

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING – SEPTEMBER 17, 2013 - 4:00 P.M.

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, September 17, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell ^(5:50 p.m.), Councillor Jamey Larone, Councillor Margaret Whyte, Committee Members: Mae Craig, David Brown, Bob Lockwood, John Berkhout, Jim Ferguson and John Wilson. Staff: 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 staff or committee members.

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Moved by David Brown, Seconded by John Berkhout

That the Planning Committee approves the agenda for the September 17, 2013 Planning Committee meeting.

Carried.

4. MINUTES: July 09, 2013 – Regular Planning Committee Meeting
July 30, 2013 – Noise By-law Sub-Committee Meeting

The Planning Committee reviewed the minutes of the July 09, 2013 – Regular Planning Committee Meeting and July 30, 2013 – Noise By-law Sub-Committee Meeting.

5. BUSINESS ARISING

There was no business arising.

6. DELEGATIONS

4:00 p.m. - Ken Dillabough & Randall Elliott – Sale of MTO property to Horton Township Draft Agreement

Ken Dillabough and Randall Elliott were present before the committee to discuss development on property owned by Randall Elliott. The Township has entered into an agreement with MTO to purchase the old road bed portion of Pinnacle Road. This agreement should be finalized in the next 10 days. This purchase will provide Mr. Elliott with the required lot frontage on a Municipal Road that is required for his severances. The Committee informed Mr. Elliott that he will have to enter into a Road Assumption Agreement with the Township to bring this road up to Municipal standards before the Township takes it over. All costs will be incurred by Mr. Elliott, the developer. **The Committee requested that this item be taken to the Public Works Committee Meeting for their review and feedback on the road assumption agreement.**

Moved by John Wilson, Seconded by Mae Craig

That the Planning Committee requests the Public Works Department to determine what works are required to bring the road bed on the property received from Ministry of Transportation (MTO) up to Township standards. (Highway 60 at Pinnacle Road).

Carried.

4:45 p.m. - Corey Scheel - changes to site plan and completion date

Corey Scheel was present before the Committee to discuss changes to his current site plan and a change in the completion date. Mr. Scheel noted that he will be removing the “beam building with 4 bays” and the “soil and aggregate storage area” from his site plan. He has no plans to create these 2 items

anytime soon and will apply for an amendment to his site plan if he decides to proceed at a later date. Removal of these items will make Mr. Scheel eligible for his security deposit refund. Chair Kingsbury said that he would like Mr. Scheel to provide us with a revised site plan that reflects "future" on these items. Chair Kingsbury also requested that we would require a comment from our Chief Building Official.

Moved by Mae Craig, Seconded by Jim Ferguson

That the Planning Committee recommends to Council that the \$5,000.00 security fee for the Castleford Excavating Site Plan Agreement be refunded provided:

- the two remaining buildings on the site plan be re-classified as "future".
- the garage building is completed and is approved by the Chief Building Official
- an inspection is conducted by staff to determine that the work is completed.

Discussion: Mayor Eady noted that if the above items are completed by October 01, 2013, Council Meeting, then the security deposit may be refunded.

Carried.

5:00 p.m. PUBLIC MEETING – COMMITTEE OF ADJUSTMENT

Chair Kingsbury reported at 5:00 p.m. that the Planning Committee will now proceed into a Committee of Adjustment meeting to hear Minor Variance Application A02-13 – Castleford Excavating – (outdoor furnace setbacks); Application A03-13 – Richard Joseph Hughes ("legal right of access"); and to make a decision on Application A11-12 – Terrence Verhelle ("legal right of access") .

The Planning Committee Meeting resumed at 5:19 p.m.

5:30 p.m. - Cory Briscoe – Proposed zoning amendment to reduce separation distance from gravel pit

Cory Briscoe was present before the Committee to discuss his Proposed zoning amendment application to reduce the minimum setback from a gravel pit from 150 metres to 70 metres. Mackie McLaren, CAO/Clerk noted that Mr. Briscoe has provided a copy of an Aggregate Impact Study that was carried out by Jp2g Consultants Inc. After further discussion by the Committee, the following resolution was put forward.

