

Detailed Policy Analysis

The Land Division Policies of the County Official Plan (Section 6.5.3) include criteria for consent applications. The proposal conforms to the criteria as follows

- i) The severed and retained lots will front on an existing road allowance which is opened and maintained on a year-round basis.
- ii) No new buildings / structures are proposed at this time. Should a residential use be introduced on the severed parcel, servicing will be private water and sewer.
- iii) Bruce Road 23 is a County Rural Arterial Road. The Bruce County Transportation and Environmental Services Department has reviewed the application and has no objection to the proposal.
- iv) Does not apply, refers to County Collector Roads.
- v) Does not apply, refers to Provincial Highways.
- vi) The proposed consent conforms with the land use designation and policies of the County Plan and the Zoning By-law.
- vii) The severed and retained lots are of acceptable size and dimension for the intended use; and are not premature in regard to the public interest; and have regard to the natural environment.
- viii) The watercourse is an environmental constraint. However, no new buildings/ structures are proposed and there is no adverse impact to the existing/proposed agricultural use. The SVCA finds the application acceptable.
- ix) On the granting of consent, conditions will be imposed for the applicant to fulfill.
- x) The application represents an orderly and efficient use of land, and its approval will not hinder development / redevelopment of the retained lands in accordance with the provisions of the Agricultural zone.
- xi) Does not apply - refers to land acquisition or land disposals by the Ministry of Natural Resources, Conservation Authorities, or the County.
- xii) Does not apply - refers to the Bruce Trail Association.
- xiii) Does not apply - refers to recreation of original Township lot fabric.
- xiv) Does not apply - refers to new lots created within 500 m of a sanitary landfill site or Mineral resource Area.