



**THE CORPORATION OF THE TOWNSHIP OF HORTON
COUNCIL MEETING – SEPTEMBER 24TH, 2019 - 4:00 P.M.**

1. CALL TO ORDER
2. CONFIRMATION OF COUNCIL AGENDA
3. DECLARATION OF PECUNIARY INTEREST
4. MINUTES FROM PREVIOUS MEETINGS
 - 4.1 September 10th, 2019 – Regular Council **PG.2**
5. BUSINESS ARISING FROM MINUTES
6. COMMITTEE REPORTS:
 - 6.1 **COMMITTEE MEMBER APPOINTMENTS**
 - 6.2 **PLANNING COMMITTEE**
 - 6.2.1 Consent Application B17/19 (1) & B18/19 (2) – Zachary & Katherine Hamel **PG.7**
 - 6.2.2 July & August 2019 Building Reports **PG.45**
7. CORRESPONDENCE SUMMARY
 - 7.1 **INFORMATION CORRESPONDENCE**
 - 7.1.1 CAO/Clerk Information Memo **PG.47**
 - 7.2 **ACTION CORRESPONDENCE – NONE**
8. DELEGATIONS &/or PUBLIC MEETINGS – NONE
9. BY-LAWS
 - 9.1 2019-50 Adopt Corporate Policy Section E** **PG.48**
 - 9.2 2019-51 Appoint Treasurer **PG.49**
10. NOTICE TO FILE MOTION FOR NEXT COUNCIL MEETING
11. COUNCIL MEMBERS CONCERNS
12. MOTION FOR RECONSIDERATION (debate on motion to reconsider only)
13. RESOLUTIONS
14. IN CAMERA (Closed) SESSION (as required)
15. CONFIRMING BY-LAW 2019-52 **PG.50**
16. ADJOURNMENT

A copy of Corporate Policy Section E is available at the office upon request

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THE CORPORATION OF THE TOWNSHIP OF HORTON

REGULAR COUNCIL MEETING SEPTEMBER 10TH, 2019

There was a Regular Meeting of Council held in the Township Council Chambers on Tuesday September 10th, 2019. Present were Mayor David Bennett, Deputy Mayor Glen Campbell, Councillor Doug Humphries, and Councillor Tom Webster. Staff present was Hope Dillabough, CAO/Clerk, Nathalie Moore, Deputy Clerk/Treasurer, and Nichole Dubeau, Admin/Planning Assistant-Recording Secretary.

1. CALL TO ORDER

Mayor Bennett called the meeting to order at 4:00 p.m.

2. CONFIRMATION OF COUNCIL AGENDA

Moved by Deputy Mayor Campbell

RESOLUTION NO. 2019-190

Seconded by Councillor Humphries

THAT Council adopt the Agenda for the September 10th, 2019 Meeting, as amended to include Item 6.3.7 – Nadobny Lane – Incident Claim.

Carried

Councillor Lane Cleroux was present at 4:03 p.m.

3. DECLARATION OF PECUNIARY INTEREST

Mayor Bennett declared pecuniary interest regarding item number 6.3.5 – Repairs to Horton Owned Recycle Bins. Councillor Cleroux declared pecuniary interest regarding item number 6.3.6 – Flood Debris Extended Hours Termination.

4. MINUTES

4.1 July 2nd, 2019 – Regular Council Meeting

4.2 July 9th, 2019 – Special Council Meeting

4.3 July 16th, 2019 – Regular Council Meeting

4.4 July 24th, 2019 – Special Council Meeting

Moved by Councillor Webster

RESOLUTION NO. 2019-191

Seconded by Councillor Humphries

THAT Council approve the following Minutes:

- July 2nd, 2019 – Regular Council Meeting
- July 9th, 2019 – Special Council Meeting
- July 16th, 2019 – Regular Council Meeting
- July 24th, 2019 – Special Council Meeting

Carried

5. BUSINESS ARISING FROM MINUTES – None

6. COMMITTEE REPORTS:

6.1 COMMITTEE MEMBER APPOINTMENTS

Mayor Bennett stated that he would like to schedule a Special Council Meeting to discuss the committee member and vice chair appointments. The meeting will be held September 23rd, 2019 at 4:00 p.m. in the Council Chambers. Council members also agreed to extend the Public Advisory Member Applications until September 19th.

6.2 GENERAL GOVERNMENT

6.2.1 Statement of Revenues and Expenditures

Deputy Clerk/Treasurer Nathalie Moore reviewed the report for Council. She pointed out that there is 37% of the annual budget left for the year. She mentioned the TES Committee should look at increasing the budget for machinery fuel for next year due to last year and this

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year being over budget. Councillor Cleroux questioned if there was any update on the MTO revenue. CAO/Clerk Hope Dillabough stated that she is in the process of creating a new account/portal for the Township in the province. She added that Fire Chief Cole is also looking into new/other ways that the Township can create revenue from the calls they receive.

6.2.2 Consolidated Statement of Financial Position

Council members reviewed the report.

6.3 TRANSPORTATION / ENVIRONMENTAL SERVICES COMMITTEE

6.3.1 PW 2019-03 – Outdoor Lighting Upgrades & Installation

CAO/Clerk Hope Dillabough reviewed the report.

6.3.2 PW 2019-04 – Gravelling of Garden of Eden Rd & Bingham Dr

CAO/Clerk Hope Dillabough reviewed the report.

6.3.3 PW 2019-05 – Winter Sand

CAO/Clerk Hope Dillabough reviewed the report.

6.3.4 Landfill 2nd Entrance Construction – Cost Overruns

CAO/Clerk Hope Dillabough reviewed the report.

6.3.5 Repairs to Horton Owned Recycle Bins

CAO/Clerk Hope Dillabough reviewed the report.

6.3.6 Flood Debris Extended Hours Termination

CAO/Clerk Hope Dillabough reviewed the report. Council agreed that the majority of the clean up should be nearly finished for residents. CAO/Clerk Hope Dillabough added that because the MDRA claim has already been submitted, she could not confirm if she was able to add any additional invoices than what she estimated for the rest of September in the claim. Council members agreed that the extended hours will be terminated September 16th and that flood debris will be taken until September 30th, during regular hours only.

6.3.7 Nadobny Lane – Incident Claim

CAO/Clerk Hope Dillabough reviewed the report. Council agreed to pay Mr. Dittburner for his expenses. Mayor Bennett added that some roads on Thompsonhill should be looked at to fix some patches before the winter comes.

6.4 COMMUNITY COMMITTEES / COUNTY COUNCIL

6.4.1 Renfrew & Area Seniors Home Support

There was no update.

6.4.2 Community Policing Advisory Committee

There was no update.

6.4.3 Health Services Village

There was no update.

6.4.4 Chamber of Commerce

Councillor Humphries recognized some local businesses with anniversaries this year: Calabogie Peaks – 50 years, Renfrew Golf Course – 90 years, and Coco Jerry's – 35 years.

6.4.5 County Council

Mayor Bennett stated that Horton Township is benefitting greatly from the County Roads Rehabilitation projects next year with Storyland Road, Burnstown Road, and part of River Road being on the list.

7. CORRESPONDENCE SUMMARY

Council reviewed and discussed the following correspondence:

7.1 INFORMATION CORRESPONDENCE

7.1.1 CAO/Clerk Information Memo

Discussion went around the table with information previously distributed.

7.2 ACTION CORRESPONDENCE

7.2.1 County of Renfrew Letter of Support – Ontario Winter Games 2022

CAO/Clerk Hope Dillabough reviewed the letter for Council members.

8. DELEGATIONS &/or PUBLIC MEETINGS – None

9. BYLAWS

- 9.1 2019-45 – Celebrate Ontario 2019
- 9.2 2019-46 – Adopt Terms of Reference – Committees
- 9.3 2019-47 – Appoint Fire Chief – Allan Cole

10. NOTICE TO FILE MOTION FOR NEXT COUNCIL MEETING – None

11. COUNCIL MEMBERS CONCERNS

Deputy Mayor Campbell questioned if the Township heard back from all the Cemetery Boards after the letters were sent out. CAO/Clerk Hope Dillabough confirmed that all the cemeteries submitted a “wish list” of what they would like. She suggested that an Ad-Hoc committee be created to discuss the matters. Council members agreed but no decision was made. Mayor Bennett added that he would like to see a fundraiser come together for all of the cemetery boards.

12. MOTION FOR RECONSIDERATION – None

13. RESOLUTIONS

Moved by Deputy Mayor Campbell

RESOLUTION NO. 2019-192

Seconded by Councillor Humphries

THAT Council receive the Statement of Revenue and Expenditures and the Consolidated Financial Statement dated September 6th, 2019.

Carried

Moved by Deputy Mayor Campbell

RESOLUTION NO. 2019-193

Seconded by Councillor Humphries

THAT Council award Tender PW 2019-03 ‘Outdoor Lighting Upgrades & Installation’ to VAC Electric at a cost of \$27,692.25 + HST

Carried

Moved by Councillor Webster

RESOLUTION NO. 2019-194

Seconded by Councillor Cleroux

THAT Council award Tender PW 2019-04 ‘Supply and Haul of Granular ‘M’ to Bonnechere Excavating Inc. at an estimated cost of \$43,174.00 + HST

Carried

Moved by Councillor Webster

RESOLUTION NO. 2019-195

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Seconded by Councillor Humphries

THAT Council award Tender PW-2019-05 Supply of Screened Winter Sand to R.G.T. Clouthier Construction Ltd. at an estimated cost of \$25,620.00 plus HST.

Carried

Moved by Councillor Webster

RESOLUTION NO. 2019-196

Seconded by Councillor Cleroux

THAT Council accept Staff's recommendation to fund the cost overruns for the construction of the second entrance at the landfill out of the Environment Reserve.

Carried

Moved by Councillor Webster

RESOLUTION NO. 2019-197

Seconded by Councillor Humphries

THAT Council accept Staff's recommendation to fund the repair of the recycle bin out of the Environment Reserve.

Carried

Moved by Councillor Humphries

RESOLUTION NO. 2019-198

Seconded by Councillor Webster

THAT Council agree to terminate the extended hours at the Landfill Site established for the 2019 Flood Debris, effective Monday September 16th, 2019.

AND THAT flood debris waste, brought in during regular hours, be free of charge until September 30th, 2019.

Carried

Moved by Deputy Mayor Campbell

RESOLUTION NO. 2019-199

Seconded by Councillor Webster

THAT Council accept the incident claim submitted from Earl Dittburner regarding his incident on Nadobny Lane which caused damage to his vehicle;

AND THAT Council direct staff to pay Mr. Dittburner \$733.65 for the cost of his repairs;

AND THAT this be taken out of the Paved Road Maintenance fund.

