Reeve Art Versteeg called the meeting to order at 7:00 p.m.

1. **AGENDA**

   Motion # PL008/12
   Moved: R. Scott Seconded: S. Miller-Cameron

   That the Council of the Corporation of the Township of Howick hereby approves the agenda for the Public Meeting of September 25, 2012, as presented.

   CARRIED.

2. **DECLARATION OF PECUNIARY INTEREST**

   There were no declarations of pecuniary interest.

   Reeve Versteeg stated that the purpose of this Public Meeting of the Council of the Corporation of Howick is to review the following proposed amendments to the Howick Zoning By-Law;

   1. MacEwan Farms, Lot 15, Concession 4, Howick Township
   2. 2319297 Ontario Inc., Pt. Lot 27 & 28, Concession C, Howick Township
   3. Donegan’s Haulage, Lot 38 & 39, Concession B, Howick Township
   4. Donegan’s Haulage, Lot 19 & 20, Concession C, Howick Township

   and the following proposed amendments to the Official Plan;

   1. Official Plan Amendment No. 7, Lot 38 & 39, Concession B, Howick Township
   2. Official Plan Amendment No. 8, Lot 19 & 20, Concession C, Howick Township

   and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the applications.

   The Reeve noted that Council will not make decisions on the applications at this Public Meeting. Based on the recommendations and information received at this Public Meeting amending by-laws will be presented for approval at a future Council meeting.

   He advised that a Public Registry is located on the table by the door for each planning application, and that if any member of the public would like to be notified in writing of the decision on any of the applications they are to provide their name and mailing address on the appropriate registry. He also advised that the registry must be signed if any individual wishes to maintain the right to appeal the decision.
3. REPORTS

3.1 Zoning Amendment – MacEwan Farms Ltd., 88321 Toll Gate Road, Gorrie, Lot 15, Concession 4, Township of Howick

Planner Sally McMullen presented her report on this application noting that the purpose of this amendment is to change the zone on a portion of land from AG1 (General Agriculture) to AG3 (Agriculture Commercial –Industrial). The property is 40 hectares and the area to be amended is 6.3 hectares.

One written comment from the public, received today, stated a concern regarding the condition of the roads and the affect the traffic to and from this location is having on the infrastructure, but did not object to the rezoning of the property.

The application poses no risk related to natural heritage or natural hazards and the Maitland Valley Conservation Authority (MVCA) does not object to the zone change.

Gamsby and Mannerow (P. Eng) conducted an assessment of land compatibility through the use of MOE Guideline D-6, including site visit in May 2012. The land compatibility study is supportive of the development and therefore the zone amendment.

Planner Sally McMullen recommends approval of this zoning amendment application.

Reeve Versteeg requested comments from Council, the applicant and the public.

There were no questions, objections or comments from Council, the applicant or from members of the public at this time.

3.2 Zoning Amendment – 2319297 Ontario Inc., 43738 Amberley Road, Wroxeter, Pt Lot 27 & 28, Concession C, Township of Howick

Planner Sally McMullen presented her report on this application noting that the purpose of this amendment is to change the zone on a portion of land from NE2 to C4, thus enlarging the total area covered by the C4 zone. The proposed C4 zone would exclude a vegetated 15m buffer along both sides of the water course.

The subject parcel is approximately 13 hectares and has been the site of various salvage yard businesses over the years. The new owner proposes to redevelop the property into a modern automobile and metal recycling facility.

No comments or objections have been received from the public.

MVCA has deemed that a 15m wide buffer must be maintained and allowed to naturalize along the municipal drain. The MVCA also recommend that the owner develop a lot grading and drainage plan, as well as a spills action plan. The MVCA recommend that an Environment Impact Study is not necessary provided the above recommendations are met.

The Huron County Forest Conservation Officer has commented noting that the stand of trees at the northeast corner of the property do not constitute a significant woodlot, and that most of the trees in this area
are contained within the 15m buffer for the municipal drain and will therefore remain within a Natural Environment Zone.

Planner Sally McMullen recommends approval of this zoning amendment application.

Reeve Versteeg requested comments from Council, the applicant and the public.

Representing the applicant Mr. Frank Rattasid reviewed the nature of the proposed recycling business and provided Council with photos of the property and proposed reorganization and clean up of the property.

Mr. Roger Drudge commented that during past flooding events old tires and debris were swept downstream and deposited on neighbouring properties. He noted that for this reason the 45’ buffer along the creek is critical.

There were no other questions, objections or comments from Council, the applicant or from members of the public at this time.

3.3 Official Plan Amendment & Zoning Amendment – Donegan’s Haulage Ltd., Howick Pit, 43454 C Line Road, Lot 38 & 39, Township of Howick

Planner Sally McMullen reviewed her report for the Official Plan Amendment No. 7 and the corresponding zoning by-law amendment for this property, known as the Howick Pit.

