

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING

JAMES CONGDON AND VANESSA MAJOR ZONING AMENDMENT
and
RONALD AND SHIRLEY KASABOSKI ZONING AMENDMENT

MARCH 1, 2005

There was a Public Meeting held in the Municipal Council Chambers on Tuesday March 1, 2005 to hear the Zoning Amendment Applications of James Congdon and Vanessa Major and Ronald and Shirley Kasaboski. All members of council were present except Reeve Robert Johnston.

1. CALL TO ORDER

Deputy Reeve Bob Hall called the meeting to order at 7:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest.

JAMES CONGDON AND VANESSA MAJOR ZONING AMENDMENT

3. CLERK'S REPORT ON NOTICE

The Treasurer Deputy Clerk reported that pursuant to the Municipal Act the Clerk 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

Deputy Reeve Hall stated that the purpose and effect of this zoning amendment is to rezone lands to permit the severance of an existing dwelling and the construction of a new dwelling on the retained parcel. Consent Application B122/04 also applies to these lands.

The effect of this zoning by-law amendment is to rezone the retained parcel in B122/04 from Residential Two-Exception Two (R2-E2) to Residential Two-Exception Three (R2-E3). The exception provision reduces the required maximum lot area from 5000 square meters to 1900 square meters. The minimum lot frontage requirement continues to be 50 meters for the R20-E3 Zone. The zoning by-law amendment also rezones the severed parcel and the lot to be added to in B122/04 from Rural (Ru) and Residential Two-Exception Two (R2-E2) to Residential Two-Exception Four (R2-E4). The exception provision reduces the setback from the top of the slope and states that no fill should be placed at the top of the slope without having the grading plan reviewed and approved by a geotechnical engineer. The minimum lot area and lot frontage requirements remain at 5000 square meters and 50 meters respectively for the R2-E4 Zone.

The lands affected by this amendment are located on Thomson road in Part of Lot 4, Concession 9, Township of Horton. The subject lands can be more particularly described as parts 6, 7 and 8 on reference Plan of Survey 49R-10711.

ii) Reading of written Comments

There were no written comments received.

iii) Public Participation

a) Comments in Support

James Congdon supported the amendment,

b) Comments in Opposition

There were no comments in opposition.

5. COUNCIL MEMBERS COMMENTS

There were no Council Members comments.

RONALD AND SHIRLEY KASABOSKI ZONING AMENDMENT

6. CLERK'S REPORT ON NOTICE

The Treasurer Deputy Clerk reported that pursuant to the Planning Act the Clerk notified all property owners within 120 meters (400 feet) of the subject property. This resulted in seven property owners receiving notice. In addition he sent six notices to various Provincial and County Agencies.

i) Purpose of Amendment

Deputy Reeve Hall stated that the purpose and effect of this zoning amendment is to rezone lands to permit the creation of seasoned residential lots on Coldingham Lake. One lot is presently being considered with further lot creation possible in the future.

The effect of this zoning by-law amendment is to rezone the subject lands from Rural (RU) to Limited Service residential Two (LSR2). The LSR2 zone permits a seasonal dwelling on a lot created for seasonal residential purposes provided such lot fronts along a private road. The subject lands are accessed via a registered right of-way (Larry's Lane).

The lands affected by this amendment are located on Larry's Lane in Part of the East Half of Lot 22, Concession 5, Township of Horton.

ii) Reading of Written Comments

There were no written comments received.

iii) Public Participation

a) Comments in Support

Shirley Kasaboski was in support of the amendment.

b) Comments in Opposition

There were no comments in opposition.

7. COUNCIL MEMBERS COMMENTS

There were no comments from Council Members.

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- Zoning Amendments:
James Congdon & Vanessa Major
Ronald & Shirley Kasaboski

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8. CLOSE MEETING

Moved by Robert Kingsbury
Seconded by Don Eady

That Council close the March 1, 2005 Zoning Amendments Public Meeting at 7:15 p.m.

Carried.

Deputy Reeve

Treasurer Deputy Clerk