

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee Meeting

JANUARY 11, 2012 - 4:00 p.m.

There was a Meeting of the Horton Township Planning Committee held in the Municipal Council Chambers on Wednesday December 7, 2011. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone, Councillor Margaret Whyte and Councillor Glen Campbell. Committee Members: John Wilson, David Brown, John Berkhout, Jim Ferguson, and Bob Lockwood. Also present was CAO/Clerk Mackie McLaren and Rose Curley, Administrative Assistant. Absent: Committee Member Mae Craig.

1. **Call to Order**

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

Chair Kingsbury reported that the tenders received for the portion of the Township Gravel Pit property that was declared "surplus" were reviewed at last night's Council Meeting. Two tenders were received, one from Mrs. Kim Scott and another from Mr. Eric Draper. Mrs. Scott withdrew her tender last night. Council has not made a decision yet. Mr. Draper requested to attend tonight's Planning Committee to present an alternate proposal regarding his subdivision and will be here later in the meeting.

2. **Declaration of Pecuniary Interest**

There was no declaration of pecuniary interest by Committee Members and staff.

3. **Minutes of December 07, 2011 Committee Meeting**

The Planning Committee reviewed the minutes of December 07, 2011.

4. **Business Arising:**

- Corner lot condition – Bennett-Lafont at Storyland Road

Chair Kingsbury reported that Mr. McBain, Property Standards Officer for the Township is aware of the condition of this property and hasn't reported back as of yet.

- County sign policy

Mackie McLaren, CAO/Clerk reported that he contacted the County regarding this policy but has not had heard back from them.

5. **Delegations:**

Mr. Eric Draper – Subdivision Proposal

Mr. Eric Draper was present to discuss an alternate proposal for a subdivision. The first proposal had incorporated a portion of the Township gravel pit property that had been declared "surplus" by the Township and put up for sale by tender. When Mr. Draper was aware that there was another bid on this property he had alternate plans drawn up that did not include the Township parcel of land. He reviewed his drawings with the Committee. The revised proposal creates 20 lots in the subdivision rather than the 23 lots that would be created in the original proposal. Also, he changed the cul-de-sac so that he would not have to create

holding ponds that were required in the original proposal. In this new proposal seventeen lots would be approximately one acre in size. The three remaining lots would range from 3 to 5 acres in size. He noted that he would be doing this subdivision in one phase. It has been a year since he first approached the Committee and he would like to expedite his application.

His proposal included giving the Township a right-of-way across his property to the property that was declared "surplus". Presently this 4+ acre parcel is landlocked. This would allow the Township to sell this lot for the current real estate value. The Township would be responsible for any other costs such as rehabilitation of the lot, survey, etc. For providing a legal right-of-way to this property he was asking 50 percent of the price the Township would receive for this lot. The Township would also benefit from the tax monies that would be generated if this lot was developed. This proposal would guarantee more revenue for the Township than they would have received from the tender process.

John Wilson asked Mr. Draper if he felt the lot was worth \$20,000 - \$40,000 if the Township was to sell why did he feel the \$18,000 appraisal for this property was too high. Mr. Draper replied that his tender bid took into consideration that the property is currently landlocked, would need rehabilitation and would also have to be surveyed.

Chair Kingsbury thanked Mr. Draper for his presentation and his proposal. He noted that Mackie McLaren, CAO/Clerk would call Mr. Draper in the next few days to relay the Committee's decision.

6. Correspondence:

- Cunningham-Swan lawyers – newsletter – Legal Matters
Committee members noted that this was a very informative newsletter and appreciated receiving it.
- Township to County – Prince Subdivision comments by Township
Committee members reviewed the Township comments to the County regarding the Prince Subdivision. It was noted that part of the subdivision agreement will allow for 5% cash-in-lieu and this goes towards recreation. Mackie McLaren, CAO/Clerk said that the subdivision will come back to the Committee for review probably sometime in the Spring. Chair Kingsbury noted that the zoning by-law for this subdivision has not been passed yet.

7. **Deacon Site Plan Amendment – amended plan for pool, fence and deck**

Committee members reviewed the changes made to the Deacon site plan agreement to include the pool, fence and deck. Mackie McLaren, CAO/Clerk noted that a by-law will have to be passed to amend the Site Plan Agreement.

Moved by Jamey Larone, Seconded by Glen Campbell

That the Planning Committee recommends that Council approves the amendments to the Deacon Site Plan.

Carried.

8. **Jackson Toyota Site Plan Amendment – amend plan for storage containers**

The Planning Committee reviewed the changes made to the Jackson Toyota Site Plan Agreement to include storage containers. Mayor Eady noted that the containers will all be the same grey colour. He said that possibly in the Spring the Committee could do a site visit of the property. Chair Kingsbury noted that Dennis Fridgen, Chief Building Official is satisfied with the site plan amendments.

