

Township of Howick Public Meeting Minutes August 15, 2017

A public meeting was held to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act R.S.O 1990, as amended.

All members of Council were present.

Staff members present were Recreation Facilities Manager Kent Brown, Interim Public Works Coordinator Dean Nicholson, Treasurer-Tax Collector Jean Hughes and Clerk Watson.

Reeve Versteeg called the meeting to order.

Concession B, PT Lot 27, RP 22R6058 Part 3 and 4 – Fraser

The proposed zoning permits an accessory storage shed with a height of 7.7m (maximum) and a total floor area (maximum) of 300 m² with a front yard setback (minimum) of 90m. The proposed shed may be built and used for up to 3 years prior to the construction of the main residential dwelling. The -h holding symbol will be removed once Parts 3 and 4 of RP 22R6058 are merged. The lands affected by this zoning by-law amendment are approximately 0.8 hectares and are located within the Village of Wroxeter on Church Street.

Clerk Watson confirmed that notice was given in accordance with the requirements of the Planning Act. Public notice was mailed to the required agencies and property owners on July 20, 2017.

Planner Jennifer Burns with the County of Huron Planning and Development Department presented her report recommending that Zoning By-law Amendment No. 03/17 be modified as follows:

- minimum front yard setback for the accessory storage shed be 90m;
- that a house be built within ten months of the accessory storage shed;

and a resolution be passed under Section 34(17) of the Planning indicating that no further notice of the amended draft by-law is necessary and that the amended draft by-law be approved. Planner Burns and CBO Livingston answered questions regarding the proposed application.

Greg and Casey Fraser, applicants, were in attendance and answered questions regarding the height of the building.

No one spoke in support or in opposition to the proposed application.

The meeting was adjourned at 7:17 pm.

Reeve Art Versteeg

Clerk Carol Watson