

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee Meeting

March 20, 2012

There was a Meeting of the Horton Township Planning Committee held in the Municipal Council Chambers on Tuesday, March 20, 2012. Present were Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone, and Councillor Glen Campbell. Committee Members: John Wilson, David Brown, John Berkhout, and Jim Ferguson. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Councillor Margaret Whyte and Committee Members Mae Craig and Bob Lockwood.

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: February 21 2012 Committee Meeting
February 21 2012 Committee of Adjustment Public Meeting

Committee members reviewed the minutes of the February 21, 2012 Planning Committee Meeting and the February 21, 2012 Committee of Adjustment Public Meeting which had been approved by Council.

4. BUSINESS ARISING:

- **Offer to MTO to purchase land near Hwy 60 and Pinnacle Road**

Mackie McLaren, CAO/Clerk reported that he has emailed the Ministry of Transportation about the Township purchasing a small portion of the old Pinnacle Road bed that is currently owned by MTO. There were questions about what a nominal fee would be. He has not heard back from them yet.

Committee members discussed that if the costs were greater than the nominal fee of \$1.00 that these costs would be passed along to the applicants of the proposed severances.

5. DELEGATIONS:

4:05 Jim McBain discuss draft Property Standards by-law

Mr. Jim McBain, Horton Township Municipal By-law Officer was present before the Committee to review the draft property standards by-law and to answer questions and concerns of Committee members regarding this bylaw. He said that he based the by-law on similar neighbouring municipalities such as McNab/Braeside and Arnprior. There is much more detail in this by-law than in our current bylaw. This is so that the bylaw would have more impact if a by-law infraction was challenged in court. He noted that the process was "complaint driven" and he would not be driving around looking for minor infractions.

The Committee discussed several current complaints. One is related to rats – and this isn't covered under our existing by-law. The other complaint concerns a property in Thompsonville which has derelict vehicles, and old pieces of equipment and junk. This property was visited last year by Dennis Fridgen, our previous by-law officer and Randy Corbin, Fire chief. Mr. McBain noted that he will visit this property again and carry out the necessary actions to ensure that the property is cleaned up.

After reviewing the definitions in the draft by-law and various segments of the by-law, Committee members agreed to form a sub-committee to review the by-law

with Mr. McBain. This sub-committee will ensure that the by-law addresses the “rural” and “residential” areas as they relate to Horton Township specifically.

Moved by Glen Campbell, Seconded by John Wilson

That the Planning Committee forms an ad-hoc committee consisting of Mayor Eady, Councillor Larone and Planning Committee Members: Jim Ferguson and David Brown to review the proposed Property Standards By-law and make recommendations on wording.

Carried.

6. CORRESPONDENCE:

Property Biz Canada – news item “Township requires solar farms to pay fair share”

The Committee reviewed a news article regarding Rideau Lakes Township and their introduction of a development charges by-law that will apply to proposed solar generating facilities. Committee members discussed how the Green Energy Act overrides municipalities in regards to planning involvement regarding solar farms. Municipalities are unable to have site plan control or to mandate specific setbacks from residential properties. **The Committee requested Mackie McLaren, CAO/Clerk to contact Rideau Lakes to inquire about their development charges by-law.**

7. SEVERANCE:

B07/12 Schuler – resubmission of B27-10 which had lapsed

Mackie McLaren, CAO/Clerk noted that this application had lapsed In June 2011 and that the applicants had not realized that they hadn't completed two conditions of their consent application: the lot development charge and the consent agreement. Accordingly, they had to resubmit the application. He also noted that Jeff Schruder would have to the Severance Report and Standard condition for road widening, which is now a requirement for every severance application.

Moved by Glen Campbell, Seconded by Dave Brown

That the Planning Committee recommends that Council supports Consent Application B07/12 – Schuler - with the following conditions:

- Severance Report and Standard Condition for Roads
- Lot development charge
- Consent Agreement

Carried.

The Planning Committee proceeded into a public meeting of the Committee of Adjustment for Minor Variance Application A14-12 – Szyszlo at 5:00 p.m.

Chair Kingsbury called the Planning Committee meeting back to regular session at 5:10 p.m.

8. OTHER BUSINESS

- Red-Line Draft revisions to the Horizon Homes Subdivision Draft Plan

Mackie McLaren, CAO/Clerk reviewed the red-line draft revisions of the Horizon Homes Subdivision Draft Plan. These revisions are a result of an examination of the wetland feature and discovering that it is larger than they initially suspected. As a result, the location of the Road and lot dimensions have changed.

Chair Kingsbury asked for comments and questions. He noted that these will be reviewed at the upcoming Subdivision Sub-Committee meeting on March 28, 2012. The sub-committee will be meeting with Janet Bradley, our Township

lawyer and Charles Cheesman, County Planner. The following questions and comments were received:

- Councillor Glen Campbell, Chair of Public Works Committee noted that there is a need for improvements on Eady Road to Storyland Road. There seems to be more water there. Mayor Eady noted that this is a beaver problem. Also, there is a dual entrance on the side road and this will increase traffic even more as this is the road the Landfill Site is on.
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- Councillor Jamey Larone inquired about having extra lighting for the subdivision.
- Councillor Glen Campbell asked about a group mailbox. He has concerns about the location and possible safety problems when residents are retrieving their mail.
- John Wilson, Committee member was concerned about the number of septic tanks in such a confined location and with only 1 acre lots. Mayor Eady noted that the Township's engineer has to approve what the developer's engineer is proposing.
- Councillor Jamey Larone asked if there is a specific fire plan for a subdivision. Also, would there be a dry well created? Mayor Eady noted that a few years ago there was discussion about creating a dry well at our Landfill Site and possibly this could be considered again. The Fire Department is looking to have dry wells available throughout the Township.
- John Wilson asked about school bus routes and where the buses would exit. Mackie McLaren, CAO/Clerk noted that the school boards and Canada Post will be able to comment on this subdivision application.
- Mackie McLaren, CAO/Clerk asked if we would be able to request that Eady Road is brought up to Municipal standards.

9. NEXT MEETING

The next Planning Committee Meeting will be held on April 17, 2012 – 4:00 p.m. in the Municipal Council Chambers.

10. CONFIRMING RESOLUTION

Moved by Glen Campbell, Seconded by David Brown

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.

11. ADJOURNMENT

Moved by John Berkhout, Seconded by John Wilson

That this Committee Meeting be adjourned at 5:30 p.m.

Carried.

Chair

Secretary