

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING

LESLIE EDWARDSON - APPLICATION A01-07

FEBRUARY 20, 2007

There was a meeting of the Committee of Adjustment to hear Application A01-07 for Leslie Edwardson, held in the Community Centre on Tuesday February 20, 2007. Present were Chair Dave Bennett, Reeve Robert A. Johnston, Mae Craig, Bill Winters, Bob Hall, Don Eady and Jim Ferguson.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 5:45 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest.

3. PURPOSE OF PUBLIC MEETING

Chair Bennett stated on October 17, 2006 the Committee of Adjustment granted approval to application A04-06 for Ms Leslie Edwardson to reduce the water setback from the Ottawa River from twenty metres required in Zoning By-law 94-07 to seventeen metres to construct a sunroom/screen porch. When she applied for the building permit it was discovered that the measurement was taken from the water's edge not the high water mark. The actual setback reduction required is fifteen metres (49 feet).

This application for Minor Variance is to further reduce the water setback from seventeen metres to fifteen metres.

4. METHOD OF NOTICE

The CAO/Clerk reported that as required by the Planning Act notice was sent to all property owners within sixty metres (200 feet) of the subject property. This resulted in six property owners receiving notice of this Public Meeting. In addition request for comments were sent to two agencies, the County of Renfrew and Horton Township Planning Committee.

5. PERSONS REQUESTING NOTICE OF DECISION

Chair Bennett requested that anyone who wanted a copy of the decision to speak to the CAO/Clerk afterwards. There was no one present for this meeting.

6. PUBLIC PARTICIPATION

a) Questions

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.

7. QUESTIONS BY COMMITTEE MEMBERS

Chair Bennett asked at what point does a Minor Variance become a Major Variance? The CAO/Clerk said his understanding, with talking to the County Planning Staff, is the half way point.

8. DECISION

Moved by Mae Craig, seconded by Bill Winters

That Application A01-07 be approved to permit the reduction in water setback from seventeen meters to fifteen metres, with the reason being that the residence is existing, the further reduction in setback of two additional meters is minor, adding a sunroom and screen porch is consistent with the residential development in the area.

Carried.

9. CLOSE MEETING

Moved by Don Eady, seconded by Jim Ferguson

That the Public Meeting for Application A01-07 be closed at 5:49 p.m.

Carried.

Chair

CAO/Clerk