

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

June 17, 2008

There was a Meeting of the Planning Committee held in the Horton Community Centre on Tuesday June 17, 2008. Present were Chair Dave Bennett, Mayor Robert A. Johnston, Councillor Bob Kingsbury, Mae Craig, Jim Ferguson, Bill Winters, John Wilson and Deputy Mayor Bob Hall. Staff members 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. MINUTE OF SILENCE IN MEMORY OF JUDY CAMPBELL

Chair Bennett informed the Committee that one of our members Judy Campbell passed away recently, the funeral was last Thursday. He asked everyone to stand for a Minute of Silence in memory of Judy.

3. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest.

4. MINUTES OF: MAY 08, 2008 PUBLIC MEETING ON DEVELOPMENT CHARGE STUDY

MAY 20, 2008 REGULAR COMMITTEE MEETING

Chair Bennett reviewed the minutes which had been approved by Council.

5. BUSINESS ARISING

May 08, 2008 Public Meeting on Development Charge Study

Chair Bennett informed the Committee that one ratepayer has expressed concern about the amount of the Development Charge and the method of calculation and is considering appealing. The Committee agreed to arrange a meeting with Brian Whitehead of Jp2g and with the rate payer who expressed these concerns.

6. DELEGATION

None.

7. CONSENT APPLICATIONS

None.

8. ZONING AMENDMENT APPLICATION

None.

9. CORRESPONDENCE

Planning Report on Jack MacLaren's Concern

The CAO/Clerk presented a planning comment from Charles Cheesman, Municipal Planner with the County of Renfrew, which answers the questions:

1. Does placing blocks and backfilling the lot create a zoning infraction?
Response: "In my opinion, this is not a zoning infraction".
2. Should the blocks have been placed at the three metre side yard set back mark, properly sloped to the lot line?
Response: "This is not a zoning infraction. The current location of the blocks are not offending the By-law".
3. Are there any Statutes or Regulations that could control this situation, that the Planner is aware of?
Response: The Planner suggests that the Township consult with their solicitor on this matter.

10. MCGRIMMON SITE PLAN

Deficiencies found during Site Inspection

The CAO/Clerk presented a copy of a letter he wrote to Derek McGrimmon, after he and the Infrastructure Manager carried out an inspection of the McGrimmon property. This inspection was to satisfy the Committee's response to McGrimmon's request to reduce the security on hand as most of the work is completed.

The letter reported that the entrance and driveway is not at the same location as noted on the Plan and the parking area needs a gravel base. The driveway around the buildings need to be regraded and sloped and it appeared the buildings follow the grade plan but the driveway around the buildings does not.

The Committee agreed that they would accept a "red line" that would show the change to the Site Plan noting the proper location of the driveway and once the grading has been completed to the satisfaction of staff the Committee would entertain reducing the security deposit.

11. WELCOME SIGNS – BRING BACK TO THE TABLE TO CONTINUE DISCUSSION

The CAO/Clerk presented a copy of information presented earlier in the year on Welcome Signs to be placed on boundary roads entering the Municipality. The Committee agreed that six signs are required, two large signs 8 x 12 feet on the two sides of the Township on Highway 17, and four 4 x 8 feet signs on County Road entrances.

The Committee agreed that they would investigate solar lighting of the signs. As requested previously by David Brown a "Support our Troops" sign will be added to the sign. The color contrast was discussed and they agreed that green letters on white background would be better than the sample shown in color. The Committee agreed to invite Rick of Rick's Signs to discuss pricing, and final details and David Brown also to be present at the next meeting.

12. MILLER ESTATES MOBILE HOME PARK – FIVE SITE EXPANSION

The Committee viewed a hand drawn sketch of the current Mobile Home Park Lot Layout on which new lots have been added. Mae Craig asked about the requirement for green space? Mayor Johnston said that there are four acres of green space in the park. John Wilson asked if this would be the last expansion of the park? Mayor Johnston, who recently owned this property said he believed so.

Councillor Kingsbury asked if there would be a need for a hydrogeological study? The CAO/Clerk was authorized to research this question.

Moved by Bill Winters, seconded by John Wilson

That Planning Committee receive the proposed lot expansion of the Miller Estates Mobile Home Park and request County Planning Department to comment on the approval process.

Carried.

13. DRAFT COMPREHENSIVE ZONING BY-LAW

The CAO/Clerk presented a report on the clauses that were discussed at the first draft review, April 22, 2008. Chair Bennett questioned the exception zones which have been eliminated. He noted that the owners at that time went to a cost to rezone their property to carry out their development but these zones no longer continue. The exceptions should continue, he believes. The Committee suggested that it should be the owners' option if they want the exception zone to continue.

Chair Bennett suggested that we meet in September to continue this discussion. The Committee agreed to use their regular September meeting which is September 16, 2008 entirely for this process. As it is anticipated to be a long meeting the Committee agreed to either start early or start at normal time and bring in sandwiches. The County Planning Staff are to be present.

14. REQUEST TO CHARGE OLD LOT DEVELOPMENT CHARGE FOR BUILDING PERMIT

The CAO/Clerk presented a request from a ratepayer who had mistakenly been told by a law office that the development charge would not change until June 12, 2008. She came to the office on June 10, 2008, believing she beat the deadline only to learn that the charge took effect June 3, 2008. She had asked for relief from the new charge as it was not her fault. After discussion the Committee agreed that they could not reopen the charge on any case.

15. OTHER BUSINESS

There was no other business.

16. NEXT MEETING

The Committee agreed to meet July 15, 2008 at 4:30 p.m. at the Horton Community Centre.

17. CONFIRMING RESOLUTION

Moved by John Wilson, seconded by Jim Ferguson

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.

18. ADJOURNMENT

Moved by Mae Craig, seconded by Bill Winters

That this Committee Meeting be adjourned at 5:30 p.m.

Carried.

Chair

CAO/Clerk