

THE CORPORATION OF THE TOWNSHIP OF HORTON

**Committee of Adjustment
Public Meeting – October 6th, 2020
4:45 p.m.**

- 1. Call to Order**
- 2. Declaration of Pecuniary Interest**
- 3. Minutes from Previous Meetings**
 - 3.1 January 7, 2020 **PG.2**
 - 3.2 September 15, 2020 **PG.4**
- 4. Jamie Cobus – Application A-04-20** **PG.7**
 - 4.1 Purpose of Public Meeting
 - 4.2 Method of Notice
 - 4.3 Public Participation
 - a) Questions
 - b) Comments in Support
 - c) Comments in Opposition
 - 4.4 Question by Committee Members
 - 4.5 Decision
- 5. Camil & Heather Poirier – Application A-01-20** **PG.10**
 - 5.1 Purpose – Second Hearing
 - 5.2 Question by Committee Members
 - 5.3 Questions/Comments by Applicant
 - 5.4 Final Comments by Public
 - 5.5 Decision
- 6. Adjournment**

RETURN TO AGENDA

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING – JANUARY 7TH, 2020 – 6:00 p.m.

There was a public meeting of the Committee of Adjustment to hear Minor Variance Application No. A01-2019 – Tracey Stevens & Lois Stevens at the Municipal Council Chambers on Tuesday, January 7th, 2020. Present were Committee Members: Chair Lane Cleroux, Mayor David Bennett, Deputy Mayor Glen Campbell, Councillor Tom Webster, and Councillor Doug Humphries.

Staff present were Hope Dillabough, CAO/Clerk and Nichole Dubeau, Admin/Planning Assistant – Recording Secretary

1. CALL TO ORDER

Chair Cleroux called the public meeting to order at 6:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by committee members or staff.

APPLICATION A01-2019 – TRACY STEVENS & LOIS STEVENS

3. PURPOSE OF PUBLIC MEETING

The Secretary/Treasurer, Hope Dillabough, stated the purpose of the Minor Variance. This property is zoned Limited Service Residential (LSR) under Comprehensive Zoning By-Law 2010-14, Side yard Setback Provisions Section 7.2 (e) requires a minimum of 3 meters for all buildings and structures. There is an existing legal non-conforming structure (Seasonal Dwelling with attached enclosed porch) located on the property. The owners have always been under the assumption the entire structure was on their own property due to old surveyor's information. Upon the Consent Application B98/17(3) Lot Addition, a new survey performed indicated the attached enclosed porch encroached the side yard property line by 0.7 metres onto the adjacent property. The owners are proposing to correct the encroachment and renovate the existing porch but will continue to encroach on the side yard setback by 2.90 metres, but it will be solely on their property. The main purpose of this is to correct an old mistake that was made many years ago, prior to this Zoning By-Law being in effect.

This application for Minor Variance is to reduce the minimum required side yard Setback from 3 metres to 0.01 metres.

4. METHOD OF NOTICE

The Chair reported, as per the Secretary/Treasurer, that as required by the Planning Act all property owners within 60 metres (200 feet) were mailed notice of this Public Meeting. This resulted in 6 property owners receiving notice.

5. PERSONS REQUESTING NOTICE OF DECISION

The Secretary/Treasurer, Hope Dillabough, informed the Committee that anyone wishing to receive Notice of the Decision should make a request to them.

No one requested a copy of the Notice of Decision.

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6. PUBLIC PARTICIPATION:

a) Questions

There were no questions from the public.

b) Comments in Support

There were no comments in support.

c) Comments in Opposition

There were no comments in opposition.

7. QUESTIONS BY COMMITTEE MEMBERS

There were no questions by committee members.

8. DECISION

Moved by Councillor Webster

Seconded by Deputy Mayor Campbell

BE IT RESOLVED THAT the Committee of Adjustment for the Township of Horton approve the Minor Variance Application A-01-2019 Tracey Stevens & Lois Stevens

CARRIED

8. ADJOURNMENT

The Committee adjourned the Committee of Adjustment meeting at 6:05 p.m.

CHAIR Lane Cleroux

SECRETARY/TREASURER Hope Dillabough

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING – SEPTEMBER 15TH, 2020 – 6:00 p.m.

