

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

November 25, 2008

There was a meeting of the Planning Committee held in the Horton Community Centre on Tuesday November 25, 2008. Present were Chair Dave Bennett, John Birkhout, Mae Craig, Bob Hall, Robert A. Johnston Bob Kingsbury Rene Labreque, Bob Lockwood and Bill Winters. 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 4:35 p.m.

2. DECLARATION OF PECUNIARY INTEREST

Chair Bennett declared pecuniary interest for a zoning application for a company he owner that will be submitted under Item 8 – Other Business.

3. MINUTES OF: OCTOBER 22, 2008 PLANNING COMMITTEE MEETING
OCTOBER 23, 2008 DECAON SITE PLAN MEEETING

Chair Bennett reviewed the Planning Committee Meeting Minutes and the Deacon Site Plan Meeting Minutes.

4. DELEGATIONS

Ray Roth of Saturn Farms

Mr. Roth was present to inform the Committee of his Company's proposal to build three solar farms in Horton Township. Present were Allan Earl and Paul Robinson his planner from Lloyd Phillips & Assoc in Ottawa. Paul Robinson informed the Committee that an official plan amendment will be required as well as a zoning by-law. As this is going on they will start a process with Ontario Power Generation for an allocation of power to be put into the grid. They are proposing between 20 to 27 megawatts of power to be generated and as an example of this output, 10 megawatts will power 3,000 homes for a year.

Renfrew County and area is far enough away from the Great Lakes that there this is a high amount of sunlight hours. Other areas are cloudy from the Great Lakes. European countries are heavily into solar generation now and the provincial policy statement supports the creation of alternate energy sources. The farmland that is used could be quickly converted back if the generation discontinued.

When asked what potential tax base would this add to Horton Township Mr Roth said he understands the assessment is \$40,000 assessment per megawatt times the tax rate. Mr Roth gave a power point presentation and then answered questions from the Committee.

Each 10 megawatts facility will take up approximately 150 acres. They will arrange for mitigation i.e. berms or trees around local houses. There is no reflection anticipated as the solar panels are on a 45 degree angle and are black in color. The life span of the project is a twenty year contract with OPG which could be renewed. The panels themselves should be good for thirty years. There is some noise created by the inverters and there will be approximately twenty inverters required on each 100 hundred acres. The noise is equivalent to a dishwasher. He added that as there is no generation at night, due to darkness, there will be no noise at night.

There should be no impact to our Landfill Site, if the site is decommissioned as anything they have at the site is recyclable.

Ontario Power Generation and Hydro One are dragging their feet. These was a new review that is about to be released. They do not have a timetable of when they can sign a contract yet. They are anticipating construction in 2010. They do not anticipate any concerns from conservation minded people, due to the property being taken out of agricultural production. They stress that they believe that the generation of solar power is the new form of agricultural production.

The Committee thanked the members for being present and informing the Committee of their proposal and the Committee asked to be kept informed.

Kevin & Marlene Bennett – Vacant Lot Plan of Condominium Proposal

Mr Bennett did not attend the meeting due to health reasons. The CAO/Clerk presented a report on a vacant lot condominium. After discussion the following resolution was put forward.

Moved by Rene Labreque, seconded by Mae Craig

That Planning Committee recommends to Council that they support the Preliminary Vacant Lot Plan of Condominium Proposal of Kevin and Marlene Bennett, subject to an agreement with the developers that any costs incurred by the Township will be reimbursed.

Carried.

5. BUSINESS ARISING FROM THE MINUTES

Outdoor Wood Furnaces located within Buildings – questions by CBO

The CAO/Clerk reported that Dennis Fridgen, Chief Building Official, has asked the Committee for a definition of a building that would house an outdoor furnace. At the last Committee Meeting the members discussed an outdoor furnace being placed inside a building – it was learned that it required special CSA approval numbers on the furnace to qualify. Mr Fridgen had expressed concern that people may slap a few pieces of wood together and call it a building in order to circumvent our setbacks.

Chair Bennett said he has had discussions following that meeting with the TSSA representative who he has invited to attend our January meeting, to discuss what qualifies as an indoor boiler. Councillor Eady asked if there are any building permits pending on this proposal and the CAO/Clerk said that there is one person interested in doing this on Goshen Road, who raised the issue in the first place, but he has heard nothing since the last meeting, and there has been no application for a permit taken out.

