

THE CORPORATION OF THE TOWNSHIP OF HORTON

**Committee of Adjustment
Public Meeting – October 19th, 2021
6:00 p.m.
Via Zoom**

- 1. Call to Order**
- 2. Declaration of Pecuniary Interest**
- 3. Minutes from Previous Meetings:**
 - 3.1 July 20th, 2021
- 4. Richard Mercer – A05-21**
 - 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. Adjournment**

PG.2

PG.4

RETURN TO AGENDA

THE CORPORATION OF THE TOWNSHIP OF HORTON

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING –JULY 27, 2021 – 4:00 p.m.

There was an electronic Public Meeting of the Committee of Adjustment to hear Minor Variance Application No. A04-21 Johanna Bakker via Zoom on Tuesday July 27, 2021. Present were Chair Lane Cleroux, Committee Members Councillor Tom Webster, Mayor David Bennett, Deputy Mayor Glen Campbell, and Councillor Doug Humphries.

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

1. CALL TO ORDER

Mayor Bennett called the public meeting to order at 4:03 p.m. He performed roll call for Committee members.

	Present	Absent
Mayor Bennett	X	
Deputy Mayor Campbell	X	
Councillor Cleroux	X	
Councillor Humphries	X	
Councillor Webster	X	

2. DECLARATION OF PECUNIARY INTEREST

There was no Declaration of Pecuniary Interest.

3. MINUTES FROM PREVIOUS MEETINGS:

3.1 June 1st, 2021

Moved by Councillor Humphries

Seconded by Councillor Webster

THAT the Committee of Adjustment for the Township of Horton approve the following minutes:

- June 1st, 2021

Carried

4. APPLICATION A04-21 – JOHANNA BAKKER

4.1 PURPOSE OF PUBLIC MEETING

The Secretary/Treasurer, Hope Dillabough, stated the purpose of the Minor Variance. This property zoned Rural (RU) Under Comprehensive Zoning By-law 2010-14. Section 3.7 states that no more than one building used as a dwelling or containing one or more dwelling units shall be erected on any lot, unless stated otherwise in the By-law. However, Section 2.2(24)(2) of the Official Plan allows for secondary dwelling units on lots greater than 0.8 hectares and must be connected to the same water and septic service as the primary dwelling. The Applicant is proposing to build a secondary dwelling on the property for their parents to reside in.

4.2 METHOD OF NOTICE

The Secretary/Treasurer, Hope Dillabough, stated that the notice of this Public Meeting was sent, by regular mail, to the nine (9) property owners within the 60-metre radius required. No comments or concerns in objection or in favour were received.

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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

Mayor Bennett questioned if the existing septic system would be able to withstand the extra household intake. CAO/Clerk Hope Dillabough stated that it would be determined at the building permit stage by the Chief Building Official.

4.5 DECISION

Moved by Councillor Cleroux

Seconded by Councillor Webster

THAT the Committee of Adjustment for the Township of Horton approve the Minor Variance Application A04-21 for Johanna Bakker to allow a secondary dwelling on the property of 140 Tinswood Road for their parents to reside in, as stated in Section 2.2(24)(2) of the County of Renfrew's Official Plan.

Carried

5. ADJOURNMENT

The Chair adjourned the Committee of Adjustment meeting at 4:13 p.m.

CHAIR Lane Cleroux

SECRETARY/TREASURER Hope Dillabough

Memo

Horton Township



To: Committee of Adjustment
From: Hope Dillabough
Subject: Summary – Minor Variance A05-21
Richard Mercer
Date: October 19th, 2021

This Minor Variance Application pertains to the subject lands: Concession 10 Pt Lot 5, known as 43 Towey Lane.

Purpose of this Minor Variance:

This property zoned Limited Service Residential (LSR) Under Comprehensive Zoning By-law 2010-14. Section 3.3.5 states that accessory buildings and structures shall not exceed 5.0 metres in height in any Residential Zone. The Applicant is proposing to increase the height maximum by 3.53 metres, to 8.53 metres, to allow for an accessory building.

