

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING**

MARCH 16, 2010

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday March 16, 2010. Present were Chair Dave Bennett, Mayor Robert A. Johnston, Councillor Don Eady, Councillor Bob Kingsbury, John Berkhout, Mae Craig, Jim Ferguson, Bob Lockwood and John Wilson. Absent Deputy Mayor Bob Hall, due to illness. Staff present CAO/Clerk Mackie McLaren and Administrative Assistant Rose Curley.

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 by Members of the Committee.

3. MINUTES OF FEBRUARY 16, 2010 MEETING

Chair Bennett reviewed the Meeting Minutes with the Committee Members.

4. BUSINESS ARISING

There was no business arising from the Minutes.

5. DELEGATIONS

4:35 Lydia Pleau

Lydia and Bernie Pleau, along with Mrs Ida Lepack and Mr Terry Verhelle were present to discuss the fact that the right of way required from County Road 653 to their property has not been registered and they can not get their solicitor to move on the registration.

Chair Bennett reported that earlier this afternoon the Township received a letter from Don Sullivan, lawyer for the parties for the registration, wanting the Township's formal consent to register the permission for property owners to move along the road as it crosses two unopened road allowances. The CAO/Clerk has responded in favour of this request, before the meeting started.

In the letter Mr Sullivan promises that they will register the right of way within a day or two of receipt of our permission. He did note that he has been in conversation with the Pleau's discussing an option where the Township would permit a severance to proceed prior to the registration of the right of way, if the applicants gave a \$10,000 security cheque to guarantee that the right of way would be registered. The deposit will be refunded following registration. The Pleau's support this suggestion as it would let them proceed immediately with their plans.

Terry Verhelle expressed interest in this option to resolve the issuance of a building permit that he is applying for.

Bob Lockwood asked if this agreement would satisfy condition # 3 to the Pleau Consent Application, which is waiting for the right of way to be registered? Chair Bennett said yes.

Councillor Kingsbury asked what would make the timing fall through.

Chair Bennett said it would fall through if the lawyer did not proceed immediately and register the right of way.

Councillor Kingsbury said he supported the Agreement with a Deposit Solution.

Moved by John Berkhout, seconded by Jim Ferguson

That Planning Committee recommends to Council that they accept the Security Agreement for Pleau's and Verhelle if the right of way is not registered within the next week.

**Carried.**

4:40 Harold Deacon – Plan to Meet Time Line Requirements

Chair Bennett presented pictures that he took earlier in the day of Mr Deacon's property. Harold confirmed that all work will be completed by the July 1, 2010 deadline required by Council. The trades are all lined up to meet this deadline. He invited members to stop in to look at the progress he is making. He said a contractor has been hired for the fence, which should start within two weeks.

Mayor Johnston asked if the County is controlling the size of the culverts, as the culverts sitting on the property look small.

Mr Deacon said the culverts are the same diameter as the culvert that is in the driveway that he is extending.

Mayor Johnston suggested that he contact the County to confirm the required size, before he plants them and has to dig them up later.

Chair Bennett asked Mr Deacon to provide the Committee with an update of his progress at the April 20, 2010 meeting.

Jackson Toyota Rezoning

Chair Bennett updated the Committee on the Appeal of Gerald and Sean Richards filed against the Zoning By-law for the Jackson Toyota property.

An agreement was reached, just prior to the start of the OMB Hearing and the Appeal was withdrawn. The Board met briefly on March 10, 2010 to receive a brief report on the withdrawal of the Appeal.

5:00 **Public Meeting** – Shorey Minor Variance

See Public Meeting Minutes.

5:25 Charles Cheesman – Draft Comprehensive Zoning By-law

Charles Cheesman, Planning Manager and Luke Desjardin Planning Technician, were present to update the Committee on changes that have been made to the Draft Comprehensive Zoning By-law and mapping following the November 20, 2009 Committee Meeting.

He reviewed the existing EP Zone and the proposed EP Zone which has more EP showing than the maps presented at the Public Meetings. This is a result of comments from the Ministry of Natural Resources to show leda clay and hazard lands. Mr Cheesman discussed the Bonnechere River Provincial Significant Wetland designation and the map has now been updated by MNR which shows much more land in the PSW and the Buffer Area – PSW1. After discussion the following motion was put forward.

Moved by Robert A. Johnston, seconded by Bob Kingsbury

That Planning Committee agrees to leave the PSW and PSWE1 zones as were presented to the Public Meeting September 1, 2009.

