

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

November 16, 2010

There was a Meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday November 16, 2010. Present were, Mayor Robert A Johnston, Councillor Bob Kingsbury, David Brown, John Berkhout, Mae Craig, Councillor Don Eady and Deputy Mayor Bob Hall and Bob Lockwood, Staff Present were, CAO/Clerk Mackie McLaren, Clerk/ Receptionist Kathleen Rogers and Administrative Assistant Rose Curley.

John Wilson arrived at 5:00 PM

Regrets - from Chair Dave Bennett and Jim Ferguson.

1. CALL TO ORDER

In Councillor Dave Bennett's Absence Councillor Robert Kingsbury Moved that Mayor Robert Johnston Chair the Planning Meeting. All members agreed.
Mayor Robert Johnston 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 October 19, 2010 MEETING

There were no comments on the October 19, 2010 minutes.

4. BUSINESS ARISING

- Ray Cunningham Site Plan - Refund Security Deposit
Infrastructure Manager Jeff Schruder went to inspect the Site at Rays Auto Sales he approved Mr. Cunningham's Site Plan. It was agreed that the deposit of \$1250.00 be returned to Mr. Cunningham. A cheque will be issued Wednesday morning.
- Allen Harris – construct garage before house - change in timing
CAO/Clerk Mackie McLaren reported to the Committee that the timing in building plans have changed for Mr. Harris. Due to his new job he will not have the time to build his garage this fall. He will hold off for now as he feels that he will be able to construct his garage and house within the six month time period and not require an agreement. His property will still have to be zoned commercial before the spring. Mr. Harris will reapply in January 2011.

5. DELEGATIONS

4:35 **Ray Breton – Support for severance proposals.**

Mr. Ray Breton and Mrs. Cathy Breton were present to discuss their application for severance proposals as he is trying to purchase 7.5 acres from Mrs. Sandra Johnston and is receiving some negative feedback from the Renfrew County Roads Department in regards to entrance issues. One entrance problem is an existing entrance on Mr. Breton's Property. Mr. Breton presented his proposal to the Planning Committee:

Part 1 – is a 5 acre parcel of Land to be purchased from Sandra Johnston on which Mr. Breton wishes to build a new home.

Part 2 - is a 2 acre parcel of land that Mr. Breton is selling back to Mrs. Sandra Johnston so that she may have road access to her existing property.

Part 3 - is a 2 acre parcel of land that Mr. Breton presently owns and wished to retain and add to Part 1 that he will be purchasing. So Part 1 and Part 3 will become one property.

Part 4 – Mr. Bretons existing Home at 4535 River Road on 3.5 acres of land that he wishes to sell so he may downsize and build a smaller residence on Part 1.

Mr. Breton came to the Planning Committee to explain his proposal and to request their support in his endeavors.

On Part 1 - Mr. Breton noted that he doesn't have the required 400 feet of Frontage on a County Road but is aware that exceptions can be made as long as there is 200 feet of visible clearance. Mr. Breton has 325 feet of Frontage and has 220 feet of visible clearance going east and similar distance going west.

On Part 2 – the roads department said they wouldn't support the entrance, but it is already an existing road so how can they deny it.

Mayor Johnston feels that Ray has done some good planning. Mayor Robert Johnston said that he supports Mr. Breton and noted that he was the previous Chair of The Land Division Committee and said that they made their decisions based on Common Sense Situations and this is a common sense situation and recommended to the Planning Committee that they support Mr. Breton in his application.

Recommendations

Moved by Mae Craig and seconded by John Berkhout

That the Planning Committee recommends to Council that they support Ray and Cathy Breton's proposal to sever several Lots.

Carried

4:45 Ken & Pat Forrest - Entrance Requirements - RUE18

Mr. Ken Forrest and Mrs. Pat Forrest were in attendance.

Mrs. Pat Forrest presented their situation to the Planning Committee.

They own 35 acres on Humphries Road and would like to build. The frontage for their property is limited to the corner on Humphries Road.

CAO/Clerk Mackie McLaren spoke with Charles Cheesman, County Planner and The Forrest's have 2 options.

1st – They could apply for a Zoning Amendment to permit residence on lot without frontage on a Township Road.

The Township may require constructing a short road 10 meters in length from Township Rd. it would not have to be up to Township standards and the Township would not be responsible for maintaining it. –Similar to the Vince Pallen Agreement.

Or

2nd they would construct 40 meters of new road to be maintained by the Township eventually. Build a driveway off of this. The Road would have to be built and maintained by the Forrest's. There would have to be an agreement between the Forrest's and the Township.

CAO/Clerk asked the Planning Committee if they required the Forrest's to build 10 meters.

Mae Craig asked what would happen if the 8th Line were to ever open up. Mrs. Forrest said that they would change their driveway so it would be a proper entrance.

Moved by Bob Lockwood & Seconded by Dave Brown

That the Planning Committee recommends to Council that they support a zoning amendment for zero lot frontage for Ken and Pat Forrest.

