

**TOWNSHIP OF HOWICK**  
**SPECIAL COUNCIL MEETING**  
**TUESDAY, OCTOBER 28<sup>TH</sup>, 2008 AT 7:00 P.M.**  
**AT THE HOWICK TOWNSHIP COUNCIL CHAMBERS**

**MINUTES**

**Attendance:**

**Council**

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

Andrea Yungblut, Deputy Reeve  
Randy Scott, Councillor

**Staff**

Ronna Lee Johnson, Clerk  
Wray Wilson, Public Works Co-ordinator

**Other**

Joyce Wilson, Huron County Planner

**CALL TO ORDER**

Reeve Demaray called the meeting to order at 7:00 p.m.

**DECLARATION OF PECUNIARY INTEREST**

Reeve Demaray advised that if any Council member wished to declare a pecuniary interest, it could be done at this time, when the matter arises, or both. None declared at this time.

**OFFICIAL PLAN AND ZONING BY-LAW REVIEW**

Planner Joyce Wilson distributed copies for all of the following:

- Draft Official Plan containing proposed amendments
- Chart listing the updates and changes to the Plan
- Sample policies (for discussion) permitting severance of surplus farm residence
- Excerpts from the Zoning By-Law containing proposed amendments
- Chart listing the updates and changes to the Zoning By-Law
- Draft Land Use Maps

Ms. Wilson outlined the requirements for notification and public input into the review process, and set proposed dates for public information meetings based on compliance with notification time frames, as follows:

- Special Council Meeting to get public input – Thursday, December 18<sup>th</sup>, 7:00 – 9:30 pm at Howick Community Centre
- Public Open House to view proposed changes and draft documents and get public input. County Planning Department and other agencies such as the Conservation Authority will provide information. This meeting tentatively set for the afternoon of February 11<sup>th</sup>, 2009 at the Howick Community Centre.
- The third statutory Public Meeting may be held in conjunction with a regular Council meeting to officially adopt the completed Official Plan and Zoning By-Law documents.

Ms. Wilson reviewed the following list of proposed changes to the Official Plan, referencing each amended, added or deleted section within the Plan for discussion:

<b>Updated OP</b>	<b>Existing OP</b>	<b>Description</b>
3.D.6	Sec 3.3.d)vi)	Agricultural-related uses. Update language and delete reference to permitting an accessory residence ( <i>PPS req't – taken partially from ACW OP Sec.6</i> )
3.D.9/10	Sec 3.3 d. ix	Deleted Restricted Agriculture policy
3.D 10	n/a	Additional sentence on MDS
3.D.14	n/a	Communities relying on horse-drawn transportation policy <i>from ACW OP Sec.13</i>
3.G	Sec 5.3.a	Agricultural Consent Policies moved to Agricultural Section
4.G	Sec 5.3.b	Natural Environment Consent Policies moved to Natural Environment Section

5.D.8	n/a	Environmental Contamination/Brownfield Sites Policy added <i>from Goderich OP</i>
5.D.9	n/a	Renewable Energy Policy (ie wind) within Settlement Areas
5.D.10	n/a	Establish Affordable Housing target ( <i>PPS req't</i> )
5.G	5.3.c	Settlement Area consent policies moved to Settlement Area section
6	3.6	Entire old section deleted and replaced with new. SUPPLEMENTARY DOCUMENT: <i>Application for Proposed Operations in Designated Mineral Aggregate Deposits</i>
6.D	5.3.d	Extractive Resources consent policies moved to Extractive Resources section
7.D	5.3.e	Recreation consent policies moved to Recreation section
9.D.4	n/a	Revised Institutional policies to be consistent with PPS. Added policy re. communities relying on horse-drawn transportation
9.E	5.3.f	Institutional consent policies moved to Institutional section
10	10	Entire Community Improvement section deleted and replaced with new, updated
15	5.3	Consent Policy Section: contains only general consent policies, where the specific land use consent policies are in that specific land use section
16.F	n/a	'Complete Application' policy
16.G	n/a	'Zoning with Conditions' policy
17 - 22		Sections 17 through 22 incorporated into Section 16: Implementation
<b>FOR DISCUSSION</b>	<b>PURPOSES</b>	
3.G	n/a	Surplus Residence severances
Various Sec	n/a	Other Provincial Policy Statement (PPS) obligations & requirements TBD
11	3.11	Update Heritage section based on revised OHA, 2005
12.B	3.12.b)	Update Energy Conservation Objectives section with more current initiatives / suggestions

### **Actions**

**Item #1 – Section 3.D.6:** Council disagreed with the deletion of a provision to allow one accessory residence on an Agricultural commercial or industrial site, arguing that such a residence may be necessary or desirable for reasons of security, convenience of the owner/operator, provision of better service, profitability of the enterprise. The provision will be added back to both the Official Plan and Zoning By-Law.