Carried

Moved by Councillor Webster

RESOLUTION NO. 2019-200

Seconded by Councillor Humphries

THAT Council accept the reports provided for Community Committees and County Council for September 10th, 2019.

Carried

Moved by Councillor Cleroux

RESOLUTION NO. 2019-201

Seconded by Deputy Mayor Campbell

THAT Council accept the Information Correspondence list as per the CAO/Clerk's Information Memo for September 10th, 2019.

Carried

Moved by Councillor Cleroux

RESOLUTION NO. 2019-202

Seconded by Councillor Webster

THAT Council direct Staff to provide a Letter of Support to the County of Renfrew for the purpose of demonstrating to the Ministry of Tourism, Culture and Sport the support from municipalities for the hosting of the Ontario Youth Winter Games in 2022.

Carried

Moved by Deputy Mayor Campbell

RESOLUTION NO. 2019-203

Seconded by Councillor Humphries

THAT Council enact the following By-Laws:

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- 2019-45 Celebrate Ontario 2019 - TPA
- 2019-46 Adopt Terms of Reference – Committees
- 2019-47 Appoint Fire Chief – Allan Cole

Carried

14. IN CAMERA (Closed) SESSION

Moved by Deputy Mayor Campbell

RESOLUTION NO. 2019-204

Seconded by Councillor Webster

THAT Council went into a Closed Session Meeting at 5:48 p.m. to discuss the following items pursuant to Section 239(2) (d) of the Municipal Act;

- Labour Relations or Employee Negotiations
 - Employee Contract

Carried

Council came out of Closed Session at 6:20 p.m.

15. CONFIRMING BYLAW

Moved by Deputy Mayor Campbell

RESOLUTION NO. 2019-205

Seconded by Councillor Cleroux

THAT Council enact By-law 2019-48 – Confirming By-Law

Carried

16. ADJOURNMENT

Mayor Bennett declared the meeting adjourned at 6:21 p.m.

MAYOR David Bennett

CAO/CLERK Hope Dillabough

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Township of Horton COUNCIL / COMMITTEE REPORT

Title: Consent Application B17/19 (1) & B18/19 (2) Zachary & Katherine Hamel	Date:	September 24 th , 2019
	Council/Committee:	Council/Planning Committee
	Author:	Nikky Dubeau, Admin/Planning Assistant
	Department:	Planning

RECOMMENDATIONS:

That Planning Committee and Council approve Consent Applications B17/19 (1) & B18/19 (2) Zachary & Katherine Hamel, upon the following conditions being met:

- A Registered Plan of Survey;
- Applicant must enter into Consent Agreement with the Township;
- Lot Development fee of \$3824.00 be paid for each lot created;
- Favourable MDS1 Calculations;

BACKGROUND:

See attached package provided by the County of Renfrew.

ALTERNATIVES: N/A


FINANCIAL IMPLICATIONS: N/A

CONSULTATIONS: County of Renfrew

Author: 
signature

Other: _____
signature

Treasurer: _____
signature

C.A.O. 
signature

DEVELOPMENT & PROPERTY
DEPARTMENT



9 INTERNATIONAL DRIVE
PEMBROKE, ON, CANADA
K8A 6W5
(613) 735-3204
FAX: (613) 735-2081
www.countyofrenfrew.on.ca

REQUEST FOR COMMENTS

July 19, 2019



Hope Dillabough, CAO/Clerk
Township Of Horton
2253 Johnston Road RR #5
Renfrew, ON K7V 3Z8

Dear Ms. Dillabough:

Owner: Zachary Hamel & Katherine Hamel

Location of Land: Part of Lot 6, Concession 3
Geographic Township of Horton
B17/19(1) (50m x 200m – 1. ha. (2.47 ac.))
B18/19(2) (50m x 200m – 1. ha. (2.47 ac.))

The above referenced Applications for Consent have been received for consideration by the County of Renfrew. A copy of the applications is attached. In accordance with Sections 53(11) and 53(5)(a) of the Planning Act, your written comments are required.

A Notice of an Application for Consent is attached that includes a key map showing the location of the proposed consent.

Yours truly,

Alana Zadow, ACST
Secretary-Treasurer
Land Division Committee
azadow@countyofrenfrew.on.ca

/az

Enclosures

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**NOTICE OF AN APPLICATION FOR CONSENT
(Land Severance)
Section 53(5)(a) of the Planning Act and O. Reg. 197/96**

TAKE NOTICE that the County of Renfrew has received an application for consent under Section 53(1) of the Planning Act for the following lands:

Application Number:	B17/19(1) & B18/19(2)
Location of Subject Lands:	Part Lot 6, Concession 3
Municipality:	Township of Horton
Name of Applicant:	Zachary & Katherine Hamel

PURPOSE AND EFFECT:

The purpose and effect of the application is to create 2 residential lots. Each lot is proposed to be 2.47 acres in size and will be subject to and together with a right-of-way (for a shared entrance). A key map showing the approximate location of the proposed consent is on the reverse of this notice.

OTHER RELATED INFORMATION:

Pursuant to the Planning Act, this Notice of Application for Consent shall be given to every landowner within 60 metres of the subject land and to prescribed persons and public bodies.

TO MAKE SUBMISSIONS:

If you wish to make a written submission, please ensure that your letter/email contains your name, address, telephone number/email address and planning concerns/objections, and that it is addressed to the Secretary-Treasurer of the Land Division Committee of the County of Renfrew, 9 International Drive, Pembroke, Ontario K8A 6W5.

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 County to such persons as the County 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.*

If a person or public body that files on appeal of a decision of the Land Division Committee of the County of Renfrew in respect of the proposed consent does not make written submissions to the Land Division Committee of the County of Renfrew before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

NOTICE OF DECISION:

If you wish to be notified of the decision of the Land Division Committee of the County of Renfrew in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Land Division Committee of the County of Renfrew. Such request should contain your name, address, telephone number/email address.

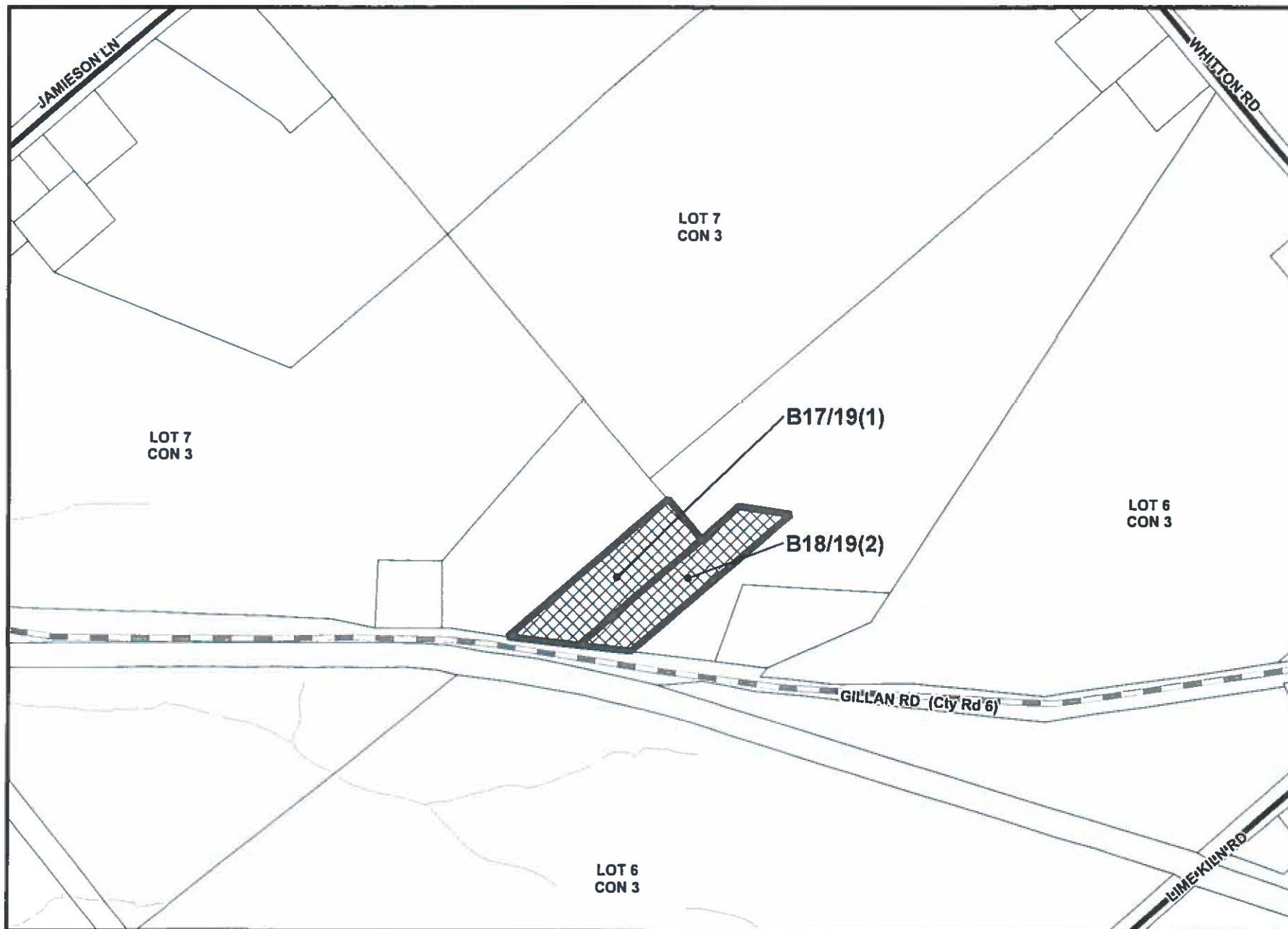
Please refer to the application number in all correspondence and communications.

ADDITIONAL INFORMATION:

Additional information concerning this consent application is available for public inspection during office hours at the offices of the Development and Property Department of the County of Renfrew, 9 International Drive, Pembroke, Ontario or you may contact the Secretary-Treasurer of Land Division by telephone at (613) 735-3204 or toll-free 1-800-273-0183. Office Hours are Monday to Friday 8:00 a.m. to 4:00 p.m.

Dated at the County of Renfrew this 3rd day of April, 2019.

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1 centimeter = 50 meters

KEY MAP

Township of HORTON

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lot #2

B17119(1)



County of
Renfrew
Ontario . Canada

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Name of Approval Authority:
County of Renfrew
9 International Drive,
Pembroke, ON K8A 6W5
Tel: 613-735-3204
Fax: 613-735-2081
Toll Free: 1-800-273-0183
www.countyofrenfrew.on.ca

APPLICATION FOR CONSENT
Under Section 53 of the Planning Act

Please print and complete or (✓) appropriate box(es). Fields outlined in red are required fields to be completed
Black arrows (▶) denote prescribed information required under Ontario Regulation 197/96.

