

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING**Zoning Amendment****1230361 Ontario Inc. – Adrian Schouten**December 15th, 2020

4:00 p.m.

- 1. Call to Order & Roll Call**
- 2. Declaration of Pecuniary Interest**
- 3. Zoning By-law Amendment – Goshen Road**
 - 3.1 Mayor - Purpose of Amendment
 - 3.2 CAO/Clerk's Report on Notice
 - i) Reading of Written Comments
 - ii) Public Participation
 - a) Questions from Public
 - b) Comments in Support
 - c) Comments in Opposition
 - 3.3 Information on who is entitled to appeal Council's decision to the Local Appeal Tribunal under Sections 34(11) and (19) of O.Reg 545/06
- 4. Zoning By-law Amendment – Thomson Road**
 - 4.1 Mayor - Purpose of Amendment
 - 4.2 CAO/Clerk's Report on Notice
 - i) Reading of Written Comments
 - ii) Public Participation
 - a) Questions from Public
 - b) Comments in Support
 - c) Comments in Opposition
 - 4.3 Information on who is entitled to appeal Council's decision to the Local Appeal Tribunal under Sections 34(11) and (19) of O.Reg 545/06
- 5. Council Members Comments/Questions**
- 6. Adjournment**

RETURN TO AGENDA

Memo



To: Council

From: Hope Dillabough

Subject: Summary – Zoning By-law Amendment -
Public Meeting
1230361 Ontario Inc. – Adrian Schouten
Goshen Road

Date: December 15th, 2020

This Zoning By-Law Amendment pertains to the subject lands: Concession 5, Part of Lot 6 in the Township of Horton, as shown on the attached Key Map.

Purpose of this amendment:

The purpose of this amendment is to rezone the severed lands in Consent Application File B155/16(1) in order to implement a building setback of 27 metres from the crest of slope on the adjacent property as identified in the Slope Stability Assessment, prepared by Morey Associated Ltd. dated November 8, 2018.

The effect of the amendment is to rezone the severed lands in Consent Application B155/16(1) from Rural (RU) to Rural – Exception Fifty-Seven (RU-E57) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of a 27 metre setback from the crest of slope described as Part 1 on Reference Plan 49R-19635. All other provisions of the Zoning By-law shall apply.

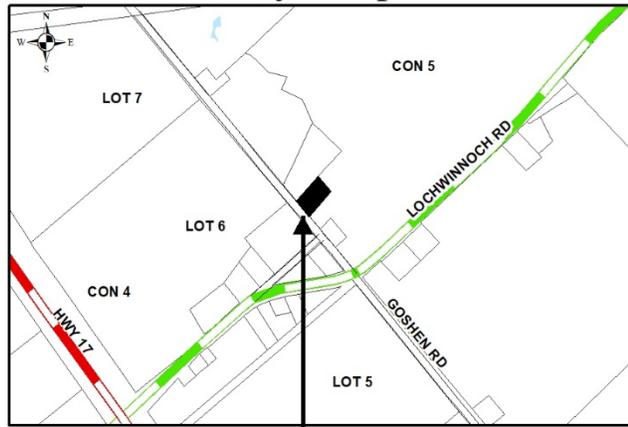
Notice of this Public Meeting was sent to the thirty (30) property owners within the 120-metre radius in addition to ten (10) Provincial and County Agencies. Out of those, we did not receive any written comments back by the prescribed deadline.

Section 34(11) - If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Local Planning Appeal Tribunal by filing an appeal with the clerk of the municipality.

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed, or the Minister of Municipal Affairs and Housing, may appeal to the Local Planning Appeal Tribunal by filing an appeal with the clerk of the municipality.

RETURN TO AGENDA

Township of Horton Key Map



Location of Amendment

TOWNSHIP OF HORTON
NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Section 34 of the Planning Act, the Township of Horton hereby gives NOTICE OF THE FOLLOWING:

- i) Application to amend the Zoning By-law (By-law 2010-14) of the Township of Horton.*
 - ii) A public meeting regarding an application for an amendment to the Zoning By-law of the Township of Horton*
-

Subject Lands Part of Lot 6, Concession 5, and Parts 1 & 2 on Reference Plan 49R-19635, in the Township of Horton, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held electronically via Zoom on December 15th at 4 p.m. Please contact the CAO/Clerk for the meeting link the day of the meeting.

