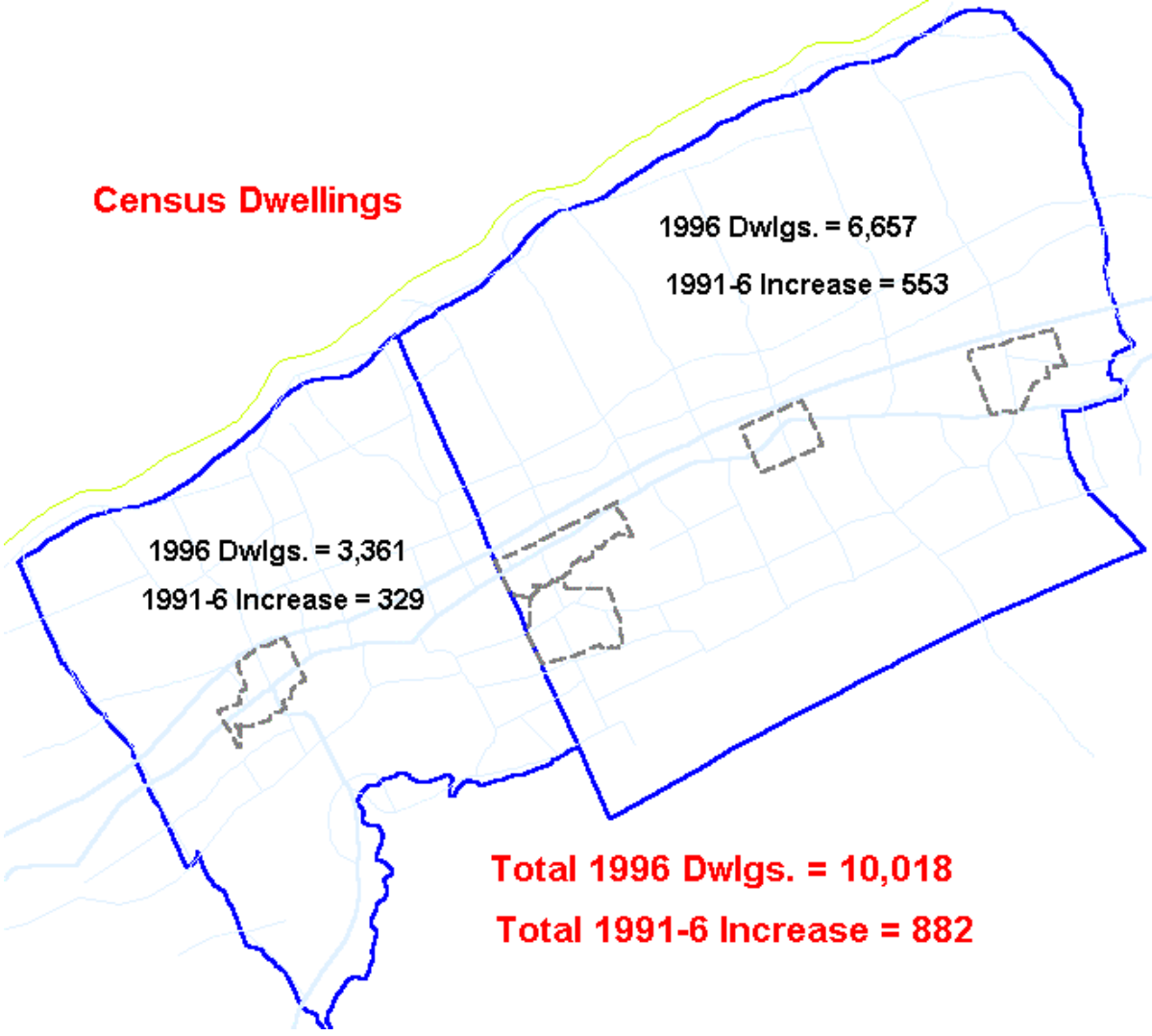
- It contains 2 towns and 3 Class 4's.
- It is made up of Census enumeration areas comparable for 1991-96.



- Census dwellings and lots under 2 ha. can thus be compared.



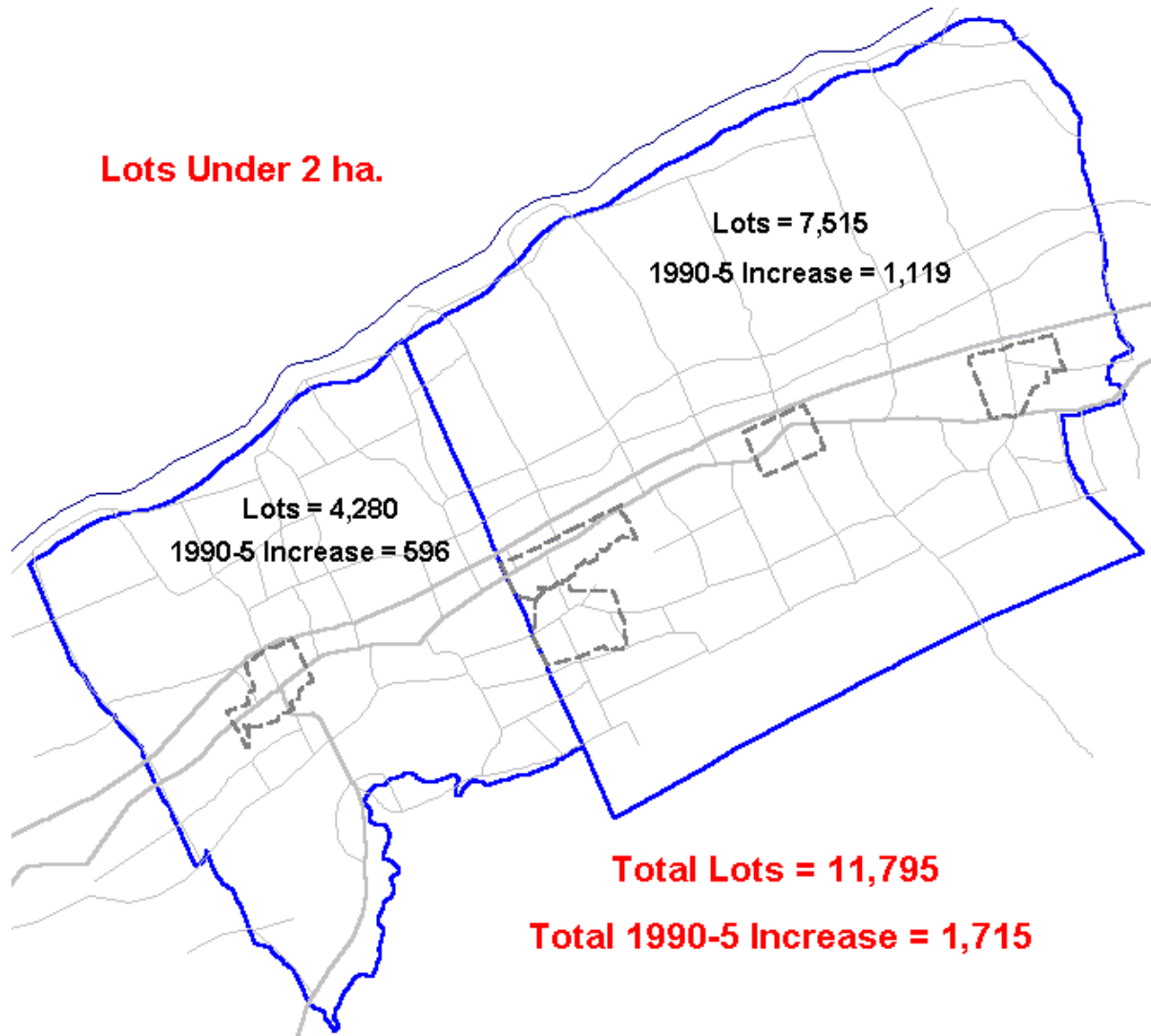
**Census Dwellings**



1996 Dwlg. = 6,657  
1991-6 Increase = 553

1996 Dwlg. = 3,361  
1991-6 Increase = 329

**Total 1996 Dwlg. = 10,018**  
**Total 1991-6 Increase = 882**

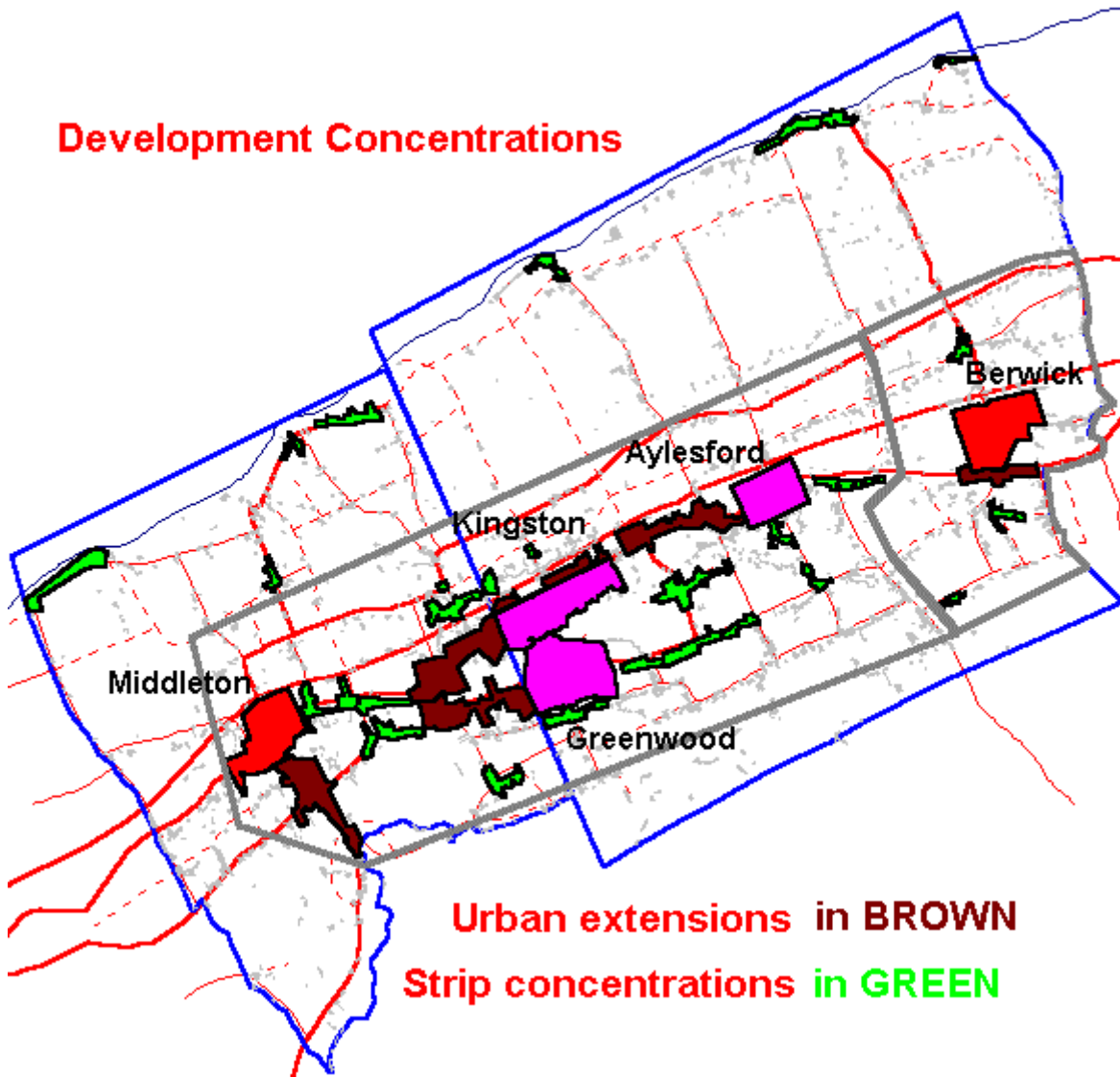


- There were about twice as many lots created as dwellings constructed in the first half of the 1990's.

