

**TOWNSHIP OF HOWICK**  
**PUBLIC MEETING**  
**TUESDAY, SEPTEMBER 16<sup>TH</sup>, 2 AT 7:30 P.M.**  
**AT THE HOWICK TOWNSHIP COUNCIL CHAMBERS**

**MINUTES**

**Attendance:**

**Council**

Max Demaray, Reeve

Linda Henhoeffler, Councillor

Art Versteeg, Councillor

Andrea Yungblut, Deputy Reeve

Randy Scott, Councillor

**Staff**

Ronna Lee Johnson, Clerk

Wray Wilson, Public Works Co-ordinator

Mark Farinha, Treasurer

**Others:**

Steve Boyd, Boyd's Farm Supply

Murray Scholl

**CALL TO ORDER**

Reeve Demaray called the Public Meeting to order at 7:30 p.m. and welcomed Mr. Boyd.

**1. Zoning By-Law Amendment – Part Lot 21, Conc 3, Boyd's Farm Supply**

Referring to the report from Huron County Planner Joyce Wilson (circulated in the Council package), Mr. Wilson explained that the rezoning is a condition of Consent Application No. B17/2008 to sever 10 acres from the adjacent farm to add to and enlarge the existing property owned by Boyd's Farm Supply. The purpose of the proposed zoning by-law amendment is to change the zoning on the 10 acres from 'General Agriculture' (AG1) to 'Agricultural Commercial Industrial' (AG3) and 'Natural Environment' (NE1). The application also includes a change of zoning on the wooded area at the rear of the existing holding from 'Agricultural Commercial Industrial' (AG3) to 'Natural Environment' (NE1).

Comments concerning the proposed amendment were received from the following agencies:

- *Huron County Highways Department:*
  - 1) Additional entrances will not be approved to service the expanded enterprise
  - 2) The 2 existing commercial-industrial entrances must be paved.
- *Wray Wilson, CBO / Drainage Inspector, Township of Howick:*

A lot grading and drainage plan will be required for the proposed expansion.
- *Maitland Valley Conservation Authority:*

They have no concerns with the proposed amendments.

Planner Joyce Wilson suggests in her report that Council pass a Site Plan Control by-law before approving the rezoning, thus allowing the applicant and the Township to enter into a site plan agreement prior to any development on the property. The Development Agreement would address the drainage issues, entrance paving, and any other requirements deemed necessary. Mr. Wilson noted that a Site Plan Control By-Law has been prepared for this purpose.

Reeve Demaray asked Mr. Boyd if he would like to comment. Mr. Boyd had nothing further to add, but noted he would be glad to answer any questions. None were asked.

Mr. Wilson explained the Planning process with respect to the application, noting that if Council adopts the by-law allowing the amendment to the Zoning By-Law, notice of that decision will be circulated, followed by a 20-day appeal period. If no objections are received during that time, the by-law takes effect.

Reeve Demaray thanked Mr. Boyd for attending, and Mr. Boyd left the meeting at this time. The Public Meeting adjourned at 7:36 pm.

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REEVE

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CLERK