

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING

**Valley Sales & Equipment  
629995 Ontario Inc. (Draper)  
David and Janet Flaherty & Harry Martell**

ZONING AMENDMENTS  
JUNE 5, 2007

There was a Public Meeting held in the Municipal Council Chambers on Tuesday June 05, 2007 to hear public input in three zoning by-law applications. All Members of Council were present.

1. CALL TO ORDER  
Mayor Johnston called the meeting to order at 7:00 p.m.
2. DECLARATION OF PECUNIARY INTEREST  
There was no declaration of pecuniary interest by Member of Council.

**Valley Sales & Equipment**

3. CLERK'S REPORT ON NOTICE  
The CAO/Clerk reported to Council and the Public present that as required by the Planning Act all property owners within 400 feet (120 metres) were mailed a notice of the Public Meeting. This resulted in nine property owners receiving notice. In addition eight agencies were also sent a notice for their comments.
4. i) Purpose of Amendment  
Mayor Johnston stated that the purpose of this zoning by-law amendment is to rezone approximately 0.8 hectares (2 acres) of land to permit the expansion of an existing commercial use.  
  
The effect of the amendment is to rezone the lands from Rural (RU) to Highway Commercial-Exemption One (HC-E1). All other provisions of the Highway Commercial-Exception One (HC-EI) Zone shall apply to the subject lands. This Zoning By-law relates to Consent application File No. B17/07.  
  
The lands affected by this amendment are located on Part Lot 17, Concession 1, Township of Horton.
- ii) Reading of Written Comments  
There were no written comments received.
- iii) Public Participation
  - a. Questions from the Public  
There were no questions from the Public.
  - b. Reading of Written Comments  
There were no written comments received.
  - c. Comments in Opposition  
There were no comments in opposition.
5. COUNCIL MEMBERS COMMENTS  
Councillor Bennett wished Valley Sales, who are long term taxpayers in the Township, good luck with their expansion. Council agreed.

## 629995 Ontario Inc

### 6. CLERK'S REPORT ON NOTICE

The CAO/Clerk reported to Council and the Public present that as required by the Planning Act all property owners within 400 feet (120 Metres) were mailed a notice of the Public Meeting. This resulted in nine property owners receiving notice. In addition eight agencies were also sent notice for their comments.

#### 7. i) Purpose of the Amendment

The purpose of this zoning by-law amendment is to rezone 4.85 hectares (12 acres) of land to permit industrial uses permitted in the General Industrial (GM) Zone.

The effect of this zoning by-law amendment is to rezone the subject lands from Rural (RU) to General Industrial (GM).

The lands affected by this amendment are located on Part Lot 2, Concession 5, Township of Horton with a civic address of 1645 Lochwinnoch Road.

#### ii) Reading of Written Comments

The CAO/Clerk read a letter received from Meridian Planning Consultants on behalf of Canada Pipeline, which stated in part:

“While TransCanada has no objections to the proposed By-law Amendment, we request the following provision be included in the implementing By-law.

All permanent structures and excavations shall be located at least 7m from the limits of TransCanada's right-of-way. Accessory structures and lots with side-yards abutting the right-of-way shall have a minimum setback of at least 3m from the limit of the right-of-way.”

#### iii) Public Participation

##### a) Questions from the Public

Burt Virgin asked what type of industry are we talking about? Copies of the by-law listing the uses were circulated, and it was agreed that the term manufacturing was very broad, especially as there is a building there already.

Councillor Bennett reported that the Planning Committee had visited the site and felt it was to the Township's advantage to rezone.

Jeff Scott suggested if we open the door not knowing what is coming then we cannot stop it.

Chair Bennett explained that Mr. Draper followed the guidelines at the time he constructed the Hanger. However, it was agreed to request Mr. Draper to be specific about the intended use for the building, so the Township would have power to restrict the use to one class.

Mike Fortier felt that the zoning needs to be more specific as the property could be sold in the future and another business started. He also asked to be contacted about future meetings, as he is outside the 400 feet zone.

##### b) Comments in Support

There were no comments in support.

##### c) Comments in Opposition

No one was in support of this zoning amendment.

### 8. COUNCIL MEMBERS COMMENTS

Councillor Eady supported Burt Virgin's observation that the uses listed in the Comprehensive Zoning by-law are vague and need to be more specific.

**David & Janet Flaherty and Harry Martell**

9. CLERK'S REPORT ON NOTICE

The CAO/Clerk reported to Council and the Public present that as required by the Planning Act all property owners within 400 feet (120 metres) were mailed a notice of the Public Meeting. This resulted in eleven property owners receiving notice. In addition six agencies were also sent a notice for their comments.

10. i) Purpose of Amendment

Mayor Johnston stated that the purpose of this zoning by-law amendment is to rezone the subject lands from Rural-Exception One (RU-E1) to Rural-Exception Thirty Four (RU-E34). The exception provision permits the minimum dwelling unit area to be reduced from 65 square metres to 44 square metres to permit a cabin to be built.

The lands affected by this amendment are located on River Road on Part Lot 15, Concession 7 and 8.

ii) Reading of Written Comments

There were no written comments.

iii) Public Participation

a. Questions from Public

There were no questions from the Public.

b. Comments in Support

There were no comments in support.

c. Comments in Opposition

There were no comments in opposition.

11. COUNCIL MEMBERS COMMENTS

Council had no comments.

12. RESOLUTION TO CLOSE MEETING

Moved by Bob Hall, seconded by Dave Bennett

That Council close the Zoning By-laws Public Meeting at 7:20 p.m.

**Resolution No. 07-267**

**Carried.**

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Chair

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CAO/Clerk

