

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE**

July 20, 2010

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday July 20, 2010. Present were Chair Dave Bennett, Mayor Robert A. Johnston, Deputy Mayor Bob Hall, Councillor Bob Kingsbury, Councillor Don Eady, John Wilson, Mae Craig, David Brown, John Berkhout, Bob Lockwood and Jim Ferguson.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 4:30 p.m.

2. DECLARATION OF PECUNIARY INTEREST

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

3. MINUTES OF

The Committee reviewed the following minutes.

-June 15, 2010 Committee Meeting

-June 15, 2010 Committee of Adjustment Meeting – Cassidy

-June 28, 2010 Special Committee Meeting

Moved by Dave Brown, Seconded by John Berkhout

That the Planning Committee accepts the minutes of the June 28, 2010 Planning Committee meeting.

**Carried.**

4. BUSINESS ARISING

McGrimmon/Sholea consent – MDS Requirements

The Committee discussed the application.

Moved by Bob Lockwood, Seconded by Mae Craig

That Planning Committee recommends Council support the McGrimmon/Shoela consent applications.

**Carried.**

5. DELEGATIONS

Harold Deacon – Site Plan Agreement

Harold was present in front of the Committee to discuss progress on his Site Plan Agreement. At the last meeting it was required that Chair Dave Bennett meet with Harold Deacon at the site property. Chair Bennett reported that in the half hour time frame that he was at the property there were many vehicles that came in and out for various reasons and there is no designated area for these vehicles to park. Mr. Deacon asked if there could be a designated spot out front for him to park a vehicle or piece of equipment that he had for sale. He also asked if the metal container could be out front. Chair Bennett agreed that some other place would suit better. Harold believes that he shouldn't have to put fencing up where he has planted trees, these trees need at least 24 months to grow.

Mayor Johnston questioned the "working outside garage hours". Harold replied that he knows there is no work to be done outside – and there won't be.

Councillor Kingsbury mentioned that there seems to be many changes being made and there seems to be no end these changes. Mae Craig suggested going through the document and going through each item one at a time and discussing any issues that have arrived.

After discussion with Harold Deacon and the Committee Members the following resolutions were brought forward.

Moved by Bob Kingsbury, Seconded by John Wilson

That there be three (3) designated parking spots for business purposes on Harold Deacon's property and that there be three (3) designated "personal" parking spots by the house in non work area.

**Carried.**

Moved by Bob Lockwood, Seconded by Don Eady

That there be one (1) designated parking spot on the left of driveway entrance for Mr. Deacon to place a vehicle/piece of equipment out front that is for sale.

**Carried.**

Moved by Bob Hall, Seconded by Mae Craig

That there be 12 months grace period for the trees to grow before a fence is required by the Committee. Dead line being July 1, 2011.

**Carried on Division.**

Opposed: David Brown

Moved by Don Eady, Seconded by John Wilson

That the metal waste container be permitted out front with a fence high enough to cover to block the public's view.

**Carried.**

Councillor Kingsbury commented that Mr. Deacon just needs to keep the area clean and there will be less issues. Chair Bennett asked the Committee if they were satisfied with the changes to the site plan and thanked Harold for coming to the meeting.

Ray Cunningham – Return Balance of Security

Ray Cunningham was present to address the Committee on his progress with site development and to ask for his deposit to be returned. CAO/Clerk Mackie McLaren had written a report and the Committee reviewed it. There is now a railing on the ramp and landscaping is being done. Councillor Bennett asked Mr. Cunningham if there is siding to be put on the building still and if there was going to be skirting put on the bottom of the building. Ray replied that he is still waiting on some material for the siding and he is still deciding which material will work best for the skirting. Chair Bennett reported that Jeff Schruder, Infrastructure Manager had concerns about the ramp elevation and railing as well – are they up to code.

Deputy-Mayor Bob Hall asked if there was much progress since the last time Mr. Cunningham was present at the meeting. The Committee agreed that there has been some progress. After discussion, the Committee agreed to return \$1250.00, which is half of the remaining deposit, to Mr. Cunningham..

Moved by Don Eady, Seconded by John Berkhout

That the Planning Committee agrees to pay back \$1250.00, half of the remaining deposit to Ray Cunningham.

**Carried.**

Public Meeting 5:00 – Roger's Minor Variance

The Committee recesses and proceeded into a Committee of Adjustment for the Roger's Minor Variance Application.

Pat & Ken Forrest – LSR – Exception for farm uses request, MDS discussion

Pat Forrest was present at the July 8<sup>th</sup> 2010 Public Works Committee Meeting and they recommended that they appear to the Planning Committee Meeting. Pat reviewed the information with the Committee Members. They are purchasing part of lot 5 concession 7 bound by the unopened Con Road 8 and the unopened road between lots 5 and 6 and the Bonnechere River. Humphries Road comes to the corner of this property where there is a farm entrance. However, they don't have the minimum 40 m road frontage required in our zoning by-law. All they want to do is use the driveway that is currently there. They do not want to close any unopened road allowances.

