

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

FEBRUARY 20, 2007

There was a meeting of the Planning Committee held in the Horton Community Centre on Tuesday February 20, 2007. Present were Chair Dave Bennett, Robert A. Johnston, Mae Craig, Bill Winters, Bob Hall, Don Eady, Jim Ferguson and Darlene Heaslip.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 4:40 p.m.

2. DECLARATION OF PECUNIARY INTEREST

Bill Winters declared pecuniary interest on Agenda item 6 – Severance Lidia Worm and Denis Gagne.

3. MINUTES OF JANUARY 16, 2007 COMMITTEE MEETING
JANUARY 22, 2007 SUB-COMMITTEE MEETING ON ARBUTHNOT SEVERANCE

Chair Bennett reviewed the Committee Meeting Minutes. He noted that Council has already approved the January 16, Minutes, he asked for approval of the January 22, 2007 Sub-Committee meeting.

Moved by Bill Winters, seconded by Bob Hall

That the Planning Committee approve the January 22, 2007 Sub-Committee Meeting Minutes for Arbuthnot Severance.

Carried.

4. BUSINESS ARISING FROM MINUTES

The CAO/Clerk noted that the River Keeper Meredith Brown is coming to a Public Information Session to be held in the Horton Community Centre on Tuesday May 15, 2007. There has been no response from Hydro yet for a public meeting.

5. DELGATIONS

4:35 Ken Dillabough – Protyre – Amendment to His Site Plan

Mr. Dillabough was present to request an amendment to his Site Plan to add another building to his property at the back, eighty feet by forty feet. Chair Bennett expressed his appreciation of Mr. Dillabough's expansion of his business in Horton Township. Mr. Dillabough said the new building will be used for storage of large tires, it will have black siding with a galvalumin roof.

Chair Bennett noticed that the original Site Plan had a requirement for trees to be planted around the boundary of the property – he asked if any of the trees are still growing? Mr. Dillabough said that eighty to one hundred trees were originally planted, only three or four have survived. Chair Bennett suggested that Mr. Dillabough plant trees again to fulfill this requirement of the Site Plan Agreement.

Moved by Darlene Heaslip, seconded by Jim Ferguson

That the Planning Committee recommends to Council that they execute the amendment to the Dillabough Site Plan Agreement.

Carried.

4:37 Jason Roesnar, Plant Manager, Smiths Construction
Tom Jones, Property Manager, Miller Paving
Jennifer Gerelle, of Gerelle Associates

Mr. Roesnar, Mr. Jones and Ms Gerelle were present. Tom Jones introduced the three of them. He stated that the Jamieson Pit is an old gravel pit, an asphalt plant

has operated on the Site but is not operating at the present time. The market for River Rock is good and for this purpose they use water to wash the fines away from the river rock.

Jennifer Gerelle gave an overview of the stone washing operation. A pond is dug which contains water which is pumped through the rock and the water is discharged into two settling ponds. One pond overflows into the second pond. Each pond settles different materials. The fine particles sink to the bottom and seal off the ponds which keeps the water from going into the Acquafir, the cleaned water is then reused. The is all done under the approval of the Ministry of the Environment's Water Taking Permit. At no time does the wash water get into the underground water table.

Tom Jones stated the Ministry of the Environment have received a report from his Company on the operation of the water taken from this pit on January 31, 2007. Councillor Eady, who is a neighbour of this property, said he is aware that the pond they are using is spring fed and accepts their statements as there have been no problems. He has heard that the rock they import, to be washed, could be contaminated. Jason Roesnar said they bring in rock from the Miller Pit, in Horton Township, so this material is not from outside Horton.

Chair Bennett said that he appreciates the cooperation that Millers have given to the Township and this Committee from time to time. Jennifer Gerelles stated that her Company has been taking water samples of neighbouring wells and there is no evidence of contamination. They will continue to keep taking samples to ensure that this does not happen. They will alert Millers to make changes to their operation before contamination happens.

Don Eady noted that in the summer large trucks are using their weigh scales and he has a concern with the heavy trucks turning into their entrance of the property onto our newly paved road. Do they plan any widening of the entrance to alleviate this? Jason Roesnar said that they do plan to widen the driveway this Spring.