**Item #9 – Section 5.D.9:** Council questioned the provision for 'Affordable Housing' targets and what the implications are for Howick Township. Ms. Wilson advised that provision of affordable housing is mandated by the Provincial Policy Statement. Targets are assigned at the County level and will be apportioned among the lower tier municipalities based on determined needs.

**Item #12 – Section 6.D:** The intent of Extractive Resources Section 6. D, paragraph 3. "Agriculture and Natural Environment Uses" was questioned. It will be re-worded to clarify.

### **Discussion**

**Item #1 – Section 3.G – Surplus Residence Severances:** In view of a lack of consensus on whether or not to allow the severance of surplus farm residences, policies have not been incorporated into the draft Plan at this point. The proposed policies will be posted for discussion and input at the public meetings. Ms. Wilson explained that although the County Plan allows lower tier municipalities the option to implement such policies, she cautioned that there can be negative impacts. She will provide a copy to Council of a recent study of this issue.

### **Other Provincial Policy Statement (PPS) Updates:**

Changes and updates necessary to conform or comply with the PPS were reviewed and discussed for the following sections of the Plan:

- Section 9.2 – Non-Site Specific Institutional Uses: updates approved
- Section 10 – Community Improvement: updates approved
- Section 11 – Heritage: updates approved
- Section 12 – Energy Conservation: to be updated with more current information.
- Section 14 – Municipal Services: School enrolment numbers need to be updated; Village population numbers to be updated.
- Section 16 – Implementation: New policies for 'Complete Application' and 'Zoning with Conditions' approved as presented.

Asked if 'Accessibility' should be addressed in the Township Official Plan and Zoning By-Law, Ms. Wilson agreed and will add relevant provisions.

Due to the late hour, Ms. Wilson suggested that she return another time to review the Zoning By-Law changes and Land Use maps. She will attend the next regular Council meeting on Tuesday, November 4<sup>th</sup> at 7:00 pm to continue the review.

Ms. Wilson reminded Council of the upcoming Huron County Sustainability Plan public meeting being held in Wingham, which she felt would be of interest and beneficial for Councillors to attend.

Ms. Wilson left the meeting at 9:50 pm.

**OTHER BUSINESS** (Time Sensitive)

**OPP Contract Services**

Reeve Demaray reminded Council of the upcoming meeting being held next Wednesday, November 5<sup>th</sup> at 1:00 pm at the County Council Chambers to discuss the Huron Group Contract Policing Proposal. Reeve Demaray and Treasurer Farinha will attend.

**Wroxeter Riverbank Repair**

Councillor Versteeg (Maitland Valley Conservation Authority Representative) reported that, subsequent to removal of the dam in Wroxeter, he, Reeve Demaray and an Engineer from MVCA took the opportunity to examine the riverbank and were able to identify the cause of water leaking under the road onto parkland across the road, and also eroding the land under the sidewalk. Council agreed with MVCA's advice that in the interest of public safety the Township will be permitted to effect repairs as soon as possible. PWC Wilson requested clarification as to the extent of work to be undertaken at this time, and who would pay the cost. It was agreed that immediate remedial work will include repair of the culverts and stabilization of the bank. A professional assessment of what is necessary to effect permanent repairs will be done in consultation with MVCA. The consensus was that the costs of repairs should be shared between the Village and the Township. It is the opinion of MVCA that damage is the result of water being dammed at too high a level. Council directed that the Wroxeter Village Management be instructed to lower and maintain the water at an appropriate level.

**ADJOURNMENT**

**MOTION #305/08**

**Moved by Scott**

**Seconded by Yungblut**

That Howick Township Council now adjourns the October 28<sup>th</sup>, 2008 Special Meeting of Howick Township Council at 10:10 pm, with Council to meet again at the Regular Council Meeting scheduled for Tuesday, November 4<sup>th</sup>, 2008 at 7:00 pm, or at the call of the Chair".

**CARRIED**

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REEVE

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CLERK