This application for Minor Variance is to increase the height maximum to 8.53 metres, to allow for an accessory building.

Notice of this Public Meeting was sent, by regular mail, to the eight (8) 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.: A05-21
DATE: October 19th, 2020
OWNERS: Richard Mercer
APPLICANT: Richard Mercer

LOCATION OF AFFECTED LANDS: 43 Towey Lane, Township of Horton

MINOR VARIANCE:

43 Towey Lane is zoned Limited Service Residential (LSR) Under Comprehensive Zoning By-law 2010-14. Section 3.3.5 states that accessory buildings and structures shall not exceed 5.0 metres in height in any Residential Zone. The Applicant is proposing to increase the height maximum by 3.53 metres, to 8.53 metres, to allow for an accessory building.

This application for Minor Variance is to increase the height maximum to 8.53 metres, to allow for an accessory building.

TAKE NOTICE that the Committee of Adjustment of the Township of Horton will hold a public meeting **via Zoom Tuesday, October 19th, 2021 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. *Please contact the CAO/Clerk for the meeting link the day of the meeting.*

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 September 28th, 2021



Hope Dillabough, Secretary-Treasurer
CAO/Clerk

RETURN TO AGENDA



- Property Parcels
- Roads**
- County
- Crown Road
- Municipal Maintained Road
- Municipal Seasonal Road
- Off-Ramp
- On-Ramp
- Private Road
- Proposed Road
- Provincial Highway
- Quebec Road
- Water Access



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

Notes

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.

114.7 0 57.33 114.7 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Queen's Printer for Ontario

1: 2,257



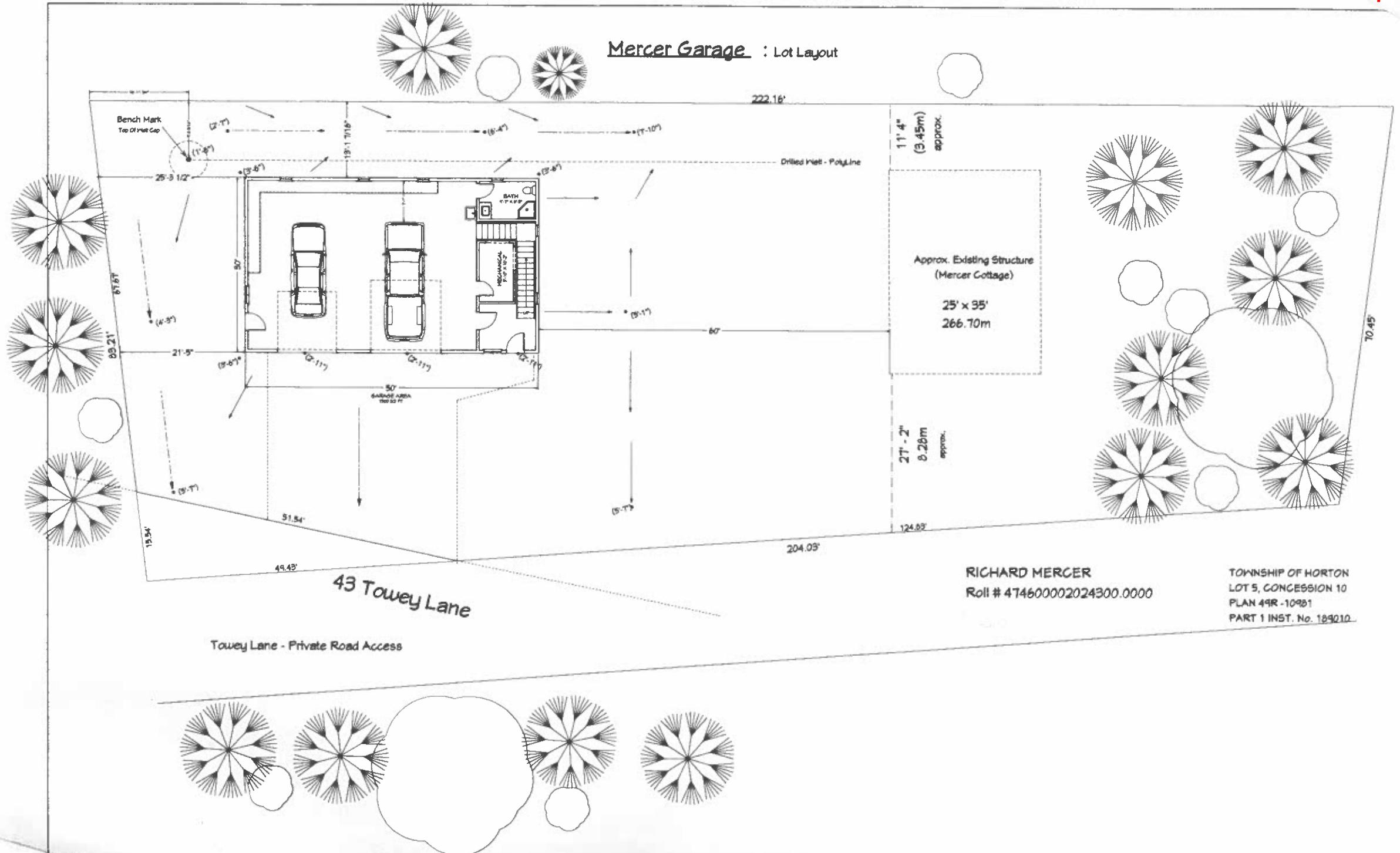
This map was produced automatically by the County of Renfrew Mapping Website

