

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING ON ZONING BY-LAW AMENDMENT APPLICATIONS FOR

**Teresa Chapeski
Grant Phillips
Tom Redmond
Stoni-Ridge Trailer & Campground**

JUNE 07, 2005

There was a Public Meeting held in the Municipal Council Chambers to review four Zoning Applications. All members of Council were present.

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 by members of Council.

TERESA CHAPESKI

3. CLERK'S REPORT ON NOTICE

The Clerk informed Council and the public present that as required by the Planning Act he sent notices of the Public Meeting to all property owners within 120 meters (400 feet) of the subject property. This resulted in eleven property owners receiving notice. In addition six agencies also received notice of this Public Meeting.

4. i) Purpose of Amendment

Reeve Johnston stated that the purpose of this zoning by-law amendment is to rezone lands to remove the Extractive Industrial Reserve (EMR) zoning to permit a severance for a residential lot on Bennett-Lafont Road. The Consent Application file number is B20/05.

The effect of this zoning by-law amendment is to rezone the subject lands from Extractive Industrial Reserve (EMR) to Rural (RU) to Rural-Exception Twenty-Five (RU-E25). The exception provision exempts the lands from the minimum separation distance required between a new dwelling and an Extractive Industrial Reserve (EMR) Zone. The area being rezoned is designated Rural in the County of Renfrew Official Plan.

The lands affected by this amendment are located on Bennett-Lafont Road in Part of Lot 21, Concession 4 Township of Horton. The lands can be more particularly described as Part 1 on Reference Plan 49R-15716.

ii) Reading of Written Comments

The Clerk advised Council that there were no written comments received.

iii) Public Participation

a) Comments in Support

There were no comments from members of the public in support of the application.

b) Comments in Opposition

There were no comments from members of the public in opposition of the application.

5. COUNCIL MEMBERS COMMENTS

Councillor Bennett informed the applicant, who was present, that there may be a drainage concern that has to be addressed before a building is erected. Chris Chapeski, husband of Teresa, stated that there are no surface water issues on the severance site. They know from experience that they can not dig below the neighbours' houses, they will be into water problems and the builder of the home is familiar with the area. He has made the builder aware of the drainage concerns. Councillor Bennett added that the cost of any development issues must be born by the developer rather than by the ratepayers of the Township.

Councillor Kingsbury said that he did not want drainage issues to come back on the Township by a future owner, which is why Council is concerned and wants drainage issues addressed now.

Councillor Eady said his concern was drainage.

GRANT PHILLIPS

6. CLERK'S REPORT ON NOTICE

The Clerk informed Council and the members of the public present that as required by the Planning Act notice of the public meeting was sent to all property owners within 120 meters (400 feet), resulting in seventeen property owners receiving notice. In addition six agencies also received notice of the public meeting.

7. i) Purpose of Amendment

Reeve Johnston stated that of this zoning by-law amendment is to rezone lands to permit a severance for a new residential lot on the Ottawa River. The severed parcel in Consent Application B200/04 is affected by this zoning by-law amendment.

The effect of this zoning by-law amendment is to rezone the severed parcel in B200/04 from Rural-Exception One (RU-E1) to Residential One - Exception Five (R1-E5). The exception provision reduces the minimum lot frontage requirement from 30 meters to 15 meters and also reduces the minimum water setback requirement from 20 meters to 15 meters.

The lands affected by this amendment are located on Grantham Road in Part of Lot 10, Concession 9, Township of Horton.

ii) Reading of Written Comments

The Clerk informed Council that there were no written comments received.

iii) Public Participation

a) Comments in Support

There were no comments from the public in support.

b) Comments in Opposition

Terry Johnston asked for clarification of the issue of 15 meter frontage. He was advised by Council that that was the frontage requirement for this severance application and zoning by-law.

8. COUNCIL MEMBERS COMMENTS

There were no comments from Council.

TOM REDMOND

9. CLERK'S REPORT ON NOTICE

The Clerk informed Council and members of the public present that as required by the Planning Act , notices of the public meeting were sent to all property owners within 120 meters (400 feet). This resulted in 31 property owners receiving notice. In addition seven agencies received notice of the public meeting.

10. i) Purpose of Amendment

Reeve Johnston stated that the purpose of this zoning by-law amendment is to rezone lands to permit the construction of a dwelling. The subject lands are currently vacant.

The effect of this zoning by-law amendment is to rezone the subject lands from General Commercial-Exception Four (GC-E4) to Residential One (R1). The R1 Zone permits a single detached dwelling.

The lands affected by this amendment are located at the corner of Pucker Street and Burnstown Road in Part of Lot 8, Concession 1, Township of Horton.

ii) Reading of Written Comments

The Clerk informed Council that the Town of Renfrew provided a written comment stating that they had no concerns with the proposed zoning amendment.

iii) Public Participation

a) Comments in Support

There were no comments from the public in support of the application.

b) Comments in Opposition

There were no comments from the public in opposition to the application.

11. COUNCIL MEMBERS COMMENTS

There were no comments from Council Members

STONI-RIDGE TRAILER PARK & CAMPGROUND INC

12. CLERK'S REPORT ON NOTICE

The Clerk informed Council and the Public present that as required by the Planning Act notices of the public meeting was sent to all property owners within 120 meters (400 feet). This resulted in ten property owners receiving notice. In addition six agencies received notice of the public meeting as well.

13. i) Purpose of Amendment

Reeve Johnston stated that the purpose of this zoning by-law amendment is to rezone lands to permit the creation of two large residential lots on River Road. The subject lands are a part of the Stoni-Ridge Trailer Park and Campground property that has never been developed. Consent Applications B26/05(1) and B27/05(2) are affected by this amendment.

The effect of this zoning by-law amendment is to rezone the subject lands from Campground Commercial - Exception One (CC-E1) and Tourism Commercial Reserve - Exception One (TCR-E1) to Rural - Exception One (RU-E1). The exception provision requires that any new buildings or structures be erected in accordance with the Ottawa River Flood Plain requirements of the By-law. All of the Rural (RU) zone requirements would apply.

The lands affected by this amendment are located on River Road in Part of Lots 14 and 15, Concessions 7 and 8, Township of Horton.

ii) Reading of Written Comments

The Clerk informed Council that there were no written comments received.

iii) Public Participation

a) Comments in Support

Utta Jamieson said she supported the application provided there would be single family residences constructed across the road from her, not a sub-division of residential houses.

The Clerk discussed the Zoning By-law requirements of the area and said that if a sub-division was proposed in the future it would require a zoning amendment. The applicant is proposing a single family residence at this time.

b) Comments in Opposition

There were no comments in opposition from the public.

14. COUNCIL MEMBERS COMMENTS

There were no comments from Council members.

15. CLOSE MEETING

Moved by Dave Bennett
Seconded by Bob Kingsbury

Resolution No. 05-183

That Council agrees to close the Public Meeting at 7:17 p.m.

Carried.

Reeve

Clerk