

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

May 20, 2008

There was a meeting of the Planning Committee held in the Horton Community Centre on Tuesday May 20, 2008. Present were Chair Dave Bennett, Mae Craig, Jim Ferguson, Bob Hall, Darlene Heaslip, Bob Johnston, Bob Kingsbury, John Wilson and Bill Winters. Staff present were 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 expressed by Members of the Committee.

3. MINUTES OF: APRIL 25, 2008 REGULAR COMMITTEE MEETING
APRIL 22, 2008 SPECIAL MEETING ON COMPREHENSIVE
ZONING

Chair Bennett reviewed the Minutes, which had been approved by Council.

4. BUSINESS ARISING

Chair Bennett referring to the April 15, 2008 Minutes, 5 o'clock appointment, reported that Public Works Committee still has concerns that adequate drainage may not be available for the Prince Development on Humphries Road. Prince's Engineer is doing a drainage layout, which will be presented to the Committee later.

Deputy Mayor Hall reported that in the Minutes he was given the task of contacting outdoor furnace dealers, he noted that there are only a few locally, one being Energy Options on Highway 60. He was informed of a dealer on Pucker Street beyond Horton's boundary and he was aware of one on Waba Road in Mississippi Mills.

Chair Bennett reported that he has some contacts that he will give Deputy Mayor Hall as well.

Councillor Kingsbury reported that he has been investigating wood burning stoves and he has a book he picked up from a dealer in Renfrew from the Federal Government. It would be a good book to have on order.

Chair Bennett reported that Storyland has been sold and will be opening on June 21, 2008.

5. DELEGATIONS

4:30 Jack MacLaren – Site Alteration By-law

Mr. MacLaren had informed the CAO/Clerk that he would not be attending the meeting this afternoon as he has other issues to research. He plans to attend the June meeting.

The Committee reviewed a Report prepared by the CAO/Clerk. John Wilson reported that he walked the site in question; he noted that the stone wall is forty-four inches high and is located eighteen inches away from the line fence on the neighbour's property. He is not sure if the Township should be involved. If a by-law was passed this lot would be grandfathered, he agreed that the drainage and snow dump complaint is a civil matter.

Chair Bennett agreed that he does not think this is the responsibility of the municipality, but if there are more concerns about raised lots the Township may have to consider an Alteration By-law.

John Wilson noted that there would be a need for a lot grading plan before a Site Alteration Plan was put in place. The Committee suggested that the CAO/Clerk seek a planning opinion on the issue of the location of the stone wall – should it have honoured the Township’s three metre side yard setback?

6. CONSENT APPLICATIONS

There were no applications of consent for review.

7. ZONING AMENDMENT APPLICATION

Keith & Catherine Arbuthnot

The Committee reviewed an application for a Zoning Amendment for Keith & Catherine Arbuthnot. The Arbuthnot’s wish to reduce the side yard set back from 3 metres to .3 metres (10 feet down to 1 foot) to permit the construction of a carport attached to the front of their house. The CAO/Clerk reported that the lot is narrow, a minor variance was issued originally when the house was built, the one foot lot line setback requirement is the front corner of the carport and the distance widens as you go back towards the house.

Moved by Bob Kingsbury, seconded by Bob Hall

That Planning Committee recommend to Council that they authorize the County of Renfrew Planning Staff to prepare the notices and draft by-law and Council agree to receive the application.

Carried.

8. CORRESPONDENCE

The Committee reviewed the following correspondence:

Comprehensive Zoning Comment – Exception Zones

Chair Bennett reported that he has had discussion with the CAO/Clerk on exception zones from the current by-law not following through to draft comprehensive by-law. The CAO/Clerk then contacted our Planner, Charles Cheesman, who prepared the response in the Members package. Chair Bennett said he also had concerns about commercial and industrial property which Council has determined to have non-conforming status – why they are not zoned properly.

Legal Opinion Accessory Buildings

The Committee reviewed the legal comment from Janet Bradley on the issue of permitting accessory buildings to be built ahead of principal use that is set out in our Comprehensive Zoning By-law.

Todd Mattila-Hartman - new owner of Storyland

The Committee reviewed a copy of e-mail correspondence between Mr. Mattila Hartman and the CAO/Clerk on a proposal to purchase Storyland which has now been finalized.

Ad for Outdoor furnaces

The CAO/Clerk presented a copy of the draft ad setting out the Township’s requirements for outdoor furnaces will be published in the weekend newspaper on the middle Fridays of May, June and July.