Moved by Jim Ferguson, Seconded by Dave Brown

That the Planning Committee recommends that Council approves the amendments to the Jackson Toyota Site Plan.

Carried.

9. Zoning Amendment – Estate of George Leavoy – RU to Commercial

The Committee reviewed the zoning amendment application from the Leavoy Estate that is requesting the zoning to be changed from Rural (RU) to Commercial (C) to allow for a Contractors Yard or Shop. Mackie McLaren, CAO/Clerk reported that this is to create a permanent business location for Castleford Excavating which presently is being operated on a much smaller residential property on River Road.

Moved by John Berkhout, Seconded by John Wilson

That the Planning Committee recommends to Council that they accept the zoning amendment application of George Leavoy Estate to rezone his property from Rural (RU) to Commercial(c) to allow a contractors yard or shop.

Carried.

10. Severances: B191/11 (1) to B194/11(4) – Mike and Laurie Martin

The Committee reviewed Consent Applications B191/11(1) to B194/11(4). The Committee referred to Application B194/11(4) and discussed a letter from a neighbor who is requesting that the entrance for this lot to be placed so as not to interfere with the current pipes and culvert. The committee discussed various solutions and also noted that a creek exists on two of these lots. They suggested that a common entrance and an environmental impact study would satisfy both of these issues.

Mackie McLaren, CAO/Clerk reported that Jeff Schruder, Municipal Infrastructure Manager had completed a Public Works report on these severances and there were no issues noted.

Moved by Dave Brown, Seconded by Bob Lockwood

That the Planning Committee recommends Council supports Consent Applications B191(1) to B194/11(4) with the following conditions:

- lot development fee for each lot
- meets MDSI requirements
- inspection by Chief Building Official for visual report on evidence of slip clay on the proposed lots
- Consent agreement with Township
- common entrance for proposed Lots 3 and 4
- environmental impact study

Carried.

11. County Official Plan – 5-year review

Mackie McLaren, CAO/Clerk reported that he had been talking to Charles Cheesman of the Renfrew County Planning Department regarding an extension for comments on the OP to January 31, 2011. Mr. Cheesman said that this extension was fine and that the County welcomed input on the draft OP. Mr. McLaren discussed the items that would be reported to the County in the Township comments on the Official Plan. After discussion the following list was created and supported by the Committee:

- That one of the public meetings regarding the County Official Plan be hosted at the Horton Community Centre
- Retain mapping and designation for Bonnechere Rivermouth Wetland (PSW), the same mapping as set out in the current Official Plan and Comprehensive Zoning By-law 2010-14. No changes to these.
- Retain the current consent policy for Horton Township.

12. Draft Property Standard By-law and Rules of Procedures for Jim McBain

Mackie McLaren, CAO/Clerk handed out a copy of our current Property Standards By-law to Committee Members. Chair Kingsbury had requested this copy for comparison purposes. He requested Committee Members to review the current copy with the draft copy submitted by Mr. McBain. This item will be on the February agenda for comments by members.

13. Other Business

Eric Draper Proposal

Committee members discussed Mr. Draper's proposed subdivision and his proposal to grant the Township a right-of-way across his property to the property that was declared "surplus". For providing a legal right-of-way to this property he was asking 50 percent of the sale price the Township would receive for this lot.

John Wilson asked if we could get the right-of-way instead of cash-in-lieu requirement for the subdivision.

Mackie McLaren, CAO/Clerk said that he is unable to determine the value of the cash-in-lieu until further into the process. It could possibly be a higher value than the amount that would be received after selling the lot and dividing the profits with Mr. Draper.

Committee members agreed that they liked the proposal regarding the granting the right-of-way and sharing the proceeds from selling the lot.

Moved by Jamey Larone, Seconded by Margaret Whyte

That the Planning Committee recommends to Council that they support Subdivision Proposal #2 submitted by Mr. Eric Draper with an access between Lots 9 and 10 to the Township property to be included on the plan subject to an agreement to connect the access to the Township property.

Carried.

14. Next Meeting: new meeting date

Chair Kingsbury reported that Council is in the process of changing dates for the various committee meetings. Office staff will contact committee members once a date has been determined for the February Planning Committee meeting.

15. Confirming Resolution

Moved by Dave Brown, Seconded by Margaret Whyte

That the 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.

16. **Adjournment**

Moved by Glen Campbell, Jamey Larone

That this Committee Meeting be adjourned at 5:57 p.m.

Carried.

Chair

Secretary