

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

APRIL 17, 2007

There was a meeting of the Planning Committee held in the Municipal Council Chambers on Tuesday April 17, 2007. Present were Chair Dave Bennett, Reeve Robert A Johnston, Deputy Reeve Bob Hall, Councillor Don Eady, Councillor Bob Kingsbury, John Wilson, Mae Craig, Judy Campbell, Bill Winters and Darlene Heaslip. Jim Ferguson was absent.

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.

3. MINUTES OF MARCH 20, 2007 COMMITTEE MEETING

The Committee Members briefly reviewed the March 20, 2007 Committee Meeting Minutes.

4. BUSINESS ARISING

John Wilson referred to the 4:45 p.m. appointment with Curtis Crozier, he said he did not understand that the Committee was granting approval to the severance and to the zoning proposals. Chair Bennett said we have not, what we have done is give support for Mr. Crozier to proceed. We will still receive the applications and comment on them when they come in.

Reeve Johnston asked about the heritage designation of properties that was referenced to in the Minutes? Chair Bennett said the Planning Act now permits the local municipality to recognize heritage properties and he had this on the Agenda for Committee Members to suggest properties that should be considered. A Committee would ultimately be formed to make recommendations to the Committee. It was noted that Darlene Heaslip and Bill Winters, along with Reeve Johnston, did not get the background documents that the other Planning Committee Members received last month.

5. DELEGATIONS

4:30 Terry Runtz – Change of Bait Shop Zoning to a One Year Temporary Use

Mr. Runtz did not attend the meeting. The CAO/Clerk did report that he has received telephone calls from neighbours who expressed concern, upon receiving the notice of Zoning Amendment, with a commercial Bait shop next door to them. Mr. Runtz also called and informed him that he would ask the Committee tonight to change to a one year temporary use rather than a permanent Bait Shop use.

Review Draft Site Plan Agreement Document

Chair Bennett noted that as Mr. Runtz was not present the Committee could not talk about the Site Plan Agreement, he would have to attend the next meeting.

5:05 Bill McGahern – Discuss Zoning Amendment to place Wind Turbine Generator on top of Silo he is relocating from a farm in Horton

Mr. McGahern was present and he informed the Committee that he is connected with Ottawa Solar Power Company. His proposal is to relocate a Silo from a nearby farm and on top of it install a wind generator. Prior to installing the generator they will first install equipment to check that there is enough wind etc to make the next step worthwhile. They are talking about a small generator, 12 to 14 foot blades only. They will not be sending surplus power out into the grid. Mr. McGahern explained that the silo will become the tower. In the silo he may construct several floors with the possibility of a look-out on the outside.

Mae Craig asked how close the nearest house was? Mr. McGahern felt Brad Gould's house at the bottom of the hill, approximately one quarter of a mile away, would be the closest.

Chair Bennett informed the Committee of a comment from the Renfrew County Planner, whom he was speaking to before the meeting started. The Planner believes that a zoning by-law is required for the generation. However, he personally thinks the issue of zoning should be based solely on blade size and whether the power is exported or not. It will take some time to work this through with the Planner. The Horton Zoning By-law is silent on the issue of wind generation as it is an old by-law.

John Wilson asked if the silo would have to be constructed to any rules? Chair Bennett said yes, that a building permit would be required. The property is zoned Rural which permits farm buildings.

After discussion the Committee agreed that our Zoning By-law would permit the construction of a silo on Mr. McGahern's property, however, they accepted that wind generation is still being questioned. Mae Craig pointed out that there are concerns about noise with these big large wind generation windmill farms.

6. 17098028 ONTARION INC (John Vander Ploeg)

Review Draft Site Plan Agreement Document

Mr. Vander Ploeg had informed the CAO/Clerk that he was unable to attend this meeting but had reviewed the Site Plan and had submitted his comments. He also supplied a sample site plan showing how his parking, outdoor lighting and his garbage storage area would be shown on the property.

