

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee Meeting - March 19, 2013 - 4:00 p.m.

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, March 19, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, 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: Councillor Margaret Whyte and Committee Member 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 Committee members or staff.

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Moved by Jim Ferguson, Seconded by John Berkhout

That the Planning Committee approves the agenda for the March 19, 2013 Planning Committee meeting with the following additions:

- Draft Noise Bylaw – a by-law will be presented to the Committee for recommendation to Council
- Consent Applications: OPG comments on B156/12(1) & B160 (5) – 6778447 Canada Inc.
- Other Business: need for parking by-law
- Other Business: request from Bonnechere River Watershed Committee for a Horton Planning Committee member to join their committee

Carried.

4. MINUTES: JANUARY 15, 2013 COMMITTEE MEETING

Committee members reviewed the Planning Committee minutes of January 15, 2013. Mackie McLaren, CAO/Clerk reported that he was talking to Mr. Harold Deacon regarding his site plan agreement and Mr. Deacon said that he will be moving forward with the changes discussed with the committee at the December 2012 meeting. He will also have a professional drawing done reflecting these amendments and will bring to the committee for review.

Chair Kingsbury reported to the Committee that the Farrell's Landing item will be discussed at the April 16, 2013 committee meeting as we are missing some members at this meeting due to vacation.

Chair Kingsbury also reported that Renfrew Power Generation (RPG) doesn't feel that the Township needs a peer review of RPG's Bonnechere Chute generation project as there are peer reviews being done by other agencies. They have offered the opportunity for one of our Planning Committee members to sit in on these meetings once the Province proceeds with a peer review.

5. BUSINESS ARISING

There was no business arising.

6. DELEGATIONS:

4:00 p.m. - Tara MacDonald, MOE - Asphalt Plant – Jamieson pit

Ms. MacDonald, MOE had called earlier in the day to say that due to weather and road conditions they are unable to attend our meeting. They requested to be placed on the agenda for the April 16, 2013 meeting.

4:30 p.m. – Michael Fadock – Jp2g Consultants – Planning Justification Report - 6778447 Canada Inc. (Tom Orr)

Mr. Michael Fadock, Jp2g Consultant and land developer Mr. Tom Orr were present to review the Planning Justification Report and the Hydrology study that were required as part of the severance process for Consent Applications B156/12 (2) to B160/12(5). Committee members discussed these reports and the proposed lots and noted that they meet our zoning requirements. The Committee also discussed Ontario Power Generation's request to carry out a noise study for the Chenaux Hydro plant. Mr. Orr is considering the option to put a "Buyer Aware" clause on title. This clause will cover the developer for future noise concerns due to new development at the hydro plant.

4:45 p.m. – Cory Scheel – proposed zoning amendment application

Mr. Cory Scheel was present before the committee to discuss his proposed zoning amendment application to reduce the setbacks for his outdoor furnace. He noted that the farthest residence is at least 560 feet away from his property. After his site plan had been approved, he purchased a "demonstrator model" from a supplier in Waba. It has now been determined that he does not meet the setbacks for an outdoor furnace. This was reflected as "a building for a stove" on his site plan and the setbacks were missed in the review of his site plan. Committee members expressed concerns as to the effect this reduction might have on neighbouring properties should they have future development.

Moved by Bob Lockwood, Seconded by David Brown

That the Planning Committee recommends to Council that they agree to add a setback reduction for an outdoor wood furnace on Mr. Cory Scheel's property in Concession 10 Part Lot 2.

Discussion:

Mayor Eady noted that Mr. Scheel had one letter of support from a neighbor and he asked if Mr. Scheel would be able to provide us with a letter of support from the neighbor to the west of his property. John Wilson and Jamey Larone both agreed that we should have a letter of support from this neighbor.

Chair Kingsbury called for a vote on the motion that was put forward.

For: Bob Lockwood, David Brown

Opposed: Don Eady, John Wilson, Jamey Larone, Glen Campbell, John Berkhout, Jim Ferguson

Motion Lost

Committee members agreed that this item should be carried forward to the April 16, 2013 Planning Committee meeting.

