

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE

April 17, 2012

There was a meeting of the Planning Committee held in Horton Township Municipal Chambers on Tuesday April 17, 2012. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone and Councillor Margaret Whyte. Also present were Committee Members Bob Lockwood, John Berkhout, Mae Craig, David Brown and John Wilson. Staff present was Mackie McLaren, CAO/Clerk.

1. CALL TO ORDER

Chair Kingsbury called the meeting to order at 4:03 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by member of the Committee or staff.

3. MINUTES OF MARCH 20, 2012 COMMITTEE MEETING

Chair Kingsbury reviewed the March 20th 2012 meeting minutes and noted that under item 5 on page 2 his name was left off the ad-hoc Committee appointed by the Planning Committee to review the property standards by-law.

Chair Kingsbury noted that the subdivision ad-hoc committee met on March 28th and reviewed the discussions with our Township Lawyer and Planner. Chair Kingsbury reviewed the April 4th ad-hoc Committee of Planning appointed to review the Property Standards By-law. He explained that there was an additional follow up meeting to this held earlier today. The draft Property Standards By-law is close to being completed and it will be presented at the next Planning Committee meeting for recommendation to Council.

4. BUSINESS ARISING

The CAO/Clerk reported that he had been in contact with the Township of Rideau Lakes concerning their development charge for solar power development. The By-law is in effect and it was not appealed. The Committee suggested that this be included in the review this fall of our own lot development charge study which must be replaced by May of 2013.

5. DELEGATIONS

4:15 Gary Carty – Severance Proposal

Mr. Carty was present and reviewed his proposal to create a new severance to sever off his existing house property and to keep 120 acres of retained land. The CAO/Clerk reported that the issue with this severance is that it will have narrow frontage onto Whitton Road, a Township Road. There are two existing entrances 16 feet wide off of Whitton Road. The County planner has reviewed this proposal and is supportive of this severance with a condition that a zoning amendment proceed to reduce the lot frontages from 40 meters to 5 meters. Councillor Whyte asked if both lane ways are accessible for a fire truck. Mr. Carty said yes, large construction trucks were travelling both roads last fall. Mayor Eady discussed the width of the road and asked if at various times of the year is the road accessible. Would a condition be required that the road be brushed properly to provide fire vehicle access. He suggested that the fire department carry out an inspection as a condition.

Moved by Jamey Larone, Seconded by David Brown

That the Planning Committee supports a severance proposal be submitted by Mr. Carty.

Carried.

It was noted that Planning Committee will have a further review of the application once it has been submitted and County Planning staff have made their report to Council.

4:30 Peter Prince – Sub Division Costs

Chair Kingsbury noted that Mr. Prince is not coming to this meeting. He has been referred to the ad-hoc Sub Division Committee. The CAO/Clerk asked the members of this Committee which date would be available. There was some difficulty by members to find a date that suited everyone. Chair Kingsbury said that even though he was not available he would suggest that the Committee members go ahead at April 23rd at 1:00 p.m.

4:35 Tamara Klatt – Aggregate Impact Study

Mrs. Klatt was present and presented a copy of an Aggregate Impact Study for the Committees review. They have purchased property on Storyland Road that had a 150 meter front yard setback due to the gravel pit across Storyland Road. This study recommends that the 150 meter Aggregate Impact setback in the front yard be reduced to 70 meters and that a group of coniferous trees be planted to screen view of the house from Storyland Road. Mayor Eady reported that at the last Operations Committee of the County they agreed to recommend to County Council that the joint driveway be approved for this property. Chair Kingsbury questioned the need for coniferous trees planted on the property in front of the house location. He noted that there were two existing houses that are located closer to Storyland Road than this future house but do not have trees and there has been no issue with the gravel pit. Mrs. Klatt said that if she didn't have to plant the trees that would be fine. Committee members agreed.

