

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING – DECEMBER 10, 2013**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, December 10, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Jamey Larone Councillor Margaret Whyte, Councillor Glen Campbell, David Brown, Jim Ferguson, John Wilson and Mae Craig (4:05 p.m.). Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Committee Members: Bob Lockwood, John Berkhout.

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. ADDITIONS TO AGENDA AND APPROVE AGENDA

Moved by John Wilson, Seconded by Jim Ferguson

That the Planning Committee approves the agenda for the December 10, 2013 Planning Committee meeting with the following addition:

- Draper – proposed severance

Carried.

4. MINUTES:

4.1 November 19, 2013 – Regular Planning Committee Meeting

4.2 November 21, 2013 – Noise/Fireworks Sub Committee Meeting

Committee members reviewed the above minutes.

5. BUSINESS ARISING:

5.1 Property Standards Education – Tax Insert

The Committee reviewed a draft version of the property standards information document that will be included with the Interim tax bills. They agreed that this summarizes our process and that staff include this with the tax mail out.

5.2 Chad Newberry's request for Transfer of Township Road

Mackie McLaren, CAO/Clerk handed out an extensive report that he had prepared regarding the history for transfer of road allowances as per the 1859 bylaw that gave property owners the unused concessions roads that were closed in lieu of property they had given up for Government Road, now River Road and the Opeongo Road. Chair Kingsbury requested that Committee members review this information and it will be discussed at the January Planning Committee meeting.

5.3 Ambrose Burchat - Property Standards Complaints/Concerns

The Committee reviewed the letter and complaints that were received from Mr. Ambrose Burchat. Mr. McBain will handle the property standard complaints, our Chief Building Official will handle the building non-compliance complaints, and the Fire Chief will carry out an inspection at Bell

Lumber to ensure there is an adequate fire truck access. This business was in place before site plans became in effect therefore they do not have a site plan.

#### 5.4 Harold Deacon - Site Plan Amendments

The Committee reviewed a report from Jim McBain regarding his recent visit to the Deacon property. Committee members expressed concerns about entering into a revised site plan as it is very apparent that he is not following the current site plan. After further discussion the following resolution was put forward.

Moved by Jamey Larone, Seconded by Mae Craig

That the Planning Committee recommends to Council that legal advice be obtained on a new site plan control by-law and a site plan agreement document which will provide the bylaw Officer authority to issue Provincial Offence tickets.  
Carried.

#### 5.5 Sleep Cabin

Committee members reviewed information from Madawaska Valley regarding their zoning requirements for sleep cabins. After discussion, the Committee agreed that we would assess sleep cabins on an "as needed basis". Each request would be evaluated as to the suitability of the application.

### 6. DELEGATIONS:

#### 6.1 4:00 p.m. – Jim McBain – Draft amendment to the Site Plan Agreement - By-law 2006-15

The Committee discussed the draft amendments to the Site Plan Agreement By-law 2006-15 with the Jim McBain, Municipal Bylaw Officer. Mr. McBain explained the changes and what the short form wording will address. Committee members agreed that the initial set fine should be a strong enough deterrent for the offender to comply in the future. After discussion the following resolution was put forward.

Moved by John Wilson, Seconded by Mae Craig

That the Planning Committee recommends to Council that the "Set Fine" for the Site Plan Control Bylaw shall be set at \$1,000.00 for all 3 items.  
Carried on Division

Opposed: Mayor Don Eady

### 7. CONSENT APPLICATIONS:

#### 7.1 Consent Application No. B105/13 – 1694005 Ontario Inc. (P.Prince)

The Committee reviewed Consent Application No. B105/13 – 1694005 Ontario Inc. (P.Prince). After discussion, the following resolution was put forward:

Moved by Jamey Larone, Seconded by Don Eady

That the Planning Committee recommends that Council supports Consent Application No. B105/13 – 1694005 Ontario Inc. (P.Prince) subject to the following conditions:

- Lot Development Charge

- Consent agreement that includes the conditions set out in the Planning Justification Report.

Carried On Division

Opposed: David Brown

8. CORRESPONDENCE:

8.1 Energy East Pipeline – Energy East Pipeline project

The Committee reviewed the above correspondence from Energy East Pipeline.

9. OTHER BUSINESS

9.1 Conditions for Consent No. B166.12(1) – B167/12(2) - Peter Tsarouchas

Mackie McLaren, CAO/Clerk reviewed a request from County Planning that we withdraw the condition for Consent Application 166-12 (1) that requires the applicant to register the location of the new Right of Way (known as Hazel-Ann Lane) on the deeds of all property owners who have the right in their deeds to use the original Right of Way described as Part 5 Plan 49R-10981. After discussion, the Committee's decision was to leave the condition in place.

9.2 Proposed Severance – Eric Draper

Mackie McLaren, CAO/Clerk reviewed a proposed severance for Eric Draper's property on Lochwinnoch Road. Mayor Eady noted that this property is in the vicinity of the Township gravel pit. Staff have contacted TransCanada Pipeline regarding the possibility of constructing a pumping station on the Township property. There has been no response as of yet. After discussion, the Committee agreed to not support Mr. Draper's proposed severances until we receive more information.

10. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, January 14, 2014 at 4:00 p.m. in the Municipal Council Chambers.

11. ADJOURNMENT

Moved by David Brown, Seconded by John Wilson

That the Planning Committee meeting be adjourned at 5:57 p.m.

Carried.

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CHAIR

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SECRETARY