

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

DECEMBER 18, 2007

There was a Meeting of the Planning Committee held in the Municipal Council Chamber on Tuesday December 18, 2007. Present were Chair Dave Bennett, Bob Kingsbury, Bill Winters, Mae Craig, John Wilson, Jim Ferguson, Don Eady, Bob Hall and Robert A. Johnston.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 4:35 p.m.

2. DECLARATION OF PECUNIARY INTEREST

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

3. MINUTES OF NOVEMBER 20, 2007 MEETING

NOVEMBER 21, 2007 – EADY/REID PETITION DRAIN MEETING

The Committee Members reviewed the Meeting Minutes which had been approved by Council.

4. BUSINESS ARISING FROM MINUTES

Boundary Signs – Cost

The Committee reviewed a report from Jeff Schruder, Municipal Infrastructure Manager, on the cost of boundary signs. There were two signs set out, one was a typical plywood sign painted, which cost \$1200 per year and it is erected by a private firm and maintained by a private firm. There is a large class of sign similar to the sign on Highway 17 for Whitewater Region and that requires a one time encroachment permit of \$450.00. An estimate of a sign similar to the sign at Groves Park Lodge, which is a sandblasted sign, is \$100 per square foot. The Committee discussed this report and it was suggested by Don Eady that we may need a budget of \$10,000. to construct two large sign. The Committee agreed to have Rick of Rick's Signs attend the next Committee meeting to discuss options.

Wording

Mae Craig presented information she pulled from the internet about the Opeongo Line. She suggested sample wording:

Horton – Opeongo Line, established 1850

Horton – Starting Point into the Ontario Wilds

Castelford – Jumping off Point to the Opeongo Line

Horton – Eastern gateway of the Opeongo Line

The Committee agreed that they liked the last suggestion the best. John Wilson suggested putting a web site presence on the sign and it was suggested that the sign would read

Horton Township.ca – Eastern Gateway of the Opeongo Line

5. DELEGATIONS

4:45 Morley Jessup and Engineer – Smokeless Outdoor Wood Furnace Technology

The CAO/Clerk reported that due to the freezing rain weather in Barry's Bay and southern Ontario, Mr. Morley and his Engineer could not attend. However, he did send 40 pages of technical data on test results of their Wood Burning Furnace. He noted that the EPA standards for smokeless technology is .06 and the furnace that was installed at Hans Van Den Hurk's property has a 0.239 output. The Committee members scanned the technical package and accepted that they would need an engineer to explain it. The concern expressed by Committee Members was that people burn unseasoned or contaminated wood which would upset the readouts, as on any outdoor furnace, well season wood does not produce much smoke.

Councillor Eady said he would like to revisit the by-law to have outdoor furnaces banned totally, with an exception for a special permit with specific guidelines. John Wilson asked if Canada's Environmental Agency would have emission standards as the information presented was American standards. Chair Bennett

suggested calling TSSA instead. Councillor Eady said he would look for a contact he had made at the recent AO Convention.

In summarizing Chair Bennett reported that the Committee continue research the issue further and have the Engineer attend our next meeting.

6. ZONING AMENDMENT HANS VAN DEN HURK – OUTDOOR FURNACE & COMMERCIAL ZONE

The CAO/Clerk reported that following the last Council Meeting he received an application form. Added to the application was a request to rezone for the Workshop he has on the property. Councillor Kingsbury expressed concern that people are getting around our by-laws by installing a furnace and applying for amendment after the fact, which he would not have received if he applied first. He said he could not support this amendment.

Deputy Mayor Bob Hall asked if you could put a rider on title that if Mr Van Den Hurk sells his property he takes the furnace with him. The Committee questioned this possibility. Councillor Eady said he understands the concerns of the Committee and would like to see a stipulation that the property is open for twenty-four-seven inspection and if it is found that the owner is not burning properly season wood the Township has the right to shut it down.

John Wilson suggested that the application be received and proceed to a Public Meeting. This way the Committee may receive more information from the Public during the meeting and we will have time to research the issue with the engineer.

Moved by John Wilson, seconded by Mae Craig

That the Planning Committee recommends to Council that they receive the Zoning Amendment Application of Hans Van Den Hurk.

Carried on division.

Opposed Bob Kingsbury

The CAO/Clerk was directed to call Mr. Van Den Hurk to inform him that his engineer is required to provide evidence at the Public Meeting.

7. REPORT ON WES WALLACE ZONING AMENDMENT

The CAO/Clerk informed the Committee Members of the Public Meeting held with the December 4, 2007, Council Meeting, which was attended by approximately twenty rate payers most concerned with the Zoning Amendment. He advised that Council has agreed to call in an Engineering/Biologist expert to report on any environmental concerns caused by the construction of the house to date and any future environmental concerns caused by the house location. Our Zoning By-law requires a set back of twenty metres from a water course and the setback is eleven and a half metres. The CAO/Clerk reported that the engineers are ready to commence the work on December 19, 2008. Jp2g have subbed out the work to Ontario Resources Management Group (ORMG) of Pembroke at a cost of \$1,192.50 plus travel, on top of that would be an approximate \$500 amount for Jp2g to set up mitigation measures that are required.

