

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

January 20, 2009

There was a meeting of the Planning Committee held in the Horton Community Centre on Tuesday January 20, 2009. Present were Chair Dave Bennett, Bob Kingsbury, Mae Craig, Jim Ferguson, John Berkhout, Robert A. Johnston, John Wilson, Bob Lockwood, Bill Winters, Don Eady and Rene Labreque. Absent was Bob Hall. Staff present was Rose Curley Administrative Assistant and Mackie McLaren CAO/Clerk.

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 NOVEMBER 25, 2008 PLANNING MEETING and
NOVEMBER 25, 2008 DEACON SITE PLAN MEETING

The Committee reviewed the above meeting Minutes.

Moved by Mae Craig, seconded by Bill Winters

That the Planning Committee approves the November 25, 2008 Planning Committee Minutes and November 25, 2008 Deacon Site Plan Meeting.

Carried.

4. BUSINESS ARISING

Trucks Parked on Street in Cotieville

The CAO/Clerk presented a copy of a letter sent to the owner of the trucks that are parked on the street in Cotieville and at this point in time he is not aware if the trucks have been removed. The Committee directed staff to check to see if they are still parked there during the day time.

TSSA Representative – Outdoor Furnace qualified for Indoor Use

Chair Bennett said he anticipated a representative of the Technical Standards Safety Association (TSSA) to be at the Committee Meeting today, but unfortunately, on Tuesdays he is in another area of the Province. He will, however, make arrangements to be here on the next Committee Meeting date.

Don Eady informed the Committee of information he found out about Corn Furnaces. People are really pleased with them and they may be a good alternative to offer rather than an Outdoor Wood Furnace if people cannot fit one on their property. He suggested that Committee Members look at it in some point in time.

Bill Winters noted that heating systems with grain have been working well in the past. Chair Bennett suggested that brochures be received from the local Corn Furnace Dealer to give to the Committee.

Bob Lockwood asked if the same rules would apply for outdoor wood if the corn is proved to burn cleaner. Chair Bennett suggested discussing this with the TSSA representative when he is here next meeting.

5. DELEGATIONS

5:30 Harold Deacon – Site Plan Review

Mr Deacon was present with approximately twenty people he described as his neighbours. Mr Deacon informed the Committee that due to the slope of the land on his property a fence is not possible around the entire property. He supports planting trees to grow up as a berm. He has started a conversation with the County about moving some rocks in the roadside ditch near his property. The customer parking will be at the back of the property. He will continue to work on cleaning up his front

yard, as he has started, and when his compound is constructed he will put vehicles in there for storage.

The Committee reviewed a list of outstanding issues prepared by Staff.

Site Plan

Mr Deacon reported that the final draft of the Site Plan to scale has not been received yet from his draughts person.

Tree Buffering along Castleford Road/Johnston

Mr Deacon said that as explained earlier he will show the location of the trees on the new plan. He plans to plant two foot trees.

No Outdoor Work Area Large equipment to be repaired in compound, add wording to Site Plan, non active work area in front of the garage.

Mr Deacon said that he can conform to this requirement.

Parking – Eight Spaces – make sure they are not near the Septic Area

Mr Deacon said he will set this up properly on the ground with gravel. He will control snow drifting with a snow fence, to keep snow drifting over the backyard.

Location of Driveway

Mr Deacon said he has preliminary discussions with the County to extend the driveway, the permit has not been received yet.

Chair Bennett said to work this out and note it on the Site Plan.

Hours of Operation

Mr Deacon said he has spoken with his neighbours and he will always respect their request for no work on some evenings.

Financial Security \$5,000. credit for work completed

Credit for work completed before the completion of the Agreement. Mr Deacon expressed concern again with the amount. He asked how long he will have to complete the works.

Chair Bennett said that good judgment is used on the length of time to complete these works.

Site Inspection

The Committee agreed that a Site Inspection of the property was warranted and agreed to make a date at the March meeting for this inspection.

Mr Deacon expressed concern that there were complaints received against his property and asked who complained. He then informed the Committee that there are other properties in the Township that were non conforming to the Zoning By-law and requested that Council act on these properties. Mr Deacon explained that he has pictures of properties and requested that what he has to do everyone should have to do.

Chair Bennett agreed that everyone would be treated the same.

When asked for copies of these pictures, Mr Deacon suggested that Committee Members take a drive around the Township as he did.

John Wilson asked if it would be possible to have the Site Plan by the March 17, 2009 Committee Meeting date? Mr Deacon said he would try.

Chair Bennett thanked Mr Deacon for attending the meeting.

6. CORRESPONDENCE

County Planning Department – Revised Wording on Documents

The CAO/Clerk reported that the County of Renfrew has issued revised Planning Documents, which now contain a phrase “submissions received from the public either orally or in writing become part of the public record”. The CAO/Clerk noted that he has made copies of these new application forms and destroyed the former ones.

Bob Deslauriers – Request to place Portable Cabin on Lot

Mr Deslauriers has had correspondence with the CAO/Clerk about the possibility of placing a small Portable Cabin 24 feet by 12 feet on a property he is interested in purchasing near Chenaux.