Moved by John Wilson, seconded by Mae Craig

That the Planning Committee recommend Council accept the application for zoning amendment to reduce the front yard setback from 150 meters to 70 meters and that a condition of severance be that a clause is added to the consent agreement on title noting the close proximity of the property to an operating gravel pit. **Carried.**

4:45 Corey Scheel – Proposed Site Plan Agreement

Mr. Scheel has purchased property from the Estate of George Leavoy near the former intersection of the CPR railway and River Road. The 12 acre parcel consists of 6 acres of field and 6 acres of bush. He has recently been rezoned to add contractor's yard and shop. He is proposing to construct a 48 by 60 shop located half way back on the property. He proposes a house in that same vicinity of 1100 – 1300 square foot in size. He also plans to put storage piles of aggregate on the property for sale located between River Road and the shop. He presented a preliminary sketch he prepared himself of the site locations. Councillor Larone asked how the fuel will be stored and tire storage. Mr. Scheel said that he will have a dealer to supply his color diesel fuel and it will be contained in farm type fuel tanks. The CAO/Clerk presented a sample site plan agreement and referred to section 9 which lists the information that must be included in the actual site plan. **The Committee requested that Mr. Scheel take this information to a draft person or planner to have the draft site plan prepared to come back at a future Committee meeting.**

6. CORRESPONDENCE – There was no correspondence for the Committee to review.
7. CONSENT APPLICATION – B15/12 W.G. NESBITT HOLDINGS LTD.
The Committee members reviewed the County Planning comments in their report. The Committee members were concerned that the application indicates that there might be small livestock operation on these 3.6 hectares. It was noted that the Zoning By-law requires 10 hectares for farm operation or 2 hectares for horses.

Moved by Jamey Larone, Seconded by John Berkhout

That the Planning Committee recommends to council that application B15/12 for WG Nesbitt Holdings Ltd be approved subject to the following conditions:
- A Consent agreement. **Carried.**

It was noted that development charge is not required as the house exists on the property.

9. OTHER BUSINESS

Draft Noise By-law

Chair Kingsbury reported to the Planning Committee that earlier today at the Property Standards ad-hoc Committee meeting, the Committee members discussed the need to review our noise by-law. Mr. McBain had offered to provide samples of noise by-laws of other Municipalities for review. He asked Planning Committee to give authorization to the ad-hoc committee for property standards to review the noise by-law. David Brown described several noise complaints he has heard from property owners when he was collecting dog tags. Bob Lockwood questioned why the MOE would not be involved with their standard noise by-law requirements. After discussion:

Moved by David Brown, Seconded by Mae Craig

That the Planning Committee authorize the ad-hoc Committee for Property Standards to research noise by-laws with Jim McBain Municipal Law Enforcement Officer and report back to the Planning Committee. **Carried.**

Harold Deacon Site Plan

The CAO/Clerk reported that he received a letter yesterday from the County denying Mr. Deacon access to County Road 20 as part of a joint driveway with Stanley Campbell's field entrance. The Committee members discussed issues with the site plan. They all agreed that it is time this property is cleaned up and made to conform to the site plan agreement. **The CAO/Clerk was requested to draft a chronological order of attempts to have Mr. Deacon make his property comply with the site plan agreement.**

Moved by John Berkhout, Seconded by Mae Craig

That the Township sends a letter to Mr. Deacon advising that he has 30 days to comply with the site plan agreement. Failing that, the By-law Enforcement Officer will be authorized to seek remedies under the site plan agreement and Property Standards By-law. **Carried.**

10. NEXT MEETING

The Committee agreed that the next meeting would be May 15th 2012 at 4:00 p.m.

11. CONFIRMING RESOLUTION

Moved by Jamey Larone, Seconded by John Wilson

That this Committee pass this confirming resolution to cover 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 David Brown, Seconded by John Berkhout

That this Committee meeting be adjourned at 5:45 p.m.

Carried.

Chair

CAO/Clerk