8. HANDOUT OF PERTINENT ZONING INFORMATION WHEN BUILDING APPLICATION FORM IS INITIALLY GIVEN OUT

Chair Bennett informed the Committee that when a person is building a house they do not necessarily know what the zoning is. He suggested that a package of zoning information be prepared to be hand out when a Building Application is picked up. This way the onus is on the landowner to ask questions before they build, to alleviate any concerns. The Committee Members discussed the current process. Chair Bennett said all we need to have is different packages for each type of use i.e. residential, commercial, or industrial to hand out when a Building Application is picked up. Councillor Eady suggested in the handout material that we now use, we should add a statement, is there a creek or stream on this property?

Moved by Bob Kingsbury, seconded by Mae Craig

That Planning Committee recommend to Council that zoning information be included as a handout with all Building Permit Applications.

Carried.

9. ILLEGAL BUSINESSES

Report from Staff

The CAO/Clerk reviewed a Report from Dennis Fridgen and Jeff Schruder, concerning businesses that they found in the Township that are not zoned properly. Councillor Eady noted that MPAC should be advised to assess these properties as commercial operations going on.

Various Samples of Letters to Businesses not Properly Zoned

The Committee Members reviewed draft letters to different property owners where infractions are taking place. Several comments were made. The letters will be sent out January 2, 2008.

Moved by John Wilson, seconded Bill Winters

That Planning Committee agree that Zoning Infraction letters be sent out January 2, 2008 with a reply date by January 31, 2008.

Carried.

10. CONSENTS APPLICATIONS

B124/06 – John Gilchrist – Lot Addition

The Committee reviewed a lot addition application for John Gilchrist, which is an amended application from a new lot to a lot addition.

B163/07 - 1694005 Ontario Inc (Peter Prince)

The Committee reviewed an amended application to relocate Lot 1 from its original location to the end of Lot 5. This action is a result of the Township's request for a lot grading plan with an alternative to relocate the lot. The Committee reviewed comments from Rene Lebreque, solicitor on behalf of Peter Tippins, concerning MDS separations, zoning and drainage. It was noted that our request also asked to have Lot 2 relocated. Mr. Prince had told the CAO/Clerk that he considered Lot 2 was not a drainage concern. Chair Bennett suggested that as Lot 2 is not being relocated the applicant be required to supply a lot drainage and lot grading plan on the four remaining lots, two through five.

Moved by Bill Winters, seconded by Jim Ferguson

That Planning Committee recommend the approval of the amended Consent Application B163/07 subject to the following conditions:

that a lot drainage and lot grading plan showing the location of the houses and septic systems be prepared for the four remaining lots.

Carried.

B194/07 – Murray & Geraldine McGregor

There were no planning concerns raised by the County Planning Staff.

Moved by Mae Craig, seconded by Don Eady

That the Planning Committee recommend to Council that they support Applications B124/06 John Gilchrist – Lot Addition and B194/07 Murray & Geraldine McGregor. Condition on the McGregor severance is a consent agreement.

Carried.

11. CORRESPONDENCE

Water, Earth & Science (WESA) – copy of correspondence to Mae Craig on concerns with the Hydro Dam on the Bonnechere River

Water, Earth & Science (WESA) – information on public consultation material on the web

Cheryl Gallant – BizPac program to assist business

Moved by John Wilson, seconded by Bob Kingsbury
That Planning Committee receive the correspondence.

Carried.

12. COMMUNITY IMPROVEMENT PLAN

Draft Plan

The Committee Members reviewed the draft plan that has been amended, following information received from Municipal Affairs and Housing and a meeting held during the Ontario Municipal Conference in Kingston in September. The Committee received the plan.

Date for Public Meeting of Community Improvement Plan and County Official Plan Amendment

Several dates were suggested, January 15 or January 22, 2008, which would be tied into a Planning Committee Meeting. A check will be made with Novatech, who drafted the Plan for a date that is suitable.

13. OTHER BUSINESS

Councillor Eady suggested the Committee write a letter of support to John Berkhout informing him that we will support his endeavors to sell Storyland and any future development of the property, Mayor Johnston will sign. The Committee supported this suggestion.

14. NEXT MEETING

The Committee agreed that it would be at the call of the Chair, either January 15 or January 22, 2008 at 4:30 p.m. dependant on possible dates for the Community Improvement Plan Public Meeting.

15. CONFIRMING RESOLUTION

Moved by John Wilson, seconded by Bob Hall

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.

16. ADJOURNMENT

Moved by Bill Winters, seconded by Mae Craig

That this Planning Committee meeting be adjourned at 6:30 p.m.

Carried.

Chair

CAO/Clerk