

## SECTION 26

### CONSENTS

#### 26.1 INTRODUCTION

The granting of severances in Essa Township has historically been a difficult issue. The predominance of farming has led to many requests for farm-related severances. At the same time the proximity of Barrie and Toronto has resulted in pressure for rural lots for urban dwellers. The consequence has been that many areas of the Township, primarily those with little agricultural potential, are split into many lots of 4 hectares or less in size. The majority of these lots are vacant.

The primary objective of this Plan is to preserve the agricultural community in Essa Township. This not only means preventing incompatible uses and preserving good farmland but *it* also means fostering the agricultural nature of the area. The preservation of the farming community means ensuring that farm machinery can still safely move on Township roads. It requires the maintenance of rural hamlets where agricultural goods and services are available. Above all it means minimizing the urbanization of the agricultural area. The policies of this Plan governing the granting of severances are designed to maintain the agricultural and rural community.

#### 26.2 GENERAL POLICIES

26.2.1 It is intended that the creation of new lots shall generally occur by Plan of Subdivision, however, in certain circumstances where a Plan of Subdivision is not necessary for the purpose of orderly development, the creation of a single lot by *consent* is permitted. The creation of more than the retained and severed lot shall generally occur only by Plan of Subdivision.

26.2.2 When considering applications for consent, the *Township* shall be satisfied that the approval of the consent will not contravene:

- the need to protect and preserve prime agricultural land,
- the need to preserve the natural heritage features of the Township,
- the need to restrict development in areas where potential hazards exist,
- the need to minimize the potential pollution of water, land and air,
- the need to assume that the development is not detrimental to the rural nature of the Township,
- the need to minimize the extension of municipal services,
- the Minimum Distance Separation Formulae,
- the prevention of strip development *on grid roads*.

## 26.3 POLICIES APPLICABLE TO ALL DESIGNATIONS

26.3.1 A severance for the purpose of creating a new building lot may be permitted provided that it is in conformity with the following criteria and the other policies of this Section:

- a) The proposed severance must comply with the intent and policies of the Plan;
- b) A registered Plan of Subdivision is not necessary in the public interest;
- c) The lot size and dimensions conform to the requirements of the Zoning By-law;
- d) The proposed lot fronts on a public road maintained year-round by the Municipality;
- e) The lot is in a location where no traffic hazard would be created because of limited sight lines or curves or grades;
- f) It must be established that soil and drainage conditions are suitable to permit the proper siting of buildings and to permit an adequate means of sewage disposal.
- g) The lot to be severed is of sufficient size to support any necessary private water and sewage services.
- h) An area large enough for the proper siting of buildings and sewage disposal system is available outside of a flood plain as identified by the Nottawasaga Valley Conservation Authority.
- i) The proposed severance is in compliance with the Minimum Distance Separation *Formulae* requirements and does not create any conflicts or potential conflicts with the surrounding agricultural uses.
- j) New residential lots created by consent shall have access only from local or collector roads. Direct access to *County* roads is not permitted for any new residential lot created after *June* 30, 1996 except for a farm retirement lot or within a settlement area.
- k) The creation of lots considered to be in filling is permitted where the distance between two existing residences located on the same side of the road is 100 metres or less. The creation of strip or linear development shall be prevented wherever possible.
- l) Consents may be granted for technical reasons such as boundary adjustments, easements, right-of-ways, or other similar purposes that do not result in the creation of a new lot provided the objectives of the Plan are upheld.