

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee

June 8, 2011 – 3:00 p.m.

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Wednesday, June 08, 2011. Present were: Chair Bob Kingsbury, Mayor Don Eady, Councillors Jamey Larone, Margaret Whyte, and Glen Campbell; Committee Members: David Brown, John Wilson, John Berkhout, Bob Lockwood, Mae Craig and Jim Ferguson (4:30 p.m.) ; Staff: Rose Curley - Administrative Assistant and Mackie McLaren, CAO/Clerk (4:25 p.m.). Absent: Bob Lockwood, Planning Committee Member.

1. Call to Order

Chair Kingsbury called the meeting to order at 3:00 p.m.

2. Declaration of Pecuniary Interest

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

3. Minutes of May 11 2011 Committee Meeting

The Planning Committee reviewed the minutes of the May 11, 2011 Committee meeting. Councillor Campbell reported on his site visits to the Township Gravel Pit. He noted that there has been a new proposal for that property since his visits.

4. Business Arising:

Eric Draper – request support for EM to Light Industrial Zone

The Planning Committee discussed Mr. Draper's request for Committee support for a zoning amendment application to re-zone his property from Extractive Industrial (EM) to Commercial-Exception Six. After discussion, Committee members agreed that Mr. Draper should submit his application and the Planning Committee will review at that time. They noted that recently the Committee has had several requests for support prior to an applicant submitting a zoning amendment application, only to have plans change after the request was discussed. Councillor Campbell said that he would like to visit the property again to assess and take pictures as the proposal has changed. The Committee requested the CAO/Clerk to send a letter to Mr. Draper requesting that he submit an application for the Committee to review.

Property Standards - haven't contacted Jim McBain yet

Rose Curley, Administrative Assistant reported that Mackie McLaren, CAO/Clerk had been talking to Mr. McBain at Expo 150 in Petawawa today and Mr. McBain has agreed to talk with him regarding our Property Standards By-law.

Nadobny Lane – order issued

Garden of Eden (really Orin Road) letter sent

Chair Kingsbury reported that the Fire Chief and Chief Building Official completed site visits to properties at Nadobny Lane and Orin Road. Both property owners have been given 30 days to bring their properties to acceptable standards.

The Committee discussed our current Property Standards By-law. Mayor Eady noted that the by-law will be updated with himself, the CAO/Clerk and possibly Mr. McBain. Once a new draft is completed the Planning Committee will have a chance to review and give input. The Township will also put an Ad in the paper to let the Public know that the draft is available for review.

Garden Lake Trail - suggested solution may not work

Chair Kingsbury noted that the potential solution discussed at the last meeting regarding Garden Lake Trail might not be viable. The mortgage holder on one of the affected properties will not sign off as he feels the property owners should have to pay for this access.

5. Delegations:

4:05 Brian Whitehead Jp2G - Mehlenbacher zoning amendment application
- " lot and drainage plan

Mr. Brian Whitehead, Engineering Consultant for Jp2G was present and reviewed the zoning amendment application and Lot Drainage Plan that was prepared by him on behalf of Mr. Bryan Melenbacher regarding Consent Applications B07/09(1) to B11/09(5). Two of the conditions of this severance application were: rezone the property to permit lots across from EMR zone and to maintain open ditches that provides outlets for tile drains on a neighbouring property (Walker's). The Committee reviewed the application and the plan. Several members noted that they do not like the type of berm proposed as they are not very esthetically pleasing. Mr. Melenbacher noted that he would prefer to install large Red Maple trees as a berm and do more extensive landscaping, rather than the proposed earth berms with Sumac-type plants. After discussion, the following resolution was put forward.

Moved by Mae Craig, Seconded by Dave Brown

That the Planning Committee recommends that Council receives the zoning amendment application from Jp2g Consultants Inc., agent for Bryan Melenbacher to rezone Lots 1 to 5 from Rural (RU) to Rural Exception (RU-E) to reduce EMR zone setback and rezone the retained parcel from Rural (RU) to Rural-Exception (RU-E) to prohibit livestock useage of existing barns. Further, that the recommended earth berm be replaced with large red maple trees and that Council authorizes submission of the application to the Renfrew County Planning Department for drafting of the notices and draft by-law.

Carried.