There was a public meeting of the Committee of Adjustment to hear Minor Variance Application No. A-01-2020 Camil & Heather Poirier and Application No. A-03-2020 2271448 Ontario Inc. – Gary and Ruth Maxwell at the Horton Community Centre on Tuesday, September 15th, 2020. Present were Committee Members: Chair Lane Cleroux, Deputy Mayor Glen Campbell, Councillor Tom Webster, and Councillor Doug Humphries.

Mayor David Bennett sent his regrets.

Staff present were Hope Dillabough, CAO/Clerk and Nichole Dubeau, Admin/Planning Assistant – Recording Secretary

1. CALL TO ORDER

Chair Cleroux called the public meeting to order at 6:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by committee members or staff.

3. APPLICATION A-01-2020 – CAMIL & HEATHER POIRIER

3.1 PURPOSE OF PUBLIC MEETING

The Secretary/Treasurer, Hope Dillabough, stated the purpose of the Minor Variance. This property is zoned Rural (RU) under Comprehensive Zoning By-law 2010-14. Section 3.31 states that Storage Trailers used for storage, such as tractor trailers and shipping containers, shall only be permitted in a Rural (RU) zone that is 10 hectares (24.71 acres) or more in area. The Owners/Applicants are proposing to park their 48' Storage Trailer on their property which is 15.12 acres (6.07 hectares) in area. The Storage Trailer is currently on-site.

This application for Minor Variance is to reduce the area from 10 hectares (24.71 acres) to 6.07 hectares (15.12 acres) to allow for a Storage Trailer to be permitted.

3.2 METHOD OF NOTICE

The Secretary/Treasurer, Hope Dillabough, informed that as required by the Planning Act all property owners within 60 metres (200 feet) were mailed notice of this Public Meeting. This resulted in 6 property owners receiving notice. One comment/concern in objection was received.

3.3 PUBLIC PARTICIPATION:

a) Questions

Camil (Ted) Poirier explained his reasoning for the application. There were no questions from the public.

b) Comments in Support

There were no comments in support.

c) Comments in Opposition

Neighboring property owner, Shane Finnigan, expressed his concerns with the application. He stated that the storage container is visible from his house and that it is too close to the lot line or on his property, which he is getting a survey done to prove.

RETURN TO AGENDA

3.4 QUESTIONS BY COMMITTEE MEMBERS

The Committee agreed that the decision to grant the minor variance be tabled until the objector has a survey done to determine the lots lines and ensure the storage trailer is indeed on the owner's property. Additionally, the Committee is to perform a site visit.

3.5 DECISION

Moved by Councillor Humphries
Seconded by Councillor Webster

BE IT RESOLVED THAT the Committee of Adjustment for the Township of Horton table the Minor Variance Application A-01-2020 Camil and Heather Poirier for the following purpose:

- Committee arrange to do a site visit of the property in question;
- The neighboring property owner must provide legal survey performed by a qualified professional to determine his lot line.

Upon these being met, the Committee will hear the Application at the table in the near future.

CARRIED

4. APPLICATION A-03-2020 – 2271448 ONTARIO INC. – GARY AND RUTH MAXWELL

4.1 PURPOSE OF PUBLIC MEETING

The Secretary/Treasurer, Hope Dillabough, stated the purpose of the Minor Variance. This property is zoned Rural (RU) under Comprehensive Zoning By-law 2010-14. Section 3.31 states that Storage Trailers used for storage, such as tractor trailers and shipping containers, shall only be permitted in a Rural (RU) zone that is 10 hectares (24.71 acres) or more in area. The Zoning By-Law also states under Section 3.3.1 that no accessory use, building or structure shall be built on a lot until the principal main use, building or structure has been built. The Owners/Applicants are proposing to place a shipping container for recreational storage on their property which is 43.92 acres (17.77 hectares) in area.

This application for Minor Variance is to allow for the shipping container to be placed on the vacant lands prior to any principal building being constructed.