#### **West Kings - East Annapolis Counties - Development Concentrations**

- Concentrations of strip development are identified.
- Areas of in-depth development are called "urban extensions".

## Development Concentrations



- Two clusters of urban-centered development are identified:
  - Middleton-Aylesford, centered upon Kingston-Greenwood
  - Berwick area
- 85 percent of lots are in these clusters.

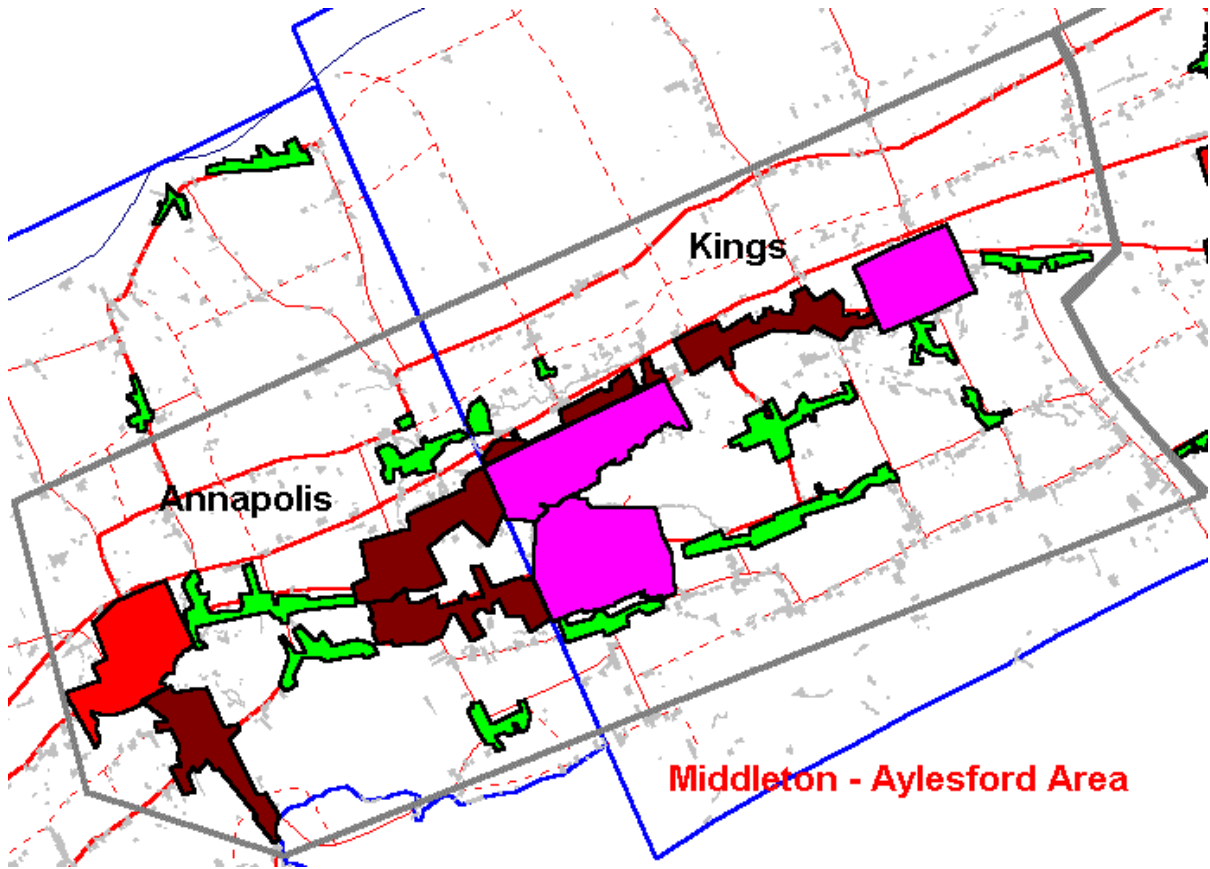
West Kings - East Annanalis Study Area		
Area	Lots	Percent of
	2 ha.	Total
Towns	1,931	16.4%
Class 4's	2,358	20.0%
Urban Extensions	2,536	21.5%

Urban Extensions	2,536	21.5%
Urban (in clusters)	6,825	57.9%
Strips in Clusters	1,223	10.4%
Scattered in Clusters	1,919	16.3%
Rural in Clusters	3,142	26.6%
Clusters	9,967	84.5%
Strips outside clusters	623	5.3%
Scattered outside clusters	1,205	10.2%
Outside clusters	1,828	15.5%
Study Area Total	11,795	100.0%

- 58 percent of lots are urban in character.
  - 56 percent in Kings portion
  - 61 percent in Annapolis portion
- 16 percent are in strip concentrations.
  - 15 percent in Kings portion
  - 17 percent in Annapolis portion
- 26 percent are scattered.
  - 29 percent in Kings portion
  - 22 percent in Annapolis portion

#### **West Kings - East Annapolis Counties - Kingston-Middleton Cluster**

- Middleton-Aylesford area is made up of:
  - Kingston-Middleton cluster in Annapolis
  - Aylesford-Kingston cluster in Kings
- Number of lots in these clusters:
  - 3,525 in Annapolis
  - 4,622 in Kings

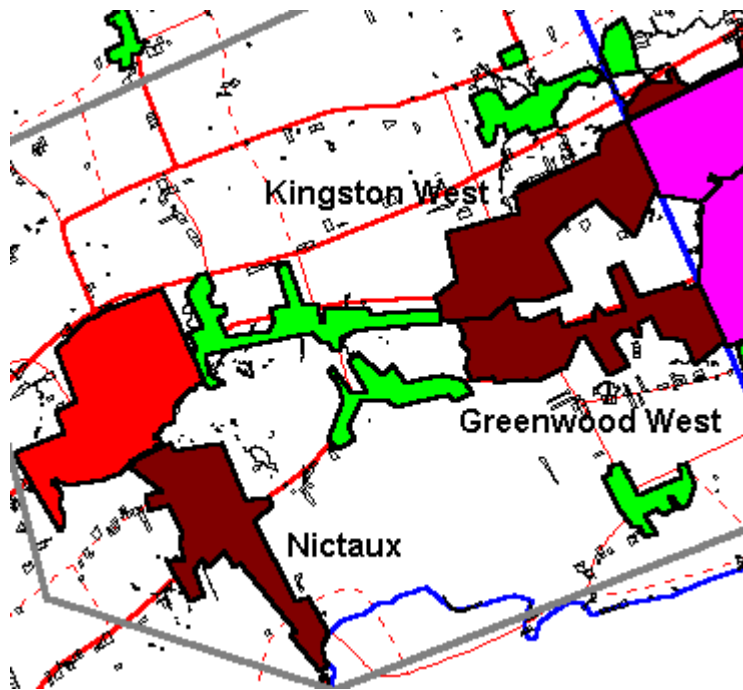


- Table for Annapolis cluster lots:

<b>West Kings - Annapolis Study Area</b>		
Kingston-Middleton Cluster		
Area	Lots under 2 ha.	Percent of Total
Middleton	935	26.5%
Nictaux	610	
Kingston West	646	
Greenwood West	402	
Urban Extensions	1 658	47.0%

Kingston-Middleton Strips	481	13.6%
Kingston-Middleton Scattered	451	12.8%
Kingston-Middleton Rural	932	26.4%
Kingston-Middleton Cluster	3,525	100.0%

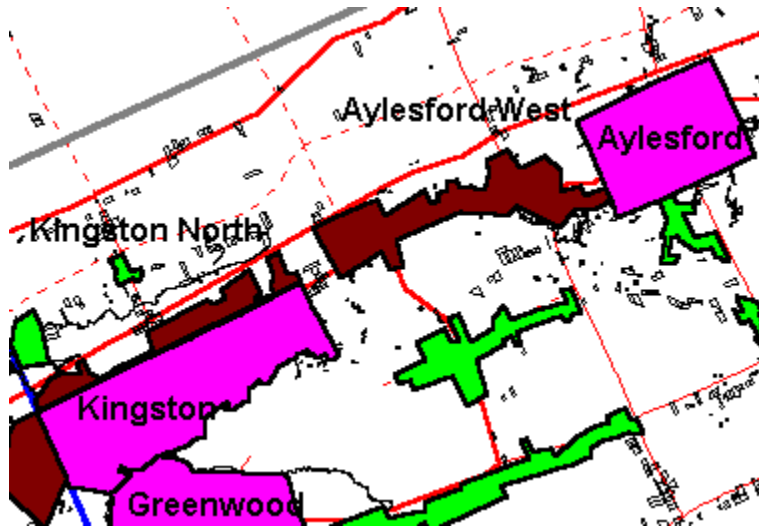
- 1,658 or 47 percent of the Annapolis lots are in 3 urban extensions.



- Including Middleton, 74 percent of lots are urban.

