

**NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO THE HOWICK ZONING BY-LAW,
AFFECTING THE TOWNSHIP OF HOWICK**

TAKE NOTICE that Council of the Township of Howick will hold a public meeting on **Tuesday April 8th, 2025 at 9:00am** in the Council Chambers of the Township of Howick municipal office, 44816 Harriston Rd, Gorrie to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended. You are entitled to attend this public meeting by attending in person or joining via teleconference by calling 519-335-6338 & using the participant code 5210023, to express your views about this application. If you plan to join by teleconference, please register with Chief Administrative Officer/Clerk Caitlin Gillis know by noon on April 7th, 2025.

BE ADVISED that the Township of Howick considered this application to be complete on March 14, 2025.

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.

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights: <https://www.huroncounty.ca/plandev/guides-and-resources/planningprocedures/additional-appeal-information>

IF you wish to be notified of the decision of the Township of Howick on the zoning by-law amendment, you must make a written request to the Township of Howick at the address listed below.

ADDITIONAL INFORMATION relating to the proposed by-law amendment is available for inspection during regular office hours at the Township of Howick Office, 44816 Harriston Rd, Gorrie.

COUNCIL MEETINGS are being held in person, with a call-in option. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email to Planner Jenn Burns at planning@huroncounty.ca (519-524-8394 ext. 3). Please provide comments by March 31st, 2025 to allow them to be incorporated into the staff report and agenda.

Dated at the Township of Howick this 19th day of March, 2025.



Chief Administrative Officer/Clerk Caitlin
Gillis. Township of Howick,
44816 Harriston Rd, Gorrie N0G 1X0

PURPOSE AND EFFECT

This zoning by-law amendment affects the property legally described as *PLAN 276 PT LOTS 46 AND 47; RP 22R4221 PART 1* and municipally known as 2058 John St, Howick. This application seeks to rezone approximately 0.18 ac (0.08 ha) from I1-3/CF-3 (Community Facility – Special Zone) to VR1 (Village Residential – Low Density – Special Zone) to permit a single detached dwelling within the existing structure, the former St. Stephen's Anglican church. The special provisions will recognize that the lot and main building are considered to comply with Section 15.4 zone regulations. The property is designated Settlement Area (Gorrie) within the Howick Official Plan.

THE CORPORATION OF THE TOWNSHIP OF HOWICK
DRAFT BY-LAW - 2025

WHEREAS the Municipal Council of the Corporation of the Township of Howick considers it advisable to amend Howick Zoning By-law 23-1984, as amended, of the Corporation of the Township of Howick; and

NOW THEREFORE the Council of the Corporation of the Township of Howick ENACTS as follows:

1. This by-law shall apply to *PLAN 276 PT LOTS 46 AND 47; RP 22R4221 PART 1* in the Township of Howick, and is comprised of Schedules 1-3.
2. Section 15 of the Howick Zoning By-law shall be updated to include the following:
15.7.4.30 VR1-30
Notwithstanding any provisions to the contrary, the lot zoned VR1-30 and the main building, as they existed on the date this by-law was passed are deemed to comply.
3. Section 24.6.2 of the Howick Zoning By-law is hereby deleted.
4. By-law 23-1984 is hereby amended on Zoning Key Map "Gorrie" by changing the zone symbol from I1-3/CF-3 to VR1-30 for property identified on the attached Schedules 2, 3, and 4.
5. All other provisions of By-law 23-1984 shall apply.
6. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 8th DAY OF APRIL, 2025.

READ A SECOND TIME ON THE 8th DAY OF APRIL, 2025.

READ A THIRD TIME AND PASSED THIS 8th DAY OF APRIL, 2025.

Doug Harding, Reeve

Chief Administrative Officer/Clerk Caitlin Gillis

SCHEDULE 1
CORPORATION OF THE TOWNSHIP OF HOWICK
BY-LAW - 2025

By-law - 2025 has the following purpose and effect:

1. This zoning by-law amendment affects the property legally described as *PLAN 276 PT LOTS 46 AND 47; RP 22R4221 PART 1* and municipally known as 2058 John St, Howick. This application seeks to rezone approximately 0.18 ac (0.08 ha) from I1-3 (Community Facility – Special Zone) to VR1 (Village Residential – Low Density – Special Zone) to permit a single detached dwelling within the existing structure, the former St. Stephen's Anglican church. The special provisions will recognize that the lot and main building are considered to comply with Section 15.4 zone regulations. The property is designated Settlement Area (Gorrie) within the Howick Official Plan.
2. This by-law amends the Township of Howick Zoning By-law 23-1984. All other zone provisions apply.
3. The location map and detail map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2, Schedule 3 and Schedule 4.

SCHEDULE 2
THE CORPORATION OF THE TOWNSHIP OF HOWICK
DRAFT BY-LAW - 2025

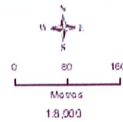
Township of Howick
Location Map

Hamlet of Gorrie



Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange: MVCA, ABGA, SVCA, UTRCA and MNR&F. Orthorectified Town in 2020.
This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation.
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Last Modified 3/18/2025



SCHEDULE 4
THE CORPORATION OF THE TOWNSHIP OF HOWICK
DRAFT BY-LAW - 2025

