

THE CORPORATION OF THE TOWNSHIP OF HORTON
Planning Committee Meeting
June 19, 2012

There was a meeting of the Planning Committee held in Horton Township Municipal Chambers on Tuesday, June 19, 2012. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell (4:10 p.m.), 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 and staff.

3. MINUTES:

- Planning Committee Meeting - May 15, 2012
- Subdivision Sub-Committee : May 16, 2012 (Prince Subdivision),
- Subdivision Sub-Committee – May 16, 2012 (Deacon)

Committee members reviewed the minutes of: Planning Committee Meeting, May 15, 2012; Subdivision Sub-Committee, May 16, 2012 (Prince Subdivision); and Subdivision Sub-Committee, May 16, 2012 (Deacon).

4. BUSINESS ARISING:

- Dog complaint issue

Mackie McLaren, CAO/Clerk referred to the dog complaint item regarding a doberman in the Castleford/River Road area. A delegation of about 18 neighbours attended the June 05, 2012 Council Meeting regarding this concern. He was directed by Council to obtain a legal opinion regarding dangerous dogs. Our lawyer noted that the current by-law allows a \$155 fine for a “potential dangerous dog” versus \$55 for a dog being off the owner’s property. Also, Council could also enact a by-law that requires an owner to muzzle a dangerous dog. This will be brought to Council for consideration at the July 03, 2012 Council Meeting.

5. DELEGATIONS:

4:30 p.m. - Tom Orr Cartage – Development update

Mr. Tom Orr was present to update the Planning Committee on his Bingham Road residential development. He has built a road off Chenaux Road using recycled asphalt, and asphalt shingles. He is working on hydro installation. Originally, the hydro costs were astronomical but with consultation, he has managed to have them reduced significantly. He has cleaned up the old campsite and currently has some campers there. Starting in July, he will be constructing a model home at the site.

Jamey Larone, Chair of Waste Management Committee said that he was interested in Mr. Orr’s use of asphalt shingles. He asked Mr. Orr if he would be interested in attending a Waste Management Committee meeting to discuss this process. He said that he would definitely attend and asked Councillor Larone to call his office for scheduling a meeting time.

Chair Kingsbury thanked Mr. Orr for his update and wished him well with his plans.

- 5:00 p.m. - Elizabeth McKendry/Jack MacDonald – proposed zoning amendment

Jack MacDonald and Elizabeth McKendry were present to discuss their proposed zoning amendment application. They have purchased a property in the Storyland/River Road area. They will be building a residence there and are also hoping to have a contractor's yard and shop on this property. The shop and yard is to repair the equipment that they use for their forestry business. Their equipment will be stored at their property in Mount St. Patrick. Chair Kingsbury noted that if this zoning amendment was accepted that they would be entering into a site plan agreement that will give the Township control over the operation/activity of the business.

Moved by Mae Craig, Seconded by John Berkhout

That the Planning Committee recommends that Council receives the zoning application of Elizabeth McKendry and Jack MacDonald and request the County Planning Department to prepare draft notices and by-law. Carried.

6. PROPERTY STANDARDS BY-LAW – PROPOSED AMENDMENT REGARDING POOLS

Committee members reviewed a proposed amendment to our new Property Standards By-law that refers to pool care. There has been a recent complaint regarding an unkempt pool and our Municipal By-law Officer noted that the by-law doesn't address pools. This amendment had been taken to Council at the June 05, 2012 meeting for them to consider including in the new property standards by-law. Council referred it back to the Planning Committee. After discussion, Committee members agreed not to amend the by-law.

Moved by John Berkhout, Seconded by John Wilson

That the Planning Committee recommends to Council that they not include swimming pool regulations in the new Property Standards By-law. Carried.

7. CHANGE TO ZONING BY-LAW APPLICATION – PRINCE SUBDIVISION

Mackie McLaren, CAO/Clerk noted that a public meeting for the Prince Subdivision had been held in Fall 2011. At that time, Mr. Prince's consultants, Jp2g had asked Council to delay passing the zoning by-law until a water study was done. The study has now been done. The study outlines EP areas on the property. Charles Cheesman, County Planner supports this amendment. He notes that this is a minor change after the public meeting and it could be implemented with a resolution stating that a further public meeting is not necessary.

Moved by John Wilson, Seconded by Jim Ferguson

That the Planning Committee recommends to Council that pursuant to Section 34 (17) of the Planning Act, no further public meeting is required and Further, that Council proceeds to pass the Zoning Amendment by-law for the Prince Subdivision. Carried.

8. CONSENT APPLICATIONS:

- B33/12 – Pat & Ken Forrest
Committee members reviewed Consent Application B33/12.

Moved by Mae Craig, Seconded by John Berkhout
That the Planning Committee recommends that Council support Consent Application No. B33/12 for Pat and Ken Forrest with the following condition:

- Consent Agreement Carried.

- B40/12 – Renee Buckholdt
Committee members reviewed Consent Application No. B40/12. Mackie McLaren, CAO/Clerk noted that this is a lot addition for Vern and Anne Barr. Part of the unopened road allowance that Council is in the process of closing (Maxwell Road Closing), will be conveyed to Mr. Barr. All associated costs will be Mr. Barr's responsibility.

Moved by Mae Craig, Seconded by John Berkhout
That the Planning Committee recommends that Council support Consent Application No. B40/12 - Renee Buckholdt. Lot addition – no conditions.

Carried.

- B57/12 – Patricia Cotie
Committee members reviewed Consent Application No. B57/12.

Moved by John Wilson, Seconded by Mae Craig
That the Planning Committee recommends that Council support Consent Application No. B57/12 – Patricia Cotie – with the following conditions:

- Consent Agreement
- Provincial Policy Statement requirements for Karst
- Meets minimum distance separation (MDS) requirements.

Carried.

9. DERELICT HOUSE – MULLINS ROAD

Chair Kingsbury explained that after a recent visit by Mr. McBain, Municipal Bylaw Officer regarding rodents on Mullins Road **he inquired about a derelict house on a property on Mullins Road.** The house and property are owned by Mr. Dave Bennett. Mackie McLaren, CAO/Clerk said that he was in contact with Mr. Bennett who informed him that he will be in within the next week to apply for a building permit for the house. **After discussion, the Committee agreed to table this item until next month's committee meeting.**

10. CORRESPONDENCE

There was no correspondence to review.

11. OTHER BUSINESS

- Amendment to Site Plan Agreement – Ray Cunningham, Pinnacle Road
Committee members reviewed an amendment to a site plan agreement submitted by Mr. Ray Cunningham to construct an above ground pool on his property. **Chair Kingsbury requested that Jeff Schruder go out and inspect the property to ensure that he is complying with the site plan agreement.**

Moved by Jamey Larone, Seconded by Bob Lockwood
Subject to proper permits for pool and decking, the Planning Committee recommends to Council that they approve a site plan amendment for Ray Cunningham to construct a pool.

Carried.

12. NEXT MEETING

The next meeting of the Planning Committee will be held on Tuesday, July 17, 2012 at 4:00 p.m. in the Municipal Council Chambers.

13. CONFIRMING RESOLUTION

Moved by Glen Campbell, Seconded by Margaret Whyte

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.

14. ADJOURNMENT

Moved by Jim Ferguson, Seconded by Jamey Larone

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

Carried.

CHAIR

SECRETARY