4.2 METHOD OF NOTICE

The Secretary/Treasurer, Hope Dillabough, informed that as required by the Planning Act all property owners within 60 metres (200 feet) were mailed notice of this Public Meeting. This resulted in 10 property owners receiving notice. No comments or concerns in objection or in favour we received.

4.3 PUBLIC PARTICIPATION:**a) Questions**

Gary Maxwell explained his reasoning for the application. There were no questions from the public.

b) Comments in Support

There were no comments in support.

c) Comments in Opposition

There were no comments in opposition.

4.4 QUESTIONS BY COMMITTEE MEMBERS

There were no questions by the committee members.

4.5 DECISION

Moved by Councillor
Seconded by Councillor

BE IT RESOLVED THAT the Committee of Adjustment for the Township of Horton approve the Minor Variance Application A-03-2020 2271448 Ontario Inc. – Gary & Ruth Maxwell.

CARRIED

5. ADJOURNMENT

The Chair adjourned the Committee of Adjustment meeting at 6:58 p.m.

CHAIR Lane Cleroux

SECRETARY/TREASURER Hope Dillabough

Memo

Horton Township



To: Committee of Adjustment
From: Hope Dillabough
**Subject: Summary – Minor Variance
Jamie Cobus**
Date: October 6th, 2020

This Minor Variance Application pertains to the subject lands: Concession 9 Pt Lot 9, known as 38 A Oakdale Lane.

Purpose of this Minor Variance:

This property is zoned Residential One (R1) under Comprehensive Zoning By-law 2010-14. Section 5.2 (d) states that no person shall erect, alter, or use any building or structure in any R1 Zone except in accordance with the Interior Side Yard Width (minimum) of 3 metres. The Owners/Applicant is proposing to reduce the interior side yard width setback from 3 metres to 1.98 metres.

This application for Minor Variance is to reduce the interior side yard width setback from 3 metres to 1.98 metres to allow for an addition to the single-family dwelling.

Notice of this Public Meeting was sent, by regular mail, to the eleven (11) property owners within the 60 metre radius required. To date, we have not received any comments or concerns in objection or in favour.

RETURN TO AGENDA

COMMITTEE OF ADJUSTMENT

THE TOWNSHIP OF HORTON
2253 Johnston Road, Renfrew, ON K7V 3Z8
613-432-6271

NOTICE OF PUBLIC HEARING

FILE NO.: A04-20
DATE: October 6th, 2020
OWNERS: Jamie Cobus
APPLICANT: Same

LOCATION OF AFFECTED LANDS: 38 A Oakdale Lane, Township of Horton

MINOR VARIANCE:

38 A Oakdale Lane is zoned Residential One (R1) Under Comprehensive Zoning By-law 2010-14. Section 5.2 (d) states that no person shall erect, alter, or use any building or structure in any R1 Zone except in accordance with the Interior Side Yard Width (minimum) of 3 metres. The Owners/Applicant is proposing to reduce the interior side yard width setback from 3 metres to 1.98 metres.

This application for Minor Variance is to reduce the interior side yard width setback from 3 metres to 1.98 metres to allow for an addition to the single-family dwelling.

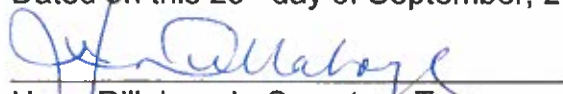
TAKE NOTICE that the Committee of Adjustment of the Township of Horton will hold a public meeting at the **temporary Municipal Council Chambers** located at the Community Centre, 1005 Castleford Road, R.R. #5, Renfrew, Ontario on **Tuesday, October 6th, 2020 at 4:45 p.m.** to hear applications on variance to the Township's zoning by-law as required by Section 45 of the Planning Act, R.S.O. 1990, Chapter P13, as amended.

The applicant is hereby advised that they should appear in person at the hearing or be represented by an agent in order that they may present their case and assist the Committee in reaching a decision.

This being a public hearing, any person wishing to support or oppose this application is permitted to attend, or if unable to attend, may submit comments in writing to the Secretary-Treasurer of the Committee prior to the date and time of the hearing.