Proposed Zoning By-law Amendment

The purpose of this amendment is to rezone the severed lands in Consent Application File B155/16(1) in order to implement a building setback of 27 metres from the crest of slope on the adjacent property as identified in the Slope Stability Assessment, prepared by Morey Associated Ltd. dated November 8, 2018.

The effect of the amendment is to rezone the severed lands in Consent Application B155/16(1) from Rural (RU) to Rural – Exception Fifty-Seven (RU-E57) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of a 27 metre setback from the crest of slope described as Part 1 on Reference Plan 49R-19635.

The zoning by-law amendment is required as a condition of consent.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Horton Municipal Office during regular office hours.

If you wish to be notified of the decision of the Township of Horton on the proposed zoning by-law amendment, you must make a written request to the Township of Horton.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Horton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Horton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Horton before the by-law is passed by

RETURN TO AGENDA

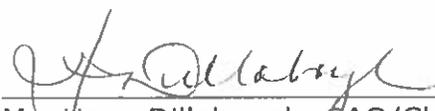
the Township of Horton, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Other Applications

Consent application B155/16(1) is also being considered with this application.

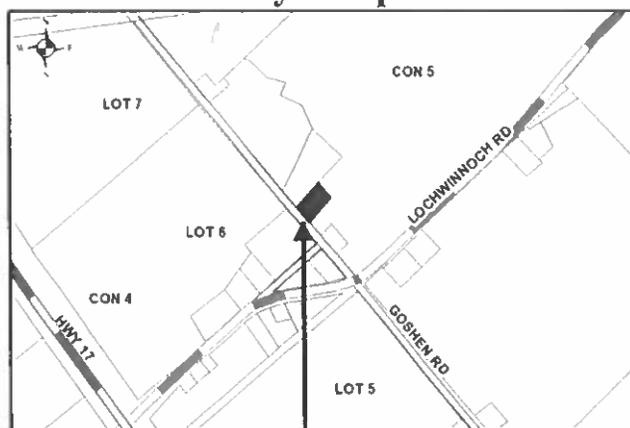
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Township of Horton this 19th day of November, 2020.



Ms. Hope Dillabough, CAO/Clerk
Township of Horton
2253 Johnston Road
R.R. #5
RENFREW, ON K7V 3Z8
Telephone: (613) 432-6271
Email: hdillabough@hortontownship.ca

Township of Horton Key Map



Location of Amendment

RETURN TO AGENDA

TOWNSHIP OF HORTON
NOTICE TO PUBLIC BODIES

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT (Schouten)

TAKE NOTICE that the Council of the Corporation of the Township of Horton intends to consider a proposal to amend Zoning By-law 2010-14 of the Township of Horton.

An explanation of the proposed Zoning By-law Amendment is contained in the attached Notice of Application and Public Meeting. The following information is also attached to assist you in reviewing the applications:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Section 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the Clerk by no later than December 7th. Additional information relating to the above is available during regular office hours at the Township office.

DATED at the Township of Horton this 19th day of November, 2020.

AGENCY RESPONSE

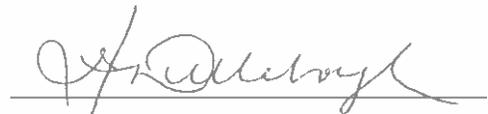
We have reviewed the information provided for the Zoning By-law Amendment application, and

- we have no comments or concerns.*
- we will provide more detailed comments and/or conditions after a more thorough review.*

Agency

Name (Print)

Signature



Ms. Hope Dillabough, CAO/Clerk
 Township of Horton
 2253 Johnston Road
 R.R. #5
 RENFREW, ON K7V 3Z8
 Telephone: (613) 432-6271
 Email:
hdillabough@hortontownship.ca

