

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

OCTOBER 19, 2010

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday October 19, 2010. Present were Chair Dave Bennett, Mayor Robert A Johnston, Councillor Bob Kingsbury, Jim Ferguson, David Brown, Mae Craig, John Wilson, Councillor Don Eady and Deputy Mayor Bob Hall.

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 by Members of the Committee.

3. MINUTES OF SEPTEMBER 21, 2010 MEETING

Mae Craig referred to the last sentence in the fifth paragraph on page 3 which was corrected.

4. BUSINESS ARISING

Annexation Meeting with Renfrew and the LaRocques

Chair Bennett reported that Horton Council Members met with the Council of the Town of Renfrew and their senior staff, also present were the LaRocques and Irwin Jamieson. He reported that it is up to the Town of Renfrew to make a decision if they want to participate in an Annexation Study. We have not heard back from Renfrew at this time.

Councillor Kingsbury expressed disappointment with the level of hostility between the Renfrew Council and the LaRocques.

Verhelle Security

The CAO/Clerk reported that the \$10,000 Security has been received, the Agreement has been signed by Mr. Verhelle and will be presented to Council at the November 2, 2010 meeting for execution by the Township. Based on the security and the signature, Mr. Verhelle's Building Permit has been issued.

5. DELEGATIONS

4:35 Al Harris – Zoning Amendment Application & Site Plan Agreement

Chair Bennett informed the Committee that Mr. Harris was at the last Council Meeting and discussed his proposal and was directed to this Committee. Mr. Harris is proposing a zoning amendment to construct a garage before a residence and to zone the property as highway commercial for his construction building.

Mr. Harris hopes to develop the property for a house next summer. He has purchased a steel building to be constructed on site for the workshop. He has prepared a Site Plan showing the proposed location of the garage and of the future house. The workshop is for his own woodworking and storage.

As of November 1, 2010 he will no longer be working as a contractor on his own but will be working for another company in Petawawa, he will give this a year and he may be back as a contractor.

The Committee discussed the draft agreement which permits the construction of a garage prior to the Zoning By-law being passed to permit the garage before a house.

David Brown questioned when the house will be constructed, if ever. He noted that there is nothing in the Agreement about when he will start construction.

Councillor Kingsbury added that we have been caught before in situations like this. He suggested that there should be a section in the Agreement that references about amending the Zoning By-law for highway commercial.

The Committee agreed that there should be notation in the Agreement that a Zoning Amendment will be applied for, to construct a Storage Building prior to the house being constructed and for highway commercial zone.

Moved by Mae Craig, seconded by David Brown

That Planning Committee recommends to Council that they execute the amended Harris Agreement.

Carried.

Site Plan Agreement

Chair Bennett reviewed the sample Site Plan Agreement that was included in the Committee package and that Mr. Harris has received. He asked Mr. Harris if he had any questions with the Agreement.

Mr. Harris said he had none.

Councillor Eady said he had viewed the site and believes that it is perfect for what is proposed – the property will look good when developed.

Chair Bennett reviewed sections of the draft Site Plan Agreement, section 11 requires a date when the total construction of the garage and the future house will be completed by. He asked if December 31, 2012 would give sufficient time. Mr. Harris confirmed that it would.

On item 12 - \$5,000 security: after discussion it was agreed that the \$5,000 security for the agreement for the zoning would be the same \$5,000 for the Site Plan Agreement.

Section 9, sub-section (a): Mr. Harris to note on the plan the width of the driveway at the road and the width of the driveway through the property.

Section (c): parking spaces – the CAO/Clerk reviewed the Zoning By-law and calculated that four parking spaces would be required. Mr. Harris agreed to show them on the Site Plan.

Section (g): exterior central refuse storage collection area - Screening would be required if there was an outside refuse storage area. Mr. Harris said there would not be any outside storage.

Section (h): grade - alternate elevation would be required to ensure that water does not run into his building.

Section (i): choice of exterior colors –This may be difficult as a galvanized steel building has already been purchased.

Mr. Harris said that there would be no washroom facilities in this proposed workshop. He was asked to provide the setbacks from the lot lines for the future residential house.

Mr. Harris was invited back to the next Planning Meeting to be held November 16, 2010, to present the final copy of the Site Plan.

6. PETER SMITH – REAR YARD SETBACK – UNABLE TO COMPLETE BY OCTOBER 15, 2010

Chair Bennett reviewed a Report submitted in the Meeting Package, that Mr. Smith will not meet the required October 15, 2010 deadline set by this Committee at the last Meeting and has promised to have it done by November 30, 2010.

Councillor Kingsbury said that as he did not accept the October 15, 2010 timeline to complete the alterations to the building to make it conform therefore he must tear down the building.

Moved by Bob Kingsbury

That Mr. Smith is required to remove the offending building immediately as it does not conform to the demands of this Committee to have the building altered by October 15, 2010 so that it meets the set-backs for rear yard requirements.

There was no seconder to this resolution.

After further discussion the following resolution was put forward.

Moved by Bob Hall, seconded by David Brown

That the Committee, after consideration of the timing involved to have a building torn down, agrees to accept the November 30, 2010 undertaking that Mr. Smith will have the building altered by that date.

Carried on Division

Opposed John Wilson

Bob Kingsbury

Robert A. Johnston

7. OTHER BUSINESS

Ray Cunningham was in the audience and Chair Bennett invited him to come forward. Mr. Cunningham asked to have the remainder of his security deposit, which is \$1250, returned. He believes that the issues that were remaining from the last meeting were a Handicapped Sign which he has installed, skirting has been completed underneath the home and he now has the same color siding on the building where the two units join together.

After discussion the following resolution was put forward.

Moved by Don Eady, seconded by John Wilson

That the balance of the security retained by the Township be returned to Ray Cunningham on approval of Jeff Schruder, Infrastructure Manager.

Carried.

Martin Cemetery

Chair Bennett thanked David Brown who appeared on Valley Heritage Radio, recently, and discussed the up keeping needs for Martin Cemetery. He thanked David Brown for representing the Township in this way.

David Brown reported that following the interview, he has received fifteen phone calls, some offering money, and he received a donation of a metal fence from a former neighbor in the Woodlawn area.

8. NEXT MEETING

The next meeting of the Planning Committee will be Tuesday November 16, 2010 at 4:30 p.m.

9. CONFIRMING RESOLUTION

Moved by Bob Hall, 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 where not set out in By-law or Resolution.

Carried.

10. ADJOURNMENT

Moved by John Wilson, seconded by Mae Craig

That this Committee Meeting be adjourned at 5:37 p.m.

Carried.

Chair

CAO/Clerk