

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

June 15, 2010

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday June 15, 2010. Present were Chair Dave Bennett, Mayor Robert A. Johnston, Deputy Mayor Bob Hall, Councillor Bob Kingsbury, John Wilson, Mae Craig, David Brown, John Berkhout and Bob Lockwood. Also present was Stephen Seller, Municipal Service Advisor – Ministry of Municipal Affairs and Housing. Absent were Councillor Don Eady and Jim Ferguson.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 3:30 p.m.

2. DECLARATION OF PECUNIARY INTEREST

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

3. MINUTES OF MAY 18, 2010 PLANNING COMMITTEE MEETING

Committee Members briefly reviewed the May 18, 2010 Meeting Minutes. Deputy Mayor Bob Hall asked David Brown how his progress was going with the Cemetery. David replied that he has been in contact with John Yakabuski M.P.P. and they may be eligible for a Trillium Grant. David will keep the Committee up to date with the information.

Councillor Bob Kingsbury questioned if Pierre Renaud was in agreement with the Development Agreement that was established. CAO/Clerk Mackie McLaren informed the Committee that he has not heard from Pierre on this issue.

4. BUSINESS ARISING

McGrimmon/Sholea consent – MDS Requirements

CAO/Clerk Mackie McLaren contacted Luke Desjardins, Planning Technician at Renfrew County and Luke confirmed that there is no issue with the MDS requirements since the house and barn already exist on the property. Chair David Bennett asked for clarification on this reasoning and why do the MDS requirements still not apply? Mayor Johnston stated that there have been previous situations where the house and barn already exist and the MDS requirements were set in place. CAO/Clerk will investigate further into this situation and report back to the Committee.

5. DELEGATIONS

3:35 Irvin Jamieson's request – annexation of his farm back from Renfrew

Stephen Seller was present to provide the Township with information in this situation. Stephen confirmed that this specific property does currently border Horton Township, which is an important aspect. He stated that he is here to present high level appreciation for what is involved in this situation and what needs to be done. Stephen reported that this takes all willing partners. The Township would need the agreement from Town of Renfrew and Renfrew County as well. If all parties are in agreement then there is a process to follow from there, which the Ministry can offer assistance, but the first step is to have all parties agree. He noted, if the Town of Renfrew does not agree, then we can go no further. If all parties were in agreement one of the next steps would be to hold Public Meetings in every Municipality involved.

Deputy Mayor Bob Hall asked how long the process would be if all parties were in agreement. Stephen replied it would take less than a year for the entire process. He has seen similar previous situations take six to eight months and he doesn't foresee any major issues to prolong this process.

Committee member David Brown had asked if we have heard from the Town of Renfrew on this situation. CAO/Clerk Mackie McLaren responded that he made Renfrew aware of Stephen Seller coming to the Planning Committee Meeting and he had heard no reply or concerns from the town.

Irvin Jamieson was present and reported to the Committee the situation he is in.

Warren and David LaRocque were also present to inform the Committee of the development issues pertaining to their property in Renfrew.

Moved by Bob Kingsbury, Seconded by Robert A. Johnston

That the Planning Committee schedules a Special Planning Committee Meeting on Monday June 28th 2010 at 4:00 p.m. to discuss all issues that need to be addressed with all parties involved. A decision then be made how to address the Town of Renfrew.

Carried.

6. HAROLD DEACON SITE PLAN – REPORT ON COUNCIL MEETING AND FOLLOWING SITE MEETING

CAO/Clerk Mackie McLaren presented a report on the site plan agreement suggestions made after the on-site meeting with Harold Deacon and members of the Planning Committee. Mayor Johnston noted that the “no work” storage area will be clean by the deadline, but expressed concern that after the deadline it will return back to the way it was. Mayor Johnston wants support that after the June 30, 2010 deadline, there is no movement of vehicles and equipment back to this area. Chair Bennett said that Mr. Deacon does not understand the “no work” area fully. CAO/Clerk presented the Committee with a question from Mr. Deacon. Does he need to have the revised plan completed by the deadline, or rather, can he wait until the deadline to have everything approved, then pay the fee for having the plan re-drawn. Committee members discussed and decided that yes, he must have the drawing complete by the deadline.

Chair Bennett asked the Committee if there were any other concerns with the Harold Deacon site plan agreement at this time. Committee member David Brown questioned the trees. You can still see through the trees that have been put in place. He believes that Mr. Deacon should plant more trees or even install a fence. Committee members agreed. Chair Bennett will speak with Mr. Deacon about the issue and then Mr. Deacon can go ahead with the plan drawing.

7. CONSENT B07/09(1) TO B11/09(5) - BRYAN MEHLENBACHER

Judith Jeffery from Jp2g Consultants Inc. was present to make a presentation and respond to concerns that were sent in from the Fulton’s and Walkers. Following the presentation the Committee Members discussed the consent proposals.

Chair Bennett questioned Minimum Distance Separation (MDS) distance from the barns on the property and couldn’t understand why they would not be an issue. Judith said that the owner will rezone the barns to prohibit the housing of livestock.

