

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

May 18, 2010

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday May 18, 2010. Present were Chair Dave Bennett, Mayor Robert A Johnston, Deputy Mayor Bob Hall, Councilors Don Eady and Bob Kingsbury, John Wilson, Mae Craig, David Brown, John Berkhout and Bob Lockwood. Absent was Jim Ferguson.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 4:20 p.m. He noted that at 3:00 p.m there was a site inspection carried out by the Committee members on the site plan for the gravel pit at the corner of Lochwinnoch and Thomson roads.

2. DECLARATION OF PECUNIARY INTEREST

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

3. MINUTES OF APRIL 20, 2010 COMMITTEE MEETING

Committee Members briefly reviewed the April 20, 2010 Meeting Minutes that have been approved by Council. Councillor Eady asked if Irvin Jameison has submitted his questions on annexation and CAO/Clerk advised he had not.

4. BUSINESS ARISING

Annexation

Municipal Affairs advisor coming to the June 15th 2010 Planning Committee Meeting to advise on what the procedures would be. Mr. Jameison will be invited to this meeting.

Hollingsworth severances – Jeff Schruder’s Report

Jeff Schruder, Municipal Infrastructure Manager submitted the following report on the Hollingsworth severances.

REPORT TO PLANNING COMMITTEE

**Hollingsworth Severances
Infrastructure Manager’s Report**

May 18, 2010

During the April 20th Planning Committee Meeting, I was requested to provide the following information:

Fence line – road allowance width:

An inspection of the road allowance indicates that there is no fence on either side of Humphries Road along the front of the proposed severances. Because of this, there is no issue of width of the road allowance.

Need for improvements to ditches:

There is a minimum ditch existing along Humphries Road in front of the two proposed lots. I recommend that the ditches be cleaned out and the scrub trees removed by the applicants as part of the installation of the entrance culverts.

Driveway location:

There has been some discussion by Committee Members that there should be a condition of a joint entrance between the two properties to provide adequate sightlines. This suggestion is because of the lot's close proximity to the hill. I have measured the sight distance from the joint entrance location which is 75 metres due to the existing conditions caused by brush on road allowance on hill. If you clear the road allowance you have 125 metres of sight line. The municipal guidelines set out by Ontario Good Roads Association for low volume roads (less than 400 AADT) requires 95 metres at 80 kph, with an addition of 30 metres for a 6 – 9 % down slope. If the road right of way on the hill is cleared by the applicant, a joint entrance is the only possibility to provide an entrance onto parcel B.

Committee member David Brown asked if the onis would be on the future owner or the township if someone built a house in the high water table for septic excreta. Chair Bennett noted that there are two opportunities to look at this one is the septic approval comment for severance and two is the installers verification of the soil suitable for septic when the permit is issued.

Mayor Johnston discussed the joint driveway recommendation of Mr. Schruder. He suggested that there does not need to be a joint driveway as long as the upper lot driveway is close as possible to the lot line of the lower lot. Mayor Johnston commented that there would be nothing wrong with driveways ten feet apart straddling the lot line. CAO/Clerk reported we are waiting on the planning justification report the Committee requested at their last meeting. When that is received then the planning justification report and the Infrastructure Managers report will be considered for recommendations.

5. DELEGATIONS

4:35 Ray Cunningham – Ray's Auto site plan agreement – Completion of work
CAO/Clerk Mackie McLaren reported that earlier today Ray Cunningham delivered a copy of the as built drawings for the site plan for Ray's Auto Sales. Jeff Schruder inspected the property after receiving this and has made some notes on the drawing. Ray Cunningham said that the septic is installed although the connection between the house and the tank (eight feet) is not connected. He is waiting for his plumber to return to complete this. The 4x8 plywood signs have been ordered and will be here by this Thursday. They have blue background with white lettering. The ramp is not installed at this time as a doorway has to be cut into the frame of the house and the exact location has not been determined. Jeff Schruder confirmed that the septic is not hooked up yet, lights and hydro are installed and the ramp is not constructed.

Chair Dave Bennett asked if it was fair to say that the works were not one hundred percent completed and discussed a lack of connection of the septic which would solve a problem of public urination by people looking at cars that's concerned the neighborhood.

Mr. Cunningham agreed that the majority of the service is completed however he asked if a portion of the security deposit could be refunded. John Wilson noted that the septic was the number one issue to be completed and it is not there yet.

After discussion the following resolution was put forward.

Moved by Robert A. Johnston, seconded by John Berkhout

Upon the Infrastructure Manager's approval of the septic installation and operation that fifty percent of the five thousand security deposit be refunded to Ray Cunningham.

Carried.

6. REPORT FROM HAROLD DEACON ON WORK PROCEEDING ON HIS SITE PLAN

CAO/Clerk presented a report that he received verbally from Harold Deacon on his plans on completion of the site plan agreement works by June 30th 2010. Deputy Mayor Hall questioned the size of the storage area and if all the equipment would fit inside. Mayor Johnston stated that come July 1st 2010 everything must be inside this enclosure.

