

THE CORPORATION OF THE TOWNSHIP OF HORTON
Planning Committee
May 11, 2011 - 4:00 p.m.

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Wednesday, May 11, 2011. Present were: Chair Bob Kingsbury, Mayor Don Eady, Councillors Jamey Larone, Margaret Whyte, and Glen Campbell; Committee Members: David Brown, John Wilson, Jim Ferguson, Bob Lockwood, and Mae Craig; Staff: Mackie McLaren - CAO/Clerk, Rose Curley - Administrative Assistant, and Jeff Schruder, Municipal Infrastructure Manager (left at 5:10). Absent: Planning Committee Member John Berkhout.

1. Call to Order

Chair Kingsbury called the meeting to order at 4:05 p.m.

2. Declaration of pecuniary interest

Councillor Whyte declared pecuniary interest on Item #6 – Consent Application B21/11.

3. Minutes of April 13, 2011 Planning Committee Meeting

The Committee reviewed the minutes of the April 13, 2011 Planning Committee Meeting.

4. Business Arising

Chair Kingsbury inquired if any arrangements had been made regarding the Canadian Tire Sign that is on a property just after the O'Brien Road Intersection on the Renfrew side of Highway 17. Mackie McLaren, CAO/Clerk replied that he has discovered it is not a Canadian Tire Sign and he will research as to who owns the sign.

Chair Kingsbury reported that he has been given info regarding the Mullens' property on Storyland Road that was discussed under Other Business at the last Planning Committee. Apparently, there are run-off problems from the road fronting this property. This is a County Road and they would need to investigate this before development of this property occurs.

Mackie McLaren, CAO/Clerk reported that he has checked with the County of Renfrew regarding the updating of their Official Plan. They informed him that they will probably be working on this later in the year.

- Township Gravel Pit – date for site visit

Councillor Glen Campbell reported that he did two site visits to the Gravel Pit. One with Jeff Schruder, Municipal Infrastructure Manager and one with Rod Eady, Public Works Superintendent. He reviewed a diagram of the pit with Committee Members. Councillor Campbell stated that the Public Works Committee does not recommend accepting Mr. Draper's proposal. Mackie McLaren, CAO/Clerk reported that he had a phone call from Mr. Draper informing him that his plans had changed. He has offered to purchase part of our pit across the pipeline allowance. Mr. Draper has also asked if he could be present when the Planning Committee carries out a site visit. Chair Kingsbury said that he would like the Public Works Committee to review and come up with an approximate value of this section of the pit. After discussion, the Planning Committee agreed that they will set up a site visit for Wednesday, May 18, 2011 at 11:00 a.m. following the Public Works Committee meeting. Chair Kingsbury invited any Committee Members that were available to attend. Mackie McLaren, CAO/Clerk was directed to invite Mr. Draper to attend this site visit.

5. Delegations:

- 4:05 Jason Ryan – new site plan agreement

Mr. Ryan was not present at the meeting. Mackie McLaren, CAO/Clerk reported that he had been talking to Mr. Ryan regarding the Committee's request to have a professional diagram for his new site plan drawn up. Mr. Ryan was not pleased with this request. He felt that he didn't need a professional drawing for his original site plan so he shouldn't have to provide one now. Mackie McLaren, CAO/Clerk said that he did invite Mr. Ryan to this meeting to voice his concerns but he did not hear back from him. The Committee discussed that he did not follow his original site plan and is developing a new one. They still feel that he should submit a professionally drawn site plan.

6. Consent Applications:

- B21/11 - James & Margaret Whyte

Councillor Margaret Whyte had declared Pecuniary Interest and left the Council Chambers during the discussion of this consent application.

Mackie McLaren, CAO/Clerk reported that the lot addition is for an existing non-conforming lot. The lot will still be under the current minimum lot size of 1 acre but still meets the zoning by-law requirements as a non-conforming lot.

Moved by Dave Brown, Seconded by Jim Ferguson

That Planning Committee recommends to Council that they support the approval of Consent application B21/11 for Margaret and Jim Whyte.

Carried.

Councillor Margaret Whyte returned to the table for the remainder of the meeting.

- B23/11 - Harold Nolan

Mackie McLaren, CAO/Clerk reported that this application is similar to the previous one discussed above as it is a lot addition for an existing non-conforming lot. The lot will still be under the current minimum lot size of 1 acre but still meets the zoning by-law requirements as a non-conforming lot.

Moved by Mae Craig, Seconded by Jamey Larone

That the Planning Committee recommends to Council that they support the approval of Consent Application B23/11 for Harold Nolan.

