



**THE CORPORATION OF THE TOWNSHIP OF HORTON
COUNCIL MEETING – AUGUST 8TH, 2024 – 4:00 P.M.
HORTON MUNICIPAL CHAMBERS
2253 JOHNSTON RD.**

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

“As we gather today, I would like to acknowledge, on behalf of Council and our community that we are meeting on the traditional territory of the Algonquin People. We would like to thank the Algonquin People and express our respect and support for their rich history, and we are extremely grateful for their many and continued displays of friendship. We also thank all the generations of people who have taken care of this land for thousands of years.”

3. DECLARATION OF PECUNIARY INTEREST

4. CONFIRMATION OF COUNCIL AGENDA

5. APPOINT ACTING CLERK NICHOLE DUBEAU

6. DELEGATIONS &/OR PUBLIC MEETINGS

6.1 Public Meeting – Zoning By-law Amendment – McDonald & McLeod **PG.2**

7. BY-LAWS

7.1 2024-29 Zoning By-law Amendment – McDonald & McLeod **PG.12**

8. CONFIRMING BY-LAW 2024-30 **PG.14**

9. ADJOURNMENT

RETURN TO AGENDA

THE CORPORATION OF THE TOWNSHIP OF HORTON**PUBLIC MEETING****Zoning Amendment****Dale McDonald & Hector McLeod**August 8th, 2024

4:00 p.m.

1. Call to Order
2. Declaration of Pecuniary Interest
3. Purpose of Amendment
4. Report on Notice
 - i) Reading of Written Comments
 - ii) Public Participation/Comments
5. Information on who is entitled to appeal Council's decision to the Ontario Land Tribunal under Sections 34(11) and (19) of O.Reg 545/06
6. Council Members Comments/Questions
7. Adjournment

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Memo

Horton Township



To: Council

From: Nikky Dubeau

Subject: Summary – Zoning By-law Amendment - Public Meeting – Dale Macdonald & Hector McLeod

Date: August 8th, 2024

This Zoning By-Law Amendment pertains to the subject lands: Part of Lots 35 & 36, Plan, in the Township of Horton, also known as 119 Margaret Street, as shown on the attached Key Map.

Purpose of this amendment:

The purpose of this amendment is to rezone the 0.22 hectare property that contains a place of worship/hall to convert the existing building and use of the property to a residential use. The effect of the amendment is to rezone the property from Community Facility (CF) to Residential One (R1).

All other provisions of the Zoning By-law shall apply.

Notice of this Public Meeting was sent to the twenty-four (24) property owners within the 120-meter radius in addition to ten (10) Provincial and County Agencies. Out of those, we received no written comments back by the prescribed deadline.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Horton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Horton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Horton before the by-law is passed by the Township of Horton, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

RETURN TO AGENDA

Key Map



Location of Amendment

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ZONING BY-LAW AMENDMENT REPORT TO THE COUNCIL OF THE TOWNSHIP OF HORTON

PART A - BASIC INFORMATION

- 1. **FILE NO.:** ZB2446.2
- 2. **APPLICANT:** Dale Macdonald & Hector McLeod
(Owner: The Trustees of the Cobden Congregation of Jehovah's Witnesses)
- 3. **MUNICIPALITY:** Township of Horton
- 4. **LOCATION:** Lots 35 & 36, Plan 41

STREET: Margaret Street

SUBJECT LANDS

- 5. COUNTY OF RENFREW OFFICIAL PLAN Land Use Designation(s): Rural



- 6. TWP OF HORTON ZONING BY-LAW (#2010-14) Zone Category(s): Community Facility (CF)



7. DETAILS OF ZONING BY-LAW AMENDMENT REQUEST:

The application proposes a zoning by-law amendment to the Township of Horton Zoning By-law to:

- Rezone the 0.22 hectare property to change the use of the property from an institutional/Community Facility use to permit a residential use in the existing church hall.

8. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The subject lands are 0.22 hectares in area with 37.5 metres of road frontage along Margaret Street. There is an existing place of worship/hall on the property, that is approximately 260 square metres (2810.5 square feet) in area. The property is serviced by private well and septic system.



The subject lands are located in the built up area of Thompson Hill as shown on the air photograph below. Surrounding uses include primarily residential uses. There is an existing cemetery located to the southwest of the property.



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PART B – POLICY REVIEW**9. PROVINCIAL POLICY STATEMENT:**

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

b) permitting and facilitating:

2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;

10. OFFICIAL PLAN:

The subject lands are designated Rural in the County of Renfrew Official Plan.

The permitted uses in the Rural designation include agriculture, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource-based recreational uses, and conservation uses.

10. ZONING BY-LAW:

The property is zoned Community Facility (CF) in the Township Zoning By-law.

The Community Facility (CF) zone permits a variety of non-residential uses, including but not limited to, assembly hall, community centre, institutional use, and church. Residential uses include an accessory single detached dwelling.

The minimum lot area requirement in the CF zone is 4050 square metres, and the minimum lot frontage is 30 metres.

The Residential One (R1) zone permits single detached dwelling and group home. Non-residential uses permitted in the R1 zone include day care (private dwelling), private park, and public park.

The minimum lot area requirement in the R1 zone is 4050 square metres, and the minimum lot frontage is 40 metres. The minimum requirement for front yard depth, rear yard depth, and exterior side yard depth is 7.5 metres. The minimum requirement for interior side yard width is 3 metres. The maximum lot coverage is 20%.

11. SUMMARY OF STUDIES:

None

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PART C: PLANNING ANALYSIS**12. CONSULTATION:**

At the time of writing this report, no comments have been received or considered.

13. ANALYSIS:

The applicants are proposing to convert the existing hall/place of worship on the property to a residential use to be used as a rental unit. The property is currently zoned Community Facility (CF). The only residential use permitted in the CF zone is an accessory single detached dwelling. Since the existing hall/place of worship is to be converted from the institutional use, a dwelling is not permitted in the CF Zone.

A zoning by-law amendment is required to rezone the property from Community Facility (CF) to Residential One (R1) in order to permit a residential use in the existing building.

The minimum lot area requirement in the R1 zone is 4050 square metres, and the minimum lot frontage requirement is 40 metres. The property does not meet the requirements of the R1 Zone, however since the property is an existing lot, and no new lot is being created, an exception zone is not required.

The existing place of worship/hall building appears to meet the required R1 yard setbacks. Any changes to the building will be required to meet the setbacks in the R1 Zone.

14. RECOMMENDATIONS:

That, subject to any additional concerns or information raised at the public meeting, the by-law be passed.

Date: July 11, 2024
Prepared By: Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner

RETURN TO AGENDA

TOWNSHIP OF HORTON
NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Section 34 of the Planning Act, the Township of Horton hereby gives NOTICE OF THE FOLLOWING:

- i) Application to amend the Zoning By-law (By-law 2010-14) of the Township of Horton.*
 - ii) A public meeting regarding an application for an amendment to the Zoning By-law of the Township of Horton*
-

Subject Lands Lots 35 & 36, Plan 41, in the Township of Horton, and known municipally as 119 Margaret Street, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on August 8th, 2024 at 4:00 p.m. at the municipal office of the Township of Horton.

Proposed Zoning By-law Amendment

The purpose of this amendment is to rezone the 0.22 hectare property that contains a place of worship/hall to convert the existing building and use of the property to a residential use. The effect of the amendment is to rezone the property from Community Facility (CF) to Residential One (R1). All other provisions of the Zoning By-law shall apply.

All other provisions of the Zoning By-law shall apply.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Horton Municipal Office during regular office hours.

If you wish to be notified of the decision of the Township of Horton on the proposed zoning by-law amendment, you must make a written request to the Township of Horton.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Horton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Horton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Horton before the by-law is passed by the Township of Horton, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Other Applications

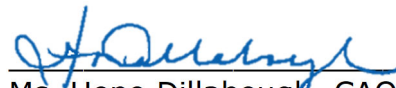
None

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Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Township of Horton this 16th day of July, 2024.