5:00 p.m. - Peter Prince re: condition of subdivision to improve Eady Road

Mr. Prince was present before the committee to discuss his subdivision and his responsibility for improvements on Eady Road. After discussion, committee members agreed that the ditching and road improvements

carried out last spring by Township staff to Eady Road are satisfactory and that future improvements such as paving could be done with lot development monies. The following resolution was put forward by the committee:

Moved by Bob Lockwood, Seconded by Glen Campbell

The Planning Committee recommends that Council withdraw the Township's condition of upgrades to Eady Road for Horizon Homes (Peter Prince) Subdivision.

Carried.

5:30 p.m. – Layton Knight-Locke – proposed rezoning of Thompsonville property

Mackie McLaren, CAO/Clerk reported that Mr. Knight-Locke had called earlier today to notify us that he is unable to attend this meeting to discuss a possible re-zoning for his Thompsonville property that would allow him to carry out his contracting business at his property.

7. DRAFT NOISE BY-LAW

Committee members reviewed the draft by-law revisions that were made by the sub-committee appointed for this by-law. **The Committee requested that this final draft be placed on the website for comment and that an ad for public input be advertised in the Horton Corner.**

Moved by David Brown, Seconded by John Berkhout

That the Planning Committee recommends to Council that they approve the amended draft noise by-law and that Council advertise the amended draft by-law on the website and in Horton Corner section of the local paper, for final public comments before it is passed.

Carried.

8. CONSENT APPLICATIONS:

- **B156/12(1) & B160 (5) – 6778447 Canada Inc. (Tom Orr)**

The Committee reviewed Consent Applications B156/12(1) & B160 (5).

Moved by Don Eady, Seconded by Bob Lockwood

That the Planning Committee recommends to Council that they support Consent Applications B156/12(1) & B160 (5) – 6778447 Canada Inc. (Tom Orr) with the following conditions:

- Lot Development Charge
- Meet the conditions outlined in the Planning Justification Report
- Meet Ontario Power Generation's requirements for a noise study
- Consent Agreement

Carried.

- **B195/12 - Daniel and Margot Aubert**

The Committee reviewed Consent Application B195/12.

Moved by David Brown, Seconded by John Wilson

That the Planning Committee recommends to Council that they support Consent Application B195/12 (Daniel and Margot Aubert) to sever 50 acres as a lot addition severance. No conditions.

Carried.

9. CORRESPONDENCE:

- Sierra Club Canada – Breaks over - urgent action needed on Proposed changes to Ontario's Endangered Species Act
- John Yakabuski – Endangered Species Act Panel Report and Recommendations
- Rusty Russell – info re: right of way to your cottage
- Ministry of Natural Resources – EIS and SAR Habitat Delineation – Horizon Homes Subdivision
- FCM – Municipalities gain better input on wireless tower locations

Committee members reviewed the above correspondence.

10. OTHER BUSINESS

- **Invitation from Kathy Lindsay, Chair, Bonnechere River Watershed Project (BHRP) for a member of the Horton Township Planning Committee to become a member of the BRWP Board of Directors**

Committee members reviewed the request from Chair of the Bonnechere River Watershed Project for a Planning Committee member to sit on their Board of Directors. Chair Kingsbury asked if any of the members were interested. David Brown said that he was. Mackie McLaren, CAO/Clerk said that he would call Kathy Lindsay, BWRP Chair and let her know that Mr. Brown has agreed to join their Board of Directors.

- **Parking By-law**

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Mackie McLaren, CAO/Clerk reported that Jim McBain, Municipal By-law officer feels that there is a need for the Township to have a parking by-law and has sent Mr. McLaren a condensed version of a previous draft the committee had reviewed. After discussion, Mr. McLaren was directed to invite Mr. McBain to the April 16, 2013 committee meeting to discuss this item.

11. NEXT MEETING

The next Planning Committee meeting will be held on April 16, 2013 at 4:00 p.m.

12. ADJOURNMENT

Moved by Glen Campbell, Seconded by Jamey Larone

That the regular meeting of Planning Committee be adjourned at 6:03 p.m.

Carried.

CHAIR

SECRETARY