

THE CORPORATION OF THE TOWNSHIP OF HORTON

Committee of Adjustment - Public Meeting

**Gregory Sauve, Tania Lachapelle - Application A15/12**

There was a meeting of the Committee of Adjustment held in Horton Township Municipal Chambers on Tuesday April 17, 2012. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone and Councillor Margaret Whyte. Also present were Committee Members Bob Lockwood, John Berkhout, Mae Craig, David Brown and John Wilson. Staff present was Mackie McLaren, CAO/Clerk.

1. Call to Order
2. Declaration of Pecuniary Interest

**Gregory Sauve, Tania Lachapelle Application A15/12**

3. Purpose of Public Meeting

Chair Kingsbury reported that 3630 River Road is zoned Limited Service Residential (LSR) under our Comprehensive Zoning By-law 20120-14. The Owners wish to construct an attached garage to the side of their existing residence. The garage is to be located 0.30 metres from the side lot line. The zoning by-law requires a 3 metre side yard width for the permitted use in the LSR zone.

The application for Minor Variance is to reduce the side yard width from 3 metres to 0.3 metres.

4. Method of Notice

The CAO/Clerk reported that as required by the Planning Act all property owners within 200 feet (60 metres) were mailed notice of this Public Meeting. This resulted in nine property owners receiving notice and in addition two public agencies were also sent notice for their comments.

5. Persons Requesting Notice of Decision are to speak to Secretary

The CAO/Clerk informed the Committee that anyone wishing to receive Notice of the Decision should make a request to him.

6. Public Participation:           a) Questions

There were no questions from the public.

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- b) Comments in Support

Greg Sauve commented that the proposed addition was for a mud room and a garage.

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- c) Comments in Opposition

There were no comments in opposition.

7. Questions by Committee Members

Mayor Eady commented on the drawing included with the application.

John Wilson noted that the garage construction would interfere with an existing frame shed on the property. Mr. Sauve said the shed would be relocated.

Chair Kingsbury said he noticed a large tree is located where the garage would be built. Mr. Sauve said the tree is to be removed.

Councillor Larone asked for the size of the garage. Mr. Sauve said it would be 30 feet x 40 feet and would be a three bay garage. When questioned why so large, Mr. Sauve said his hobby is jeeps.

Councillor Whyte asked if the garage meets the front yard setback from the road. She was answered yes.

Councillor Larone asked about the roof overhang of the garage and would it affect the neighbouring property. Mr. Sauve said that the building layout would actually be swung the other way.

Mayor Eady asked if Mr. Sauve could cut back the size of the garage. Councillor Larone suggested increase the side yard setback requested from 1 foot (0.3 metres) to 2 feet (0.6 metres).

8. Decision

Moved by Jamey Larone, Seconded by Mae Craig

That Minor Variance Application A15/12 be approved to permit the reduction in side yard width from 3 metres to 0.6 (2 ft.), to construct an attached garage.

Carried on Division

Opposed John Wilson and Bob Kingsbury

9. Close Meeting

Chair Kingsbury adjourned this meeting at 5:18 p.m.

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CHAIR

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CAO/Clerk