**West Kings - East Annapolis Counties - Aylesford-Kingston Cluster**

- In the Aylesford-Kingston cluster:
  - 2,358 lots or 49 percent are in Class 4's
  - 730 or 16 percent are in urban extensions
- 65 percent of lots are urban



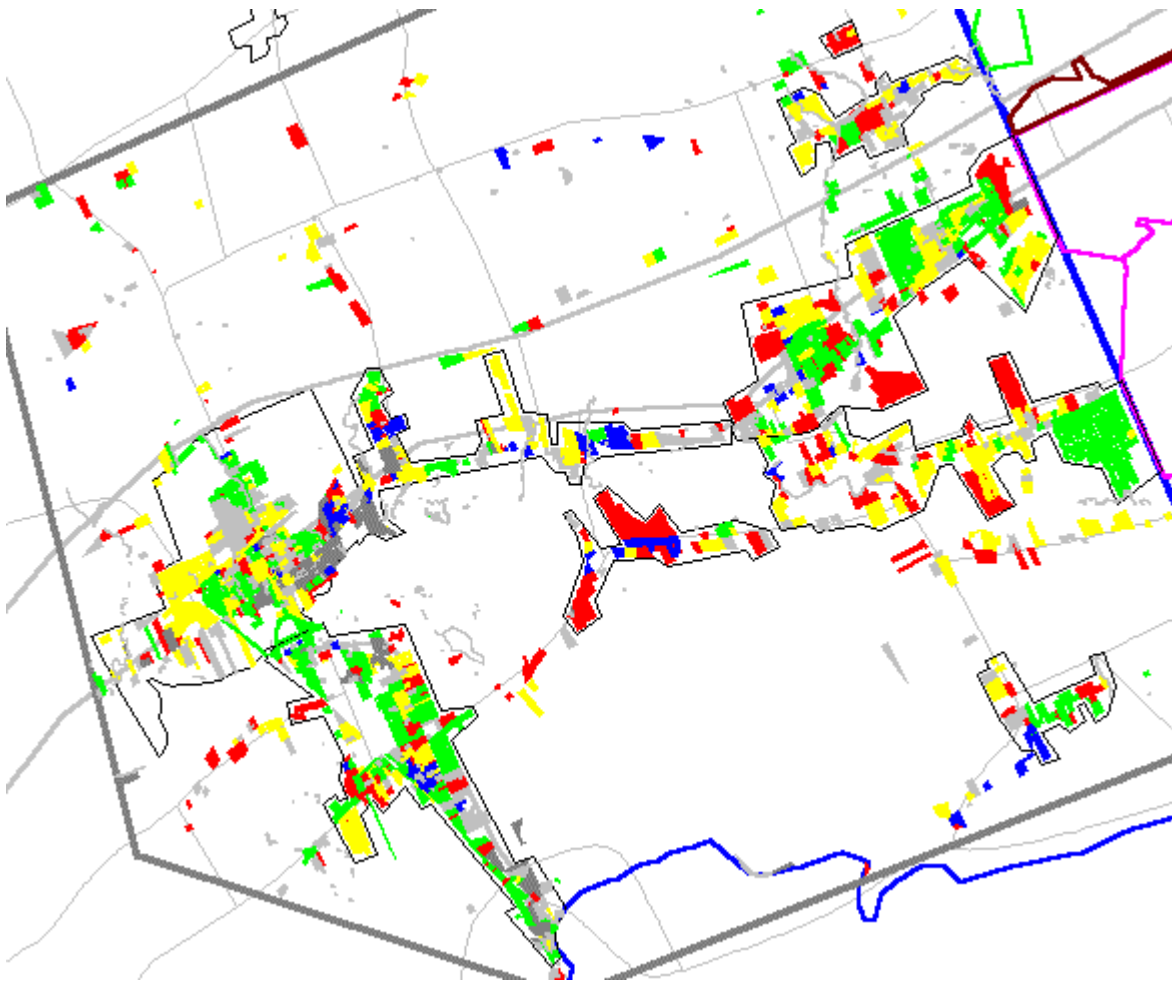
- Table for Kings cluster lots:

<b>West Kings - Annapolis Study Area</b>		
Aylesford-Kingston		
Area	Lots under	Percent of
	2 ha.	Total
Aylesford	464	
Kingston	932	
Greenwood	962	
Class 4's in Cluster	2,358	49.4%
Kingston North	385	
Aylesford West	345	
Urban Extensions in	730	15.3%
Aylesford-Kingston	3,088	64.7%
Aylesford-Kingston	611	12.8%
Aylesford-Kingston	1,071	22.5%

Aylesford-Kingston Rural	1,682	35.3%
Aylesford-Kingston Cluster	4,770	100.0%

**West Kings - East Annapolis Counties - Dates for Kingston-Middleton Cluster**

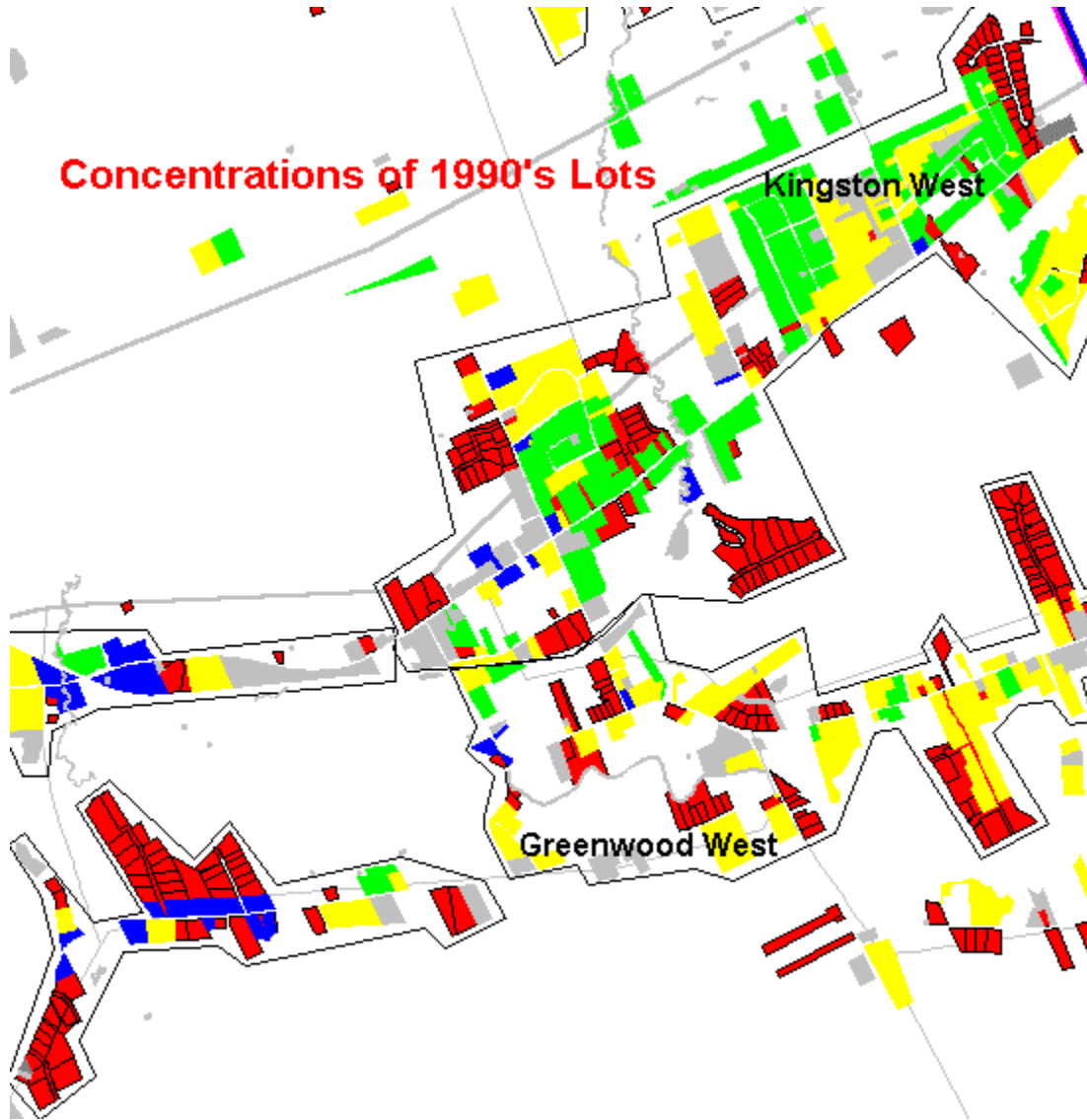
- Decade of lot creation is indicated by colour:
  - light grey - no creation date
  - dark grey - before 1960
  - blue - 1960-69
  - green - 1970-79
  - yellow - 1980-89
  - red - 1990-98



- 1970's is peak decade:
  - 909 lots



- 26 percent
- 1990's concentrations are located:
  - Kingston West
  - Greenwood West
  - just west of Greenwood West

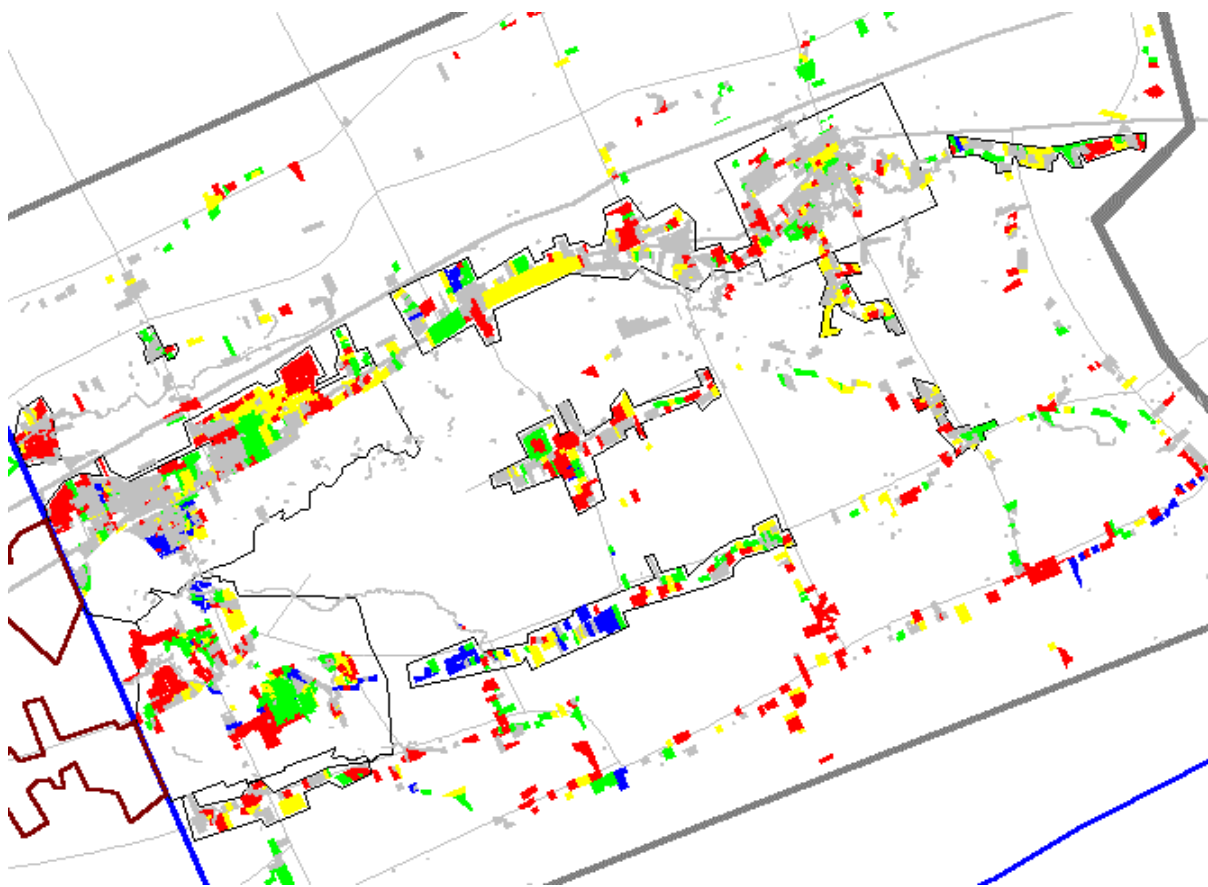


Middleton-Avlesford		
Date Lot	Number	Percent of Total
No date	823	23.3%
pre 1960	195	5.5%

pre 1960	195	5.5%
1960-69	142	4.0%
1970-79	909	25.8%
1980-89	801	22.7%
1990-98	655	18.6%
Total	3,525	100.0%