**Carried.**

Charles Cheesman then reviewed the draft By-law, section 3.3.7 concerning separation distances between an accessory building and a principal use will be removed following discussion with the Chief Building Official.

Section 3.14 has a statement about Karst bedrock which is show on the mapping schedule, again required by the Ministry of Natural Resources.

Section 3.27 d separation distances – Charles Cheesman noted that there was some change to the wording since the November Meeting, however, following the Agreement for the Richards Appeal Withdrawal to Jackson Toyota, he has

brought forward wording for the Minimum Distance Separation (MDS) separation distances which encompasses what the Province requires in their policy.

Moved by Bob Kingsbury, seconded by Mae Craig

That Planning Committee accept the revised MDS wording for Clause 3.27 a (I).

**Carried.**

The Committee looked at the EP Zone for the area of the Ottawa River below Storyland and questioned why that EP Zone is there. They agreed that a Site Inspection would have to be carried out to see what the issue is.

Charles Cheesman agreed to prepare the final by-law document and the mapping subject to the Site Inspection. The Committee thanked Charles and Luke for attending.

6. CORRESPONDENCE SUMMARY

Joanna Gaweda, MNR – response to questions and new PSW mapping. This was discussed during Charles Chessman’s presentation.

Joanna Gaweda MNR – Email response on ANSI mapping  
The Committee reviewed the revised mapping for the ANSI.

Queen’s University – 3<sup>rd</sup> Annual Conference on Biomass for Energy

7. VACANT COMMITTEE SEAT

Chair Bennett said three applications had been received and were in the Meeting package. The CAO/Clerk said the deadline for applications was noon today and a fourth application has been received. Chair Bennett asked how the Committee Members wished to select one of these four to fill the vacant seat, would they interview each applicant.

Councillor Kingsbury said that he is prepared to make a decision now. Mayor Johnston agreed. Councillor Kingsbury said that David Brown has shown an interest in the Township, and is a member of our Lime Stabilization Committee. Mayor Johnston agreed that he is on the Septage Committee, he helped out with the installation of the Highway 17 sign as a volunteer, and he has agreed to sell dog tags, door to door, when no one wanted the position.

Mae Craig said that she supported David Brown as well.

Moved by Bob Kingsbury, seconded by Mae Craig

That David Brown be invited to join the Planning Committee to fill the vacant seat.

**Carried.**

8. PAT CONNOR AND NEIGHBOURS

Neighbour Agreement or Committee Action on Access

The CAO/Clerk presented a response from Pat Connor and Cory Smart/Lisa Murphy in which they both agreed to accept half of the Part 5 that was in question and they will be responsible for the cost to create the two lots.

Moved by John Wilson, seconded by Mae Craig

That Planning Committee recommends to Council the acceptance of the Connor and Smart/Murphy solution to resolve the access issue.

**Carried.**

9. ZONING BY-LAW TO REDUCE WATER SETBACK FOR OPEN ROOF PORCH – REQUIRE ENVIRONMENTAL IMPACT

Prior to Charles Cheesman leaving the Meeting, he was asked if the revised wording in the draft Zoning By-law would permit a 12 foot extension to the Hein’s cottage on the Ottawa River on Leavoy Lane. After review he said that it would and that the Official Plan Requirements for environmental impacts would not be required, if this wording is eventually approved in the By-law.

10. OTHER BUSINESS – CP RAIL RESOLUTION

Mayor Johnston reported that the County held a meeting last Thursday for all Municipalities between North Bay and Smiths Falls. Following the meeting a resolution has come forward from the County of Renfrew calling on the Federal Government, who is mandated in the Constitution to provide transportation services, and the Provincial Government be lobbied to use the transportation fund that is already in place to keep this railway line open. All municipalities will be asked for support for this resolution.

Mayor Johnston said that all Municipalities are concerned with the maintenance of crossings and both costs of signals and upkeep of the actual crossing and this will be addressed as part of the resolution as well.

11. NEXT MEETING

The next Meeting will be held Tuesday April 20, 2010 at 4:30 p.m.

12. CONFIRMING RESOLUTION

Moved by Mae Craig, seconded by John Berkhout

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.**

13. ADJOURNMENT

Moved by Jim Ferguson, seconded by John Wilson

That this Committee Meeting be adjourned at 6:35 p.m.

**Carried.**

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Chair

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CAO/Clerk