

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING  
FEBRUARY 08, 2005

There was a Meeting of the Planning Committee held in the Municipal Council Chamber on Tuesday February 08, 2005. Present were: Chair Dave Bennett, Bob Kingsbury, Bill Winters, Bob Hall, Darlene Heaslip, Jim Ferguson and Robert A. Johnston. Judy Campbell was absent due to illness.

1. CALL TO ORDER

Chair Bennett called the Meeting to Order at 7:00 p.m.

2. MINUTES OF NOVEMBER 16, 2004 COMMITTEE MEETING

Chair Bennett reviewed the November 16, 2004 Committee Meeting Minutes which was the last time the Committee had met.

3. BUSINESS ARISING FROM MINUTES

Chair Bennett noted that all items left outstanding from the November Meeting have been added to the agenda for this meeting.

4. OVERVIEW OF COMMITTEE ISSUES

Chair Bennett gave a brief outline of the following issues that the Committee will be discussing at later meetings.

- a) Outdoor wood burning furnaces. Chair Bennett stated that outdoor furnaces are becoming an issue as smoke drifts into other houses. A zoning by-law amendment would have to be discussed and passed. Sample by-laws were gathered from neighbouring municipalities, and a summary was passed out to the Members.

Bill Winters asked if there would be insurance company rules and regulations on where the furnace can be placed. After discussion on this question, the CAO/Clerk was asked to check with our insurance company.

Bob Hall suggested that we have a supplier of the furnaces attend a committee meeting to answer the committee's questions. Robert A. Johnston agreed to invite a local sales person to the next meeting.

- b) Tariff of Fees by-law. Chair Bennett informed the Committee that from time to time, the Township incurs legal, planning or engineering costs on proposals from private developers. The developer should reimburse the Township for these costs. The ratepayers should not be responsible for it. Other municipalities have passed a by-law that requires the developer to repay the township. A by-law is required. Examples will be gathered and presented to the Committee for review.

- c) Property Standards. Chair Bennett informed the Committee that the Township needs to pass a Property Standards By-law to address properties which have become unsightly due to junk in their yard, wrecked vehicles in their yard etc. The township does not have a by-law at this time. Darlene Heaslip asked if the complaints received from people are valid complaints. Chair Bennett said yes. Robert A. Johnston described several situations that the Township has experienced.

Bob Kingsbury asked who investigates a complaint. Chair Bennett said our Municipal Law Enforcement Officer investigates (Dennis Fridgen). Robert A. Johnston said another alternative is using an agency. Chair Bennett asked if we should have a representative from an agency attend a Committee Meeting to discuss their service. The Committee said yes.

5. SEVERANCE APPLICATIONS:

Chair Bennett informed the Committee Members that up to now, Council has reviewed and commented on severances at their monthly Council Meetings. Now with the Committee established, he would like this Committee to review the severance applications and for members to carry out a site visit if possible. The Committee's comments will be brought back to the next Council Meeting. He informed the Committee that three severance applications have been received.

B178/04 W. G. Nesbitt

The County Planning Report showed no concerns. The application met the County Official Plan and the Township Zoning By-law requirements. The Committee Members expressed concern on the location of the gravel pit licence and more particularly, the "150 metre area of influence" outside the pit boundary that appears to run through the proposed severance. After discussion, Chair Bennett suggested that a note be added to Council's comments back to the Land Division Committee stating *"that the setbacks of the licenced gravel pit would require the active pit to be well back from the existing residence on the severed lot"*.

B198/04 M. & S. Mielke

The County Planning Report showed no concerns. The application, for a lot addition, met the County Official Plan and Township Zoning By-law requirements. Committee Members questioned if the County would permit an entrance off River Road. However, it was noted, that as this was a lot addition severance, the existing lot has access on Towey Lane.

B200/04 G. Phillips

The County Planning Report indicated several issues that had to be addressed prior to the approval of this severance.

Official Plan: flood plain questions.

Zoning By-law: minimum lot size of 1 acre, lots will be smaller in area and smaller in frontage. Dwelling on property has to be at least 3 metres from the new lot line. A determination has to be made on the building envelope that remains after the river setback is taken into consideration, to ensure that a building can be built on the property.

Other concerns: By-law 10 passed in 1859 appears to close the unopened roads on two sides of the subject lot. Half of the unopened road allowance would be added to this lot giving it a larger area. A check with a solicitor must be made to see if the 1859 by-law is still valid, and if the township can still convey the closed road allowances to the adjoining neighbours.

The Committee Members recommended that the Township seek a legal opinion on the status of By-law 10 of 1859, and if we can still convey the land under that by-law.

6. DRAFT ZONING BY-LAWS

Chair Bennett informed the Committee that there are three zoning by-laws before Council and the Committee at this time. Two applications have gone through the review process and will be presented at a public meeting to be held March 1, 2005. The other application is starting its review process.

By-laws at the Public Meeting of March 1, 2005

Chair Bennett reported that the applications of Ron and Shirley Kasaboski and of James Congdon and Venessa Major will be presented to the public at the Public Meeting, 7 pm March 1, 2005. A brief overview of the applications was given.

Committee Review Required

Grant Phillips

Chair Bennett informed the Committee that this application was submitted by Mr. Phillips to resolve the zoning issues discussed under agenda item 5. The Committee Members supported this application.

7. REPORT ON ACTIVITIES TO ATTRACT COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

Chair Bennett gave a brief overview of activities members of the Committee have been working on to attract commercial and/or industrial businesses to the Township. He suggested that in the future, there would be the need to create a sub-committee to investigate where land is available and to discuss purchasing details with landowners.

8. ESTABLISH DATE FOR REGULAR COMMITTEE MEETINGS

After discussions, the Committee Members agreed that the regular committee meetings would be held on the third Tuesday of each month at 4:30 p.m.

9. OTHER BUSINESS

The CAO/Clerk presented copies of a County invitation to attend an Open House in Pembroke on February 17, 2005 between 4 pm and 9 pm to discuss Septage and Biosolids Management Plan for Renfrew County. He urged members to attend if they could.

Robert A. Johnston thanked the new members of the Committee for volunteering their time and talents for this Committee.

10. CONFIRMING RESOLUTION

Moved by Don Eady  
Seconded by Bob Hall

That this Committee pass this confirming resolution to validate any actions or directions given during the open portion of this Committee Meeting which are minor in nature and which were not set out in By-law or Resolution

Carried.

11. ADJOURNMENT

Moved by Bob Hall  
Seconded by Bill Winters

That the Planning Committee adjourns this meeting at 8:36 p.m.

Carried.

---

CHAIR

---

CAO/CLERK