

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

NOVEMBER 20, 2007

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday November 20, 2007. Present were Chair Dave Bennett, Bob Kingsbury, Mae Craig, Bill Winters, John Wilson, Don Eady, Robert A. Johnston, and Bob Hall (from 5:10 pm).

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 OCTOBER 16, 2007 MEETING

Mae Craig noted that there was an error in the Minutes where reference to Bill Winters was mistakenly put down as Bill Wilson – corrections were made.

4. BUSINESS ARISING FROM MINUTES

Chair Bennett informed the members that he attended the MDS (Minimum Distance Separation) meeting, sponsored by Admaston/Bromley at their October Council meeting, which was very informative.

Community Improvement Plan Report

The CAO/Clerk reported that he has now heard from our planners Novatech, who are developing the Community Improvement Plan. The Ministry of Municipal Affairs & Housing in Kingston forwarded the wording that was agreed upon at the Ontario East Conference, when we met with Ministry Officials in September. This plan is now on stream for consideration by the Committee in December and for a Public Meeting in January or February.

Draper Site Plan Agreement

The CAO/Clerk reported that the Draper Site Plan has been received, the Agreement has been executed and it is now being registered by Mr. Draper.

Boundary Signs

The Committee reviewed a Report from Jeff Schruder, Municipal Infrastructure Manager, concerning discussions he has had with MTO on location of signs on Highway 17 and with Rick's Signs on costs. It was suggested that Rick's Signs would provide a price for a sign if we would provide wording.

Sample Size

Wording suggested was "Head of the Opeongo Line that Colonized Renfrew County". The sign is to be twice the size of the Groves Park Lodge sign. Mae Craig and Robert A. Johnston were authorized to develop working suggestions for the next meeting.

Storm Water Management – Power Point Presentation

The CAO/Clerk presented a copy of a power point presentation, received by Dennis Fridgen, Chief Building Official, when he attended a Fish & Storm Water Management Seminar in Pembroke, November 7, 2007.

Renfrew Power Generation Open House Report

The Committee Members reported on the Open House they attended. Mae Craig informed the Committee she requested a Newsletter from Renfrew Hydro, which has not yet been received. John Wilson reported that he reinforced our request for Township peer review. He stated he has noticed that in Renfrew the flow of water on the Bonnechere River is very low right now and questioned how they will be able to keep the water going through for the chute, if there is a dam constructed.

Chair Bennett noted that the road condition was mentioned, by John Wilson, at the meeting and the Public Works Committee discussed this concern at their meeting yesterday. Mae Craig asked how much royalty would Horton receive from Renfrew Hydro? Mayor Johnston said that this was discussed, yesterday as well. There is some tax revenue received from Ontario Power Generation, staff are checking to see if we will receive revenue from Renfrew Power Generation.

Don Eady suggested someone from Horton with hydro knowledge should be appointed to sit on Renfrew Hydro's Committee. He expressed concern that Horton will not have a say in the development of this project.

The following resolution was put forward.

Moved by Don Eady, seconded by Mae Craig

That the Planning Committee requests that Renfrew Power Generation be advised that the Municipality has grave concerns about the condition of Thomson Road for heavy vehicles required to construct their dam at the Bonnechere River and request Renfrew Power Generation enter into an agreement for compensation of damage caused to the road, and two, request permission to have one Horton representative sit on Renfrew Power Generation's Power Dam Development Committee.

**Carried.**

5. DELEGATIONS

4:55 Kevin Bennett – Severance Proposal Off Dugald Road

Mr. Bennett was present to discuss a proposal to create six lots plus a retained lot on his property off Dugald Road. The lots would be served by an internal road and a right-of-way. The Committee discussed the requirements of road construction, hard surfacing and lot frontages. It was agreed that Mr. Bennett would redraw the sketch he provided and bring it back later for comment.

5:15 Morley Jessup – “Smokeless” Outdoor Wood Furnace

Hans Van Den Hurk – Zoning Amendment for Outdoor Wood Furnace

The CAO/Clerk reported that Mr. Jessup advised that he would not attend this meeting because the expert he was bringing in was not available to attend, due to a death in his family. An arrangement has been made for the next meeting December 18, 2007.

Hans Van Den Hurk had been called to remind him of this appointment, but he was not present.