FEB 20 2019

1. OWNER INFORMATION (Please use additional page for owners with different addresses.)			
▶ 1.1 Name of Owner(s): Zachary Hamel Katherine Pellettieri <u>Hamel Z.H.</u>			
Mailing Address: 1160 Whitton Road	Town/City: Renfrew	Province: ON	Postal Code: K7v3z6
Telephone No.: (Home) 6132819777	(Work)	(Fax)	
Email Address: Zach_hamel@hotmail.com			
▶ 1.2 Name of Owner's Authorized Agent (if applicable):			
Mailing Address:	Town/City:	Province: ON	Postal Code:
Telephone No.: (Home)	(Work)	(Fax)	
Email Address:			
1.3 Please specify to whom all communications should be sent: Owner ▼			
2. DESCRIPTION OF THE SUBJECT LAND (Severed and Retained) Complete applicable boxes in 2.1			
▶ 2.1 Municipality: Horton ▼ Former Township: — Lot(s) No.: 6 Concession: 3	Subdivision Lot(s) No.: Subdivision Plan No.: Part(s) No.: Reference Plan No.: 49R-		
Civic Address of subject lands/Road Name: <u>Gillian Road</u>			
▶ 2.2 Are there any existing easements or restrictive covenants affecting the subject land? No ▼ If Yes, describe each easement or covenant and its effect.			
3. PURPOSE OF THIS APPLICATION			
▶ 3.1 Type and purpose of proposed transaction (✓ appropriate box):			
<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Lot Addition/Lot Line Adjustment (see also 3.3)	<input checked="" type="checkbox"/> Create Easement/Right-of-Way	<input type="checkbox"/> A Charge/Mortgage
<input type="checkbox"/> A Lease	<input type="checkbox"/> A Correction of Title	<input type="checkbox"/> Other (Please Specify)	
▶ 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: <u>Marc Hamel</u>			

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February 2018

4. INFORMATION REGARDING THE LAND INTENDED TO BE SEVERED, THE LAND TO BE RETAINED AND THE LAND TO BE ADDED TO (if applicable)							
▶ 4.1 Dimensions		Severed	select measurement	Retained	select measurement	Lands being added to	select measurement
	Road Frontage	50	m	100	m		--
	Depth	200	--	730	--		--
	Area	2.47	ac	23.06	ac		--
▶ 4.2 Use of the property	Existing Use(s)	Vacant		Single family residence			
	Proposed Use(s)	Building lot		No change			
▶ 4.3 Buildings or Structures	Existing	Vacant		Single family house			
	Proposed	Single family house		No change			
▶ 4.4 Official Plan Designation		rural		rural			
4.5 Current Zoning		RU		RU			

▶ 4.6 Access (✓ appropriate space)		Severed	Retained	Lands being added to
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal road, maintained all year	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	County road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Crown road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other public road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Registered right of way (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private Road (Unregistered) (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water Access (see below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If water access only, state the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road (attach schedule if more room is required):

4.7 If access to the subject land is not by a public road, you MUST include proof of your right of access. (include deed).

Will a road extension be required?	No	<input checked="" type="radio"/>
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▶ 4.8 Water Supply (✓ type of existing service OR type that would be used if lands were to be developed)		Severed	Retained	Lands being added to
	Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.9 Sewage Disposal (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.10 Other Services (✓ if service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	School Busing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. PROVINCIAL POLICY STATEMENT

▶ 5.1 Is the requested consent consistent with the Provincial Policy Statement issued under Section 3(1) of the Planning Act? **Yes**

6. HISTORY OF THE SUBJECT LAND

▶ 6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, or an application for Consent (Severance) under Section 53 of the Planning Act? **Yes**

If you answered Yes in 6.1, and if you Know, please specify the file number of the application.

B034/13

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application and provide the previous file number.

▶ 6.3 Has any land been severed from the parcel originally acquired by the current owner of the subject land? **No**
 If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use on the severed land:

Severed Parcel	Date of Transfer	Name of Transferee	Severed Land Use

7. OTHER CURRENT APPLICATIONS	
▶ 7.1 Is the subject land the subject of any other application under the Planning Act such as an additional Application for Consent (ie. severance), Zoning By-Law amendment, Official Plan amendment, Minister's Zoning order, Minor Variance, or approval of a Plan of Subdivision? Yes <input checked="" type="radio"/>	
If Yes, and if Known, specify the appropriate file number and status of the application.	
Type of Application: Application for Consent <input checked="" type="radio"/>	File # (if known):
Number of Applications: 1	Status (if known): Filed simultaneously with this applicati

8. SKETCH	
▶ 8.1 Please attach a sketch to the one original and seven duplicate consent applications. Each sketch shall have the severance parcel outlined in red and the retained parcel in green.	
▶ 8.2 The sketch shall show the following information:	
<ul style="list-style-type: none"> a. the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land; b. the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing; c. the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained; d. the location of all land previously severed from the parcel originally acquired by the current owner of the subject land; e. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are <ul style="list-style-type: none"> i. located on the subject lands and on land that is adjacent to it, and ii. in the applicant's opinion may affect the application; f. the current uses of land that is adjacent to the subject land (for example residential, agricultural or commercial); g. the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way; h. if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and i. the location and nature of any easement affecting the subject land. 	
* Please show the location of any well, septic tank, septic field, or weeping bed on both the severed and retained parcels and the setbacks for any existing well, septic tank, septic field and/or weeping bed from the proposed new lot line.	

9. OTHER INFORMATION	
9.1 Is there any other information that you think may be useful to the County of Renfrew or other agencies in reviewing this application? If so, explain below or attach on a separate page.	
<p>I am applying for two severances at the same time, because of this I have measured the retained parcel (originally 28 acres) in the forms as if the two lots are removed. Also the total area of the lots are an approximation, due to the angled nature of the property lines I will not have an exact figure until surveying is complete. Thank you</p>	

10. AFFIDAVIT OR SWORN DECLARATION OF APPLICANT

▶ 10.1 Affidavit or Sworn Declaration for the Prescribed Information

I, Zachary Hamel of the Township of Horton in the County of of Renfrew solemnly declare that the information required by O. Regulation 547/06 and all other information required in this application, including supporting documentation, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant

Sworn (or declared) before me at the City of Pembroke in the Province of Ontario this 1 day of February 2019

Alana Leigh Zadow, a Commissioner, etc.,
County of Renfrew, for the Corporation of the Alana Zadow
County of Renfrew. Expires November 17, 2020. A Commissioner for Taking Affidavits, etc.

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 County to such persons as the County 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.

Print

Save

1. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION

(Please complete either 11.1 or 11.2 whichever is applicable.)

▶ 11.1 If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, Katherine pellettieri Hamel Z.H., am the owner(s) of the land that is the subject of this application for a consent and I/we authorize Zachary Hamel to make this application and provide instruction/information on my/our behalf.

Feb. 1, 2019 Date Katherine Pellettieri Signature of Owner

Feb. 1, 2019 Date Zachary Hamel Signature of Owner

▶ 11.2 If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am an Officer/Director of the Corporation that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize _____ to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation: _____

Date Signature of Corporate Representative & Title

Date Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

FOR OFFICE USE ONLY

Committee File No.: B.17/19 (1)

Hearing Date (if appl.): _____

Date of Receipt of Application: Feb 20 19

Date deemed complete: Mar 25 19

Checked by: _____

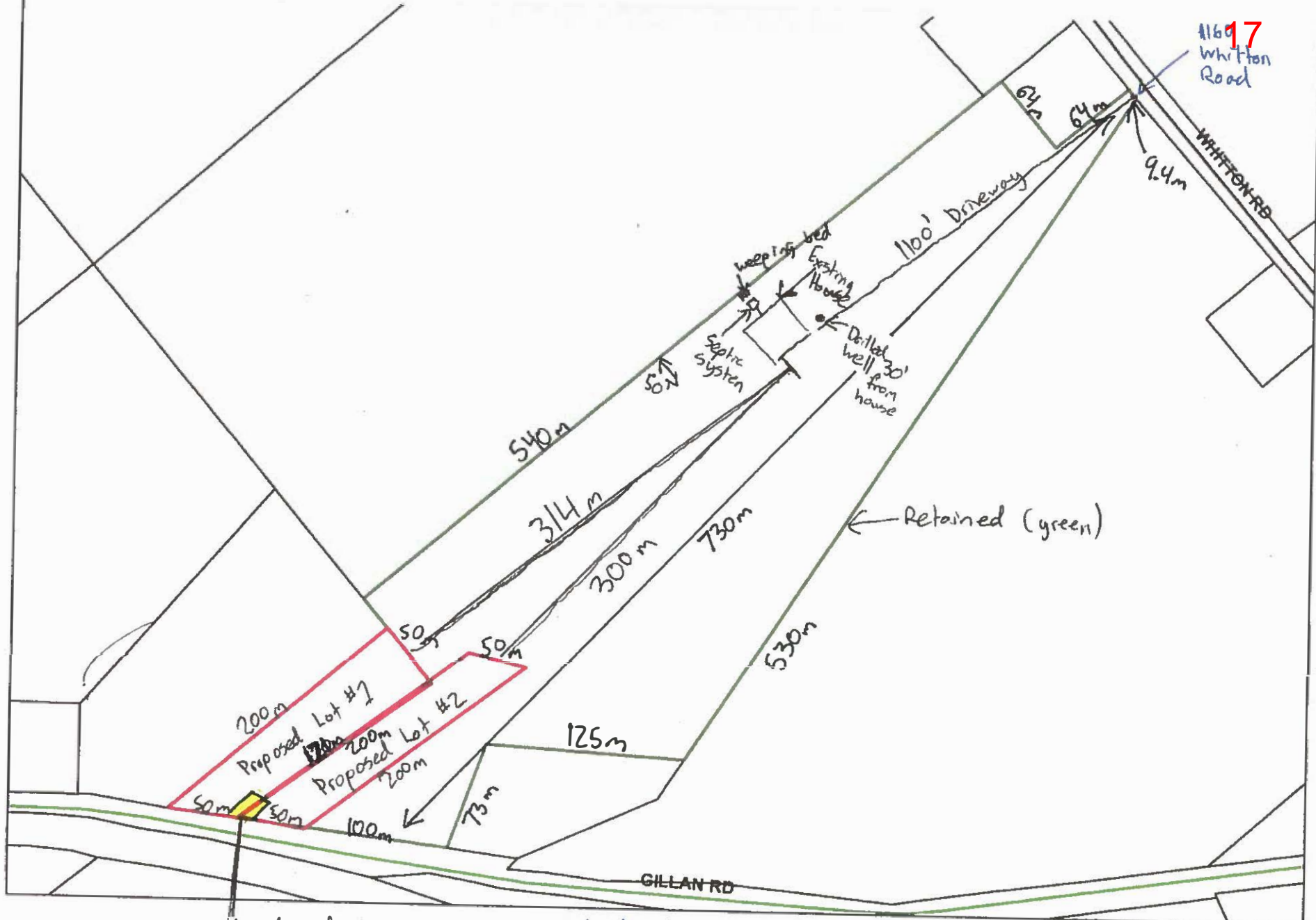
Authorization of Owner Received: Yes No N/A