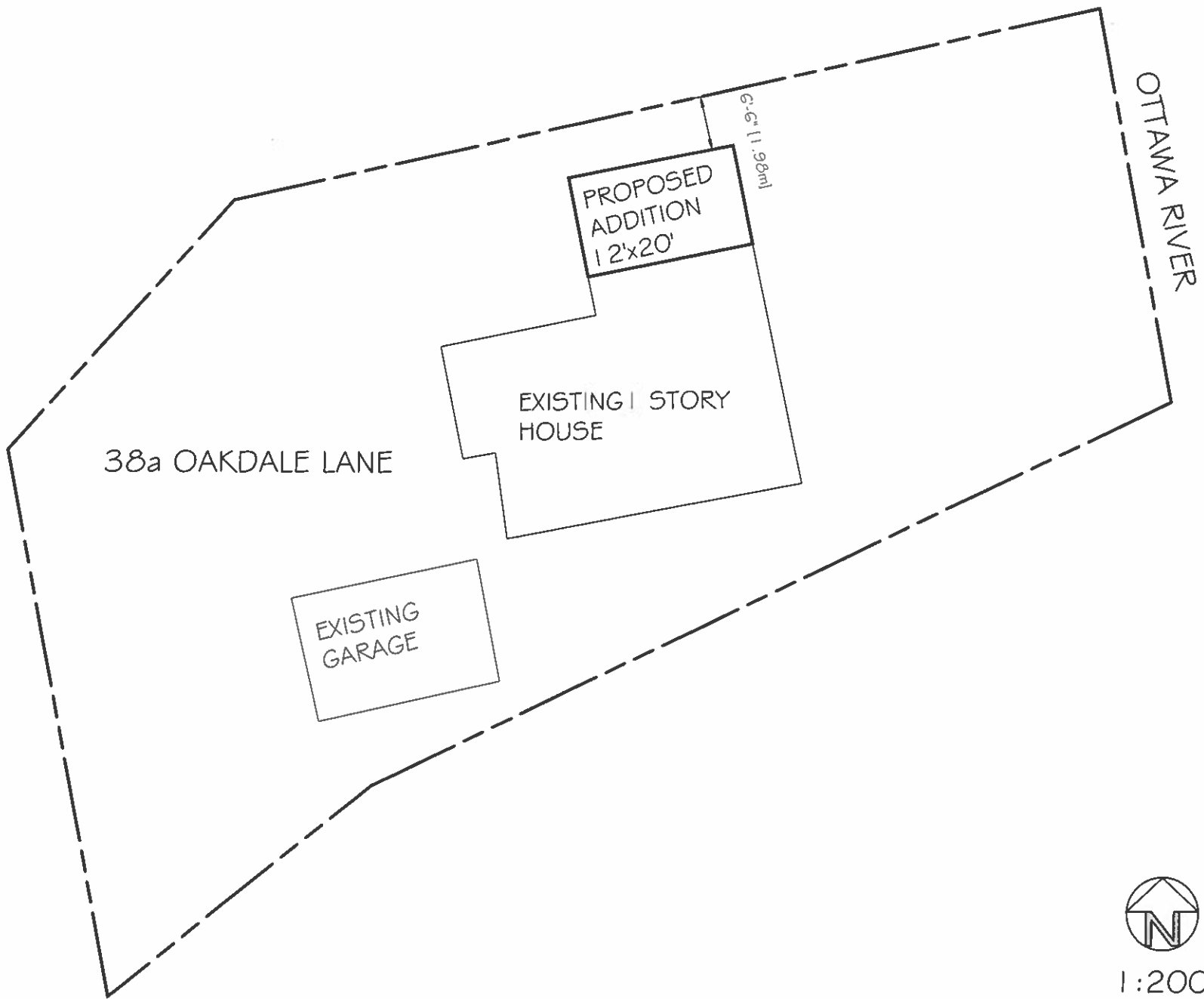
A copy of the key map is enclosed for your information.

Dated on this 25th day of September, 2020


Hope Dillabough, Secretary-Treasurer
CAO/Clerk

COVID-19 Precautions: Social distancing will be adhered to. Anyone entering the Community Centre MUST wear a mask and sanitize their hands before entry and upon leaving.

