1. **CALL TO ORDER:**

2. **DECLARATION OF PECUNIARY INTEREST:**

3. **REPORTS:**

   3.1 **Zoning By-law Amendment Application – Lobsiger - Park Lots 28 and 29, Concession 1, Howick Township**

   3.2 Public Meeting Notice – sent to the applicable landowners within 120 meters and the appropriate agencies by on the 25th of February, 2014.

   3.3 Sally McMullen, Planner – Report - Zoning Amendment – Lobsiger

   3.4 **Zoning Amendment Application – Hyndman Transport Ltd. (applicant Randy Scott) – Part 1 22R-929, West Part Lot 24 and Part Lot 25, Concession A, Howick Township**

   3.5 Public Meeting Notice – sent to applicable landowners within 120 meters and the appropriate agencies by Zoning Administrator Wray Wilson on the 25th of February, 2014.

   3.6 Sally McMullen, Planner – Report Re: Zoning Amendment – Hyndman Transport Ltd.

   3.7 A written submission from Larry Whitehead has been received; opposing this Zoning By-law Amendment application.

4. **ADJOURNMENT:**
MUNICIPALITY OF HOWICK

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

      ______________________________________  Official Plan [ ] Zoning By-law No. 221/584 [✓] Both [ ]

   a) Name of Official Plan to be amended

   b) Name of Zoning By-law to be amended

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

   ____________________________
   SEVERENCE OF HOUSE ON LOT 28

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

   a) Registered Owner's Name(s): Peter Lobinger

   Address: 43370 Crenney road, Fordwich ON

   Phone: Home (519) 353 7777  Work ( ) Fax ( )

   Email: Wobinger@agriinsolusions.com Cell ( )

   b) Applicant (Agent) Name(s): Owner

   Address:

   Phone: Home ( )  Work ( ) Fax ( )

   Email: ___________________________ Cell ( )

   c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:


   d) Send Correspondence To? Owner [ ]  Agent [ ]  Other [ ]

Page3
4. WHAT AREA DOES THE AMENDMENT COVER?
   a) [✓] the "entire" property or
   b) [ ] just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:
   Municipal Address: 
   911 Address and Road Name: 45994 Pelt. Rd. 178
   Roll Number (if available): 40-76-000-100-024 00 - 0000
   Concession: 1 Lot: 28 Registered Plan No.: 
   Area: 40 hectares Depth: 1000 metres Frontage (Width): 400 metres

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:
   Area: Same hectares Depth: Same metres Frontage (Width): Same metres

7. WHAT IS THE CURRENT PLANNING STATUS?
   Official Plan Designation: Agriculture
   Zoning: A-61

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:
   Farming & House

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

9. WHAT IS THE "EXISTING" USE OF THE LAND?
   Same
   How long have the existing uses continued on the subject land: ________________________

10. WHAT IS THE "PROPOSED" USE OF THE LAND?
    Retained land → crop land / severed land → residential use

    PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

    Are any buildings proposed to be built on the subject land: Yes [✓] No [ ]

    Existing Proposed
    a) Type of Building(s) Seaweed House shed 32' x 48'
    b) Main Building Height 6.5 m (m)
    c) % Lot Coverage 1-1/2% 
    d) # of Parking Spaces 
    e) # of Loading Spaces 
    f) Number of Floors 2 
    
Page 4 Revised: Feb. 16/12
D. EXISTING AND PROPOSED SERVICES

12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

<table>
<thead>
<tr>
<th>Municipal Water</th>
<th>Communal Water</th>
<th>Private Well</th>
<th>Municipal Sewers</th>
<th>Communal Sewers</th>
<th>Private Septic</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Existing</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ✓ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>a) Proposed</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ✓ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:
[ ] a servicing options report; and
[ ] a hydrogeological report.

13. Will storm drainage be provided by:

Sewers [ ]
Ditches [ ]
Swales [ ✓ ]
Other [ ] Specify ____________________________

Is storm drainage present or will it be constructed ____________________________

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

[ ] provincial highway
[ ] county roads
[ ] municipal roads, maintained all year
[ ] municipal road, seasonally maintained
[ ] right of way
[ ] water access
E. OFFICIAL PLAN AMENDMENT
(Proceed to Section F) if an Official Plan Amendment is not proposed.

