

HAROLD DEACON SITE PLAN AGREEMENT MEETING WITH THE PUBLIC

November 25, 2008

There was a meeting with the public to discuss the Site Plan Agreement for the Harold Deacon's Commercial Development proposal held in the upstairs meeting room of the Fire Hall on Thursday November 25, 2008. Present were Chair Dave Bennett, Robert A. Johnston, Mae Craig and Don Eady. Staff present was Mackie McLaren CAO/Clerk, also present was Harold Deacon. Neighbours were invited but no one attended.

1. **CALL TO ORDER**

Chair Bennett called the meeting to order at 7:00 p.m.

2. **DECLARATION OF PECUNIARY INTEREST**

There was no declaration of pecuniary interest by Members of the Committee.

3. **REVIEW OF OCTOBER 23, 2008 MEETING MINUTES**

Committee members and Mr Deacon reviewed the October 23, 2008 Meeting Minutes. Councillor Eady discussed the fence requirements along Castleford Road, in the rock area to be buffered. Harold Deacon noted that the Leith Collins house is opposite his house not his garage and she will not see the operation as he proposes. He said he will purchase evergreen trees, as tall as possible, to establish the screening. However, he said that he believes that there will not be as much buffering required as most of his operation will be in a compound or behind the garage. Mae Craig noted that the trees will have to be tall enough to screen traffic from the road. Chair Bennett said the Site Plan Agreement will set out a minimum size for the trees.

4. **PRESENTATION OF DRAFT SITE PLAN**

Harold Deacon presented a scaled Site Plan for the property, showing the existing quonset type garage, the house and shed. It also notes a proposed compound enclosure 40'x 60' towards the south corner of his lot. The thirty five foot driveway will be widened to double the size. There is a possibility that he could put a coverall type roof over the compound enclosure rather than just having a wall ten feet high. Councillor Eady cautioned Mr Deacon about putting a roof over the compound, because this may cause the commercial tax base to increase.

Chair Bennett said the basic concern of the Committee is not what is screened in the interior of the lot but on the boundaries of the lot. Harold Deacon said that with the compound and garage he will not have an outside work area therefore there will be no need for screening at the front. He also suggested that if required he could make mobile shields that could be set up around equipment and removed after. Large equipment will be repaired in the compound enclosure.

There was discussion about activities in the front of the garage and proposed enclosure in an area noted as gravel. After discussion Harold Deacon confirmed again that there will be no commercial activity in this area. Chair Bennett suggested then adding the wording "non active work area" in this gravel area to appear on the Site Plan so that work would never happen there. Mr Deacon agreed with this suggestion.

The Committee discussed parking; saying that seven spaces are required and eight spaces are shown. They questioned the location of them as it appeared that the septic system and weeping system are not shown properly on the plan.

Councillor Eady suggested that a site visit by the Committee Members is required as there are contours to this property that are not on this Site Plan. It was noted that Mr Deacon has cleaned up his property and has done an excellent job doing it. He submitted the proper paperwork as requested by the Committee.

The Committee discussed options of relocating the driveway and install a second driveway for his own personal garage as Mr Deacon said in the future he would like to move the driveway to the garage at some point in time.

Councillor Eady suggested that Mr Deacon use this winter period to review his proposal and to think of options for the front entrance and the new lawn area in front of the house. Will this

change the need for buffering? It may save him money. Chair Bennett suggested that these thoughts be put on paper and comments discussed earlier be put on paper and that Mr Deacon come to the January 20, 2009 Committee meeting to present the Site Plan and update his sketch.

Harold noted that there are some areas of the plan that need to be amended due to scale problems. The Committee also suggested that he add wording on the volume of fill needed to raise up the areas of the lot he wishes to fill in.

5. REVIEW CLAUSES IN DRAFT AGREEMENT

Chair Bennett noted that the CAO/Clerk has inserted discussion into the Agreement from the October 23, 2008 meeting in bold letters.

The Committee discussed the hours of operation. Councillor Eady said he had a concern with the suggestion that working outside stops at 6:00 p.m. He believes that 6:00 p.m. is too early to shut down outside work if a farmer wants repairs etc.

Mr Deacon said he spoke with Leith Collins about the hours of operation and he agreed with her that if she had an evening that she did not want him to work outside he would accommodate her request. Harold Deacon said he would do whatever is necessary to satisfy his neighbours concerns and he believed that he could live within these hours.

Chair Bennett asked Harold to think about the hours and to tell us what he would want. After discussion Harold agreed that work outside the garage would be 7:00 a.m. to 8:30 p.m. Work inside the garage would be 7:00 a.m. to 10:00 p.m., with the door closed and Sunday 10:00 a.m. to 6:00 p.m. inside the building only with doors closed.

Chair Bennett discussed security required under clause 12. \$5,000 is incorporated into the draft document. He noted that by the time the Township and Mr Deacon sign an Agreement the work may already be carried out or a good deal would be completed so that this amount could be lowered. Mr Deacon said he is going to do his best to get all the work completed before the Agreement is executed. Harold Deacon said his word is good and he does what he says.

6. RECOMMENDATIONS

The Committee agreed that they will present the revised Site Plan and the Draft Agreement to the Committee at the January 20, 2009, Meeting. At that time this "sub" Committee will suggest that the Committee cannot approve the Plan and Agreement until such time as there is a Site Inspection in the Spring. At that point the Committee can carry out final negotiations and discussions. Mr Deacon was asked to be present at the January 20, 2009 meeting to make a presentation.

7. CONFIRMING RESOLUTION

Moved by Mae Craig, seconded by don Eady

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

Carried.

8. ADJOURNMENT

Moved by Bob Johnston, seconded by Mae Craig

That this meeting be adjourned at 8:40 p.m.

Carried.

Chair

CAO/Clerk