Date: Feb 28 19 Alana Zedew

Secretary-Treasurer, Land Division Committee

Print

Save



New Shared
Entrance
20x20

Lot 6
Con 3
Township of Horton
Gillan Road

1:3,500 

1 centimeter = 35 meters

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**Development & Property
Department
CONSENT PLANNING REPORT
TO THE COUNCIL OF THE
TOWNSHIP OF HORTON**

PART A - BACKGROUND

1. FILE NO.: **B17/19(1)**
2. APPLICANT: Zachary Hamel & Katherine Hamel
3. MUNICIPALITY: Township of Horton
4. LOT: Part Lot 6 CON.: 3 STREET: Gillan Road
5. PURPOSE: Creation of a new lot & Right-of-way

	<u>Severed</u>	<u>Retained</u>	<u>Lot Being Added To</u>
6. <u>OFFICIAL PLAN OF THE COUNTY OF RENFREW</u> Official Plan Designation(s):	Rural	Rural	n/a
7. <u>ZONING BY-LAW OF THE TWP OF HORTON</u> (#2010-14) Zone (s):	Rural (RU)	Rural (RU)	n/a

8. SITE PERFORMANCE STANDARDS:

	<u>Proposed Lot Area</u>	<u>Zoning By-law Requirement</u>	<u>Proposed Lot Frontage</u>	<u>Zoning By-law Requirement</u>
Severed	1 ha	4050 m²	50 (Gillan Rd) m	40 m
Total, if Lot Addition	- m ²	- m ²	- m	- m
Retained	10.33 ha	4050 m²	150 (Gillan Rd) m	40 m

* Note: There are two concurrent applications for new lots. If both new lots are granted, the final retained lands will be 9.33 hectares in area with 100 metres of road frontage on Gillan Road and 9.4 metres of road frontage on Whitton Road.

9. SEVERANCE HISTORY

Number of new lots from original holding (1971) 1 previous severance: B034/13

RETURN TO AGENDA

10. BUILT-UP AREA Yes No

PART B – COMMENTS

1. CONFORMITY WITH OFFICIAL PLAN

- (a) The proposal conforms with the Official Plan, based on the information available to this Department.
- (b) The proposal will conform with the Official Plan if/when, (Sec. Nos.)
- Under Section 2.2(2), the proposed lot can meet Minimum Distance Separation (MDS1) requirements.
 - Under Section 13.3(3) consultation with Township is required because the severed and retained lands have frontage on a municipal road.
- (c) The proposal does not meet the intent of the Official Plan because,

2. CONFORMITY WITH ZONING BY-LAW

- (a) The proposal appears to meet the requirements of the Zoning By-law.
- (b) The severed/retained portion/overall proposal would contravene the By-law because,

3. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA

No Concerns Concerns

Explanation of Concerns:

2.3.3.3 – new land uses, including the creation of new lots shall comply with the minimum distance separation formulae

4. GENERAL PLANNING COMMENTS

As indicated in Part B-Section 3 of this report, the only Provincial land use issue that could affect this proposed severance is Minimum Distance Separations relating to agriculture.

The Provincial Policy Statement (PPS), as well as the County of Renfrew Official Plan and the Township of Horton Zoning By-law, require compliance with MDS 1. MDS 1 must be calculated for all livestock facilities within 750 metres of the proposed severed lots. Our records indicate that the following property has barns **within 750 metres: 1020 Whitton Road.**

If this barn contains livestock, or if it is capable of containing livestock, or if there is manure storage on the property, an MDS 1 form must be completed for each livestock facility and/or manure storage and returned to our office to determine the minimum separation distance for the proposed lot. A copy of the MDS 1 form is enclosed.

The severed and retained lands have frontage on Gillan Road which is a County Road. Section 13.3(2) of the Official Plan states that any new development which proposes access to or fronts on a County Road must satisfy the requirements of the County of Renfrew Public Works and Engineering Department. Favourable comments are required.

The retained lands also have frontage on Whitton Road which is a Municipal Road. Section 13.3(3) of the Official Plan states that any new development which proposes access to or fronts on a Local Municipal Road must satisfy all requirements of the local municipality. Favourable comments from the Township are required.

There is an active gravel pit located on the other side of Whitton Road. Section 3.27(a)iii) of the Township of Horton Zoning By-law states that no dwelling shall be erected within 150 metres of any Extractive Industrial (EM) or Extractive Industrial Reserve (EMR) Zone. A portion of the retained lands along Whitton Road falls within the 150 metre setback; however there is an existing dwelling and no new development is proposed.

5. RECOMMENDATIONS

- (a) Planning concerns have NOT been identified in this report. Therefore, consent may be appropriate if supported by Council and the agencies.
- (b) There are some planning concerns which Council should deal with as follows, before deciding whether to support the consent.
- (c) The proposal may be acceptable when the following matters are addressed and resolved:

Favourable comments from the County of Renfrew Public Works and Engineering Department are required.

Favourable comments from the Township of Horton Public Works Department are required.

Favourable Minimum Distance Separation 1 (MDS1) calculations.

(d) Conditions to the giving of consent should be considered for the following:

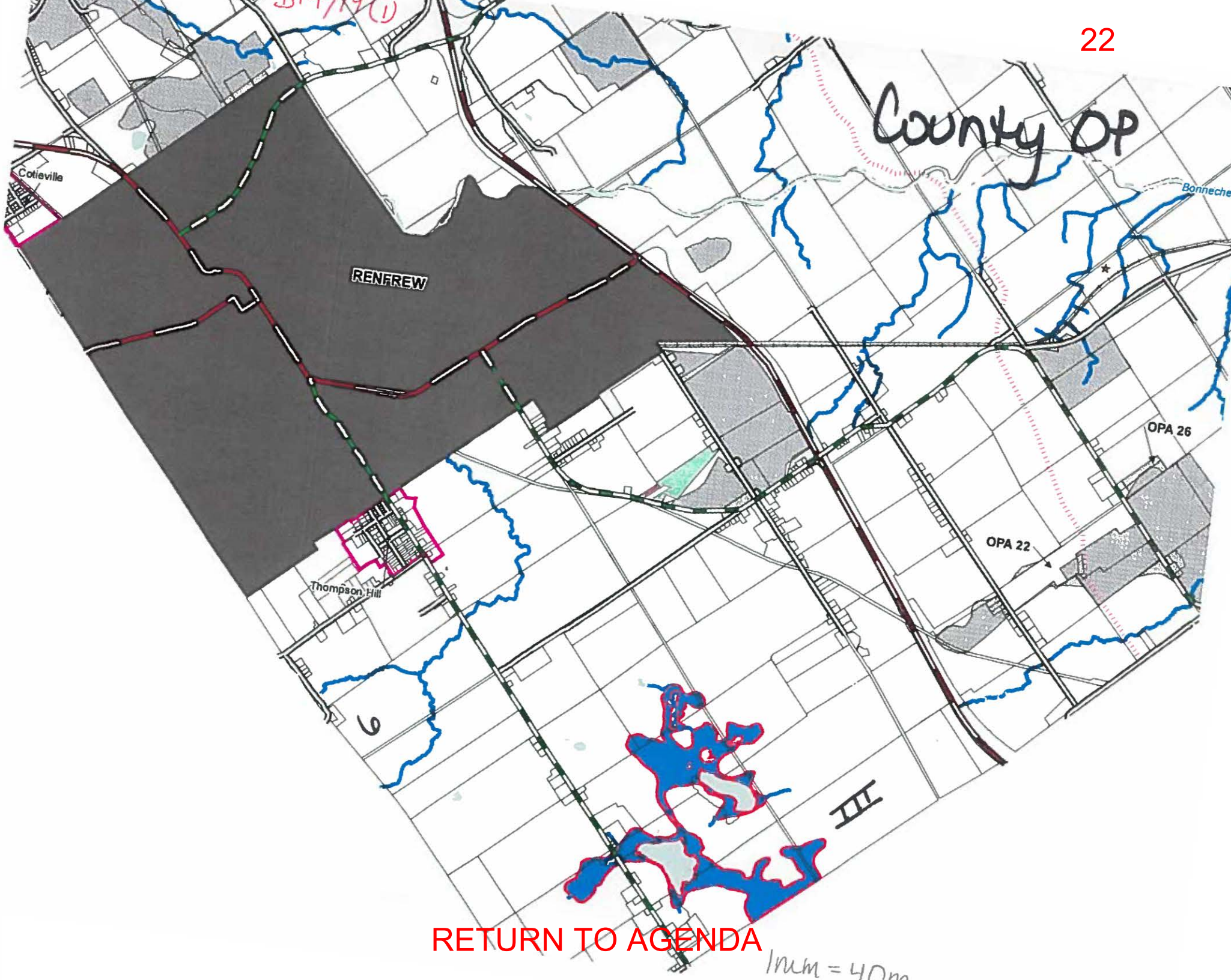
- Registered Plan of Survey
- Zoning By-law Amendment:
- Minor Variance:
- Private Road Agreement:
- Development Agreement:
- Site Plan Control Agreement:
- Notice on Title:
- Shoreline Road Allowance Closure / Acquisition:
- Other:

(e) There are serious planning concerns, refusal is recommended.