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?
   Add a Land Use designation in the Official Plan  Yes [ ]  No [ ]  Unknown [ ]
   Change a Land Use designation in the Official Plan  Yes [ ]  No [ ]  Unknown [ ]
   Change a policy in the Official Plan  Yes [ ]  No [ ]  Unknown [ ]
   Replace a policy in the Official Plan  Yes [ ]  No [ ]  Unknown [ ]
   Delete a policy in the Official Plan  Yes [ ]  No [ ]  Unknown [ ]
   Add a policy in the Official Plan  Yes [ ]  No [ ]  Unknown [ ]

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:
   a) Section Number(s) of Policy to be Changed ____________________________
   b) Text of the proposed new policy attached on a separate page? Yes [ ]  No [ ]
   c) New designation name: _____________________________________________
   d) Map of proposed new Schedule attached on a separate page? Yes [ ]  No [ ]

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality? Yes [ ]  No [ ]

   If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment? Yes [ ]  No [ ]

   If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under subsection 3 (1) of the Planning Act. Yes [ ]  No [ ]  Unknown [ ]

F. ZONING BY-LAW AMENDMENT
(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed.

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?
   Add or change zoning designation in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Change a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Replace a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Delete a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Add a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:
   a) Section Number(s) of provisions to be changed
   b) Text of the proposed new provision attached on a separate page? Yes [ ]  No [ ]
   c) New zone name: ____________

Page 6
Revised: Feb. 16/12
T:\A51\PD\Planners\OPA ZBL Application Form.doc
d) Map of proposed new Key Map attached on a separate page? 
Yes [ ] No [✓]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

- Date the current owner acquired the subject land

24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:

Yes [ ] No [✓]

25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes [ ] No [✓]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?

Yes [ ] No [✓]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the subject land within an area where zoning with conditions may apply?

Yes [ ] No [✓]

If yes: Attach an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

28. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under subsection 3 (1) of the Planning Act.

Yes [ ] No [ ] Unknown [✓]

G. SKETCH CHECKLIST

29. ACCURATE, TO SCALE, DRAWING OR PROPOSAL: (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

a) the boundaries and dimensions of the subject land;

b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;

c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
   i) are located on the subject land and on land that is adjacent to it, and
   ii) in the applicant's opinion may affect the application;

d) the current uses of land that is adjacent to the subject land;

e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;

f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;

g) the location and nature of any easement affecting the subject land.
The drawing(s) should show (please use a survey if available):
- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSP’s, ESA’s
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

30. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR
WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment
Zoning By-law Amendment
Minor Variance
Plan of Subdivision
Consent (Severance)
Site Plan Control

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

31. IF THE ANSWER TO QUESTION 30 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: 1328 2013
Approval Authority: County of Huron
Lands Subject to Application: Lot 28, Part Lot 29 Con/1
Purpose of Application: Rever, rural house
Status of Application: Conditional approval
Effect on the Current Application for Amendment: __________________________

32. Has the subject land ever been the subject of a Ministries Zoning Order?

No
I. OTHER SUPPORTING INFORMATION

33. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:
(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).


J. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:
(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

I (we) of the of County/Region

of do hereby authorize to act as my agent in the application.

Signature of Owner(s) Date

K. APPLICANT'S DECLARATION
(This must be completed by the Person Filing the Application for the proposed development site.)

I, Peter Lobinger of the Township of Howick

(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Herewith solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the “Canada Evidence Act.”

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District

In the Municipality of Howick Township

This 30th day of January 2014

Commissioner of Oaths

Please Print name of Applicant

Page9
L. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Signature [Signature]

Date [Feb 05 2014]

APPLICATION AND FEE OF $ 1680.00 Received by the Municipality

[Signature]

Date [Jan 30, 2014]
COMPLETE THIS FORM TO BE DETERMINED IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOU PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit’s User Fee Schedule).

