

THE CORPORATION OF THE TOWNSHIP OF HORTON
Planning Committee Meeting

May 14, 2013

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, May 14, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, Councillor Margaret Whyte, Mae Craig, David Brown, Bob Lockwood and John Wilson. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Committee Members: Jim Ferguson, John Berkhout.

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 David Brown, Seconded by Bob Lockwood

That the Planning Committee approves the agenda for the May 14, 2013 Planning Committee meeting with the following additions:

- Consent application B34/13 – William Burwell
- Consent Applications B35/13 & B36/13 – Lorraine Purdon
- Business Arising – 1859 Road Closing
- Other Business – Maxwell Road Closing

Carried.

4. MINUTES: April 16, 2013 – Regular Planning Committee Meeting
April 22, 2013 – Trans Canada Pipeline Meeting Notes

The Committee reviewed the Planning Committee meeting minutes of April 16, 2013 and the meeting notes for the meeting on April 22, 2013 with a TransCanada Pipeline representative.

5. BUSINESS ARISING

- 1859 Road Closing

The Committee reviewed info on the road closing enacted by By-law 4-76 which releases the interest of the abandoned Township Road in Lot 10 and Lot 11, Concession VIII and By-law 10 from 1859 which closed severed unopened concession roads in lieu of the Governance Road (River Road) and Opeongo Road that ran through properties.

6. DELEGATIONS:

4:00 p.m. – John and Nicole Pallen – shared entrance on Jamieson Lane

Mackie McLaren, CAO/Clerk reported that the section of Jamieson Lane to a turnaround on Jamieson Lane is owned by the Township and that the gravel portion at the end is not dedicated as a road. The Township entered into an agreement with R. A. and Lois Jamieson setting out the terms and conditions of their transfer of the balance of the “road”. This agreement sets out the term of the right of way agreement which the Township inherited and the responsibility of developers to upgrade this

section as part of a development proposal. He has recently sent a letter to the four owners on this section of the road to request that they meet to discuss how the road would be upgraded and how the costs would be shared.

Mr. and Mrs. Pallen attended a recent Public Works Committee meeting and were requested to attend this Planning Committee meeting to discuss the shared entrance and their severance application for a new lot that will front on the gravel portion of Jamieson Lane. They are asking the Committee to support their severance application with a proposed shared entrance with an existing residence. This would allow them to proceed with this severance and time to discuss future plans with the other affected property owners.

After discussion the following resolutions were put forward.

Moved by John Wilson, Seconded by Margaret Whyte

That the Planning Committee receive a severance application for John & Nicole Pallen to sever a lot with a double driveway on the maintained portion of Jamieson Lane, Concession 3, Lot 7 & 8.

Motion Lost

For: John Wilson, Margaret Whyte, Glen Campbell

Opposed: Don Eady, Jamey Larone, Bob Lockwood, Mae Craig, David Brown

Moved by Jamey Larone, Seconded by David Brown

That Council supports a severance application from John & Nicole Pallen to sever a lot with a double driveway on the maintained portion of Jamieson Lane, being Concession 3, Part lots 7 & 8., subject to favourable planning comments being received on the application.

Carried.

4:30 p.m. – Henry Tuck – Endangered Species Act

Mr. Henry Tuck was present before the committee to give a PowerPoint presentation regarding land use planning and Agenda 21 – United Nations. He made numerous references to the endangered species Act and the limitations this will place on rural development and activity.

4:45 p.m. – Terry Johnston – Petition/Presentation re: fireworks

Mr. Terry Johnston, Grandview Trailer Park was present to discuss concerns he had regarding the unlimited use of fireworks and how it pertains to the draft noise by-law. The Committee thanked Mr. Johnston for attending. They said that the sub-committee for the noise by-law will be reviewing all concerns that have been voiced concerning the noise by-law and that the draft by-law will then come back to the Committee and then Council for final approval.

5:00 p.m. – Public Meeting – Minor Variance A01-13 (Paul Emerson)

Chair Kingsbury reported that the Committee would be going into a public meeting of the Committee of Adjustment to review Minor Variance Application A01-13 (Paul Emmerson). He called the planning committee back to regular session at 5:10 p.m.

5:10 p.m. – Darlene Mask, Heritage Renfrew re: Farrell's Landing

Mae Craig, Planning Committee member read a presentation that was composed by Darlene Mask, Heritage Renfrew as Ms. Mask was unable

to attend this meeting. The presentation detailed the history of Farrell's landing in the early ancestry days. Mr. Pat Patterson, member of the Heritage Society said that their group would help refresh the plaque that is at this site and will also help with maintenance of the area.

