

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING

**170928 Ontario Inc (former Horton School)
Calvary Pentecostal Church (Peter Prince)
Terry Runtz & Kaelea Davies**

ZONING AMENDMENTS
MAY 01, 2007

There was a Public Meeting held in the Municipal Council Chambers on Tuesday May 01, 2007 to hear public input into 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 Members of Council.

170928 Ontario Inc.

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 16 property owners receiving notice. In addition six 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 1.5 hectares of land (3.72 acres) in order to permit the conversion of the former Horton Public School into apartments.

The effect is to rezone the subject lands from Community Facility (CF) to Residential Three-exception Two (R3-E2). The exception provision permits and defines an apartment dwelling, and permit a maximum of 16 apartment units.

The lands affected by this amendment are located within Part Lot 6, Concession 4, Township of Horton, with a civic address of 12 Horton School Road.

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. Comments in Support

John VanderPloeg and his partner Lee St Aubin were present and thanked the Township for their support and help in this development and invited Council to attend their Open House.

c. Comments in Opposition

There were no comments in opposition.

5. COUNCIL MEMBERS COMMENTS

Councillor Bennett thanked the Developers for choosing Horton Township and wished them good luck.

CALVERY PENTECOSTAL CHURCH

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 16 property owners receiving notice. In addition 7 agencies were also sent a notice for their comments.

7. i) Purpose of Amendment

Reeve Johnston stated that the purpose and effect of this zoning by-law amendment is to rezone approximately 4.047 ha (10 ac.) to permit residential dwellings on the severed parcels in Consent Application B103/06(1), B104/06(2), B105/06(3), B106/06(4). This amendment is a condition of approval for those consent applications.

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. Comments in Support

There were no comments in support.

c. Comments in Opposition

There were no comments in opposition.

8. **COUNCIL MEMBERS COMMENTS**

Councillor Bennett thanked Mr. Prince for working with the Planning Department.

TERRY RUNTZ & KAELEA DAVIES

Mr Runtz informed Council that he wished to amend his application so that it was a one (1) year Temporary zone.

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 15 property owners receiving notice. In addition 6 agencies were also sent a notice for their comments.

10. i) Purpose of Amendment

Reeve Johnston stated the purpose of this zoning by-law amendment is to rezone a 0.48 ha (1.21ac) parcel of land to permit a Bait and Tackle shop to operate from an existing garage.

The effect of this zoning by-law amendment is to rezone the subject lands from Residential One (R1) to Residential One-Exception Seven (R1-E7). The exception provision permits a Bait and Tackle shop to operate from the existing garage. This is a one year Temporary Zoning Amendment.

The lands affected by this amendment are located at 3670B River Road on Part Lot 5, Concession 10.

ii) Reading of Written Comments

The CAO/Clerk read a letter received from Henry & Vickie Verrydt, dated April 18, 2007 which stated in part "I would just like to confirm that our understanding of the current application for the re-zoning of the above noted property is that the application has been made for a permanent zoning change to R1-E7, but in your conversations with the applicant, Mr. Terry Runtz, this will be changed to be a one

year temporary application. I understand that after the one year period the operation and its impacts on the neighbouring properties will be reviewed prior to the issuance of any further zoning changes.

We have concerns about the future impacts of instilling a permanent zoning change to the property. We feel that this may lead to other applications in our area and in particular on two vacant properties, one directly beside the property in question, and a second which is two parcels over on the opposite side. There is also the concern that if permanent, this will allow the zoning to carry on in the event the property is ever sold.

Vickie and I are also unsure of all the impacts this type of business will have once it opens. In our discussions with Terry, he stated that should the business become successful, he would be looking at moving it to a more suitable location in town. A temporary zoning change would facilitate this.

In conclusion, we support Mr. Runtz and his application for the Bait and Tackle shop provided it can be accomplished with a temporary zoning change. Should this not be possible or there will be further consultations, I trust we will be notified.”

The Clerk also received an email dated April 25, 2007 from Jacob & Valerie Vanderzwet which stated in part “ We are owners of 3642B River Road and feel that we have an interest in this matter. We would support the temporary zoning. However, we have concerns regarding a permanent commercial zoning. Therefore, we need more information regarding the exact type of application made, before we can submit an opinion.”

iii) Public Participation

a) Questions from the Public

Robert Towey asked “why a Vendors Permit would not be sufficient in this situation rather than a zoning amendment”? Councillor Bennett replied that the Official Plan and Zoning By-law were in place to protect neighbours. A Vendor’s Permit would allow the Bail Shop to open overnight.

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 Members had no comments.

Moved by Don Eady, seconded by Dave Bennett

Resolution No. 07-226

Pursuant to Section 34(17) of the Planning Act, .S.O. 1990, c.P.13, Council hereby determines that a further public meeting for the Temporary Use Zoning By-law amendment for Terry Runtz and Kaelea Davies is not required.

12. RESOLUTION TO CLOSE MEETING

Moved by Dave Bennet, seconded by Bob Kingsbury

Resolution No. 07-227

That Council close the Zoning By-laws Public Meeting at 7:18 p.m.

Carried.