David Brown asked if there was a quarry behind the Walker farm, which is zoned Extractive Industrial Reserve. Judith said there is no suggestion that there could be a quarry on the MNR soil mapping. If there would be one it would be more than 500 metres away which is outside the review area.

Mae Craig asked how close could the lots be to the hydro towers. Judith said they could not build under the wires or on the hydro easement.

Bob Lockwood noted that the south west (sun-set) exposure will be behind the berm. He questioned looking at the barns all the time. Suggested because of this

it would be difficult selling the properties. Fulton's continue to operate a gravel pit and even though there is a berm should the future owners be made aware of the operation. Chair Bennett said the consent agreement will state this information.

John Wilson suggested that there should be one internal road for the 5 lots rather than the planned three driveways.

Bob Kingsbury said there will be a noise issue. He is concerned that future residents will come back to Council with complaints. Judith said that the engineer will give a report on the effectiveness of the berm in cancelling noise.

Bob Hall asked if we could add the neighbours as parties to the consent agreement. Judith said this could be done.

John Berkhout said we all want progress but we have to protect the existing uses, but is the planned protection enough. Chair Bennett noted that this proposal adds 5 houses but 800 yards away there is a residential area that trucks are currently passing by. Judith said it is important to state in the Development Agreement that the berm remains forever.

Mae Craig asked who monitors the berm. Judith said each individual owner. Mae asked what if someone removes the berm. Judith said the Township would control that.

John Wilson noted that Walker farm is a potential pit with possible quarry.

Bob Hall asked about the height of the berm. Judith said the dimensions of the berm are calculated by the engineer which would be 2:1 slope which permits a narrower berm. Trees would be planted on the berm so that grass cutting would not be required.

Chair Bennett noted that Don Eady, who was absent, doesn't like the appearance of berms and had suggested during a site meeting that the berm actually be a tree line rather than a raised pile of earth. Judith said a tree line takes too long to mature and provide adequate buffer.

Mackie McLaren, CAO/Clerk said the Walkers had concern with existing drains on the subject property which act as outlets for their farm tile drains. Judith said the drains would be maintained through the Development Agreement.

Bob Hall asked if there was gravel on her client's property. Judith said yes there is a small ridge, but not enough to protect it.

Chair Bennett asked for direction from the Committee Members.

Moved by John Wilson, Seconded by Mae Craig

That the Planning Committee recommends the applications be approved subject to:

- an agreement that the property be re-zoned,
- barns not be used for livestock,
- construction and maintenance of berms,
- maintenance of drainage
- Development Agreement with the consent agreement clauses and stressing the pit operation and truck traffic nearby, and
- Notice on title.

Carried.

8. CORRESPONDENCE

Municipal Affairs – 5 Year Policy Statement review

The Committee reviewed the Policy Statement. John Wilson suggested that the Committee should look into this further. Chair Bennett suggested that any comments should be forwarded to the Council members for their next meeting.

County – Biomass company holding meeting in Renfrew
Bob Hall reviewed the correspondence with the Committee.

Ottawa River Institute – workshop on Renewable Energy
The Committee reviewed the information for the workshop on Renewable Energy.

9. PETER BOWLES/MANON AUGER – REPORT BY CHIEF BUILDING OFFICIAL ON BUILDING PERMIT FEES
Chair Bennett reviewed the report written by Dennis Fridgen, Chief Building Official. He believes we should support what Dennis has reported. The Planning Committee discussed and all agreed to support the report that Dennis has given and keep the building permit charge the rate for construction rather than renovation.
10. ZONING AMENDMENT APPLICATION – ESTATE OF GEORGE LEAVOY
CAO/Clerk reported that this is a parcel of land on Gagon Lane. There were two cottages on this land that have been removed. The application is for 3 lots which do meet the requirements. Committee member Mae Craig questioned where they plan on building because there is not much room between the road and the river. John Wilson agreed, he suggested that they seem to plan on moving the road but have not advised us of that. Committee agreed that there should be more information collected prior to accepting the application.

Moved by, Bob Lockwood Seconded by, John Wilson

That the Planning Committee table this application until further questions on where the road will be located are answered and there is an on-site meeting held.

Carried.

11. OTHER BUSINESS

Ray's Auto Sales

Shortly after the last meeting, Ray Cunningham had the septic hooked up and operating and half of his security deposit was returned to him. Ray has now asked the Committee for more of his monies back. He still needs to complete blocking in under the mobile, and put the ramp up. Committee members discussed and decided that no more of the security deposit be returned until all work is complete and satisfactory.

12. NEXT MEETING

The Committee agreed that the next meeting will be Tuesday July 20, 2010 at 4:30 p.m. as well as the Special Meeting to be held on Monday June 28, 2010 at 4:00 p.m.

13. CONFIRMING RESOLUTION

Moved by David Brown, 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 Bob Kingsbury, seconded by Mae Craig

That Planning Committee Meeting be adjourned at 6:00 p.m.

Carried.