

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT
PUBLIC MEETING

September 18, 2012 - 5:00 p.m.

Bruce Murdoch - Application A18/12, and
Collin Moore – Application A19/12

There was a public meeting of the Committee of Adjustment to hear Minor Variance Application No. A17-12 (Bruce Murdoch) and Application No. A18/12 (Collin Moore) in the Municipal Council Chambers on Tuesday, September 18, 2012. Present were Chair Bob Kingsbury, Councillor Glen Campbell, and Councillor Jamey Larone. Also present were Committee Members Jim Ferguson, Mae Craig, David Brown, John Wilson, Bob Lockwood, and John Berkhout. Staff present was Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Mayor Don Eady and Councillor Margaret Whyte.

1. CALL TO ORDER

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

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by Committee Members or staff.

Bruce Murdoch - Application A17/12

3. PURPOSE OF PUBLIC MEETING

Chair Kingsbury informed the Committee that 629 MacEwan Lane is zoned Limited Service Residential. Under the Township of Horton Comprehensive Zoning By-law 2010-14 – Section 3.22.1(ii) the flood plain design elevation requires a 76.8 m elevation.

The existing cottage sits at 75.5 m above sea level. The applicant has plans to enlarge the cottage with an addition which will meet the 76.8 m elevation. Due to a short front yard depth, the part of the existing cottage to be turned into a boathouse can only be raised 76 metre elevation to permit access because of the steep ramp required to back in a boat trailer.

The Minor Variance Application is to reduce the flood plain design elevation in Section 3.22.1(ii) of Horton Township Comprehensive Zoning By-law 2010-14 from 76.8 m to 76 m above sea level for the garage portion of the project.

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 received notice and in addition two 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.

b) Comments in Support

The CAO/Clerk read an opinion submitted by the applicant's engineer that confirms that the structures will not experience any significant erosion during a 100 year flood event and that no new flooding hazards will be created, existing hazards will not be aggravated and no adverse environmental impacts will occur as a result of the reduction in the flood plan design elevation. This engineer's report was a condition that was requested during a meeting with the applicant, Renfrew County Planning Department, the CAO/Clerk, and our Chief Building Official.

c) Comments in Opposition

There were no comments in opposition.

7. QUESTIONS BY COMMITTEE MEMBERS

John Wilson asked if it was a boat house or storage building. Mackie McLaren, CAO/Clerk replied that Mr. Murdoch refers to it as a boat house but it normally would be considered an attached garage.

Councillor Larone asked if it would have a foundation. Mackie McLaren, CAO/Clerk replied that it would. That was the reason for the engineering report that was read above.

8. DECISION

Moved by Mae Craig, Seconded by Jamey Larone

That Application A17-12 be approved to reduce the flood plain design elevation in Section 3.22.1(ii) of Horton Township Comprehensive Zoning By-law 2010-14 from 76.8 m to 76 m above sea level for the garage portion of the project.

Carried.

Collin Moore Application A18/12

9. PURPOSE OF PUBLIC MEETING

Chair Kingsbury reported that 1118 Jamieson Lane is zoned Rural. Under the Township of Horton Comprehensive Zoning By-law 2010-14 – Section 16.2 (b) the minimum lot frontage required is 40 metres (132.1 feet). The proposed frontage onto Township of Horton's Right of Way onto Jamieson Lane is only 30 metres (98.5 ft.).

10. 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 agencies were also sent notice for their comments.

11. 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.

12. PUBLIC PARTICIPATION:

b) Questions

There were no questions.

c) Comments in Support

There were no comments in support.

c) Comments in Opposition

There were no comments in opposition.

13. QUESTIONS BY COMMITTEE MEMBERS

John Wilson asked how this will affect the turnaround on Jamieson Lane. Mackie McLaren, CAO/Clerk said that the Township has entered into an agreement with Mr. Moore to receive a 66 ft x 100 ft. parcel of land for a turnaround. John asked if there would be any other future lots. Mr. Henry Moore who was present replied that there would not be any other lots.

Chair Kingsbury asked how far the right-of way was from the paved section of Jamieson Lane. Mr. Moore replied that it was 300 ft.

Councillor Campbell said that he felt the turnaround is a benefit for our Public Work operators. He would like to see improvements continue for future development in the area.

14. DECISION

Moved by Dave Brown, Seconded by John Berkhout

That Application A18-12 be approved to reduce the lot frontage on the Township of Horton's Right of Way onto Jamieson Lane to 30 metres from 40 metres as currently required under the Horton Township Comprehensive Zoning By-law 2010-14 – Section 16.2 (b).

Carried on Division.

Opposed: John Wilson

Chair Kingsbury closed this public meeting at 5:12 p.m.

Chair

Secretary