Carried

5:05 Closed for Public Meeting for Verhelle Minor Variance

The committee proceeded into a Public Meeting.

5:15 **Francois Desrosiers - Amend site plan to add used portable classroom type building**

CAO/Clerk reported that Mr. Desrosier has property on Castleford Rd. and has a current Site Plan Agreement. He repairs RV's.

Mr. Desrosier works at the RCMP Headquarters and they have a used portable building for sale and Mr. Desrosier would like to purchase and put on his property if allowed by the Township.

The Planning Committee would like to see pictures of the building and a Site Plan Amendment before they can make any decisions. Mayor Robert Johnston believes that Mr. Desrosier is looking for direction from the Planning Committee before proceeding with any new endeavours.

It is requested that Mr. Desrosier be invited to attend the next Planning meeting with the new Planning Committee to address the committee with more information and pictures.

5:30 **Bill Imison - Zoning Amendment & Severance Proposal on Storyland Rd. near Chenaux Road.**

Bill Imison in partnership with Edgar Elliott requested a severance and a zoning amendment for a $\frac{3}{4}$ acre parcel of land on Story land Road beside Greg Zavitske's property, the former Sunshine Café.

They would like the property zoned commercial as they would like to build a store/office that would sell used cars, marine supplies and accessories. You need a minimum of one acre for a commercial property and they don't have that so an amendment would be necessary. They would like to be able to lease the property from Mr. Zavitske to have the ideal business location but in the event that that doesn't work out they need to be able to operate fully on the $\frac{3}{4}$ acre lot they wish to purchase.

Mr. David Brown expressed concern that we would be putting a commercial property on too small of a lot and that it would end up looking congested and junky like some other businesses in the Township. We would like to have a clean and professional look to it. Another concern is whether or not the County would approve an entrance.

Councillor Robert Kingsbury wanted to know when a site plan could be made so they could better visualize the proposal.

Mr. Imison felt that a site plan was premature as they are just in the discovery stage.

Councillor Kingsbury said that a site plan would be necessary to see the bigger picture and whether all of their ideas will be able to fit on the proposed property.

Mr. Imison noted that he has a business property in Shawville at the intersection with the flashing light as soon as you come into Shawville, if anybody would like to view how he operates.

Councillor Don Eady expressed concern that there wouldn't be enough room for cars once a building was in place.

Mr. Imison felt that he has enough room for 40 cars plus the building, but promised that he would not have it over crowded as it would not be functional to operate.

He would like if all his plans could come together to be operational for the spring 2011.

It was requested that Mr. Imison come back to the December 21, 2010 Planning Meeting with a Site Plan outlining the placement and dimensions of the proposed building, the septic, well and parking for cars, and customer parking.

Mr. Imison agreed to return with a plan.

6. **Severance - B151/10 Peter Prince (McCarroll house)**

The Committee Members received the application.

Mr. John Wilson of the Planning Committee requested that a Justification Study be done by the proponent.

Moved by Mae Craig, seconded by John Wilson

That the Planning Committee recommend to Council that a justification study be done, entrance concerns from County Public Works be satisfied.

Carried

7. **Barry Johnston- Residential garage for gravel pit use – is site plan required**

CAO/Clerk Mackie McLaren reported on Mr. Johnston's behalf that Mr. Johnston would like to build a residential garage for his gravel pit but not on the licensed gravel pit property. He would like it to be zoned residential.

Councillor Kingsbury noted that the exterior of the Garage must match the house.

Dennis Fridgen our Building Inspector will have to advise us on how big the building can be so as not to be zoned Commercial.

It was requested that Mr. Barry Johnston be invited to the next Planning Meeting Dec 21, 2010 to present a site plan, detailing a picture, location, size and use of the building.

8. **Other Business – Martin Cemetery**

Mr. David Brown presented pictures to the Committee of the wrought iron fence that has been donated for the Martin cemetery. He has put \$100.00 of his own money into paint and supplies for this fencing project. He estimates that he needs a donation of at \$200.00 from any willing sponsors to purchase paint for the fence.

Councillor Dave Bennett donated his time and his truck to help move the heaviest parts of the fencing. Dave Brown recruited the assistance of 5 relatives that he was able to locate through his lengthy process of contacting relatives of the deceased persons in the Cemetery.

MPP John Yakabuski has sent information for obtaining a Historical Plaque for the Cemetery.

Recreation Director Julie Hawley will put together a New Trillium Grant Proposal.

Mayor Robert Johnston thanked Mr. Brown for all of his hard work.

9. **NEXT MEETING**

The next meeting of the Planning Committee will be determined by the next Council.

10 **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 were not set out in By-law or Resolution.

Carried.

11. **ADJOURNMENT**

Moved by Deputy Mayor Bob Hall, seconded by David Brown

That this Committee Meeting be adjourned at 5:55 p.m.

Carried.