Trucks Parked on Street in Cotieville

The CAO/Clerk presented photocopies of the five ton trucks parked in front of a residence in Cotieville that was raised at the last meeting. The Committee authorized the CAO/Clerk to contact the owner of the trucks to discuss the possibility of them relocating to a commercial lot elsewhere for storage, and offer the invitation to come to a Planning Meeting, if the owner wished to discuss his needs.

Shea Minor Variance Appeal – Township Participate at OMB?

The CAO/Clerk informed the Committee Members that a Hearing Date has now been established for the Shea Minor Variance, that was appealed by a neighbour, the hearing date is January 22, 2008 in the Horton Community Centre.

Councillor Eady asked if the Sheas have been advised of the potential costs for the Township to be represented at the Hearings – these cost are estimated at \$5,000 to \$7,500 for legal and \$2,500 for Planning.

The CAO/Clerk said that yes he had informed them. The CAO/Clerk suggested that the Committee decide if they want to be represented at this hearing.

Councillor Eady said that it would be up to the Sheas to ask for our participation, in doing so they are knowingly responsible for our costs. The Committee agreed.

6. CORRESPONDENCE

Has Sun Set on Clean Tech?

Deputy Mayor Hall found this comment on a web page referencing green energy, wind and solar and the effect the economy downturn has on its production and growth.

County Land Division Committee – Richards Severance Appeal

The CAO/Clerk informed the Committee Members that an appeal has been received from several people on the Richards severance application B99/08(5) for the reason that the road is not in suitable condition to permit more development on Garden of Eden Road. The CAO/Clerk has been requested by the County Planning Staff to be at the meeting to defend the Township's position on this road.

Neil Smiley – Request to Waive Lot Development Charge on Severance

A letter received from Neil Smiley of Fasken Martineau, a legal firm in Toronto representing Brian Sutherland, who recently submitted consent application B 117/08. In the recommended approval of this application the Township requested a Lot Development Charge be paid of \$3122.00. Mr Smiley points out that they were pre-consulting with the County since August 27 2007 and mailed the package to the County Land Division Committee on June 3, 2008, which happened to be the same day that the Township passed the Lot Development By-law. The Township has a policy that applications received on or before June 3, 2008 by the County Land Division would follow the old rules, where the development charge is paid at the issuance of the building permit, not on lot creation. They asked that the Development Charge therefore be considered under the old policy. After discussion the following resolution was put forward.

Moved by Bill Winters, seconded by Bob Kingsbury

That the request to waive the Lot Development Fee on creation of application B 117/08 be denied.

Carried.

7. CONSENT B172/08 - DANIEL SHEAHEN – LOT ADDITION SEVERANCE

Mr Sheahan had submitted an application for Lot Addition Severance on his property that fronts on Burnstown Road and Fraser Road. There were no planning concerns identified.

Moved by Robert A. Johnston, seconded by Don Eady

That Planning Committee recommends to Council that they support Consent B172/08 for Daniel Sheahan to create a lot addition severance.

Carried.

8. OTHER BUSINESS

Chair Bennett had declared pecuniary and removed himself from the Chair, appointing Mayor Johnston to assume the chair.

The Committee received a copy of an application for zoning to reduce the ninety metres set back from a gravel zone that is situated across from Lot 15 Concession 5 in order to permit a residence to be constructed on the property. This residence would have the same line and set back as five other houses on Mullins Road plus two that are in the actual gravel zone.

Moved by Don Eady, seconded by Rene Labreque

That Planning Committee recommends to Council that they receive the Zoning Amendment Application of 1466750 Ontario Inc. and that the County of Renfrew be authorized to prepare the required notices and draft by-law.

Carried.

9. NEXT MEETING

Chair Bennett noted that the next regular meeting would fall on December 16, 2008 and the meeting after that would be January 20, 2009. He suggested to the Committee that they await a call to see if there is actual business to have a meeting on December 16, 2008. The Committee agreed.

10. CONFIRMING RESOLUTION

Moved by Bob Hall, seconded by John Birkhout

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.

11. ADJOURNMENT

Moved by Bill Winters, seconded by Bob Lockwood

That this Planning Meeting be adjourned at 6:06 p.m.

Carried.

Chair

CAO/Clerk