

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.

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