Moved by Jamey Larone, Seconded by Mae Craig

That the Planning Committee supports the recommendation in the Jp2g planning report for Cory Briscoe, with the exception of the need to plant trees between the building envelope and the gravel pit which is not required.

Further, the zoning application to implement the reduced setback from the gravel pit, be received.

Carried.

7. DAVID DRAPER – COMMENCEMENT OF CONSTRUCTION BEFORE RECEIPT OF BUILDING PERMIT

Mackie McLaren, CAO/Clerk reported that our Chief Building Official had issued a building permit to Mr. David Draper and the same day it was issued he received an engineer's inspection report for the footings that was dated August 06, 2013. If construction of a building is commenced before a building permit is issued, Township Fees and Charges By-law 2012-58 sets out a fee and charge for "starting without a permit" of "Twice the Building Permit Fee. "

Moved by John Wilson, Seconded by Bob Lockwood

That the Planning Committee recommends that Council authorizes the Chief Building Official to collect the late building permit fee for a construction project started before the building permit was issued. (Draper).

Carried.

8. SHORT FORM WORDING FOR ZONING BY-LAW

Mackie McLaren, CAO/Clerk reported that after research with another municipality regarding short form wording, that a by-law is required to implement the Short Form Wording.

Moved by John Wilson, Seconded by Jamey Larone

That the Planning Committee recommends to Council that the Township amend By-law 2010-14 to incorporate short form wording into the by-law.

Carried.

9. CONSENT APPLICATIONS:

- Consent Application No. B65/13(1) & B66/13(2) – Waldo & Ann Hordijczuk

The Committee reviewed Application Nos. B65/13(1) and B66/13(2) – Waldo & Ann Hordijczuk.

Moved by Jamey Larone, Seconded by Jim Ferguson

That the Planning Committee recommends to Council that they support Consent Application B65/13(1) and Consent Application B66/13(2) – Waldo and Ann Hordijczuk, with the following conditions:

- Lot Development Fee
- Consent Agreement

Carried.

- Consent Application No. B68/13 – Jason & Margo Parent

The Committee reviewed Consent Application No. B68/13 – Jason and Margo Parent. Mackie McLaren, CAO/Clerk reported that the karst issue on this property has been resolved by the digging of 3 test holes and no rock was found. County Planning has confirmed that this meets the County's specifications for the karst requirements.

Moved by David Brown, Seconded by John Wilson

That the Planning Committee recommends to Council that they support Consent Application No. B68/13 – Jason and Margo Parent, with the following conditions:

- Consent Agreement

Carried.

- Consent Application No. B69/13 – Stuart & Marie McCallum

The Planning Committee reviewed Consent Application No. B69/13 – Stuart and Marie McCallum. Mackie McLaren, CAO/Clerk noted that County Planning had commented on the garage on the property. The applicant provided pictures that demonstrates that it is actually an agricultural building. Also, the garage is situated a significant distance from the property entrance which would make it difficult to utilize as a residential garage. The County Planning Department has accepted that this is an agricultural building.

Moved by Mae Craig, Seconded by John Berkhout

That the Planning Committee recommends to Council that they support Consent Application No. B69/13 – Stuart & Marie McCallum, with the following conditions:

- Consent Agreement

Carried.

- Consent Application No. B79/13 – 1694005 Ontario Inc. (Peter Prince)

The Planning Committee reviewed Consent Application No. B79/13 – 1694005 Ontario Inc. (Peter Prince).

Moved by Jamey Larone, Seconded by John Berkhout

That the Planning Committee recommends to Council that they support Consent Application No. 79/13 – 1694005 Ontario Inc. (Peter Prince) with the following conditions:

- additional consent study
- meets Species at Risk requirements
- Lot Development Fee
- Consent Agreement

Carried.

- Consent Application No. B70/13 (1), B 71/13 (2), B72/13(3) – John & Rebecca Fuller

The Planning Committee reviewed Consent Application Nos. B70/13 (1), B71/13 (2), B72/13(3) – John & Rebecca Fuller.