Chair Bennett reported that he and the CAO/Clerk met with Mr. Van Den Hurk and Mr. Jessup and discussed the need for a zoning amendment. He has not brought the application or the fee to the Municipal Office. The Committee agreed that the CAO/Clerk send a registered letter tomorrow, requesting that Mr. Van Den Hurk submit his application for Zoning within ten days, or an action will be commenced under our By-law.

5:25 Jim Beimers

Mr. Beimers was present to discuss the Committee's rejection at the last meeting of his request to return unused fees for an Official Plan and Zoning By-law Application in 1994. He reviewed the history of the severance application of 200 acres of bush on an unopened road off his parents' property. He submitted the applications and fees on the advice of the Township and the County Planning Department. Prior to the Official Plan being circulated it was forwarded to the Ministry of Housing for comment and they rejected the application as it was not fronting on an open road. As the County Official Plan was in draft state and with knowledge that other municipalities had an Official Plan and Policy where 100 acre or larger bush lots could be severed on an unopened road, Jim and his brother agreed to hold off on applications until the planning was in order to carry forward. This was completed when the Official Plan was approved by the County in 2002.

However, they have just now proceeded with the application and that is now finalized.

Mae Craig expressed concern that this request is for a period longer than seven years ago. Chair Bennett said it is difficult to look back eleven years to see what monies are unspent. Some onus is on the family who decided to wait.

Mr. Beimers says he wants some of the money back and suggested a credit to taxes if the Township does not want to give cash.

Bob Hall questioned a future credit – he would not want to see money given back as a precedent. After discussion it was agreed that the Committee would discuss this further and offer a solution.

5:40 Hans Van Den Hurk

Mr. Van Den Hurk appeared at the meeting at 5:40 p.m. Chair Bennett informed Mr. Van Den Hurk that as he was absent earlier in the evening the Committee had decided to send a registered letter requesting he conform within ten days. There was extensive discussion about how the Outdoor Wood Furnace was installed without Township approval. There was concern expressed that the contractor Morely Jessup should have known and should have guided Mr. Van Den Hurk to approach the Municipal Office prior to installing the Furnace.

Chair Bennett reviewed a meeting he and the CAO/Clerk had with Mr. Jessup and Mr. Van Den Hurk in September, where it was agreed that Mr. Jessup would bring an expert engineer on the smokeless technology to provide evidence of its true smokeless nature and Mr. Van Den Hurk was to provide a Zoning Amendment. He had earlier submitted a minor variance request but when it was discovered that the reduction in setbacks was more than minor a Zoning By-law was recommended by the County Planning Staff.

Mr. Van Den Hurk discussed what the By-law would actually do for him. It was explained that the By-law now requires a set back of 100 metres (300 feet) from the boundary line, and his lot is only 210 by 210. The by-law would reduce the setback requirements for an outdoor stove to fit his lot.

Chair Bennett also informed him that there is a Public Meeting where neighbours are invited and these neighbours have the right of objection, to the Ontario Municipal Board. Chair Bennett noted that the registered letter would be sent out and for Mr. Van Den Hurk to expect it.

6. **ILLEGAL BUSINESSSES**

Report from Dennis Fridgen and Jeff Schruder

The CAO/Clerk reported that there was no report available this afternoon. A Report would be available for the next meeting.

7. **CONSENTS**

B7/07 Feikje Beimers – see also Planning Justification Report

The Committee reviewed the application for Feikje Beimers to sever a lot of 1.75 hectacre in size in Lot 21, Concession III. The Planning Justification Report was completed as this is more than the fifth lot that has been created and the Report has not identified any concerns.

Moved by Bill Winters, seconded by Bob Hall

That Planning Committee recommends to Council that they support application B7/07 for Feikje Beimers, condition upon the Consent Agreement.

**Carried.**

B163-167/07 1694005 Ontario Inc (Peter Prince)

The Committee members reviewed applications for five severances for property owned by Peter Prince's company, in part of Lot 6 Concession VIII. The Committee also reviewed

comments submitted by Rene Lebreque on behalf of Daniel Aubert, which concerns tile drainage flow and surface water flow through the Prince property. The CAO/Clerk reported that he also verbally received comments from another neighbour Doug Ferguson, earlier today. John Wilson suggested that the Township require a lot drainage and lot grading plan. He also noticed while doing a site inspection that the road is not fenced the full width of sixty six feet, a new ditch should be constructed by the landowner between the hydro poles and the new location of the fence.