RETURN TO AGENDA

**THE CORPORATION OF THE
TOWNSHIP OF HORTON**

BY-LAW NUMBER 2020-51

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

PURSUANT TO SECTION 34 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 to Section 16.0 - requirements for Rural (RU) Zone, immediately following the subsection 16.3 (ddd):

“(eee)Rural – Exception Fifty-Seven (RU-E57)

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Parts 1 and 2 on Reference Plan 49R-19635 located within Part of Lot 6, Concession 5, in the Township of Horton, and zoned RU-E57, no buildings or structures or site alterations shall be permitted on lands located within the area of a 27 metre setback from the crest of slope described as Part 1 on Reference Plan 49R-19635.”
 - (b) Schedule "A" is amended by rezoning those lands described above from Rural (RU) to Rural – Exception Fifty-Seven (RU-E57) as shown on the 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 15th day of December, 2020.

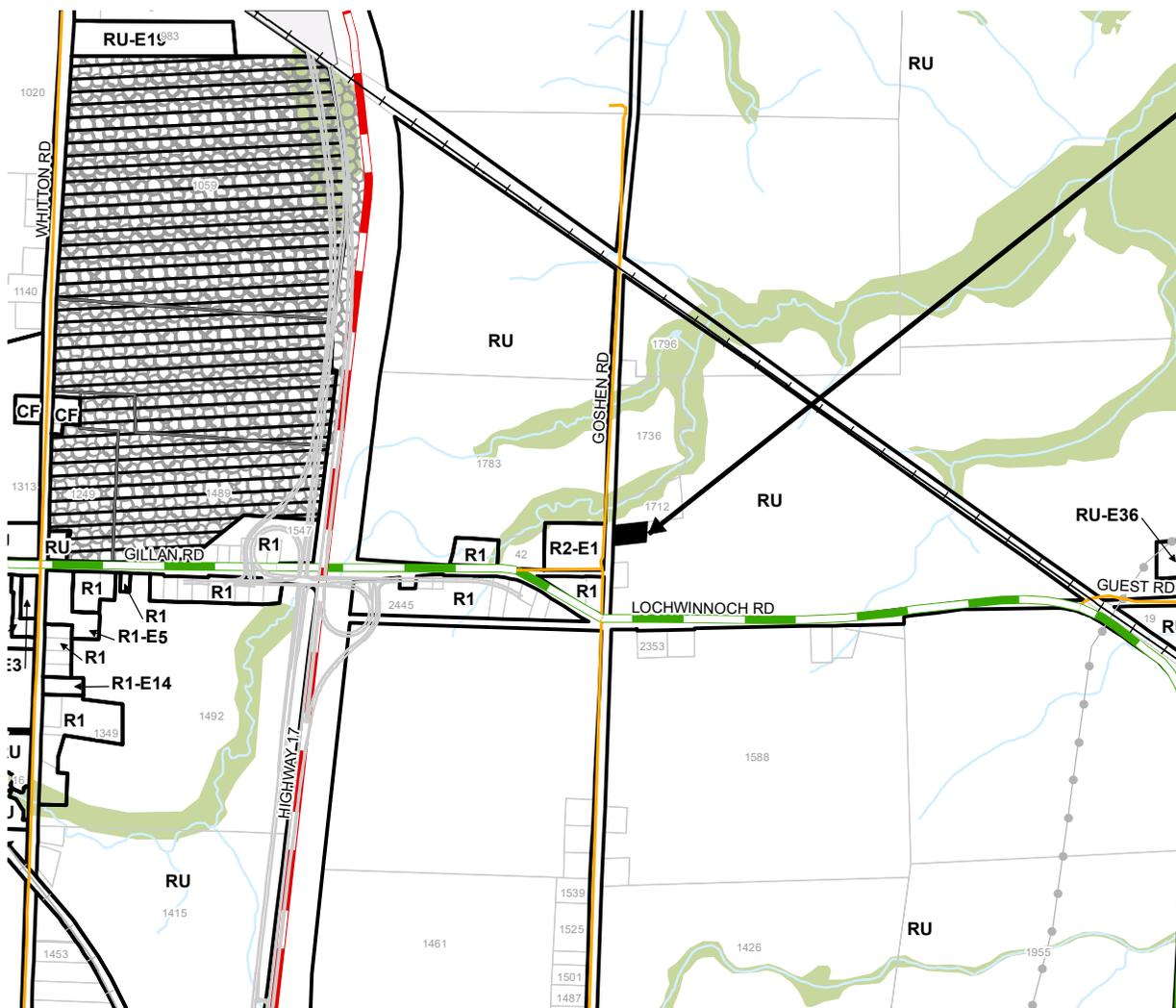
This By-law read a THIRD time and finally passed this 15th day of December, 2020.

