

**THE CORPORATION OF THE TOWNSHIP OF HORTON**

**Committee of Adjustment  
Public Meeting – July 27<sup>th</sup>, 2021  
4:00 p.m.  
Via Zoom**

- 1. Call to Order**
- 2. Declaration of Pecuniary Interest**
- 3. Minutes from Previous Meetings:**
  - 3.1 June 1<sup>st</sup>, 2021
- 4. Johanna Bakker – A04-21**
  - 3.1 Purpose of Public Meeting
  - 3.2 Method of Notice
  - 3.3 Planning Report
  - 3.4 Public Participation
    - a) Questions
    - b) Comments in Support
    - c) Comments in Opposition
  - 3.5 Question by Committee Members
  - 3.6 Decision
- 5. Adjournment**

**PG.2**

**PG.4**

**RETURN TO AGENDA**

**THE CORPORATION OF THE TOWNSHIP OF HORTON**

**COMMITTEE OF ADJUSTMENT**

**PUBLIC MEETING – JUNE 1, 2021 – 4:00 p.m.**

There was an electronic Public Meeting of the Committee of Adjustment to hear Minor Variance Application No. A03-21 Tony Vandebroek via Zoom on Tuesday June 1, 2021. Present were 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 and Nichole Dubeau, Admin/Planning Assistant – Recording Secretary

Chair Lane Cleroux was present at 4:04 p.m.

Property Owner/Applicant Tony Vandebroek was present from the public.

**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 April 20<sup>th</sup>, 2021**

Moved by Councillor Humphries

Seconded by Councillor Webster

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

- April 20<sup>th</sup>, 2021

**Carried**

**4. APPLICATION A03-21 – TONY VANDENBROEK**

**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 3.3.5 states that accessory buildings and structures shall not exceed 5.0 metres in height in any Residential Zone or 7.5 metres in height in any Commercial or Industrial Zone. The Applicant is proposing to increase the height maximum by 0.6 metres, to 5.6 metres, to allow for an accessory building to store a recreational vehicle.

**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 six (6) property owners within the 60 metre radius required. No comments or concerns in objection or in favour were received.

**RETURN TO AGENDA**

#### 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 requested that CAO/Clerk Hope Dillabough make note of the section in the Township's Zoning By-law to look at when the time comes to review the by-law.

#### 4.5 DECISION

Moved by Councillor Cleroux

Seconded by Councillor Webster

**BE IT RESOLVED THAT** the Committee of Adjustment for the Township of Horton approve the Minor Variance Application A03-2021 Tony Vandebroek to increase the height maximum by 0.6 metres, to 5.6 metres, to allow for an accessory building to store a recreational building.

**Carried**

#### 5. ADJOURNMENT

The Chair adjourned the Committee of Adjustment meeting at 4:10 p.m.

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CHAIR Lane Cleroux

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SECRETARY/TREASURER Hope Dillabough



## Township of Horton

### COUNCIL / COMMITTEE REPORT

<b>Title:</b>  Minor Variance A04-21 – Johanna Bakker	<b>Date:</b> July 20, 2021
	<b>Council/Committee:</b> Council
	<b>Author:</b> Nikky Dubeau, Admin/Planning Assistant
	<b>Department:</b> Committee of Adjustment

#### **RECOMMENDATIONS:**

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.

#### **BACKGROUND:**

The Minor Variance Application for 140 Tinswood Road is allow the owners to build a secondary dwelling on the property for their parents to reside in. Under the Township's 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. However, under the County of Renfrew's Official Plan, Section 2.2(24)(2) states that "For properties that are serviced by private septic system and well, a secondary dwelling unit shall be permitted on lots greater than 0.8 Hectares in area. The secondary dwelling is required to share the same water and septic/sewer services as the primary dwelling unit."

This Minor Variance is to align Horton's Zoning By-law with the County of Renfrew's Official Plan regulations and allow a secondary dwelling on the 99 acres, tied in to the existing well and septic system.