Name of Applicant: Peter Lobigni

Name of Owner (if different from the applicant): Scuncio

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Lot 26 Con1 4S994 Perthbriar 178

Type of Planning Application(s) submitted with this form:

- ☐ Consent (severance)
- ☐ Minor Variance
- ☑ Zoning By-Law Amendment
- ☐ Plan of Subdivision/Condominium
- ☐ Official Plan Amendment

Please answer Section A or Section B, depending on the type of servicing available. In the following question, “property” means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where **SANITARY SEWERS** are available.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
</tbody>
</table>

Section B - Where **SEPTIC SYSTEMS** are required.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).</td>
<td>☑ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Is the property less than .4 hectares (1 acre) in area?</td>
<td>☑ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Does the property have less than .2 hectares (1/2 acre) of “useable land” for a septic tank and tile bed? See definition of “useable land” below.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>I am uncertain of the location of the existing septic tank and tile bed on the property.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>There will be more than one dwelling unit on each lot.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>An industrial or commercial use is proposed which will require a septic system.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>The application is for a new Plan of Subdivision</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
</tbody>
</table>

Proceed to Section C.

“Useable Land” means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)
**Section C - HEALTH UNIT FEES**

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

<table>
<thead>
<tr>
<th>Type of Application</th>
<th>Health Unit Fee</th>
<th>Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Official Plan Amendment</td>
<td>$155.25</td>
<td></td>
</tr>
<tr>
<td>Rezoning</td>
<td>$109.25</td>
<td></td>
</tr>
<tr>
<td>Minor Variance</td>
<td>$109.25</td>
<td></td>
</tr>
<tr>
<td>Severance resulting in 2 lots or fewer</td>
<td>$230.00</td>
<td></td>
</tr>
<tr>
<td>Severance resulting in 3 lots or more</td>
<td>$437.00</td>
<td></td>
</tr>
<tr>
<td>Plan of Subdivision</td>
<td>$908.50</td>
<td></td>
</tr>
</tbody>
</table>

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

---

**Name of Owner or Designated Agent**

**Signature and Date**

---

**To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?**

- [ ] Yes
- [x] No

Amount: __________

---

**Name of Clerk-Treasurer**

**Signature and Date**

---

Page 12

Revised: Feb. 16/12

T:\A\51\PD\Planners\OPA ZBL Application Form.doc
11 July 2013

Senga Smith
Planning and Development Department
57 Napier Street
Goderich, ON N7A 1W2

Re: B28-13
File No.: Municipality: Municipality of Howick
Municipality: Part Lot 28 & 29
Lot: Concession: 1
Concession: Owner: Peter Lobaiger
Owner:

Dear Ms. Smith:

I have reviewed the file and inspected the above mentioned property on July 9, 2013 to determine the suitability for on site sewage disposal. Both lots have sufficient land base to support a standard class four sewage system and contingency bed.

The Huron County Health Unit has no objection to the severance application.

Should you have any questions please contact me at 519-482-5119, Extension 2295.

Sincerely,

[Signature]

Larry Fulton, C.P.S.I.
Plumbing & Septic Inspector

Huron County Health Unit
777228 London Road, RR 5, Clinton, ON N0M 1L0 CANADA
Tel: 519.482.3416  Fax: 519.482.7820

www.huroncounty.ca
PETER INGLIS CONTRACTING
C & P PORTABLE TOILETS
Divisions of P.E. Inglis Holdings Inc.
R #2 Teeswater, Ontario N0G 2S0
Phone: 519-392-6068 Fax: 519-392-6168
1-800-834-4414

May 15, 2013

To Whom It May Concern

RE: #45994 Perth Line 178
Lot 28 Conc. 1 Howick Township

Our company pumped out the septic tank located at the above described property on September 14, 2011.

The tank is approximately a 600 (six hundred) gallon single compartment tank. The tank was in good condition with no signs of deterioration. The inlet and outlet were clear, no signs of high levels of effluent were present.

We made no notes of any issues concerning the septic tank or weeping bed area at the time of our visit in September 2011.

P.E. Inglis
P. Inglis

C & P — for people who are "out" and "going"!

Licensed by: Ministry of Environment and Ministry of Housing and Munc. Affairs.
Members of: OASIS and Ontario Onsite Wastewater Assoc.
PUBLIC MEETING
CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
AFFECTING THE TOWNSHIP OF HOWICK

TAKE NOTICE that Council of the Corporation of the Township of Howick will hold a public meeting on March 18, 2014 at 7:00pm in the Howick Council Chambers (44816A Harriston Road, Gorrie) to consider a proposed zoning by-law amendment under Section 34 of the Planning Act affecting the lands described as Part Lots 28 and 29 Concession 1, Township of Howick.