Moved by David Brown, Seconded by Mae Craig

That the Planning Committee recommends to Council that they support Consent Application Nos.: B70/13 (1), B 71/13 (2), B72/13(3) – John & Rebecca Fuller, with the following conditions for each lot:

- meets the Minimum Separation Distance (MDS) requirements
- rezone to remove meat cutting accessory use on each lot
- meets Species At Risk requirements
- Lot Development Fee
- Consent Agreement

Carried.

- Consent Application No. B74/13 – Sandra & Peter Storie

The Planning Committee reviewed Consent Application No. B74/13 – Sandra & Peter Storie. Mackie McLaren, CAO/Clerk noted that this is a lot addition severance and that one of the conditions is that a zoning amendment is done to change the Rural zoning to Limited Service Residential to ensure that the new lot is comprised of only one zone.

Moved by Mae Craig, Seconded by John Berkhout

That the Planning Committee recommends to Council that they support Consent Application No. B74/13 – Sandra and Peter Storie with the following condition:

- Rezone lot addition parcel to Limited Service Residential

Carried.

10. SECURITY DEPOSIT REFUND – DEREK McGRIMMON

Chair Kingsbury reported that he had carried out a site visit yesterday at the Whitton Road property and there are still no physical parking spaces for RV's. However, Mackie McLaren, carried out a site visit today and the grass is now cut at the area identified for RV parking.

Moved by Jamey Larone, Seconded by Bob Lockwood

That the Planning Committee recommends to Council that they refund the \$2,000.00 security deposit to Derek McGrimmon.

Carried.

11. CARTY ZONING AMENDMENT APPLICATION – CONDITION OF SEVERANCE TO REDUCE FRONTAGE ON WHITTON ROAD

Mackie McLaren, CAO/Clerk reported that this item has been reviewed by the Committee at a previous meeting concerning Consent App No. B120/12. The zoning amendment is a condition of this severance. The application is to reduce the road frontage from 50 metres to 5 metres.

Moved by Bob Lockwood, Seconded by John Berkhout

That the Planning Committee recommends to Council that they receive a zoning application from Gary Carty to reduce the road frontage on his property from 50 metres to 5 metres.

Carried.

12. CORRESPONDENCE:

- Energy East Pipeline Project - open house dates
- Carleton Place Permit Fees & Related Charges
- Court Decision re: Braeside Quarry
- TransCanada Pipeline – News Release

Committee members reviewed the above correspondence. Chair Kingsbury reminded the Committee that the open house date for the Energy East Pipeline Project for Horton Township is on October 03, 2013 from 4:00 p.m. to 8:00 p.m. at the Horton Community Centre and encouraged members to attend if they could.

Chair Kingsbury informed the Committee of an upcoming Economic Development Summit sponsored by the County of Renfrew and being held in Renfrew on September 26, 2013. He asked that any member interested in attending let Mackie McLaren, CAO/Clerk know and he will register them. John Berkhout noted that he is planning on attending.

13. OTHER BUSINESS

- Consent Application No. B63/13 – Henry Venema/Mary Anne Schinkel-Venema

Chair Kingsbury reported that Council has received Consent Application No. B63/13 – Henry Venema/Mary Anne Schinkel-Venema that had recently been put on hold to see if property owners fronting on the undeveloped section of Jamieson Lane were interested in bringing this section up to municipal standards. No-one has come forward so the Council has accepted the application and forwarded their planning comments to the County of Renfrew.

- Report - Update on Harold Deacon's Site Plan

Committee members reviewed the report on the Deacon property submitted by Mackie McLaren, CAO/Clerk. After discussion, the Committee agreed that Chair Bob Kingsbury, Mackie McLaren, CAO/Clerk will meet with Mr. McBain to discuss this property. The Committee agreed that weekly visits by Mr. McBain would help the Township to keep informed of the progress.

14. NEXT MEETING:

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

15. ADJOURNMENT

Moved by David Brown, Seconded by Margaret Whyte

That the Planning Committee meeting be adjourned at 6:30 p.m.

Carried.

CHAIR

SECRETARY