

TOWNSHIP OF HOWICK
SPECIAL COUNCIL MEETING
THURSDAY, DECEMBER 18TH, 2008 AT 7:00 P.M.
AT THE HOWICK TOWNSHIP COUNCIL CHAMBERS

MINUTES

Attendance:

Council

Max Demaray, Reeve
Linda Henhoeffer, Councillor
Art Versteeg, Councillor

Andrea Yungblut, Deputy Reeve
Randy Scott, Councillor

Staff

Ronna Lee Johnson, Clerk

Wray Wilson, Public Works Co-ordinator

Huron County Staff

Scott Tousaw, Director of Planning
Joyce Wilson, Huron County Planner
Stephanie Allen, GIS Specialist

Other Agencies

Nathan Garland, Maitland Valley Conservation Authority
Joanne Harbinson, Saugeen Valley Conservation Authority
Candace Bross, Saugeen Valley Conservation Authority

Others (per sign-in sheet)

Darryl Johnson; T.J. Dinsmore; Rosemary Rognvaldson; Bill Rognvaldson; Don Thornton;
Ken Hutchinson; Jack Hohenadel; Heather Inglis; Bill & Pauline Atton; George Oriold;
Don Watson; Mark Yungblut; Carl Stewart; Gary Davidson

CALL TO ORDER

Reeve Demaray called the meeting to order at 7:00 p.m., welcomed all, and asked everyone to introduce themselves and put their names on the sign-in sheet being passed around. He then introduced Huron County Planner Joyce Wilson who proceeded with a power point presentation of information about the Official Plan and Zoning By-Law review.

HOWICK TOWNSHIP OFFICIAL PLAN AND ZONING BY-LAW REVIEW – Joyce Wilson

Planner Joyce Wilson displayed the agenda for the evening, and advised that the purpose of the meeting is to inform and get input from the public regarding the review of and proposed changes to the Township's Official Plan and Zoning By-Law. She provided an overview of the process for undergoing an Official Plan / Zoning By-Law review and the legislative requirements. Ms. Wilson then listed and described proposed changes to the Official Plan, many of which are being implemented to bring the Township's Plan into conformity with new Provincial Policies:

- Revise "Institutional" policies - include provisions for Mennonite communities
- Update "Community Improvement" policies (for downtown areas)
- Remove "Restricted Agriculture" designation – replaced by 'Minimum Distance Separation' (MDS) calculations
- Add "Wind Energy" policies, which will address both small scale (individual units allowed in most areas) and large scale (commercial) units which will require a rezoning
- Proposal to permit severance of "surplus farm dwellings"
- Strategy for protecting "Aggregate Resources" (gravel) – identified "primary" sources will be pre-designated in Howick's Official Plan, to streamline the process for developing a gravel pit
- Establish "Affordable Housing" policies
- Add policies to allow residential uses in existing commercial buildings
- Add provisions in "Agriculture" areas to allow 2 housing units in 1 structure (to accommodate needs of Mennonite communities and aging population).

Ms. Wilson then described proposed Zoning By-Law changes:

- New mapping uses GIS technology – aerial photos much more accurate

- New mapping will eliminate the previous 44 zoning maps, to be replaced by only 11 maps showing the Township divided into 4 quadrants (north east & west; south east & west), and separate maps for the settlement areas (Fordwich, Gorrie, Wroxeter (2), Belmore, Lakelet)
- Zoning maps have colour-coded land use designations.

Ms. Wilson explained that the new mapping shows a significant increase in “Conservation Authority Regulated Lands”. She then introduced Nathan Garland of Maitland Valley Conservation Authority (MVCA), who provided information about:

- Legislation governing the protection of Natural Heritage and Natural Hazard areas (Provincial Planning Policies and Conservation Authorities Act)
- Natural Environment / Open Space areas, including Woodlands, Wetlands, Significant River Valleys, Water Bodies, Water Courses, ANSI’s (areas of natural & scientific research)
- Natural Hazard areas – Flood Fringe (development may be permitted with certain conditions attached) and Floodway (no development allowed)
- Conservation Authority Regulated Lands

Coffee Break

Public Comments and Questions

Ms. Wilson, Mr. Tousaw and Mr. Garland answered questions and clarified information on issues raised:

- Wind turbines
 - definitions of “small scale” and “large scale”
 - setback requirements (rural and urban)
 - zoning provisions
- Woodlands
 - definition (calculated by basal area and tree density)
 - requirements for development – guidelines for Chief Building Official, ie. to ensure development is above groundwater level
- ANSI’s
 - description – report about designated area documents reason for ANSI designation (information available on NHIC website)
- “Old Field” designation - abandoned agricultural land
- Residential use of existing downtown commercial buildings:
 - George Oriold expressed he is in favour
 - commercial designation retained - could revert to commercial use
- Severance of Surplus Farm Residence:
 - George Oriold expressed he is in favour
 - Provincial Policy prohibits building residence on remaining farmland
- Two residential units in one structure:
 - necessity questioned
 - Official Plan must reflect the needs of the community
- Provincial Policies
 - will County Planning Department advise Province that some policies are not workable in rural areas?
 - Yes, County Planning Directors of Ontario have sent reports, ie. response to 2005 Provincial Planning Statement.
 - The County is the approval authority for local municipal Official Plans. The Province is a commenting agency, but local Plans are required by law to be consistent with Provincial policies. If a local decision is contrary to Provincial policy, it will be challenged at an Ontario Municipal Board hearing.
- Permitted Uses in Agricultural Commercial-Industrial Areas
 - Provincial Policies interpret that a house is not permitted
 - Huron County interprets that a house is accessory to the permitted use. Thus, Howick’s Plan will allow an existing residence as a permitted use.
- Commercial Enterprises on Farms
 - is there a limit or restriction on size?
 - “Home Industry” is allowed (as defined in by-law)
 - There is no restriction on size of building

Mr. Gary Davidson of *Partners in Community Building* brought to Council's attention his correspondence on behalf of Mr. and Mrs. Atton regarding their development land in the Village of Wroxeter, and questioned the mapping designation for that land. He noted that he would like the opportunity to make a presentation to Council in this regard, and noted that he wishes to be notified at any time Council addresses the Atton matter.

Ms. Wilson explained the steps in the Planning process from this point forward, noting that proposed changes will be incorporated into the Official Plan and Zoning By-Law, and then a Public Meeting will be held, at which time the draft documents will be available for viewing and further public input.

A comment was made that better notice of the Public Meeting is necessary. It was felt that attendance would have been better if notices had been posted around the Township - that advertising in the local newspapers is not sufficient.

ADJOURNMENT

Reeve Demaray thanked the Huron County Planning Staff and the Conservation Authority representatives for attending and providing information, and advised that they will be available for further discussion following the meeting.

Reeve Demaray declared the meeting adjourned at 8:40 pm.

REEVE

CLERK