

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATIONS FOR

RORY McKAY
October 4, 2005

There was a Public Meeting held in the Municipal Council Chamber on Tuesday October 4, 2005. 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.

3. CLERK'S REPORT ON NOTICE

The Clerk reported to Council that, as required by the Planning Act, all property owners within one hundred and twenty metres or four hundred feet were mailed a copy of the Notice of Public Meeting. This amounted to nine property owners receiving notice. In addition seven agencies were sent the same notice.

4. i) Purpose of Amendment

Reeve Johnston stated that the purpose of the amendment is to rezone lands to permit the construction of a new dwelling on the lot.

The effect of this zoning by-law amendment is to rezone the subject lands from Residential Two – Exception Two (R2-E2) to Residential Two – Exception Five (R2-E5). The exception provision reduces the required minimum lot area from 5000 square metres to 4800 square metres. The minimum lot frontage requirement continues to be 50 metres for the R2-E5 Zone. The zoning by-law amendment also reduces the setback from the top of the slope from 46 metres to 18 metres and implements measures recommended by the professional engineer who conducted a slope stability assessment on the property. These measures include: no fill shall be placed on the top of the slope without having the grade plan reviewed and approved by a geotechnical engineer; the existing drainage channels, which are cut into the slope, cannot be filled; and rock rip-rap erosion protection shall be placed at the toe of the slope to prevent undercutting the steep banks, which exist between the existing drainage channels. A development agreement will be entered into between the municipality and the applicant to ensure that the site is developed in accordance with these measures.

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 Part 5 on Reference Plan of Survey 49R-10711.

ii) Reading of Public Comments

There no written comments received.

iii) Public Participation

a) Questions from the Public

There were no members of the public present.

- b) Comments in Support
There were no members of the public present.
- c) Comments in Opposition
There were no members of the public present.

5. COUNCIL MEMBERS COMMENTS

There were no comments or questions raised by Members of Council.

6. CLOSE MEETING

Moved by Bob Kingsbury
Seconded by Dave Bennett

That this Public Meeting be closed at 7:05 p.m.

Carried.

Reeve

CAO/Clerk