**ALTERNATIVES:** N/A

**ALTERNATIVES:**

**FINANCIAL IMPLICATIONS:** N/A

**CONSULTATIONS:**

Hope Dillabough, CAO/Clerk

Lindsey Bennett, County of Renfrew

Bruce Howarth, County of Renfrew

**RETURN TO AGENDA**

**Author:**           N. R. Oubase            
signature

**Other:** \_\_\_\_\_  
signature

**Treasurer:** \_\_\_\_\_  
signature

**C.A.O.**           H. Oubase            
signature

# Memo

**Horton Township**



**To:** Committee of Adjustment  
**From:** Hope Dillabough  
**Subject:** Summary – Minor Variance A04-21  
Johanna Bakker  
**Date:** July 20<sup>th</sup>, 2021

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This Minor Variance Application pertains to the subject lands: Concession 5 Pt Lot 11, known as 140 Tinswood Road.

**Purpose of this 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.

This application for Minor Variance is to amend Horton Township's Comprehensive Zoning By-law 2010-14 to allow a secondary dwelling on the property of 140 Tinswood Road as stated in Section 2.2(24)(2) of the County of Renfrew's Official Plan.

Notice of this Public Meeting was sent, by regular mail, to the nine (9) 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.:** A04-21  
**DATE:** July 20, 2021  
**OWNERS:** Johanna Bakker  
**APPLICANT:** Johanna Bakker

**LOCATION OF AFFECTED LANDS:** 140 Tinswood Road, Township of Horton

#### MINOR VARIANCE:

**140 Tinswood Road** is 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.

**This application for Minor Variance is to amend Horton Township's Comprehensive Zoning By-law 2010-14 to allow a secondary dwelling on the property of 140 Tinswood Road as stated in Section 2.2(24)(2) of the County of Renfrew's Official Plan.**


TAKE NOTICE that the Committee of Adjustment of the Township of Horton will hold a public meeting **via Zoom Tuesday, July 20<sup>th</sup>, 2021 at 4:00 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 (electronically) 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 by July 13<sup>th</sup> at 12:00 p.m. Please submit the request to the CAO/Clerk.

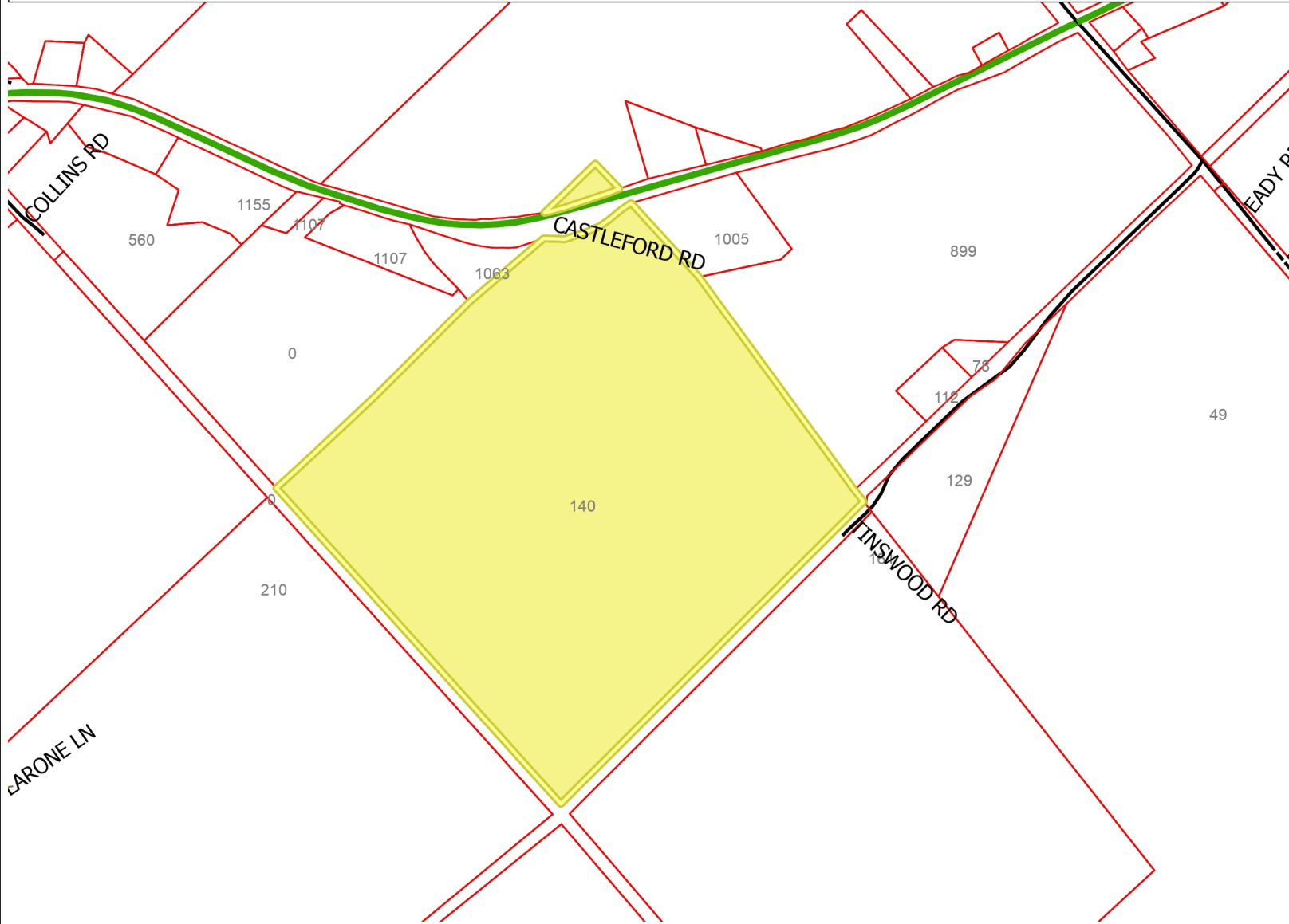
A copy of the key map is enclosed for your information.

