

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

OCTOBER 16, 2007

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday October 16, 2007. Present were Chair Dave Bennett, Jim Ferguson, Bill Winters, Robert A. Johnston, John Wilson, Don Eady, Bob Hall, Mae Craig and Darlene Heaslip.

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 SEPTEMBER 18, 2007 COMMITTEE MEETING

The Committee reviewed the September 18, Committee Meeting Minutes.

4. BUSINESS ARISING FROM MINUTES

Bill Winters questioned the minimum standards for a private road that would be required of Bruce Reid? Chair Bennett said there is no minimum standard for a private driveway. The Township has no control through the Planning Act. He asked if the Committee would consider imposing some standard in order to permit our fire truck access to the property.

Community Improvement Plan – Changes Not Made to Draft Yet

The CAO/Clerk reported that the Planning Firm is still waiting for contact from the Ministry of Municipal Affairs, on wording following the meeting in Kingston in September.

“Smokeless” Outdoor Furnace – Dealer to Attend November Meeting

The CAO/Clerk reported that Morely Jessup, the dealer from Barry’s Bay, has put off his visit to the Committee, to discuss the Smokeless Outdoor Furnace, until the November meeting as he needs extra time to have the Company Engineers prepare the documentation, proving that it is smokeless.

Draper Site Plan Agreement – Revised Site Plan Not Received Yet

The CAO/Clerk reported that he had made minor changes to the wording that was agreed at the last meeting for the Site Plan Agreement and had sent the sketch away to be revised and it has not yet been returned by Mr. Draper. The Committee requested that the CAO/Clerk contact Mr. Draper to hurry this process along.

5. DELEGATION

4:40 Peter Prince – Effect of Strip Development on Sub Standard Roads

Chair Bennett welcomed Mr. Prince, and said that the Township is considering our approval on consents where blocks are created on sub-standard municipal roads. He asked Mr. Prince for his input as a developer of severances and new homes in the Township. The Township’s problem is that there is not sufficient capital funding to upgrade these roads and once new homes are on the roads the Township receives complaints about the road condition. He asked if there was some working formula to work with developers for assistance in upgrading the roads or should all development be by planned subdivision?

Peter Prince said he would welcome the assistance of the Township directing him to an area where he could focus on development or building. He noted that it would be an expensive concern for the developer to build all the internal subdivision roads etc

Chair Bennett asked if there were areas of the Township where we could assist him in planning a subdivision? Mr. Prince said he would appreciate the

Township's direction. He added that he is willing to sit down and discuss our concerns. Chair Bennett thanked Mr. Prince for his comments and for attending and promised to be in contact with him as we move forward with discussions on this issue.

4:50 David Brown – Proposal to Recognize our Troops

David Brown was present, and informed the Committee that as a resident he would put up a sign with wording Horton Township – Pray for Our Troops' Families, or similar wording. If he did he believes that the Highways would take the sign down the next day and thought it would be nice for the Township to do this.

Mayor Johnston informed the Committee that he has discussed this previously with several Council Members, that we should have a "Welcome to Horton" sign at the two entrances to the Township on highway 17, and this additional wording could be part of the Sign.

Mae Craig supported this. Councillor Eady noted that we would have to get proper approvals to erect the sign. Bob Hall commented that some signs along the Highway are almost unreadable due the amount of information on the sign. The sign must be simple to be read as you are travelling.

The Committee discussed what a proper sign would be and they agreed it would be half-way between the Whitewater sign which is quite large and the Admaston-Bromley sign on Highway 132. John Wilson suggested developing a slogan similar to Horton Township capital of ????. Councillor Eady suggested sharing a sign with McNab/Braeside on River Road and Burnstown Road, and with Whitewater at Storyland Road and Chaneaux Road.

Moved by Mae Craig, seconded by Bill Wilson

That the Planning Committee request the Municipal Infrastructure Manager explore what it would cost to erect two signs at each end of Highway 17.

Carried.

6. **ILLEGAL BUSINESS**

Chair Bennett informed the Committee that there have been no results from our six month advertising campaign, urging businesses that do not conform to our zoning and site plan agreement policies to come forward. The Committee considered several businesses that they were aware of, that may be an infraction. After discussion the following resolution was put forward.

Moved by Robert A. Johnston, seconded by Darlene Heaslip

That the Planning Committee instruct Denis Fridgen and Jeff Schruder to travel the Township investigating possible businesses which may not be zoned properly and bring back a report to the next Planning Committee Meeting.

Carried.

7. **CONSENT**

B 32/06 Peter, Robert & Dyanne Storie – Amended Decision

The Committee reviewed the amended decision of this application and had no comments.

B 83/07 Neil Lavallee

Moved by Jim Ferguson, seconded by Bill Wilson

That the Planning Committee recommends that Council support the application B83/07 for Neil Lavallee.

Carried.

8. **CORRESPONDENCE**

Invitation to MDS II Presentation at Admaston/Bromley October 18, 2007

The Committee reviewed an invitation from Admaston/Bromley Township to hear a presentation they have arranged on the Minimum Distance Separation II formula to be held at 7:00 p.m. at their October 18, 2007 Council Meeting.

Storm Water Management Seminar November 7, 2007 in Pembroke

The Committee reviewed the Storm Water Management Seminar put on by the Ministry of Natural Resources, the Ministry of the Environment and Ministry of Municipal Affairs, November 7, in Pembroke. The CAO/Clerk informed the Committee that Denis Fridgen, Jeff Schruder and he will attend.

Renfrew Power Generation (Water, Earth Science Associates) Public Meeting October 27, 2007

The Committee received an invitation from WESA on behalf of Renfrew Power Generation for a Public Meeting to be held in our Horton Community Centre on October 27, 2007 from 10:00 am to 1:00 p.m. This Public Meeting is to discuss the proposal to construct a Power Generation Dam on the Bonnechere River at First Chute.

Chair Bennett reported that Mae Craig had asked him, previous to the Meeting, if the Committee would be interested in a Site Visit, at the location of the proposed Dam. Mae Craig added that this is a significant site as it is pictured both in the Horton Web Site and the County of Renfrew Web Site. No one can visualise what the Dam will look like.

Councillor Eady asked what the taxes would be on a dam this size? After discussion it was agreed to request a meeting with Renfrew Power Generation at 9:00 am, one hour before the presentation on October 27, 2007, so that we would have their direct attention to discuss our concerns and following the meeting, at 1:00 p.m., then do a Site Inspection of the site with Renfrew Power Generation personnel. The CAO/Clerk was to arrange for this.

Renfrew & Lanark County Partnership Projects – Summary Sheet 2007-2008

Councillor Eady presented material he received from the Renfrew & Area Chamber of Commerce Meeting earlier today on projects that are being conducted in the local area. There is a Seminar entitled Solving our Local Labour Market Issues Together, to be held October 29, 2007, Renfrew Inn at 9:00 – 11:30 a.m.

9. OTHER BUSINESS

There was no other business.

10. NEXT MEETING

The Committee agreed that the next meeting would be Tuesday November 20, 2007 at 4:30 p.m.

11. CONFIRMING RESOLUTION

Moved by Jim Ferguson, seconded by Mae Craig

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

Carried.

12. ADJOURNMENT

Moved by John Wilson, seconded by Jim Ferguson

That this Committee Meeting be adjourned at 5:40 p.m.

Carried.

Chair

CAO/Clerk