6. Horizon Homes Subdivision - zoning amendment application

The Planning committee reviewed the zoning amendment application for the proposed Horizon Homes Subdivision. Mr. Brian Whitehead, Engineering Consultant for Jp2G was present along with Mr. Peter Prince of Horizon Homes. They answered various Committee Member questions and concerns regarding septic capability and road standards. Mr. Whitehead noted that we were reviewing the zoning application and that the County Planning Department will issue a draft approval and Subdivision Agreement that the Planning Committee will be able to review further and add their input on the type of development, roads, etc. They are hoping the process will be completed by Spring 2012 construction season.

Moved by Don Eady, seconded by John Berkhout

That the Planning Committee recommends that Council receives the zoning amendment application from Jp2g Consultants Inc., agent for 1694005 Ontario Inc. (Horizon Homes) to:

- rezone the lands described as Lots 5 to 27 on the draft plan of subdivision from a Rural (RU) Zone to Residential One (R1) Zone to permit single detached dwellings
- rezone lands described as Lots 2, 3, and Lot 28 on the draft plan of subdivision from a rural (RU) Zone to a Residential One – Exception (R1-EX) Zone.
- rezone a portion of Lots 21-23 from a Rural (RU) zone to an Environmental Protection (EP) Zone in order to recognize an existing wetland area on the property.

Further, that Council authorizes submission of the application to the Renfrew County Planning Department for drafting of the notices and draft by-law.

Carried.

7. Al Harris - zoning amendment application

The Planning Committee reviewed a revised zoning amendment application from Mr. Al Harris. He no longer needs the garage for his construction business and has revised the application to request permission for the construction of the garage ahead of the residence. After discussion, the Committee requested that the CAO/Clerk invite Mr. Harris to the next Planning Committee meeting to discuss his timelines, agreement and security deposit and to provide a larger scale drawing.

8. Consent Applications: - B215/10(1) amended & B216/10 (5) new
Wincheslea Holdings

The Planning Committee reviewed Consent Applications B215/10(1) amended & B216/10 (5) new Wincheslea Holdings. After discussion, the following resolution was put forward:

Moved by Mae Craig, Seconded by Glen Campbell

That the Planning Committee recommends that Council support Consent Applications B215/10(1) amended & B216/10 (5) new Wincheslea Holdings with the following conditions:

- Development Charge
- Consent Agreement
- Aggregate Study required if owner wants to construct a residence within 150 metres area of influence from the Sullivan Gravel Pit.

Carried.

9. Correspondence: - County of Renfrew – Alastair Baird – our contact with Economic Development Department

The Planning Committee reviewed the above correspondence.

10. Other Business

- Dwight and Margaret MacMillan – request re: existing cottage at 513 Blue Jay Lane

The Planning Committee reviewed the request of Dwight and Margaret MacMillan to move their existing cottage back on their lot, to live in the cottage while their new residence is constructed and to waive the \$5,000 security deposit required to enter into an agreement with the Township. After discussion, the Committee agreed to defer to the next Planning Committee meeting and to carry out a site visit to the property on July 13, 2011 at 4:00 p.m. The CAO/Clerk was requested to inform Mr. MacMillan of this decision.

- Benoit/Clifford

The Planning Committee discussed a request from Mark Benoit and Leah Clifford for the Township to allow them use of the private section of Jamieson Lane for them to build a new residence on their property. Councillor Campbell reviewed this request, for information purposes, as it had been discussed at the Public Works Committee meeting in May and at the Council Meeting last night. Council has accepted the Public Works recommendation to enter into a right-of-way agreement with Mark Benoit and Leah Clifford to provide access to their building site off the unimproved section of Jamieson Lane similar to a right-of-way granted to Colin Moore and Henry Moore. The agreement would also require Benoit/Clifford to contribute to upgrade this section of Jamieson Lane if they apply for severances in the future if required. Cost to be borne by the applicants. The CAO/Clerk was authorized to contact our lawyer to start the agreement process.

11. Next Meeting July 13, 2011 @ 4:00 p.m.

The next Planning Committee Meeting will be on July 13, 2011 at 4:00 p.m. Committee Members are to meet at 513 Blue Jay Lane for a site visit as discussed above under "Other Business".

12. CONFIRMING RESOLUTION

Moved by Margaret Whyte, Seconded by Mae Craig

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 were not set out in By-law or Resolution.

Carried.

13. ADJOURNMENT

Moved by John Wilson, Seconded by Jamey Larone

That this Committee Meeting be adjourned at 4:55 p.m.

Carried.

CHAIR

SECRETARY