

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING**

December 15, 2009

There was a Meeting of the Planning Committee held in the Horton Council Chamber on Tuesday December 15, 2009. Present were Chair Dave Bennett, Robert A. Johnston, Bob Kingsbury, Jim Ferguson, Bill Winters, Mae Craig, Bob Lockwood, John Wilson and Don Eady. Staff present were Rose Curley Administrative Assistant and Mackie McLaren CAO/Clerk.

1. CALL TO ORDER

Chair Bennett called the meeting to order 4:30 p.m.

2. DECLARATION OF PECUNIARY INTEREST

Bill Winters declared pecuniary interest in Agenda item 9, Tom Orr.

3. MINUTES OF NOVEMBER 17, 2009 COMMITTEE MEETING  
DECEMBER 01, 2009 ZONING PUBLIC

Chair Bennett asked the members to review the Meeting Minutes.

4. BUSINESS ARISING

Copy of Response to Sean Richards questions

Chair Bennett noted that the responses to Sean Richards questions which were sent to him prior to the December 1, 2009 Public Meeting are in the package for the Committee Members review.

John Wilson noted that at the Public Meeting the question came up about the cost to the Township if the Jackson business was permitted to build in Horton and the \$4,000 cost was suggested by Chair Bennett, where he should have said that there would be no cost to the Township and there would be a net \$10,000 increase in tax revenue.

5. DELEGATIONS

4:35 Dave and Warren LaRocque – Jackson Toyota

Warren LaRocque reviewed the Site Plan details that were presented during the December 1, 2009 Public Meeting. He noted that the property will be gated for security, the gates will be located approximately forty yards into their property from Garden of Eden Road. The access will be paved and the fire route will be paved. There may be some area around the property that will be left in gravel at this point in time until all the construction work settles. There will be a septic tank area as well as a storm water management pond with a dry hydrant for Township use.

There are two large trees on the property now and they will remain. They plan to have storage containers behind the facility in a fenced yard, these will be shipping containers and they will hold tires, for fire protection and insurances purposes. They will also use this area for roll-off containers for waste.

The lighting, because of the proximity to Highway 17, will be considered dark skies policy, so lights can not cause light pollution.

Bob Lockwood asked if land leveling would be required?

Warren said yes, there are several high spots on the property which will be leveled and the building is to be sited on the highest spot, and the inventory display will be a step down from their building. Kollard & Associates of Kemptville have been contracted to design and install the

septic system facilities. This Company is noted for this work in large facilities. The grease and oil separator unit will be coming from Nova Scotia, which is deemed to be the best in the world.

Bob Lockwood asked about the location of the well?

Warren pointed out the approximate location on the Site Plan, noting that it exceeds the minimum setbacks requirement from the septic tank and the weeper system.

Chair Bennett noted that the retention pond needs to hold a minimum amount of water for fire protection services. He suggested that their Engineer will have to design this minimum. Warren confirmed that they are working on it.

Chair Bennett asked the CAO/Clerk to review the draft Site Plan Agreement that has been prepared to discussion purposes. The CAO/Clerk reviewed the documentation. Due to the generic nature of the base site plan agreement some changes were made to the wording to suit this proposal. Example No.4 – the word tenant is removed, clause 9(e) gravel will be changed to asphalt, No. 10 the word “her” last known address changed to “his” last known address.

The Committee discussed the timing of the services to be completed. After discussion they agreed that the services be completed by December 15, 2011, which gives one year approximately to complete all the services after the completion of the building.

Bob Kingsbury noted that the document is a standard agreement that is signed by all other commercial developers in the Township.

The question was asked about the description of the fences on the property?

David LaRocque said most likely it would be chain link fence around the retention pond, the fence around the containers would be wooden and painted earth tones as will the shipping containers.

John Wilson asked if there was an opportunity for Jackson Toyota to make a donation towards the roof at the Rink, that is currently under construction, as they had announced in the Renfrew press in the past that they would make donations to charities in Renfrew, if certain conditions with the Town were met.

David LaRocque said that their plan was if there were budget monies left over they would be donated to the Municipality.

David LaRocque referenced clause 9 (i) color choices – he noted that Toyota Canada has standard colors which are white with a red band around the building, the words in black letters. The Committee Members agreed that this color pattern would be suitable. Robert A. Johnston explained the reason for this clause was that in our past experience galvanized steel was installed rather than color on a building.

Chair Bennett noted to the Committee that Gerry and Sean Richards were in the audience and he asked if they wished to make any comments. They informed the Committee that they were just observing.

Chair Bennett thanked the LaRocques for attending this meeting to discuss the Site Plan Agreement.

6. **CORRESPONDENCE**  
County Public Works – MacMillan Pit Site Plan Changes Chair Bennett noted that the County has now commented on the Site Plan changes to the

MacMillan Pit Site Plan, on Thomson Road and Lochwinnoch Road. The CAO/Clerk reported that the Township has commented previously and approved the thirty metre setback to a fifteen metre setback.

Councillor Eady expressed concern with the maintenance of berms. He requested that berms be built with slopes that can be properly groomed, citing a berm on the Kluge Pit on Whitton Road, near his property that does not look good.

John Wilson referred to planting Red Pine screening and asked how high the red pine trees would be? It was suggested that they would probably be seedlings. He suggested that the first row should be at least six feet high, with seedlings planted behind, if they wished.

After discussion the Committee agreed that they wanted the slopes on the berm that could be maintained and trees at least six foot high in the first row and they wanted the County and the Ministry of Natural Resources to be advise that they wished to see the Draft Site Plan before it is approved. In addition, the CAO/Clerk was authorized to contact the Ministry of Natural Resources, Pits and Quarries Inspector to inquire about the berm being maintained at the Kluge Pit.

