

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

July 21, 2009

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday July 21, 2009. Present were Chair Dave Bennett, Mayor Robert A. Johnston, Councillors Don Eady and Bob Kingsbury, John Berkhout, Mae Craig, Jim Ferguson, Rene Lebreque, Bob Lockwood, John Wilson and Bill Winters. Absent Deputy Mayor Bob Hall.

1. CALL TO ORDER

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

2. DELCLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest expressed by member of the Committee.

3. MINUTES OF JUNE 16, 2009 PLANNING COMMITTEE MEETING

Chair Bennett reviewed the June 16, 2009 Planning Committee meeting Minutes, noting that they had been approved by Council.

4. BUSINESS ARISING

Copy of Chapeski Yard Sale Agreement

The CAO/Clerk presented a copy of the executed Agreement with Chris and Teresa Chapeski to hold a Yard Sale on their property at the corner of Bennett-Lafont Road and Storyland Road.

Green Energy Act Regulations

The CAO/Clerk presented a copy of the Energy Act Regulations. Committee Members expressed a desire to see them at the last meeting. Chair Bennett suggested that as they were extensive the Committee members read these Regulations before the next meeting.

Councillor Kingsbury asked if there was any more from Tom Orr on his proposal for subdivision? The CAO/Clerk confirmed that nothing has been received.

5. DELEGATIONS

4:35 Ray Cunningham draft Site Plan Agreement

Mr Cunningham was present and submitted a Site Plan Draft, prepared by John McIntyre Engineering. He also presented a plan to develop the adjacent lot, which is also owned by his daughter and the costs to install two entrances, eighty feet wide, and to bring hydro underground across the width of that lot 230 feet to the lot being developed, totals over \$13,000. He explained that he planned to do this in 2009 and he will move up his plans to install the well and septic to October 1, 2010 rather than December 31, 2010. He noted that the property elevation is satisfactory as is the same elevation as his neighbour Dave's Automotive.

The Committee Members asked questions about the plan for development that Mr Cunningham presented. Chair Bennett noted that the entrances would have to be approved by Public Works Staff. Bob Lockwood suggested that as the main emphasis for the Site Plan is to develop the property where the Car Sales Lot is, that concentration should be on this lot and to bring hydro to the lot in the easiest way possible.

Mr Cunningham asked the Committee for consideration of a \$500 security deposit as he had all these extra costs to carry out in his revised plan.

Rene Lebreque asked if there was any information that Mr Cunningham could

supply that would show how the proposed work could be done for the \$500. security if the Township had to finish it? Chair Bennett added that \$500 would not cover the services he has to complete on the original lot and now he has added the second lot to the development. He added that we will work with Mr Cunningham to move this development forward but the security remains at \$5,000, unless the Committee Members change the resolution from the last Committee Meeting.

Rene Lebreque noted that the \$5,000 required for security is not high enough to cover the cost of well and septic installation, so really the Township is giving Mr Cunningham a break. He added that the Township cannot put their ratepayers at risk for the cost of someone else's development.

Bob Lockwood suggested that Mr Cunningham take the remainder of the \$13,000 minus the hydro overhead costs and put that money into the well and septic, that way costs can be cleared in one year.

Mr Cunningham asked if there is any way that the Township can reduce the security required to \$3,000 or \$3,500?

Mayor Johnston stated that the Township has already required a number of developers and residents to pay \$5,000 security and they would be most upset if there was a reduction in the security for this development.

After discussion there was no resolution brought forward to change the \$5,000 security requirement. Mr Cunningham left the meeting.

6. CORRESPONDENCE

Ministry of Culture – draft revised standards – Ontario Heritage Act

The Committee briefly reviewed a letter dated July 3, 2009 from the Ministry of Culture about proposed changes to the Heritage Act.

7. CONSENT

There were no Consent Applications to review.

8. DRAFT COMPREHENSIVE ZONING BY-LAW OPEN HOUSE AND PUBLIC MEETING

Chair Bennett referred to the copy of the draft newspaper advertisement that was in the Planning Committee Meeting Package. The CAO/Clerk invited members of the Committee to be at the August 25, 2009 Open House between 2:00 and 4:00 pm and if possible at the Public Meeting September 1, 2009, at 7:00 pm during the Regular Council Meeting.