BE ADVISED that the Council of the Corporation of the Township of Howick considered this application to be complete on February 7, 2014.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

IF a person or public body does not make oral submission at a public meeting or make written submissions to the Township of Howick before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Howick to the Ontario Municipal Board.

IF a person or public body does not make an oral submission at a public meeting or make written submission to the Township of Howick before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection during regular office hours at the Howick Municipal Office, located at 44816A Harriston Road, Gorrie, and the County of Huron Planning and Development Department (519) 524-8394 ext 3.


Wray Wilson, Zoning Administrator
Township of Howick
PO Box 89
Gorrie, ON N0G 1X0
(519) 335-3208
PURPOSE AND EFFECT
This zone amendment is related to a provisional consent granted by the County of Huron for a surplus residence. The purpose of the zone amendment is to change the zone on a portion of the property (the severed lands) from General Agriculture (AG1) to Agricultural Small Holding (AG4) and to change the zone on the remainder of the subject property (the retained lands) from General Agriculture (AG1) to Restricted Agriculture (AG2) to prohibit a dwelling as required by the Provincial Policy Statement.
PLANNING & DEVELOPMENT
57 Napier St, Goderich, Ontario  N7A 1W2  CANADA
Phone: 519.524.8394 Ext. 3  Fax: 519.524.5677
Toll Free: 1.888.524.8394 Ext. 3
www.huroncounty.ca

To: Township of Howick
From: Sally McMullen, Planner
Date: March 12, 2014
Re: Zoning By-law Amendment
Applicant: Peter Lobsiger
Owner: Peter Lobsiger
Part Lots 28 and 29, Concession 1, Howick Township

RECOMMENDATION
It is recommended that the application for zone amendment be approved.

PURPOSE
This zone amendment is one of the conditions placed on a severance which has been granted provisional consent by the County of Huron, File B28/2013. The purpose of this amendment is:

- To change the zone on the severed land (1.06 ha) from General Agriculture (AG1) to Agricultural Small Holding (AG4); and
- To change the agricultural zone on the retained farmland (64.5ha) from General Agriculture (AG1) to Restricted Agriculture (AG2) to prohibit a dwelling as directed the Provincial Policy Statement in Section 2.3.4.

COMMENTS
The majority of the subject property is designated Agriculture, while portions of the retained portion are designated Natural Environment and Wetland in the Howick Township Official Plan. Similarly it is zoned General Agriculture (AG1), with portions totaling approximately 20 ha, of Natural Environment, Limited Protection (NE2) and Full Protection (NE1) zoning in the Township of Howick Zoning By-law.

The severed land contains a dwelling and sufficient area for adequate private services. A shed is proposed on the severed land and there is also enough area on the parcel to contain the shed as well as appropriate side and rear yard setbacks. There are no structures on the retained land and both portions have an appropriate lot area for the AG4 and AG2 lot respectively. The Agricultural Small Holding zone is the appropriate zone for a relatively small parcel where the primary use is a dwelling. The retained lands will continue to be used for agricultural production and natural environment purposes. The proposed zoning amendment reflects a requirement of the Provincial Policy Statement that once a surplus farm residence is severed from a farm, it must be ensured that a new residential building is not constructed on the remaining farm land. In the Township of Howick Zoning Bylaw, the AG2 zone permits agricultural uses and buildings but does not permit a dwelling. It is the most appropriate zone for the retained land.

OTHERS CONSULTED
No comments were received by the public or any agencies at the time of writing this report.

SUMMARY
The zone amendment conforms to the Provincial Policy Statement and the Howick Official Plan. It is recommended that the zone amendments be approved.

______________________________
Sally McMullen, Planner, RPP, MCIP
MUNICIPALITY OF __Howick_

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

    ____________ Official Plan  [ ] Zoning By-law No. ____________ [ ] Both [ ]

   a) Name of Official Plan to be amended  

   b) Name of Zoning By-law to be amended 

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

   To take part of crossdock facility and make it into room to teach drivers how to drive Class 8 trucks for our own company.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

   a) Registered Owner's Name(s): Hyndman Transport 1972 Ltd.
      Address: RR1 Wroxeter, Ontario N0B 2X0
      Phone: Home (519) 335-3915 Work (519) 335-3575 Fax (519) 335-3633
      Email: livestock@hyndman.ca  Cell (519) 292-9604

