

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING – OCTOBER 6TH, 2020 – 4:45 p.m.

There was a public meeting of the Committee of Adjustment to hear Minor Variance Application No. A-01-20 Camil & Heather Poirier and Application No. A-04-20 Jamie Cobus at the Horton Community Centre on Tuesday, October 6th, 2020. Present were Committee Members: Chair Lane Cleroux, Deputy Mayor Glen Campbell, Councillor Tom Webster, Mayor David Bennett, 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 4:45 p.m.

2. DECLARATION OF PECUNIARY INTEREST

Chair Cleroux declared pecuniary interest on item 4 – Jamie Cobus – Application A-04-20.

Deputy Mayor Campbell chaired the meeting for item 4.

3. MINUTES FROM PREVIOUS MEETINGS

3.1 January 7, 2020

3.2 September 15, 2020

Moved by Councillor Humphries

Seconded by Councillor Webster

THAT the Committee approve the following Committee of Adjustment minutes:

- January 7, 2020
- September 15, 2020

AND THAT Committee appoint Deputy Mayor Campbell as Chair for Item #4 on the Agenda.

Carried

4. APPLICATION A-04-2020 – JAMIE COBUS

Chair Cleroux declared pecuniary interest.

4.1 PURPOSE OF PUBLIC MEETING

The Secretary/Treasurer, Hope Dillabough, stated the purpose of the 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.

4.2 METHOD OF NOTICE

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.

4.3 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.

4.4 QUESTIONS BY COMMITTEE MEMBERS

There were no questions by committee members.

4.5 DECISION

Moved by Mayor Bennett

Seconded by Councillor Webster

BE IT RESOLVED THAT the Committee of Adjustment for the Township of Horton approve the Minor Variance Application A-04-20 Jamie Cobus.

Carried

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

5.1 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.

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.

5.2 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 six (6) property owners receiving notice. One comment or concern in objection were received.

5.3 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

Neighbouring property owner, Shane Finnigan stated his concerns regarding the clean-yards by-law and the visibility of the container from the road and his property. He added that it will affect the assessment of his property having the storage trailer visible from his house.

5.4 QUESTIONS BY COMMITTEE MEMBERS

Councillor Humphries questioned if there was a second location if the trailer would be too close to the lot line. Mr. Poirier stated that there is not a second location, but he will abide by the setbacks for an accessory structure if/when the application is approved.

5.5 DECISION

Moved by Mayor Bennett

Seconded by Councillor Humphries

BE IT RESOLVED THAT the Committee of Adjustment for the Township of Horton approve the Minor Variance Application A-01-20 Camil & Heather Poirier.

Carried

6. ADJOURNMENT

The Chair adjourned the Committee of Adjustment meeting at 5:11 p.m.

CHAIR Lane Cleroux

SECRETARY/TREASURER Hope Dillabough