**West Kings - East Annapolis Counties - Dates for Aylesford-Kingston Cluster**

- Decade of lot creation is indicated by colour:
  - light grey - no creation date
  - dark grey - before 1960
  - blue - 1960-69
  - green - 1970-79
  - yellow - 1980-89
  - red - 1990-98



- 1990's is peak decade:
  - 1,077 lots
  - 23 percent

- 1990's concentrations are located in:
  - Kingston North
  - Greenwood



<b>Middleton-Avlesford</b>		
Date Lot	Number	Percent of Total
No date	1,743	36.5%

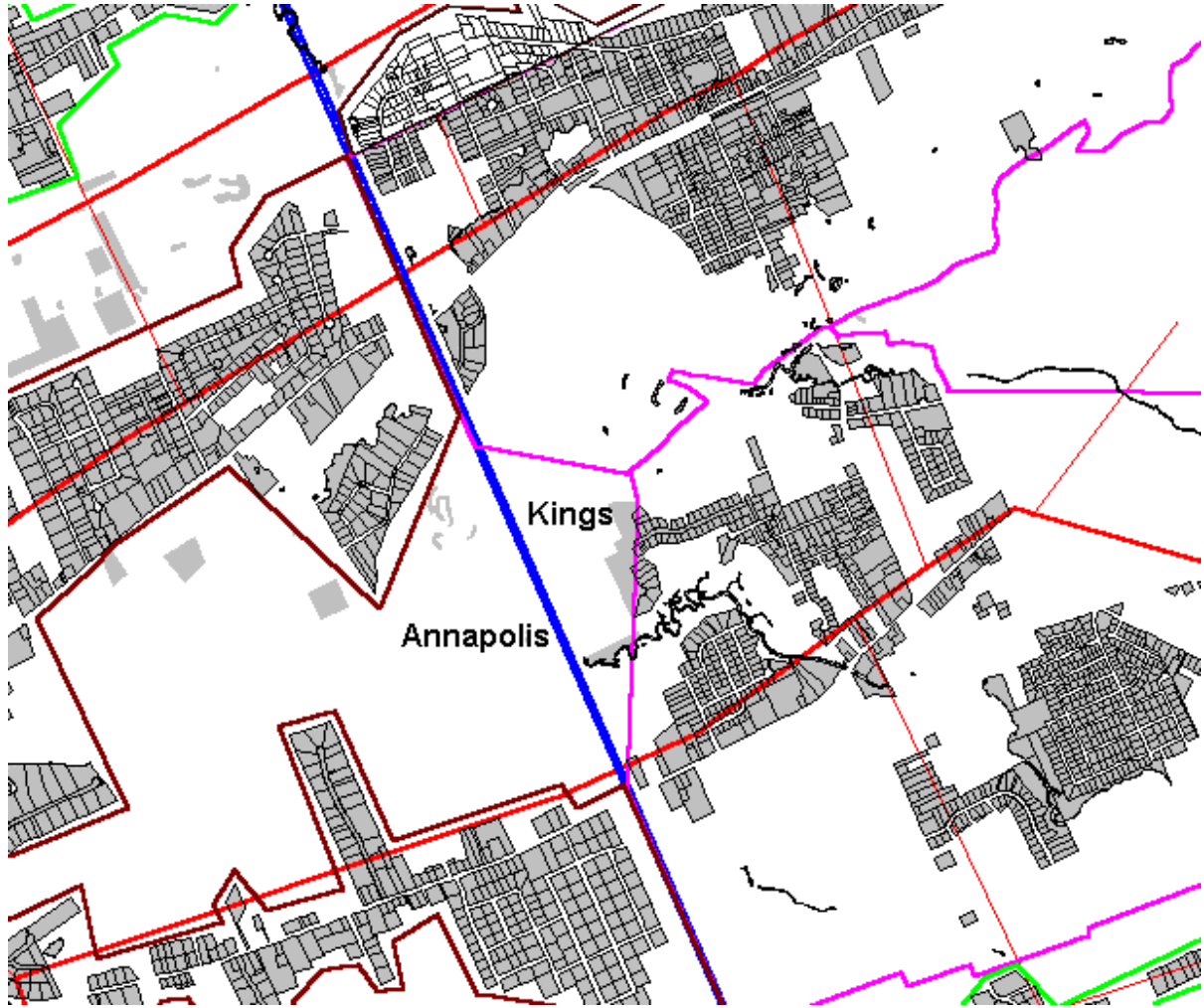
No date	1,743	36.5%
pre 1960	131	2.7%
1960-69	254	5.3%
1970-79	884	18.5%
1980-89	681	14.3%
1990-98	1,077	22.6%
Total	4,770	100.0%

**West Kings - East Annapolis Counties - Lot Sizes in Aylesford-Kingston Cluster**

- Sizes of 1990's lots in Annapolis are 25 percent larger than those in Kings.
  - Annapolis: 4,289 sq. m. (46,150 sq. ft.)
  - Kings: 3,440 sq. m. (37,014 sq. ft.)
- By decade, they have been consistently larger.
- Unserviced vs. serviced development is the probable reason.

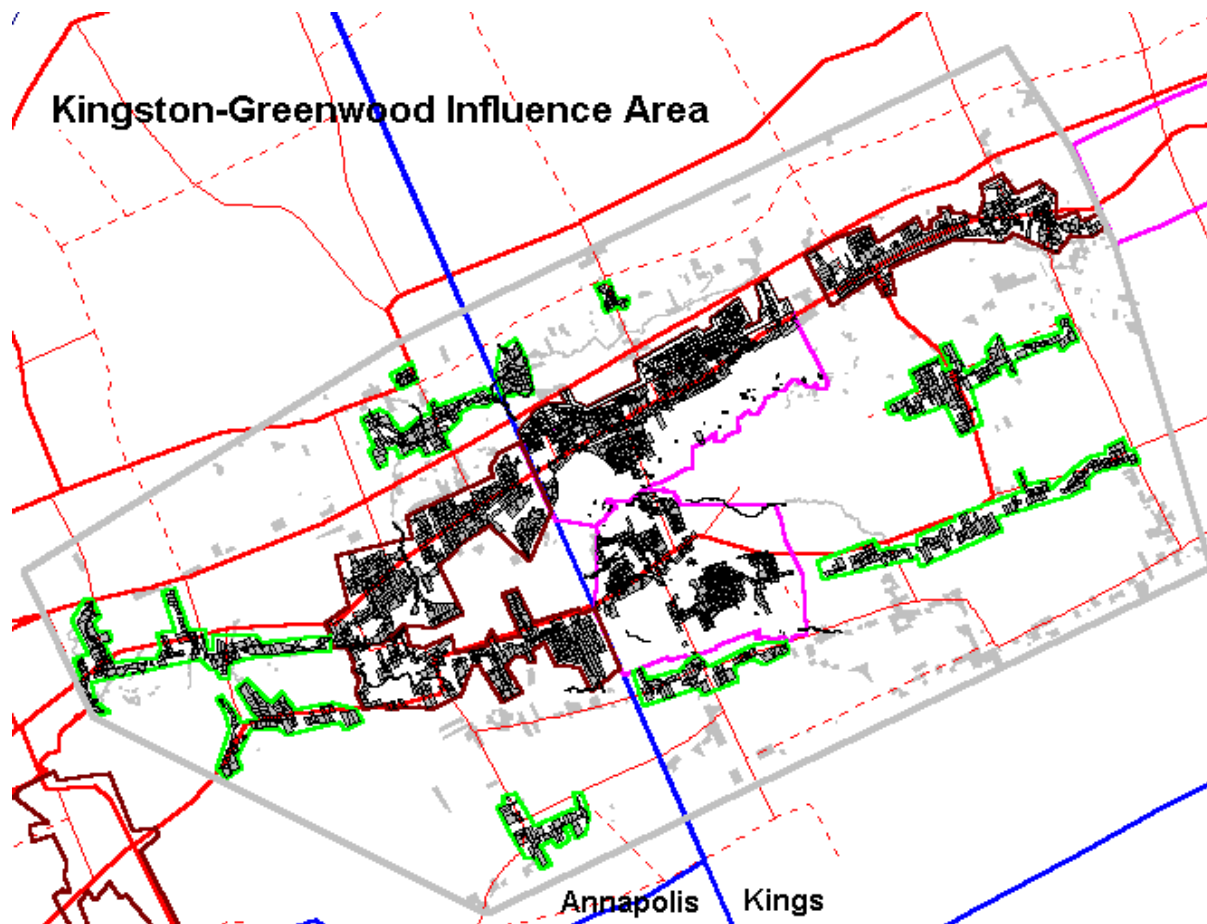
<b>Average Lot Sizes for Middleton-Aylesford Cluster</b>			
Date of Lot Creation	Annapolis (sq. m.)	Kings (sq. m.)	Annapolis/Kings Ratio
No date	2,539	2,926	0.87
Before 1960	2,719	2,672	1.02
1960-69	3,713	2,823	1.32
1970-79	3,317	2,935	1.13
1980-89	4,118	3,753	1.10
1990-98	4,289	3,440	1.25

- Kings lots are smaller than Annapolis lots across the county border:



**West Kings - East Annapolis Counties - Kingston-Greenwood Influence Area**

- Aylesford to Middleton can be considered as a Kingston-Greenwood Influence Area:



- This area has 5,276 lots.
- Two-thirds of these are in Kings:

<b>Kingston-Greenwood Area Lots</b>		
Community	Number	Mean (sq. m.)
<b>I. Kings County Portion</b>		
Kingston	932	2,089
Greenwood	962	1,664
Kingston North	385	2,045
Aylesford West	345	4,606
Strips	430	5,133
Subtotal	3,054	
Scattered	481	

Scattered	481	
Subtotal	3,535	

- Serviced lots are about 2,000 sq. m.
- Unserviced are about 5,000 sq. m.
- Average lot area (outside scattered) = 2,663 sq. m.
- Lots on the Annapolis side are in the 3,500-5,000 sq. m. range.
- The average is 4,026 sq. m.