MAYOR David M. Bennett

CAO/Clerk Hope Dillabough

RETURN TO AGENDA

From RU to RU-E57



1:17,000

Corporation of The Township of Horton

This is Schedule "A" to By-law Number _____.
 Passed the _____ day of _____ 20_____.
 Signatures of Signing Officers

 Mayor

 CAO\Clerk

LEGEND

- R1 Residential One
- R2 Residential Two
- RU Rural
- Extractive Industrial (EM)
- Environmental Protection
- E Exception Zone
- Area affected by amendment:
From RU to RU-E57

RETURN TO AGENDA

Memo

Horton Township



To: Council

From: Hope Dillabough

**Subject: Summary – Zoning By-law Amendment -
Public Meeting
1230361 Ontario Inc. – Adrian Schouten
Thomson Road**

Date: December 15th, 2020

This Zoning By-Law Amendment pertains to the subject lands: Concession 6, Part of Lot 5 in the Township of Horton, as shown on the attached Key Map.

Purpose of this amendment:

The purpose of this amendment is to rezone the severed lands in Consent Application Files B165/16(3), B167/16(5) & B172/16(5) in order to implement building setbacks from the crest of slopes identified in the Slope Stability Assessment, prepared by Morey Associated Ltd. dated November 8, 2018.

- Item 1: To rezone the severed lands in Consent Application B165/16(3) from Rural (RU) to Rural – Exception Fifty-Four (RU-E54) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of a 29 metre setback from the crest of slope described as Part 2 on Reference Plan 49R-19634.
- Item 2: To rezone the severed lands in Consent Application B167/16(5) from Rural (RU) to Rural – Exception Fifty-Five (RU-E55) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of a 37 metre setback from the crest of slope described as Part 5 on Reference Plan 49R-19634.
- Item 3: To rezone the severed lands in Consent Application B172/16(5) from Rural (RU) to Rural – Exception Fifty-Six (RU-E56) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of an 18 metre setback from the crest of slope described as Part 8 on Reference Plan 49R-19634. All other provisions of the Zoning By-law shall apply.

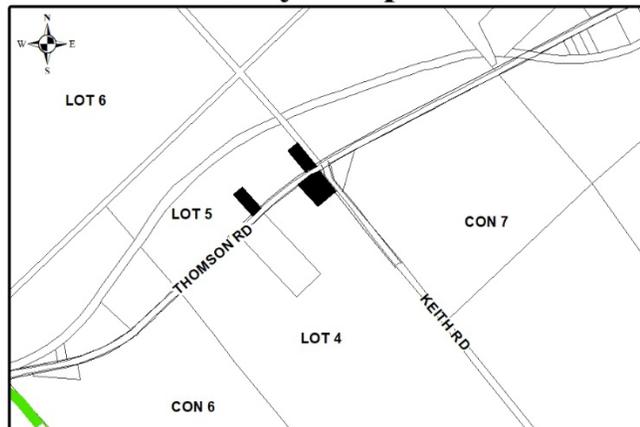
Notice of this Public Meeting was sent to the eleven (11) property owners within the 120-metre radius in addition to ten (10) Provincial and County Agencies. Out of those, we did not receive any written comments back by the prescribed deadline.

Section 34(11) - If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Local Planning Appeal Tribunal by filing an appeal with the clerk of the municipality.

RETURN TO AGENDA

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed, or the Minister of Municipal Affairs and Housing, may appeal to the Local Planning Appeal Tribunal by filing an appeal with the clerk of the municipality.

