

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

July 15, 2008

There was a meeting of the Planning Committee held in the Horton Community Centre on Tuesday July 15, 2008. Present were Chair David Bennett, Robert A. Johnston, Bob Kingsbury, Bob Hall, Mae Craig, Jim Ferguson and John Wilson.

1. CALL TO ORDR

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.

3. MINUTES OF JUNE 17, 2008 COMMITTEE MEETING

Chair Bennett reviewed the June 17, 2008 Committee Meeting Minutes, which had already been approved by Council.

4. BUSINESS ARISING

Bob Kingsbury asked if there was a need for the Miller Estates Mobile Home Park expansion to have a hydrological study. The CAO/Clerk reported that he has not had a response to that question yet.

Development Charges By-Law Report

The CAO/Clerk reported that since the last Planning Meeting, two meetings have been held by Council, one with George Thompson and Brian Whitehead and one with Brian Whitehead, concerning Mr. Thompson's question on the high rate of the Development Charge. Mr. Thompson had questioned the occupancy rates of mobile homes stating that the 1.9 per person rate used in the Study was too high. Recently a review of the occupants in the three Mobile Home Parks indicated that the average occupancy rate is 1.55 in a mobile home. This would have the effect of reducing the development charge for mobile homes from \$2,400 range to \$1,900 range and increasing the single family residential rate \$40 to \$50.

Chair Bennett suggested that this is now a realistic number that has been identified and it should be included in the Report. However, nothing else should be changed. The Committee asked what it would mean to the By-Law, if the Committee did change the occupancy rate.

Moved by Bob Kingsbury, seconded by Mae Craig

That the CAO/Clerk check with Jp2g the effect and process to reduce the Mobile Home occupancy rates.

Carried.

5. RICK OF VALLEY SIGNAGE AND JEFF SCHRUDER, INFRASTRUCTURE MANAGER

Rick and Jeff Schruder were present to discuss further the samples of signage for Highway 17 and the County Roads on the Township borders. A sample of the sign was produced with a white background and green lettering. It was noted that the green lettering should have a black highlight to make the letters stand out. There will be a ribbon for support of our troops on the Highway Sign. The ribbon will be yellow with red outline or similar to Whitewater Region sign. The cost of the signs will be \$400 each for the County Road signs, \$600 for the bigger signs for the highway, plus \$150 for each ribbon and plus installation.

Bob Hall asked where the signs will be located on Highway 17.

Robert A Johnston said he has considered three sites, near the western boundary of the Township and there is one possible site on the eastern boundary of the Township on Highway 17.

It was decided that Bob Johnston and Jeff Schruder would carry out an inspection and identify the property owners for contact to see if they would support a sign on their property. It was suggested that it would cost \$3,300 to supply the signs including putting up and erecting the sign, but not supplying the planks or posts.

Rick said that the signs could be ready with two weeks notice.

Moved by Bob Hall, seconded by Jim Ferguson

That Planning Committee recommends to Finance Committee that they proceed with the sign purchase and installation and decide if all signs be installed this year or just the Highway 17 signs.

Carried.

6. **DARLENE HEASLIP – RESIGNATION FROM COMMITTEE**

Chair Bennett informed the Committee that Darlene Heaslip advised the CAO/Clerk that she does not have sufficient time to give proper attention to the Committee and has submitted her resignation.

Chair Bennett voiced his thanks for the hard work that she has done with the Committee. Chair Bennett said that this now leaves two vacancies with the passing of Judy Campbell and the resignation of Darlene Heaslip. We should seek replacements.

Moved by Robert A Johnston, seconded by Mae Craig

That Planning Committee advertises to fill the two vacant positions on their Committee.

Carried.

At this point in the meeting Chair Bennett moved into the Public Meeting for the Committee of Adjustment. The Committee meeting resumed following the Public Meeting at 5:32 p.m.

7. **CONSENT APPLICATIONS**

B15/08 and B16/08 - Hollingsworth

There were no planning issues identified by Hollingsworth, the Consent Agreement would be required and this application was received by County Planning Committee prior to the June 3, 2008 Development Charge By-law.

B74/08 - McGrimmon

The Planning again had not identified any issues. This is to sever the commercial development.

Moved by Jim Ferguson, seconded by Mae Craig

That Planning Committee recommends to Council that they support the approval of Severance B15 & B16/08 for Richard & Becky Hollingsworth subject to the consent agreement and that Consent Application B74/08 for Derek McGrimmon be approved without conditions.

Carried.

B81/08 – McGonigal

Planning Committee reviewed the planning comments for this lot addition severance. The planning comments from the County indicate that the lot giving land would be under the minimum half acre size and a zoning by-law would be required. After discussing and looking at the sketches the Planning Committee considered that if the attempt was to secure property width to set back two buildings that were too close to the lot line properly, that would be done without reducing the lot below the half acre size.

Moved by Bob Hall, seconded by Robert A. Johnston

That Planning Committee comment to the County Land Division Committee that they do not support a Zoning Amendment and that the lot be re-divided in a manner that the remnant parcel is larger than a half acre.

Carried.

9. CORRESPONDENCE

There was no correspondence to review.

10. OTHER BUSINESS

Nancy Bailey

Ms Bailey submitted a letter dated July 13, 2008 to the Municipal Office expressing concern with the Commercial Garage ongoing on the former Urbanski property on Knight Street. Mr. Urbanski has produced an affidavit stating that his business was in operation prior to the enactment of our Zoning By-law in 1981, therefore he would enjoy non-conforming rights to keep the business active. His property is zoned residential.

Bob Hall expressed concern that there is no licensing approval or authority for this business. After discussion the Committee agreed that the By-law Enforcement Officer and the Municipal Infrastructure Manager investigate what is happening and investigate Ms Bailey's concerns and to determine what the status of the business was in 1981, if possible. This Report to be presented at the September 16, 2008 Planning Meeting and Ms Bailey will be invited to attend that meeting.

Chair Bennett agreed to ask Mr. Urbanski, who is a tenant in the house, to remove a large banner depicting a blue truck from the fence. The Committee agreed.

Broadband Service

Bob Hall reported that the Ontario Government is hosting a four year rural connection broadband program in which they will fund one-third of the cost of bringing broadband into the municipalities and asked if the Township should secure a person to champion this issue similar to George Thompson championing the water services issue.

After consideration, Chair Bennett suggested Dwayne Johnston of Reality Bites Computers in Renfrew, a Horton resident, should be approached to see if he would be interested in this position. Being the champion would involve expenses recovered and a stipend on the meeting arrangements basis. The CAO/Clerk was authorized to contact Mr Johnston.

11. NEXT MEETING

The Committee agreed that the next meeting would be September 16, 2008 at 4:30 p.m. in the Horton Community Centre, for the discussion of the draft Zoning By-law only, with the exception being the Nancy Bailey-Urbanski concerns.

12. CONFIRMING RESOLUTION

Moved by John Wilson, seconded by Bob Hall

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.

13. ADJOURNMENT

Moved by Jim Ferguson, seconded by Mae Craig

That this Committee Meeting be adjourned at 6:20 p.m.

Carried.

