

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

NOVEMBER 21, 2006

There was a Planning Committee Meeting held in the Municipal Council Chambers, following the Committee of Adjustment meeting. All members of the Committee were present.

1. CALL TO ORDER

Chair Bennett called the meeting to order at 4:45 p.m.

2. DECLARATION OF PECUNIARY INTEREST

Councillor Don Eady declared conflict under Agenda item 7.

3. MINUTES OF OCTOBER 17, 2006 MEETING

The Committee members reviewed the October 17, 2006 Meeting Minutes.

4. BUSINESS ARISING

RONA Site Plan Agreement

Councillor Kingsbury asked if the drainage works have been completed satisfactorily?

Chair Bennett said that they are waiting for the Engineer. The drainage ditches seem to have been completed. The CAO/Clerk reported that once this is completed, the Agreement still has to be signed.

5. DELEGATIONS

4:47 Larry McGregor

Mr. McGregor presented his Planning Justification Report, required as a condition of approval for Consent Application B 7/04 . After discussion the following resolution was put forward.

Moved by Judy Campbell, seconded by Bill Winters

That Planning Committee recommends to Council that they accept the Planning Justification Report for Larry & Sandra McGregor and that this information be forwarded to the County Land Division Committee.

**Carried.**

4:52 Diane Greer

Mrs Greer presented to Council a draft of the Site Plan, prepared by a Survey Company, that goes with the Site Plan Agreement on their property which was recently rezoned under Zoning By-law 2006-11.

The Committee reviewed our requirements to ensure that the concerns of the neighbours have been met. All that remains is for Mrs Greer to hand draw in the areas of the trees in front of the property where the voids are for coniferous trees to be planted.

Chair Bennett noted that the outcome of a sub-committee meeting this Spring with neighbour Rose Ruttan was that this document would be brought to her at a meeting for her input, prior to it being accepted by the Committee. The CAO/Clerk was requested to set up a meeting with Ms Rose Ruttan

5:05 Denis Fridgen

Mr. Fridgen was present to ask Council for their authority to request Garry Blemkie to remove a mobile home that was on his property by special agreement, while he constructed his house. The Trailer was to be on the property for one year

which ended mid August 2006. Mr. Fridgen suggested that we write Mr. Blemkie one more time, giving ten working days to remove the trailer. Failing this the Township will remove the Trailer and charge the cost of moving and storage of the trailer back to Mr. Blemkie.

Moved by Judy Campbell, seconded by Darleen Heaslip

That Gary Blemkie be given ten working days to remove the trailer from his property at 2386 Lochwinnoch Road. If the trailer is not removed within the ten day notice period the Township will arrange to have the trailer moved and stored, and costs for moving and storage will invoiced to Mr. Blimkie.

**Carried.**

5:10 Derek Mc Grimmon- Zoning Amendment for Self Storage Buildings

Mr. McGrimmon was present and reviewed his application for a zoning amendment to permit the development of a number of self-storage buildings on his property located at 983 Whitton Road, being part of Lot 8 Con 4.

Councillor Eady questioned where the entrance would be as there is a hill that fronts on Mr. McGrimmon's property ?

Mr. McGrimmon said he would locate it on top of the hill, at a location approved by the Township.

Bill Winters asked if there was any noise issues from Miller's Gravel Pit?

Derek McGrimmon said no.

Councillor Eady asked how many buildings are proposed?

Mr. McGrimmon said that his plans are for six buildings each containing twenty-two units.

After discussion the following resolution was put forward.

Moved by Bob Kingsbury, seconded by Darleen Heaslip

That the Planning Committee recommend to Council that they receive the zoning application of Derek McGrimmon and request the County of Renfrew Planning Department to prepare the notices and draft by-law.

**Carried.**

5:20 Peter Storie – Zoning Amendment for Severances

Peter Storie was present and reviewed his application for a zoning amendment that is a condition of approval for Consent B32-06.

Bill Winters questioned if the road that is going to the second lot has legal title?

Mr. Storie said that the lawyers are working on this now.

Moved by Bill Winters, seconded by Jim Ferguson

That the Planning Committee recommend to Council that they receive the zoning amendment application of Peter Storie, Dyanne Storie and Robert Storie and request the County Planning Department to prepare the notices and draft by-law.

**Carried.**

5:45 Mark & Michelle Virgin – Consent B258 , 259 & 260/05

Chair Bennett informed the Committee that they had previously expressed concerned with the drainage on the consent sites and we had asked the Virgins to complete drainage testing prior to our recommendation of approval of the severances.

Mr. Virgin said the field drainage has been corrected and has been working well during this wet season. The only drainage issue is surface water from heavy rain. There was discussion about the natural water course and drainage law. Councillor Bennett said that the issue before the Committee is that the water concerns must be resolved. Mr. Virgin said that raising the building site will resolve this issue.

Councillor Kingsbury suggested that we have a site visit. The Committee agreed to meet Monday November 27<sup>th</sup> at 4:00 p.m. at the Site at 1312 Goshen Road. Mr. Virgin will be in attendance.