Councillor Kingsbury noted that he didn't appreciate having Harold Deacon report to the Committee that he had no money to leave a security deposit, but rather could afford a permit to install a swimming pool.

Chair Bennett suggested inviting Mr. Deacon to the next Planning Committee Meeting and they can get answers and clear the air on open questions and remind him of the deadline of July 1st 2010. Committee agreed. Bob Hall suggested that it would give Mr. Deacon more time till the deadline if he was to attend the Council Meeting which is two weeks earlier. Committee agreed this would work.

7. CONSENT B 27/10 SCHULER

CAO/Clerk Mackie McLaren reported that there were no planning comments identified and there were no concerns road wise. This is a straight forward severance and the Committee agreed there are no issues.

Moved by John Wilson, seconded by John Berkhout

That the Planning Committee agree to Consent B 27/10 Schuler severance.

Carried.

CONSENT B 30/10 SHOLEA/MCGRIMMON

CAO/Clerk Mackie McLaren reported that this is a lot addition. There will be a zoning amendment required only if it will be used as self storage as per Charles Cheeseman, Planning Department at Renfrew County. Chair Bennett questioned the MDS (Minimum Distance Separation) requirements and if they apply? Mr. McLaren will investigate and report back to the Committee on this issue.

CONSENT B 51 & 52/10 301503 ONTARIO LIMITED (JACKSON TOYOTA)

CAO/Clerk Mackie McLaren reported that the thirty acres zoned is being split into two fifteen acre parcels. One of which will be where the dealership will be built. Chair Bennett said that it will follow the site plan agreement that the Planning Committee has set out. Gerald Richards, resident of Garden of Eden Road, was present. At this time he raised concern about what will be built on the other 15 acre lot. There is a long list of uses that can be built on Highway Commercial zoned land. Mayor Johnston added that it is none of the Planning Committees business what they decide to do with the lot; it is the owner's prerogative. Rose Curley, Administrative Assistant, noted the site plan agreement could only be registered on the 15 acres developed as an automotive dealership. The site plan should be revised to accommodate two separate lots.

8. CORRESPONDENCE

County of Renfrew – Neighbor concerns on Melenbacher severances

The Township is still waiting on the planning comments. The County will address at their level.

Pierre Renaud – Permission to leave relocated house on timbers for year

The Chief Building Official requested for Pierre to submit a letter to state what the intentions were for the building on his property. The letter was reviewed by Committee Members and they have agreed that there should be a legal security agreement arranged that Pierre obtain a building permit by December 2010 and commence construction within 6 months after that.

Moved by John Wilson, seconded by John Berkhout

That the Planning Committee enter into a legal security agreement with Pierre Renaud that he obtain a building permit no later than December 2010 and commence work on the building on his property within 6 months of that date.

Carried.

MNR – List of “Species at Risk” in Pembroke district

The Planning Committee reviewed the correspondence and no comments were made.

Teen Challenge – News Release – Purchase of New Connections property

The Planning Committee reviewed the correspondence.

9. PETER TIPPINS – ZONING AMENDMENT APPLICATION TO SATISFY
CONDITION OF SEVERANCE

Committee reviewed an application to rezone land as required by a condition of approval of a severance.

Moved by Mayor Robert Johnston, seconded by David Brown

That the Planning Committee accept an application to rezone land as required by a condition of approval of a severance.

Carried.

10. MEMBERS CONCERNS – DAVID BROWN

Restoration of abandoned cemeteries

The township has assumed the Martin cemetery and maintains it by cutting the grass. David Brown feels that there is more work to be done at the cemetery and he recommended he be authorized to research Ontario Heritage for funds to do so. There are entrance way pillars to be fixed up excreta. Bob Hall questioned how much funding is available and David Brown replied that he will seek out conditions and information and report back to the Committee. The Committee authorized him to research funding opportunities.

11. OTHER BUSINESS

Allen & Marion Eidsness

Mr. and Mrs. Eidsness purchased two lots on Eady Road. They currently live in Oshawa and want to build a residence this summer on Eady Road. The building straddles the two lots. To permit this they would have to rezone to reduce the side yard setback to zero and to permit one single family dwelling on two lots and also enter into an agreement that will be registered on title requiring the lots to be sold as one parcel in the future. The Committee discussed.

Moved by Mae Craig, seconded by Bob Lockwood

That the Planning Committee request Council enter into an agreement with Allen and Marion Eidsness to permit the construction of their residence while the required zoning amendment is processed, and further, to request Council receive and process their zoning amendment application.

Carried.

12. NEXT MEETING

The Committee agreed that the next meeting will be Tuesday June 15, 2010 at 4:30 pm.

13. CONFIRMING RESOLUTION

Moved by John Berkhout, 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.

14. ADJOURNMENT

Moved by David Brown, seconded by Mae Craig

That Planning Committee Meeting be adjourned at 5:56 p.m.

Carried.

Chair

CAO/Clerk