

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

NOVEMBER 15, 2005

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday November 14, 2005. Present were Chair Dave Bennett, members Don Eady, Jim Ferguson, Bob Hall (from 3:40 p.m.), Darlene Heaslip, Robert A Johnston, Bob Kingsbury and Bill Winters, Judy Campbell was absent

1. CALL TO ORDER

Chair Bennett called the meeting to order at 3:20 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest

3. 3:20 Merle, Mike, David and Tammy Ritz re MacMillan Trailer Use

Moved by Don Eady

Seconded by Robert A. Johnston

That this Committee Meeting be closed pursuant to section 8 (b)(ii) (V) of By-law 98-08 Procedural By-law.

Carried.

The meeting was closed at 3:21 p.m.

Chair Bennett called the meeting back to public session at 4:00 p.m. and reported that the Committee will discuss a neighbourhood noise concern with the OPP and explore a Township noise by-law.

4. 4:00 Site Inspection – Peter Storie Severance Proposal

The Committee left at 4:00 p.m. to attend Peter Storie's property in Lot 1 Concession 11. Mr. Storie had attended the last Committee Meeting on a severance proposal. The Committee returned at 4:45 p.m. to the Council Chambers. The same number of people were present.

Chair Bennett reported that while at the Site Inspection the Committee agreed that they could support a severance application for Mr. Storie to sever two lots, one lot would have one cottage, one lot would have two cottages. Area of the lots would be approximately four-tenths of an acre each.

5. 5:45 Dwight MacMillan – Request to use Camping Trailer

Mr. MacMillan, Margaret MacMillan and Valerie Miller, a neighbour, were present to continue the discussion on the use of the Doris Smith property for a camping trailer. Jim Ferguson declared potential pecuniary interest and left the meeting room.

The Committee discussed concerns of noise that had arisen from an earlier discussion with neighbours. The Committee advised Mr. MacMillan that they would not pursue any issues through the Zoning By-law and requested that Mr. MacMillan attempt to get along with neighbours. Chair Bennett offered the services of the Committee to facilitate a meeting between both parties.

6. MINUTES: SEPTEMBER 20, 2005 & OCTOBER 18, 2005 COMMITTEE MEETING

Chair Bennett reviewed the Meeting Minutes. He reported that Larry Rawn's property has finally been cleaned up and the Pleaus and their Lawyer have not reported with a resolution to resolve the issues.

7. BUSINESS ARISING

There was no business arising.

8. PROPERTY STANDARDS BY-LAW

The Committee members reviewed the sample by-law passed last year by the Township of Admaston/Bromley and discussed the process of the By-law and how it would be enforced. After discussion, the following resolution was put forward.

Moved by Robert A. Johnston
Seconded by Jim Ferguson

That the Planning Committee recommends to Council that they adopt a Property Standards by-law similar to the by-law passed by the Township of Admaston/Bromley.

Carried.

9. SAINT JAMES AND ASSOCIATES – OFFER TO ENFORCE PROPERTY STANDARDS BY-LAW AND OTHERS

The Committee reviewed a proposal received from Jim MacBain of Saint James & Associates, Investigators. After discussion it was agreed that this issue be brought back to the Committee next month, for further discussion, and in the meantime the CAO/Clerk was authorized to contact Dennis Fridgen, who now works as our Municipal Law Enforcement Officer, to discuss if he had any concerns with changes.

10. TRADE & COMMERCE PUBLICATION – COUNTY PROJECT
DO WE WANT TO ADVERTISE?

Chair Bennett presented information on a Trade Magazine the County of Renfrew Economic Development Department are carrying an advertising campaign in. The County is looking for advertising from Municipalities and local businesses, to be included. This is a publication that will have wide spread distribution in Canada and various locations throughout the world.

After discussion it was agreed that:

Moved by Bob Kingsbury
Seconded by Jim Ferguson

That the Planning Committee recommends to Council that we purchase a \$2,000 advertisement which represents one-third of a page, full colour, from Trade & Commerce Publication Magazine.