Dated on this June 29<sup>th</sup>, 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**

140 Tinswood Road

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.

671.0 0 335.48 671.0 Meters

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1: 13,208



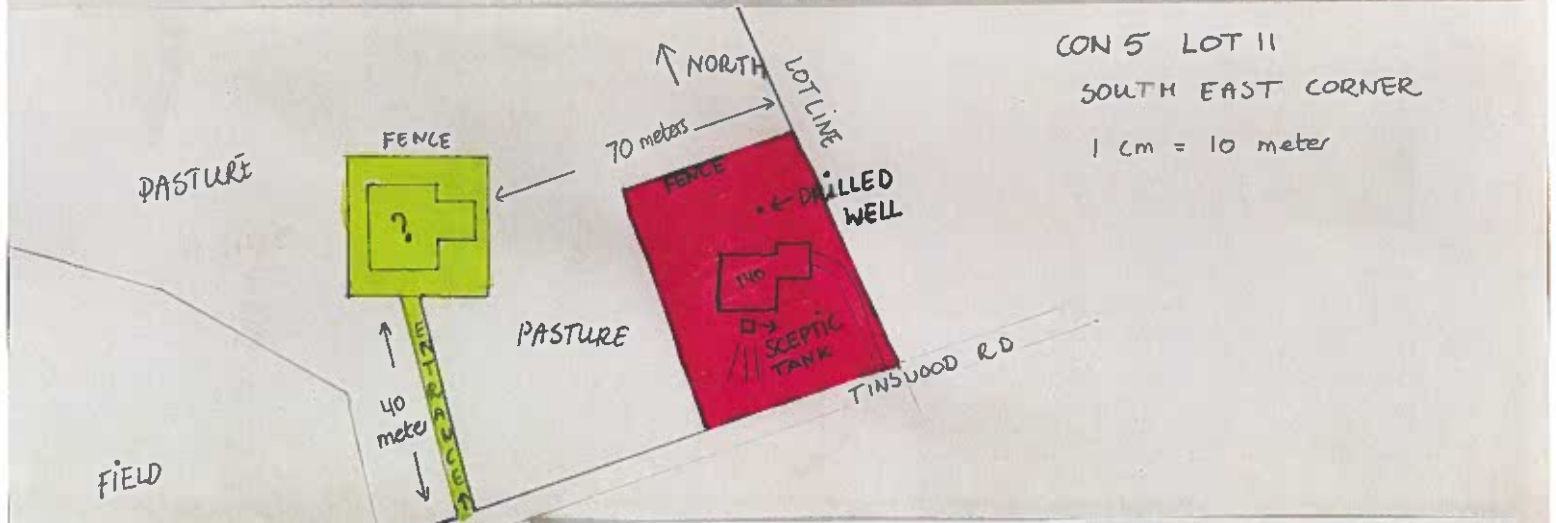
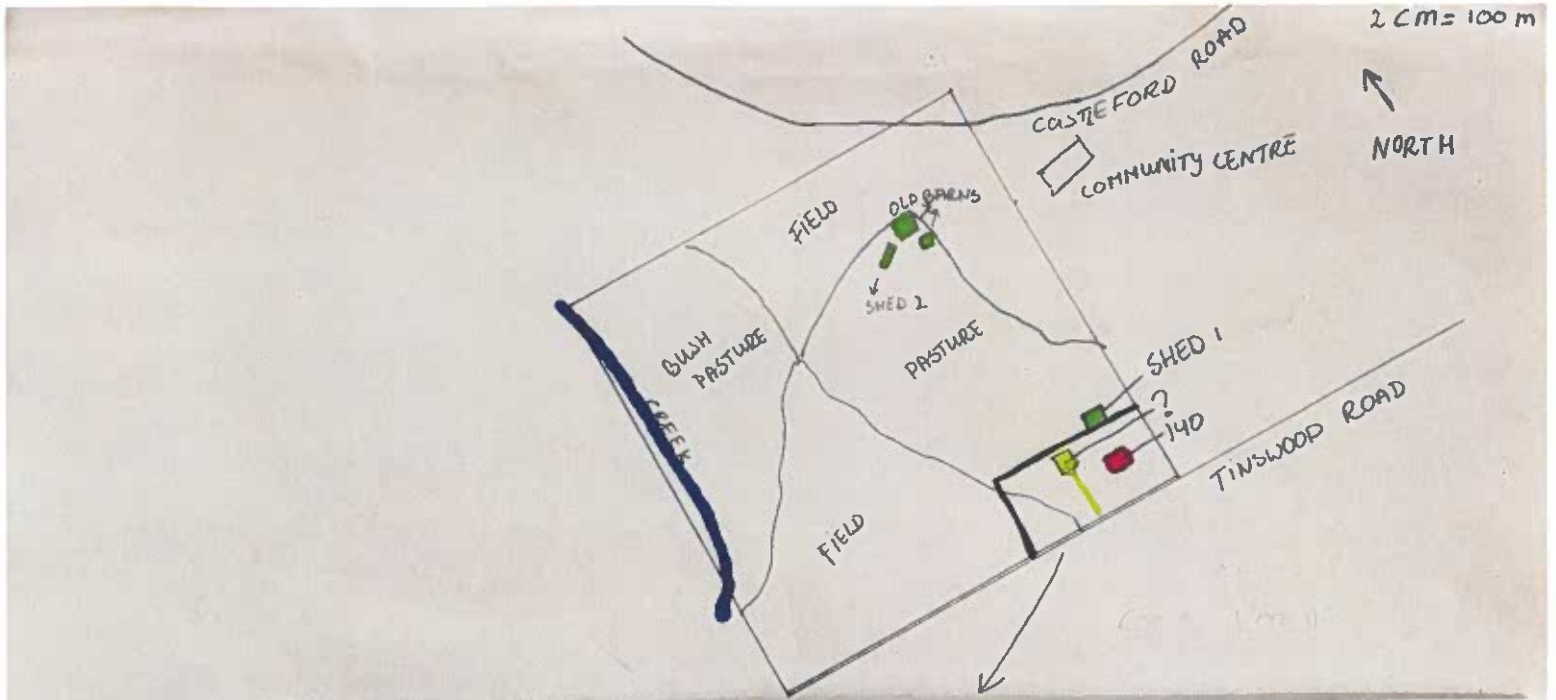
This map was produced automatically by the County of Renfrew Mapping Website

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RETURN TO AGENDA





Concession 5 Lot 11 sketch

- = PROPOSED BUILDING
- = EXISTING RESIDENTIAL BUILDING
- = FARM BUILDINGS WOOD / LOGS / TIN ROOF

PROPOSED GRANNY HOME WILL BE BUILT WITH LOGS/WOOD AND A TIN ROOF

THE EXISTING HOME IS A NEWER BUILDING BLUE/GRAY SIDING AND A BROWN SHINGLE ROOF