

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

December 7, 2011

There was a Meeting of the Planning Committee of held in the Municipal Council Chambers on Wednesday December 7, 2011. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone, Councillor Margaret Whyte and Councillor Glen Campbell. Committee Members: John Wilson, David Brown, John Berkhout, Jim Ferguson, Mae Craig and Bob Lockwood. Also present was CAO/Clerk Mackie McLaren and Christina Mulcahey, Receptionist/Clerk.

1. CALL TO ORDER

Chair Kingsbury called the Meeting to order at 4:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

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

3. MINUTES OF REGULAR PLANNING COMMITTEE MEETING
NOVEMBER 9, 2011

Chair Kingsbury briefly reviewed the minutes of the November 9, 2011 Committee meeting.

4. BUSINESS ARISING

George Jackson Toyota – Meeting

Mayor Eady informed the Committee that there was a meeting on December 5, 2011 with George Jackson Toyota and the Fire Department to clarify and address some concerns. The Fire Department had unanswered questions that were answered at this meeting. After the meeting was over, everyone was satisfied. Council has now signed the agreements with George Jackson Toyota regarding the Dry Hydrant. Mayor Eady also noted that they spoke about the storage containers on the property and the color issue. The response was that all the containers will be painted the same color as the building, a light grey. There are some finishing touches to the property and some site plan amendments. Chair Kingsbury noted that the Committee will see the amended site plan in January after the Chief Building Official does his final inspection. David Brown asked when they plan to open the business and Mayor Eady said there will be an announcement made when they plan on opening shortly.

Robert Foohey – Road closing Request – Comment from McNab/Braeside

CAO/Clerk Mackie McLaren reported that McNab/Braeside gave a verbal comment to Acting Clerk Rose Curley that they are not interested in closing their portion (33 feet) of this property. CAO/Clerk said his suggestion is that we agree to do the same. Chair Kingsbury said if we were to grant closure on our portion of the land, we would be land locking it for future use. There would be no benefit to Horton Township if we did so. John Wilson also commented that there would be no future use for our Township. Mayor Eady said this is access to water and it is a Town Line and that we wouldn't be a good neighboring Township if we closed our portion. After further discussion the Committee put forward the following resolution:

Moved by John Wilson, Seconded by Bob Lockwood

That the Planning Committee recommend to Council that we inform Mr. Foohey that Horton Township is not interested in closing its portion of the property which is also a Town Line.

Carried.

Corner Lot at Bennett-Lafont and Storyland Roads

CAO/Clerk informed the Committee that he has notified the By-law Enforcement Officer but has not had a report back.

Sign on Bruce Street

CAO/Clerk informed the Committee that he has been in contact with Mark Behm from the County but has had no reply as of today.

5. DELEGATIONS

4:15 Jordy Leavoy – Zoning Application

Mr. Leavoy was present before the Committee to address concerns and questions and to clarify the purpose of the zoning application. Chair Kingsbury said the Committee just wanted to know what the intentions were for the application. Mr. Leavoy explained it was only a lot addition severance to square up the lot.

After further discussion and clarifications the following resolution was put forward:

Moved by Jamey Larone, Seconded by Don Eady

That the Planning Committee recommends to Council that they receive the zoning amendment for a lot addition from RU to LSR.

Carried.

4:35 Jim McBain – By-law Enforcement Officer - Review

Mr. McBain was present before the Committee to review the complaint process that he has started and to give a description of what the process is that he completes. He informed the Committee that he is working on a Property Standards By-law for Committee and Council review. Mr. McBain has also developed a complaint form that can be filled out. He will although accept phone calls or emails as well.

Mr. McBain informed the Committee that the issue arising so far is that when he responds to one complaint he finds more site infractions on the property or property nearby. He will be asking for lateral leaway so that he can enforce the by-laws where need be without having an official complaint. Other than that issue, he has had positive results to this date; in most instances there is voluntary compliance. The only time he would need to seek direction from Committee or Council is when there will be costs to the Township involved. Mr. McBain said the work orders are very specific and outlines the part of the by-law that is not being followed to standards.

The Committee members thanked Mr. McBain for this information.

5:05 Andrew St.Micheal – Zoning Amendment

CAO/Clerk informed the Committee that this property was formerly zoned Commercial which would have permitted the business that Mr. St.Micheal is proposing. However, at some point in the preparation of the zoning maps for the new comprehensive zoning by-law passed last year, the Commercial Zone was changed to Rural. CAO/Clerk said he believes this is an error that was missed.

Moved by Mae Craig, Seconded by Glen Campbell

That the Planning Committee recommends to Council that they receive this zoning amendment and request the County Planning Department prepare the required notices and draft by-law.

Further, recommend the following conditions:

- That the \$500 application fee be waived due to the mapping error
- County be asked to waive their fee for preparation of the documents; and
- The zone be changed to Commercial for the entire area that is in error at this point in time.

Carried.

6. CORRESPONDENCE

MNR Site Plan Amendment – McMillan Gravel Pit

The amendment has come back showing a combination of both the site plan and amendments. David Brown asked if Mr. Nesbitt had met the

requirements and the CAO/Clerk responded yes. The Committee reviewed the correspondence.

County of Renfrew – County Official Plan – 5 Year Review

The Committee reviewed the correspondence. John Wilson expressed concern of his behalf and on Dale Potter's behalf, a neighbor, they do not want any more changes to the PSW as is currently shown on our current zoning by-law. The CAO/Clerk was requested to get an extension for comment to January 31, 2012. John Wilson noted that the County does not propose to hold a Public Meeting in each Municipality. Alternatively we could host one of 4 Public Meetings.

7. SEVERENCES

Laura Martin

The CAO/Clerk informed the Committee that this was a re-application that lapsed.

Moved by David Brown, Seconded by Glen Campbell

That the Planning Committee recommends to Council that they recommend approval of the severance application. **Carried.**

Report from Infrastructure Manager – Severance Report and standard condition for road widening on every severance comment

The Committee reviewed the report presented by Municipal Infrastructure Manager Jeff Schruder. The CAO/Clerk reported it is only on Township Roads.

Moved by Glen Campbell, Seconded by Bob Lockwood

That the Planning Committee recommend to Council that they accept the new Severance Report and Standard condition for road widening on every severance comment.

Carried.

8. OTHER BUSINESS

There was no other business by Members of Committee

9. NEXT MEETING

The Committee agreed that the next meeting would be January 11th 2012 at 4:00 p.m.

10. CONFIRMING RESOLUTION

Moved by Margaret Whyte, 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 which were not set out in By-law or Resolution. **Carried.**

11. ADJOURNMENT

Moved by Mae Craig, Seconded by John Berkhout

That this Committee Meeting be adjourned at 5:45 p.m.

Carried.