Chair Bennett thanked the Miller representatives for attending this Committee Meeting.

4:53 John Vander Ploeg – Zoning Amendment on former Horton Public School

John Vander Ploeg was present, representing 1709828 Ontario Inc who purchased the Horton School in January 2007. He informed the Committee that they intend to convert the school into Senior Residences.

Chair Bennett welcomed Mr. Vander Ploeg and his Company to Horton Township. He asked what the extent of care will be in the Seniors Residence? Mr. Vander Ploeg said there will be no care. He is just making apartments for Seniors, it will be a secure building, they will be able to live entirely on their own. Approximately fifteen to sixteen apartment units will be created. He has been informed that he has to carry out a hydrogeological report which is currently under way. Chair Bennett said that the Planning Act changes of January 2007 also require that a Servicing Options Report be completed which can be carried out by the same engineer.

Bob Hall asked what the time frame of the renovations will take? Mr. Vander Ploeg said he hopes to be ready to rent units in the Fall. Chair Bennett said that the approval process of Zoning By-law and Site Plan Agreement usually take 120 – 160 days. Mr. Vander Ploeg asked if he would need a Site Plan Agreement as everything is existing? More parking is available than is required and it is a paved parking lot. Chair Bennett said that as we move forward with this application the Committee will decide if a Site Plan Agreement is needed. He added that he is happy to see a new use of the building which will be advantageous for our Horton residents.

5:00 Janet Flaherty – Zoning Amendment Application

Janet and Dave Flaherty were present to review a zoning application they have submitted to permit an accessory building to become a permitted use on their property being part of Lot 15, Con 8. Mr. Flaherty described the building as a cabin which will have no plumbing or electricity, it is a place to store equipment or get out of the weather.

Darlene Heaslip asked if there was a distinct entrance onto the property from River Road? Janet Flaherty said – no. They will be applying to the County of Renfrew for an entrance permit shortly.

Moved by Don Eady, seconded by Darlene Heaslip

That the Planning Committee recommend to Council that they accept the application for rezoning and authorize the County Planning Department to prepare the necessary notices and by-law amendments.

Carried.

5:10 Derek McGrimmon – Draft Site Plan Agreement

Mr. McGrimmon was present and submitted the Site Plan that will be attached to the Site Plan Agreement for his Self Storage Building Development. Chair Bennet reviewed the plan. He noted that there is no lighting planned. He asked if the surface of the road will be gravel? Mr. McGrimmon said if he had, his plans were to pack the pit run that is naturally on the property and have it become the surface. He will add calcium as required. Chair Bennett said it would be better to have a two inch lift of gravel. He asked about the parking? Mr. McGrimmon said that he will take the topsoil that is there and leave the pit run gravel for parking.

The CAO/Clerk referred the Committee members to the revised Section 11 in the Site Plan Agreement, which sets up the phasing and the start and completion time of each phase, that has been inserted into the Site Plan Agreement since the last meeting.

Moved by Bob Hall, seconded by Bill Winters

That Planning Committee recommend to Council that they approve the Site Plan Agreement and upon receipt of the \$2,000, required in Section 11, and on execution of the Agreement by Mr. & Mrs Sholea, the Sholeas can proceed with the development while Council waits for a meeting to sign the Agreement.

Carried.

5:30 Terry Runtz – Zoning Amendment Application

Terry Runtz and his father Wills Runtz were present to review his Zoning Application to permit a Bait and Tackle Shop on his property on the Ottawa River. Terry Runtz informed the Committee that Martin's Bait Shop is closing and he would purchase some of their equipment and store it in his garage, to operate this Bait Shop. There will be no changes to the property as it will be operated out of the existing garage.

Chair Bennett noted that there would be a need for a Site Plan Agreement to be entered into.

Moved by Don Eady, seconded by Jim Ferguson

That Planning Committee recommend to Council that they receive the Zoning Application of Terry Runtz and Kailey Davies, to operate a Bait Shop on their property, being part of Lot 5 Concession 10 at 3670B River Road and that the County Planning Department be authorized to prepare the notices and draft Zoning Amendment By-law.

