

**THE CORPORATION OF THE TOWNSHIP OF HORTON**  
**PLANNING COMMITTEE MEETING**  
April 15, 2008

There was a meeting of the Planning Committee held in the Horton Community Centre on Tuesday April 15, 2007. Present were Chair Dave Bennett, Robert A. Johnston, Mae Craig, Jim Ferguson, Bob Hall, 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

Robert Johnston declared pecuniary interest in item # 4 – Business Arising – Consent Application B13/08 Crozier Excavating.

3. MINUTES OF MARCH 18, 2008 MEETING

Chair Bennett reviewed the Minutes of March 18, 2008, noting that they had already been approved by Council.

4. BUSINESS ARISING

Sub-Committee on Outdoor Furnaces

After discussion, the committee agreed to put this Sub-Committee for outdoor furnaces on hold until Councillor Eady returned from his Leave of Absence.

The Committee agreed that the general public should be advised that a building permit is required for installation of an outdoor furnace in the Township of Horton. They agreed to move forward with an advertisement in the paper regarding this requirement. Deputy Mayor Hall was requested to research a list of dealers in the local area so they could also be advised that a building permit is required for an Outdoor Furnace installation. He will bring this list to the next Planning Meeting.

Consent Application B13/08 – Road Upgrade

The Committee reviewed the conditions they recommended for Consent Application B13/08. Robert A. Johnston had declared pecuniary interest and expressed concern that the applicant was only required to upgrade the road to sufficient quality to accept asphalt in the future. Recently, he was required to place prime and double on his road as a condition to having the severances granted. The Committee suggested that his requirement for prime and double was because he had five lot severances on an unopened concession road that connected to a paved road, whereas Consent B13/08 was only for one lot severance. After discussion, the committee agreed to address this concern at the next Planning Committee Meeting.

5. DELEGATIONS

4:35 Dennis Fridgen – Chief Building Inspector, Jeff Schruder – Municipal Infrastructure Manager

Re-Inspection of Sewage Systems

Dennis Fridgen and Jeff Schruder were present to discuss the new anticipated changes proposed to the Ontario Building code regarding re-inspection of sewage systems. Dennis noted that this presentation was for information purposes only. There are two types of programs being considered.: 1) Discretionary and 2) Required. He noted that these are outlined further in the handouts given to the Committee.

The Building Code requirements related to Discretionary Maintenance Inspection programs are proposed to come into force on January 1, 2009.

The Required Programs will not be in force until a source protection plan for a given areas is approved by the Minister of the Environment. The plans are required under the Clean Water Act, 2005, and are anticipated to be submitted to the Minister of the Environment by 2012.

Mr. Fridgen, also noted that we have until May 01, 2008 to submit comments concerning these proposed changes.

Chair Bennett thanked Jeff and Dennis for their informative presentation and for keeping the Committee aware of new changes to the Ontario Building Code.

5:00 Peter Prince – residential severances proposal on Commercial land

Peter Prince discussed his possible development of approximately ten or eleven lots on a parcel of land that is presently zoned Commercial. If he proceeded further would the committee accept an application to have the land rezoned Residential? After discussion, the committee agreed they would consider the rezoning application.

Committee members also discussed whether his proposal would be a strip development or should it be a planned subdivision carried out in stages. Mr. Prince noted he would have to reassess figures as this proposal is in the early planning stages.

Chair Bennett noted that the committee is pleased with the development Mr. Prince does in Horton and if he chose to proceed further with this project the committee will work towards an acceptable development for both parties.

Peter Prince – Humphries Road

Peter Prince was present to discuss his proposed drainage and roadside ditch plans for his development on Humphries Road. The Committee reviewed the plans and advised Mr. Prince that final approval comes from the Public Works Committee. The plans will be presented at their next Public Works meeting on May 08, 2008.

6. CONSENT APPLICATIONS

B217 & B 218/07 – Steven and Sheri Sexton

The CAO/Clerk reported that there were two conditions for this severance. The first requirement is a zoning amendment from RU-E16 (Maple Syrup Establishment) to RU. The zoning change could apply to the whole property or a portion of the property. This is Sexton's decision. The second requirement is the standard agreement between the Township and the owner.

B18/08 – Peter and Glenda Tippins

The CAO/Clerk reported that the only condition for this severance is the standard agreement between the Township and the owner.

Moved by Bill Winters, seconded by Mae Craig

That the Planning Committee recommends to Council that they support the following applications:

- Consent Application B217 & 218/07 subject to the following conditions:
  - a. Rezoning the whole or a partial portion of their property from RU-E16 to RU, and
  - b. Enter into the standard agreement between the Township and owner, and
- Consent Application B18/08 subject to entering into the standard agreement between the Township and the owner.

**Carried.**

Chair Bennett discussed with the Committee the potential road problems due to the multiple severances being permitted on Humphries Road. He referred to the existing issues on Garden of Eden Road due to the heavy traffic from permitted severances. The Committee agreed that these issues need to be addressed, possibly in the Official Plan. They discussed that we could require the contactors to carry out an impact study on the road as a severance condition. The item was referred for discussion at the next meeting.

7. CORRESPONDENCE

Jake Hultink

The CAO/Clerk reported that Mr. Hultink is in the process of applying to rezone his property to permit his Lawncare and Snow Removal business.

Land Division Committee re: Storyland

The CAO/Clerk reported that Mr. Berkout of Storyland is in the process of severing his Theme Park area and the CAO/Clerk has written to the Land Division Committee to request that they expedite his consent application to allow the sale of his theme park in time for the summer tourist season.

The CAO/Clerk reported that a Public Meeting on the Lot Development Charge is set for May 8, 2008 at 7:00 p.m. at the Community Centre. Brian Whitehead of Jp2g will be present to report on his study. The starting point for the Lot Development fee is \$3,280.00.

9. OTHER BUSINESS

Rezoning Application – Harold Deacon – RU to Commercial

The Planning Committee reviewed an application from Mr. Harold Deacon to rezone his property from RU to commercial to allowing his existing business.

Several Committee Members expressed concerns about allowing the commercial zone in a prime residential area.

Moved by John Wilson, seconded by Jim Ferguson

That the Planning Committee recommends that Council accepts the zoning amendment application from Harold Deacon to rezone his property from Rural to Highway Commercial and authorizes the County Planning Department to prepare the public notice and draft by-law.

**Carried on division**

For: Councillor Dave Bennett, Mayor Robert Johnston, Bill Winters, Jim Ferguson and John Wilson

Against: Deputy Mayor Bob Hall, Councillor Bob Kingsbury, Mae Craig.

10. NEXT MEETING

The next Planning Committee Meeting is Tuesday April 22, 2008 at 3:00 p.m. at the Horton Community Centre to review a draft copy of the new proposed zoning by-law.

The next Regular Planning Committee Meeting is Tuesday May 20, 2008 at 4:30 p.m. at the Horton Community Centre.

11. CONFIRMING RESOLUTION

Moved by Bob Hall, seconded by Bob Johnston

That the Committee pass the 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.**

12. ADJOURNMENT

Moved by Bill Winters, seconded by John Wilson

That this Committee meeting be adjourned at 6:00 p.m.

**Carried.**

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Chair

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CAO/Clerk