

THE CORPORATION OF THE TOWNSHIP OF HORTON  
**PLANNING COMMITTEE**

October 20, 2009

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday, October 20, 2009. Present were Chair Dave Bennett, Mayor Robert A. Johnston, Deputy Mayor Hall, Councillor Kingsbury, Councillor Don Eady, John Berkhout, Mae Craig, Jim Ferguson, John Wilson and Bill Winters. Staff Members present were Rose Curley Administrative Assistant and Mackie McLaren CAO/Clerk.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 4:30 p.m. The Committee then held a moment of silence in honour of Rene Labreque, a fellow Planning Committee member who passed away recently.

2. DECLARATION OF PECUNIARY INTEREST

Bill Winters declared pecuniary interest on the items related to Tom Orr Development.

3. MINUTES: September 15, 2009 – Planning Committee Meeting

Chair Bennett reviewed the minutes of the September 15, 2009 Planning Committee Meeting.

Moved by Robert Johnston Seconded by Robert Kingsbury

That Horton Township Planning Committee proceed into Closed Meeting pursuant to section 8 (b) (i) of By-law 98-08 Procedural By-law as amended.

Carried.

Chair Bennett declared the meeting closed at 4:38 p.m.

Chair Bennett called the meeting back to open session at 5:00 p.m.

Chair Bennett noted that during the closed session the Committee discussed the sale of an unopened Township road allowance to Tom Orr, a property developer and the recent real estate appraisal in the amount of \$7,500.00 for this property.

Moved by Don Eady, Seconded by Robert Johnston

That the Horton Planning Committee recommends that Council accepts the real estate appraisal value of \$7,500.00 as the sale price for the Township road allowance between Concession 7 and 8 at Lots 24, 25.

Carried on Division.

Committee member Bill Winters had declared pecuniary interest on this item earlier in the meeting and did not take part on the discussion or the vote.

4. BUSINESS ARISING

Councillor Eady asked if there was any action taken regarding the truck parking situation in Cotieville discussed at the September Committee meeting. Mackie McLaren, CAO/Clerk noted that Mr. Smith is now parking one of his trucks at a Renfrew location and the other truck is parked in his driveway. The situation seems to be resolved for the present time.

5. DELEGATIONS:

- Tom Orr – appraisal for unopened road allowance

Mr. Orr was present and Chair Bennett discussed the decision made earlier in the meeting regarding the appraisal and sale of an unopened road allowance. He

noted that the Committee has agreed to recommend to Council that they start the process for stopping up and conveying the road allowance to Mr. Orr for the sale price of \$7,500.00, the real estate appraisal price for the 3-acre property.

Moved by Bob Johnston, Seconded by Mae Craig

That the Horton Planning Committee recommends that Council proceed to stop up and convey the unopened road allowance in Concession 7 and 8, Lot 24 and Lot 25. Costs to be borne by the applicant. Real Estate value shall be the appraised value of \$2,500.00 per acre.

Carried.

- Tom Orr – Zoning Amendment Application

Mr. Orr reviewed his zoning amendment application and his development plans for the property he purchased along the Ottawa River.

Moved by John Berkhout, Seconded by Jim Ferguson

That the Horton Planning Committee recommends that Council accepts the zoning amendment application from Jp2g Consultants (agent for Tom Orr) for Part Lot 24 & 25, Concession 8.

Carried.

- Harold Deacon – Site Plan Agreement

Mr. Deacon was present to discuss the progress of his site plan agreement for his property. Committee Members expressed concern that the September 30, 2009 deadline for completion of the main items on his site plan has come and gone and he has not made sufficient progress on his property development. The Committee agreed that they now require the \$5,000.00 security deposit. Mr. Deacon was asked to let the CAO/Clerk know by October 30, 2009 what his plans are.

## 6. CORRESPONDENCE

- Ontario East Economic Development – creative rural economy on the rise in Eastern Ontario
- Invitation to Reception with Hon. Jim Watson, MPP – Friday, Oct. 23, 2009 – Provincial Liberal Association

The Committee reviewed the above correspondence.

## 7. CONSENT APPLICATIONS

- Consent Application No. B102/09 – Ralph & Susan Miller

The Committee reviewed the above application. They agreed that Dennis Fridgen, CBO on recommendation of the County Planning Department, would conduct a site inspection of the proposed lot as a precautionary measure due to the present of slip clay sites.

Moved by John Wilson, seconded by Mae Craig

That the Planning Committee recommends to Council that application B102/09 be accepted upon satisfactory inspection of the proposed lot by Horton Township's Chief Building Official.

Carried.

- Consent Application Nos.: B138 to B142/09(5) – Peter Prince

Moved by Mae Craig, Seconded by Bill Winters

That the Planning Committee recommends to Council that Applications B138 to B142/09(5) be accepted. An Aggregate Impact Study must be carried out as a condition of approval.

Carried.

#### 8. OTHER BUSINESS

- Jack McLaren – second house on property

Mackie McLaren, CAO/Clerk explained to the Committee that Mr. McLaren's plans have changed since the planning package was compiled. He will not be building until sometime in Spring 2010 after his insurance claim has been settled. The Committee noted that there still is an outstanding issue on the property as he currently is living in a mobile home on the property. The CAO/Clerk reported that Jack McLaren will come into the Township tomorrow to enter into an agreement and to give a \$5,000.00 security deposit that will allow him to occupy the mobile home as a temporary residence until he re-constructs his home.

#### 9. UPCOMING MEETING DATES

The next regular Planning Committee meeting will be held on Tuesday, November 17, 2009 at 4:30 p.m. in the Municipal Council Chambers.

A Special Planning Committee meeting to review the Draft Comprehensive Zoning By-law Concerns will be held on November 24, 2009 at 4:30 p.m. in the Municipal Council Chambers.

#### 10. CONFIRMING RESOLUTION

Moved by Bob Hall, seconded by Jim Ferguson

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.**

#### 16. ADJOURNMENT

Moved by Mae Craig, seconded by Don Eady

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

**Carried.**

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Chair

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Secretary