

THE CORPORATION OF THE TOWNSHIP OF HORTON
Planning Committee Meeting
January 15, 2013 - 4:00 p.m.

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

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 Committee members or staff.

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Moved by Margaret Whyte, Seconded by David Brown

That the Planning Committee approves the agenda for the January 15, 2013 Planning Committee meeting with the following additions:

- Other Business: Info on McNab/Braeside meeting
- Other Business: Property standard issues in Thomsonville

4. MINUTES: DECEMBER 10, 2012 COMMITTEE MEETING

Committee members reviewed the minutes of the December 10, 2013 Planning Committee meeting. John Wilson asked if the Committee resolution to implement a \$200 administration fee for severance applications was accepted by Council. Mackie McLaren, CAO/Clerk said that Council has approved this fee in the Fees and Service By-law.

5. BUSINESS ARISING

None.

6. DELEGATIONS

4:00 p.m. – Corey Scheel – proposed zoning amendment application

Cory Scheel, from Castleford Excavating was present to discuss his proposed zoning amendment application with the Committee. He is requesting to change his zoning to Commercial from his current Rural Exception 38 (RU-E38). He said that he is expanding his business to include sales and service and the Commercial zoning would allow this use. John Wilson asked about putting up a sign on the River Road stating "Trucks Turning" to create safer driving conditions.

Moved by Bob Lockwood, Seconded by John Berkhout

That the Planning Committee recommends Council accepts the zoning application for Mr. Cory Scheel to rezone his property to Commercial (C) from Rural Exception-38 (RU-E38) and authorize the County Planning Department to draft the notices and by-law.

Carried.

4:15 p.m. – Harold Deacon – site plan amendments

Mackie McLaren, CAO/Clerk reported that he was speaking with Mr. Deacon earlier today and he said that he has decided not to make the proposed amendments that he discussed at the last Committee meeting and is staying with the original site plan agreement. Committee members expressed concern that the current site plan is not being met. **The Committee requested that Mackie McLaren, CAO/Clerk call Mr. Deacon to explain that this is last chance to comply with his current site plan before our by-law officer is sent out for a site visit at Mr. Deacon's expense.**

7. DRAFT NOISE BY-LAW

- Minutes of Sub-committee meeting – January 03, 2013

Chair Kingsbury reported that the sub-committee for the draft noise by-law met on January 03, 2013 to discuss and review the draft noise by-law. They addressed concerns expressed by the public. They asked the Fire Chief for input on fireworks and he feels that it is good practice to require a fire permit for any fireworks. This would keep the Fire Department informed as to who is letting off fireworks in the case of a fire call to that property. **The sub-committee will be meeting again to finalize the by-law and will bring back to the Planning Committee for recommendation to Council.**

8. CONSENT APPLICATIONS:

- **B166/12(1) & B167 (2) – Peter Tsarouchas**

Committee members reviewed Consent Application B 166/12 (1) and B167(2). After discussion, the following recommendation was put forward:

Moved by John Berkhout, Seconded by David Brown
That the Planning Committee recommends Council supports Consent Applications B166/12(1) & B167 (2) (Peter Tsarouchas) with the following conditions:

- The severed lands be rezoned to Limited Service Residential (LSR) from Rural (RU)
- The new right-of-way be registered on all the deeds of property owners who are affected by the change in right-of-way
- Drainage plan is required before any building permits are issued

Carried.

- **B148/12 (1) & B149/12 (2) – Robert and Lorraine Winters**

Committee members reviewed Consent Applications B148/12 (1) and B149/12 (2). After discussion, the following recommendation was put forward:

Moved by John Berkhout, seconded by Jim Ferguson
That the Planning Committee recommends Council supports Consent Applications B148/12 (1) & B149/12 (2) (Robert and Lorraine Winters) with the following conditions:

- Lot Development Charge
- Consent agreement with the Township
- Requirement that the Chief Building Official examine the property before the issuance of a building permit to determine if there is a need for an elevation survey

Carried.

- **B172/12 – Harold and Sharon Nolan**

Committee members reviewed Consent Application B172/12 (Harold and Sharon Nolan). After discussion, the following resolution was put forward:

Moved by John Berkhout, Seconded by Jim Ferguson

That the Planning Committee recommends Council supports Consent Application B172/12 (Harold and Sharon Nolan) with the following conditions:

- Lot Development Charge
- Consent agreement with the Township
- Comply with MDS requirements of the Official Plan

Carried.

During the review of this application, David Brown inquired if it would be possible for the Township to install a sign for McLaren's Cemetery on Burnstown road so that people would be able to find it easier. The Committee agreed that we should send this item to Council for consideration.

Moved by David Brown, Seconded by Jim Ferguson

That the Planning Committee recommends to Council that they research the cost of a sign for McLaren Cemetery.

Carried.

