

THE CORPORATION OF THE TOWNSHIP OF HORTON
PLANNING COMMITTEE
JUNE 20, 2006

There was a meeting of the Planning Committee held in the Municipal Chambers on Tuesday, June 20, 2006. Present were Chair David Bennett, Reeve Robert A. Johnston, Deputy-Reeve Bob Hall, Councillor Robert Kingsbury, Jim Ferguson, Bill Winters, Darlene Heaslip and Judy Campbell.

1. CALL TO ORDER

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

2. MINUTES: PLANNING COMMITTEE MEETING – MAY 17, 2006

The Planning Committee reviewed the above minutes. Chair Bennett reported that he and Reeve Johnston are currently working with Diane and Brent Greer and Rose Ruttan on a draft site plan agreement for the Greer property. They hope to have this completed by the end of the summer.

3. DENNIS FRIDGEN, BY-LAW ENFORCEMENT OFFICER RE: COMPLAINT FROM NEIGHBOUR CONCERNING DESROSIER PROPERTY

Chair Bennett reported that the Township had received a complaint from a neighbour regarding derelict cars and other junk items that were on the Desrosier property. Dennis Fridgen, By-law Enforcement Officer was present and reported that he had been down to the property and he passed around pictures that he had taken on this site visit. After discussion, the Committee agreed that Mr. Desrosier was in contravention of the Site Plan Agreement for this property. Mr. Fridgen was requested to contact Mr. Desrosier and meet with him to discuss the contravention.

Moved by Judy Campbell

Seconded by Jim Ferguson

That the Planning Committee authorizes Dennis Fridgen to contact Mr. Desrosier and review the Site Plan Agreement contravention of his property.

Carried.

4. PETER PRINCE (agent for Calvary Pentecostal Church) – ZONING BY-LAW AMENDMENT APPLICATION

The Planning Committee reviewed a zoning by-law amendment application from Mr. Peter Prince (agent for Calvary Pentecostal Church) to rezone this property from "Community Facility (CF)" to "Residential One (R-1)" to allow for construction of residential homes. After review, the Committee agreed that they could not accept the application at this time as there are several issues that need to be addressed concerning aggregate setbacks, and septic capabilities. The Committee requested the Secretary to contact Mr. Prince about their decision and if he wished he could attend the next Planning Committee Meeting to discuss these concerns.

5. HENRY & VICKIE VERRYDT – REQUEST TO UTILIZE EXISTING STRUCTURE DURING CONSTRUCTION PROCESS OF THEIR NEW COTTAGE

The Planning Committee reviewed a request from Henry and Vickie Verrydt asking for permission to utilize their older existing single detached dwelling during the construction of their new single detached dwelling.

Moved by Bill Winters
Seconded by Judy Campbell

That the Planning Committee recommends to Council that the Township enter into an agreement with Henry and Vickie Verrydt to allow them to utilize their older existing single detached dwelling during the construction of their new single detached dwelling with the following conditions:

1. The existing single detached dwelling is removed within 60 days of the granting of an occupancy permit for the new single family dwelling
2. That as a security deposit, they submit a certified cheque payable to "Township of Horton" in the amount of \$5,000.00 to be held in trust. The cheque will be reimbursed upon written confirmation from the owners that the existing single detached dwelling has been demolished.

Carried.

6. NOISE CONTROL BY-LAW

The Planning Committee reviewed and discussed several sample noise by-laws that they had received in their committee package. After discussion, a sub-committee consisting of Chair Dave Bennett, Darlene Heaslip and Bill Winters was formed to draft a noise by-law for the Township, to bring back to the Planning Committee for review and approval. They agreed to meet on Wednesday, June 28, 2006 at 1:00 p.m. to start the process.

7. OTHER BUSINESS

Mark Virgin and Michelle Leavoy-Virgin – Consent Applications B258/05 (1), B259/05(2) and B260/05 (3)

Chair Bennett referred to the above applications and noted that Mr. and Mrs. Virgin had been sent a letter from the Land Division Committee outlining our concerns. As of yet, we have not heard back.

8. NEXT MEETING DATE

The next Planning Committee Meeting was set for Tuesday, July 18, 2006 at 4:30 p.m.

9. CONFIRMING RESOLUTION

Moved by Judy Campbell
Seconded by Bill Winters

That the 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.

10. ADJOURNMENT

Moved by Jim Ferguson
Seconded by Don Eady

That this the Planning Committee meeting be adjourned at 5:07 p.m.