

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

December 21, 2010

There was a Meeting of the Planning Committee held in the Municipal Council Chamber on Tuesday December 21, 2010. Present were Chair Bob Kingsbury, Councillors Margaret Whyte, Jamey Larone, and Glen Campbell, Mayor Don Eady, John Berkhout, David Brown, Jim Ferguson, Bob Lockwood and John Wilson. Mae Craig was absent.

1. CALL TO ORDER

Chair Kingsbury called the Meeting to order at 4:30 p.m. He thanked previous Chair Dave Bennett for his knowledge of by-laws and requested support for his chairmanship from the Members of this Committee. He said Zoning by-laws help run the Township in a fair manner for all and quoted a member saying why do we spend so much time working around the by-law. He looks forward to working with Members of the Committee.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by members of the Committee. Mayor Eady took this time to acknowledge the input of the previous Chair Dave Bennett and the input of all. He thanked Councillor Kingsbury for accepting the Chair position and asked that the committee members support Councillor Kingsbury.

3. MINUTES OF NOVEMBER 16, 2010 REGULAR COMMITTEE MEETING
NOVEMBER 16, 2010 VERHELLE MINOR VARIANCE PUBLIC MEETING

Chair Kingsbury reviewed the Meeting Minutes. Bob Lockwood noted an error that he was not shown as present at the start of the meeting, but moved a resolution later in the meeting. The Committee authorized this change.

4. BUSINESS ARISING

Bill Imison – Site Plan for Vehicle Sales Lot

The CAO/Clerk reported that Mr. Imison has been in contact with him and he does not have a Site Plan prepared to present at this meeting. He and partner are still dealing with accumulating property that they are satisfied with in size. They will not return until that is in place.

5. DELEGATIONS

4:35 Curt & Colleen Eaton – Temporary Use Zoning Amendment Request for Second Residence

Mr. & Mrs. Eaton were present. Mr. Eaton presented the Committee with information on a proposal to construct a second residence on their 5.6 acre holding at 56 Larone Lane. They want to keep the original house that they live in now for a period up to thirteen years to use as income against the cost of the new residence.

Chair Kingsbury reviewed the Zoning By-law section that spoke of family residences only and of temporary use requirements. He suggested that if there was any consideration for this proposal that there be a large financial guarantee required.

Jim Ferguson asked if the lot was large enough to sever the second house. The Committee questioned if that was possible.

Mr. Eaton said that the frontage is the main concern, the lot only has frontage on Dugald Lane and it is thirty metres which was the minimum required when the lot was created. Now the minimum is forty metres.

Mayor Eady asked what the distance was between the two houses.

Mr. Eaton thought about 175 feet.

Councillor Whyte said she has difficulty with the timing of 13 years.

The CAO/Clerk reviewed the temporary requirements which are set out in the Official Plan, noting that the maximum length of time the by-law can be temporary is three years, so this would have to be renewed a number of times, if thirteen years is the request.

John Wilson asked if there was a possibility of severing the farm house and giving that farm house access by right of way. Mr. Eaton said that he would consider this proposal.

Bob Lockwood suggested that before the lot addition out to Dugald Lane was added to this property, the house sat on one acre with legal access to Larone Lane. Mr. Eaton noted that two other properties access Larone Lane.

The Committee agreed that they would not support a temporary use by-law but they would consider supporting a severance with a right of way to sever the old farm house away from the property that they would build their new house on.

Mr. Eaton expressed satisfaction with this proposal and would carry forward.

4:45 Francois Desrosiers – Add Portable Type Building to Site Plan

The CAO/Clerk advised the Committee members that Mr. Desrosiers plans have changed and he will not be adding a portable building to his property at this time. He did not attend the meeting.

4:46 Ray Breton

Chair Kingsbury said that Mr. Breton appeared before the Committee at their last meeting and he is present and wishes to address the meeting again. He called on Mr. Breton to come forward.

Mr. Breton informed the Committee that subsequent to the last meeting he submitted severance applications with a general inquiry form and received the general inquiry information back from the County. The issues identified were MDS from two barns which has been resolved. There is now a concern from County Roads, they gave him two options, one remove the existing laneway for his house that he is living in and will sell and that the lot addition severance to Sandra Johnston include a deeded right of way to access his house that he is now selling. Three properties would come out at one intersection onto River Road. Their concern is that the requirement is 400 feet of frontage between driveways and they can only do 320 feet. However a second requirement of 200 meters visibility on either side of the driveway and they can do 270 feet one way and 250 feet the other way. He believes that trying to sell a house with an easement for access where there is now an existing driveway will reduce his value. Chair Kingsbury asked if Mayor Eady, our representative on County Council, would be able to assist Mr. Breton at the County Level. Mayor Eady said that he would like to visit the property with Mr. Breton to get familiar with the situation. Mr. Breton asked if he still had the support of the committee, Chair Kingsbury noted that Council accepted the Planning Committee recommendations at their Dec 7th Council Meeting, so yes they would be in support of this proposal.

After further discussion the committee agreed that they would wait until Mayor Eady has carried out his site inspection and contacted the county to see if further input from the committee is required.

5:05 Barry Johnston – Garage for Gravel Pit operation outside of Pit

Mr. Johnston was present and informed the committee that he has purchased a Quonset hut type building 30 x 60 which he plans to set up on property that he, his brother and his mother own, that is part of the gravel pit but not in the actual licensed area. It would be used for storing and maintaining farm equipment and his truck and loader. Chair Kingsbury said that the committee must decide if there is a need for this use to be zoned Commercial as it is in a rural zone. John Wilson asked if there was a house on the property, Mr. Johnston said yes that there was an old farm house on this property. Mr. Johnston offered to invite the Committee Members to a site inspection so that he can show them what his plans are on site.

Bob Lockwood said the Committee needs to either have a site visit or review a site plan to assist them in their decision. After further discussion the Committee agreed that they would review a site plan from Mr. Johnston for their Jan 18th, 2011 Committee Meeting and will decide after that if a visit is required.

6. B189/10 - Pleau – resubmission of lapsed application

The CAO/Clerk Mackie McLaren informed the committee that the initial severance application of Pleau in 2008 has lapsed as the right-of-way has not been completed. He spoke earlier today with Charles Cheesman at the County who advised that David Stewart, Solicitor for the Pleau's will be submitting an application shortly for the right-of-way and that the County will hold comment and approval on the severance that has been resubmitted until the right-of-way is in place.

The CAO/ Clerk also reported that just prior to the start of this meeting he received a phone call from Mr. Stewart asking for assistance from the Township in identifying names and addresses of property owners, which we will do. He also informed the committee that one of the conditions on the previous severance was carried out, that being zoning for lots that are smaller than minimum size and that will now have to be redone as the new comprehensive zoning by-law was not updated by those original amendments.

Recommendations

Moved by David Brown, seconded by Margaret Whyte

That Planning Committee agreed to withhold comments on the Consent Application B189/10 until the right-of-way issue is resolved.

Carried

7. OTHER BUSINESS

There was no other business brought forward by the members.

8. NEXT MEETING

The committee agreed that the next meeting would be held January 18th, 2011 at 4:30 PM.

9. CONFIRMING RESOLUTION

Moved by John Berkhout, 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.

10. ADJOURNMENT

Moved by John Wilson, seconded by Margaret Whyte
That this Committee Meeting be adjourned at 5:23 p.m.

Carried.

Chair

CAO/Clerk