

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING**

March 18, 2008

There was a meeting of the Planning Committee held in the Municipal Council Chamber on Tuesday March 18, 2008. Present were Chair Dave Bennett, Mae Craig, Don Eady, Jim Ferguson, Bob Hall, Darlene Heaslip, Bob Kingsbury, John Wilson, and Bill Winters.

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 FEBRUARY 19, 2008 MEETING

Chair Bennett briefly reviewed the Minutes of the February 19, 2008 Meeting, noting that they had already been approved by Council.

4. BUSINESS ARISING

Zoning Letters

Committee Members reviewed a written Report the CAO/Clerk presented on outstanding issues, letters sent to various operations, who have not responded.

Moved by Don Eady, seconded by Darlene Heaslip

That the CAO/Clerk write the Municipal Property Assessment Corporation to request input into the classifications of properties when they inspect for new building permits.

**Carried.**

The CAO/Clerk was authorized to contact the outstanding property owners and invite them to the next Planning Meeting to discuss their commercial operation zoning.

5. DELEGATIONS

4:40 Jake Hultink – Questioning why he needs rezoning

Mr. Hultink was present before the Committee to discuss why the Planning Committee forwarded applications for rezoning for Snow Removal and Lawn Care business. He said he has no customers on site, no services are provided on the property, he has rough green houses and he has one rough wooden building. Only 16 x 36 of the 56 x 36 building is used for the business. He noted that if he was required to rezone any tradesperson who has equipment must rezone as well. He needs to be shown why he should be rezoned.

The Committee Members discussed the reasons why there was an attempt to have all properties conform for zoning in the Township. The Committee members discussed the type of business activities which generally require rezoning. After discussions with the Committee, Mr. Hultink left. The CAO/Clerk was to advise Mr. Hultink of the reasons why he requires rezoning.

5:00 Brian Everett – Temporarily Place Mobile Home while Constructing a new Residence

Mr. Everett informed the Committee that he has purchased land from Peter Tippins on Humphries Road. He requested permission to bring in a used Mobile Home to live in until his house is completed. He has financing in place to install a well, septic system, hydro and Bell. His plans are to have an 800 square foot bungalow completed in two years, at which time he will sell the Mobile Home and remove it from the property. He knows the rough estimate of building materials and has contractors lined up for the well, septic and driveway. He has a rough layout of the plan of the house.

Chair Bennett said the issue is the placement of a Mobile Home for a temporary use in rural zone. Mobile Homes are only permitted in a Mobile Home Zone. He noted that on several occasions in the past, where requests have been made, a substantial security was put up to ensure the mobile home was removed. Mr. Everett said the shortest time he would need the mobile home would be until October 2009, at which time he would have half of the house constructed, and that he could live in it.

Moved by Bob Kingsbury, seconded by Jim Ferguson

That Planning Committee recommend to Council that they support a temporary use zoning by-law amendment for Mr. Brian Everett to place a mobile home on his property, which he purchased from Peter Tippins on Humphries Road. The mobile home is to be used as accommodations while he constructs his home. The mobile home is to be removed by October 31, 2009.

**Carried on division.**

Against: John Wilson, Dave Bennett and Bob Hall

Moved by Bob Kingsbury, seconded by Mae Craig

That an agreement be entered into with Mr. Everett for the removal of the mobile home by October 31, 2009. Security deposit of \$5,000 is required to accompany this agreement.

**Carried.**

Chair Bennett explained to Mr. Everett that the Committee has now agreed to grant the mobile home a temporary zoning by-law and agreement which permits the temporary use of a mobile home while he constructs his residence. He cautioned Mr. Everett from moving the mobile home in until the Agreement and Zoning and the septic and well are in place.

Mr. Everett thanked the Committee for their consideration.

5:25 Brian Whitehead – Development Charge Study Draft Report

Chair Bennett introduced Mr. Whitehead to the Committee Members. He informed the Committee that the Township had hired the firm of Jp2g to prepare a Study on Lot Development Charges.

Mr. Whitehead presented a summary of the charge. He reviewed the policies that are considered when creating a Development Charge Report. Mr. Whitehead said the initial review of the charges indicate a single detached residential building \$3,211. an apartment \$2,622. and a mobile home \$2,491. Commercial and Industrial \$5.88 per square metre. He informed the Committee that a comparison chart of neighbouring municipalities, McNab-Braeside, \$2,619 for a single family residence, Greater Madawaska \$2,483 and \$3.01 per cubic meter for commercial/industrial. Laurentian Valley \$849, Petawawa rural area \$1,625. The Greater Madawaska by-law is recent, the McNab-Braeside by-law is four years old, which would normally be reviewed in 2009. The Committee agreed that that number would probably be higher in 2009.