With Data supplied under Licence by Members of the Ontario Geospatial Data Exchange & the County of Renfrew

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China(Hong Kong), Esri(Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors and the GIS User Community

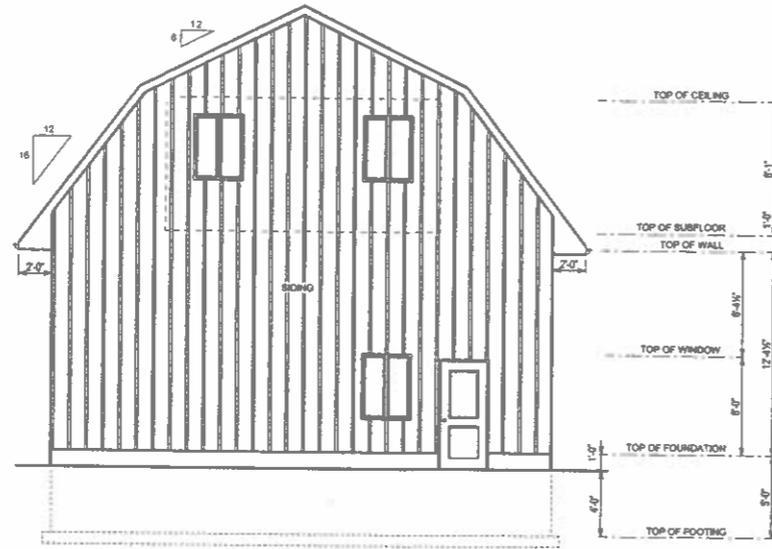
RETURN TO AGENDA

Mercer Garage : Lot Layout

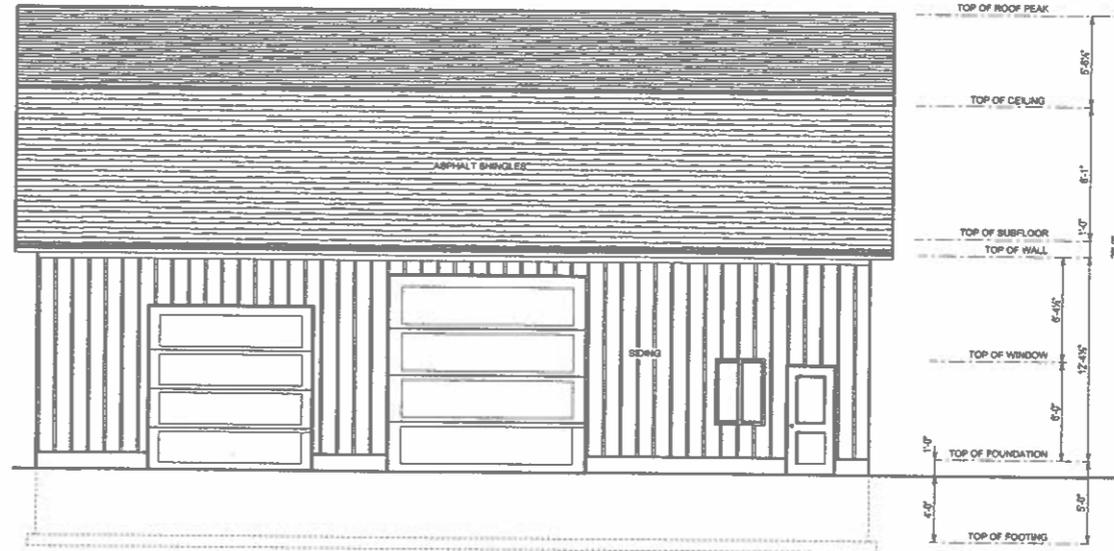


RICHARD MERCER
Roll # 474600002024300.0000

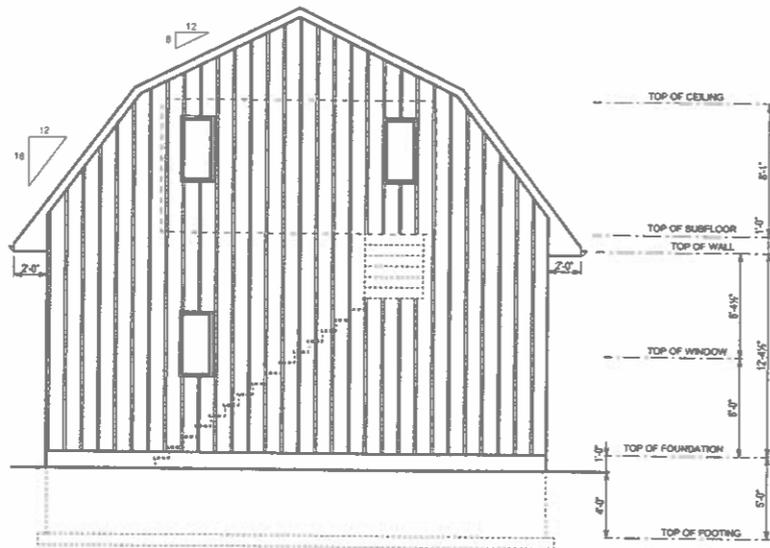
TOWNSHIP OF HORTON
LOT 5, CONCESSION 10
PLAN 44R-10981
PART 1 INST. No. 189010



