

## **Township of Howick Public Meeting Minutes July 18, 2017**

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.

Staff members present were Interim Public Works Coordinator Nicholson and Clerk Watson.

Reeve Versteeg called the meeting to order.

### **Concession B, PT Lot 27, Part 7 of RP 22R6058 – DeVries**

The purpose of the proposed zoning by-law amendment is to change the zoning on Concession B, Part Lot 27, Part 7 of RP 22R6058 in the Township of Howick from VR1 (Village Residential Low Density) to VR1-22 (Village Residential Low Density – Special Provisions). The proposed zoning allows for an increased area and height for a detached garage (maximum height of 6.8m, maximum total floor area of 113 m<sup>2</sup>), a mobile catering business as a home occupation, with the storage of related equipment in the detached accessory garage and temporary permission to allow the garage to be built and used before the main building. The lands affected by this zoning by-law amendment are approximately .23 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 June 27, 2017.

Planner Jennifer Burns with the County of Huron Planning and Development Department presented her report recommending that Zoning By-law Amendment No. 02/17 be deferred to allow the applicant more time to address the concerns raised by neighbours.

Mr. DeVries, applicant, was in attendance and answered questions regarding the weeping bed, increase in traffic and parking and advised that the house would be built same time as shed.

Bill Atton, owner of subject property, spoke in support of the application.

Julie McKercher, on behalf of herself and her husband John, spoke in opposition of the application for the following reasons: effect on property value; increased traffic; parking for employees; obstructed view; building garage before the house and location of septic system.

Mr. DeVries was asked if he had considered making the shed smaller. He advised that he needs a 12' 6" door to get his trailer in.

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

The purpose of the proposed zoning by-law amendment is to change the zoning on Concession B, Part Lot 27, RP 22R6058 Part 3 and 4 in the Township of Howick from VR1 (Village Residential Low Density) to VR1-23-h (Village Residential Low Density – Special Provisions).

The proposed zoning permits an accessory storage shed with a height of 7.7m (maximum) and a total floor area (maximum) of 300 m<sup>2</sup>; 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.

Planner Burns presented her report recommending that Zoning By-law Amendment No. 03/17 be deferred to allow the applicant more time to address the concerns raised by neighbours and for staff time to comment. It was also recommend that the application be deferred to recirculate with the correct map in the notice of public meeting.

Planner Burns explained the purpose of Howick receiving the one foot by one foot piece of the front south corner of Part 4, Concession B, Part Lot 27 RP 22R6058 in Wroxeter so that Parts 3 and 4 merge into a single lot.

Greg Fraser, applicant, was in attendance and spoke in support on his application and advised why he needs a 14' door.

Bill Atton, owner of subject property, spoke in support of the application.

Doug Spence spoke in opposition to the application stating that the size of the garage was inappropriate for a village setting and would have a detrimental impact to the adjacent residential properties.

Greg Fraser advised that he would like to build the shed and house within 6 weeks of each other and stated he would consider making the parking area smaller.

The meeting was adjourned at 7:55 pm.

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Reeve Art Versteeg

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Clerk Carol Watson