

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING
MARCH 15, 2005

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday March 15, 2005. Present were: Chair Dave Bennett and Members Bill Winters, Jim Ferguson, Darlene Heaslip, Councillor Bob Kingsbury, Councillor Don Eady and Deputy Reeve Bob Hall.

1. CALL TO ORDER

Chair Bennett called the Meeting to Order at 4:30 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest by Members of the Committee.

3. MINUTES OF FEBRUARY 08, 2005 COMMITTEE MEETING

The Committee Members reviewed the February 08, 2005 Committee Meeting Minutes. The CAO/Clerk reported that all items for Business Arising are included on the agenda for this meeting with the exception of OUTDOOR WOOD FURNACES. Reeve Johnston has been on vacation, and he was to arrange for a retailer to attend a Planning Committee Meeting. It will be the next meeting.

4. DELEGATIONS

4:31 Carl Snelgrove, County Business Development Officer, County Development and Property Department.

Chair Bennett informed the Committee before Mr. Snelgrove made his presentation to the Committee that he has just recently been the recipient of a major award on behalf of his work at the County and congratulated him on the award.

Mr. Snelgrove thanked Chair Bennett for his comments. He informed the Committee that he is now the initial contact for all economic and business development issues with the County.

Mr. Snelgrove also informed the Committee that there is now the need for a joint meeting with Admaston/Bromley Township of present the results of the Business Retention & Expansion (BR&E) survey conducted last year. After discussion, the date of April 29 was first choice and April 22 was second choice. Meeting to take place in the Horton Community Centre.

Mr. Snelgrove said he will carryout the following tasks for the meeting:

- Advertise date in Renfrew newspapers
- Send out notices to survey participants
- Send out notices to all registered Horton businesses
- Invite representatives of 5 Provincial Ministries
- Invite representatives of the local banking institutions.

He suggested that Horton prepare a press release and also invite our Community Leaders to attend.

Mr. Snelgrove briefly reviewed the County's advertising program in foreign newspapers to attract new businesses to Renfrew County.

The Committee thanked Mr. Snelgrove for attending.

4:55 Jim McBain Property Standards Enforcement

Chair Bennett welcomed Mr. McBain. He informed Mr. McBain that the Committee has been reviewing the need for a Property Standards By-law and the suggestion that we have the by-law administered by outside sources has been made. Mr. McBain informed the Committee that he has two alternatives. He works for large firm in Ottawa and also has his own private firm which can carryout this work requirement.

After discussion with the Committee, Mr. McBain suggested that he and the Committee sit down at a future meeting to see what our real needs are and how he would approach them. The Committee agreed.

5. NORMAN EADY ROAD CLOSING

Mr. Eady was present to discuss a request of a neighbour, Tom Reid, to be provided access for his bush entrance from the unopened and soon to be closed Concession Road 6. Councillor Don Eady left the Council Chamber and did not take part in the discussion.

Mr. Eady informed the Committee that he has paid for the survey to close the unopened road allowance and to exchange the forced road with the Township. He stated that if Mr. Reid wants to change the survey it would not be at Mr. Eady's cost. After discussion, Mr. Eady agreed that Mr. Reid could change the survey to retain minimum lot frontage (40 metres) on this unopened road allowance providing it did not cost him any extra money.

Chair Bennett discussed the relocation of the fence that is part on the unopened road allowance. Mr. Eady suggested that it would be Mr. Reid's responsibility to move the fence to the lot line between Reid and the unopened road allowance. Mr. Eady left the Meeting.

Chair Bennett asked for volunteers to meet with Tom Reid to discuss the issues further. Bill Winters volunteered. Councillor Don Eady returned to the Council Chambers.

6. TARIFF OF FEES BY-LAW Review by-law
Review draft of authorizing agreements to
recover costs

Chair Bennett asked the Committee if they would agree to put this item off until the next meeting has he and one other member had an evening meeting and this meeting could not run past 6 p.m. The Committee Members agreed

7, SEVERANCE APPLILCATIONS B26/05 AND B27/05 J. CHARLESBOIS

The Committee reviewed the 2 consent applications for Joe Charlesbois.

Moved by Bill Winters
Seconded by Jim Ferguson

The Planning Committee recommend that Council support the approval of consent applications B26 and B27/05, subject to rezoning if required.

Carried.

8. ZONING APPLICATION

Grant Phillips Legal opinion on status of By-law 10 of 1859

The CAO/Clerk reported that the Township Solicitor has now provided her opinion on the status of the roads closed by by-law 10. The by-law closed the

roads but did not transfer ownership to the adjoining landowners. Therefore an examination of the title should be carried out, and a survey produced in order to proceed with the transfer of ownership. Once the road is surveyed, it can be transferred to Grant Phillips and he can complete his severance proposal. After discussion the Committee suggested the following:

Moved by Don Eady
Seconded by Jim Ferguson

That the Planning Committee recommend to Council that Grant Phillips be requested to contribute 50% of the cost of preparing the necessary survey to transfer the closed roads on two sides of his property, to complete the land severance proposal.

Carried.

Peter and Glenda Tippins

The Planning Committee reviewed an application to amend the zoning by-law for property owned by Peter and Glenda Tippins which is subject to an application for consent. After discussion, the Committee agreed that a site inspection is required. They expressed concern with slope stability along the Bonnechere River. The CAO/Clerk was authorized to arrange a site inspection when the property has dried up this Spring. The Committee also agreed to wait for Planning Comments from the County Planning Department on the severance proposal.

9. OTHER BUSINESS

Chair Bennett reported that the sale of commercial property for the new RONA store on Gillan Road appears to be progressing. When the sale closes, a press release will be prepared.

Chair Bennett also informed the Committee that he as had several calls from other people looking for property close to Renfrew to establish a business.

Councillor Eady reported on a Waste Management Committee Meeting held March 11, 2005. He reviewed plans to expand recycling and recompaction at the landfill site. He noted that there may be an opportunity to reclaim some of the sand already buried in the trench method years ago.

10. NEXT MEETING

The next meeting will be held April 19, 2005 at 4:30 p.m.

11. CONFIRMING RESOLUTION

Moved by Bob Hall
Seconded by Bob Kingsbury

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.

12. ADJOURNMENT

Moved by Jim Ferguson

Seconded by Darlene Heaslip

That this Meeting of the Planning Committee be adjourned at 5:57 p.m.

Carried.

CHAIR

CAO/CLERK