

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

May 19, 2009

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday May 19, 2009. Present were Chair Dave Bennett, Mayor Robert A Johnston, Deputy Mayor Bob Hall, Councillor Bob Kingsbury, John Berkhout, Mae Craig, Rene Labreque (from 4:45 pm), Jim Ferguson and John Wilson

1. CALL TO ORDER

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

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by members of the Committee.

3. MINUTES OF APRIL 21 PLANNING COMMITTEE MEETING and
APRIL 28, 2009 DRAFT COMPREHENSIVE ZONING BY-LAW REVIEW

Chair Bennett reviewed the Minutes of the April 21 and April 28, 2009 Planning Committee Meetings. These minutes had been reviewed by Council.

4. BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes discussed.

5. DELEGATIONS

4:35 Tom Orr – Tom Orr Cartage and
Connie Rivington Howie, Real Estate representative – representing Frank
Marchington Ltd

Mr Orr presented a sketch showing the property he has reached an agreement to purchase, situated in Lots 24, 25 & 26, Con 7 & 8 with access from Bingham Drive and from County Road 653, close to the Interprovincial bridge heading to Quebec.

Road Allowance

Mr Orr noted that there is an unopened Concession 8 road that runs from County Road 653 parallel with the River. He asked about the possibility of closing this road, he will not need this road allowance as he proposes a gated community with condominium lots and would have its own internal road system. After discussion the Committee agreed that Mr Orr should attend the next Public Works Committee Meeting June 1, 2009 at 8:30 am to discuss this with the Public Works Committee and prior to that Jeff Schruder, Infrastructure Manager is to view the property.

Development Proposal

Mr Orr said he has plans for fifteen lots in total with an additional four condominium units constructed. He proposes that the first five lots will be by severance and the final ten by Planned Subdivision. He would require rezoning to residential zone, the property is zoned Campground Commercial. This is required immediately to satisfy a condition of the offer to purchase to ensure that he can get the property rezoned.

Site Visit

The Committee members expressed concern that the five initial severances may not be possible because an internal road would be required, that usually triggers the need for a Plan of Subdivision. Rene Labreque suggested as an alternative that the five lots be zoned limited service residential which a private road could then be used as frontage. After discussion the Committee authorized that Mr Orr, the CAO/Clerk meet

with Charles Cheesman, the County Planner to discuss the zoning, severances and the condominium subdivision application process prior to the next Planning Committee Meeting.

6. CORRESPONDENCE

- Solar Domestic Hot Water Information – Seminar May 25, 2009- Renfrew Library
- OMB – Heating for McNab-Braeside Official Plan
- Correspondence sent to property owners where Exception Zones not following through to new Draft Comprehensive Zoning by-law.

7. CONSENT APPLICATIONS

There were no consent applications to review.

8. DEREK McGRIMMON – SPA AMENDMENT

The CAO/Clerk reported that previously the Committee approved an amendment which combined two of the phases into one large building 200 feet by 50 feet. A concern was expressed by Chair Bennett, at that time, that this building may require increased building and fire code requirements due to its length. Mr McGrimmon initially proceeded against that advise but now realizes that there are extra costs and proposes two buildings of 100 feet by 50 feet. This is the change requested this evening.

Moved by Rene Labreque, seconded by Jim Ferguson

That Planning Committee recommend to Council that they approve the Site Plan Agreement amendment schedule for Derek McGrimmon Site Plan Agreement.

Carried.

9. HEATHER COLBERT – MINOR VARIANCE APPLICATION

The CAO/Clerk reported that he has received an application from Heather Colbert to add an addition to her cottage on Garden Lake. The cottage is located fifty feet from the lake, the addition will reduce the front set back down to thirty-seven feet. However, since the cottage was constructed there is an over-riding setback now, of one hundred feet from the lake shore for building setback, so the reduction in setback is not from fifty feet to thirty seven feet it is from one hundred to thirty seven feet which make it a zoning issue as its more that fifty percent reduction. In addition to that, the CAO/Clerk reported that in speaking with the County Planner, the County Official Plan gives an option to the local Council to call for an Environmental Impact Study. He asked if this would be something the Township would want.

John Wilson said this is something the Township should consider. Mayor Johnston suggested that as the cottage exists that this Study is not required. Rene Labreque suggested we get an opinion from the applicants engineer as to why an EIS is not required. John Wilson suggested that this was a good idea.

Deputy Mayor Hall asked what the parameters would be that would require the Committee to require an EIS on a specific application

After discussion the following resolution was put forward

Moved by John Wilson, seconded by Rene Labreque

That the Planning Committee supports the requirement for a Zoning By-law Amendment rather than a Minor Variance to reduce the water set back for Heather Colbert's property from one hundred feet to thirty-seven feet, to permit an addition to her existing cottage.

Secondly, that the applicant be requested to produce a report from an engineer as to why an environmental impact statement would not be required for this proposal.

Carried on division

Opposed by Mayor Johnston and Chair Bennett

Deputy Mayor Hall again asked what would be the parameters that would require a Study. The Committee agreed to observe how this process goes with Mrs. Colbert and make a decision on future policy of when and EIS is required.

10. PETER SMITH – TRUCKS PARKED ON STREET IN COTIEVILLE

The CAO/Clerk reported that as of two weeks ago Mr Smith is still considering purchasing property to park his trucks, rather than allowing them to stay on the street. After discussion the Committee agreed to the following resolution.

Moved by John Wilson, seconded by John Berkhout

Mr Smith be written a letter advising him that he has one hundred and twenty days to resolve the parking situation of his commercial vehicles on Harold Street, and failing resolution the Township would consider enacting a parking ban.

Carried.

11. OTHER BUSINESS

Rene Labreque asked what the timing was on the completion of the culvert on Thomson Road. Chair Bennett said the last word was still June 15, to have the road open. Rene Labreque noted that the River Road will be closed during the summer for a period of time to replace the culvert near his property, he discussed an opportunity to hold a Blues Festival using the closed road for part of the festival. He was advised to contact the County of Renfrew.

John Wilson pointed out at the Public Works Committee should be advised that the road allowance requested to be closed by Tom Orr may have value as it does have a large portion of waterfront at its end.

Mae Craig noted that she will be away for the June 16, 2009 meeting and will not be able to attend the Site Meeting. John Berkhout added that he will be away from June 15, 2009, could the Site Meeting be held earlier. The Committee agreed to consider this.

12. NEXT MEETING

The Committee agreed that the next meeting will be June 16, 2009 at 4:30pm, and at 4:00 pm if the Site Visit is lined up.

13. CONFIRMING RESOLUTION

Moved by Bob Hall, seconded by John Berkhout

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 Mae Craig, seconded by Jim Ferguson

That this committee meeting be adjourned at 6:10 p.m.

Carried.