Township of Horton Key Map



Location of Amendment

TOWNSHIP OF HORTON
NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Section 34 of the Planning Act, the Township of Horton hereby gives NOTICE OF THE FOLLOWING:

- i) Application to amend the Zoning By-law (By-law 2010-14) of the Township of Horton.*
 - ii) A public meeting regarding an application for an amendment to the Zoning By-law of the Township of Horton*
-

Subject Lands Part of Lot 5, Concession 6, in the Township of Horton, and described more particularly as Parts 1, 2, 4, 5, 7, & 8 on Reference Plan 49R-19634 as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held electronically via Zoom on December 15th at 4:15 p.m. Please contact the CAO/Clerk for the meeting link the day of the meeting.

Proposed Zoning By-law Amendment

The purpose of this amendment is to rezone the severed lands in Consent Application Files B165/16(3), B167/16(5) & B172/16(5) in order to implement building setbacks from the crest of slopes identified in the Slope Stability Assessment, prepared by Morey Associated Ltd. dated November 8, 2018.

- Item 1: To rezone the severed lands in Consent Application B165/16(3) from Rural (RU) to Rural – Exception Fifty-Four (RU-E54) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of a 29 metre setback from the crest of slope described as Part 2 on Reference Plan 49R-19634.
- Item 2: To rezone the severed lands in Consent Application B167/16(5) from Rural (RU) to Rural – Exception Fifty-Five (RU-E55) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of a 37 metre setback from the crest of slope described as Part 5 on Reference Plan 49R-19634.
- Item 3: To rezone the severed lands in Consent Application B172/16(5) from Rural (RU) to Rural – Exception Fifty-Six (RU-E56) in order to ensure that no buildings or structures or site alterations shall be permitted on lands located within the area of a 18 metre setback from the crest of slope described as Part 8 on Reference Plan 49R-19634.

All other provisions of the Zoning By-law shall apply.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Horton Municipal Office during regular office hours.

RETURN TO AGENDA

If you wish to be notified of the decision of the Township of Horton on the proposed zoning by-law amendment, you must make a written request to the Township of Horton.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Horton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Horton before the by-law is passed, the person or public body is not entitled to appeal the decision.

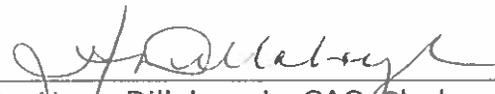
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Horton before the by-law is passed by the Township of Horton, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Other Applications

Consent applications B165/16(3), B167/16(5) and B172/16(5) are also being considered with this application.

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

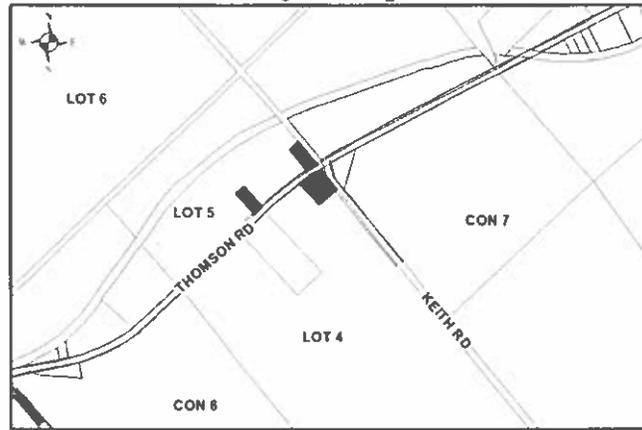
Dated at the Township of Horton this 19th day of November, 2020.



Ms. Hope Dillabough, CAO/Clerk
Township of Horton
2253 Johnston Road
R.R. #5
RENFREW, ON K7V 3Z8
Telephone: (613) 432-6271
Email: hdillabough@hortontownship.ca

RETURN TO AGENDA

Township of Horton Key Map



Location of Amendment

TOWNSHIP OF HORTON
NOTICE TO PUBLIC BODIES

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT (Schouten)

TAKE NOTICE that the Council of the Corporation of the Township of Horton intends to consider a proposal to amend Zoning By-law 2010-14 of the Township of Horton.