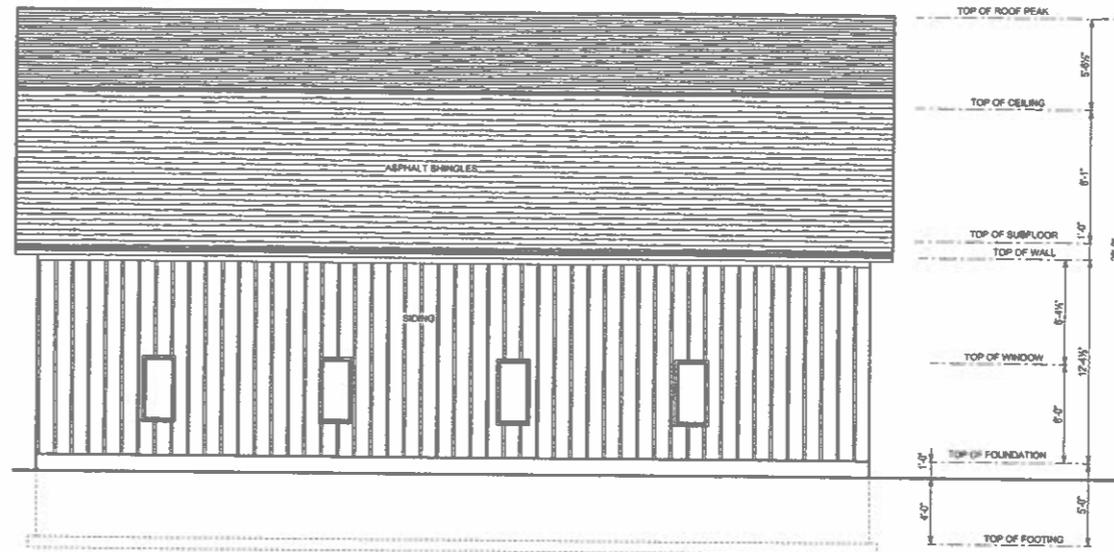
LEFT ELEVATION 1/4"=1'0"



FRONT ELEVATION 1/4"=1'0"



RIGHT ELEVATION 1/4"=1'0"



REAR ELEVATION 1/4"=1'0"

STANDARD NOTES:

THESE PLANS FORM THE BASIS FOR PERMIT SUBMITTAL AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, EGRESS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHEET DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

SPECIFIC NOTES:



289.895.9671

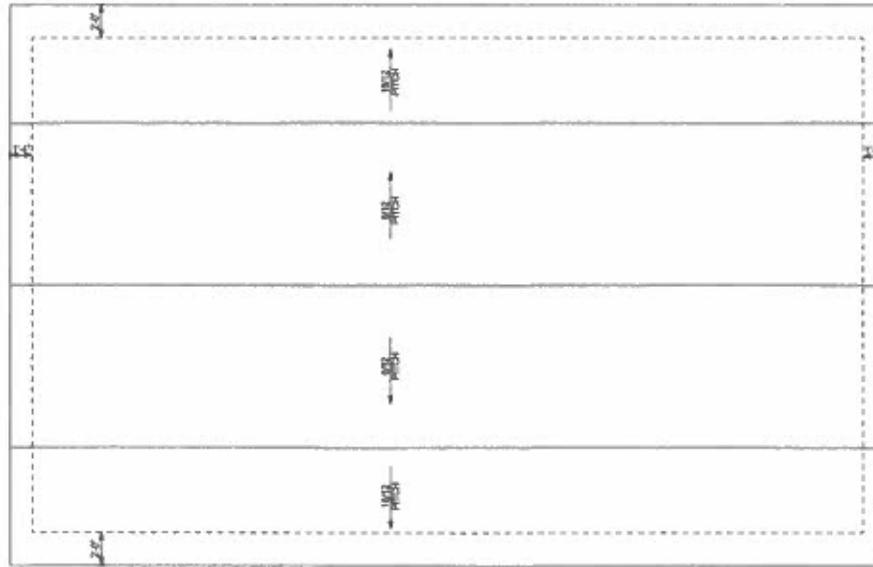
www.canadianhomedesigns.com

The undersigned has reviewed and taken responsibility for this design, and that the specifications and notes are complete and not in conflict with the Ontario Building Code to be a designer.