(f) Other Recommendations:

Date: July 19, 2019
Planner: Charles Cheesman, MCIP, RPP
Manager of Planning Services

Jan 2017



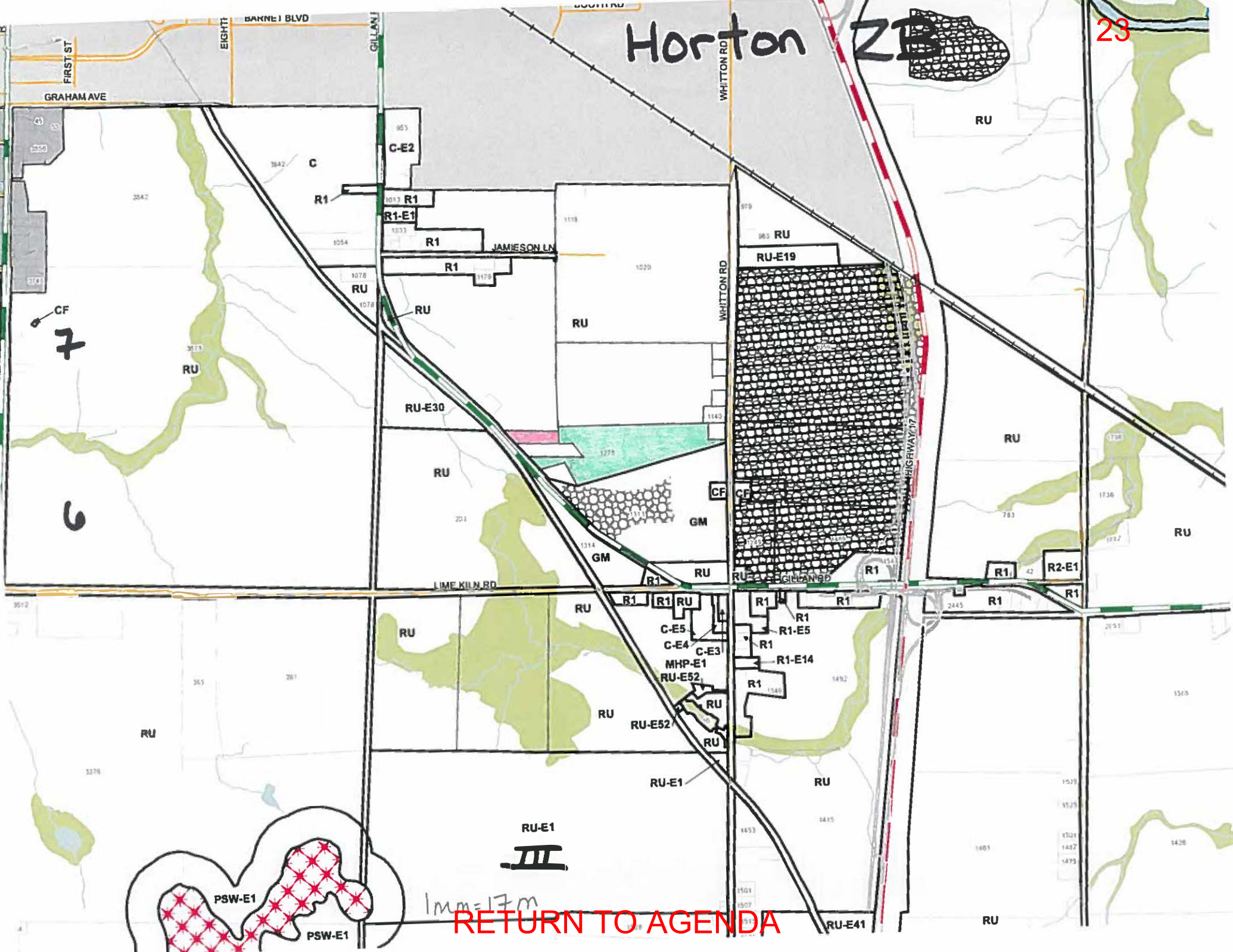
County OP

RETURN TO AGENDA

1 inch = 40m

Horton ZB

23



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Imm=17m

III

7

6

PSW-E1

PSW-E1

MUNICIPAL REPORT

TO

RENFREW COUNTY PLANNING DIVISION AND LAND DIVISION COMMITTEE

Property Assessment Roll No 47-46-000-020-020-02
Municipality: Geographic Township of Horton

Consent Application File No. B17/19(1)
Owners: Zachary & Katherine Hamel

Please Note: For those questions requiring "yes", "no" or don't know" answers, please circle the appropriate response.

1. Official Plan and/or Zoning By-law (if applicable)

(a) Please specify the following:

	<u>Official Plan Designation</u>	<u>Zoning By-law Zone</u>
Severed Lot:	_____	_____
Retained Lot:	_____	_____

(b) Does the proposed division of land conform to the Official Plan?

Yes No

Comments: _____

(c) Do the severed and retained lots meet all the requirements of the Zoning By-law?

Yes No

Comments: _____

2. Services

(a) Please mark which of the following services are available:

	<u>Municipal Water</u>	<u>Sanitary Sewers</u>	<u>Garbage Collection</u>
Severed Lot:	_____	_____	_____
Retained Lot:	_____	_____	_____

(b) Please mark what type of road the subject lots front on:

	Open Municipal Road (Maintained)	County Road	Provincial Highway	Other (e.g., unopened public road)
	Year Round	Seasonal		
Severed Lot:	_____	_____	_____	_____
Retained Lot:	_____	_____	_____	_____

(c) If the subject lands front on a municipal road, please indicate if the municipality is prepared to provide an entrance off the municipal road.

	Will provide entrance permit	Will not provide entrance permit	Approved entrance already exists
Severed Lot:	_____	_____	_____
Retained Lot:	_____	_____	_____

(d) If access is by a municipal public road is road widening required?

Yes No

(e) If access is by a private road, is Council satisfied that the condition of the road is appropriate for access by emergency vehicles?

Yes No

(f) Would approval of this severance create any civic addressing conflicts?

Yes No Don't Know

Comments: _____

(g) Does a school bus service the area at the present time?

Yes No

(h) If not, how far is the severed lot from the closest serviced point? _____

(i) In the view of the Municipality, would the proposed use of land place an undue burden on the provision of municipal services such as road maintenance and garbage collection?

Yes No Don't Know

3. Land Use and Site Suitability

(a) Does the Municipality consider the size and shape of the lands affected by this application for consent to be appropriate for the intended use of the property?

Yes No Don't Know

Comments: _____

(b) Does the Municipality consider the proposed use of the severed and retained lands to be compatible with the surrounding use of land?

Yes No Don't Know

Comments: _____

(c) Is the slope of the land to be severed and of the land to be retained suitable to permit the proper siting of any buildings proposed?

Yes No Don't Know

Comments: _____

(d) Are soil and drainage conditions of the area suitable to permit the proper siting of any buildings or structures for the severed or retained lands?

Yes No Don't Know

Comments: _____

(e) Has the Municipality reviewed reports from any of the following?

i)	Zoning Administrator	Yes	No
ii)	Roads Superintendent	Yes	No
iii)	Fire Chief	Yes	No
iv)	Building Inspector	Yes	No
v)	Septic Inspector	Yes	No
vi)	Engineer	Yes	No
vii)	Lawyer	Yes	No
viii)	Other (specify) _____	Yes	No

(f) Is a plan of subdivision more appropriate for the proper and orderly development of the land affected by this application for consent?

Yes No Don't Know

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4. **Municipality Recommendations:**

(a) Does the Municipality recommend consent be granted? Yes No

Comments: _____

(b) If consent is granted, what conditions would the Municipality wish to see applied? (i.e., road widening, lot levy, Parkland dedication etc)

(c) **Additional Comments:**

Any other comments, information or technical reports that you wish to bring to the attention of the Land Division Committee can be added below or attached to this form.

Date: _____

Signed: _____
(Signature of Municipal Official)

lot #2

B128/19(2)



County of Renfrew
Ontario . Canada

Experience Our History, Share Our Future!

Name of Approval Authority:
County of Renfrew
9 International Drive,
Pembroke, ON K8A 6W5
Tel: 613-735-3204
Fax: 613-735-2081
Toll Free: 1-800-273-0183
www.countyofrenfrew.on.ca

APPLICATION FOR CONSENT
Under Section 53 of the Planning Act

Please print and complete or (✓) appropriate box(es). Fields outlined in red are required fields to be completed
Black arrows (▶) denote prescribed information required under Ontario Regulation 197/96.

FEB 20 2019

1. OWNER INFORMATION (Please use additional page for owners with different addresses.)			
▶ 1.1 Name of Owner(s): Zachary Hamel Katherine Pellettieri <i>Hamel Z.H.</i>			
Mailing Address: 1160 Whitton Road	Town/City: Renfrew	Province: ON	Postal Code: K7v3z6
Telephone No.: (Home) 6132819777	(Work)		(Fax)
Email Address: Zach_hamel@hotmail.com			
▶ 1.2 Name of Owner's Authorized Agent (if applicable):			
Mailing Address:	Town/City:	Province: ON	Postal Code:
Telephone No.: (Home)	(Work)		(Fax)
Email Address:			
1.3 Please specify to whom all communications should be sent: Owner <input checked="" type="radio"/>			
2. DESCRIPTION OF THE SUBJECT LAND (Severed and Retained) Complete applicable boxes in 2.1			
▶ 2.1 Municipality: Horton <input checked="" type="radio"/>		Subdivision Lot(s) No.:	
Former Township: —		Subdivision Plan No.:	
Lot(s) No.: 6		Part(s) No.:	
Concession: 3		Reference Plan No.: 49R-	
Civic Address of subject lands/Road Name: Gillan Road			
▶ 2.2 Are there any existing easements or restrictive covenants affecting the subject land? No <input checked="" type="radio"/> If Yes, describe each easement or covenant and its effect.			
3. PURPOSE OF THIS APPLICATION			
▶ 3.1 Type and purpose of proposed transaction (✓ appropriate box):			
<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Lot Addition/Lot Line Adjustment (see also 3.3)	<input checked="" type="checkbox"/> Create Easement/Right-of-Way	<input type="checkbox"/> A Charge/Mortgage
<input type="checkbox"/> A Lease	<input type="checkbox"/> A Correction of Title	<input type="checkbox"/> Other (Please Specify)	
▶ 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Marc Hamel			

RETURN TO AGENDA

4. INFORMATION REGARDING THE LAND INTENDED TO BE SEVERED, THE LAND TO BE RETAINED AND THE LAND TO BE ADDED TO (if applicable)							
▶ 4.1 Dimensions		Severed	select measurement	Retained	select measurement	Lands being added to	select measurement
	Road Frontage	50	m <input checked="" type="radio"/>	100	m <input checked="" type="radio"/>		--
	Depth	200	-- <input checked="" type="radio"/>	730	--		--
	Area	2.47	ac <input checked="" type="radio"/>	23.06	ac <input checked="" type="radio"/>		--
▶ 4.2 Use of the property	Existing Use(s)	Vacant		Single family residence			
	Proposed Use(s)	Building lot		No change			
▶ 4.3 Buildings or Structures	Existing	Vacant		Single family house			
	Proposed	Single family house		No change			
▶ 4.4 Official Plan Designation		rural		rural			
4.5 Current Zoning		RU		RU			

▶ 4.6 Access (✓ appropriate space)	Severed	Retained	Lands being added to
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Crown road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Registered right of way (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road (Unregistered) (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (see below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If water access only, state the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road (attach schedule if more room is required):

4.7 If access to the subject land is not by a public road, you MUST include proof of your right of access. (include deed).		
Will a road extension be required?	No <input checked="" type="radio"/>	

▶ 4.8 Water Supply		Severed	Retained	Lands being added to
(✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.9 Sewage Disposal (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.10 Other Services (✓ if service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	School Busing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. PROVINCIAL POLICY STATEMENT

▶ 5.1 Is the requested consent consistent with the Provincial Policy Statement issued under Section 3(1) of the Planning Act? **Yes**

6. HISTORY OF THE SUBJECT LAND

▶ 6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, or an application for Consent (Severance) under Section 53 of the Planning Act? **Yes**

If you answered Yes in 6.1, and if you Know, please specify the file number of the application.
B034/13

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application and provide the previous file number.

