

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING

Paul Emmerson - Application A01-13

May 14, 2013 – 5:00 p.m.

There was a meeting of the Committee of Adjustment to hear Minor Variance Application No. A01-13, held in the Municipal Council Chambers on Tuesday, May 14, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, Councillor Margaret Whyte, Mae Craig, David Brown, Bob Lockwood and John Wilson. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Committee Members: Jim Ferguson, John Berkhout.

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 by staff or committee members.

Paul Emmerson - Application A01-13

3. PURPOSE OF PUBLIC MEETING

Chair Kingsbury informed the Committee that 637 MacEwan Lane is zoned Limited Service Residential (LSR) under Comprehensive Zoning By-law 2010-14. Section 3.28 (d) requires a minimum water setback of 20 metres (66'). A cottage is located on this property. The actual water setback is 9.7 m (32') from the high water mark. The cottage has non-conforming rights to remain in this location. The owners wish to construct a new 12 foot deck onto the front (river side) of their cottage which will project 3.7 m (12 feet) into the water setback area.

This application for Minor Variance is to reduce the Ottawa River water setback from the non-conforming setback of 9.7 m (32') to 6 m (20').

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 eight property owners receiving notice and in addition six public agencies were also sent notice for their comments.

5. PERSONS REQUESTING NOTICE OF DECISION

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

There were no comments in support.

c) Comments in Opposition

There were no comments in opposition.

7. QUESTIONS BY COMMITTEE MEMBERS

Chair Kingsbury noted that he has viewed the property and has no concerns. Bob Lockwood asked if this would set precedent. Chair Kingsbury said “no” that we have done this before and each case is assessed individually. Councillor Larone asked if it is attached to the cottage. Mr. McLaren replied “yes” it is on deck blocks. John Wilson asked if we required a “waiver” to protect the Township with this type of structure. Mr. McLaren said that the Minor Variance is to have the setbacks conform and does not relate to the structure being built.

8. DECISION

Moved by David Brown, Seconded by Mae Craig

That Application A01-13 be approved to reduce the Ottawa River water setback from the non-conforming setback of 9.7 m (32') to 6 m (20').

Carried.

Chair Kingsbury closed this public meeting at 5:09 p.m.

Chair

Secretary