

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

JANUARY 17, 2006

There was a meeting of the Planning Committee held in the Municipal Chambers on Tuesday January 17, 2006. Present were Chair Dave Bennett, Reeve Robert A. Johnston, Councillor Bob Kingsbury and Councillor Don Eady. Absent were Deputy Reeve Hall, Judy Campbell, Darlene Heaslip, Jim Ferguson and Bill Winters. As there were only four of nine members present there was not a quorum. The Committee examined the Agenda and agreed that there were three or four people who were scheduled to attend who were coming and they agreed to continue the meeting to receive these appointments and to hear what business was available. Recommendations could not be made from this meeting.

1. CALL TO ORDER

Chair Bennett called the Meeting to order at 4:30 p.m.

2. DECEMBER 15, 2005 SPECIAL PLANNING COMMITTEE MEETING MINUTES

Councillor Bennett said that these have already been approved by Council.

3. DELEGATIONS

4:30 Dennis Fridgen – Building Permit Activity

Mr. Fridgen, Chief Building Official, was present and asked why he thought 2005 was such a banner year in building? Mr. Fridgen said the main reason is the proximity to the four lane highway in Arnprior. The second reason is that there are lots awaiting development in the Township.

Chair Bennett asked if Admaston/Bromley or Greater Madawaska, the two other Municipalities that he serves as Chief Building Official, have the authority to approve the design of industrial and commercial buildings? Do they control the type of building which the owner wants to build? Mr. Fridgen said no – but it would be up to each Municipality to make that decision. The Committee suggested that the CBO and the CAO/Clerk research this issue with their peers.

4:45 Barry Mooney – Severance Proposal – Zoning to reduce frontage required

Mr. Mooney, along with Larry Reid, owner of the property from which Mr. Mooney wishes to sever, were present. Mr. Mooney explained that his daughter and her husband live out West and are planning to move home and they are considering purchasing property from Mr. Reid. The property is large consisting of several acres but only has 37 feet frontage on County Road 20. The Committee Members discussed the pros and cons of this application and urged Mr. Mooney to move forward and submit an application for severance.

5:00 R A Jamieson

The CAO/Clerk contacted Mr. Jamieson as he was traveling towards the meeting, from his home in Stittsville and suggested that he turn back, as there was not a quorum. An appointment will be made for the next meeting.

5:00 Alan Lindsay – Severance Proposals

Mr. Lindsay was present and submitted drafts of two proposals for severance of the vacant area of the former Dehydration property which runs between the former CNR tracks, County Road 6 and Lime Kiln Road. He described in detail the former uses of the property. He noted that both of these proposals show six parcels which he understands would exceed the maximum number of lots without having further additional approvals. The Committee said yes, and he agreed to withdraw one of the lots and only put forward an application for five lots. He noted that all the lots exceed one acre in area and the plans show a joint entrance between two properties. One or two lots would front onto Lime Kiln Road. Reeve Johnston discussed the Country entrance policy of a distance between

driveways of 400 feet. He agreed to discuss the entrance policy with the County Engineer for this property.

Mr. Lindsay said that there was a drainage problem that exists along the former CNR tracks, now owned by the Township of Horton. He noted that the site has been environmentally cleaned up and has now received a clear certificate. Reeve Johnston agreed to look at the drainage pattern in the Spring and agreed to meet with the County about the two existing entrances that exist on the property from years ago, and what status they would have today. Mr. Lindsay agreed to redraft a sketch to show only five lots. Mr. Lindsay thanked the Committee Members for their consideration.

4. MILLER PAVING – RESPONSE RE SITE PLAN FOR GRAVEL PIT.

The Committee reviewed the proposed Site Plan changes that were adopted at the request of the Committee, last Fall. Councillor Eady recommended that arrangements be made for the Committee to visit the property in the Spring, when the water is running to ensure that the ditch that was re-dug is working properly. It was agreed that this item be put off until the next meeting.

5. MOBILE HOMES - DISCUSS ZONING AMENDMENT FOLLOWING THE LAST PUBLIC MEETING

As there was no quorum the Committee agreed to bring this back to the next meeting.

6. SITE PLAN AGREEMENT BY-LAW - COPY OF GREATER MADAWASKA'S NEW SITE PLAN AGREEMENT BY-LAW

The CAO/clerk presented a copy of the Greater Madawaska's new by-law for Site Plan Agreement. He recommended that the Committee compare this by-law to our 1980s by-law which authorizes our Site Plan Agreements. The Committee may then want to update our by-law. The Committee agreed to bring this forward at the next meeting.

7. RAY'S AUTO SALES & LEASING INNCORPORATED – DRAFT SITE PLAN AGREEMENT

The Committee briefly reviewed the draft Site Plan Agreement submitted by Mr. Ray Cunningham for an automobile sales location in the parking lot of the former Valley Inn, on Highway 60. They expressed concern with the Office Trailer to be used as a Sales Office. Mr. Cunningham was to be invited to the next meeting.

8. SEVERANCE

Dregas/Dregas/Lemenchick B216 & 217/05

The CAO/Clerk reviewed the two severance applications. He noted that six or seven years ago these two properties were subject to a severance, each giving up half a lot to create a whole lot for a family member. The family member has not built on the property and has sold it back to the original owners, who now want to reverse the severance process. The applications are for a lot addition to each of two lots. The CAO/Clerk suggested that as these were lot addition severances that were putting the parcels back to their original size, that the septic comment fee not be required.

Rawn to Mercer B232/05

The Committee briefly reviewed the severance application of Larry Rawn to be sold to Rick Mercer. The Committee also briefly reviewed a letter, received by the Land Division Committee from Albert Reed, a neighbour expressing concern with the proposed severance.

Ron Bennett (Charron) B248/05 (lot addition)

The CAO/Clerk briefly reviewed this severance application with the Committee Members whereby it would be a lot addition to an existing lot owned by Mr. Ron Bennett. After discussion the Committee agreed that they could not make a recommendation on these severances, but to bring them forward to Council for consideration at the Council meeting.

9. OTHER BUSINESS

Chair Bennett noted that the next meeting would normally be held February 21, 2006 which is the same time as the Ontario Good Road Convention and there would not be sufficient Council members available. The Committee agreed to meet a week earlier on Tuesday February 14, 2006 at 4:30 p.m. and also the Human Resources Committee would meet at 4:00 p.m. on the same day.

10 CONFIRMING RESOLUTION

Moved by Don Eady

Seconded by Bob Kingsbury

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.

11. ADJOURNMENT

Moved by Robert A. Johnston

Seconded by Bob Kingsbury

That this the Planning Committee meeting be adjourned at 6:15 p.m.

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Chair

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CAO/Clerk