The total area of the property is 38.4 hectares. The area to be re-designated in the Official Plan from Agriculture to Extractive Resources is 27.03 hectares and is indicated on Figure 1. The area to be re-zoned from AG1 (General Agriculture) to ER1 (Extractive Resources) is 38.1 hectares and indicated on Figure 2. These areas correspond to the area subject to a Class A Pit License, which is currently under review by the Ontario Ministry of Natural Resources.

The Ministry of Natural Resources has confirmed that license applications are complete and currently being reviewed. Land use designation and zoning for extraction are required criteria to obtain an approval on the license application.

The Operations Plan/Rehabilitation Plan has been reviewed however revisions were required to include confirmation of buffers, a spills contingency plan and monitoring plans. The Planning Department is awaiting copies of the revised plans as well as comments from MVCA.

The Environmental Impact Study has been submitted and reviewed by MVCA. The scope of the study and methodology were deemed unacceptable, and as such the required revisions to the study are currently under review, final comments have not yet been received.

The Hydrogeological Study was received and reviewed by MVCA, however, the methodology was not acceptable. Report revisions are currently being reviewed, the Planning Department is awaiting final comments on the revised study.

A joint study was conducted for the Howick Pit and the Drudge Pit. There is a Johnston Line redevelopment plan and agreement in process at this time.

A Noise Study was not required as the neighbouring dwellings are further than 150m from the area of extrication.
Ms. McMullen’s recommendation is to defer a decision on O.P. Amendment No. 7 and the corresponding zoning amendment until all of the required information has been received and reviewed by the appropriate agency.

There have been no verbal or written comments or objections raised by the public at the time this report was written.

Reeve Versteeg requested comments from Council, the applicant and the public. There were no questions, comments or objections from Council, the applicant or from members of the public at this time.

3.4 Official Plan Amendment & Zoning Amendment – Donegan’s Haulage Ltd., Drudge Pit, Lot 19 & 20, Concession C, Township of Howick

Planner Sally McMullen reviewed her report on the above noted planning applications.

The total area of the property is 34.4 hectares. The area to be re-designated in the Official Plan from Agriculture to Extractive Resources is approximately 11.46 hectares and is indicated on Figure 1. The area to be re-zoned from AG1 (General Agriculture) to ER1 (Extractive Resources) is approximately 34.4 hectares and indicated on Figure 2. These areas correspond to the area subject to a Class A Pit License, which is currently under review by the Ontario Ministry of Natural Resources.

The MNR is currently reviewing the license applications. The Operations Plan/Rehabilitation Plan, Environmental Impact Study and Hydrogeological Study have required revisions as for the Howick Pit, and final comments on the revisions have not yet been received from the appropriate agencies.

There have been no verbal or written comments or objections raised by the public at the time of writing this report.

Reeve Versteeg asked for questions or objections from Council. Council asked why the extrication is stopped at 1.6m above water level. Mr. Donegan noted that this is to comply with MNR regulations in order to protect ground water. Ms. McMullen noted that there is a more complicated licensing process if extrication closer than 1.5 m to the water will be carried out. It was noted that the monitoring wells are closely monitored and data from the wells is sent to MVCA regularly for enforcement of the regulations.

Reeve Versteeg asked for comments from the applicant, at which time Mr. Scott Patterson, the applicant on behalf of Donegan’s Haulage, thanked Sally McMullen for her thorough report.

Reeve Versteeg asked for comments, concerns and objections from the public. Pauline Raycraft noted that her well was not located on the map, and also questioned if the distance of 150m from her dwelling to the operations of the gravel pit will be adequate. It was noted that the Ministry of the Environment established the 150m distance to be maintained between a dwelling and the area of extraction. Detailed plans regarding this regulation are part of the licensing process, monitored and measured regularly by the MNR.

There were no further questions, comments or objections from Council, the applicant or members of the public.

Ms. McMullen’s recommendation is to defer a decision on O.P. Amendment No. 7 and the corresponding zoning amendment until all of
the required information has been received and reviewed by the appropriate agency. It was noted that this information should be forthcoming within a month or two.

Planner Sally McMullen advised that if these decisions are deferred there is no requirement of another Public Meeting under the Planning Act.

Reeve Versteeg thanked Ms. McMullen for the informative and thorough reports. He also thanked members of the public for attending.

4. ADJOURNMENT

Motion # PL009/12
Moved: L. Henhoeffer                      Seconded: S. Miller-Cameron

That the Public Meeting of September 25, 2012 is hereby closed at 8:00 p.m.

CARRIED.

REEVE – Art Versteeg                      CLERK – Genevieve Scharback