At this point in the meeting being 5:00 pm the Committee recessed the Planning Meeting and moved into a Public Meeting for a minor variance.

At 5:11 pm the Committee resumed the Planning Committee Meeting.

9. MACMILLAN GRAVEL PIT-SET BACK REDUCTIONS FROM 30 M to 15M

The CAO/Clerk informed the Planning Committee Members that a revised request has now been received from the Planning Company developing the Site Plan for MacMillan's Gravel Pit to reduce the setback along Thomson Road from thirty metres to fifteen metres. He noted that, previously, the Township received a request to reduce the setback to zero and the Committee at that time agreed to wait to see the County of Renfrew's response for the setback along Lochwinnoch Road.

Moved by Mae Craig, seconded by John Berkhout

That Planning Committee recommend to Council that Council support the reduction of the thirty metre setback of the MacMillan Gravel Pit to fifteen metre setback along Thomson Road.

Carried.

10. HAROLD DEACON – REPORT ON OUTDOOR WOOD FURNACE TO BE INSTALLED INDOORS

The CAO/Clerk reviewed a Report included in the Meeting Package in which Mr Deacon has advised of the possibility of his purchasing a used Outdoor Wood Furnace and installing it in a building he would add at the back of his commercial garage. The information the CAO/Clerk received from Verch Furnace Sales in Pembroke, who originally installed the furnace at a site in Horton Township, is that that the furnace can not be installed indoors without an engineered designed absolute exhaust system and proper air makeup requirements.

The CAO/Clerk also discussed this with the Chief Building Official, Dennis Fridgen, who agreed with the requirement of an engineered report, but added that he would accept a WETT Certified Report on what is required to adapt this furnace.

The CAO/Clerk also informed the Committee that prior to this meeting this afternoon, Mr Deacon came to the Office to find out what was determined by Mr Verch. On learning about the engineering requirement and upon learning that the furnace is capable of having a high chimney, he requested approval for the Committee to approve the outdoor Furnace on his property with a chimney that is high enough to be two feet higher than the highest house within three hundred feet of the property.

Bob Lockwood noted that Mr Deacon can not put the furnace outside as it does not meet the bylaw for setbacks of 100 metres from the property line and that he can not put it inside until alterations are made.

Councillor Eady asked where we are with setbacks for high efficiency units, which we discussed with Energy Options of Renfrew, several meeting ago.

Chair Bennett said that a furnace that meets these high efficiency standards and that is certified for indoor use could be installed indoors without having to come to the Committee or meeting the bylaw.

After discussion the following resolution was put forward.

Moved by Rene Lebreque, seconded by Bob Kingsbury

That Mr Deacon not be permitted to install an outdoor wood furnace on his property as it cannot meet the one hundred metre setback requirement in the bylaw. Further the Committee would support alterations being made to this furnace to adapt it to indoor use.

Carried.

11. OTHER BUSINESS

Terry Verhele Request

The CAO/Clerk presented a request from Terry Verhele to permit him to start his house on Catherine Lake. Terry had submitted a letter from Don Sullivan, lawyer for the cottage owners, informing the Township that a declaration will be made to the Court undoubtedly this year to confirm the registered right-of-way to the properties back to County Road 653.

Bob Lockwood declared pecuniary interest and did not partake in the discussion.

The Committee members agreed that the access to the properties in this area must be registered as per the requirement of the Zoning By-law and that they could not issue a building permit until this has been in place.

12. NEXT MEETING

Chair Bennett noted that the next meetings are Open House August 25, 2009, 2 – 4 pm at the Municipal Office, Public Meeting September 1, 2009, 7:00 pm at the Municipal Office and Regular Committee Meeting September 15, 2009 at 4:30 pm.

13. CONFIRMING RESOLUTION

Moved by Jim Ferguson, seconded by Bill Winters

That the Committee pass this confirming resolution to cover any actions or directions given during the open portion of this council Meeting which are minor in nature and which were not set out in By-law or Resolution.

Carried.

14. ADJOURNMENT

Moved by Robert A Johnston, seconded by Bob Lockwood

That this Committee Meeting be adjourned at 5:25 pm.

Carried.

Chair

CAO/Clerk