RETURN TO AGENDA



1:200
 SEP 3, 2020

JAMIE COBUS

RETURN TO AGENDA

Memo

To: Committee of Adjustment
From: Hope Dillabough
Subject: Summary – Minor Variance
Camil & Heather Poirier
Date: October 6th, 2020- Second Hearing



This Minor Variance Application pertains to the subject lands: Concession 2, Pt lot 3 known as 3194 Burnstown Road, as shown on Key Map.

Purpose of this Minor Variance:

This property is zoned Rural (RU) under Comprehensive Zoning By-law 2010-14. Section 3.31 states that Storage Trailers used for storage, such as tractor trailers and shipping containers, shall only be permitted in a Rural (RU) zone that is 10 hectares (24.71 acres) or more in area. The Owners/Applicants are proposing to park their 48' Storage Trailer on their property which is 15.12 acres (6.07 hectares) in area. The Storage Trailer is currently on-site.

This application for Minor Variance is to reduce the area from 10 hectares (24.71 acres) to 6.07 hectares (15.12 acres) to allow for a Storage Trailer to be permitted.

Notice of this Public Meeting was sent, by regular mail, to the six (6) property owners within the 60 metre radius required. To date, we have received one (1) comment or concern in objection or in favour.

This is the second hearing of the application. It was originally heard by the Committee of Adjustment on September 15th and the decision from that meeting was to table the application until a Site Visit was completed by the Committee. Members of the Committee have performed a Site Visit and direction was to bring this Application back to the October 6th Committee of Adjustment Meeting for a Final hearing and decision.

COMMITTEE OF ADJUSTMENT

THE TOWNSHIP OF HORTON
2253 Johnston Road, Renfrew, ON K7V 3Z8
613-432-6271

NOTICE OF PUBLIC HEARING

FILE NO.: A01-20
DATE: September 15th, 2020
OWNERS: Camil Poirier & Heather Poirier
APPLICANT: Same

LOCATION OF AFFECTED LANDS: 3194 Burnstown Road, Township of Horton

MINOR VARIANCE:

3194 Burnstown Road is zoned Rural (RU) Under Comprehensive Zoning By-law 2010-14. Section 3.31 states that Storage Trailers used for storage, such as tractor trailers and shipping containers, shall only be permitted in a Rural (RU) zone that is 10 hectares (24.71 acres) or more in area. The Owners/Applicants are proposing to park their 48' Storage Trailer on their property which is 15.12 acres (6.07 hectares) in area. The Storage Trailer is currently on-site.

This application for Minor Variance is to reduce the area from 10 hectares (24.71 acres) to 6.07 hectares (15.12 acres) to allow for a Storage Trailer to be permitted.

TAKE NOTICE that the Committee of Adjustment of the Township of Horton will hold a public meeting at the temporary Municipal Council Chambers located at the Community Centre, 1005 Castleford Road, R.R. #5, Renfrew, Ontario on Tuesday, September 15th, 2020 at 6:00 p.m. to hear applications on variance to the Township's zoning by-law as required by Section 45 of the Planning Act, R.S.O. 1990, Chapter P13, as amended.

The applicant is hereby advised that they should appear in person at the hearing or be represented by an agent in order that they may present their case and assist the Committee in reaching a decision.

This being a public hearing, any person wishing to support or oppose this application is permitted to attend, or if unable to attend, may submit comments in writing to the Secretary-Treasurer of the Committee prior to the date and time of the hearing.

A copy of the key map is enclosed for your information.

Dated on this 19th day of August, 2020


Hope Dillabough, Secretary/Treasurer
CAO/Clerk

COVID-19 Precautions: Social distancing will be adhered to. Anyone entering the Community Centre MUST wear a mask and sanitize their hands before entry and upon leaving.

RETURN TO AGENDA

3194 Burnstown Road

8/19/2020 9:11:07 AM

Legend

- Property Parcels**
- Provincial Highway
 - County
 - Municipal Maintained
 - Municipal Seasonal
 - Private
 - Crown
 - Quebec
 - On-Ramp
 - Off-Ramp
 - Purposed Road
 - WATER ACCESS



Depending on the number of layers visible not all may be shown in the legend.