Chair Bennett said in situations like this in the past, the Committee has asked for a security deposit to ensure that the building is removed and an agreement. Security of \$5,000. However, he noted that on this property there is an adjacent bulk propane tank that is very close to the lot line, which would have to be removed before this lot could be used for residential purposes.

John Wilson suggested that we not permit the location of the cabin until there is an application for a permit for a house which will control the time line for the location of the mobile cabin building.

Bob Lockwood asked if there was any wording in the draft agreement for controlling the location of the building if the propane tank next door is not removed.

Moved by John Wilson, seconded by John Berkhout

That Planning Committee recommends to Council that an agreement be entered into with Bob Deslauriers to permit a temporary mobile cabin on property adjacent to Sunshine Café on Storyland Road, that there be a \$5,000 security deposit held until the mobile is removed. A building permit for a permanent residence to be issued before the Agreement is executed and that the mobile cabin not be used as a residence after the occupation of the permanent residence.

Carried.

Vera Wemmers – Art Studio at 4235 River Road

The Committee received a report from the CAO/Clerk that the owner of 4235 River Road has asked permission to open an Arts Studio business on the property. This building was formerly the Castleford Public School and is zoned general/commercial in the Zoning By-Law, it is zoned rural in the Draft Zoning By-law for the future. He asked if the Committee wished to change the Zoning By-law in the future to show general/commercial or if they wished to leave the proposed zoning the same and the business would then enjoy non-conforming rights to continue.

The CAO/Clerk suggested a third option being that the general commercial exception zone be put in the new by-law which would limit the commercial uses to Art Studio only. Because of the current zoning of general commercial the studio could open up immediately.

After discussion the Committee agreed to invite Mrs. Wemmers to the next Committee Meeting for discussion on the future zoning of the property.

7. CONSENT APPLICATIONS

B75, 76 & 77/08 629995 Ontario Inc (Draper)

Rene Labreque asked who would be circulated the Request for planning comments on this consent application.

The CAO/Clerk said he did not know. Mr Labreque asked if in the future the Planning Staff could advise the Municipality of who is sent a request for input on consent applications.

John Wilson noted that there is a planning comment that the nitrate report is on the entire 90 acre holding but not especially for the three lots subject for consent, should the Township be concerned?

The CAO/Clerk reviewed part of the Planning Study Report attached to the application which indicates in the nitrate report that the property can sustain 201 septic systems. The Committee felt that there was no further concern.

B140/08 – Rouble (lot addition)

John Wilson noted that the County Planning Staff checked off a consideration for Site Plan Control and questioned what this would be for. After discussion the Committee agreed that this would not be a requirement.

B186/08 – Cotie

The County has expressed concern that the lot shape was long and narrow which would be outside the Official Plan policy of a lot not longer than four times its width. The Committee agreed that this was not an issue.

B209/08 – Bradley (Bell Canada Easement)

The CAO/Clerk reported that this application for a Bell Canada Easement and there were no planning issues identified.

Moved by Rene Labreque, seconded by Jim Ferguson

That Planning Committee recommends to Council that they support the following consent applications subject to conditions:

B75, 76 & 77/08 629995 Ontario Inc (Draper), subject to consent agreement. As these applications were received prior to the June 3, 2008 passing of the Development Charges By-law that they would fall under the old Agreement, no development charge required.

B140/08 Rouble – lot addition – no conditions

B186/08 Cotie – subject to the Consent Agreement and payment of the \$3,122 Lot Development Charge.

B209/08 Bradley – Bell Canada Easement – no conditions

Carried.

8. **COMPREHENSIVE ZONING BY-LAW REVIEW**

December Updated Draft By-law and Map

The CAO/Clerk presented a copy of the December draft of the Comprehensive Zoning By-law and updated Schedule A Zoning Map for the Committee Members to add to their Binder and become familiar with.

Bob Kingsbury expressed concern that there were no provisions in the current Zoning By-law or the future Draft By-law that would permit the location of a house along the established building line that is within the setbacks from an EM Zone. He expressed concern that we have required a property owner who would meet this requirement to rezone their property to reduce the 90 metre setback so that the property can fit within the same building line.

Day to Continue Discussions

The Committee agreed that as there were holidays coming up for several members that the Committee meets with the Planner in late March. After discussion the two dates put forward were March 26 and March 30th 2009 at 4:30 p.m.

9. **OTHER BUSINESS**

Shea Minor Variance Appeal

The CAO/Clerk informed the Committee that the OMB Hearing scheduled for January 22, 2009 has been postponed at the request of the Sheas, due to medical appointments. The Hearing will be scheduled for a later date.

10. **NEXT MEETING**

The Committee agreed to meet on Tuesday February 17, 2009 at 4:30 p.m. in the Horton Community Centre.

11. CONFIRMING RESOLUTION

Moved by Jim Ferguson, seconded by John Berkhout

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 which were not set out in By-law or Resolution.

Carried.

12. ADJOURNMENT

Moved by John Wilson, seconded by John Berkhout

That this Committee Meeting be adjourned at 6:05 p.m.

Carried.

Chair

CAO/Clerk