<b>Kingston-Greenwood Area Lots</b>		
Community	Number	Mean Area (sq. m.)
II. Annapolis County Portion		
Kingston West	646	3,533
Greenwood West	402	3,900
Strips	481	4,794
Subtotal	1,529	
Scattered	212	
Subtotal	1,741	
Total	5,276	

### **Kings County Post-1979 Table of Contents**

- [Kings County Post-1979 Study Area](#)
- [Towns and Class 4 Areas](#)
- [Developed Urban Area](#)
- [Post-1979 Lot Creation](#)
- [Post-1979 Rural Lots](#)

### **Kings County Post-1979 Study Area**

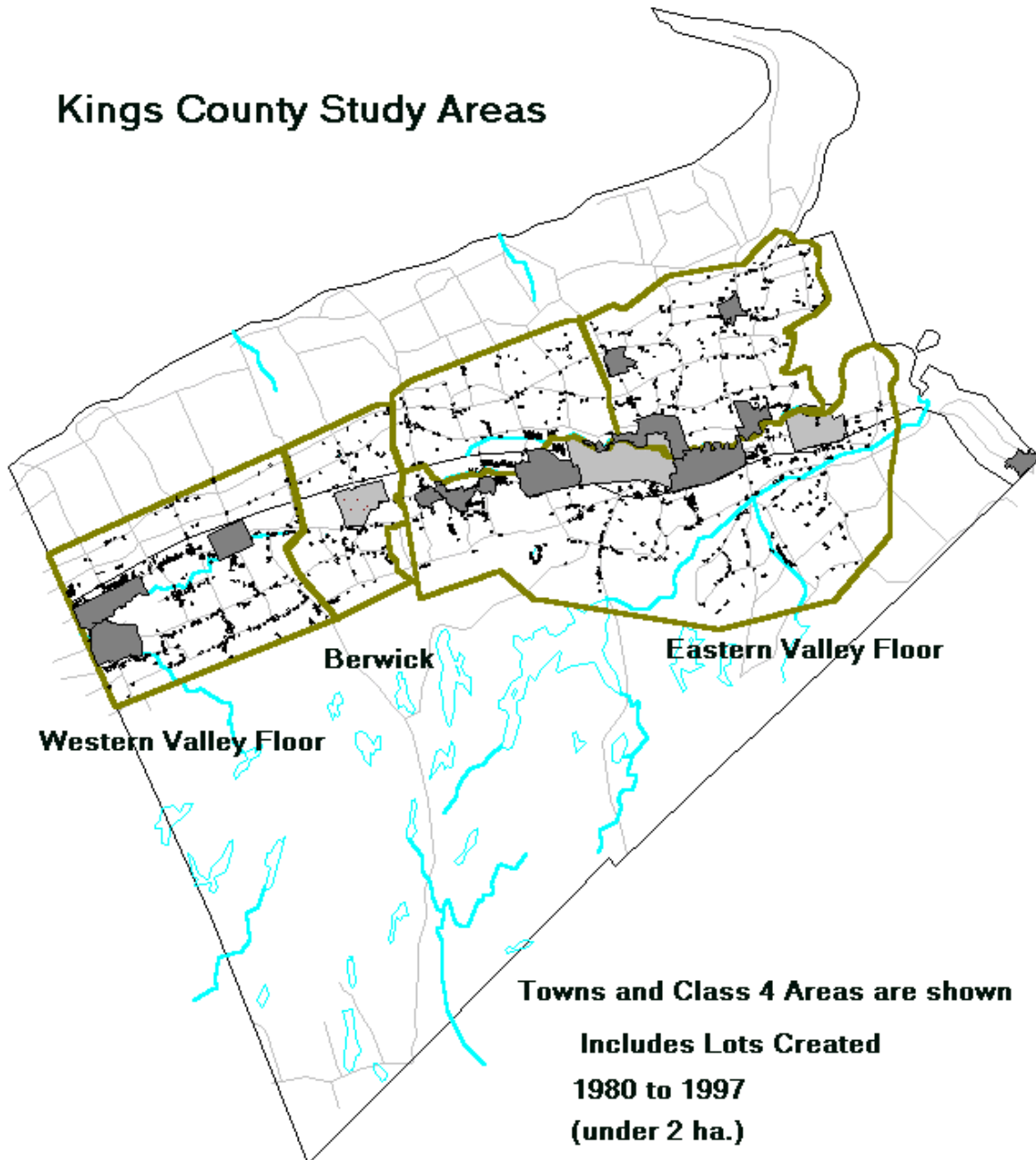
- Kings adopted municipal planning controls in 1979.
- What has been development pattern since?

- How many lots were created in rural and largely agricultural areas?

### Study Area Defined

- 3 study areas:
  - Eastern Valley Floor
  - Berwick Area
  - Western Valley Floor

## Kings County Study Areas





### Kings County Post-1979 Towns and Class 4 Areas

- Class 4 Areas are urban growth areas outside of incorporated towns.

<b>Eastern Valley Floor</b>	<b>Berwick Area</b>	<b>Western Valley Floor</b>
<ul style="list-style-type: none"> <li>• Town of Wolfville</li> <li>• Town of Kentville</li> <li>• Coldbrook</li> <li>• North Kentville</li> <li>• New Minas</li> <li>• Canning</li> <li>• Centreville</li> <li>• Cambridge</li> <li>• Waterville</li> <li>• Port Williams</li> </ul>	<ul style="list-style-type: none"> <li>• Town of Berwick</li> </ul>	<ul style="list-style-type: none"> <li>• Aylesford</li> <li>• Kingston</li> <li>• Greenwood</li> </ul>

### Kings County Post-1979 Developed Urban Area

- Towns and Class 4 Areas cover 86 sq. km.
- Lots under 2 hectares occupy 26 sq. km. (30 percent)
- Larger lots may have industrial and institutional uses.

<b>Kings County Towns/Class 4 Areas</b>				
- All Lots to 1997 under 2 ha.				
Town/ Class 4 Area	Total Number Lots	Total lots Area (sq. km.)	Total Area	Lots as % Total Area
Kentville	2,374	4.14	17.23	24.03%
Wolfville	1,416	2.64	7.01	37.66%
Coldbrook	867	2.14	8.73	24.51%
North Kentville	1,252	2.26	6.71	33.68%
New Minas	1,412	2.99	9.71	30.79%
Canning	323	0.79	1.89	41.80%
Centreville	463	0.93	2.37	39.24%
Cambridge	186	0.69	3.52	19.60%
Waterville	315	0.78	1.60	48.75%
Port Williams	384	1.00	3.27	30.58%

East	8,992	18.36	62.04	29.59%
Berwick	996	2.32	6.13	37.85%
Aylesford	464	1.26	4.23	29.79%
Kingston	932	1.95	6.57	29.68%
Greenwood	962	1.60	7.37	21.71%
West	3,354	7.13	24.30	29.34%
Total	12,346	25.49	86.34	29.52%

### Kings County Post-1979 Lot Creation

- 4,359 new lots in towns and Class 4 areas 1980 to end-1997
- lots covered 10 sq. km. out of total urban area of 86 sq. km.

<b>Kinas Countv Towns/Class 4 Areas 1980-97 Lots</b>			
Town/ Class 4 Area	1980-97 Number	1980-97 Lots Area (sq. km.)	Total Area (sq. Km.)
Kentville	668	1.48	17.23
Wolfville	326	0.75	7.01
Coldbrook	471	0.89	8.73
North Kentville	474	0.82	6.71
New Minas	441	0.98	9.71
Canning	87	0.18	1.89
Centreville	282	0.54	2.37
Cambridge	89	0.31	3.52
Waterville	88	0.24	1.60
Port Williams	176	0.51	3.27
East	3,102	6.70	62.04
Aylesford	105	0.35	4.23
Kingston	280	0.54	6.57
Greenwood	412	0.72	7.37

West	797	1.61	18.17
Berwick	460	1.46	6.13
Total	4,359	9.77	86.34

### Kings County Post-1979 Rural Lots

- 3 study areas had 7,086 lots created
- 39 percent of these were outside towns and Class 4 growth areas
- these occupied 2 percent of the rural area
- percentages of all 1980-end 1997 lots in rural area:
  - East - 35.20%
  - Berwick Area - 14.97%
  - West - 54.66%

<b>Kings County Study Areas 1980-97 Lots</b>				
Valley Floor	Number	Lots	Study	Percent
Study Area	New Lots	Total Area	Area Size	Study Area
	1980-97	(sq. km.)	(sq. km.)	
Eastern Towns	994	2.22	24.24	9.16%
Eastern Class 4's	2,108	4.47	37.80	11.83%
Eastern Urban	3,102	6.69	62.04	10.78%
Eastern Rural	1,685	9.52	513.66	1.85%
Eastern Total	4,787	16.21	575.70	2.82%
Town of Berwick	460	1.46	6.13	23.87%
Berwick Area Rural	81	0.45	70.31	0.64%
Berwick Area Total	541	1.91	76.44	2.50%
Western Class 4's	797	1.61	18.17	8.86%
Western Rural	961	4.65	152.53	3.05%
Western Total	1,758	6.26	170.70	3.67%
Urban Areas Total	4,359	9.76	86.34	11.31%
Rural Areas Total	2,727	14.62	736.50	1.99%
Overall Total	7,086	24.39	822.84	2.96%

