

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Committee Meeting
April 16, 2013 - 4:00 p.m.

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, April 16, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, Councillor Margaret Whyte, Jim Ferguson, Mae Craig, David Brown, John Berkhout, Bob Lockwood 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 4:02 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 Dave Brown, Seconded by John Wilson

That the Planning Committee approves the agenda for the April 16, 2013 Planning Committee meeting with the following additions:

- Other Business: Thompsonville – Nadobny Street property

Carried.

4. MINUTES: March 19, 2013

Committee members reviewed the minutes of the Planning Committee meeting of March 19, 2013.

5. BUSINESS ARISING

There was no business arising.

6. DELEGATIONS:

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

Mackie McLaren noted that Ms. MacDonald, MOE representative, was unable to attend this meeting. Kevin Mask, a Horton Township resident, who has concerns about a possible permanent plant at Jamieson Pit was present at the meeting. Mr. McLaren reported on telephone discussion he had with Ms. MacDonald and a follow-up e-mail regarding their discussion. Ms. MacDonald reported that as of yet, the MOE has not received an application for a permanent plant at the Jamieson Pit, therefore, it would be premature to discuss details of a permanent plant. In her e-mail of which the Committee has a copy, she outlines MOE protocol in handling an application once it is received.

4:30 p.m. – Todd Chunick and neighbours re: Farrells Landing

Mr. Todd Chunick, a River Road resident was present before the Planning Committee to discuss public access at Farrell's Landing. He stated that one of the reasons that he purchased his property in Horton Township was because the realtor told him that although his property was not

waterfront, there was public water access across the road (Farrell's Landing). Another River Road resident, Ron Wemmers also said that his realtor indicated that there was public water access nearby. Mr. Chunick said that last summer his family used this public access to utilize the Ottawa River for swimming and walking their dog. Mr. Chunick referred to an upcoming request from a cottage owner next to Farrell's Landing, to purchase the 20 ft. by 113 ft. property (Farrell's Landing) from the Township. He feels that the Township should retain ownership on this property as it provides public access to the Ottawa River for the general public, it is a historical piece of property, and it provides access to the Ottawa River for the Horton Township Fire Department in the event of a fire nearby. He noted that over the years the adjoining owner has utilized this property for their own personal enjoyment, and that chairs, pits and a portion of their shed are located on the Township portion of the property.

4:45 p.m. – Debbie Grantham – Farrells Landing - request to close & sell unopened road allowance

Debbie Grantham, a property owner that resides next to Farrells Landing, was present before the Committee along with her legal counsel Mr. John Cooke, to discuss her proposal to purchase or lease the unopened road concession portion next to her cottage. She referred to the small width of the property, 20 feet, and said that this property is not feasible for swimming and that last summer there was a younger child down there without any supervision. Would this kind of use put undue liability on the Township?

Mr. Cooke referred to a legal opinion from the Township lawyer regarding this unopened road. It says the property is owned by "public authority having jurisdiction". After research carried out by Mr. McLaren, CAO/Clerk it is determined that the Farrell's Landing is owned by the township. He said that the Township is now in the position that it has to decide what to do with the property as they are now faced with potential liability and maintenance issues. If they are not interested in selling, possibly they could enter into a lease agreement with Ms. Grantham that would spell out conditions of both parties. **The Committee requested that Mr. Cooke provide us with a sample lease agreement.**

Chair Kingsbury and all Council members noted that they are elected officials and have to carefully consider the pros and cons of each option as they are accountable to all ratepayers.

If we decide to this sell property, the purchaser(s) would be responsible for all associated costs such as legal, survey, etc.

Councillor Margaret Whyte said that she supports final disposition of this property. She noted that we have never maintained this property and she doesn't think that a truck could drive down there.

John Wilson asked Ms. Grantham that if we decided to sell to her would she agree to the condition that the Township can purchase back if they wish for the same price that she originally paid for it. Ms. Grantham replied that she would.

Mayor Eady asked about the previous sale of part of this unopened road concession to an adjoining neighbour and asked staff to research this info and report back to the committee.

Mae Craig said that she would like the property to remain in Horton as Ottawa River property is very scarce. She noted that this is a valuable heritage site and she has seen buses stop to let their passengers view this site.

David Brown said that there is no parking there and that the area is not very good for swimming.

Several committee members expressed concerns that if this property was designated for public use there would be significantly more useage by the public and vehicular traffic. There is no available parking except for along the River Road.

After further discussion, the following resolution was put forward.

Moved by John Wilson, Seconded by John Berkhout

That the Planning Committee recommends to Council that they seek an appraisal of the section of Farrell's Landing in question and to request a sample lease agreement from Ms. Grantham's solicitor, for discussion purposes.

Discussion:

Mayor Eady stated that this is a good start to finding a solution, but it may not be the end result.

Bob Lockwood asked if the Township has any responsibility to give access to landowners who don't access water. Chair Kingsbury said "no".

Councillor Campbell said that he wants to make an informed decision. It will take some time to research and assess our options. Property maintenance must be dealt with as soon as possible.

Carried.