Allan Crankshaw – Front lot line definition in zoning by-law, Peter Smith's recent building constructed next door

Mr. Crankshaw was present to request the Committee change the definition of front line on a corner lot in the Zoning By-law. He believes it should be changed so that the frontage is the where the driveway is located. Mr. Crankshaw's neighbour's property is a corner lot and he chose to use the longer frontage when they constructed their house. The current definition means that the neighbour's rear lot line is adjacent to Mr. Crankshaw's side lot line. The neighbour's accessory buildings have a 1 metre rear setback while his side yard setback is 3 m (in front of his house).

Mr. Crankshaw explained that his neighbour constructed an addition to his garage without a building permit and the addition is located within the 1 metre rear yard setback. The effect of this action is why he is requesting the zoning by-law be amended. The CAO/Clerk informed the Committee that the Chief Building Official is working to resolve this matter.

Committee Members requested that the neighbour be informed that they will not entertain a zoning amendment or minor variance application to resolve the setback problem. The neighbour will have to cut the building back so that it conforms or remove the addition altogether.

6. REPORT ON ANNEXATION

Irvin Jamieson and David and Warren LaRocque were present to discuss their request that Horton annex the balance of their lands back from the Town of Renfrew. CAO/Clerk Mackie McLaren reported that following a discussion with Mayor Johnston and Councillor Bennett he has contacted the Town of Renfrew and requested a meeting with Renfrew Council and the meeting has not yet been arranged. Councillor Bennett said that if Renfrew says no, there is not much the Township can do, as both the Town of Renfrew and the County of Renfrew have to agree to any annexation. Mayor Bob Johnston would like to meet with Renfrew and try to convince them that it would be more beneficial to have development in Horton.

7. GEORGE LEAVOY ESTATE ZONING AMENDMENT – LOCATION OF ROAD AND HOUSES

John Wilson asked the Committee's permission to hear a presentation from Don Gagan who is representing a group of cottage owners on Gagan Lane that are concerned with the future location and construction of their right of way through the Leavoy property. The relocation of the right of way is proposed as part of a 3 lot severance proposal. The Committee agreed and Mr. Gagan made a presentation.

The CAO/Clerk informed the Committee that the Township has received a zoning amendment application and a copy of the three severance applications for new lots, but have not received the application for the right of way following instructions from the owner's planner. The Committee Members agreed that they must have all the components of the development proposal to make a decision.

Moved by Bob Kingsbury, Seconded by John Wilson

That the Planning Committee recommend to Council that they refuse to accept the Leavoy zoning application until such time as all consent applications are received.

**Carried.**

The Committee requested that the neighbours be invited to the Committee Meeting where the planning applications are considered.

8. TERRY VERHELLE – ACCEPT \$10,000 SECURITY AGREEMENT

Chair Bennett updated the Members on the registration of the Garden Lake Trail road system as right of way. An attempt was made by a lawyer in Arnprior and it was not

accepted by the Registry Office. Several owners are starting the process over again from scratch.

The Committee previously offered to permit development in this area if the owner posted \$10,000 to guarantee they will eventually register the right of way. Terry Verhelle has accepted this offer. An agreement is required.

Moved by Bob Lockwood, Seconded by Mae Craig

That the Planning Committee recommends Council that they enter into an agreement with Terry Verhelle for \$10,000 security to permit development of his property. **Carried.**

9. CONSENT APPLICATION – B76/10, B77/10 & B78/10 – LAURA MARTIN

Moved by David Brown, Seconded by Bob Johnston

That the Planning Committee recommends Council approve Consent applications B76, B77 and B78/10 for Laura Martin subject to the following conditions:

-consent agreement

-Development Charge for the two new lots being created **Carried.**

10. GREG ZAVITSKE – AUTO SALES PROPOSAL FROM SUNSHINE CAFÉ PROPERTY

The Committee discussed a proposal from Greg and Frances Zavitske to sell automobiles from their commercial property known as Sunshine Café property. The property is already zoned to do this. There are no alterations to the property or buildings required. The requirement for a site plan agreement is therefore not “triggered”. The Committee agreed that a zoning amendment was not required.

11. 5 YEAR REVIEW OF PROVINCIAL POLICY STATEMENT – MEMBERS CONCERNS

The Committee reviewed and there were no comments or concerns.

12. OTHER BUSINESS

David Brown had a verbal report for the Committee Members on Martin Cemetery. He has applied for a \$20,000 Trillium Grant. He will keep the Committee updated with the application. David also collected some quotes. Repair stones - \$14,000. Fencing – \$1500. Sign – \$1200.

Chair Bennett thanked David for the information and his initiative.

13. NEXT MEETING

The Committee agreed that the next meeting will be Tuesday September 21, 2010 at 4:00 p.m.

14. CONFIRMING RESOLUTION

Moved by Jim Ferguson, seconded by Mae Craig

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.**

15. ADJOURNMENT

Moved by Bob Lockwood, seconded by David Brown

That this Planning Committee Meeting be adjourned at 7:15 p.m.

**Carried.**