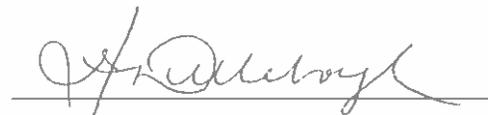
An explanation of the proposed Zoning By-law Amendment is contained in the attached Notice of Application and Public Meeting. The following information is also attached to assist you in reviewing the applications:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Section 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the Clerk by no later than December 7th. Additional information relating to the above is available during regular office hours at the Township office.

DATED at the Township of Horton this 19th day of November, 2020.

<u>AGENCY RESPONSE</u>
<p>We have reviewed the information provided for the Zoning By-law Amendment application, and</p> <p><input type="checkbox"/> <i>we have no comments or concerns.</i></p> <p><input type="checkbox"/> <i>we will provide more detailed comments and/or conditions after a more thorough review.</i></p> <p>_____</p> <p>Agency</p> <p>_____</p> <p>Name (Print)</p> <p>_____</p> <p>Signature</p>



Ms. Hope Dillabough, CAO/Clerk
 Township of Horton
 2253 Johnston Road
 R.R. #5
 RENFREW, ON K7V 3Z8
 Telephone: (613) 432-6271
 Email:
hdillabough@hortontownship.ca

RETURN TO AGENDA

**THE CORPORATION OF THE
TOWNSHIP OF HORTON**

BY-LAW NUMBER 2020-52

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

PURSUANT TO SECTION 34 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 to Section 16.0 - requirements for Rural (RU) Zone, immediately following the subsection 16.3 (aaa):

“(bbb)Rural – Exception Fifty-Four (RU-E54)

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Part 1 and 2 on Reference Plan 49R-19634 located within Part of Lot 5, Concession 6, in the Township of Horton, and zoned RU-E54, no buildings or structures or site alterations shall be permitted on lands located within the area of a 29 metre setback from the crest of slope described as Part 2 on Reference Plan 49R-19634;

ccc)Rural – Exception Fifty-Five (RU-E55)

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Part 4 and 5 on Reference Plan 49R-19634 located within Part of Lot 5, Concession 6, and zoned RU-E55, in the Township of Horton, no buildings or structures or site alterations shall be permitted on lands located within the area of a 37 metre setback from the crest of slope described as Part 5 on Reference Plan 49R-19634;

ddd)Rural – Exception Fifty-Six (RU-E56)

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Part 7 and 8 on Reference Plan 49R-19634 located within Part of Lot 5, Concession 6, and zoned RU-E56, in the Township of Horton, no buildings or structures or site alterations shall be permitted on lands located within the area of a 18 metre setback from the crest of slope described as Part 8 on Reference Plan 49R-19634.”

(b) Schedule "A" is amended by rezoning those lands described above from Rural (RU) to Rural – Exception Fifty-Four (RU-E54), Rural (RU) to Rural – Exception Fifty-Five (RU-E55), and Rural (RU) to Rural –

RETURN TO AGENDA

Exception Fifty-Six (RU-E56) as shown as Items 1, 2, and 3 on the 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.