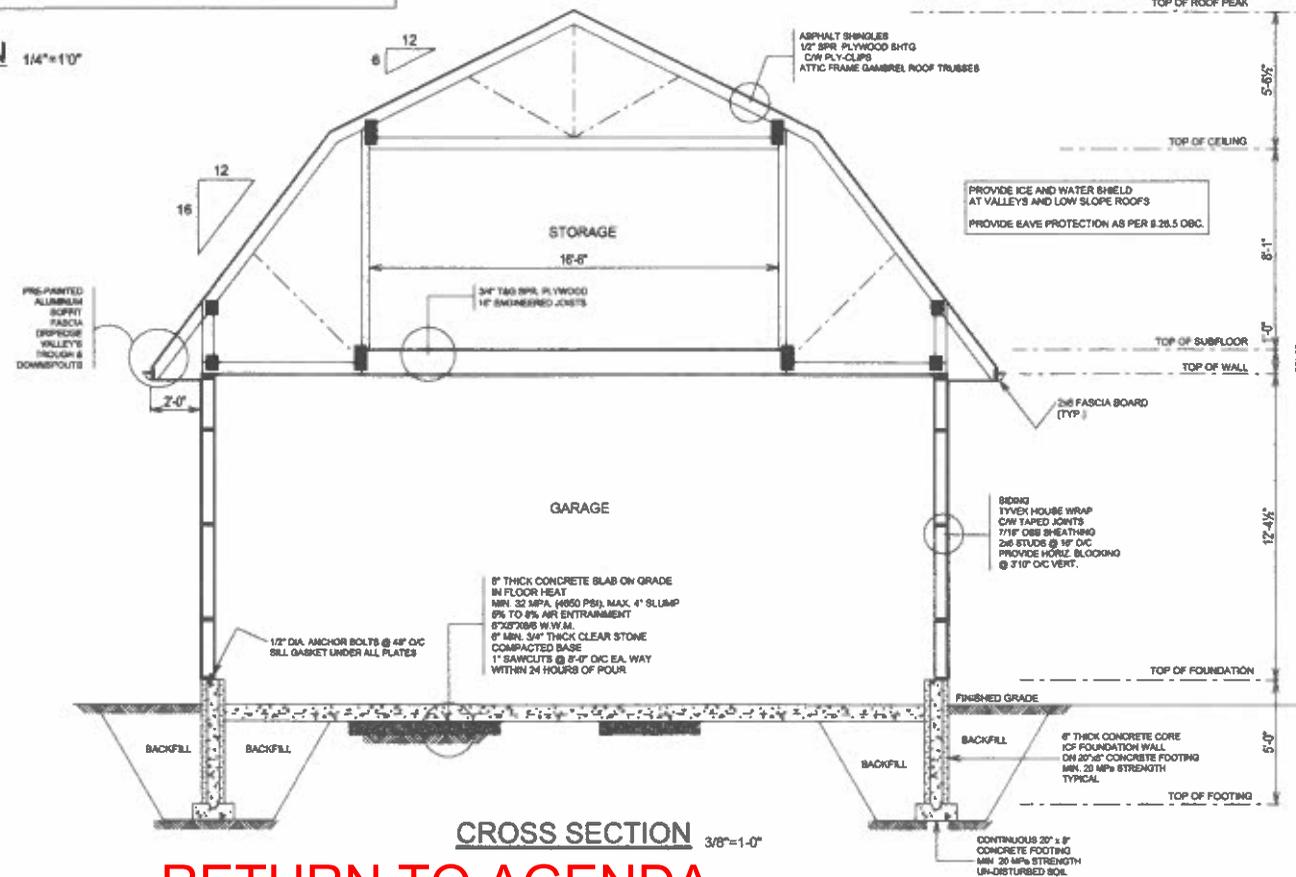
QUALIFICATION INFORMATION

Signature of Designer: Clint Excell

PROFESSIONAL DESIGNER



ROOF PLAN 1/4"=1'-0"



CROSS SECTION 3/8"=1'-0"

RETURN TO AGENDA

STANDARD NOTES:

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CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

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SPECIFIC NOTES:



289.895.9671
 WWW.CANADIANHOMEDESIGNS.COM

Client Excell

36446

37238

JOB NUMBER:

GR282-21

PROJECT :

GARAGE

GROSS FLOOR AREA

50'0" x 30'0"

LOCATION:

TITLE:

ROOF PLAN

CROSS SECTION

DATE :

AUGUST 2021

PAGE:

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