   b) Applicant (Agent) Name(s):  
      Address:  
      Phone: Home ( ) Work ( ) Fax ( )
      Email:  Cell ( )

   c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:  

   d) Send Correspondence To? Owner [ ] Agent [ ] Other [ ]
4. WHAT AREA DOES THE AMENDMENT COVER?
   a) [✓] the "entire" property or
   b) [ ] just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:
   Municipal Address: 3rd Wroxeter
   911 Address and Road Name: 1001 Belmore Line
   Roll Number (if available): __________________________
   Concession: A Lot: Part 1 lot 23 Registered Plan No.: 22R-929
   Area: __ hectares  Depth: _______ metres  Frontage (Width): 265 metres

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:
   Area: 5.26 hectares  Depth: 160 metres  Frontage (Width): 341 metres

7. WHAT IS THE CURRENT PLANNING STATUS?
   Official Plan Designation: Urban
   Zoning: HC1

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:
   Commercial Uses Relying on Highway Access

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

9. WHAT IS THE "EXISTING" USE OF THE LAND?
   Trucking Company with Highway Access
   How long have the existing uses continued on the subject land: 1978

10. WHAT IS THE "PROPOSED" USE OF THE LAND?
    Change part of one building into class room

    PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

    Are any buildings proposed to be built on the subject land: Yes [ ] No [✓]

    a) Type of Building(s) ____________________________ ____________________________
    b) Main Building Height ____________________________ (m) ____________________________ (m)
    c) % Lot Coverage ____________________________ ____________________________
    d) # of Parking Spaces ____________________________ ____________________________
    e) # of Loading Spaces ____________________________ ____________________________
    f) Number of Floors ____________________________ ____________________________

Page4
Revised: Feb. 16/12
g) Total Floor Area ________________ (sq. m) ________________ sq. m

h) Ground Floor Area [ ] (exclude basement)

i) Building Dimensions ________________

j) Date of Construction ________________

k) Setback from Buildings to: Front of Lot Line ________________
   Rear of Lot Line ________________
   Side of Lot Line ________________

D. EXISTING AND PROPOSED SERVICES

12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

   | Municipal | Communal | Private | Municipal | Communal | Private |
   | Water     | Water    | Well    | Sewers    | Sewers   | Septic  |
   | Existing  | [ ]      | [✓]     | [ ]       | [ ]      | [✓]     |
   | Proposed  | [ ]      | [✓]     | [ ]       | [ ]      |

   c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:

   [ ] a servicing options report; and

   [ ] a hydrogeological report.

13. Will storm drainage be provided by: Sewers [ ]

    Ditches [ ]

    Swales [✓]

    Other [ ] Specify ________________

   Is storm drainage present or will it be constructed ________________

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

    ____ provincial highway

    ____ county roads

    [✓] municipal roads, maintained all year

    ____ municipal road, seasonally maintained

    ____ right of way

    ____ water access
E. OFFICIAL PLAN AMENDMENT
(Proceed to Section F if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?
   Add a Land Use designation in the Official Plan  Yes [ ]  No [ ]  Unknown [ ]
   Change a Land Use designation in the Official Plan Yes [ ]  No [ ]  Unknown [ ]
   Change a policy in the Official Plan      Yes [ ]  No [ ]  Unknown [ ]
   Replace a policy in the Official Plan      Yes [ ]  No [ ]  Unknown [ ]
   Delete a policy in the Official Plan Yes [ ]  No [ ]  Unknown [ ]
   Add a policy in the Official Plan      Yes [ ]  No [ ]  Unknown [ ]

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:
   a) Section Number(s) of Policy to be Changed __________________________
   b) Text of the proposed new policy attached on a separate page? Yes [ ]  No [ ]
   c) New designation name: __________________________
   d) Map of proposed new Schedule attached on a separate page? Yes [ ]  No [ ]

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality?  Yes [ ]  No [ ]
   If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?  Yes [ ]  No [ ]
   If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under subsection 3 (1) of the Planning Act.  Yes [ ]  No [ ]  Unknown [ ]

F. ZONING BY-LAW AMENDMENT
(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?
   Add or change zoning designation in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Change a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Replace a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Delete a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]
   Add a zoning provision in the Zoning By-law Yes [ ]  No [ ]  Unknown [ ]

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:
   a) Section Number(s) of provisions to be changed
   b) Text of the proposed new provision attached on a separate page? Yes [ ]  No [ ]
   c) New zone name: __________________________
d) Map of proposed new Key Map attached on a separate page? Yes [ ] No [ √ ]

23. **LIST LAND USES PROPOSED BY ZONING AMENDMENT.**

- date the current owner acquired the subject land __________________________

24. **HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**

Yes [ ] No [ √ ]

25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

   Yes [ ] No [ √ ]

   If yes: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?