On the Site Plan, clause 11, the works will be completed by November 1, 2007. On clause 12 again November 1, 2007 is inserted. On the issue of security the Committee agreed that most of the works were already in place as this is an existing property and agreed that \$1,000 would be the security required. They reviewed the Site Plan and agreed that the information provided by Mr Vander Ploeg would have to be drawn on by a professional.

Report from Houle Chevrier on Lot Servicing and Hydrogeological Review Required for Zoning Application

The CAO/Clerk presented the required Hydrogeological Study, that the new Planning Act requires, he also presented an addendum and this sets out that sixteen units will work on the property, the Report originally identified fifteen apartment units.

Moved by Judy Campbell, seconded by Bill Winters

That Planning Committee recommends to Council, that Council executes the 1709828 Ontario Inc Site Plan Agreement.

Carried.

7. DESIGNATE PROPERTIES UNDER THE HERITAGE ACT

Chair Bennett said that as per the discussions, under Business Arising, several Committee Members do not have the background documents and that this item be put off until the next meeting.

8. SMALL BUSINESSES NOT ZONED PROPERLY –
REVIEW DRAFT ADVERTISEMENT

The Committee reviewed an advertisement, drafted by the CAO/Clerk. After discussion it was agreed that the tone of the draft should be softened, the advertisement will now read:

The Planning Committee has been working closely with several business owners to ensure that they have the required planning approvals in place. There are many small commercial and industrial operations such as automotive garages, body shops, welding shops etc which have been operating without the proper approvals and the Committee has agreed to pursue action under our Zoning By-Law and Site Plan By-laws against all property owners who do not conform. The Committee requests that all business owners

call the Municipal Office to ensure that they are in compliance with the Township By-laws by September 30, 2007.

Moved by John Wilson, seconded by Darlene Heaslip

That the Planning Committee authorize the CAO/Clerk to place this revised advertisement in the local Renfrew newspapers once a month until September 30, 2007.

9. 2006 COMMUNITY ORGANIZATION OF THE YEAR AWARD – RENFREW CHAMBER OF COMMERCE

Chair Bennett informed the Committee that Council had suggested nominating the three Women's Institute Groups that exist in Horton as the Community Organization of the Year and asked for input from the Planning Committee. Mae Craig, who is a member of the Castelford Women's Institute suggested that this would be a good nomination.

Moved by Judy Campbell, seconded by Don Eady

That Horton Planning Committee nominate the three Horton Women's Institute groups being Castelford, Horton North and Lochwinnoch for the Renfrew Chamber of Commerce 2006 Community Organization of the year award.

Carried.

Mae Craig was asked by the Committee to meet with the other WI Branches to compile the nomination presentation. The presentation is to be submitted by noon April 27, 2007.

10. COUNTY APPLICATION AND GUIDE FOR PLAN OF SUBDIVISION

The CAO/Clerk presented a copy of the application the County of Renfrew uses for a Plan of Subdivision. He informed the Committee that he has an appointment on Friday April 20, 2007 with a developer who is proposing a subdivision in Horton, and briefly reviewed the subdivision process. Committee members had several questions concerning the type of road structure, types of issues the Township negotiates with the developers once the draft approval of the subdivision is received.

11. OTHER BUSINESS

There was no other business.

12. NEXT MEETING

The next meeting of the Committee will be May 15, 2007 at 4:30 p.m. It was noted that following this meeting at 7:00 p.m. the Ottawa River Keeper presentation is put on at the Community Centre on behalf of this Planning Committee. It was agreed that sandwiches would be provided for the Committee so they could attend both meetings without going home.

13. CONFIRMING RESOLUTION

Moved by Judy Campbell, seconded by Bill Winters

That this 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 Bill Winters, seconded by Bob Kingsbury

That this Planning Committee Meeting be adjourned at 5:30 p.m.

Carried.