

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING

GEORGE EARLY ZONING AMENDMENT
AND
BUILDING IN FRONT YARD ZONING AMENDMENT

February 01, 2005

There was a Public Meeting held in the Municipal Council Chambers on Tuesday February 01, 2005 to hear the Zoning Amendment Application of George Early and the Zoning Amendment, Council requested, to permit buildings in the front yard of properties. All members of Council were present except Councillor Eady.

1. CALL TO ORDER

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

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest.

GEORGE EARLY ZONING AMENDMENT

3. CLERK'S REPORT ON NOTICE

The CAO/Clerk reported that pursuant to the Municipal Act he notified all property owners within 120 meters (400 feet), of the subject property. This resulted in twelve properties receiving notices. In addition he sent six notices to various Provincial and County Agencies.

i) Purpose of Amendment

Reeve Johnston stated that the purpose and effect of this zoning amendment is to rezone lands to permit a hobby farm on a smaller lot and to prohibit the housing of livestock in an existing barn on an abutting property

The effect of this zoning by-law amendment is to rezone the lot described as Part 1 on Reference Plan 49R-15096 from Rural (RU) to Rural – Exception Twenty Three(RU-E23). The exception provision permits a hobby farm with a minimum lot area of 1.6 hectares (4 acres). The zoning by-law amendment also rezones the abutting farm property from Rural (RU) to Rural – Exception Twenty-four (RU-E24). The exception provision prohibits the housing of livestock in the existing barn.

The lands affected by this amendment are located at 512 Cobus Road in Part of Lot 18, Concession 3, Township of Horton.

ii) Reading of Written Comments

There were no written comments received.

iii) Public Participation:

a) Comments in Support.

There were no members of the public present.

b) Comments in Opposition.

There were no members of the public present.

5. COUNCIL MEMBERS COMMENTS

There were no comments from Council Members.

BUILDINGS IN FRONT YARD ZONING AMENDMENT

6. CLERK'S REPORT ON NOTICE

The CAO/Clerk reported that pursuant to the Planning Act he placed a notice of this public meeting in the January 11, 2005, edition of the Renfrew Mercury, as this was a general amendment Township wide. In addition a notice of the Public Meeting was sent to the six Provincial and County Agencies and to the Clerks of the five neighbouring municipalities.

7. i) Purpose of Amendment

Reeve Johnston stated the purpose and effect of this zoning amendment is to amend section 3.4(b) Accessory Uses, Building and Structures and thereby permit an accessory building or structure to be erected in the front yard of a lot but not within the minimum front yard depth required by the applicable zone.

This is an amendment to the text of the Comprehensive Zoning By-law and therefore a key map has not been provided.

ii) Reading of Written Comments

The CAO/Clerk reported that there were no written comments received.

iii) Public Participation

a) Comments in Support

There were no members of the public present.

b) Comments in Opposition

There were no members of the public present.

8. COUNCIL MEMBERS COMMENTS

There were no comments from Council Members.

9. CLOSE MEETING

Moved by Dave Bennett

Resolution No.05-062

Seconded by Bob Hall

That Council close the February 01, 2005 Zoning Amendments Public Meeting at 7:05 p.m.

Carried.

Reeve

CAO/Clerk