

**THE CORPORATION OF THE
TOWNSHIP OF HORTON**

BY-LAW NUMBER 2016-69

A By-law to amend By-law Number 2010-14 of the Corporation of the Township of Horton, as amended.

PURSUANT TO SECTION 34 AND 36 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13, THE TOWNSHIP OF HORTON HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 2010-14, as amended, be and the same is hereby further amended as follows:

(a) By adding the following new subsection 9.4 HOLDING ZONES, immediately after subsection 9.3(h):

“9.4 **HOLDING ZONES**

(a) Commercial-holding (C-h)

Until such time as the holding symbol is removed from lands described as Lot 13, Concession 4, in the geographic Township of Horton and delineated as Commercial-holding (C-h) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(i) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(ii) Conditions for removal of Holding Symbol (h)

(a) Site Plan Agreement under Section 41 of the Planning Act between the Owner and Municipality, registered on title, and including, but not limited to:

- (i) Site Plan approved by the Municipality;
- (ii) Lot Grading and Drainage Plan approved by the Municipality;
- (iii) Servicing Plan approved by the Municipality, if required;
- (iv) Hydrogeological Report, if the proposed development exceeds 4500 litres of septic effluent per day;
- (v) Recommendations from a Servicing Options Report approved by the Municipality, if the proposed development exceeds 4500 litres of septic effluent per day;
- (vi) Recommendations from the Traffic Impact Study and Stormwater Management Plan

(b) A Traffic Impact Study identifying impacts on Highway 17 and a Stormwater Management Report demonstrating that post-development drainage from the site is kept to pre-development lands, or that drainage from the site will not detrimentally impact Ministry of Transportation lands. A clearance letter from the Ministry of Transportation shall be required to demonstrate that these requirements have been met.

- (c) Servicing approvals from the Ministry of Environment and Climate Change (MOECC), if the proposed development exceeds 10,000 litres of septic effluent per day;
 - (d) Favourable MDS 1 calculations are required; and
 - (e) A study by a qualified professional to determine that a physical hazard does not exist or will not have a negative impact on the development for the lands designated Environmental Protection to the satisfaction of the municipality.”
- (b) Schedule "A" is amended by rezoning the lands described in subsection 1(a) above, from Rural (RU) to Commercial-holding (C-h) as shown as Items 1 and 3 and from Environmental Protection (EP) to Commercial-holding (C-h) as shown as Item 2 on Schedule "A" attached hereto.
2. THAT save as aforesaid all other provisions of By-law 2010-14, as amended, shall be complied with.
3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this 20th day of December, 2016.

This By-law read a THIRD time and finally passed this 20th day of December, 2016

MAYOR

CAO/CLERK