

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

JUNE 21, 2005

There was a meeting of the Planning Committee held in the Municipal Council Chamber on Tuesday June 21, 2005. Present were Chair Dave Bennett, and members Bill Winters, Darlene Heaslip, Jim Ferguson, Judy Campbell, Reeve Robert A. Johnston, Deputy Reeve Bob Hall, and Councillors Don Eady and Bob Kingsbury.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 4:30 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest.

3. MINUTES OF MAY 17, 2005 COMMITTEE MEETING

Chair Bennett reviewed the May 17, 2005 Committee Minutes.

4. BUSINESS ARISING

There was no business arising.

5. DELEGATIONS

4:35 Diane Greer – Zoning Amendment Application

Mrs Greer was present to review their Zoning Amendment Application to permit a Metal Sorting Yard on property they purchased adjacent to their house. Chair Bennett described what the sorting involved. Mrs Greer was quick to point out that she does not want this to be considered a Scrap Yard as 95% of the work that her husband does is with an Ottawa Company and they ship directly rather than bring material home.

However, from time to time they get calls from local farmers and businesses to pick up material and they do not have enough for a full load. They want this yard to be able to sort and combine loads. They also want to be able to park trucks in the yard overnight or over the weekend occasionally. She added that sometimes material is stored on site that is for their own use, i.e. long poles to be used as fence posts, steel that would be manufactured into farm equipment etc.

Bill Winters asked if this would be an eyesore to the new house that was constructed.? Mrs Greer said – no. The site is to be in an evergreen plantation which suffered some ice damage in 1998. The perimeter of the property is still treed and would not be within sight of the new house.

Councillor Kingsbury suggested that it sounds as if the use would be a transfer yard only. Mrs Greer said - yes.

Chair Bennett said he did a site visit of the property. There is lots of foliage now but in the winter there may be some sight problems. Fencing or berming may be required. He suggested that the Committee and Mrs Greer consider a temporary use zoning amendment. This means that the property is zoned for the use for a maximum life of three years, subject to renewal. This would give the owner protection for the development and also security that the property would eventually return to the rural designation.

Mrs Greer said that they wanted a permanent zone and they would rezone back to rural when they were finished with this use. Chair Bennett noted that an environmental assessment would have to be carried out on the property in the future when the zoning was reverted back to rural use.

Jim Ferguson asked if the property need be fenced all the way around? Chair Bennett said that the property is fenced at the entrance and where the trees are open. In the future, site plan control would require the need of a berm or a solid fence.

Mrs Greer thanked the Committee for their consideration. After Mrs Greer left the Committee continued the discussion. The Committee discussed temporary use and were supportive of this type of zoning. The CAO/Clerk was asked to contact Mrs Greer to advise of the Committee's suggestion of the temporary use and to receive her comments on this prior to the July 5, 2005 Council Meeting.

5:05 Rick Rogers and/or Brian Scobie - Minor Variance

Mr Scobie was present, representing Rick Rogers. Mr Scobie presented a sketch of the Rogers property showing lot to be severed. Mr Scobie would be the purchaser of this lot. The lot proposed has 100 feet or 30 meters of frontage, the Zoning By-law required 40 meters of frontage. A Minor Variance would be required to reduce the frontage prior to this severance proceeding.

Mr Scobie asked for the Committee's support on a Minor Variance Application. After discussion, the Committee agreed to entertain an application for Minor Variance.

5:12 Bob Lockwood – Site Plan Agreement

Mr Lockwood was present and presented the Committee with a copy of his Site Plan. He will be using approximately four of the eight acres in the property for buildings and parking lot. He will be applying for a second entrance on the south side of the property.

Chair Bennett suggested the Committee would support this application to the County. Mr Lockwood said a future use of the property would also involve an area for mill work. Chair Bennett suggested the plan that was presented would have to include the well and septic as well as any required buffering.

The Committee and Mr Lockwood reviewed the wording of the Site Plan Agreement. He is to advise the CAO/Clerk on when the works will be completed by, so a date can be inserted into the draft Agreement and the Committee discussed the financial guarantees required. Chair Bennett noted that the fee for the Site Plan Agreement is \$350 but that the Committee has the authority to waive this for commercial development. He asked if the Committee would be supportive of the fee being waived? The Committee agreed to waive the \$350 fee as a support to this business venture.

Chair Bennett then discussed the financial guarantee and again noted that the last Site Plan Agreement for the Renfrew County Bus Lines required a financial guarantee of \$2000 be posted. He asked if this would be sufficient? Mr Lockwood and the Committee agreed.

Mr Lockwood said he would be contacting the CAO/Clerk tomorrow to start the Building Application process. The CAO/Clerk asked the Committee for their comment on permitting Mr Lockwood to start a building expansion prior to the Site Plan Agreement being signed and registered. The Committee members supported this idea – that Mr Lockwood be permitted to go ahead and start construction while the negotiations on the Agreement continue.

5:40 Eric Draper

Concerns with County & MNR Lack of Response

Chair Bennett invited Mr Draper to the table. He noted that the Planning Committee and Council have accepted the Zoning application and authorized the County to prepare the draft notices and by-law. We are waiting for the documents to come back to us.