9. DEVELOPMENT CHARGE STUDY

The CAO/Clerk reviewed a copy of the Meeting Minutes from the May 8, 2008 Public Meeting on Development Charge Study. The Committee agreed that there is a need for the Development Charge, the taxpayers should not be paying the cost for increased infrastructure caused by development. Mae Craig noted that a \$3,000 charge is not going to stop development.

Chair Bennett said, unfortunately, there was no representation from the Development Community at the Public Meeting. He added that property values increase when the Township carries out roadwork. There was discussion on when the charge will be

effective – on the issuance of a severance or the issuance of a building permit. Currently it is at the issuance of a building permit. Chair Bennett noted that if the charge is received on the creation of the lot the Township would have the funds to invest for infrastructure improvements. We would not get these funds until a building permit is issued normally, and it may be years before that happens.

Darlene Heaslip added that people would be more apt to build immediately if the charge is paid upfront when the lot is created.

There was discussion on phase-in of the charge and the Committee agreed not to. Chair Bennett noted that \$3,280. appears high now, but we are the first municipality in the area to do their study and other municipalities will be carrying out a study in the next year, and they will be up in the same range.

Moved by Bill Winters, seconded by Mae Craig

That the Planning Committee recommends to Council that they establish the Development Charge at \$3,280 as set out in the Development Charge Study. Further, that Council approves the recommendation to collect the charge at the severance creation stage.

Carried.

10. ZONING COMMENT

Lot in Rural Zone on Private Road

The CAO/Clerk reported that the Township was deemed a lot on Service Road, (a private road), when a tax sale did not attract any bidders a couple of years ago. The Township has had several people express interest in purchasing this lot. The lot has a title problem, Service Road runs in front of the lot but there is no legal title to use it. He has contacted Charles Cheesman, Township Planner with the County of Renfrew, with a question could the Township rezone the property to permit a residence on a private road? Chair Bennett expressed concern that this would open up other opportunities that we may not want opened up at this time.

After discussion the Committee agreed to recommend to Council that they would not proceed with any attempt to rezone the property or to gain access.

Moved by Mae Craig, seconded by John Wilson

That Planning Committee recommends to Council that no action be taken on developing the Township's property on Service Road and agree not to sell the property at this time.

Carried.

11. DEREK McGRIMMON SITE PLAN AGREEMENT

Staff to carry out Site Inspection

The CAO/Clerk reported that the Committee promised Derek McGrimmon a review of his development work this Spring. The CAO/Clerk asked the Committee if they want Staff to carry out this inspection or do some Committee members want to join?

After discussion, they agreed that the Municipal Infrastructure Manager and the CAO/Clerk carry out this inspection and report to the Committee.

12. DATE TO REVIEW COMPREHENSIVE ZONING BY-LAW

Chair Bennett noted that we had one meeting with six members present on April 22, 2008. There will be several more meetings before we are through the by-law, he asked when the Committee wanted to meet next? They agreed not to set a date at this meeting but will discuss it at the June Committee Meeting.

The CAO/Clerk is to give the Committee Members a list of the issues raised at the April 22, 2008 meeting and a list of the exception zones not following through to the new By-law.

13. OTHER BUSINESS

Terry Runtz - Temporary Use Zoning By-law

The CAO/Clerk reported that the Runtz temporary zoning by-law for a Bait Shop has expired and an application was received earlier today for an extension. The application is for a two year extension. Mr. Runtz believes the neighbours will accept two years.

Moved by Jim Ferguson, seconded by Darlene Heaslip

That Planning Committee recommends to Council that they receive the application from Terry Runtz and Kaelea Davies for a two year temporary use By-law to permit a Bait Shop at 3670B River Road, and that County Planning Staff be authorized to prepare notices and draft by-law.

Carried.

Horton Entrance Sign on Highway 17

Mae Craig asked where the issue of entrance signs on Highway 17 lay.

This is to be researched to see where we are with signs for the next meeting.

Temporary (portable) garages

Chair Bennett informed the Committee that over the weekend a temporary garage was constructed near River Road, right on the front corner lot line and side lot line. It has not abided by the setback of seven and a half meters from the road and three meters from the side. It was understood that no permits are required, however, the Zoning By-law setbacks must be adhered to. He added that we need to get this information out to the public.

The Committee agreed that an ad be put in the paper to this effect, that the notice be posted on the Web Site, be included in the Mayor's message in the tax insert and attached with the blue box information in June 2008.

15. CONFIRMING RESOLUTION

Moved by Jim Ferguson, seconded by Mae Craig

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.

16. ADJOURNMENT

Moved by John Wilson, seconded by Bill Winters

That this Committee Meeting be adjourned at 5:35 p.m.

Carried.

Chair

CAO/Clerk