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.

3062 Patrick Street, Fordwich (Lot 7 Pt Lot 8, Plan 243) – Wells/Bauman

This application proposes to rezone 3062 Patrick Street, Fordwich by amending the text of the current VC1-1 zone provisions, to allow for a 2-bay carwash and multiple attached dwelling (up to 4 dwelling units). The dwelling units would be constructed within the existing residential building footprint. A detached accessory garage is permitted to be setback 6m instead of 7.5m to the top-of-bank. This rezoning would also allow for the administrative cleanup of the section headings and numbering within the current Status Zone and Special Zone provisions. The property is approximately 1.3 acres in size and is subject to site plan control.

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 January 16, 2019.

Planner Jennifer Burns with the County of Huron Planning and Development Department provided a quick overview of the zoning by-law amendment planning application process prior to presenting her report recommending Council pass an amending zoning by-law.

Comments were also received from Maitland Valley Conservation advising they have no concerns.

Brad Wells, owner of the subject land and Derrick Bauman, applicant, were in attendance. Derrick and Brad spoke in support of the application and answered questions from Council regarding reclaiming the water.

Council also asked if there was a right-of-way beside the Fordwich Diner. Derrick confirmed there was.

Stephanie Van Winden, owner of 3045 Albert St, spoke in support of the application, however, expressed concerns regarding her family's privacy and would like the row of trees to remain.

Planner Burns advised that the trees could be addressed during the site plan control process.

3070 Mary Street, Fordwich (Lot 11, Plan 243) - Franco

This application proposes to rezone 3070 Mary Street, Fordwich from VR1 (Village Residential-Low Density) to VR2-8 (Village Residential-Medium Density – Special Provisions) to allow for a townhome (up to 4 dwelling units). The parking requirements would be reduced from 1.5 to one space per dwelling unit. Parking would be provided in the front yard setback, in the driveway in front of the garage. The planting strip requirement was removed. The property is 0.5 acres in size.
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 January 15, 2019.

Planner Burns presented her report recommending that Council defer this application to provide time for the applicant to address the concerns of neighbours.

Comments were received from neighbours Kayleen and Mike Ellison, Carol Bradley and Sheila and Ken Rich including concerns regarding density of development, character of neighbourhood, increased runoff from the septic, drainage issues, traffic concerns and maintenance of the tri-plex.

Trevor Franco, owner of the subject property and applicant of the proposed amendment and his wife were in attendance and spoke in support of the application and advised that they had looked into a roof water collection and grey water reuse systems; the proposal is for a low bungalow style townhouse for senior tenants.

Council questioned the size of each dwelling unit and asked for clarification on the drainage issue. Trevor advised of existing catch basins and Drainage Superintendent Wilson provided further drainage information.

Tillman Lichter, owner of 3053 Louisa St E, asked for assurance that he would not receive surface water runoff and possible contamination. Tillman suggested a larger size for the notice sign and to hold public meetings at 7 pm instead of 9 am.

Reeve Harding advised that his concerns would be taken into consideration.

Kim McCoy asked if drainage onto her property could be stopped and spoke on increased traffic, questioned the removal of the buffer planting strip and expressed concerns regarding grading on Mary Street.

Planner Burns once again stated that her planning recommendation was for deferral so the applicant would have time to address the concerns.

CBO Kopp provided clarification regarding the type of septic system required.

Ellen Stowe expressed concerns regarding the proposed development.

Kayleen Ellison advised that she was nervous of being surrounded by rental units.

Trevor advised that he was not looking at low income rental but options for affordable housing and senior apartments.

Reeve Harding advised that Howick Township needs more housing options.

The meeting was adjourned at 9:56 am.