## **Kings Agricultural Fields Overview Table of Contents**

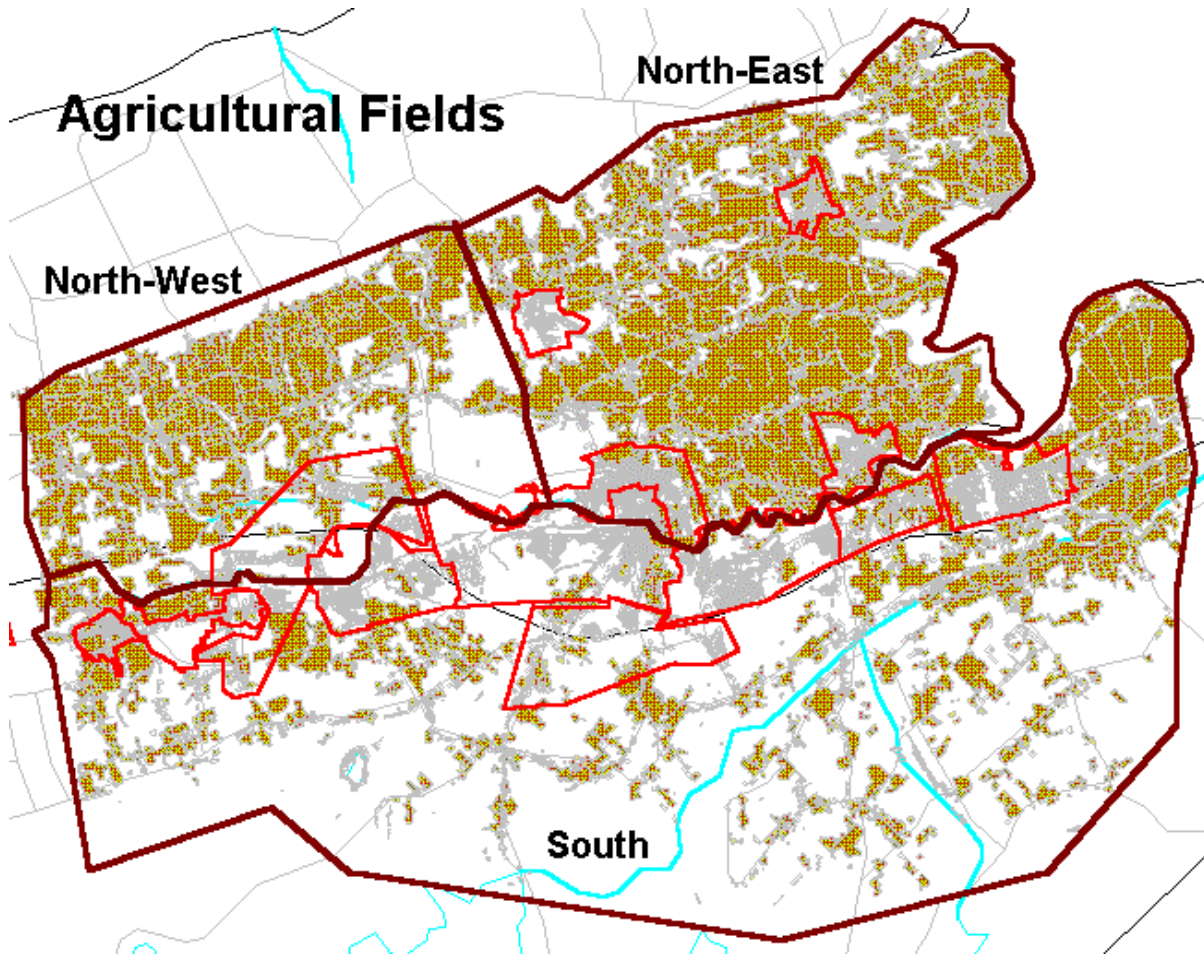
- [Kings Agricultural Fields Overview Introduction](#)
- [Kings Agricultural Fields Overview 1](#)
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### **Kings Agricultural Fields Overview Introduction**

- In Eastern Kings Study Area:
- Are there potential residential-agricultural land use conflicts?
- Agricultural fields are mapped by Dept. of Agric. and Marketing.
- Residential lots development are mapped in UDIRA project:
  - urban and leapfrog
  - medium and high density strip
  - scattered
- Following pages compare the two distributions.

### **Kings Agricultural Fields Overview 1**

- 211 sq. km. of agricultural fields in Eastern Kings Valley Floor Study Area.



- The northeast area has the greatest concentration of fields.
- (90 sq. km.; 61 percent of land area)
- Half of the south region's fields are in its northeast corner.

Area	Total Land Area (sq. km.)	Total Fields Area (sq. km.)	Percent of Fields Area	Percent of Land Area
South of Cornwallis River	329.3	70.8	33.5%	21.5%
North-west of River	99.6	50.5	23.9%	50.7%
North-east of River	146.8	89.8	42.5%	61.2%
<b>Total</b>	<b>575.7</b>	<b>211.1</b>	<b>100.0%</b>	<b>36.7%</b>

- Average fields size in northeast is almost twice that in south.
- (.17 sq. km. vs. .09 sq. km.)

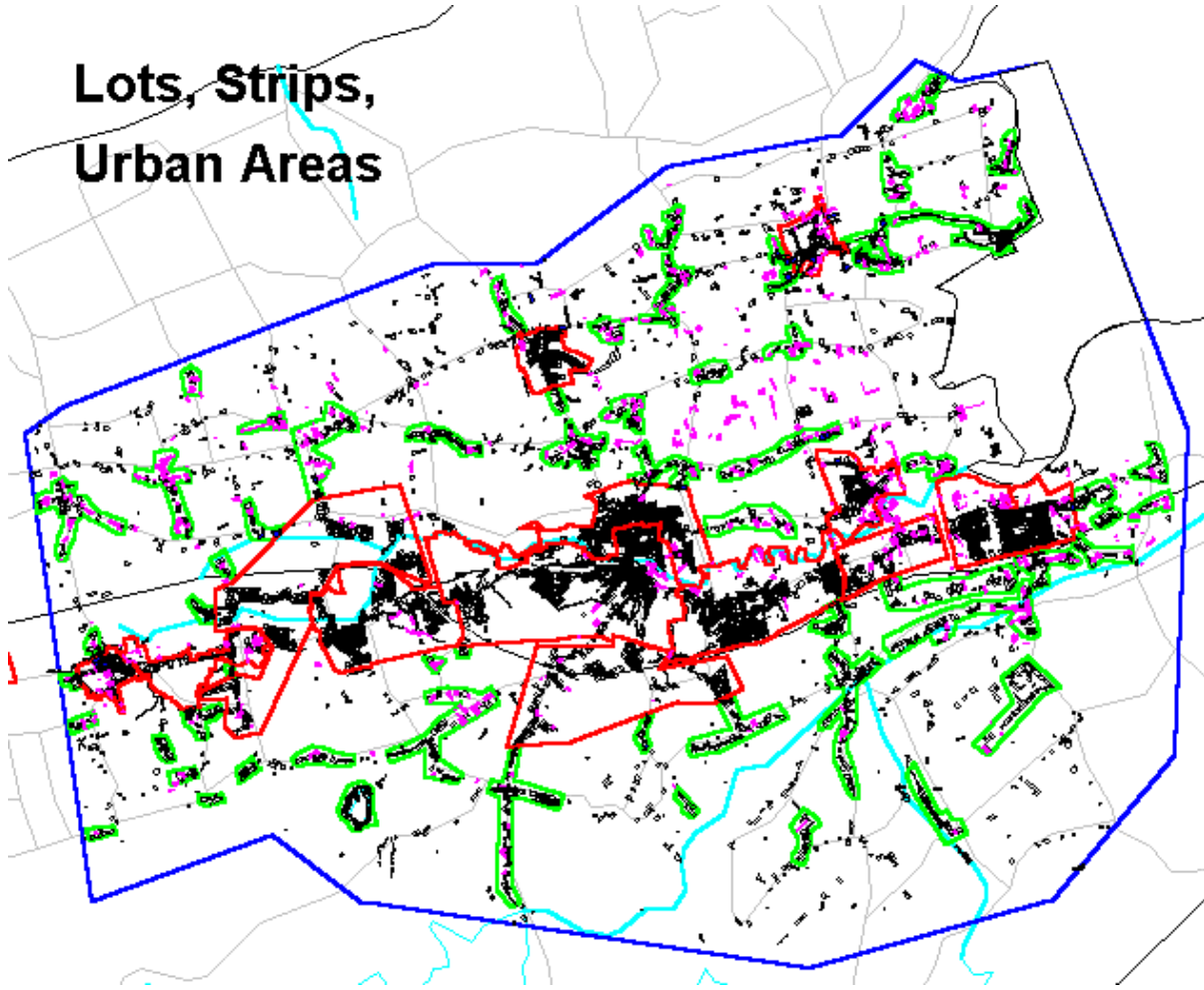
- South has pattern of many small, fragmented fields.

<b>Eastern Kings - Valley Floor Study Area Overview of Agricultural Fields</b>				
Area	Total	Number of	Percent of	Average
	Fields Area	Fields	Fields	Field Area
	(sq. km.)			(sq. km.)
South of Cornwallis River	70.8	783	45.2%	0.09
North-west of River	50.5	411	23.7%	0.12
North-east of River	89.8	540	31.1%	0.17
Total	211.1	1734	100.0%	0.12

### **Kings Agricultural Fields Overview 2**

- Canning and Centreville are the only urban and leapfrog areas located off the central Valley corridor.

## Lots, Strips, Urban Areas



- 8 percent of the study area is covered with "urban" sized lots)
- (44 sq. km.)
- Over half the area of lots and 70 percent of their number are urban or "leapfrog"

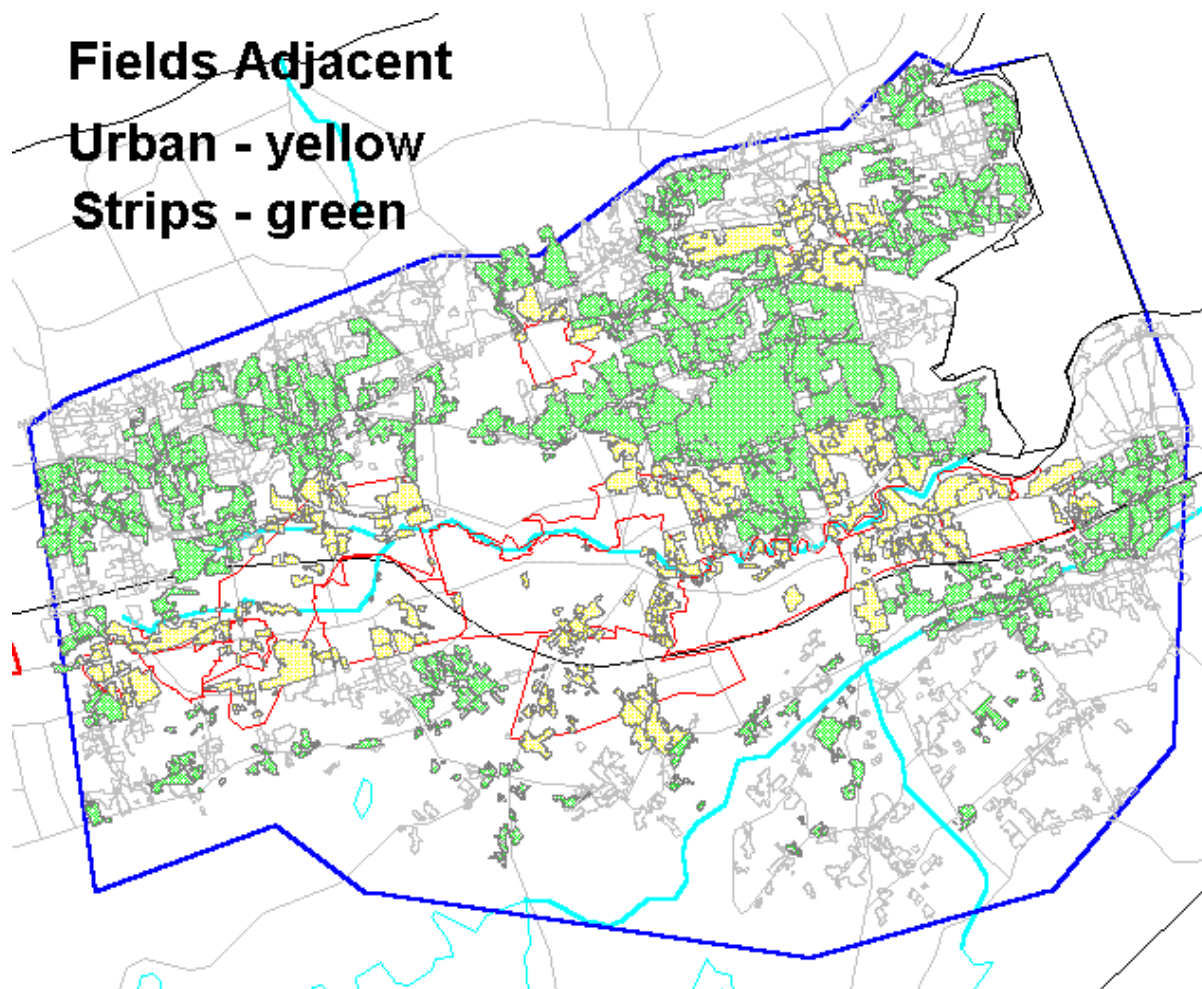
<b>Eastern Kinas - Valle Floor Study Area Agricultural Fields and Lots</b>				
Description	Total Area (sq. km.)	Percent Study Area	Number Lots	Percent Study Area
Total Urban and Leapfrog	23.3	4.0%	10,262	70.8%
Lots in strip development	12.6	2.2%	2,658	18.3%
Scattered lots	8.2	1.4%	1,583	10.9%
Total lots under 2 ha.	44.1	7.7%	14,503	100.0%
(Lots overlap with agric.	7.2	1.3%	1,187	8.2%

flds.)				
Study Area	575.7	100.0%		

- 8 percent of all lots overlap with agricultural fields.