   Yes [ ] No [ √ ]

   If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the subject land within an area where zoning with conditions may apply?

   Yes [ ] No [ √ ]

   If yes: Attach an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

28. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under subsection 3 (1) of the Planning Act.

   Yes [ ] No [ ] Unknown [ √ ]

G. **SKETCH CHECKLIST**

29. **ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** *(In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).*

   The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

   A sketch showing in metric units:

   a) the boundaries and dimensions of the subject land;
   
   b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
   
   c) the approximate location of all natural and artificial features *(for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks)* that,  
      i) are located on the subject land and on land that is adjacent to it, and
      ii) in the applicant’s opinion may affect the application;
   
   d) the current uses of land that is adjacent to the subject land;
   
   e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
   
   f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
   
   g) the location and nature of any easement affecting the subject land

   Layout of Parking
OVERALL SITE/LOT PLAN

Hymomaa Transport (1972) Ltd. 4489th Office Addition
The drawing(s) should show (please use a survey if available):
- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

30. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Yes [ ]</th>
<th>No [ ]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Official Plan Amendment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning By-law Amendment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Variance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plan of Subdivision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consent (Severance)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan Control</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

31. IF THE ANSWER TO QUESTION 30 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: ____________________________________________
Approval Authority: ________________________________________________
Lands Subject to Application: ______________________________________
Purpose of Application: ____________________________________________
Status of Application: _____________________________________________
Effect on the Current Application for Amendment: ____________________

32. Has the subject land ever been the subject of a Ministries Zoning Order?

   No
I. OTHER SUPPORTING INFORMATION

33. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:
   (e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

   _____________________________________________________________________________
   _____________________________________________________________________________
   _____________________________________________________________________________

J. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:
   (If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

   I (we) ______________________ of the ______________________ of ______________________ County/Region
   of ______________________ do hereby authorize ______________________ to act as my agent in the application.

   Signature of Owner(s) ______________________                     Date ______________________

K. APPLICANT’S DECLARATION
   (This must be completed by the Person Filing the Application for the proposed development site.)

   ____________________________________________ of the ______________________
   (Name of Applicant)                                   (Name of Town, Township, etc.)

   In the Region/County/District ________________________ solemnly declare that all of the statements contained in this
   application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be
   true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the “Canada Evidence Act.”

   Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not
   requested or applied for in this application and subsequently found to be necessary (which may require another application(s)
   and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as
   applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

   All studies required to support this application shall be at the expense of the applicant and included at the time of submission
   as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants’ reports or fees
   for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

   In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for
   some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

   DECLARED before me at: _________________________
   Region/County/District: ________________________
   In the Municipality of ________________________
   Township of ________________________

   This _______ day of ________, ______
   (Day)  (Month)  (Year)

   ____________________________________________
   Commissioner of Oaths

   ____________________________________________
   Signature

   Please Print name of Applicant

Page9                          Revised: Feb 16/12
L. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Signed: ___________________________ Date: ___________

APPLICATION AND FEE OF $_________$_ RECEIVED BY THE MUNICIPALITY

Signed: ___________________________ Date: ___________
COMPLETE THIS FORM TO BE DETERMINED IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOU PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit’s User Fee Schedule).

Name of Applicant: Hyndman Transport 1992 Ltd.

Name of Owner (if different from the applicant):

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Type of Planning Application(s) submitted with this form:

☐ Consent (severance) ☐ Minor Variance
☐ Zoning By-Law Amendment ☐ Plan of Subdivision/Condominium
☐ Official Plan Amendment

Please answer Section A OR Section B, depending on the type of servicing available. In the following question, “property” means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where SANITARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)? ☐ Yes ☑ No

Section B - Where SEPTIC SYSTEMS are required.

