

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee Meeting

May 15, 2012 - 4:00 p.m.

There was a meeting of the Planning Committee held in Horton Township Municipal Chambers on Tuesday, May 15, 2012. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone and Councillor Margaret Whyte. Also present were Committee Members Jim Ferguson, Bob Lockwood, John Berkhout, Mae Craig, David Brown and John Wilson. Staff present was Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant.

1. CALL TO ORDER

Chair Kingsbury called the meeting to order at 4:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by committee members or staff.

3. MINUTES: Planning Committee – April 17, 2012
Planning Sub Committee-Property Standards: April 04&April 11, 2012

Committee members reviewed the minutes of the April 17, 2012 Planning Committee meeting and the April 04 and April 11, 2012 Property Standards Sub-Committee meetings.

4. BUSINESS ARISING:

- Prince Subdivision Costs

Mackie McLaren, CAO/Clerk reported that the subdivision sub-committee is meeting with Mr. Prince tomorrow, May 16, 2012 to go over the various items discussed at a recent meeting with our lawyer and planner.

- Scheel site draft plan agreement

Mr. Scheel has not responded back yet with the Committee's request to produce a draft site plan that is prepared by a drafts person or engineer.

- Garry Carty access lane – Whitton Road

Mackie McLaren, CAO/Clerk said that Fire Chief Corbin has carried out a site inspection on this property and has reported that a fire truck can safely drive on the lanes. **Jeff Schruder, Municipal Infrastructure Manager will also carry out a site inspection.**

5. DELEGATIONS:

4:00 pm Mr. Jim McBain, Municipal By-law Officer

Mr. Jim McBain, Municipal By-law Officer was present to review the draft property standards by-law that was prepared by an appointed sub-committee and himself. He noted that this by-law is unique to Horton Township and reflects the urban and rural differences within the Township.

After review, the committee agreed to place an ad in the paper and a notice on the Horton website to request comments from the public before the June 05, 2012 Council Meeting.

Moved by David Brown, Seconded by Jim Ferguson

That the Planning Committee receives the draft Property Standard By-law and recommends that Council adopt the policy.

Carried.

Mr. McBain asked the Planning Committee permission to have the Property Standards sub-committee review and update the current noise by-law. Chair Kingsbury asked Mr. McBain to review the by-law with Committee members to explain the general purpose and provisions of the noise by-law. Committee members agreed that the Property Standards sub-committee can prepare a draft noise by-law that will be brought back to the Planning Committee for review at a future date.

4:30 pm - Brian Durocher – proposed zoning amendment

Mr. Durocher was present before the Committee regarding his proposed zoning amendment that would allow him to construct his garage before his primary residence.

Committee members had several questions such as: when are you going to build the primary residence, where will the septic go, would you be willing to go into an agreement with the Township along with the \$5,000 security deposit until the house is built. Mackie McLaren, CAO/Clerk noted that previously this situation would be solved by a Minor Variance Application where an agreement and security deposit would be part of the Minor Variance. With the proposed zoning amendment, Section 3.3.1 of Comprehensive Zoning By-law 2010-14 would be waived, thereby allowing Mr. Durocher to build his accessory building before the primary residence and an agreement wouldn't apply in this case.

After discussion, Mr. Durocher was requested to contact Mackie McLaren, CAO/Clerk to discuss various options.

4:45 p.m. – Mr. Bill Imeson/Mr. Edgar Elliot – property on Storyland Road

Mr. Imeson and Mr. Elliot were present before the Committee to discuss plans for a property they bought at the corner of Storyland/Chenau Roads. Their plans are to progress slowly to implement an auto/marine sales business. The property is zoned Commercial and would permit this type of activity. After discussion, the Committee requested that the owners develop a site plan agreement with a draftsman/engineer and bring back to the committee for review.

5:00 p.m. – Mr. Andrew St. Michael – proposed plans for Pinnacle Road property

Mr. St. Michael was present to review his proposed plans for his property on Pinnacle Road. He is looking to construct a 50' x 80' garage to carry out repairs. After discussion, the Committee requested that the he develop a site plan agreement with a draftsman/engineer and bring back to the committee for review.

Committee members discussed that they would prefer in the future that clients meet with staff and complete the necessary check list of items for their site plan, including a professional diagram, before they come to the Committee for approval.

Moved by Jamey Larone, Seconded by Margaret Whyte

That Township staff work with the developer on the preparation of the draft site plan agreement to ensure all requirements are completed prior to the documentation being presented to the Planning Committee for consideration.

Carried.

6. DRAFT PROPERTY STANDARDS BY-LAW - report from recently appointed sub-committee

This item was discussed under "Delegations" above.

7. HAROLD DEACON – WRITTEN NOTICE OF NON-COMPLIANCE WITH SITE PLAN AGREEMENT

Committee members reviewed a letter that was recently sent to Mr. Deacon regarding non-compliance with his site plan agreement. Chair Kingsbury reported that Mr. Deacon will be coming to the meeting tomorrow to meet with the sub-committee and staff to review this notice.

8. SEVERANCES:

There were no Consent Applications to review.

9. CORRESPONDENCE:

Committee members reviewed the following correspondence:

- **OVTA – Meet & Greet – Pembroke- Mon.-May 14 @ 8:00 p.m.**
- **Tom Orr Cartage – letter re: accumulation of regrind asphalt materials for construction of roads in development**

After discussion, Mackie McLaren, CAO/Clerk was requested to invite Mr. Orr to the next planning committee meeting for an update on the plans/progress for his property.

- **Smiths Construction– commencement of asphalt production- Miller Plant on Whitton Rd .**
- **Smiths Construction – proposed meeting between MNR and Mask brothers**

Mackie McLaren, CAO/Clerk reported that MOE has asked permission to use the Council Chambers for MOE to meet with the Mask brothers regarding the Miller Plant. Chair Kingsbury noted that he would like to sit in on this meeting. The Committee agreed. Mr. McLaren will inform Chair Kingsbury of the time and date of the meeting.

- **MTO – re: Pinnacle Road surplus property**

Mackie McLaren, CAO/Clerk reported that there is nothing new to review. We are still waiting for this property to be declared surplus by MTO.

- **email re: proposed development at Storyland Amusement Park**

Mackie McLaren, CAO/Clerk reported that he received an e-mail today to inform him that this development will most likely not be progressing.

10. OTHER BUSINESS

- **Meeting on 5-year Renfrew County Official Plan Review– May 29, 2012 – 7:00 p.m.**

Chair Kingsbury asked committee members, that are interested in attending the above meeting in Pembroke, to meet at the Township Office to carpool.

- **Dog complaints – Castleford/River Roads**

Mayor Eady reported that he has talked to several residents who are concerned about a Doberman that comes out and frightens people who are out for a walk in the Castleford/River Road area. The Township received a petition a few months ago, that was signed by neighbours regarding this issue and he wondered if they could get an update. Mackie McLaren, CAO/Clerk was requested to check with our Animal Control Officer as to the status of the complaint and to write a letter to the residents that signed the petition to report on what has been done.

11. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, June 19, 2012 at 4:00 p.m. in the Municipal Council Chambers.

12. CONFIRMING RESOLUTION

Moved by Margaret Whyte, Seconded by Glen Campbell

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.

13. ADJOURNMENT

Moved by Mae Craig, Seconded by John Berkhout

That this Committee meeting be adjourned at 6:30 p.m.

Carried.

CHAIR

SECRETARY