

Per the PPS: New lots shall be limited to the minimum size needed to accommodate the use and appropriate sewage and water services.

The house on the subject property is set back approximately 175m from the county road, and is surrounded by trees to the north and west.

The applicant believes that the proposed severed lot does not impact or reduce the size or use of the remaining agricultural lands which remain workable, and only carve out the residential portion and the surrounding woodlands. A portion of the treed area surrounding the residence is within the SVCA controlled areas.