

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

Subject Property

Severed

Retained



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- The application was appealed by the Province and Federation of Agriculture and ultimately withdrawn by the applicant

Natural Environment, General Agriculture and Agricultural Small Holding Parcels
10 acres or Less in the Township of North Huron



