

Township of Howick Public Meeting Minutes January 19, 2021

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

All members of Council were present.

Reeve Harding called the meeting to order.

43709 River Road (Concession 8, N Part Lot 1 and N Part Lot 2)

The purpose of the proposed zoning by-law amendment is to replace the existing AG4-8 zone provisions to permit both the sale of motor vehicles and related accessories as a secondary component to a motor vehicle repair shop and the sale of firearms, ammunition and related accessories as a home industry. No new buildings are proposed at this time and the zoning will restrict all retail sales related to home industries on the property to a maximum of 546 square metres. The zoning by-law amendment will also clean up some of the inaccurate mapping on the property as the existing house area is currently zoned NE1 and is proposed to be rezoned to AG4-8.

Clerk Watson confirmed that notice was given in accordance with the requirements of the Planning Act. Notice was mailed to the required agencies and property owners on December 18, 2020.

Planner Jennifer Burns with the County of Huron Planning and Development Department presented her report recommending Council pass an amending zoning by-law.

Owner/Applicant Richard Pepler was in attendance.

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

1002 Brussels Line (Concession A, N Part Lot 26)

The purpose of the proposed zoning by-law amendment is to allow for the construction of a single detached dwelling on the retained lands and to amend the current OS1 (Open Space- Hazard Land) zone boundary to follow the existing woodlands and Howick Official Plan Natural Environment Designation. This zoning by-law amendment will also replace the existing special provisions which were in place to ensure the future orderly development of the parcel and include one provision recognizing the rear yard setback to be 1m from the rear zone boundary line. This zoning by-law amendment is a condition of severance application C20/20.

Clerk Watson confirmed that notice was given in accordance with the requirements of the Planning Act. Notice was mailed to the required agencies and property owners on December 18, 2020.

Planner Jennifer Burns presented her report recommending Council pass an amending zoning by-law.

Owners/Applicants Andrea and Larry Ruttan were in attendance.

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

The meeting was adjourned at 7:20 pm.

Reeve Doug Harding

Clerk Carol Watson