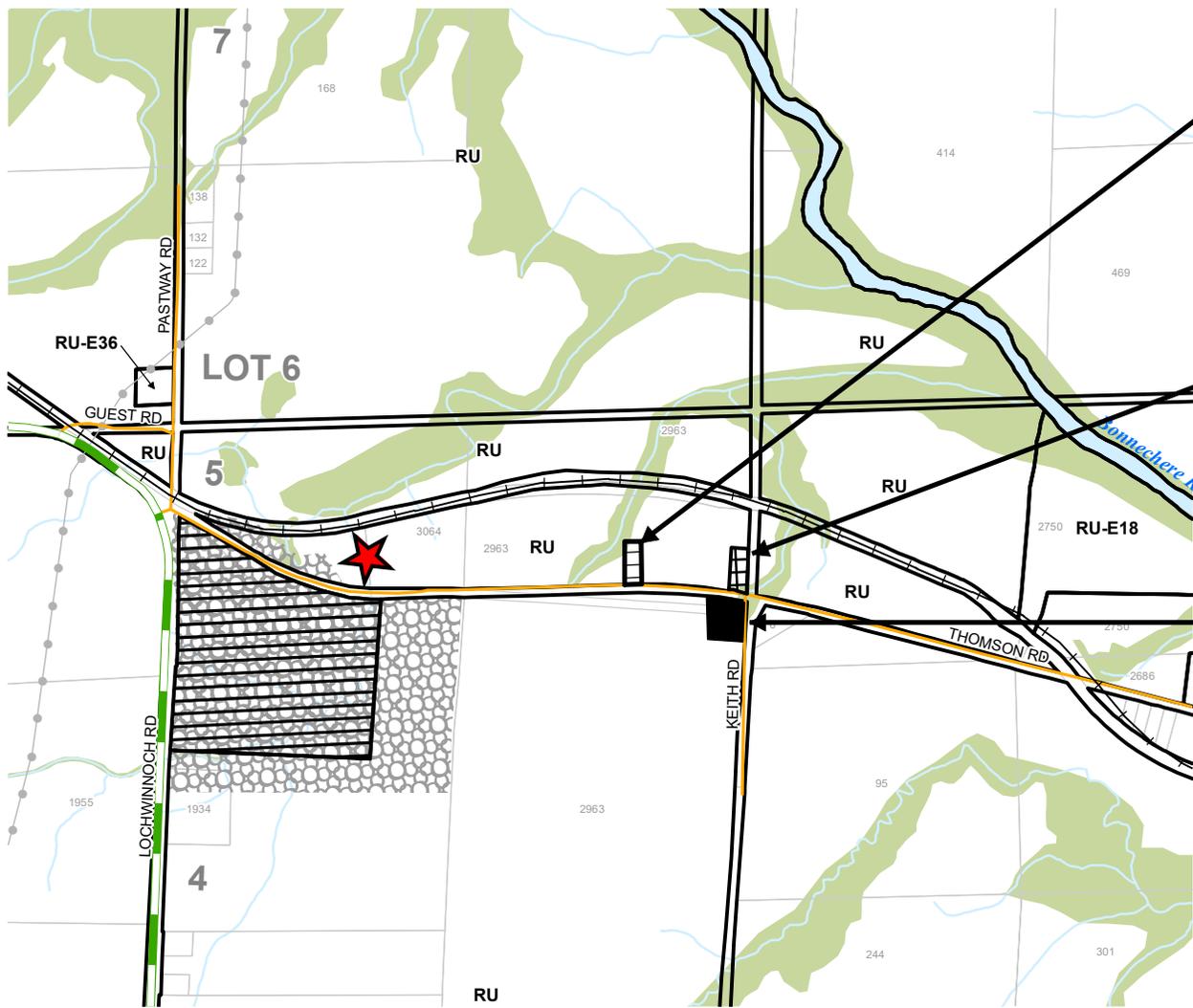
This By-law given its FIRST and SECOND reading this 15th day of December, 2020.

This By-law read a THIRD time and finally passed this 15th day of December, 2020.

MAYOR David M. Bennett

CAO/Clerk Hope Dillabough

RETURN TO AGENDA



Item 1:
From RU
to RU-E54

Item 2:
From RU
to RU-E55

Item 3:
From RU
to RU-E56



1:17,000

Corporation of The Township of Horton

This is Schedule "A" to By-law Number _____.
 Passed the _____ day of _____ 20_____.
 Signatures of Signing Officers

 Mayor

 CAO\Clerk

LEGEND

- | | |
|-------------------------------------|---|
| Rural | Exception Zone |
| Extractive Industrial (EM) | Item 1: Area affected by amendment: From RU to RU-E54 |
| Extractive Industrial Reserve (EMR) | Item 2: Area affected by amendment: From RU to RU-E55 |
| Environmental Protection | Item 3: Area affected by amendment: From RU to RU-E56 |
| Non-Active Waste Disposal Site | |