

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING

1466750 ONTARIO INC

ZONING AMENDMENT

February 2, 2009

1. CALL TO ORDER

Mayor Johnston called the meeting to order at 7:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

Councillor Bennett declared pecuniary interest.

3. CLERK'S REPORT ON NOTICE

The Clerk reported 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 twenty property owners receiving notice and 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 amendment is to rezone approximately 2.3 hectares (5.6 acres) of land in order to permit the construction of a dwelling and rezone a depleted aggregate pit.

The effect of the amendment is to rezone the lands from Rural (RU) to Rural-Exception Forty Two (RU-E42). All the provisions of the Rural (RU) Zone shall apply to the subject lands, with the exception of the following:

- i) The front yard depth shall be 20 metres;
- ii) The separation distance for a single detached dwelling from an Extractive Industrial Reserve (EMR) Zone shall be 40 metres; and
- iii) A natural vegetated buffer shall be maintained within the 20 metre front yard depth.

The amendment also rezones a depleted aggregate pit on the subject property from Extractive Industrial (EM) Zone to Rural (RU).

The lands affected by the amendment are described as part of Lot 15 Concession 5, Township of Horton.

ii) Reading of Written Comments

The CAO/Clerk reported the Hydro One and the County of Renfrew had replied with no comment.

iii) Public Participation

a) Questions from the Public

There were no questions from the public.

b) Comments in Support

Nelson and Rilla St Michael were present and supported the zoning amendment.

c) Comments in Opposition

There were no comments in opposition.

5. INFORMATION

Information on who is entitled to appeal Council's decision to the Ontario Municipal Board under Sections 34 (11) and (19) of O.Reg 545/06

The CAO/Clerk read the following:-

Section 34(11) – if council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the Clerk of the Municipality.

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submission at the public meeting or made written submission to the council, before the by-law passed or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Municipal Board by filing an appeal with the clerk of the municipality.

6. COUNCIL MEMBERS COMMENTS

Councillor Kingsbury said he had a concern with the need to rezone, as there was an established line of house on the road. Councillor Eady agreed with Councillor Kingsbury. Mayor Johnston also agreed.

7. CLOSE MEETING

Moved by Bob Kingsbury, seconded by Bob Hall

That this meeting be closed at 7:07 p.m.

Mayor

CAO/Clerk