

THE CORPORATION OF THE TOWNSHIP OF HORTON
PLANNING COMMITTEE MEETING – OCTOBER 15, 2013

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, October 15, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone, Councillor Margaret Whyte, David Brown, Bob Lockwood, John Berkhout, Jim Ferguson and John Wilson. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Councillor Glen Campbell, and Mae Craig.

1. CALL TO ORDER

Chair Kingsbury called the meeting to order at 4:03 p.m.

2. DECLARATION OF PECUNIARY INTEREST

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

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Moved by Margaret Whyte, Seconded by Bob Lockwood

That the Planning Committee approves the agenda for the October 15, 2013 Planning Committee meeting.

Carried.

4. MINUTES: September 17, 2013 – Regular Planning Committee Meeting
September 17, 2013 – Public Meeting - Committee of Adjustment - Minor Variances A02/13 & A03/13

Committee members reviewed the minutes of September 17, 2013 – Regular Planning Committee Meeting, and September 17, 2013 – Public Meeting - Committee of Adjustment - Minor Variances A02/13 (Castleford Excavating) & A03/13 (Hughes right-of-way access).

John Berkhout asked if any more research has been done on sleep cabins. Mackie McLaren, CAO/Clerk said that he will report back once he has info.

5. BUSINESS ARISING:

- John Berkhout–verbal report Economic Dev. Summit- Sept. 26/13

John Berkhout reported on the recent Economic Development Summit held in Renfrew. Mayor Eady had also attended and agreed with John Berkhout that it would be beneficial for the Township to form an Economic Development Committee.

- Deacon Site Plan – verbal report

Mackie McLaren, CAO/Clerk noted that our Municipal Bylaw Officer is away and that there was nothing new to report. After discussion, the Committee requested that Mr. Deacon be invited to the next Committee meeting to review and finalize his site plan with him and to set a firm date for completion of the site plan specifications.

6. DELEGATIONS

4:00 p.m. - Luke Weiss – build 4000² ft. garage on his property

Luke Weiss was present before the Committee to discuss the construction of a large garage for storage of his vehicles, lawn equipment, etc. The Chief Building Official had expressed concerns that this is a commercial garage. Mr. Weiss assured the Committee that he will not be storing contractor's vehicles or equipment. Mayor Eady noted that this is a large property, therefore he had no issues with the large garage.

Chair Kingsbury asked the rest of the Committee if they were satisfied that this is a garage and not a contractor's shop. Councillor Whyte expressed concern that in the future this could be used for commercial purposes, either by the current owner or a new owner. Mackie McLaren, CAO/Clerk noted that if the building was used as for commercial purpose it would be non-compliant with the Rural zoning and at that time a zoning amendment would be required. The rest of the Committee were satisfied that the garage was not commercial.

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 Applications - Application A04-13 – Joseph DeLeeuw – increase minimum height for accessory building & reduce minimum required front yard depth; and to make a decision re: Application A03-13 – Richard Joseph Hughes (“legal right of access”).

7. CONSENT APPLICATIONS:

- Consent Application Nos. B84/13(1) TO B86/13 (3) – Nicole Pallen

Committee members reviewed Consent Application Nos. B84/13(1) TO B86/13 (3) – Nicole Pallen. After discussion, the following resolution was put forward.

Moved by John Wilson, Seconded by Jim Ferguson

That the Planning Committee recommends to Council that they support Consent Application Nos. B84/13(1), B85/13 (2) and B86/13 (3) – Nicole Pallen – with the following conditions:

- Consent No. B84/13 (1): - Consent Agreement
 - Lot Development Charge
- Consent No. B85/13(2): - Consent Agreement
- Consent No. B86/13 (3): - Consent Agreement
 - Lot Development Charge
 - Provide a lot grading and drainage plan

Carried.

- Consent Application No. B95/13 – Dorothy & Terry Cobus

Committee members reviewed Consent Application No. B95/13 – Dorothy and Terry Cobus. After discussion, the following resolution was put forward.

Moved by Jamey Larone, Seconded by Dave Brown

That the Planning Committee recommends to Council that they support Consent Application No. B95/13. There are no conditions as this severance is a lot addition.

Carried.

8. CORRESPONDENCE:

- Letter to David Draper re: double building permit fee

Mackie McLaren, CAO/Clerk reported that the double building permit fee has been received.

- CanSIA FIT 3.0 Update

Mackie McLaren, CAO/Clerk noted that this update is relevant to the Renfrew Power Generation proposal at Bonnechere River.

Mayor Eady informed the Committee that he had asked Mackie McLaren, CAO/Clerk to write a letter to Nathalie Guay, TransCanada Pipeline, to inquire if the Horton Gravel Pit that is near the pipeline could be considered as a possible location for a pumping station for the Energy East Pipeline project. She has received the letter and will direct it to the appropriate staff.

9. OTHER BUSINESS

There was no other business.

10. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, November 19, 2013 at 4:00 p.m. in the Municipal Council Chambers.

11. ADJOURNMENT

Moved by John Berkhout, Seconded by Jim Ferguson

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

Carried.

CHAIR

SECRETARY