The Committee asked what the approval process was? Mr. Whitehead described the process. Council takes a recommendation from the Committee, an advertisement is placed in the paper, twenty days prior to a Public Meeting. The Public Meeting is held, the by-law is passed, an appeal process takes place, following the appeal process if there are no appeals the by-law is in effect.

Chair Bennett asked the Committee for a recommendation. After discussion the following resolution was passed.

Moved by Don Eady, seconded by Mae Craig

That the Planning Committee recommends to Council that they receive the Development Charge Study Report and proceed to a Public Meeting.

**Carried on division.**

Bob Kingsbury – opposed.

Chair Bennett left the meeting for a short time, at this point, Deputy Mayor Bob Hall assumed the chair.

6. CONSENT APPLICATION B13/08 – CROZIER EXCAVATING (CURTIS CROZIER)  
The CAO/Clerk informed the Committee that this severance application has been received. Mr. Crozier was before the Committee in 2007 to discuss the zoning and the severance required. The zoning by-law will be dealt with at Council on April 1, 2008, a Public Meeting is scheduled.

Moved by John Wilson, seconded by Jim Ferguson

That Planning Committee recommend to Council that they support approval of Consent B13/08 subject to the following conditions: -

that they deed the 40 x 40 metre extension and turn-around to the road,  
they build the turn-around and road up to proper standard and drainage and  
that Kasaboski Road be upgraded from the intersection of the unopened concession road to the end of the turning circle, in sufficient quality to accept asphalt in the future.

**Carried.**

At this point Chair Bennett returned to the meeting and resumed the chair.

7. CORRESPONDENCE  
Owners Manual for Wood Doctor Outdoor Furnace  
As promised by Neil Robb, of the Wood Doctor Furnace Company, a copy of the Owners Manual has been received and a copy was included in the Committee Members' package.

Minister Jim Watson – Earth Hour

8. DISCUSS POSSIBILITY OF BANNING OUTDOOR WOOD FURNACES  
How Do We Notify Ratepayers  
Don Eady informed the Committee that he raised this issue at the last Committee Meeting. He believes that the placement of the Outdoor Furnace should be subject to an application and a special approval each time, if one is to be placed in the Township. Outdoor Wood Furnaces are meant for farm and rural locations and therefore we should have an application form with an agreement. We will establish a setback. Restrictions will have to be approved on how wood is handled. Don Eady agreed to lead a sub-committee to research this issue. Darlene Heaslip and Bob hall agreed to sit on the sub-committee.

9. DRAFT COMPREHENSIVE ZONING BY-LAW – SET DATE FOR REVIEW  
The CAO/Clerk informed the Committee that Charles Cheesman, County Planner, is ready to present the first review of the Draft Comprehensive Zoning By-law to the Committee. He suggests we meet either April 22, 23 or April 24 at 3:00 p.m. This meeting will take approximately 2 – 2.5 hours. After discussion the Committee agreed to meet on Tuesday April 22, 2008 at 3:00 p.m.

10. COMMUNITY IMPROVEMENT PLAN – BROWNFIELDS – REQUEST TO MOVE RETROACTIVE DATE FROM JANUARY 1, 2006 TO JANUARY 1, 2004  
The Committee Members reviewed a request from a property owner who had to clean up an environmental issue on her property in 2004, requesting that the Brownsfields initiatives under the Community Improvement Plan be backdated further to January 1, 2004. After discussion the following resolution was put forward.

Moved by Bill Winters, seconded by Mae Craig

That Planning Committee agrees not to backdate the Community Improvement Plan for Brownfields benefits any further than January 1, 2006.

**Carried.**

11. OTHER BUSINESS  
Zoning Amendment – Robert Fabian  
The CAO/Clerk presented a Zoning Application received earlier today from Robert Fabian to rezone property in the rural zone to permit a seasonal residence (cabin). The CAO/Clerk noted that a similar request was received and a by-law in place for the Flaerty's, who are two properties away from Mr. Fabian.

Moved by Mae Craig, seconded by Don Eady

That Planning Committee recommends to Council that they receive the Fabian Zoning Application and that the County Planning Staff be authorized to prepare the notices and draft by-law.

**Carried.**

12. NEXT MEETING

The Committee agreed that the next Committee meeting will be April 15, 2008 at 4:30 p.m. at the Horton Community Centre. They also noted, earlier, April 22, 2008 at 3:00 p.m. to receive the first draft of the Comprehensive Zoning By-law.

13. CONFIRMING RESOLUTION

Moved by Bill Winters, seconded by Jim Ferguson

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.**

14. ADJOURNMENT

Moved by John Wilson, seconded by Mae Craig

That this Committee Meeting be adjourned at 6:41 p.m.

**Carried.**

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Chair

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CAO/Clerk