

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING

**Tom Orr Zoning Amendment,  
Peter Tippins Zoning Amendment, and  
Pat and Ken Forrest Zoning Amendment**

March 3<sup>rd</sup>, 2011  
6:30 p.m.

1. CALL TO ORDER  
Mayor Don Eady called the meeting to order at 6:30 p.m.
2. DECLARATION OF PECUNIARY INTEREST  
There was no declaration of pecuniary interest.

**TOM ORR ZONING AMENDMENT**

3. CLERK'S REPORT ON NOTICE  
The CAO/Clerk reported that as required by the Planning Act all property owners within 400 feet (120 metres) were mailed notice of this Public Meeting. This resulted in two property owners receiving notice and in addition six agencies were also sent notice for their comments.
4. i ) PURPOSE OF AMENDMENT  
The purpose of the zoning by-law amendment is to rezone approximately 8.1 hectares (20 acres) of land in order to permit seasonal dwellings to be constructed on lands accessed by a right of way. The subject lands are the severed and retained lands in severance applications B180/09(1), B181/09(2), B182/09(3), B183/09(4) and B185/09(5). The subject lands were rezoned in the Townships previous comprehensive Zoning By-law but this site specific amendment was not carried forward to the Townships new comprehensive Zoning By-Law. This present amendment also addresses the reduced lot frontage on one of the lots.  
  
The effect of the amendment is to rezone the subject lands from Commercial Campground-Exception One (CC-E1) to Limited Service Residential-Exception Seven (LSR-E7) and Limited Service Residential-Exception Eight (LSR- E8). The LSR-E7 Zone establishes a minimum lot area of 4047 square meters. The LSR- E8 zone establishes a minimum lot area of 4000 square meters and also a reduced minimum lot frontage from 40 meters to 20 meters.
- ii ) READING OF WRITTEN COMMENTS  
CAO/Clerk Mackie McLaren reported that no written comments were received.
- iii) PUBLIC PARTICIPATION a) QUESTIONS FROM 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.
5. 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

COA/Clerk Mackie McLaren read his statement of people's right to appeal.

6. COUNCIL MEMBERS CONCERNS  
None of the Council member's had concerns.

**PETER TIPPINS ZONING AMENDMENT**

7. CLERK'S REPORT ON NOTICE  
The CAO/Clerk reported that as required by the Planning Act all property owners within 400 feet (120 metres) were mailed notice of this Public Meeting. This resulted in nine property owners receiving notice and in addition six agencies were also sent notice for their comments.

8. i ) PURPOSE OF AMENDMENT  
The purpose of the zoning by-law amendment is to rezone approximately 8369 square meters (2 acres) of land in order to permit a reduced minimum lot frontage from 40 meters to 10 meters. This site specific amendment addresses the reduced lot frontage of the severed lands in severance application B157/09.

The land will continue to be zoned Limited Service Residential-Exception six (LSR-E6).

- ii ) READING OF WRITTEN COMMENTS  
CAO/Clerk Mackie McLaren reported that no written comments were received.

- iii) PUBLIC PARTICIPATION a) QUESTIONS FROM 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

9. 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

CAO/ Clerk Mackie McLaren read his statement of people's rights to appeal.

10. COUNCIL MEMBERS CONCERNS  
None of the Council member's had concerns.

**PAT AND KEN FORREST ZONING AMENDMENT**

11. CLERK'S REPORT ON NOTICE  
The CAO/Clerk reported that as required by the Planning Act all property owners within 400 feet (120 metres) were mailed notice of this Public Meeting. This resulted in ten property owners receiving notice and in addition six agencies were also sent notice for their comments.

12. i ) PURPOSE OF AMENDMENT  
The purpose of the zoning amendment is to rezone 13.7 hectares (34 acres) of land to permit the construction of a single detached dwelling on a lot that does not front on or have direct access to an improved street (being a Provincial Highway, County Road, or Township Road).

The effect of the amendment is to rezone the subject lands from Rural (RU) to Rural Exception (RU-E31). All other provisions of the By-law shall apply.

ii) READING OF WRITTEN COMMENTS  
CAO/Clerk Mackie McLaren reported that no written comments were received.

iii) PUBLIC PARTICIPATION a) QUESTIONS FROM PUBLIC

Mrs. Forrest asked for an explanation of RU-E31. CAO/Clerk Mackie McLaren explained to Mrs. Forrest that the RU-E31 is a rural exception to rezone 13.7 hectares (34 acres) of land to permit the construction of a single detached dwelling on a lot that does not front on or have direct access to an improved street (being a Provincial Highway, County Road, or Township Road). There were no other questions from the public.

b) COMMENTS IN SUPPORT  
There were no comments in support.

c) COMMENTS IN OPPOSITION  
There were no comments in opposition.

13. 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

CAO/ Clerk Mackie McLaren read his statement of people's rights to appeal.

14. COUNCIL MEMBERS CONCERNS  
Councillor Glen Campbell asked how much frontage there was. CAO/Clerk Mackie McLaren said there is zero frontage.

15. CLOSE MEETING

Moved by Councillor Robert Kingsbury  
Seconded by Councillor Margaret Whyte  
That council close this Public Meeting at 6:41 P.M.

**Resolution No. 11- 093**

**Carried**

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Mayor

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CAO/Clerk