Mr Draper said he has completed the requirements of the County Official Plan by submitting a Zoning Application with supporting documentation that the Aggregate Resources are not economically viable to extract due to the high water table. He noted that the Aggregate Resources Inspector has raised an issue on the water table and a demand for a hydro-geological report. Mr Draper produced pictures taken yesterday which shows water still in the test pits indicating that the water table is high as was reported in his Engineer's report. He requested that the hydro-geological report not be required, as it is an extra expense for him. He also reported that our Planner has not requested official comments from MNR and the Aggregate Resources Officer will not respond officially until she receives the request for comments. He asked that the Committee lobby our Planner and the Ministry of Natural Resources to submit their comments as soon as possible and urges the Township to support his belief that a further MNR report or hydro-geological study is not required.

Chair Bennett suggested that the Committee may be open to helping Mr Draper by asking the agencies to move forward with the development review so that Mr Draper can get the zoning in place to start the construction of a house this year.

Mr Draper pointed out that the original site plan produced for the pit license shows a lower water table than currently exists but believes that this is not accurate information, as no test holes were dug at the time. Mr Draper asked that the notification of a Public Meeting be processed now so that he is not waiting any longer. The Committee discussed this.

After discussion the Committee agreed that they would authorize the CAO/Clerk to contact the Planner and the Ministry of Natural Resources Inspector to complete the reports as soon as possible.

Mr Draper asked how the Committee would deal with the MNR requirement for a hydro-geological study? Chair Bennett suggested waiting until we actually see her reasons first.

Review of Revised Severance Application B52/04

Chair Bennett informed the Committee that the Township has received an amended application to increase the size of a parcel of land that Mr Draper applied for, to include the property between the pipeline and Lochwinnoch Road, opposite Nesbitt's Gravel Pit. There were issues with that severance, he now has someone interested in buying this parcel.

The Committee reviewed the application and recommended that Council grant their support.

6. ZONING AMENDMENT APPLICATION

Peter & Glenda Tippins

The Committee reviewed a zoning amendment application for Peter & Glenda Tippins, which is required as a condition of the approval of Severance Application No B37/05. The zoning is to rezone a parcel of land from rural to limited service residential to permit a property be severed with a private right-of-way access.

Moved by Judy Campbell
Seconded by Jim Ferguson

That the Planning Committee recommend Council receive the application from Peter & Glenda Tippins for rezoning amendment and that the County be authorized to draft the notice and by-law.

Carried.

Rory McKay

The Committee reviewed a Zoning Amendment Application from Rory McKay to reduce the set back from the top of the slope along the Bonnechere River from 45 meters (150 feet) to 18 meters. Mr McKay produced a copy of an Engineer's report with his application which supports the set back reduced to 18 meters from the top of the slope with the following conditions:

1. That no fill be placed on top of the slope without having a grading plan reviewed and approved by a Geo-Technical Engineer.
- 2.. That the existing drainage channels cut into the slope can not be filled, and
3. That rock rip wrap erosion protection should be placed at the toe of the slope to prevent undercutting of the steep banks which exist between the existing drainage channels.

The CAO/Clerk suggested that there would have to be a further condition that the applicant enter into an agreement which is registered on title to control these conditions.

Moved by Judy Campbell
Seconded by Darleen Heaslip

That the Planning Committee recommend to Council that they receive the application for zoning amendment of Rory McKay, subject to a condition that a development agreement be entered into to control the engineer's concerns on the slope. Further, Mr. McKay is requested to enter into our planning agreement to cover costs incurred in his behalf.

Carried.

7. PROPERTY STANDARDS BY-LAW – REVIEW ADMASTON/BROMELY BY-LAW

Chair Bennett noted that the by-law recently passed by Admaston/Bromley Township has been presented to the Committee members for review tonight. However, the time is getting late and he suggested that the Committee members review the by-law on their own time and bring it back to the next Committee meeting for discussion. The Committee agreed.

8. OUTDOOR WOOD BURING FURNACES – DRAFT ZONING AMENDMENT TO CONTROL LOCATION

Chair Bennett present a draft of the Zoning By-law setbacks required in neighbouring municipalities for Outdoor Wood Burning Furnaces. He suggested that the Committee again review these and come back to the next Committee meeting with their comments.

Councillor Eady suggested that the Committee consider banning them totally from the Township with the exception that someone can apply for a special need or exemption that will be reviewed on its own merits. The Committee discussed this. Darlene Heaslip reviewed a personal situation where an outdoor wood furnace could have been an option many years ago. The Committee agreed to continue the discussion on this at the next meeting.

9. BUSINESS ARISING

There was no business arising.

10. DATE FOR NEXT MEETING

The Committee agreed to meet Tuesday July 19, 2005 at 4:30 p.m.

11. CONFIRMING RESOLUTION

Moved by Judy Campbell

Seconded by Don Eady

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

Carried.

12. ADJOURNMENT

Moved by Jim Ferguson

Seconded by Bob Kingsbury

That the Planning Committee Meeting be adjourned at 6:10 p.m.

Chair

CAO/Clerk