

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee Meeting

December 10, 2012

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, December 10, 2012. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Margaret Whyte, Councillor Jamey Larone, Jim Ferguson, Mae Craig, David Brown and John Wilson. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Committee Members John Berkhout and Bob Lockwood.

1. CALL TO ORDER

Chair Kingsbury called the meeting to order at 3:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

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

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Chair Kingsbury asked Committee members if they had any additions to the agenda. There were none noted.

Moved by Mae Craig, Seconded by John Wilson

That the Planning Committee approves the agenda for the December 10, 2012 Planning Committee meeting.

Carried.

4. MINUTES: NOVEMBER 13, 2012 COMMITTEE MEETING

Committee members reviewed the minutes for the November 13, 2012 Planning Committee meeting.

5. BUSINESS ARISING

None.

6. DELEGATIONS

**3:00 p.m. – Ministry of Natural Resources representatives -
Karen Handford, Manager & Joanna Gaweda, District
Planner
re: Species at Risk**

Chair Kingsbury welcomed Ministry of Natural Resources representatives Karen Handford, Manager & Joanna Gaweda, District Planner. Ms. Handford and Ms. Gaweda were present before the Committee to discuss MNR's role with regard to the Endangered Species Act and regulations and answer questions that the Committee had submitted to them prior to this meeting. They gave an overview on harmonizing the Endangered Species Act with the Provincial Policy Statement. The intent is to limit impact of endangered species by providing mitigation processes determined by data available to them through their biologists, data collection and satellite imagery. They noted that their office works with the County of Renfrew to assess each severance application that is submitted. They suggested that the best process for landowners would be to complete a general inquiry form to the County for each severance they are proposing. This would allow MNR and the County to determine what

process would be required if there is an endangered species on that property. Often, all that is necessary are simple mitigation measures such as changing the building location, or replanting identified species i.e. butternut tree. Committee members noted that the natural heritage system is what draws people to our Township. Ms. Handford agreed. She suggested that if any committee member is interested they could call her to discuss the possibility of forming a Natural Heritage committee for the Township.

4:30 p.m. – Dave LaRocque, George Toyota Jackson SPA amendment

Warren and Dave LaRocque were present before the Planning Committee to review their proposed amendments to their site plan to have 6 additional sea containers (2 pods and 3 units each) located at their site for storage of tires. After discussion, the following resolution was put forward.

Moved by John Wilson, Seconded by Mae Craig

That the Planning Committee recommends to Council that they enter into an amending site plan agreement with George Jackson Toyota to add 6 sea containers (2 pods and 3 units each) to their site plan.

Carried.

Mayor Eady and Committee members congratulated them on their one year anniversary at their new location.

4:45 p.m. – Harold Deacon – site plan amendment

Harold Deacon was present before the Committee to review proposed amendments to his ongoing site plan. The Planning Committee had discussion on the following recommendations that were put forward to direct Mr. Deacon on how to proceed with these proposed amendments:

Moved by Jamey Larone, Seconded by Dave Brown

That the rear parking area consist of a maximum of 8 parking spaces – providing the spaces meet the size requirements outlined in our zoning by-law.

Discussion

Mayor Eady requested that the parking spots be scaled to size on the site plan. He would like to see measurements for the front and back parking lots.

Councillor Larone doesn't like the location of the rear parking spaces due to the height elevation between the Deacon property and the farmer's field.

John Wilson would like to see clearer drawings.

Carried.

Moved by Mae Craig, Seconded by Jamey Larone

That the wood gate at the south end of the property be changed to a wood fence.

Discussion

Mayor Eady would like the fence be built so that fire trucks could access this end of the property in the case of a fire.

Dave Brown requested that the fence be white in colour.

Carried.

Moved by Jamey Larone, Seconded by David Brown

That the maximum of 8 parking spots for customer vehicles in the rear yard be located in the area of the original site plan location.

Discussion

John Wilson thinks that the back area makes more sense for movement of vehicles.

Mae Craig asked if a log truck would take 2 spots. Mackie McLaren, CAO/Clerk replied that the vehicles parked would have to remain within the area designated for parking or this would be a contravention to the site plan.