▶ 6.3 Has any land been severed from the parcel originally acquired by the current owner of the subject land? **No**

If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use on the severed land:

Severed Parcel	Date of Transfer	Name of Transferee	Severed Land Use

7. OTHER CURRENT APPLICATIONS	
▶ 7.1 Is the subject land the subject of any other application under the Planning Act such as an additional Application for Consent (ie. severance), Zoning By-Law amendment, Official Plan amendment, Minister's Zoning order, Minor Variance, or approval of a Plan of Subdivision? Yes	
If Yes, and if Known, specify the appropriate file number and status of the application.	
Type of Application: Application for Consent	File # (if known):
Number of Applications: 1	Status (if known): Filed simultaneously with this applicati

8. SKETCH	
▶ 8.1 Please attach a sketch to the one original and seven duplicate consent applications. Each sketch shall have the severance parcel outlined in red and the retained parcel in green.	
▶ 8.2 The sketch shall show the following information:	
<ul style="list-style-type: none"> a. the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land; b. the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing; c. the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained; d. the location of all land previously severed from the parcel originally acquired by the current owner of the subject land; e. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are <ul style="list-style-type: none"> i. located on the subject lands and on land that is adjacent to it, and ii. in the applicant's opinion may affect the application; f. the current uses of land that is adjacent to the subject land (for example residential, agricultural or commercial); g. the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way; h. if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and i. the location and nature of any easement affecting the subject land. 	
* Please show the location of any well, septic tank, septic field, or weeping bed on both the severed and retained parcels and the setbacks for any existing well, septic tank, septic field and/or weeping bed from the proposed new lot line.	

9. OTHER INFORMATION	
9.1 Is there any other information that you think may be useful to the County of Renfrew or other agencies in reviewing this application? If so, explain below or attach on a separate page.	
<p>I am applying for two severances at the same time, because of this I have measured the retained parcel (originally 28 acres) in the forms as if the two lots are removed. Also the total area of the lots are an approximation, due to the angled nature of the property lines I will not have an exact figure until surveying is complete. Thank you</p>	

10. AFFIDAVIT OR SWORN DECLARATION OF APPLICANT

▶ 10.1 Affidavit or Sworn Declaration for the Prescribed Information

I, Zachary Hamel of the Township of Horton in the County of of Renfrew solemnly declare that the information required by O. Regulation 547/06 and all other information required in this application, including supporting documentation, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant

Sworn (or declared) before me at the City of Pembroke in the Province of Ontario this 1 day of February, 2019

Alana Leigh Zadow, a Commissioner, etc. [Signature]
County of Renfrew, for the Corporation of the [Signature]
County of Renfrew. Expires November 17, 2020. A Commissioner for Taking Affidavits, etc.

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 County to such persons as the County 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.

Print

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1. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION

(Please complete either 11.1 or 11.2 whichever is applicable.)

▶ 11.1 If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, Katherine pellettieri Hamel Z.H., am the owner(s) of the land that is the subject of this application for a consent and I/we authorize Zachary Hamel to make this application and provide instruction/information on my/our behalf.

Feb. 1, 2019 Date Katherine Pellettieri Signature of Owner

Feb. 1, 2019 Date [Signature] Signature of Owner

▶ 11.2 If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am an Officer/Director of the Corporation that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize _____ to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation: _____

Date Signature of Corporate Representative & Title

Date Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

FOR OFFICE USE ONLY

Committee File No.: B18/19 (2)

Hearing Date (if appl.): Feb 20/19

Date of Receipt of Application: Mar 20/19

Date deemed complete: [Signature]

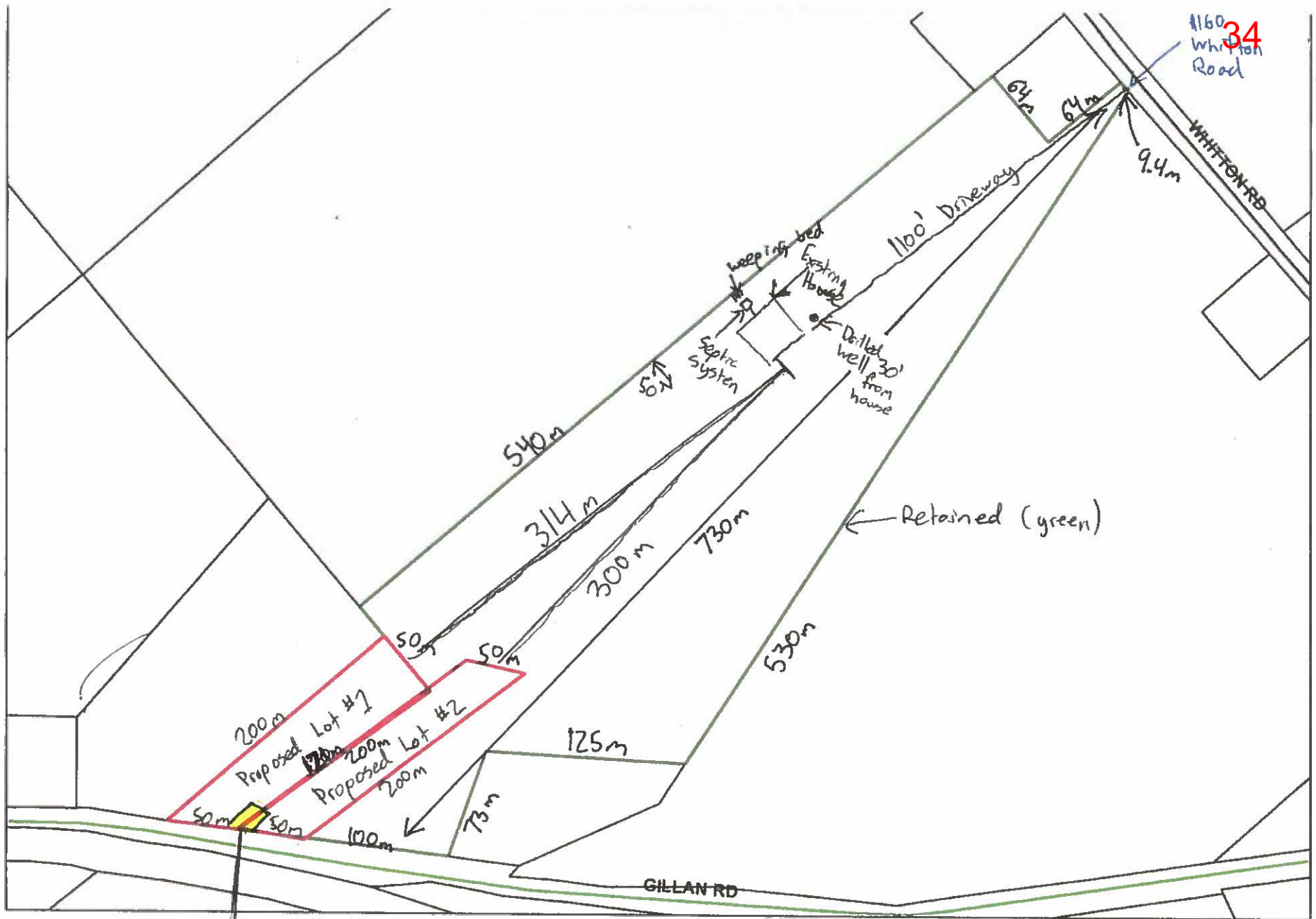
Checked by: [Signature]

Authorization of Owner Received: Yes [X] No [] N/A []

Date: Feb 28/19 Alan Tadlow

Secretary-Treasurer, Land Division Committee

Print
Save



New Shared Entrance
20x20

Lot 6
Con 3
Township of Horton
Gillan Road

1:3,500

1 centimeter = 35 meters

RETURN TO AGENDA

**Development & Property
Department
CONSENT PLANNING REPORT
TO THE COUNCIL OF THE
TOWNSHIP OF HORTON**

PART A - BACKGROUND

1. FILE NO.: **B18/19(2)**
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3. MUNICIPALITY: Township of Horton
4. LOT: Part Lot 6 CON.: 3 STREET: Gillan Road
5. PURPOSE: Creation of a new lot & Right-of-way

	<u>Severed</u>	<u>Retained</u>	<u>Lot Being Added To</u>
6. <u>OFFICIAL PLAN OF THE COUNTY OF RENFREW</u> Official Plan Designation(s):	Rural	Rural	n/a
7. <u>ZONING BY-LAW OF THE TWP OF HORTON</u> (#2010-14) Zone (s):	Rural (RU)	Rural (RU)	n/a

8. SITE PERFORMANCE STANDARDS:

	<u>Proposed Lot Area</u>	<u>Zoning By-law Requirement</u>	<u>Proposed Lot Frontage</u>	<u>Zoning By-law Requirement</u>
Severed	1 ha	4050 m²	50 (Gillan Rd) m	40 m
Total, if Lot Addition	- m ²	- m ²	- m	- m
Retained	10.33 ha	4050 m²	150 (Gillan Rd) m	40 m

* Note: There are two concurrent applications for new lots. If both new lots are granted, the final retained lands will be 9.33 hectares in area with 100 metres of road frontage on Gillan Road and 9.4 metres of road frontage on Whitton Road.

9. SEVERANCE HISTORY

Number of new lots from original holding (1971) 1 previous severance: B34/13

RETURN TO AGENDA

10. BUILT-UP AREA Yes No

PART B – COMMENTS

1. CONFORMITY WITH OFFICIAL PLAN

(a) The proposal conforms with the Official Plan, based on the information available to this Department.

(b) The proposal will conform with the Official Plan if/when, (Sec. Nos.)

