

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee Meeting

July 17, 2012 - 4:00 p.m.

There was a meeting of the Planning Committee held in Horton Township Municipal Chambers on Tuesday, July 17, 2012. Present were Chair Bob Kingsbury, Mayor Don Eady (4:25 p.m.), Councillor Glen Campbell, Councillor Jamey Larone and Councillor Margaret Whyte. Also present were Committee Members Jim Ferguson, Mae Craig, David Brown and John Wilson. Staff present was Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Committee Members Bob Lockwood, and John Berkhout.

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 – Regular Committee Meeting – June 19, 2012

Committee members reviewed the minutes of the regular Planning Committee meeting of June 19, 2012.

4. BUSINESS ARISING:

- Dog Complaint Issue

Mackie McLaren, CAO/Clerk reported that Council has accepted the recommendation of the Township's solicitor to authorize him to write to the dog's owner and advise him of the neighbours concerns and fears that the dog will attack them as they walk past the property. Also, Council has requested that he update our Animal Control By-law with current terminology, definitions and fines.

- Derelict House – Mullins Road

Mackie McLaren, CAO/Clerk reported that the owner has paid a lot development fee for this property but has not yet applied for a building permit. Committee members agreed to review this issue again at their September 18, 2012 committee meeting.

5. **4:00 P.M. – COMMITTEE OF ADJUSTMENT - PUBLIC MTG. – SHIER MINOR VARIANCE** (See separate minutes for this meeting)

Chair Kingsbury told the Committee that they would now be going into a Committee of Adjustment – Public Meeting to hear Minor Variance A016-2012 – Leslie and John Shier.

6. DELEGATIONS:

There were no delegations at this committee meeting.

7. TOM ORR – BUILDING PERMIT

Mackie McLaren, CAO/Clerk reviewed a letter he has received from Mr. Tom Orr regarding an extension of 3 months for his building permit which will expire around August 01, 2012. Mr. Orr said that due to issues obtaining a power connection to his property he has experienced unexpected delays. Mr. McLaren noted that he has talked to the Chief Building Official regarding this and he has

no problems with an extension. After discussion, Committee members agreed to the extension request.

Moved by John Wilson, Seconded by Glen Campbell

That the Planning Committee recommends to Council that they grant Mr. Tom Orr, an extension of up to October 31, 2012, for his current building permit.

Carried.

8. HUNT CAMP–PERMITTED USE–NOT ADDRESSED IN CURRENT BY-LAW – NEEDS AMENDMENT

Mackie McLaren reported that earlier this month Rose Curley had an inquiry from a resident who was looking to build a hunt camp and was inquiring about the minimum size required. Upon, referencing our Comprehensive Zoning By-law 2010-14, we couldn't find any zone that permitted a hunt camp. There were two references in our by-law to a hunt camp: one under Definitions: Hunting & Fishing Camp – Sec. 2.116; the other under General Provisions - Lots to Front on Street - Section 3.15.2 (b).

After consultation with Charles Cheesman, County Planner he agreed that this use was excluded in the by-law. He noted that other municipalities have this as a permitted use in the Rural zone and recommended that we do the same. To allow a "hunting and fishing camp" as a permitted use in the Rural Zone in Horton, the Township will have to do a zoning by-law amendment to Comprehensive Zoning By-law 2010-14 – Section 16.1 (b).

The resident who first brought our attention to this issue has decided to build a cabin instead as he can apply for the building permit now and doesn't have to wait for a zoning amendment. However, it is up to the Planning Committee if they wish to amend our current zoning by-law to permit a hunt camp.

After discussion, the Committee agreed to leave this out of the zoning by-law and if the need arises again, to bring this item back to the Planning Committee at that time.

9. CONSENT APPLICATIONS:

- B63/12 – 1694005 Ontario Inc. – Johnston Road

Mr. Peter Prince was present to discuss and answer any questions concerning Consent Application B63/12. He said that his son was looking for a large acreage on which to build a residence and maintain privacy. This is the reason for this severance application. Committee members asked if it is suitable for a septic system. Mr. Prince said that he will have a biologist come in to do test holes.

Moved by Margaret Whyte, Seconded by Mae Craig

That the Planning Committee recommends that Council support Consent Application No. B63/12 for 1694005 Ontario Inc. (Peter Prince) with the following conditions:

- Planning Justification Report
- Minimum Distance Separation Requirements
- Consent Agreement.

Carried.

- B80/12 – Beatty Gould – Pinnacle Road

The Planning Committee reviewed the above consent application. Chair Kingsbury noted that this application is for a lot addition for Valley Welding (Ron Arbutnot property). He requires this in order to meet the setbacks for an expansion to his business.

Moved by John Wilson, Seconded by Mae Craig
That the Planning Committee recommends that Council support Consent Application B80/12 – Beatty Gould with the following conditions:

- Karst protocol from Renfrew County
- Zoning Amendment from Rural (RU) to Commercial Exception Two (C-E2)

Carried.

10. CORRESPONDENCE:

- Globe & Mail article re: high speed in rural areas-
e-mails: Bell Canada, Mae Craig, Ms. Severson

The Committee reviewed the above correspondence. Mackie McLaren noted that he has been talking to a contact from Bell and if the Committee wishes he will attend a future meeting. He also noted that Lisa Severson, who is part of the Eastern Ontario Warden's Caucus Program would also come to speak to us if we wish. Chair Kingsbury asked Mr. McLaren to invite them to a future Planning Committee meeting.

- MTO – e-mail re: Pinnacle Road (Rand Elliott)

Mackie McLaren, CAO/Clerk reported that MTO has not yet made a decision as to whether or not to declare this property surplus. Chair Kingsbury noted that there is no urgency for this decision so we will wait for the Ministry's response.

11. OTHER BUSINESS

- Consent App. No. B83/12 – Janet McGonigal

Committee members reviewed Consent Application No. B83/12. Mackie McLaren, CAO/Clerk noted that this is a re-submission of Applications B81/08 and B84/10 which have lapsed. The Committee had reviewed these prior applications and had no concerns at that time.

Moved by Mae Craig, Seconded by Dave Brown
That the Planning Committee recommends that Council support Consent Application B83/12 – Janet McGonigal.

Carried.

- Harold Deacon – Site Plan Agreement contravention

Committee members reviewed a verbal legal opinion received from Janet Bradley regarding the site plan agreement contravention at the Deacon property on Castleford Road. After discussion, committee members agreed that the owner has to adhere to the site plan agreement. Mackie McLaren was asked to contact two salvage companies in regards to being available for cleanup if necessary.

Moved by Mae Craig, Seconded by Dave Brown

That the Planning Committee proceed to have the default of the terms and conditions of the Harold Deacon Site Plan Agreement rectified as per the authority set out in Section 13 of the said Site Plan Agreement.

Carried.

12. NEXT MEETING

The next meeting of the Planning Committee will be held on Tuesday, September 18, 2012 at 4:00 p.m. in the Municipal Council Chambers.

13. ADJOURNMENT

Moved by Jim Ferguson, Seconded by Margaret Whyte

That the regular meeting of Planning Committee be adjourned at 5:07 p.m.

Carried.

CHAIR

SECRETARY