For: Jim Ferguson, John Wilson

Opposed: Don Eady, Glen Campbell, Margaret Whyte, Jamey Larone,
Mae Craig, David Brown

Motion was defeated.

Moved by Jamey Larone, Seconded by David Brown

That Mr. Deacon provide the parking measurements for 8 customer parking spots on the rear yard to show proposed setback from farm line fence and Johnston Road.

Carried.

The Committee requested that Mr. Deacon make the changes requested by the Committee and to have a new site plan drawn up by his engineer reflecting the proposed amendments.

7. DRAFT NOISE BY-LAW – Public Comments

Chair Kingsbury reviewed the public comments received on the draft noise by-law. Committee members noted that Under No. 3 – Prohibitions by time and Place – Item H should be shown as Prohibited at any time in both the Residential Area and the Rural Area. This is not reflected in the draft by-law. Staff were asked to correct this for future drafts.

After discussion, the Committee agreed that the sub-committee for this by-law consisting of Bob Kingsbury, Jamey Larone, Don Eady, David Brown and Jim Ferguson will meet Thursday, January 03, 2013 at 3:00 p.m. to review the draft by-law and bring back to the Committee for approval.

8. KEITH BROOME – PROPOSED ZONING AMENDMENT

The Public Works Committee has reviewed the proposed zoning amendment for Mr. Keith Broome and are recommending that the Planning Committee add a condition that the zoning amendment includes a requirement that the owner prepare a drainage plan and lot grading plan before issuance of the building permit.

Moved by Jamey Larone, Seconded by David Brown

That the Planning Committee recommends that Council receives the zoning application for Mr. Keith Broome to reduce the rear yard setback from 30 metres to 7.5 metres, with the condition that prior to issuance of a building permit, the owner will produce a drainage plan and a lot grading plan.

Carried.

9. REMOTE CONTROL CAR RACE TRACK ON CASTLEFORD ROAD

Committee members reviewed information from our lawyer and a letter that Mackie McLaren, CAO/Clerk sent to County of Renfrew Public Works Department regarding a remote control car race track that has been

constructed on a Castleford Road property. Mackie McLaren, CAO/Clerk noted that we have not received a reply from the County as of yet.

10. ADMINISTRATION FEE FOR SEVERANCE APPLICATIONS (\$100.00)

Mackie McLaren reported that he has become aware from other municipal staff that some municipalities charge an administration fee for their staff to process severance applications. The rates can be as much as \$500/application. He is suggesting that the committee consider imposing a fee of \$100.00 for Horton Township to help cover our administration services. David Brown suggested that we charge \$200.00 as there is a lot of work to process an application. Mayor Eady felt that we should start with a \$100.00 fee to see how that is received. After discussion, the following resolution was put forward.

Moved by David Brown, Seconded by Mae Craig

That the Planning Committee recommends to Council that we establish a \$200.00 administration fee for processing a severance application.

Carried.

For: Jim Ferguson, John Wilson, Mae Craig, David Brown, Chair Bob Kingsbury broke the tie.

Opposed: Don Eady, Jamey Larone, Margaret Whyte, Glen Campbell

11. CORRESPONDENCE:

- **Letter from County of Renfrew - County comments re: Draft Provincial Policy Statement (PPS) Review**

Committee members reviewed the letter the County of Renfrew Planning Department sent to Ministry of Municipal Affairs and Housing (MMAH) outlining their comments on the Draft Provincial Policy Statement (PPS) Review. Mayor Eady suggested that the Township write a letter to MMAH supporting the County comments. Committee members agreed.

Moved by John Wilson, Seconded by David Brown

That the Planning Committee authorizes the CAO/Clerk to write a letter to Ministry of Municipal Affairs and Housing (MMAH) stating that we support the County of Renfrew comments on the draft revised Provincial Policy Statement. Further, that we send a copy of this letter to the County of Renfrew.

Carried.

11. OTHER BUSINESS

There was no other business.

12. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, January 15, 2013 at 4:00 p.m. in the Municipal Council Chambers.

13. ADJOURNMENT

Moved by Margaret Whyte, Seconded by Mae Craig

That the regular meeting of Planning Committee be adjourned at 6:10 p.m.

Carried.

CHAIR

SECRETARY