### Kings Agricultural Fields Overview 3

- Fields adjacent to lots under 2 ha. were selected.
- Adjacent to town, Class 4, in-depth development area in yellow
- Adjacent to medium or high density strip development in green



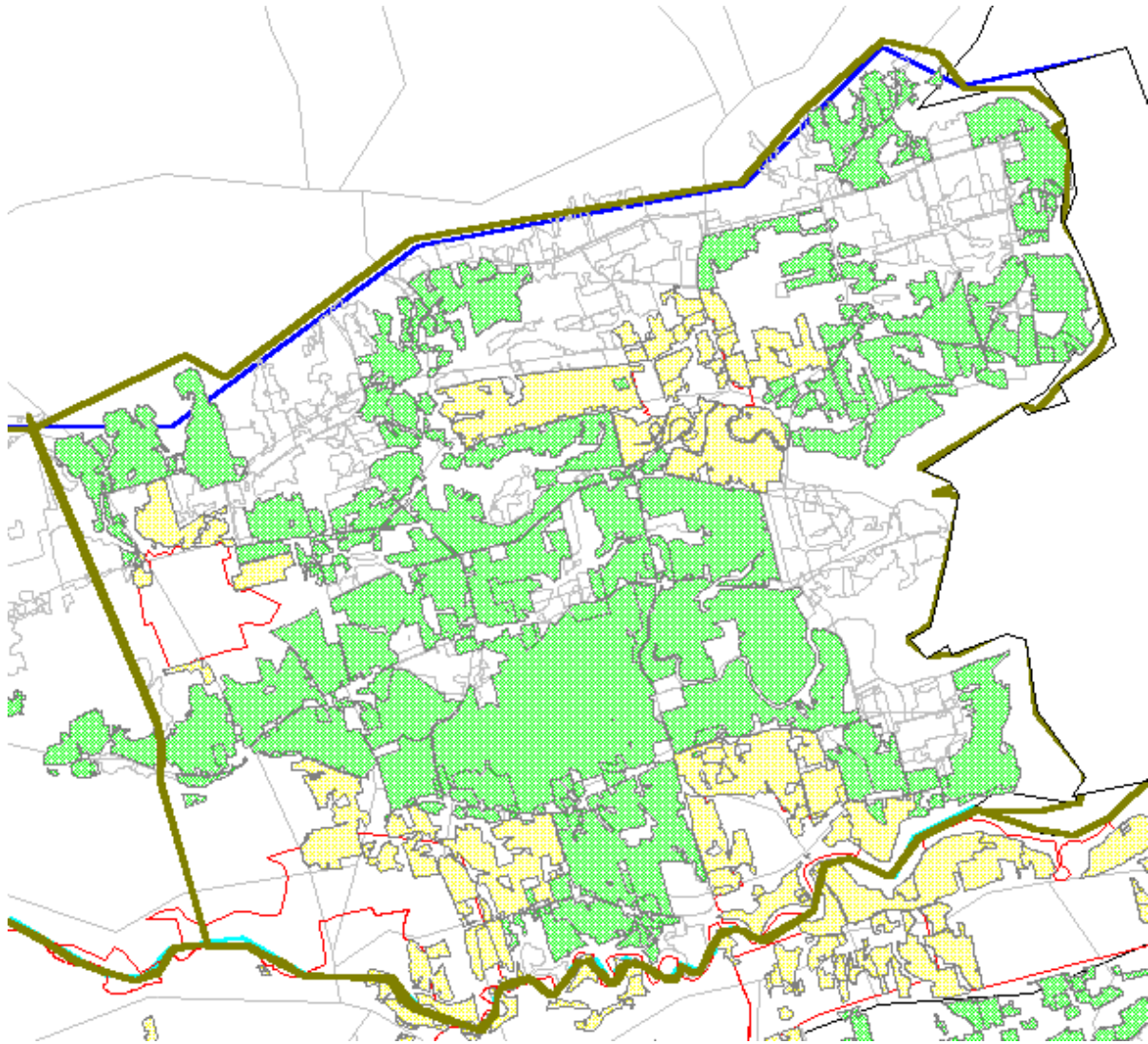
- 20 percent of fields area adjacent to urban
- another 70 percent adjacent to strips
- only 50 percent of field number adjacent to either
- preponderance of adjacent fields are larger ones



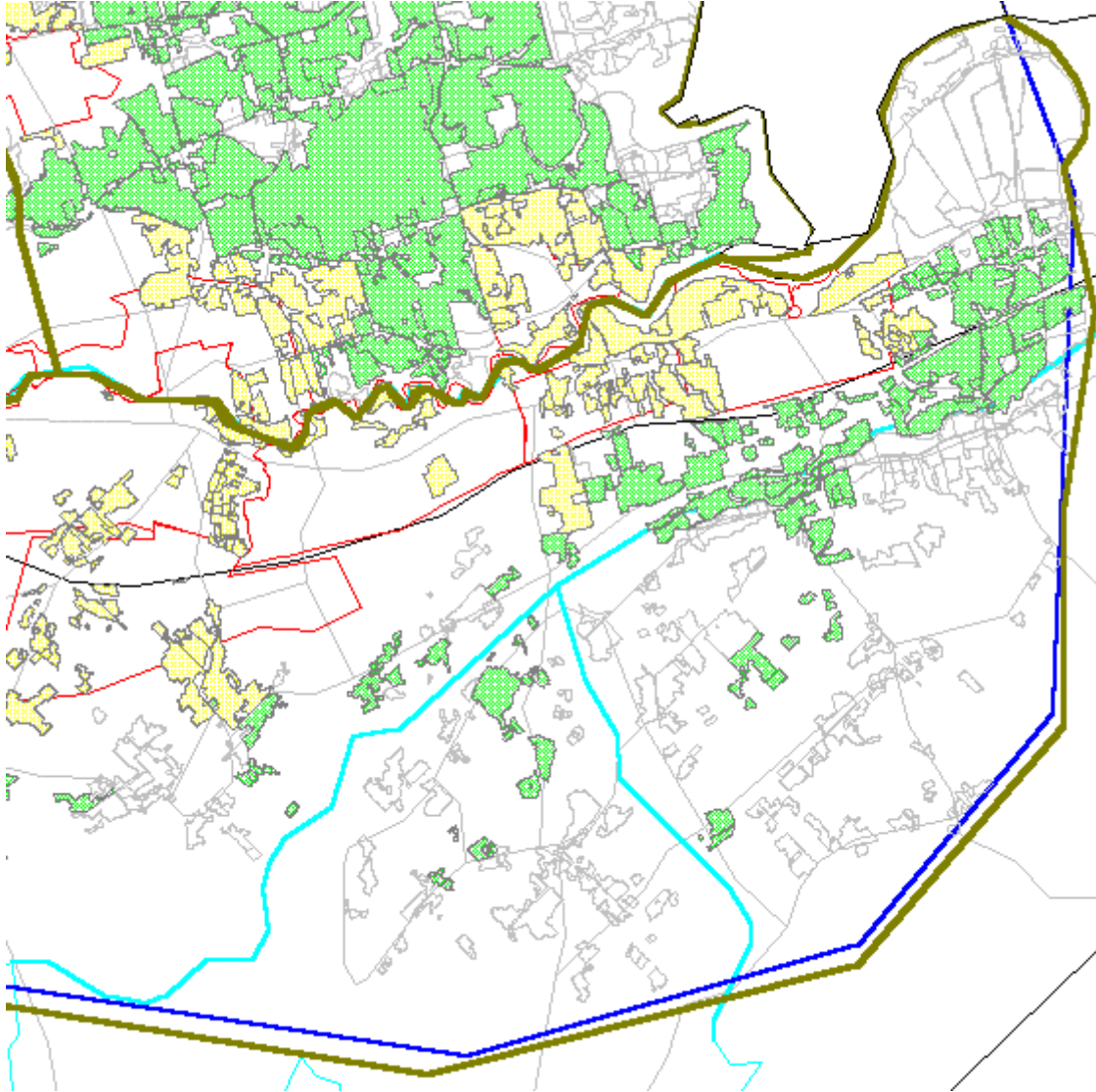
<b>Eastern Kings - Valley Floor Study Area - Adjacent Agricultural Fields</b>				
Description	Total Area	% of Study	Number	% of Study
	(sq. km.)	Area Flds.	Fields	Area Flds.
Total flds. in or adj. urb. (town, CI4, in-depth)	45	21.2%	308	17.7%
Total fields adj. strip dev.	150.1	70.8%	563	32.4%
Total Adj. urban and strip dev.	195.1	92.1%	871	50.2%
All agricultural fields	211.9		1736	