Canadian Wood Energy Association

The CAO/Clerk presented a copy of a press release received today, from the Canadian Wood Energy Association on a Report from a health panel that wind generating equipment does not create a health hazard.

7. **CONSENTS**

B121/09 – Jack MacLaren (Bell Canada easement)

The CAO/Clerk reviewed the Planning Report and there were no issues.

Moved by Mae Craig, seconded by Jim Ferguson

That Planning Committee recommends to Council that they support the Consent B121/09 for Jack MacLaren for a Bell Canada easement.

**Carried.**

B157/09 – Peter Tippins (amended)

The CAO/Clerk presented a copy of the amended severance agreement for Peter Tippins. The Planning Report notes that a zoning requirement from RU to LSR2 is required as well as a Geotechnical Report and/or setback from the top of the slope because of unstable soil.

Moved by Mae Craig, seconded by Robert A Johnston

That Planning Committee recommend to Council that they support Consent Application B157/09, as amended, for Peter Tippins subject to:

1. Rezoning of the property from Rural to LSR2
2. Geotechnical Report and/or setback from top of slope
3. Consent Agreement
4. Lot Development charge of \$3122.

**Carried.**

8. **BOX GRAIN ELEVATORS**

Correspondence re Office Trailer

The CAO/Clerk reported that Box Grain Elevators have purchased the former alfalfa dehydration plant property on Gillan Road and are operating a grain and corn drying and storage facility. They have brought in a used mobile home to use as an office. The Committee reviewed correspondence in this regard.

Request from Neighbours for Township to hold a public meeting

The CAO/Clerk reported that when they started drying corn there was concerns from the neighbour about noise from fans that are in the grain silos. Don Eady confirmed that there was severe noise but that they did take steps to rectify the

noise. Bob Lockwood suggested that the community would have to get used to having a little noise if it is not too severe.

Bob Kingsbury suggested holding an on-site meeting at the facility.

Chair Bennett said the Township should hold a Public Meeting, which had been suggested by a resident from Pleasant View Park. He also suggested that we should talk with the owner concerning a Site Plan Requirement, as the building permit that was issued for the grain drier and soon to be issued for the office building have changed the use. The Committee agreed that they would hold a public meeting on January 20, 2010 and an advertisement would be placed in the paper informing the public.

9. TOM ORR – DRAFT ZONING BY-LAW  
Bill Winters declared pecuniary interest.

The CAO/Clerk reported that the draft notices and by-law have now been received from the County to rezone the Tom Orr property from campground commercial to service residential, for the lots they are creating, by severance, on a private road. Our Planner has pointed out that our current Zoning By-law has a twenty metre water setback, the Developer wants a fifteen metre setback, but he has recommended that it be thirty, due to the nature of the development. The CAO/Clerk asked for input from the Committee. After discussion the following resolution was passed.

Moved by Robert A. Johnston seconded by Don Eady

That Planning Committee support the twenty metre water setback from the Ottawa River for the Tom Orr Zoning By-law.

**Carried.**

Mayor Johnston left the meeting at this point being 6:00 p.m.

10. BILL MCGAHERN ROAD CLOSING REQUEST

The CAO/Clerk presented a report on an unopened road allowance, Bill McGahern has approached Public Works Committee to have closed and conveyed to him along with three other property owners, who have identified an interest in the property.

Moved by Jim Ferguson, seconded by Bob Lockwood

That Planning Committee recommends to Council that they proceed with the McGahern Road Closing Request.

**Carried.**

11. HAROLD DEACON SITE PLAN

Progress to Date

The CAO/Clerk presented an updated report on the Site Plan work carried out by Mr Deacon, equivalent costs provided to date is \$6,625, work remaining is \$3,800. Chair Bennett noted that the December 1<sup>st</sup> date to have work completed has come and gone without completion of all the work.

Bob Lockwood expressed concern that it is not fair that we have not demanded the same timelines as other commercial developers. Bob Kingsbury said that a building permit should not have been issued for the garage, as we have now established two standards, which is not fair to neighbours who live close to this property.

Chair Bennett agreed that freeze up is a problem with completion right now. He suggested that it would need another six months to complete which would give him two months in the Spring time to complete the works. He suggested that we also add teeth in the form of not permitting operation of the commercial enterprise, as the zoning is not in place yet.

Bob Lockwood said the issue of security should have been addressed differently at the start. Don Eady said in the future he would like to see a discussion on the \$5,000 security brought back to the table, particularly on issues of temporary mobile homes when there are fires.

Moved by Don Eady, seconded by Mae Craig

That Planning Committee gives a final extension to July 1, 2010 for 100% completion of the works in the Harold Deacon Site Plan Agreement, or he will be required to cease his commercial operation until the zoning by-law is in place.

**Carried.**

**Opposed Bob Kingsbury**

12. OTHER BUSINESS

There was no other business to discuss.

13. NEXT MEETING

The committee agreed to meet on Wednesday January 20, 2010 at 7:00 p.m. for a Public Meeting on the Box Grain Elevators. The Committee agreed to meet at 4:30 that day for the next Committee Meeting , with sandwiches brought in.

Chair Bennett noted that Bill Winters is completing his final meeting with this committee and he personally thanked Bill for his involvement on the committee and in the community which was accepted with a round of applause by the Committee Members.

14. CONFIRMING RESOLUTION

Moved by John Wilson, seconded by Jim Ferguson

That the Committee pass this confirming resolution to cover 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.**

15. ADJOURNMENT

Moved by Mae Craig, seconded by Bill Winters

That this Committee Meeting be adjourned at 6:29 p.m.

**Carried.**

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Chair

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CAO/Clerk