Notes

Enter description of the map

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The County of Renfrew shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

229.3 0 114.66 229.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:4,514



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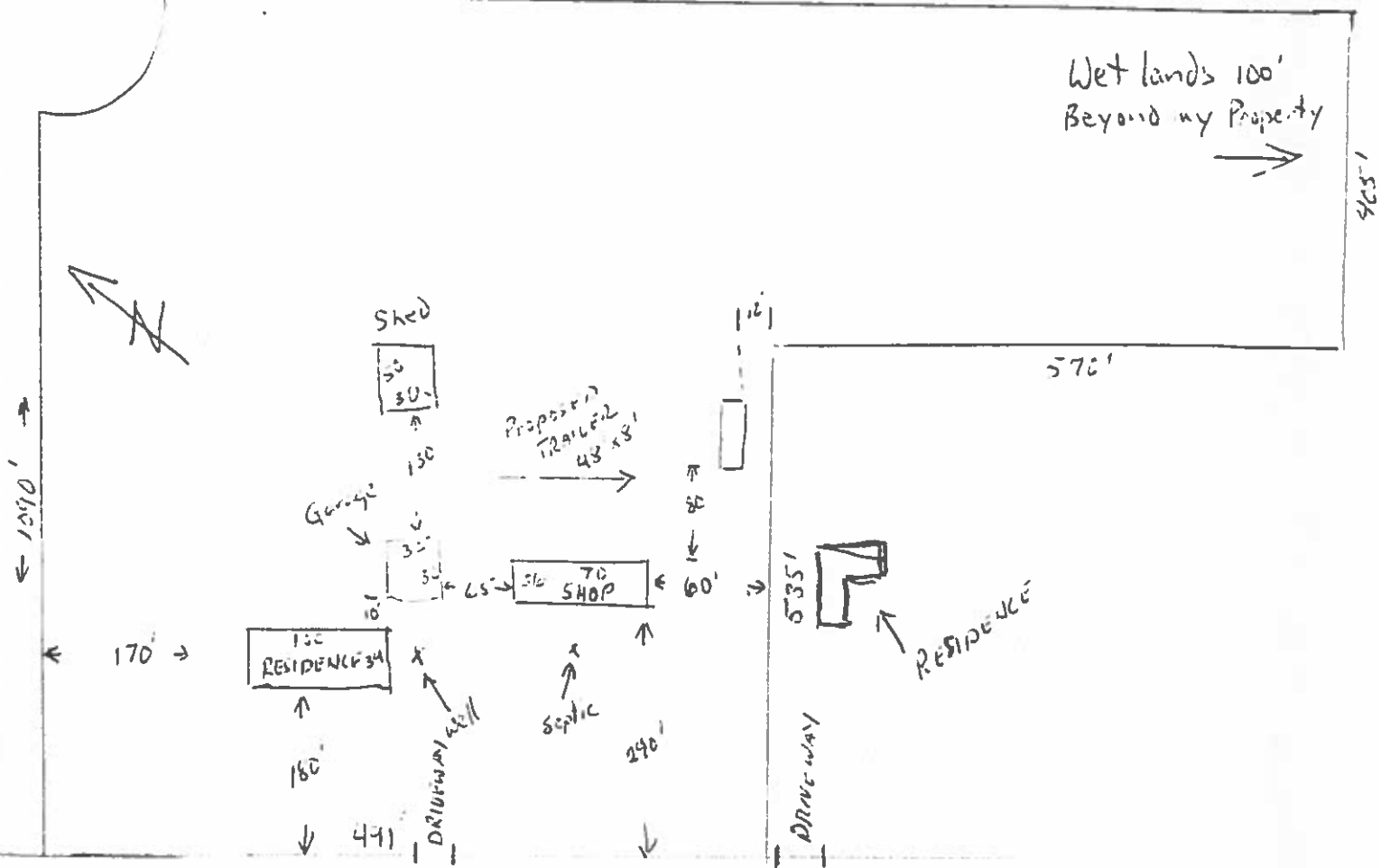
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RETURN TO AGENDA

CAMIL + Heather - POIRIER
20 JULY 2020

← 1280' →

Wet lands 100'
Beyond my Property →



CITY RD 2