9. **REMOTE CONTROL CAR RACETRACK ON CASTLEFORD ROAD**

Committee members reviewed and e-mail that was sent to Dave Darch, Public Works, County of Renfrew asking if the County had any concerns or comments regarding the remote car racetrack on Castleford Road. Mackie McLaren, CAO/Clerk said that he has not received a reply to his e-mail.

10. **BOAT LAUNCH– POSSIBLE CLOSURE OF UNOPENED ROAD ALLOWANCE**

Mackie McLaren, CAO/Clerk reported that the Fire Department is proposing to construct a building at the boat launch to house bathroom facilities for boat launch users and a water pump station that would be accessible to the Fire Department year round. The building would be located on part of an unopened Township concession road that would have to be closed before the issuance of a building permit. It was noted that a small portion of the boat launch property belongs to an owner across River Road. Bob Lockwood inquired about closing the entire road allowance between River Road and McCreary Lane and selling the portion on the south side of the Bonnechere River next to McCreary Lane, to the adjacent owners to help cover closing and survey costs.

Moved by Bob Lockwood, Seconded by John Berkhout

That the Planning Committee recommends to Council that they investigate closing the unopened road allowance at the boat launch on both sides of the Bonnechere River and sell the south side of the road allowance to help cover closing and building costs.

Carried.

11. CORRESPONDENCE:

- **– letter re: Farrell’s Wharf – Fisheries and Oceans Canada**

Mackie McLaren, CAO/Clerk reviewed the above letter from Fisheries and Oceans Canada with the Committee. He noted that he has also talked with Mr. Robert Brick of Public Works & Government Services Canada as suggested in the above letter. Both agencies have confirmed that they do not have any ownership of Farrell’s Wharf Landing. Therefore, it has been determined that by process of elimination, Horton Township owns this property. Mr. McLaren said that he has e-mailed our lawyer to see if we have the right to close this unopened road and lease the property. He hasn’t received a reply as of today.

Chair Kingsbury also read an e-mail from Planning Committee Member Mae Craig who was unable to attend this meeting. Mrs. Craig noted that public waterfront property is very scarce in Horton Township and she would like to see the Township retain this property. She would not want them to sell, rent or lease this property.

12. OTHER BUSINESS

- **Meeting on January 22, 2013 with Peter Boldt re: Renfrew Power Generation Inc.’s project for an electricity generating site at First Chute of Bonnechere River**

Chair Kingsbury noted that Renfrew Power Generation (RPG) is proposing a project to construct a damn at their First Chutes property on Thomson Road. There is a meeting with RPG on January 22, 2013 at 4:00 p.m. At this meeting, they could inquire about RPG’s responsibility in regards to repairs to our road and culverts for damages that are incurred due to this project along with requesting monetary compensation. He said that he would like any members that are available on that date attend this very important meeting.

- **Property standard issues at the intersection of Knight/Nadobny Streets**

John Wilson reported that neighbours in the Thomsonville area are very concerned about property standard issues/contraventions regarding a property at the intersection of Knight and Nadobny Streets. The owner is storing old oil drums and water heaters on his property. He is burning materials that emit a foul odour. He parks his flatbed truck on the side of the road which makes it difficult for plowing and causes poor visibility at this intersection. Also, he is accumulating a large snow bank which adds to the visibility issues. Mackie McLaren said that Mr. McBain, our by-law officer is already investigating these complaints. Chair Kingsbury said that he and Mackie McLaren will meet with Mr. McBain to discuss their options.

- **Dog issue – intersection of Castleford Rd./River Rd**

David Brown reported that while visiting residents to sell dog tags it has once again been brought to his attention that the dog issue at a property on the corner of Castleford Road and River Road has not been resolved. Neighbours are still very frightened of this dog and they are afraid to report their concerns as they feel there will be repercussions from the owner. Mackie McLaren, CAO/Clerk said that it is important that the neighbours voice their concerns to the Township

as we are unable to send out our Animal Control Officer to resolve the issues until we receive a complaint.

- **Meetings in McNab-Braeside re: Miller application for proposed expansion, including a permanent asphalt plant, at the Braeside quarry**

Mackie McLaren, CAO/Clerk informed the Planning Committee that there were three upcoming meetings at McNab/Braeside Township to review the Miller application for a proposed expansion, including a permanent asphalt plant at their Braeside location. Unfortunately, the first meeting was today but there are two more meetings on Feb. 12, 2013 and March 12, 2013. The sessions are open to the public, but do not allow for public comments or questions. If Miller's can't erect a permanent asphalt plant at their Braeside Quarry, they will look to do so in their Jamieson Pit located in Horton Township.

13. NEXT MEETING

There will be no Planning Committee meeting in February. The next Planning Committee meeting will be held on March 19, 2013 at 4:00 p.m. in the Municipal Council chambers.

14. ADJOURNMENT

Moved by David Brown, Seconded by John Berkhout

That the regular meeting of Planning Committee be adjourned at 5:35 p.m.

Carried.

CHAIR

SECRETARY