Moved by John Wilson, seconded by Bill Winters

That Planning Committee recommends to Council that they support Applications B163-167/07 for 1694005 Ontario Inc subject to the following conditions:

1. That the applicant enter into a Consent Agreement
2. That Application B 163/07 (1) and application B164/07 (2) are for lots with drainage concerns. The Committee request that if the lots remain in this location the applicant complete a Lot Grading and Drainage Plan showing the location of the existing surface drains and the existing underground tile drains and show the locations of the building site and the septic site on each parcel.
3. That the road allowance is legally sixty six feet wide but is fenced narrower than this. The applicant is to place the fence line in its proper location and the applicant is to construct a new ditch between his lot line and the existing hydro poles.

**Carried.**

B168/07 Beatty Gould – Lot Addition to Renfrew Self Storage

The Committee reviewed the Consent Application. There were no planning concerns identified.

Moved by Robert A Johnston, seconded by Mae Craig

That the Planning Committee recommends Council support Application B 168/07.

**Carried.**

B173/07 Wallace & Valerie Miller

The Committee reviewed the application for a right-of-way over Wallace & Valerie Miller's property which is for a right-of-way to access land recently severed by Peter, Robert and Dyanne Storie. There were no planning issues identified.

Moved by Bob Kingsbury, seconded by Mae Craig

That the Planning Committee recommends Council support Application B173/07.

**Carried.**

8. VERNON CRUISE – MINOR VARIANCE A05-06 – PHASE 1 ENVIRONMENTAL ASSESSMENT

The CAO/Clerk reported that Vernon Cruise applied for a Minor Variance to reduce the area required for a severance on the corner of Lime Kiln Road and Burnstown Road, Lot 5 Concession 2. A condition of the Committee of Adjustment was that a Phase I Environmental Assessment be completed as it was known that the property had been used as a Salvage Yard. The Phase I Environmental Report has now been completed with the recommendation that a Phase II Environmental Assessment be conducted on soil and ground water for possible contamination, and that subsequent to further evaluation or clean up and in accordance with Ontario Regulation 153-04, it is recommended that a record of site condition be filed in the Eastern Ontario Site Registry.

Moved by John Wilson, seconded by Bill Winters

That the Committee accept the recommendation of Jp2g Consultants and require a Phase II Environmental Site Assessment be conducted, and that the property be recommended for a Record of Site Condition.

**Carried.**

9. CORRESPONDENCE

Copy of letter from Neighbours to Planner re Renfrew Power Generation

The Committee reviewed a letter from George & Susan Bruemmer, Arist & Judith Bruemmer and Andy & Sharon Tait, which outlined concerns they have with Renfrew Power Generation's plan to construct a dam on the Bonnechere River.

OMAFRA – copy of Presentation on Rural Economic Development

The Committee received a copy of the Power Point Presentation that the OMAFRA Representative presented to our Planning Committee and to neighbouring municipalities in October.

Mae Craig – Newspaper Clipping on Sale of Hydro

Mae Craig presented a copy of a newspaper clipping from the Eganville Leader, November 14, 2007 which talks about an increase in payment from 5 cents to 11 cents per kilowatt hour, Ontario Power Authorities are paying now. It was noted that Renfrew Power Generation would receive 11 cents for any power generated on the Bonnechere River as well.

10. QUESTIONS FROM RATEPAYER TO DEPUTY MAYOR HALL ON WES WALLACE ZONING AMENDMENT

Bob Hall reported that he received a phone call from a neighbour of the property that was subject to a zoning amendment for Wes Wallace. This property has a house started too close to a stream and there is a zoning application to reduce the 20 metre setback to 11.5 metres. Bob Hall asked several questions on behalf of the neighbour. These were reviewed and Bob Hall is to report back to the person who called him.

11. OTHER BUSINESS

Chair Bennett asked the Committee Members how they wished to deal with the further request from Jim Beimers for refund of unspent planning fees. He asked if this would be on the agenda for the next meeting. After discussion the Committee Members agreed that they did not believe money should be returned.

12. NEXT MEETING

The Committee agreed to meet December 18, 2007 at 4:30 p.m.

13. CONFIRMING RESOLUTION

Moved by Bill Winters, seconded by Bob Kingsbury

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.**

14. ADJOURNMENT

Moved by John Wilson, seconded by Bob Hall

That this Committee Meeting be adjourned at 6:40 p.m.

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Planning Committee Meeting  
November 20, 2007

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Chair

Secretary