Carried.

11. SMITH CONSTRUCTION – SUPPORT PROPOSED AMENDMENT TO PIT SITE PLAN (MNR)

The Committee reviewed a letter, received from Smith's Construction Company, which set out a Site Plan Amendment they are proposing for their Gravel Pit known as Jamieson Pit, part of Lot 7, Concession 1V. They asked that the Council support these changes by way of resolution and forward it to the Ministry of Natural Resources.

Councillor Eady, informed the Committee that earlier in the summer, he and a group of, neighbours met with Smith's Construction to discuss various site plan requirements and changes and pointed out that some of these were listed in this letter but others were not. He requested that the information from that earlier meeting be reviewed by the CAO/Clerk and the combined information be discussed with Smith Construction, and reported back at the next meeting.

12. STOP WORK ORDER – 629995 ONTARIO INC (DRAPPER)
–PROCEED WITH COUNT ACTION

Chair Bennett informed the Committee that a situation has arisen where construction of a house started. The permit had a Stop Work Order placed on it because the Ministry of Natural Resources had not yet amended a gravel pit designation. The Stop Work Order was ignored after it was posted on the site. There is a request from staff if the Township would support Court Action for the construction that went on after the Stop Work Order was issued.

Chair Bennett suggested that instead of action a very strong worded letter be sent to Mr. Draper, outlining that the next time this happens there would be prosecution. Other Committee Members suggested that they would consider court action as a means of sending a message to the public. After discussion the following resolution was put forward.

Moved by Bob Kingsbury
Seconded by Don Eady

That the Committee authorizes the CAO/Clerk to write a strongly worded letter to Mr. Eric Draper, owner of 629995 Ontario Inc, in which we express our concern that he ignored a Township direction and continued to construct, and of the penalties involved and these penalties would be invoked the next time this happened.

Carried.

13. ZONING AMENDMENT APPLICATION - FRED HANSMA & DEBBIE SHEPHERD

The CAO/Clerk presented a zoning application and a copy of a consent received from Fred Hansma and Debbie Shepherd for the Jean Calberry and Earl Roffey property on Burnstown Road. This is a revised severance application. The zoning by-law is to put in place set-backs from an environmental protection area at the back of the property required by Ministry of Natural Resources.

Moved by Robert A Johnston
Seconded by Bill Winters

That the Planning Committee recommend to Council that they receive the zoning application of Fred Hansma and Debbie Shepherd and that they support the amended severance application.

Carried.

14. CONSENT APPLICATION - GEORGE & ARIST BRUEMMER

The Committee reviewed a consent application for George & Arist Bruemmer.

Moved by Bob Kingsbury
Seconded by Darlene Heaslip

That the Planning Committee recommend Council support the consent application for George & Arist Bruemmer, subject to a zoning amendment that will be required for the entrance.

Carried.

15. SITE PLAN AMENDMENT - TOWN & COUNTRY CONCRETE
TO PERMIT AUTO SALES LOT

The CAO/Clerk presented a copy of the original Town & Country Concrete Site Plan. On this property Louis Skebo wishes to place an area to display used vehicles for sale.

The area was set out on the sketch that was handed out by the CAO/Clerk. After discussion.

Moved by Robert A Johnston
Seconded by Don Eady

That the Planning Committee recommends to Council that they approve the Site Plan Agreement Amendment for Town and Country Concrete.

Carried.

16. OTHER BUSINESS

There was no other business to discuss.

17. NEXT MEETING

Chair Bennett noted that the next meeting would be December 20th. He asked the Committee Members if they wanted to meet that day or postpone the meeting until the third Tuesday in January. After discussion it was agreed to put the meeting off and left to the call of the Chair if there was a need for a meeting in December.

18. CONFIRMING RESOLUTION

Moved by Bob Hall
Seconded by Don Eady

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

Carried.

19. ADJOURNMENT

Moved by Don Eady
Seconded by Bill Winters

That the Planning Committee meeting be adjourned at 6:35 p.m.

Chair

CAO/Clerk