<table>
<thead>
<tr>
<th>Question</th>
<th>☐ Yes</th>
<th>☑ No</th>
</tr>
</thead>
<tbody>
<tr>
<td>The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the property less than .4 hectares (1 acre) in area?</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>Does the property have less than .2 hectares (1/2 acre) of “useable land” for a septic tank and tile bed? See definition of “useable land” below.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>I am uncertain of the location of the existing septic tank and tile bed on the property.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>There will be more than one dwelling unit on each lot.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>An industrial or commercial use is proposed which will require a septic system.</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
<tr>
<td>The application is for a new Plan of Subdivision</td>
<td>☐ Yes</td>
<td>☑ No</td>
</tr>
</tbody>
</table>

Proceed to Section C.

“Useable Land” means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)
Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is “Yes”, then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

<table>
<thead>
<tr>
<th>Type of Application</th>
<th>Health Unit Fee (To be added to the application fee)</th>
<th>Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Official Plan Amendment</td>
<td>$155.25</td>
<td></td>
</tr>
<tr>
<td>Rezoning</td>
<td>$109.25</td>
<td></td>
</tr>
<tr>
<td>Minor Variance</td>
<td>$109.25</td>
<td></td>
</tr>
<tr>
<td>Severance resulting in 2 lots or fewer</td>
<td>$230.00</td>
<td></td>
</tr>
<tr>
<td>Severance resulting in 3 lots or more</td>
<td>$437.00</td>
<td></td>
</tr>
<tr>
<td>Plan of Subdivision</td>
<td>$908.50</td>
<td></td>
</tr>
</tbody>
</table>

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent  
Signature and Date  
Feb 7/14

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes  ☐ No  
Amount: ______

Name of Clerk-Treasurer  
Signature and Date

Revised: Feb. 16/12
HYNDMAN TRANSPORT (1972) LIMITED

Date: FEB 5, 2014

Cheque No: 48102

Amount: $1,680.00 CDN

Payee: Memo

Cherished Forestry, 1001 Belmont Line, Waterford, ON N0G 1X0

TO the Order of TOWNSHIP OF HOWICK

$1,680.00

NOT FOR SALE

Hyndman

BMO BANK OF MONTREAL

48102

048102
The Corporation of the Township of Howick

OFFICE OF THE PUBLIC WORKS CO-ORDINATOR

Municipal Office
44816 Harriston Road, P.O. Box 89
Gorrie, Ontario NOG 1X0
Tel: (519) 335-3208
Fax: (519) 335-6208
E-Mail: wray@town.howick.on.ca

WRAY W. WILSON

PUBLIC MEETING
CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
AFFECTING THE TOWNSHIP OF HOWICK

TAKE NOTICE that Council of the Corporation of the Township of Howick will hold a public meeting on March 18, 2014 at 7:00pm in the Howick Council Chambers (44816A Harriston Road, Gorrie) to consider a proposed zoning by-law amendment under Section 34 of the Planning Act affecting the lands described as Part 1 22R-929, West Part Lot 24 and Part Lot 25 Concession A, Township of Howick.

BE ADVISED that the Council of the Corporation of the Township of Howick considered this application to be complete on February 7, 2014.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

IF a person or public body does not make oral submission at a public meeting or make written submissions to the Township of Howick before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Howick to the Ontario Municipal Board.

IF a person or public body does not make an oral submission at a public meeting or make written submission to the Township of Howick before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection during regular office hours at the Howick Municipal Office, located at 44816A Harriston Road, Gorrie, and the County of Huron Planning and Development Department, 57 Napier Street, Goderich, ON., (519) 524-8394 ext 3.

DATED AT THE TOWNSHIP OF HOWICK THIS 25th day of February, 2014.

Wray Wilson, Zoning Administrator
Township of Howick
PO Box 89
Gorrie, ON NOG 1X0
(519) 335-3208
PURPOSE AND EFFECT
The purpose of this amendment is to permit a training centre for transport truck drivers as an accessory use to the existing transport truck terminal through a special provision in the Highway Commercial Zone. The amendment includes a definition for 'transport truck terminal' for the general provisions of the bylaw, and the provision of a transport truck terminal as a permitted use in a Highway Commercial Zone. The training center will accommodate approximately ten students and be constructed entirely within an existing building.
RECOMMENDATION
It is recommended that the application for zone amendment be **approved**.