5:15 p.m. - Peter Prince re: Bell requirements for Horizon Homes subdivision

Mr. Peter Prince was present before the Committee to discuss the Bell requirements for the Horizon Homes subdivision. He said that the County is holding up the draft subdivision agreement over these conditions. He said that two options are available, one from his engineer and a more detailed condition from Charles Cheesman, Renfrew County Planning. He is fine with whichever option the Township decides on.

Mackie McLaren, CAO/Clerk reviewed the following two options with the committee:

Jp2g option (Horizon Home's engineer)

That the Owner agrees to provide telecommunication services - wire or wireless - for service to the subdivision sufficient to meet 911 requirements prior to the issuance of an Occupancy Permit and on other conditions satisfactory to the Municipality.

Charles Cheesman, Renfrew County Planning Department (dated April 04/13)

The Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure,

the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Service).

After discussion, the following resolution was put forward.

Moved by Mae Craig, Seconded by John Wilson

That the Planning Committee recommends to Council that they support the Charles Cheesman option dated April 04, 2013, to resolve the Bell Condition for Horizon Homes subdivision agreement.

Carried.

5:45 p.m. – Proposed rezoning to permit welding fabrication shop at 4-corners property

Mackie McLaren, CAO/Clerk informed the committee that a company is interested in setting up a welding fabrication shop at a property located on Storyland Road at Chenux Road (4-corners). They have been in discussion with County Economic Development Department. They are also looking at other properties in the County but are still considering Horton Township. He will keep the Committee informed if this proceeds further.

7. DRAFT NOISE BY-LAW

- **Recommendation to Council**

Mackie McLaren, CAO/Clerk reported that the final draft of the noise by-law was posted on our website, along with an ad in Horton Corner. No feedback was received on this draft version. He noted that he has made two small changes to the draft bylaw since the sub-committee had met. After discussion, the following resolution was put forward.

Moved by John Berkhout, Seconded by Bob Lockwood

That the Planning Committee recommends to Council that the draft noise by-law with the final changes be approved.

Carried.

8. CONSENT APPLICATIONS:

- **B203/12 – Irwin & Ona Jamieson (lot addition)**

The Committee reviewed Consent Application No. B203/12.

Moved by David Brown, Seconded by Bob Lockwood

That the Planning Committee recommends to Council that they support Consent Application B203/12 (Irwin & Ona Jamieson- lot addition severance). No conditions.

Carried.

9. CORRESPONDENCE:

Committee members reviewed the following correspondence:

- **Cory Scheel – letters from neighbours**

Mackie McLaren, CAO/Clerk reported that Mr. Scheel has now provided written confirmation from all adjoining neighbours that they support the

location of an outdoor wood burning furnace at 15 metres (50 feet) from the side lot line next the former railway right-of-way and approximately 170 metres (560 feet) in from River Road as shown on his site plan for his development. The question before the committee now is whether or not they accept Mr. Greer's proposed zoning amendment application to reduce the setback for his side lot line from 100 metres to 15 metres.

Moved by David Brown, Seconded by John Wilson

That the Planning Committee recommends to Council that they support a zoning amendment application to reduce the outdoor wood furnace setback from 100 metres to 15 metres side yard setback, on a one-time basis, for Castleford Excavating property only.

Discussion: Councillor Larone said that he would like setback reductions for an outdoor furnace to be done on a case by case basis.

Carried on Division

Opposed: Bob Lockwood

- Municipal Cultural Planning, City of Pembroke

A staff member will be attending a meeting on Municipal Cultural Planning at Renfrew County and will gather information on this subject.

- TransCanada Pipeline launches Binding Open Season for Eastern Oil Pipeline

Mackie McLaren, CAO/Clerk reported that a Pipeline representative will be at the Township office on Monday, April 22, 2013 at 9:00 a.m. He invited any committee members that are interested to attend this meeting.

Chair Kingsbury said that he has concerns with the structure of a gas pipeline versus what the structure of the oil pipeline would require.

- Renfrew & Area Chamber of Commerce Wolves Den Initiative

Committee members reviewed the details of the Wolves Den Event that will be held at the O'Brien Theatre on May 17, 2013.

10. OTHER BUSINESS

- Layton Knight Locke – Nadobny Street property

John Wilson noted that while there has been some progress towards cleaning up this property but more needs to be done. **The Committee requested that Mackie McLaren, CAO/Clerk follow up with the Municipal Bylaw officer regarding this property.**

- Bruce McIntyre e-mail re: false advertisements for Leadership Grants

Bruce McIntyre, County of Renfrew has done some research on a "Grants" site that offers money to new businesses and start-ups and has determined that this is not a legitimate operation.

- Hydro One – clean-up of brush left behind after trimming trees on Township residential properties

John Wilson reported to the committee that there are several areas in the Township where Hydro One has trimmed trees and left a significant amount of small brush behind. This would be a hardship for older

residents to clean up. The Committee asked Mackie McLaren to follow up with Hydro regarding cleanup of these properties.

11. NEXT MEETING

The next Planning Committee meeting will be held on Tuesday, May 21, 2013 at 4:00 p.m. in the Municipal Council chambers.

12. ADJOURNMENT

Moved by Mae Craig, Seconded by David Brown

That the regular meeting of Planning Committee be adjourned at 6:15 p.m.

Carried.

CHAIR

SECRETARY