5:15 p.m. – Bob Johnston re: Farrell's Landing

Mr. Bob Johnston was also present before the committee to express his sentiments that the Township maintains ownership of this property due to the valuable historical value. He agreed with the Heritage Society that history is such an important part of our local community. He suggested that we could fence the property off and install a gate so that only pedestrian traffic would be able to access it.

5:30 p.m. – Debra Grantham, Farrell's Landing

Ms. Grantham, property owner next to the Farrell's Landing property owned by the Township was present before the committee regarding her request to purchase or lease the Township portion of Farrell's Landing. She gave a family history of both maintenance and ownership in regards to this property.

7. DRAFT NOISE BY-LAW

- Letter from B.R. Fulton re: Draft Noise By-law

The Committee reviewed a letter from B.R. Fulton that expressed concerns over the time restrictions for moving heavy equipment between job sites. They are requesting an exemption from this by-law restriction in the noise by-law. Chair Kingsbury noted that this will be discussed in a sub-committee meeting along with other concerns voiced earlier, i.e. fireworks restrictions.

8. PARKING BY-LAW

Moved by Mae Craig, Seconded by Margaret Whyte
That the draft Parking By-law be "laid on the table".

Carried

The Planning Committee requested that Jim McBain, Municipal Bylaw Officer be invited to the June 11, 2013 Planning Committee meeting to discuss if there is a necessity for a parking bylaw in Horton Township.

9. CONSENT APPLICATIONS:

- Consent application B34/13 – William Burwell

The Committee reviewed Consent Application B34/12 – William Burwell.

Moved by Mae Craig, Seconded by John Wilson

That the Planning Committee recommend to Council that they support Consent application B34/13 for William Burwell to sever 11.33 ha from his holding in Lot 6 Concession 3, with the following conditions:

- Meet MDS requirements
- Consent agreement
- Lot development charge

Carried.

- Consent Applications B35/122 & B36/12 – Lorraine Purdon

The Committee reviewed Consent Applications B35/122 & B36/12 – Lorraine Purdon. After discussion, Chair Kingsbury requested that these applications be put on the next meeting agenda. He also asked Committee members to do a site visit before the June 11, 2013 Planning Committee meeting.

10. FARRELL'S LANDING:
- Sample Lease
 - Appraisal
 - Letter - Richard Ford re: Farrell's Landing
 - Letter – Grant Phillips – Farrell's Landing
 - E-mail – Mae Craig – Farrell's Landing

Mackie McLaren, CAO/Clerk reported that he has requested an appraisal but as of yet he hasn't received it. After discussion, Chair Kingsbury asked the Committee to review all the information that has been received to date regarding Farrell's Landing and the request to purchase or lease. At the June 11, 2013 he will be asking Committee members to make a decision and a recommendation to Council in regards to the Farrell's Landing property, to be brought forward at the July 03, 2013 Regular Council Meeting.

11. VALLEY SALES – SITE PLAN AMENDMENT

Mackie McLaren, CAO/Clerk reviewed the modifications made to the site plan for Valley Sales. Councillor Margaret Whyte requested that a copy of this drawing that illustrates the changes be given to the Fire Department.

Moved by David Brown, Seconded by Bob Lockwood

That the Planning Committee recommends that Council approve a revised site plan agreement for Valley Sales.

Carried.

12. CORRESPONDENCE:
- Cultural Planning – report on County Workshop
 - Planning Notice – Whitewater Region's proposed amendment to the Renfrew County Official Plan

The Planning Committee reviewed the above correspondence.

13. OTHER BUSINESS

- 12 Nadobny Lane – Property Standards Report

The Planning Committee reviewed the Municipal Bylaw Officer property standards report for several Township properties. The committee requested that Jim McBain, Municipal Bylaw Officer be invited to the June 11, 2013 Planning Committee meeting.

- Maxwell Road Closing

The Planning Committee reviewed the information on the Maxwell Road Closing that had been discussed earlier today at the Public Works Committee meeting. After discussion, the Planning Committee agreed that the Public Works Committee should recommend to Council that they accept the 5 percent reduction on the original property appraisal, and the removal of costs for the timber on the property as suggested by the appraiser.

14. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, June 11, 2013 at 4:00 p.m. in the Municipal Council Chambers.

15. ADJOURNMENT

Moved by Glen Campbell, Seconded by Margaret Whyte

That the Planning Committee meeting be adjourned at 7:00 p.m.

Carried.

CHAIR

SECRETARY