6. CONSENT APPLICATION B199-06 – Keith & Catherine Arbuthnot

The Committee reviewed Consent Application B199-06. The CAO/Clerk reported that Murray Humphries, a neighbour of the proposed severance, expressed concerns with the drainage in the area. Water runs between each property, eventually coming to the ditch on River Road. There are low areas on the proposed site and he expressed concern that these will be filled in forcing the water onto his property. He requested that a condition for approval be that a swale be constructed along the property boundaries.

After discussion the following resolution was put forward.

Moved by Don Eady, seconded by Bob Kingsbury

That the Planning Committee recommend to Council that they recommend approval of Consent B199-06 with the condition of consent agreement and the condition that the existing drainage courses be maintained and a swale be constructed on the severed property adjacent to the Humphries line fence and adjacent to the unopened concession road 9.

**Carried.**

7. 629997 ONTARIO INC (ERIC DRAPER) ZONING AMENDMENT APPLICATION

Mr. Draper was not present, as he was out of town this evening. The CAO/Clerk presented the zoning by-law amendment application. Also present for the discussion were neighbours Jeff Scott and Burt Virgin. Councillor Eady declared conflict and left the room. Denis Fridgen was present and described the property, as he and the CAO/Clerk carried out a Site Inspection. This inspection indicates a manufacturing plant is in operation in the Airport Hanger and that a second building has been constructed for storage. No aviation uses were seen in the visual inspection of the property.

Burt Virgin asked how the 150 metre area of influence around gravel pits would affect the manufacturing Zoning By-law amendment of Mr. Draper? The CAO/Clerk was requested to get an answer. Jeff Scott reported that the pipeline is now used for more than agricultural purposes which was the initial approval granted by Council. There is now a gravel road of good quality on the property and trucks are hauling gravel from one side of the pipeline to the other side of the pipeline on a regular basis. After discussion the Committee agreed that they would need to have a Site Inspection of this property and it was agreed to meet Monday November 27, 2006 at 3:00 p.m. at the Gravel Pit Site on Lochwinnoch Road. Councillor Eady returned to the meeting.

8. COMMUNITY IMPROVEMENT PLAN AND COST ESTIMATE

The Clerk presented a Work Plan and cost estimate from Novotech Consulting Engineers and Planners to prepare the required Community Improvement Plan necessary to offer assistance to clean up brownfield sites in the Township. He reported that there will have to be a County Official Plan Amendment coordinated to happen at the same time, as the County Official Plan recognizes a Community Improvement Plan for hamlets but not for rural areas. There will be no costs from the County of Renfrew to prepare this amendment. The Public Meetings for both applications will happen at the same time.

Bill Winters asked if there was an advantage to the Township to proceed with this work plan and expenditures of \$3 – 4,000 as the property that requested brownfield assistance is cleaned up? The Committee Members felt that there could be more properties in the community which would require cleanup. After discussion the following resolution was put forward.

Moved by Bob Kingsbury, seconded by Judy Campbell

That the Planning Committee recommend that Council accept the Work Plan and Cost Estimate for Novotech Consulting Engineers and Planners to prepare the Community Improvement Plan for the Township of Horton.

**Carried on division**

Opposed by Bill Winters

9. CAT PROBLEM SUB-COMMITTEE REPORT

Councillor Kingsbury reported that he met November 8, 2006 with Guy Longtin, Fire Chief of the Town of Renfrew, and Committee Secretary in charge of the Animal Pound in Renfrew. The committee was to meet that evening, but unfortunately due to the election timing the meeting was cancelled and will be held later. His preliminary feeling is that we could work something out, we may have to purchase cages and is waiting for a response from Renfrew.

10. OTHER BUSINESS

Chair Bennett said that there are two concerns that have been pointed out to him this past weekend.

Retirement Home – 1446 Castleford Road

A Retirement House that has been opened on Castleford Road – is the zoning correct?

The CAO/Clerk reported that he is waiting for information from McNab/Braeside who have a similar property, to see how they have zoned it

Councillor Kingsbury expressed concern that our Fire Department do not know how many people will be lodged in a house if there every was a need for their services.

Vehicle Repair – 1256 Castle ford Road

The Clerk has prepared a report to Planning Committee on a Mechanical Repair and Welding Shop that has been operating for a number of years at this location. The property is zoned rural, which permits a home industry. Section 2.97 of the By-law 94-07, our Comprehensive Zoning By-law states that gainful occupations, service, or trades such as woodworking, welding or machine repair etc can be conducted in whole or in part in an accessory building to a dwelling. However, there may be some issues concerning how this business is used, that could be an infraction i.e. no open storage, no goods offered for sale, and not creating a public nuisance.

The Committee requested that Denis Fridgen, Chief Building Official and Municipal Law Enforcement Officer, inspect the property and follow-up with a compliance issues.

Next Meeting

The Committee agreed to meet December 19, 2006 at 4:30 p.m.

11. CONFIRMING RESOLUTION

Moved by Don Eady, seconded by Judy Campbell

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.**

12. ADJOURNMENT

Moved by Bill Winters, seconded by Jim Ferguson

That this Planning Committee Meeting be adjourned at 6:45 p.m.

**Carried.**

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Chair

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CAO/Clerk