

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

November 9, 2011

There was a Meeting of the Planning Committee of held in the Municipal Council Chambers on Wednesday November 9, 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; staff members: Rose Curley, Acting Clerk, and Christina Mulcahey, Clerk/Receptionist. Absent were Committee Members Mae Craig and Bob Lockwood.

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 OCTOBER 12, 2011

Chair Kingsbury briefly reviewed the minutes of the October 12, 2011 meeting. Chair Kingsbury referred to the TransCanada Pipeline setback reduction and asked if we received an answer. Rose Curley, Acting Clerk replied that she has consulted with Charles Cheesman, Planning Manager, Renfrew County, and he noted that the Pipeline is circulated for comments on applications near the pipeline and the Pipeline can outline their required setbacks at that time.

Chair Kingsbury also questioned if Dennis Fridgen, Chief Building Official was able to address the issues with George Jackson Toyota.

Rose Curley, Acting Clerk reported that she spoke with Mr. Fridgen and there will be a meeting set up for the beginning of December with George Jackson Toyota, the CAO/Clerk and himself to go over the site plan amendments.

Mayor Eady noted that he also spoke with Mr. Fridgen, CBO, and discussed a few of the issues with the site plan amendment. He agrees that a meeting will address these issues.

4. BUSINESS ARISING

Deacon Property

The Committee discussed the Deacon property. Mayor Eady informed the Committee that Mr. Jim McBain was hired as our By-Law Enforcement Officer and this property is one that he will follow up on. There are fire issues and site plan amendments so it may be left until a later date.

Councillor Campbell said he was speaking with Randy Corbin, Fire Chief about the electrical issues and Mr. Corbin is to look into the issues. Mr. Corbin also said that ESA (Electrical Safety Authority) is aware of this property. Chair Kingsbury said that Randy Corbin needs to file a report as soon as possible.

Councillor Campbell said he will go talk to Mr. Deacon to address the Committees concerns.

Also, Councillor Campbell said the Fire Department has the right to do annual commercial inspections. Could this possibly be put on their calendar once everything is up and running. Councillor Whyte will take back this request to the Fire Committee.

TransCanada pipeline right-of-way setback reduction

This concern was discussed earlier in the meeting under Agenda Item No. 3.

5. DELEGATIONS

4:05 - Robert Foohey – Request to close unopened Road Allowance

Mr. Foohey was present. He informed the Committee that he is looking to have a severance on the East side of his property in order to allow an area to build a future garage. Mr. Foohey had previously been speaking with Mackie McLaren, CAO/Clerk and now he is present before the Committee. 33 feet of the property is in Horton Township and the other 33 feet is in McNab/Braeside Township. The Committee asked if he had been in contact with McNab/Braeside and Mr. Foohey said no, this is the starting point. After further discussion the Committee said that they cannot give an answer today.

Public Works will have a look at the property and the Acting Clerk will be in contact with McNab/Braeside Township. The Committee will get back to Mr. Foohey when more information has been collected.

6. CORRESPONDENCE

There was no correspondence to review.

7. ZONING AMENDMENT APPLICATION – JORDY LEAVOY/GEORGE LEAVOY ESTATES

The Committee reviewed the request and after discussion they agreed that further legal clarification was needed. The request needs to be clearer. The right of way shows to be entering the property twice. How would the property be deeded?

Committee members agreed that this could cause problems in the future. The Committee agreed that further legal clarification is needed from Mr. Leavoy.

8. ZONING AMENDMENT APPLICATION – JP2G CONSULTANTS(P.PRINCE – GARDEN OF EDEN ROAD)

After the Committee discussed the application the following resolution was brought forward:

Moved by John Berkhout, Seconded by David Brown

That the Planning Committee recommends to Council that they receive the zoning application from Jp2g, consultants for 1694005 Ontario Ltd. (Peter Prince) to implement a site specific 50 metre building setback from Highway 17 in order to create a buffer area, and that Council authorizes the Renfrew County Planning Department to prepare the notices and draft by-law.

Further, that a condition be included on the severance application(s) for this property, that the applicant enters into a Consent Agreement as part of this agreement and identifies the buffer area on a plan and includes provisions in the agreement requiring that this buffer area be maintained in a natural vegetative state. The agreement is to be registered on Title so that future purchasers will be aware of the possible elevated noise levels.

Carried.

9. OTHER BUSINESS

Chair Kingsbury raised a concern about the piece of property at the end of Johnston Road/beginning of Bennett-Lafont Road that has become messy and untidy. There is fill being dumped and posts being left.

Mayor Eady informed the Committee that we now have hired Mr. James McBain as the By-law Enforcement Officer. The Committee suggested that we have Mr. McBain do a site visit for this property.

Chair Kingsbury also requested that we invite Mr. McBain to the next Planning Committee to do an overview of the complaint process and handling procedures.

Mayor Eady reported that he has concerns with a sign that is posted at the end of Cobus Road, right beside our Horton Township Welcome sign. Acting Clerk Rose Curley was to find some information from the County on their policies for road signs. It would be informative to see if this sign meets standards.

10. NEXT MEETING

The Committee agreed that the next meeting would be December 7th 2011 at 4:00 p.m.

11. CONFIRMING RESOLUTION

Moved by Jamey Larone, Seconded by Jim Ferguson

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.**

12. ADJOURNMENT

Moved by John Wilson, Seconded by John Berkhout

That this Committee Meeting be adjourned at 5:05 p.m.

Carried.

Chair

Acting Clerk