

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

November 17, 2009

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday, November 17, 2009. Present were Chair Dave Bennett, Mayor Robert A. Johnston, Councillor Kingsbury, Councillor Don Eady, Mae Craig, Jim Ferguson, John Wilson, Bob Lockwood and Bill Winters. Staff Members present were Rose Curley - Administrative Assistant and Mackie McLaren, CAO/Clerk. Planning Committee members Deputy Mayor Hall and John Berkhout were absent. Also present in the audience were Sean Richards, Sharon Hoare, Charlie Taylor, Linda Novossiltzeff, Rory Richards, Ken and Marjorie Wallace, and Dave and Warren LaRocque.

1. Call to Order

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

2. Declaration of Pecuniary Interest

None

3. Minutes: October 20, 2009 Regular Committee Meeting Minutes

The Planning Committee reviewed the minutes of the October 20, 2009 Planning committee meeting which had already been approved by Council.

4. Business Arising: - Harold Deacon Site Plan

Mackie McLaren, CAO/Clerk reported that he had prepared a progress report for the November 03, 2009 Council Meeting and an updated site plan agreement from Harold Deacon. Council has given Mr. Deacon until December 01, 2009 to satisfy the site plan items. Weather might be a factor for delays if the cold weather sets in quickly. Committee members reviewed the new site plan. Mae Craig questioned about the location of the well. Mayor Johnston noted that Harold Deacon had told him that he plans to move it to a different location once money permits.

- Jack MacLaren – agreement & security for mobile home

Mackie McLaren, CAO/Clerk reported that Mr. Jack McLaren has signed an agreement with the Township and has submitted his \$5,000.00 security deposit. He hopes to have his fire insurance claim settled by Spring 2010 and then will start construction of his new house. The mobile home must be removed from his property 30 days after he takes up residence in his new house.

5. Delegations:

4:30 Sean Richards (also representing Rory, Gerald and Mary Richards)

- concerns with George Jackson Toyota dealership proposal

Chair Bennett introduced Sean Richards to the Committee and reported that Mr. Richards had a power point presentation and concerns and questions that he will be submitting to the Planning Committee regarding the Toyota dealership proposal. Chair Bennett noted that the Planning Committee was made aware of the upcoming zoning proposal by the Toyota dealership after the last Planning Committee meeting. Due to the confidential nature of the potential purchase, Council had agreed to proceed with the application process and bring it to the November Planning Committee meeting. The Committee saw the application for

the first time when they received their meeting package last Friday. The zoning application will be discussed tonight and a vote to accept or deny the application will be taken by the Committee. He also noted that the planning notices have been sent out to the affected neighbours and a public meeting on the application is scheduled for December 01, 2009 at 7:00 p.m.

At this point Mr. Richards commenced his PowerPoint Presentation (photo copy is attached). Mr. Richards said that the some of the neighbours were contacted by the applicant's consultants before the notices were sent out. Mackie McLaren, CAO/Clerk noted that this would've been the consultant company doing research regarding the Minimum Distance Separation (MDS) setbacks. After the presentation Chair Bennett said that staff and the committee would look into the concerns expressed in his presentation and would have answers at the December 01, 2009 Public Meeting.

Charlie Taylor asked the committee for an explanation regarding RU zoning and its potential uses. Mackie McLaren, CAO/Clerk said that he would send Mr. Taylor the information regarding RU zoning and its potential uses. Mr. Taylor also noted that the corner entrance off Bruce Street onto Garden of Eden is currently unsafe and development would add to this problem. Chair Bennett said that he would bring this concern to the Public Works Committee.

Jim Ferguson expressed concerns regarding lights at the proposed development site. Warren LaRocque from George Toyota Jackson noted that they are required to reduce light pollution at their business so this should not be a problem for the neighbours.

6. George Jackson Toyota Dealership Horton site proposal

The Committee reviewed the zoning amendment for George Jackson Toyota Dealership.

Moved by Mae Craig, Seconded by Bill Winters

That the Planning Committee recommends that Council accepts the zoning amendment application by 301503 Ontario Limited O/A George Jackson Toyota and proceed to a public meeting on December 01, 2009.

Carried.

7. Correspondence

- Jamie & Shawnalee Enright - refund for unused zoning application fee

The Committee reviewed a request from Shawnalee and Jamie Enright which requested a refund of any surplus funds from their 1995 zoning application that was withdrawn in 1995 before the zoning process was completed. After discussion, the Planning Committee agreed not to support their request as too much time has elapsed and records of revenues and expenditures are only kept for 7 years. There was no way of determining if any funds were remaining after administrative and planning costs were deducted. The file contains the draft notices and by-law prepared by the County Planning Department.

Moved by Bob Kingsbury, Seconded by Bob Lockwood

The Planning Committee recommends that Council deny the request from Shawnalee and Jamie Enright to refund unused zoning application fees from their 1995 zoning application that was withdrawn before the zoning process was completed.

Carried.

11. CONFIRMING RESOLUITON

Moved by Don Eady, seconded by John Wilson

That the Committee pass this confirming resolution to validate 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.

12. ADJOURNMENT

Moved by Mae Craig, seconded by Bill Winters

That this Committee meeting be adjourned at 5:40 p.m.

Carried.

Chair

Secretary