

THE COPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING**

FEBRUARY 19, 2008

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday February 19, 2008. Present were Chair Dave Bennett, Jim Ferguson, Bob Hall, Darlene Heaslip, Robert A Johnston and Bill Winters. Staff members present 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  
Bill Winters stated he considers a conflict with Item 10, correspondence from Richard & Maureen Brennan.
3. MINUTES OF JANUARY 15, 2008 MEETING  
Chair Bennett reviewed the Meeting Minutes with the Committee Members.
4. BUSINESS ARISING  
Mackie McLaren reported that we had not yet received a copy of the Owner's Manual for Smokeless Wood Burning Outdoor Furnaces. He has asked the local supplier for a copy again.
5. DELEGATIONS  
  
4:35 Richard Wilson  
Chair Bennett welcomed Mr. & Mrs Wilson to the table, and noted that the Wilsons are the first property owners to come forward for rezoning from the campaign last summer to ensure all property owners are correctly zoned. Mr. Wilson presented an application for commercial zoning.

Moved by Bill Winters, seconded by Jim Ferguson

That the Planning Committee recommend Council receive the Zoning Amendment Application of Richard Wilson and to authorize the County to prepare notices and draft by-law.

**Carried.**

6. CURTIS CROZIER – ZONING AMENDMENT REDUCE SETBACK FROM LICENCED GRAVEL PIT  
The CAO/Clerk reported that Mr. Crozier was before the Planning Committee in 2007 discussing a severance and zoning proposal for property in Lots 16 and 17 Con 2. The severance application has recently been submitted and Mr. Crozier has filed an application to amend the zoning to reduce the 90 metre setback to 85 metres from a gravel pit.

Moved by Darlene Heaslip, seconded by Bob Hall

That Planning Committee recommends to Council that they receive the Curtis Crozier Zoning application and amendment and the County prepares the notices and draft by-law.

**Carried.**

7. PETER URBANSKI – AFFIDAVIT HE WAS IN BUSINESS BEFORE 1981 NON CONFORMING USE  
The CAO/Clerk presented an affidavit of Mr. Urbanski and an affidavit of Grant Lavallee a neighbour, in which they swear that an automotive repair business was in operation on his property, 58 Knight Street, prior to 1981 when our Zoning By-law came into effect. Therefore by virtue of this affidavit the property would enjoy non-conforming rights to permit the garage operation.

8. **ZONING LETTERS – NO RESPONSE FROM SCULLY AND GARSKY**  
The CAO/Clerk reported that several businesses that may not be operating in conformity to our Zoning By-law were written letters in early January with a January 31 response time. Two have not responded – Al Scully and Peter Garsky. Chair Bennett reported that he has heard that Mr. Scully is no longer doing body work on his property. He and his wife own a business (Stone Meadows) in Renfrew and both operate the business. The Committee authorized the Chief Building Official and the Municipal Infrastructure Manager to respond to Mr. Garsky.
9. **CONSENT APPLICATIONS**  
There were no consent applications to review.
10. **CORRESPONDENCE**  
Rene Labreque – Withdrawal of Aubert Appeal on Peter Prince Severances  
The Committee reviewed a letter to Alana Zadow, dated February 4, 2008, from Rene Labreque acting on behalf of Daniel Aubert, which notifies of the withdrawal of any concern that Mr. Aubert may have had on the Peter Prince severance B 163/07 - B167/07.  
  
Richard & Maureen Brennan – Worm/Gagne Future Development  
Bill Winters did not take part in this discussion. The CAO/Clerk reviewed the letter received from Mr. & Mrs Brennan concerning future development of the Worm Farm behind their property. They were approached by Denis Gagne on behalf his step-mother, Mrs Lidia Worm for lot addition severances. The CAO/Clerk reported that the questions in the letter have been answered.
11. **DEREK McGRIMMON – SECURITY RETURN ON SITE PLAN AGREEMENT**  
The CAO/Clerk reported that Derek McGrimmon has a Site Plan Agreement with the Township for his Self-Storage Buildings on Whitton Road. The Agreement required \$2,000 security which the Township has received. The Phases 1, 2, & 3 have been completed, and Mr. McGrimmon has advised that there will be a lapse of time before Phases 4, 5, & 6 are completed, if ever. He asked the \$2,000 be returned.  
  
The Committee reviewed this request. Councillor Bennett asked if we know if all the works have been completed, other than the building Phases 4 to 6. He suggested that we would have to wait until all the snow is gone in the Spring to see if all the property development has been completed. The Committee members suggested there were options for Mr. McGrimmon to consider:  
  
**Option 1:** If the works are determined to have been completed, declare the Site Plan Agreement to be finished at the end of phase 3 and the \$2,000 security be returned. The consequence of this option is you will have to deposit a new \$2,000, apply for a new agreement (\$350) and register the agreement on title before you start phase 4.  
  
**Option 2:** If the works are determined to have been completed, Council will give back half of the deposit as half of the phases have been completed. This will still leave \$1,000 as security for phases 4, 5 & 6. You will not have to supply a further deposit, and there will be no extra application fees and registration costs.
12. **NEW COMPREHENSIVE ZONING BY-LAW – WHEN DOES COMMITTEE WANT TO MEET TO REVIEW DRAFT BY-LAW**  
Chair Bennett informed the Committee that the Comprehensive By-law is now close to a draft form when it can be presented to the Committee for review. The estimated time that the Planners have indicated is two to two and a half hour meeting for the initial presentations. Chair Bennett suggested that this meeting be held in April. It will be a separate meeting but we will have to wait until our March Committee meeting to find a date to suit all our Committee Members.
13. **ROAD NEEDS STUDY QUOTATION**  
The CAO/Clerk presented a report on a draft quotation document seeking a price for a Roads Needs Study from a local engineering firm. Chair Bennett suggested that Planning Committee needs to discuss this proposal with Public Works Committee as well,

and they are not meeting until March 3, 2008. The Committee agreed that this information would be considered as information only. Chair Bennett asked the Committee Members to review the documentation.

The CAO/Clerk reported that Murray Humphries of the Public Works Committee has reviewed the document and provided the following suggestions:

1. That the study be called a "Road Management Plan" rather than a Roads Needs Study. A study is more involved.
2. Why can't our Infrastructure Manager carry out this work?

14. OTHER BUSINESS

Bob Hall noted that there were more businesses than Richard Wilson who were contacted to come forward with an application for zoning. The CAO/Clerk reported that he has been in contact with other businesses who expressed a willingness to start the zoning procedures, copies of the application were left with them, but they have not come forward. They will have to be contacted again.

Mayor Johnston reported from a County Finance Meeting held earlier today that on January 8, 2008 MPAC will start assessing trailers in campgrounds as the Appeals Court of Ontario have stated that campground trailers are assessable for permanent units. There is a chance that this decision will be appealed to the Supreme Court of Canada

15. NEXT MEETING

The Committee agreed to meet March 18, 2008 at 4:30 p.m.

16. CONFIRMING RESOLUTION

Moved by Jim Ferguson, seconded by Bill Winters

That the Committee pass this confirming resolution to validate 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.**

17. ADJOURNMENT

Moved by Darlene Heaslip, seconded by Bob Hall

That this Planning Committee Meeting be adjourned at 5:25 p.m.

**Carried.**

---

Chair

---

CAO/Clerk