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(c) The proposal does not meet the intent of the Official Plan because,

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(b) The severed/retained portion/overall proposal would contravene the By-law because,

3. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA

No Concerns Concerns

Explanation of Concerns:

2.3.3.3 – new land uses, including the creation of new lots shall comply with the minimum distance separation formulae

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The Provincial Policy Statement (PPS), as well as the County of Renfrew Official Plan and the Township of Horton Zoning By-law, require compliance with MDS 1. MDS 1 must be calculated for all livestock facilities within 750 metres of the proposed severed lots. Our records indicate that the following property has barns **within 750 metres: 1020 Whitton Road.**

If this barn contains livestock, or if it is capable of containing livestock, or if there is manure storage on the property, an MDS 1 form must be completed for each livestock facility and/or manure storage and returned to our office to determine the minimum separation distance for the proposed lot.

The severed and retained lands have frontage on Gillan Road which is a County Road. Section 13.3(2) of the Official Plan states that any new development which proposes access to or fronts on a County Road must satisfy the requirements of the County of Renfrew Public Works and Engineering Department. Favourable comments are required.

The retained lands also have frontage on Whitton Road which is a Municipal Road. Section 13.3(3) of the Official Plan states that any new development which proposes access to or fronts on a Local Municipal Road must satisfy all requirements of the local municipality. Favourable comments from the Township are required.

There is an active gravel pit located on the other side of Whitton Road. Section 3.27(a)iii) of the Township of Horton Zoning By-law states that no dwelling shall be erected within 150 metres of any Extractive Industrial (EM) or Extractive Industrial Reserve (EMR) Zone. A portion of the retained lands along Whitton Road falls within the 150 metre setback; however there is an existing dwelling and no new development is proposed.

A large portion of the adjacent property is designated as Mineral Aggregate in the County of Renfrew Official Plan. The resource is classified as Primary Sand and Gravel by the Ministry of Northern Development and Mines. Approximately half of lands proposed to be severed would be within 150 metres of the "influence zone" of the mineral aggregate designation. Section 3.27(a)iii) of the Zoning By-law states that no dwelling shall be erected within 150 metres of any Extractive Industrial (EM) or Extractive Industrial Reserve (EMR) Zone. Any new dwelling on the severed lands would be required to meet this separation distance.

5. RECOMMENDATIONS

- (a) Planning concerns have NOT been identified in this report. Therefore, consent may be appropriate if supported by Council and the agencies.

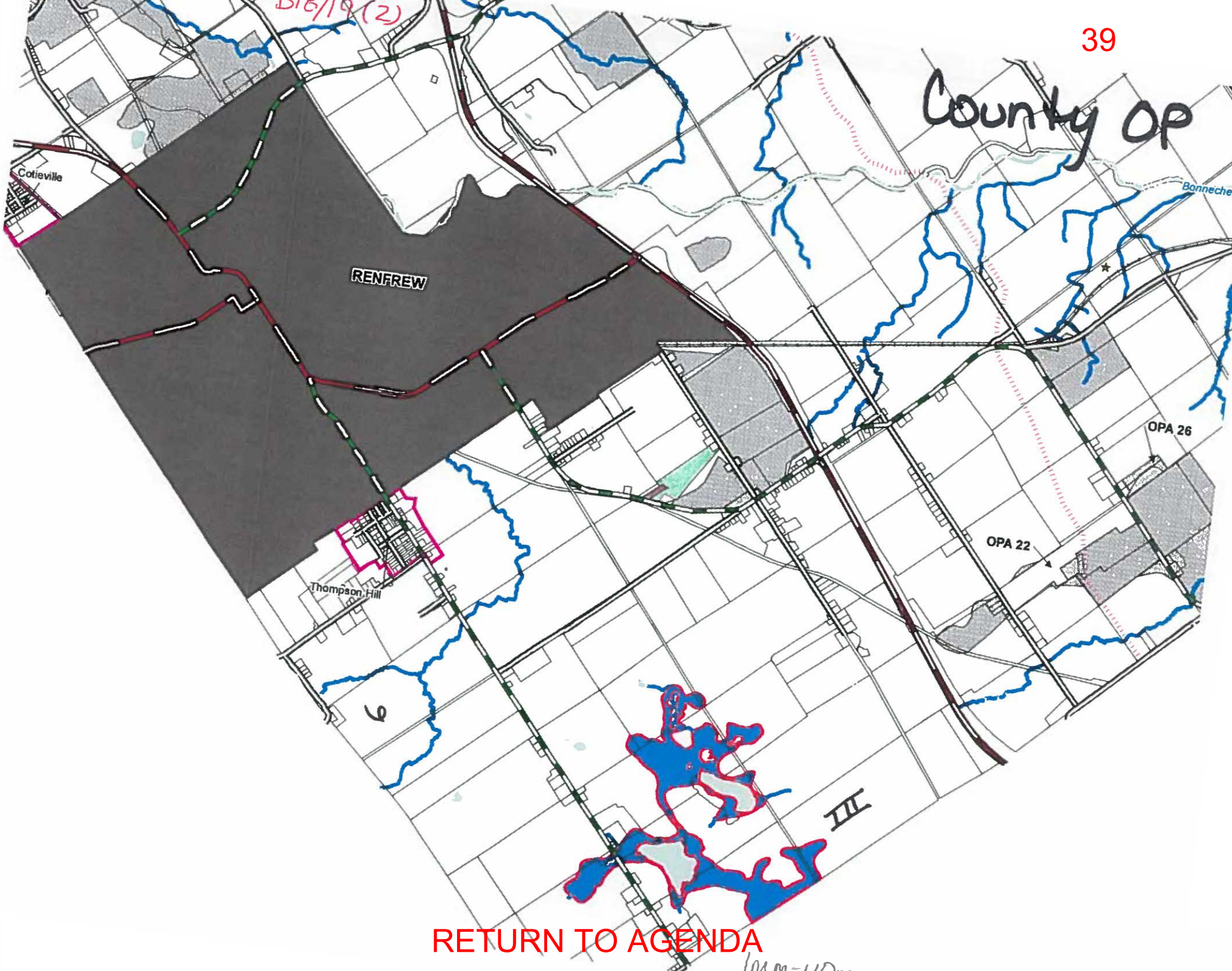


- (b) There are some planning concerns which Council should deal with as follows, before deciding whether to support the consent.
- (c) The proposal may be acceptable when the following matters are addressed and resolved:
- Favourable comments from the County of Renfrew Public Works and Engineering Department are required.
 - Favourable comments from the Township of Horton Public Works Department are required.
 - Favourable Minimum Distance Separation 1 (MDS1) calculations.
- (d) Conditions to the giving of consent should be considered for the following:
- Registered Plan of Survey
 - Zoning By-law Amendment:
 - Minor Variance:
 - Private Road Agreement:
 - Development Agreement:
 - Site Plan Control Agreement:
 - Notice on Title:
 - Shoreline Road Allowance Closure / Acquisition:
 - Other:
- (e) There are serious planning concerns, refusal is recommended.
- (f) Other Recommendations:

Date: July 19, 2019
 Planner: Charles Cheesman, MCIP, RPP
 Manager of Planning Services

Jan 2017

County OP



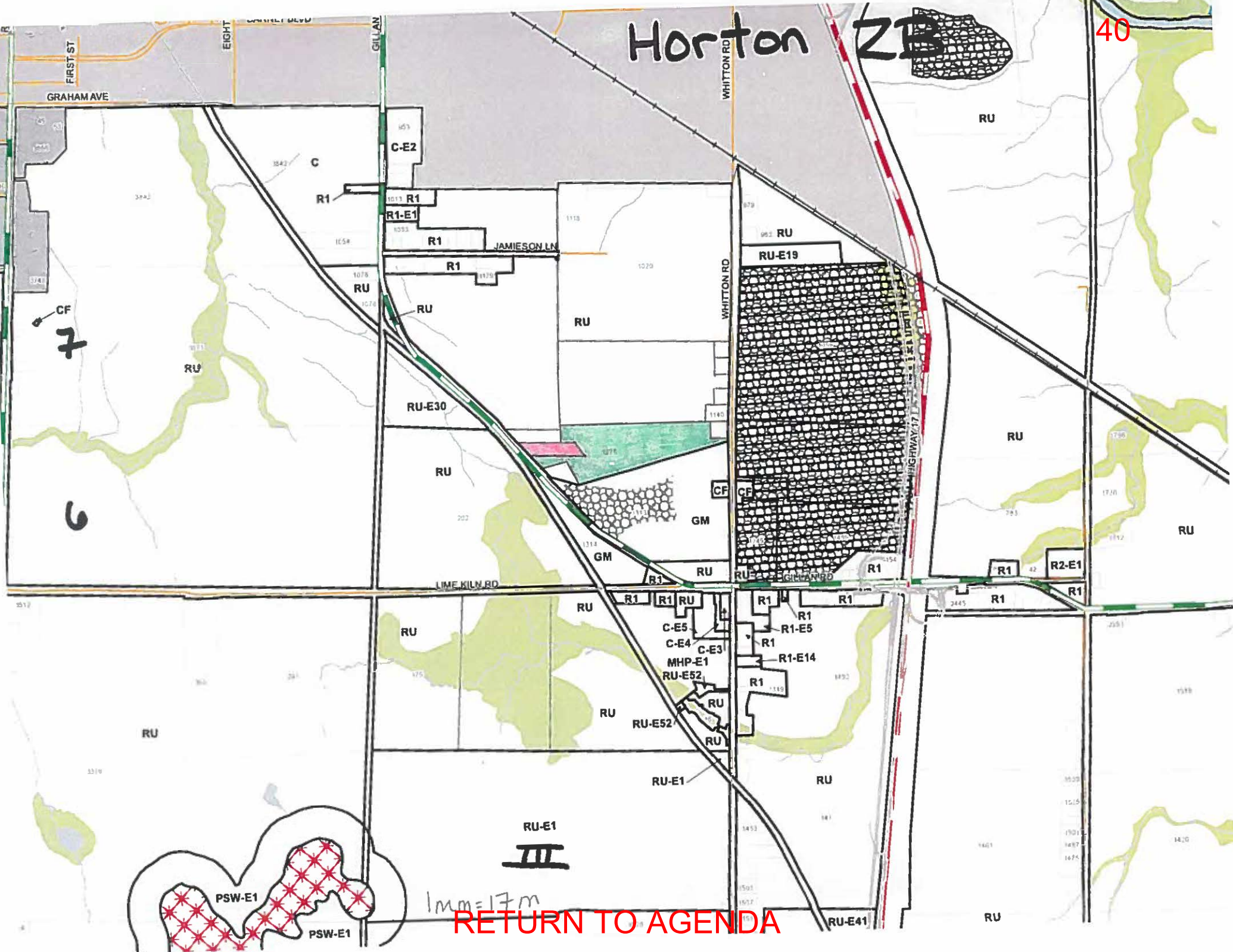
D16/19 (2)

RETURN TO AGENDA

1 cm = 40 m

Horton ZB

40



RETURN TO AGENDA

MUNICIPAL REPORT

TO

RENFREW COUNTY PLANNING DIVISION AND LAND DIVISION COMMITTEE

Property Assessment Roll No 47-46-000-020-020-02
Municipality: Geographic Township of Horton

Consent Application File No. B18/19(2)
Owners: Zachary & Katherine Hamel

Please Note: For those questions requiring "yes", "no" or don't know" answers, please circle the appropriate response.