Carried.

- B26/11 – Richard and Susan Leach

Mackie McLaren, CAO/Clerk reported that the County has requested that we add a condition for a noise impact study to be carried out as the proposed lot does not meet the 100 metres setback from a Provincial Highway. After discussion, the Planning Committee agreed that a Noise Attenuation Study was not required as there were other existing residences in the same area.

Moved by Dave Brown, Seconded by Margaret Whyte

That the Planning Committee recommends to Council that they support the approval of Consent Application B26/11 – Richard and Susan Leach with the following conditions:

- Consent agreement
- Lot development charge

Carried.

7. Property Standards By-law Review

The Planning Committee reviewed the current Property Standard By-law No. 2005-41. They discussed updating this by-law. It was noted that Mr. Jim McBain who is currently on a contract basis as a by-law enforcement officer in McNab-Braeside has offered to help us review and edit our current by-law at no cost. The Committee discussed the necessity to have complaints monitored by someone in uniform as this has more success in the problems being addressed. The Committee requested that CAO/Clerk Mackie McLaren get property standard by-laws from our neighbouring municipalities, check with McNab-Braeside on the cost of their contract for by-law enforcement and to meet with Mr. McBain regarding the amendment/editing of our property standards by-law.

Moved by Bob Lockwood, Seconded by Glen Campbell

That the Planning Committee authorizes the CAO/Clerk to contact Mr. McBain regarding our property standards by-law.

Carried.

- Thomsonville property by-law contraventions – Karan Prince, Cathy Gauthier

Mackie McLaren, CAO/Clerk distributed pictures and 2 e-mails regarding derelict properties in the Thompsonville area. Karan Prince, and Cathy and Derek Gauthier were present to express their concerns regarding these properties. After review, the Committee agreed that these properties appeared to pose numerous safety and property standard issues. The Committee directed Mackie McLaren, CAO/Clerk to contact Randy Corbin, Fire Chief and Dennis Fridgen, By-law Enforcement Officer to attend these properties and start the process to bring these properties up to acceptable standards as outlined in our current by-law.

8. Derek McGrimmon – approve amended Site Plan Agreement

The Committee reviewed the amended Site Plan Agreement for Derek McGrimmon.

Moved by Mae Craig, Seconded by Jamey Larone

That the Planning Committee recommends that Council accept the amended Site Plan Agreement for Derek McGrimmon.

Carried.

9. Garden Lake Trail – right-of-way

Chair Kingsbury reported that that Dave Stewart who is the lawyer for a property owner in this area has come up with a potential road solution to solve the right-of-way issue. The property owners would deed their surveyed access road to the Township and then we would deed them back to the owners immediately as a registered right-of-way. This has been discussed with the Township lawyer. There is no cost to the Township. The process could be completed soon as Whitewater Township has provided Dave Stewart with a letter.

10. Correspondence

- Sharon Schruder – property standards complaint – Garden of Eden Road

The Committee reviewed an e-mail from Sharon Schruder regarding a Garden of Eden Road property standards issue. They agreed to send Dennis Fridgen, By-law Enforcement out to assess the property.

- Letter/info – Metis Nations of Ontario

The Committee reviewed correspondence from the Metis Nations of Ontario that requests the Township to notify their branch of Lands, Resources and Consultations of any land use planning amendments. Mackie McLaren, CAO/Clerk will contact Charles Cheesman, County of Renfrew Planning Department regarding this request.

- Outdoor Furnace – Ottawa Citizen Article

The Committee reviewed an article regarding Outdoor Furnaces and the efficiency of newer models. The Committee noted that they still have concerns regarding the policing of burning the proper materials in these furnaces as not all owners follow the user manuals.

11. Other Business

- Martin Cemetery Project

Committee Member Dave Brown informed the Committee that there will be a work bee at the Martin Cemetery – Gillan Road – on Saturday, May 14, 2011. Anyone wishing to help is welcome.

12. Next Meeting Wednesday June 08, 2011 at 4:00 p.m.

The next Planning Committee Meeting will be held on Wednesday June 08, 2011 at 4:00 p.m. in the Municipal Council Chambers.

13. CONFIRMING RESOLUTION

Moved by Mae Craig Seconded by John Wilson

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.

11. ADJOURNMENT

Moved by Glen Campbell, Seconded by Jamey Larone

That this Committee Meeting be adjourned at 5:30 p.m.

Carried.

Chair

CAO/Clerk