Ms. Hope Dillabough, CAO/Clerk
Township of Horton
2253 Johnston Road
RENFREW, ON K7V 3Z8
Telephone: (613) 432-6271
Email: hdillabough@hortontownship.ca

Key Map



Location of Amendment

RETURN TO AGENDA

TOWNSHIP OF HORTON NOTICE TO PUBLIC BODIES

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT (Macdonald/McLeod)

TAKE NOTICE that the Council of the Corporation of the Township of Horton intends to consider a proposal to amend Zoning By-law 2010-14 of the Township of Horton.

An explanation of the proposed Zoning By-law Amendment is contained in the attached Notice of Application and Public Meeting. The following information is also attached to assist you in reviewing the applications:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Section 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the Clerk by no later than July 31, 2024. Additional information relating to the above is available during regular office hours at the Township office.

DATED at the Township of Horton this 16th day of July, 2024.

AGENCY RESPONSE

We have reviewed the information provided for the Zoning By-law Amendment application, and

we have no comments or concerns.

we will provide more detailed comments and/or conditions after a more thorough review.

Agency

Name (Print)

Signature



Ms. Hope Dillabough, CAO/Clerk
Township of Horton
2253 Johnston Road
RENFREW, ON K7V 3Z8
Telephone: (613) 432-6271
Email:
hdillabough@hortontownship.ca

RETURN TO AGENDA

**THE CORPORATION OF THE
TOWNSHIP OF HORTON**

BY-LAW NUMBER 2024-29

A By-law to amend By-law Number 2010-14 of the Corporation of the Township of Horton, as amended.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13, THE TOWNSHIP OF HORTON HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 2010-14, as amended, be and the same is hereby further amended as follows:
 - (a) Schedule "A" is amended by rezoning those lands described Lots 35 & 36, Plan 41, in the Township of Horton, from Community Facility (CF) to Residential One (R1) as shown on the Schedule "A" attached hereto.
2. THAT save as aforesaid all other provisions of By-law 2010-14, as amended, shall be complied with.
3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this 8th day of August, 2024.