PURPOSE
The purpose of this amendment is to permit a training centre for transport truck drivers as an accessory use to the existing transport truck terminal through a special provision in the Highway Commercial Zone. The amendment includes a definition for ‘transport truck terminal’ for the general provisions of the bylaw, and the provision of a transport truck terminal as a permitted use in a Highway Commercial Zone. The training center will accommodate approximately ten students and be constructed entirely within an existing building.

COMMENTS
The subject property is designated Urban (Settlement Area) in the Howick Township Official Plan. It is zoned Highway Commercial (HC1), Open Space (OS1), Open Space Watercourse (OS1) in the Township of Howick Zoning By-law. The majority of the subject land is within the regional floodway and regulated by the Maitland Valley Conservation Authority.

The Township of Howick Zoning Bylaw lacks a definition for a ‘transport truck terminal’ which is a common use in Huron County. The amendment will provide a definition for this use which is consistent with similar definitions in other by-laws across the County and includes typical terminal uses such as inspection, parking, loading and repair of a variety of Commercial Motor Vehicles as defined by the Highway Traffic Act. It is a versatile definition and should be included in Section 2 of the Zoning Bylaw.

The Howick Township Zoning By-Law offers that among, other things, a highway commercial use is one that requires large tracts of land for large buildings, extensive parking and loading operations and those which require access to a major road for efficient operation such as bus depots. These are the characteristics of a transport truck terminal. The existing transport truck operation on the subject property is a commercial operation requiring a large area for the loading, parking and maneuvering the trucks and trailers as well as access to highways year round. It is an appropriate use in a highway commercial area and as such adding ‘transport truck terminal’ to the highway commercial zone is appropriate.

The proposed classroom inside an existing building for the teaching of new transport truck operators/drivers is accessory in nature to the main operation. The space requirement is minimal compared to the rest of the operation and it is a relatively small part of the overall activity on the site. Given that the classroom itself does not change the outwards appearance of the operation or create new characteristics that are noticeable to neighbouring uses the addition of this use through a special provision is appropriate.

The proposed amendment does not offend goals or policies provided by either the Howick Official Plan or the Provincial Policy Statement.

OTHERS CONSULTED
One verbal objection was received from a neighbour sighting current snow storage concerns as the reason. This concern although it may be valid does not cause any question regarding the proposed amendment.

The Maitland Valley Conservation Authority has reviewed the amendment for hazard related concerns. They have no objection to the amendment and recommend that renovations be wet flood proofed to the Regulatory Flood Elevation with specifications provided in their report. This will ensure compliance with Section 8.D.2., Natural Hazard Policies of the Township of Howick’s Official Plan. The applicant should contact MVCA to obtain the Regulatory Flood elevation prior to designing the renovations.

**SUMMARY**
The zone amendment is appropriate. The definition is a beneficial addition to the bylaw and the permitted use is appropriate for the highway commercial zone. The proposed special provision for an accessory use represents an efficient use of existing infrastructure and improves upon the operation of an existing commercial business. It is recommended that the zone amendments be approved.

Sally McMullen, Planner, RPP, MCIP
8. This by-law shall come into force upon the final passage thereof, pursuant to section 34(21) of the Planning Act, RSO 1990.

READ A FIRST TIME AND SECOND TIME THIS DAY OF, 2014.

READ A THIRD TIME AND FINALLY PASSED THIS DAY OF, 2014.

REEVE – Art Versteeg

CLERK –

SCHEDULE “A” TO BY-LAW 2014

PURPOSE AND EFFECT:
The purpose of this amendment is to permit a training centre for transport truck drivers as an accessory use to the existing transport truck terminal through a special provision in the Highway Commercial Zone. The amendment includes a definition for ‘transport truck terminal’ for the general provisions of the bylaw, and the provision of a transport truck terminal as a permitted use in a Highway Commercial Zone. The training center will accommodate approximately ten students and be constructed entirely within an existing building.

I am voting against this.

My address is P.O. Box C.C. Morris-Turnberry
Worthington R1, ON.
NOG 2X0

Larry Williams

RECEIVED
MAR 7 2014
TOWNSHIP OF HOWICK