

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

MAY 15, 2007

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday May 15, 2007. Present were Chair Dave Bennett, Bob Kingsbury, Mae Craig, Bill Winters, Judy Campbell, John Wilson, Jim Ferguson, Bob Hall, Robert A. Johnston and Don Eady.

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 APRIL 17, 2007 COMMITTEE MEETING

Chair Bennett reviewed the Meeting Minutes which had been approved by Council.

4. BUSINESS ARISING

Judy Campbell asked if there was any response to item 8 – advertisement about businesses not being property zoned? The CAO/Clerk said no – there has not been any response yet. Chair Bennett referred to item 9 - the presentation was submitted to the Chamber of Commerce nominating the three Horton Women's Institute groups, they were not the successful winner, however they were recognized as a nominee. Mae Craig presented a thank you letter on behalf of the three WI Branches, copies were made for each Committee Member. Chair Bennett thanked the Women's Institute for all the contributions the WI have made to Horton Township over the years.

5. DELEGATIONS

4:30 Paul Lavigne

Mr. Lavigne was present to inform the Planning Committee that Bruce Reid has been using a right-of-way running across Paul's property to access his new home. The Township closed an unopened portion of Concession Road 7, off Storyland Road, and sold it to Mr. Reid so he could access his 200 acres of bush lot. By closing and selling the road allowance to him, this gave his property access to an open and maintained road. It was understood by the Township Staff that Mr. Reid would use the closed road allowance for access, however, he has used and improved an existing right-of-way that he has had through Mr. Lavigne's property to access his bush lot for logging purposes in the past.

Mr. Lavigne said that he believes the Township made a mistake when we issued the permit for his house that we did not make sure the driveway was off his property. Chair Bennett said the Township will assist the two parties. Planning Committee will want to make sure that what Bruce has done, crossing Mr. Lavigne's land is legal. Mr. Lavigne said that he has not given Hydro an easement for the power lines crossing his property.

Chair Bennett asked if there were previous rights given to Mr. Reid. Mr. Lavigne said he believed they are only squatters rights. Chair Bennett suggested a sub-committee be formed to sit down with Mr. Lavigne and Mr. Reid to see if there was a solution. Volunteering for the Committee was Mayor Robert A. Johnston and Councillor Bob Kingsbury along with Chair Bennett. The Committee approved this sub-committee.

4:45 Terry Runtz – Site Plan Agreement for Bait Shop

Mr. Runtz was present and the Committee reviewed the draft Site Plan with him. It was agreed that parking would be required to be shown on the Site Plan. The CAO/Clerk calculated the parking area, under the Zoning By-law, to be 5.4 spaces per 100 squares metres of floor area, with the garage being 576 square metres, this

represents three parking spaces. It was understood that there will be no outside lighting. Mr. Runtz will be required to treat the roadway for dust, if that becomes a problem. If there is any central outside storage of waste it would have to be enclosed, out of view. There was discussion on clause 11, when the work will be completed and Mr. Runtz confirmed the work will be completed by September, 2007. The Committee discussed clause 12 the need for security. The Committee all agreed that \$2,000 was not necessary as most of the work is already in place, however, they did set the rate at \$500.

Moved by Bob Kingsbury, seconded by Mae Craig

That Planning Committee recommends to Council that they establish the security required for Terry Runtz's Site Plan Agreement at \$500.00

**Carried.**

Mr Runtz was directed to contact his draft person/architect as soon as possible as the Site Plan needs to be prepared to be attached to the Agreement for execution by Council on June 5, 2007, because he cannot open his business until this is signed and in place. The zoning has a last day of objection of May 22, 2007.

6. DESIGNATE PROPERTIES UNDER THE HERITAGE ACT

Chair Bennett said that all the Committee Members have now received the information and asked if they were interest in pursuing investigating whether properties should be designated under the Heritage Act. Councillor Eady agreed to act as Chair of this Committee. Mae Craig agreed to be on the Committee as did Mayor Johnston.

Moved by Judy Campbell, seconded by Bob Kingsbury

That Planning Committee recommends to Council that a Sub-Committee consisting of Don Eady, as Chair, Mae Craig and Robert A. Johnston be established to review the possibility of designating properties under the Ontario Heritage Act.

**Carried.**

7. REPORT ON MAY 17, 2007 MEETING WITH COUNTY PLANNER & CURTIS CROZIER ON HIS SEVERANCE PROPOSAL & WAYS OF MITIGATING THE AREAS OF INFLUENCE FROM PIT AND QUARRY

The CAO/Clerk reported that he did not attend this meeting, earlier in the day. However, he did speak with the County Planner, Charles Cheesman. Mr. Crozier is contacting a planner to discuss costs on several studies required to mitigate the area of influence, especially the 300 metre area from the quarry. It has been suggested by the County Planner that another meeting be held with all parties, including this time the Ministry of Natural Resources, once a decision has been made by Mr. Crozier that he is going to proceed with Mitigation Studies.