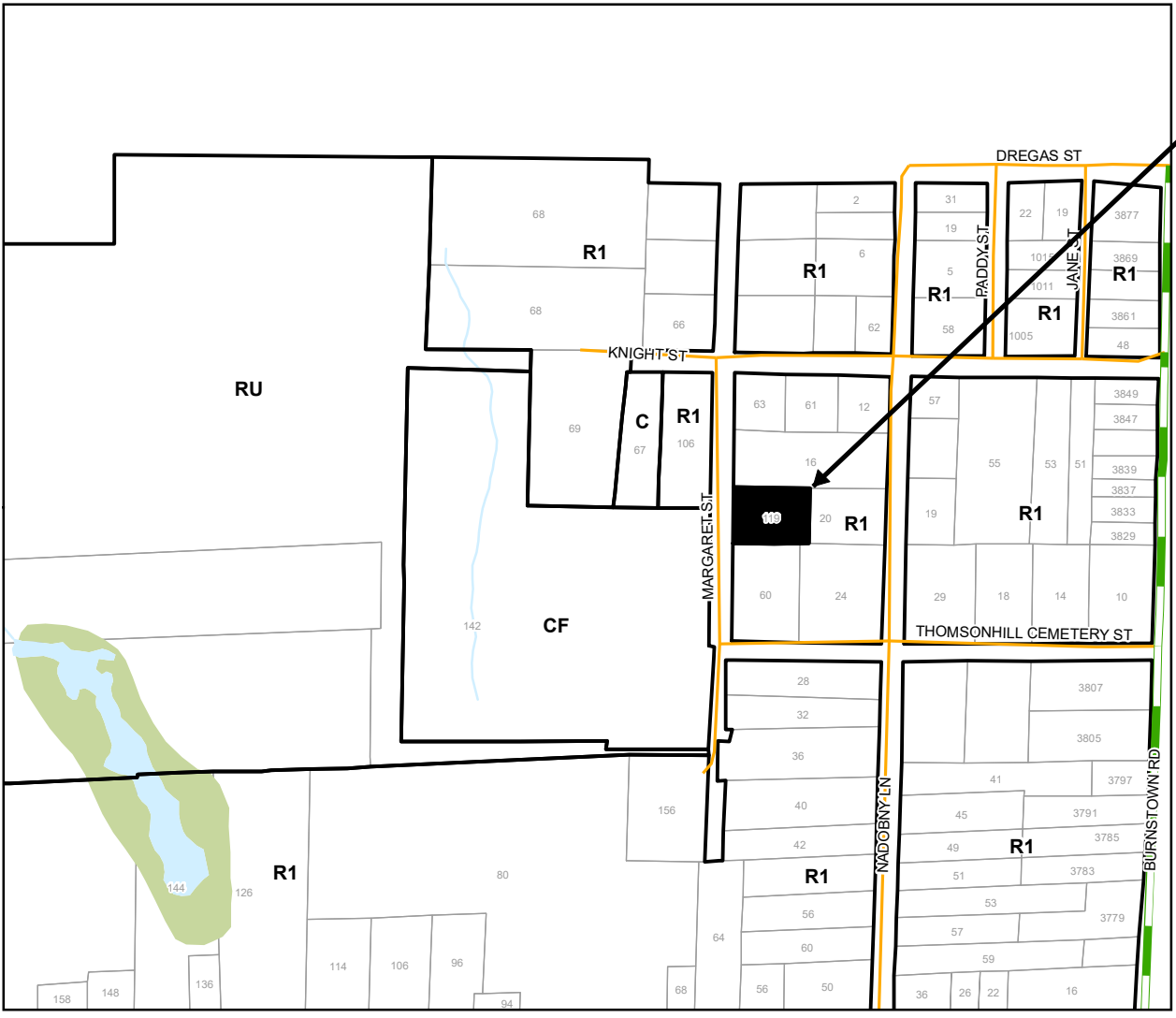
This By-law read a THIRD time and finally passed this 8th day of August, 2024.

DEPUTY MAYOR Daina Proctor

CAO/CLERK Hope Dillabough

RETURN TO AGENDA

From CF to R1



Corporation of The Township of Horton

This is Schedule "A" to By-law Number _____.
 Passed the _____ day of _____ 20____.
 Signatures of Signing Officers

Mayor

CAO\Clerk

LEGEND

R1 Residential One

C Commercial

RU Rural

Area affected by amendment:
From CF to R1

CF Community Facility

Environmental Protection

RETURN TO AGENDA

CORPORATION OF THE TOWNSHIP OF HORTON**BY-LAW NO. 2024-30****A BY-LAW TO CONFIRM PROCEEDINGS OF
THE COUNCIL OF THE TOWNSHIP OF HORTON
AT THE SPECIAL COUNCIL MEETING HELD AUGUST 8TH, 2024**

WHEREAS Subsection 5(1) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS Subsection 5(3) of the said Municipal Act provides that the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient and desirable that the proceedings of the Council of the Corporation of the Horton at this meeting be confirmed and adopted by by-law;

THEREFORE the Council of the Township of Horton enacts as follows:

1. That the actions of the Council at the meeting held on the 8th day of August, 2024 and in respect of each motion, resolution and other action passed and taken by the Council at its said meetings, is, except where the prior approval of the Ontario Municipal Board or other body is required, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Head of Council and proper officers of the Corporation of the Township of Horton are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain appropriate approvals where required, except where otherwise provided, and to affix the Corporate Seal of the Corporation of the Township of Horton to all such documents.
3. That this By-Law shall come into force and take effect upon the passing thereof.

READ a first and second time this 8th day of August, 2024.

READ a third time and passed this 8th day of August, 2024.

DEPUTY MAYOR Daina Proctor

CAO/CLERK Hope Dillabough

RETURN TO AGENDA