

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT - PUBLIC MEETING

**Bernard & Lydia Pleau - Application A01-11**

August 17, 2011 - 5:00 p.m.

There was a public meeting held in the Municipal Council Chambers on Wednesday, August 17, 2011 regarding Lydia and Bernard Pleau's zoning amendment application. There were approximately 10 people in attendance.

1. Call to Order

Chair Kingsbury called the meeting to order at 5:00 p.m.

2. Declaration of Pecuniary Interest

There was no declaration of pecuniary interest.

3. Purpose of Public Meeting

Chair Kingsbury informed the Committee that 243 Florence Lane is zoned Limited Service Residential (LSR) under Comprehensive Zoning By-law 2010-14. The Limited Service Residential (LSR) zone permits a seasonal use (cottage). There are two cottages on this property. A severance has been applied for to separate the two cottages, but approval is conditional upon the access roads being registered as a right of way. The cottage and property to be owned by the applicants' daughter and son-in-law was constructed in 1946 and predates the first zoning by-law by approximately 35 years. The cottage therefore enjoys rights under the "non-conforming use" policy in By-law 2010-14. The Owners wish to enlarge the existing cottage by constructing an addition.

Section 45 (2) of the Planning Act, R.S.O. 1990 c.P.13 as amended, authorizes the Committee of Adjustment to consider applications to enlarge an existing non-conforming use.

This application for Minor Variance is to permit the enlargement of an existing non-conforming use.

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 eleven property owners receiving notice and in addition three agencies were also sent notice for their comments. A notice of this Public Meeting was also posted on the property.

5. Persons Requesting Notice of Decision

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

6. Public Participation:
- a) Questions  
There were no questions.
  - b) Comments in Support  
Lydia Pleau, applicant of the Minor Variance noted that she is in support of this amendment.
  - c) Comments in Opposition  
There were no comments in opposition.

7. Questions by Committee Members

There were no questions by Committee Members

8. Decision

Moved by Mae Craig, Seconded by David Brown

That application A01-11 be approved to permit the enlargement of an existing non conforming use to enlarge an existing second season residence on one lot.

Carried.

The meeting for this minor variance application was closed at 5:05 p.m.

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CHAIR

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SECRETARY