#### **Kings Agricultural Fields Overview 4**

- The largest concentration of adjacent fields is in the northeast

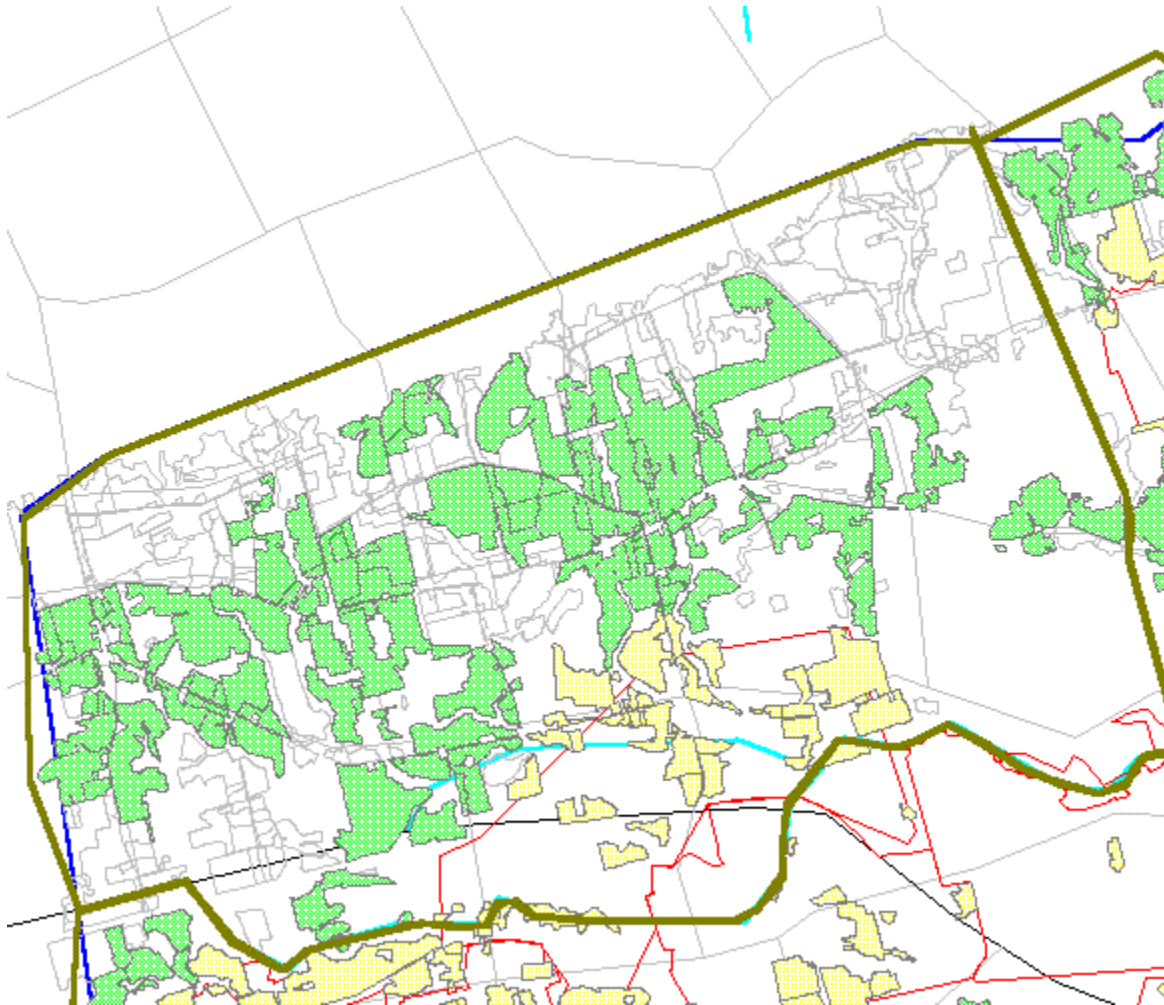


- The southeast has a pattern of smaller, more fragmented adjacent fields.

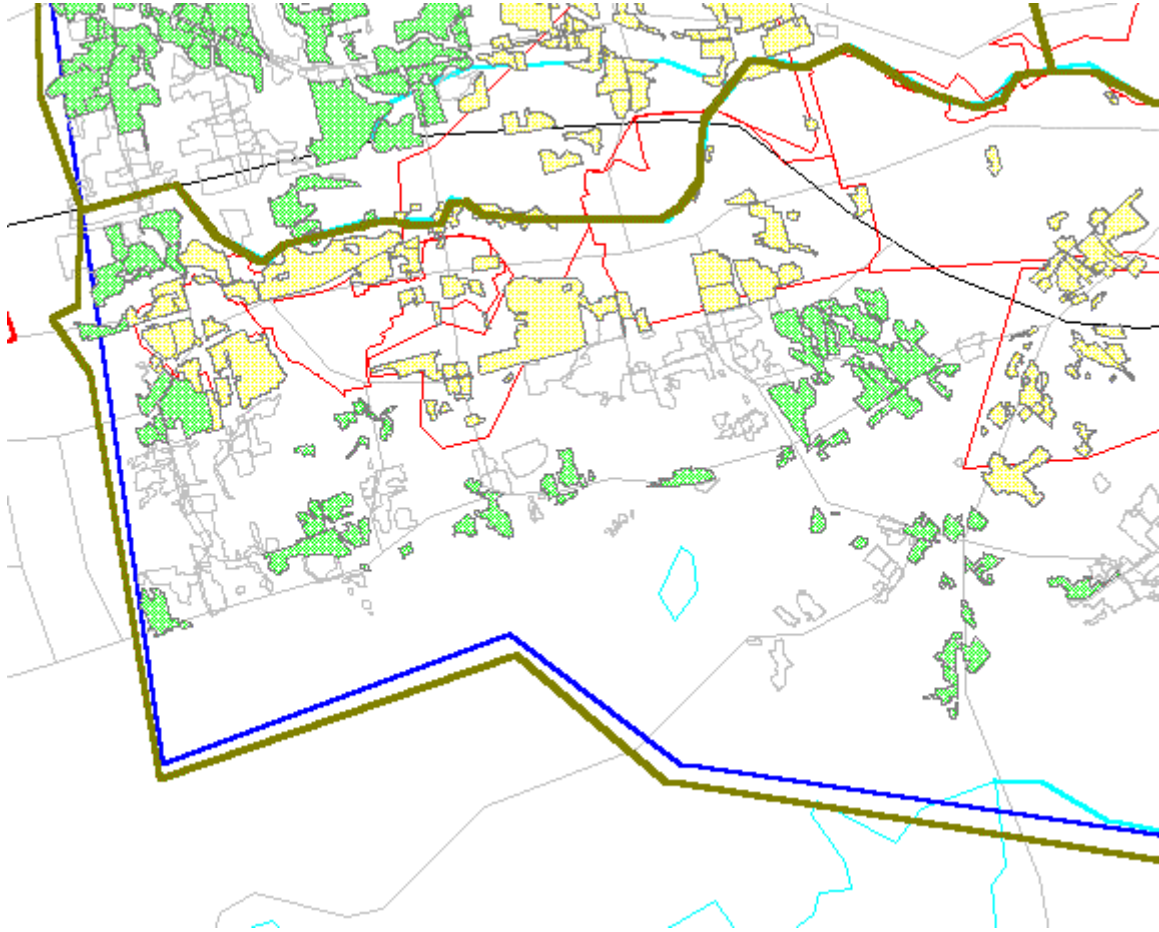


### **Kings Agricultural Fields Overview 5**

- The northwest concentration of adjacent fields is greater than core of southeast, less than northeast.

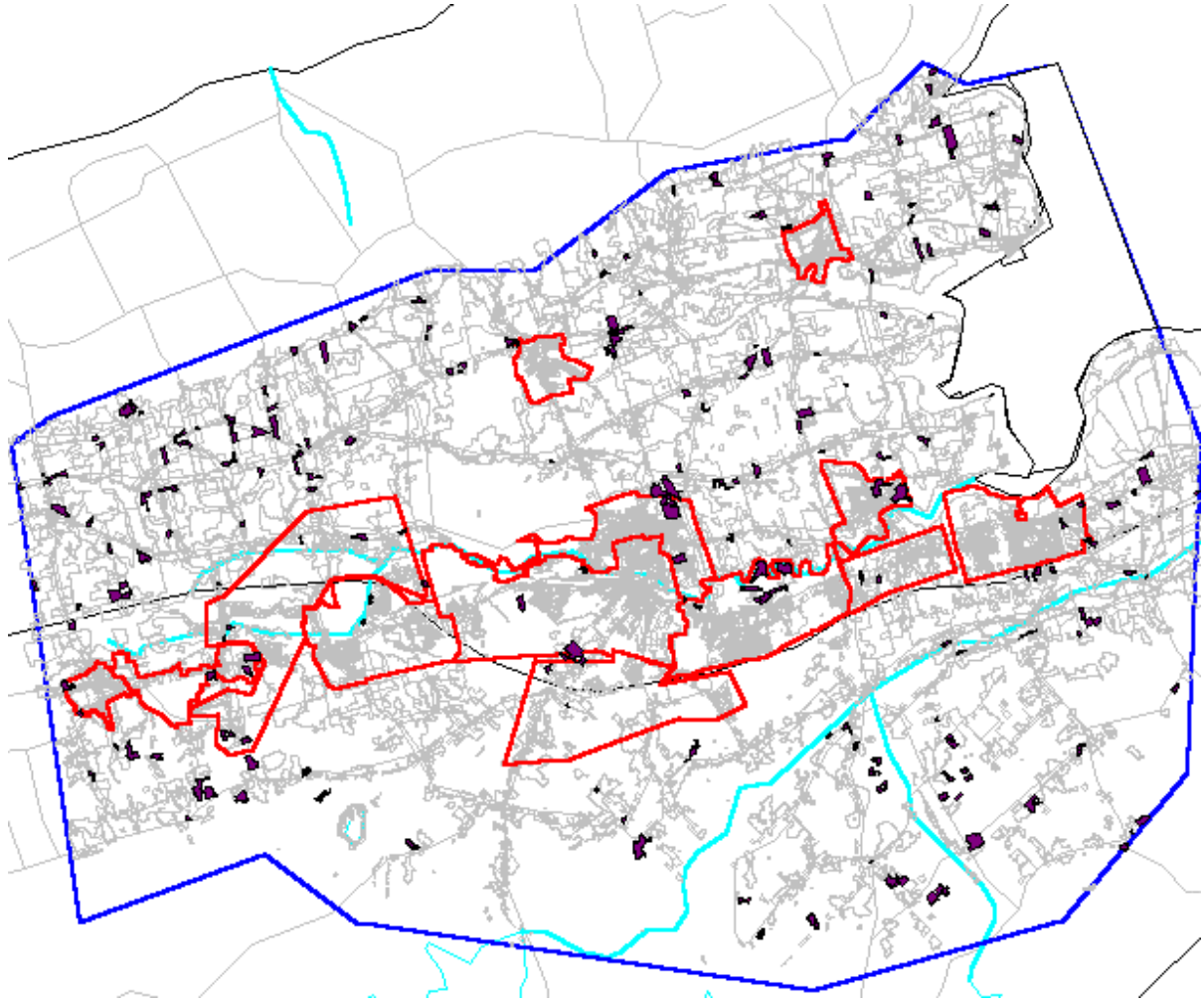


- Finally, the southwest has small, fragmented adjacent fields.



### **Kings Agricultural Fields Overview 6**

- 225 inactive fields; 13 percent of all fields
- 7.4 sq. km.; 4 percent of total fields area
- distribution is scattered



- Some larger inactive fields are in urban areas.

