

THE CORPORATION OF THE TOWNSHIP

Planning Sub-Committee for Subdivision Development

May 16, 2012

There was a meeting of the Planning Sub-Committee for Subdivision Development held in the Municipal Council Chambers on Wednesday May 16, 2012. Present was Chair Bob Kingsbury, Mayor Don Eady, John Berkhout and John Wilson. Staff present was Jim McBain, Municipal Law Enforcement Officer and Mackie McLaren, CAO/Clerk

1. CALL TO ORDER

Chair Kingsbury called the meeting to order at 12:00 noon.

2. SITE PLAN AGREEMENT

Chair Kingsbury welcomed the Owner of 1256 Castleford Road along with a colleague in the business who had requested an appointment with the Committee to review a letter he received from the Township concerning the non-compliance to the site plan agreement for his commercial garage property.

Chair Kingsbury asked the owner for comments. The owner said his colleague is helping him clean the property. He said that people drop in and tell him the property is looking neater.

Chair Kingsbury explained that the site plan agreement has not been complied with and the terms have not been fulfilled. People have commented to the Committee why did we enter into an agreement when we weren't going to enforce it. He added that we now want the agreement complied with and the Committee is not prepared to change anything on the site plan.

Mayor Eady said the business is in a visible location. It is noticeable when the agreement is not followed. It is no different with any development; we expect that the agreements are followed. We understand that the odd day something will be out of place, but when it continually occurs, red flags are raised. The Site Plan Agreement has to be honoured.

John Wilson said he was aware of the stories from before on this development. This is the last chance to adhere to the plan.

John Berkhout said the agreement was signed in late 2010. The site plan concerns appear in minutes of 8 of the 11 Committee Meetings in 2012. He said change is required.

The Owner said he knows he hasn't been 100% up to par. People bring cars which are not road worthy so they have to be scrapped. It takes time to get them to the scrap yard. The property is cleaned up a lot more than people think.

Chair Kingsbury said the Owner may see this but people travelling by don't. He added that the property is not zoned for a wrecking yard. He noted that with the exception of 3 personal parking spaces beside his house, all the parking is for the customer's vehicles not his own vehicles. He added that the Owner has 60 days to rectify the problems as per the site plan agreement.

Jim McBain, Municipal Law Enforcement Officer, said the Owner was served the 60 day notice letter on May 11, 2012. He asked the Owner if he understood the requirements. The Owner said yes. Mr. McBain handed the Owner an Order to Comply under the current Property Standards By-law which is in addition to the notice served under the Site Plan Agreement. He reviewed the order with the Owner and set out the appeal process. He offered to meet with the Owner so that he can achieve voluntary compliance. Mr. McBain said that constant monitoring will be carried out based on the commercial type of business.

The Owner's colleague was asked if he wished to say anything. He said he was fine at this point.

Chair Kingsbury said all the Planning Committee is asking for is to stick to the agreement that was signed. The Committee is not asking for anything more.

John Berkhout asked if the Owner had any questions. John Wilson reviewed the requirements for the parking spaces. The Colleague noted that on May 11, 2012, six cars were serviced in the morning on cars that were brought in that day. They were parked in the front yard.

The Owner said that three personal parking spots were not enough as he has a large family. Chair Kingsbury said the Owner signed the agreement this way.

Jim McBain referred to the vehicles on site May 11, 2012. It is up to the operator to monitor the vehicles coming in, don't let customers bring in vehicles too early.

Chair Kingsbury asked if there were any further comments from the owner or his colleague. They said no.

Chair Kingsbury thanked the two gentlemen for attending this meeting and declared the meeting ended at 12:20 p.m.

CHAIR

CAO/CLERK