## **CONSENT APPLICATION**

North Huron Council March 21, 2016



## **Consent B68/2015**

Owner: Frogstream Holdings Inc. Applicant: Hank Kikkert 85769 Beecroft Line Part Lot 30, Concession 11, East Wawanosh t/w Row, North Huron Township



Creation of a Residential Building Lot

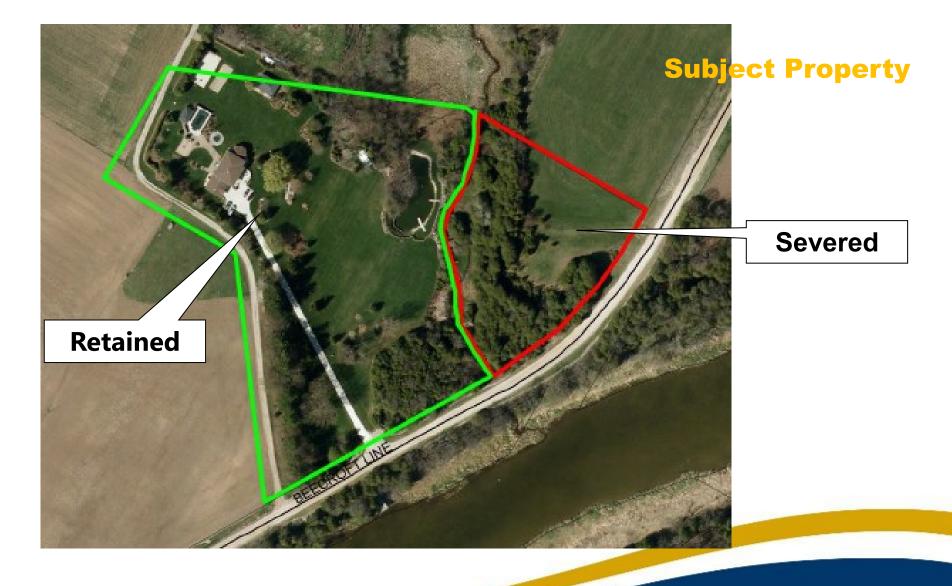
Area Severed: 1.2 ha (3 acres)

Area Retained: 2.23 ha (5.5 acres)

Zoning: NE2 Designated: Natural Environment- Limited Protection and Agriculture

No concerns for Regulated Area or Hazards Lands identified by the Maitland Valley Conservation Authority







## **Applicable Policies**

**Provincial Policy Statement 2014** 

• Section 2.3.4.3 explicitly prohibits the creation of new residential lots in prime agricultural areas unless surplus to a farming operation

Huron County Official Plan

- Section 2.3.7 discourages lot creation in prime agricultural area unless for agricultural purposes, uses directly related to agriculture, or surplus residence to a farming operation
- Huron County is identified as a prime agricultural area in Section 2.3.1, including the subject property
- Application does not comply with the PPS nor County OP



## **Applicable Policies**

North Huron Official Plan

- Designated Natural Environment- Limited Protection and Agriculture
- Consents in Natural Environment are permitted for lot enlargement, minimum lot size of 38 hectares, or eligible for rezoning to permit the construction of a dwelling as per Section 5.3
- Does not meet minimum size nor Section 5.3 policies to permit development in a Limited Protection designation
- Policies for consents in Agriculture state that non-farm rural residential lots will not be allowed
- Application does not conform to North Huron OP nor Section 51 (24) (c) of the Planning Act



- Over 100 properties in North Huron that are 10 acres or less, zoned AG1, AG4 and NE
- A study was done for a previous similar application for the County and the results showed that there were approx.
  9500 rural residential lots that could be created in Huron County
- The increased MDS restriction resulting from these possible lots is approx. 121 000 acres (17% of the County)
- The application was appealed by the Province and Federation of Agriculture and ultimately withdrawn by the applicant