Carried.

6. SEVERANCE APPLICATIONS

B231/06 Lidia Worm and Denis Gagne

Bill Winters declared pecuniary interest and did not take part in the discussion or the recommendation.

The Committee reviewed the severance application.

Moved by Jim Ferguson, seconded by Darlene Heaslip

That Planning Committee recommend to Council that they support the approval of Consent B231/06 for Lidia Worm and Denis Gagne.

Carried.

7. ZONING AMENDMENT APPLICATION – Valley Sales & Equipment

The Committee received Zoning application for 1300074 Ontario Inc (Valley Sales) to rezone a property they are purchasing from Bede Gould to be added to their Industrial Property on Highway 60. The severance application has been submitted to the County Land Division Committee. The zoning would zone the land from Rural to Highway Commercial Exception One which will match the current zoning on the industrial property.

Moved by Don Eady, seconded by Bob Hall

That Planning Committee recommends to Council that they receive the Zoning Amendment Application of 1300074 Ontario Inc to rezone land they are purchasing from Bede Gould to permit the expansion of their industrial use and that Council authorize the County Planning Department to prepare the Notices and Draft Zoning Amendment By-law.

Carried.

8. WORK PLAN FOR COMPREHENSIVE ZONING AMENDMENT

The Committee reviewed the draft work plan prepared by Charles Cheesman, Senior Planner for the County Planning Department, to prepare a new Draft Comprehensive Zoning By-law to replace By-law 94-07. The cost for preparation of the By-law to the approval stage is \$27,693.00 of which the Township will be responsible for 30% being \$8,307.90.

Moved by Bill Winters, seconded by Bob Hall

That Planning Committee recommends to Council that they accept the County of Renfrew Work Plan for the new Comprehensive Zoning By-law for the Township of Horton to replace our current Comprehensive Zoning By-law 94-07.

Carried.

Darlene Heaslip left the meeting at this point, being 5:35 p.m.

9. SITE PLAN UPDATES

Brent and Diane Greer

The CAO/Clerk reported that the Greer Site Plan Agreement has been registered on title and it is now a complete document.

Jason Ryan

The CAO/Clerk reported that the \$2,000 security has been received and the Agreement is ready to be registered.

Roger Brisco/M. J. Smaggus

The CAO/Clerk reported that Roger Brisco is not an owner on the Smaggus property and as the business is on the Smaggus property the Site Plan Agreement should be in the name of M. J. Smaggus and his wife. This amendment has been made and will be sent back to them for execution.

RONA

The CAO/Clerk reported that Bob Lockwood has been given until February 28, 2007 to provide the documents for the Draft Site Plan Agreement. Nothing has been received to date. Chair Bennett said he will contact Mr. Lockwood after the next Council Meeting.

10. COMMUNITY IMPROVEMENT PLAN – DRAFT FOR REVIEW

The CAO/Clerk presented a copy of the Draft Community Improvement Plans for Brownfields prepared by Novatech Engineering Consultants Ltd. This Community Improvement Plan is a prerequisite to any Brownfield applications the Township may receive to clean up industrial and commercial contaminated properties. After review of the document and a discussion on the types of program available the following resolution was put forward.

Moved by Don Eady, seconded by Jim Ferguson

That Planning Committee recommends to Council that they proceed with the draft Community Improvement Plan for Brownfields.

Carried.

At this point in the evening it was 5:45 p.m. and the Committee moved to a Public Meeting for a Minor Variance. Following the Minor Variance the Planning Committee Meeting convened.

11. OTHER BUSINESS

There was no other business discussed.

12. NEXT MEETING

The Committee agreed to meet on Tuesday March 20, 2007 at 4:40 p.m. The location will be the Community Centre or the Township Council Chambers, to be decided before the Agenda package is delivered to the members.

13. CONFIRMING RESOLUTION

Moved by Bob Hall, 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 will not be set out in By-law or Resolution.

Carried.

14. ADJOURNMENT

Moved by Mae Craig, seconded by Jim Ferguson

That this Planning Committee Meeting be adjourned at 6:00 p.m.

Carried.

Chair

CAO/Clerk