

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

JANUARY 16, 2007

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday January 16, 2007. All members of the Committee were present with the exception of Darleen Heaslip. Also present was John Wilson as an observer.

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 by members of the Committee.

3. MINUTES OF DECEMBER 19, 2006 COMMITTEE MEETING

Chair Bennett reviewed the December 19, 2006 Committee Meeting Minutes.

4. BUSINESS ARISING

Judy Campbell asked if the fire inspection had been carried out on Harvey House Retirement Home? Chair Bennett said he would not know until tomorrow evening when the Fire Committee meets.

Ottawa River Keeper

The CAO/Clerk reported that he has been in contact with the Ottawa River Keeper and they do not meet during the winter months as they draft policy at this time. They do meet in the Spring and Summer months and would welcome a meeting in Horton. He asked the Committee when they wanted to meet – the Committee suggested a June meeting.

Ontario Hydro

The CAO/Clerk reported that he has sent an email to Ontario Hydro requesting a meeting in February. There was an initial response and there has been nothing further. He will follow up.

5. DELEGATIONS

5:00 Derek McGrimmon - Site Plan Agreement for Self Storage Buildings

Mr. McGrimmon was present. The Committee reviewed the clauses in the Site Plan and discussed how the Site Plan wording would be incorporated into the actual Site Plan.

Clause 11 – there was discussion on the timing of this development. Mr. McGrimmon said there was more than one building to be built and he did not have an end date when the last building would be constructed, at this time. If one building was full he would build a second one etc.

After discussion the Clerk referred to a similar scenario for another property in Horton where the buildings were phased and the timing was tied to the start of each phase, where the phase would have to be completed within so many months of the issuance of the Building Permit. The Committee agreed that wording similar to this would work for Mr. McGrimmon's property.

Clause 12. Amount of Security to Ensure that the Works are Done

The Committee agreed that \$2000, which is the standard fee, would be appropriate in this case.

Chair Bennett said that the Site Plan is to be professionally drawn rather than free hand drawing. This way everything is to scale

The CAO/Clerk referred Mr. McGrimmon to section 9, which sets out what must be shown on the Site Plan. Chair Bennett said the parking that will be required is stated in the Zoning By-law.

Moved by Judy Campbell, seconded by Jim Ferguson

That the Planning Committee recommend to Council that they set the security limit at \$2000. in Clause 12 of the Draft McGrimmon/Sholea Site Plan Agreement.

**Carried.**

The CAO/Clerk suggested that Mr. McGrimmon and his Professional sit down to draft up a preliminary Site Plan.

6. REPORT ON FINALIZATION OF THE GREER SITE PLAN AGREEMENT

Chair Bennett said that following the last Committee meeting, he received a call from Rose Ruttan, who was involved in the preparation of the Site Plan. She expressed concern with Clause 9 (g) Waste Storage Collection and also that there was no height restriction in the Site Plan as to how high salvage could be piled.

Mrs Ruttan attended the January 9, 2007 Council Meeting, at which time, the following change was discussed and approved. Clause 9 (g) formally read "provide and maintain an exterior central refuse storage area etc" and it will now read "provide and maintain a non recyclable waste storage collection area within the Site Plan Area only etc". Further, a note was attached as a red line note to the Site Plan stating that the maximum height scrap can be piled is four metres above ground level and this is to be initialed by the Greers and the Township.

Chair Bennett said that he contacted Mrs Greer, prior to Council accepting the changes and she was satisfied. The Agreement has been executed by the Township and was forwarded to the Greers for execution and registration. It has not yet been received back.

7. COUNTY OF RENFREW PRESENTATION

Bell Canada High Speed Internet

Council received an invitation to attend a meeting put on by the Economic Development Services Department of the County of Renfrew, at which Bell Canada is invited to present information on cellular wireless and DSL internet service for the County of Renfrew. The meeting will take place January 25, 2007 at 7:00 p.m. in the County Council Chambers. The Committee authorized Bob Hall, Don Eady and Jim Ferguson to represent the Township at this meeting.

Alternative Energy Workshop & Exhibits

The Committee reviewed an invitation from the Development and Property Department, announcing an Alternative Energy Workshop & Exhibits Seminar to be held Thursday February 1, 2007, 9:00 am to 4:00 pm at the Best Western Inn in Renfrew. The Committee authorized Robert A Johnston and Bill Winters to attend.

Deputy Reeve Hall reported that he is attending a meeting on the day previous to this meeting, at the County at which John Yakabuski will be present. He will report to the Committee.

8. JASON RYAN SITE PLAN AGREEMENT

The Committee reviewed the additions to the Site Plan, that have been added by Mr. Ryan, following the meeting in October. He has now submitted the signed copy of the Site Plan Agreement. The Committee is now in a position to receive and recommend that Council execute this Agreement.

Councillor Kingsbury expressed concern that there is now an old Travel Trailer parked beside the building, which is not on the Site Plan. It must be removed.

Moved by Judy Campbell, seconded by Bill Winters

That the Planning Committee recommends to Council that they execute the Jason Ryan Site Plan Agreement.

**Carried.**

9. PETER PRINCE

Zoning Amendment Application for Former Drive-In Property

The Committee reviewed a Zoning Application received for the Former Drive-In Property by Peter Prince, agent for the Calvary Pentecostal Church. John Wilson asked why the

Committee did not ask for a drainage plan for these four severance applications, when they recommended approval of the severance? Chair Bennett said that Council felt the issue of drainage was resolved by requiring the applicant to prepare a hydrogeological report, because of the high water table on the property. As a result septic systems are permitted as long as they are designed above ground level.

Moved by Judy Campbell, seconded by Don Eady

That the Planning Committee recommends to Council that they receive the Zoning Application for Peter Prince, on the former Drive-In property, being part of Lot 17, Concession 1, on Pinnacle Road. Further the County Planning Department is to prepare the Draft Notices and By-law.

**Carried.**

10. REPORT ON COMMUNITY IMPROVEMENT PLAN

The CAO/Clerk informed the Committee he has spoken with Greg Mignon, of Novotech Planning Company, who has been authorized to prepare the Community Improvement Plan. He listed several options that the Planning Committee may want to include in the Plan and he will prepare these options in a letter form for the February 20, 2007 meeting for consideration.

11. OTHER BUSINESS

Draft Site Plans

Chair Bennett informed the Committee that he has concerns with free hand drawings of Site Plans that we have permitted in the past and suggested that we now require that future Site Plans be done by a professional surveyor or engineer, so that they are drawn to scale and would include everything that we require. The Committee agreed to this recommendation.

Moved by Bob Kingsbury, seconded by Judy Campbell

That the Committee recommend to Council that from this point forward a professionally drawn Schedule B to the Site Plan will be required.

**Carried.**

Zoning Infraction - Corner of Castleford Road and Johnston Road

Deputy Reeve Hall asked when the deadline is to clean up property of vehicles?

The CAO/Clerk said January 30, 2007.

12. NEXT MEETING

The next meeting will be February 20, 2007 at 4:30 p.m.

13. CONFIRMING RESOLUTION

Moved by Judy Campbell, seconded by Bob Kingsbury

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

**Carried.**

14. ADJOURNMENT

Moved by Jim Ferguson, seconded by Bill Winters

That this Committee be adjourned at 5:35 p.m.

**Carried.**