1. Official Plan and/or Zoning By-law (if applicable)

(a) Please specify the following:

	<u>Official Plan Designation</u>	<u>Zoning By-law Zone</u>
Severed Lot:	_____	_____
Retained Lot:	_____	_____

(b) Does the proposed division of land conform to the Official Plan?

Yes No

Comments: _____

(c) Do the severed and retained lots meet all the requirements of the Zoning By-law?

Yes No

Comments: _____

2. Services

(a) Please mark which of the following services are available:

	<u>Municipal Water</u>	<u>Sanitary Sewers</u>	<u>Garbage Collection</u>
Severed Lot:	_____	_____	_____
Retained Lot:	_____	_____	_____

RETURN TO AGENDA

(b) Please mark what type of road the subject lots front on:

	Open Municipal Road (Maintained)	County Road	Provincial Highway	Other (e.g., unopened public road)
	Year Round	Seasonal		
Severed Lot:	_____	_____	_____	_____
Retained Lot:	_____	_____	_____	_____

(c) If the subject lands front on a municipal road, please indicate if the municipality is prepared to provide an entrance off the municipal road.

	Will provide entrance permit	Will not provide entrance permit	Approved entrance already exists
Severed Lot:	_____	_____	_____
Retained Lot:	_____	_____	_____

(d) If access is by a municipal public road is road widening required?

Yes No

(e) If access is by a private road, is Council satisfied that the condition of the road is appropriate for access by emergency vehicles?

Yes No

(f) Would approval of this severance create any civic addressing conflicts?

Yes No Don't Know

Comments: _____

(g) Does a school bus service the area at the present time?

Yes No

(h) If not, how far is the severed lot from the closest serviced point? _____

(i) In the view of the Municipality, would the proposed use of land place an undue burden on the provision of municipal services such as road maintenance and garbage collection?

Yes No Don't Know

3. Land Use and Site Suitability

(a) Does the Municipality consider the size and shape of the lands affected by this application for consent to be appropriate for the intended use of the property?

Yes No Don't Know

Comments: _____

(b) Does the Municipality consider the proposed use of the severed and retained lands to be compatible with the surrounding use of land?

Yes No Don't Know

Comments: _____

(c) Is the slope of the land to be severed and of the land to be retained suitable to permit the proper siting of any buildings proposed?

Yes No Don't Know

Comments: _____

(d) Are soil and drainage conditions of the area suitable to permit the proper siting of any buildings or structures for the severed or retained lands?

Yes No Don't Know

Comments: _____

(e) Has the Municipality reviewed reports from any of the following?

i)	Zoning Administrator	Yes	No
ii)	Roads Superintendent	Yes	No
iii)	Fire Chief	Yes	No
iv)	Building Inspector	Yes	No
v)	Septic Inspector	Yes	No
vi)	Engineer	Yes	No
vii)	Lawyer	Yes	No
viii)	Other (specify) _____	Yes	No

(f) Is a plan of subdivision more appropriate for the proper and orderly development of the land affected by this application for consent?

Yes No Don't Know

4. Municipality Recommendations:

(a) Does the Municipality recommend consent be granted? Yes No

Comments: _____

(b) If consent is granted, what conditions would the Municipality wish to see applied? (i.e., road widening, lot levy, Parkland dedication etc)

(c) Additional Comments:

Any other comments, information or technical reports that you wish to bring to the attention of the Land Division Committee can be added below or attached to this form.

Date: _____

Signed: _____
(Signature of Municipal Official)

Township Of HortonJULY 2019 BUILDING REPORT

Month	No. of Permits	2019 Value of Permits	2018 Value of Permits	2017 Value of Permits	Renos/Add Comm/Res	Garages/Storage Bldg Comm/Res	New Res	New Comm	Total SQ. FT	Stop Work Orders Issued
January			\$57,500	\$0						0
February	4	\$604,000	\$0	\$0	4				5,542	0
March	2	\$375,000	\$1,108,000	\$394,500		1	1		3,082	0
April	5	\$636,000	\$288,000	\$945,000	3	1	1		7,542	0
May	6	\$820,000	\$824,000	\$125,000	2	1	3		12,521	0
June	7	\$863,000	\$1,977,000	\$657,000	3	2	2		8,570	0
July	5	\$890,000	\$595,000	\$447,000	2	1	2		7,771	0
August			\$690,800	\$385,000						0
September			\$1,141,000	\$1,782,000						0
October			\$330,300	\$453,250						0
November			\$1,000	\$387,000						0
December			\$45,000	\$0						0
TOTALS	29	\$4,188,000	\$7,057,600	\$5,575,750	14	6	9	0	45,028	0

RETURN TO AGENDA

Township Of HortonAUGUST 2019 BUILDING REPORT

Month	No. of Permits	2019 Value of Permits	2018 Value of Permits	2017 Value of Permits	Renos/Add Comm/Res	Garages/Storage Bldg Comm/Res	New Res	New Comm	Total SQ. FT	Stop Work Orders Issued
January			\$57,500	\$0						0
February	4	\$604,000	\$0	\$0	4				5,542	0
March	2	\$375,000	\$1,108,000	\$394,500		1	1		3,082	0
April	5	\$636,000	\$288,000	\$945,000	3	1	1		7,542	0
May	6	\$820,000	\$824,000	\$125,000	2	1	3		12,521	0
June	7	\$863,000	\$1,977,000	\$657,000	3	2	2		8,570	0
July	5	\$890,000	\$595,000	\$447,000	2	1	2		7,771	0
August	8	\$198,000	\$690,800	\$385,000	3	5			6,004	0
September			\$1,141,000	\$1,782,000						0
October			\$330,300	\$453,250						0
November			\$1,000	\$387,000						0
December			\$45,000	\$0						0
TOTALS	37	\$4,386,000	\$7,057,600	\$5,575,750	17	11	9	0	51,032	0

RETURN TO AGENDA



THE CORPORATION OF THE TOWNSHIP OF HORTON

Memo from the CAO/Clerk as of September 18th, 2019

INFORMATION provided **NOT** included in the
Regular Council meeting package of September 24th, 2019

INFORMATION EMAILED

1. OPP Weekly News – September 11, 2019
2. Ottawa Valley Business News – September 17, 2019
3. AMO Gas Tax Update
4. FCM Annual Report: GMF Fuels Initiatives Build Better Lives
5. FPRC – Invitation to Attend Celebration of Progress
6. September – November Calendars

RETURN TO AGENDA

THE CORPORATION OF THE TOWNSHIP OF HORTON**BY-LAW NO. 2019-50****BEING A BY-LAW TO ADOPT SECTION E OF THE
TOWNSHIP'S CORPORATE POLICIES**

WHEREAS The Council for the Corporation of the Township of Horton deems it expedient to establish policies;

WHEREAS The Municipal Act S.O. 2001, c 25, Section 5(3), as amended provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law;

AND WHEREAS Council desires to adopt a fully reviewed Section E of the Corporate Policies;

NOW THEREFORE the Council of the Corporation of the Township of Horton hereby **ENACTS AS FOLLOWS:**

1. **THAT** the Council of the Corporation of the Township of Horton adopt Section E of the Township of Horton's Corporate Policies hereto attached as Appendix "A".
2. **THAT** this By-Law shall come into force and take effect immediately upon the passing thereof.
3. **THAT** this By-law shall not be interpreted to contradict or violate any statute or regulation of the Province of Ontario.
4. **BE IT FURTHER ENACTED**, that all By-Laws or parts thereof, and all or any Resolutions of Council contrary thereto, or inconsistent herewith, be and the same are hereby repealed.

READ a first and second time this 24th day of September, 2019.

READ a third time and passed this 24th day of September, 2019.

MAYOR David M. Bennett

CAO/CLERK Hope Dillabough

THE CORPORATION OF THE TOWNSHIP OF HORTON
BY-LAW NO. 2019-51
BEING A BY-LAW TO APPOINT A TREASURER

WHEREAS the Council of the Township of Horton deems it expedient and necessary to employ municipal officers and staff under and subject to the provisions of a by-law; and

WHEREAS Section 286(1) of the Municipal Act, 2001, S.O. 2001 provides that the Council shall appoint a Treasurer; and

WHEREAS the Council of the Township of Horton feels it appropriate to set out the appointment in a by-law;

NOW THEREFORE The Council of the Corporation of the Township of Horton hereby enacts as follows:

1. **THAT** Nathalie Moore is hereby appointed as Treasurer for the Corporation of the Township of Horton effective October 1st, 2019.
2. **THAT** By-Law 2011-17 be hereby repealed.
3. **THAT** this By-law shall come into force and take effect upon being passed by Council.

READ a first and second time this 24th day of September, 2019.

READ a third time and passed this 24th day of September, 2019.

MAYOR David M. Bennett

CAO/CLERK Hope Dillabough

CORPORATION OF THE TOWNSHIP OF HORTON

BY-LAW NO. 2019-52

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE TOWNSHIP OF HORTON AT THE COUNCIL MEETING HELD SEPTEMBER 24TH, 2019

WHEREAS Subsection 5(1) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS Subsection 5(3) of the said Municipal Act provides that the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient and desirable that the proceedings of the Council of the Corporation of the Horton at this meeting be confirmed and adopted by by-law;

THEREFORE the Council of the Township of Horton enacts as follows:

1. That the actions of the Council at the meeting held on the 24th day of September, 2019 and in respect of each motion, resolution and other action passed and taken by the Council at its said meetings, is, except where the prior approval of the Ontario Municipal Board or other body is required, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Head of Council and proper officers of the Corporation of the Township of Horton are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain appropriate approvals where required, except where otherwise provided, and to affix the Corporate Seal of the Corporation of the Township of Horton to all such documents.
3. That this By-Law shall come into force and take effect upon the passing thereof.

READ a first and second time this 24th day of September, 2019.

READ a third time and passed this 24th day of September, 2019.

MAYOR David M. Bennett

CAO/CLERK Hope Dillabough