8. DRAFT AGREEMENT TO RECOVER OUR COSTS ON DEVELOPMENT PLANNING PROPOSALS

Chair Bennett reviewed that in 2005 the previous Council had done preparation work on an Agreement and By-law authorising the Agreement to be in place to require Developers to enter into an Agreement whereby our costs are covered. For some reason the Agreement was never pursued, however, he has requested that it be brought back for consideration at this time. The Committee members reviewed the Agreement document and made several changes to the wording

Moved by Judy Campbell, seconded by John Wilson

That Planning Committee recommends to Council that they adopt an Agreement and By-law for applicants and owners of development and planning proposals.

**Carried.**

9. SEVERANCES

Prior to discussing severances John Wilson asked if the Township has the Public Works Superintendent review each severance application fronting on a Township road? Chair Bennett said no, we have a review, by the Superintendent, when there is an entrance Permit applied for. John Wilson suggested that there must have been situations in the past where approvals have been made for severances when road changes in the future are infringed because the Township did not take road widening or did not have the necessary

controls to ensure that the condition and possible reconstruction of the road was in place. Future construction would be impacted. He added that there would be situations where the Township would require roads to be widened. John Wilson asked if there should be a charge for the inspection of the property similar to the inspection carried out by the Building Inspector for septic purposes, which is \$100.00.

Chair Bennett discussed the direction to the Public Works Superintendent. The CAO/Clerk said that a resolution would be required to authorize him to carry out this service. There was some discussion against charging a fee for the Public Works Superintendent to carry out this inspection. After discussion it was agreed that the Planning Committee recommend to Council that the Public Works Superintendent be required to comment on severance applications that front on a Township Road and that there be no extra charge for this inspection.

Moved by John Wilson, seconded by Judy Campbell

That Planning Committee recommends to Council that they Public Works Superintendent be required to comment on severance applications.

**Carried.**

Application B08/97 George Early

The Planning Report indicates that there were no concerns or planning issues

Moved by Judy Campbell, seconded by Bill Winters

That Planning Committee recommends to Council that they support application B08/07 for George Early with a condition on the Consent Agreement with the Township

**Carried.**

Application B17/07 Beatty Gould

The County Planning Report indicated that a rezoning is required. The Committee is aware of this as they have dealt with the application before and the actual zoning is coming to Council at the June 5, 2007 Meeting.

Moved by Judy Campbell, seconded by Bill Winters

That Planning Committee recommends to Council the approval of B17/07 for Beatty Gould subject to a Zoning Amendment.

**Carried.**

10. **THREE WAY WATER AND SEWAGE AGREEMENT WITH THE TOWN OF RENFREW AND THE OTTAWA RIVER WATERWAY INCORPORATED**

The CAO/Clerk informed the Committee that the Township currently has three different Agreements with the Town of Renfrew and individual property owners in Horton who are connected to Renfrew's sewer and water. Two are located on Graham Avenue and one is located in the west end of Renfrew, being the former Valley Inn. The Valley Inn is now owned by Ottawa River Waterway Incorporated and as condition of their recent severance the Town of Renfrew requires them to enter into a new Agreement of which Horton would be a party. The draft Agreement was presented to the members of the Committee. The CAO/Clerk discussed the several differences in the 1998 Agreement and the 2007 Draft Agreement. There was discussion concerning the major increase in rates from 75% of the applicable sewer based charge plus the regular sanitary sewer consumption charge up to 200%, and in the case of water from 15% to 200%.

The CAO/Clerk was requested to write the two residents on Graham Avenue to tell them of the potential increase in cost when their Agreement must be renewed. Further the CAO/Clerk was requested to write the Town of Renfrew advising them that in the future Horton would only sign a three party agreement once the Horton resident has signed.

Moved by Mae Craig, seconded by John Wilson

That Planning Committee recommends to Council that they authorize the execution of this Agreement with the Town of Renfrew and Ottawa River Waterway Incorporated.

**Carried.**

11. OTHER BUSINESS

There was no other business.

12. NEXT MEETING

The next meeting of the Planning Committee will be Tuesday June 19, 2007 at 4:30 p.m.

13. CONFIRMING RESOLUTION

Moved by Judy Campbell, seconded by Jim Ferguson

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

**Carried.**

14. ADJOURNMENT

Moved by Bill Winters, seconded by John Wilson

That this Planning Meeting be adjourned at 5:46 p.m.

**Carried.**

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Chair

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CAO/Clerk