

THE CORPORATION OF THE TOWNSHIP OF HORTON

**Planning Committee Meeting - June 11, 2013 - 4:00 p.m.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, June 11, 2013. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, Councillor Margaret Whyte, Committee Members: Mae Craig, David Brown, Bob Lockwood, John Berkhout and John Wilson. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Committee Member Jim Ferguson.

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 staff or committee members.

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Moved by John Wilson, Seconded by Bob Lockwood

That the Planning Committee approves the agenda for the June 11, 2013 Planning Committee meeting with the following additions:

- Other Business: Ferguson Road

Carried.

4. MINUTES: May 14, 2013 – Regular Planning Committee Meeting  
May 14, 2013 – Public Mtg. - Minor Variance A01/13 – Emmerson  
June 04, 2013 - Energy East Pipeline Project Meeting

Committee members reviewed the minutes of: May 14, 2013 – Regular Planning Committee Meeting, May 14, 2013 – Public Mtg. - Minor Variance A01/13 – Emmerson, and the notes of the June 04, 2013 - Energy East Pipeline Project Meeting.

5. BUSINESS ARISING:

**- Maxwell Road Closing**

Mackie McLaren, CAO/Clerk reported that after the May 14, 2013 Planning Committee meeting, Mr. Maxwell had called to let him know that he had requested another appraisal with Ms. Chantal Lavigne and that she had requested that the Township pays her and then Mr. Maxwell would refund us the cost for this appraisal. Mr. McLaren informed Mr. Maxwell that unfortunately he did not have approval for this and that this request for a second appraisal as described above would have to be taken to the Committee. **After further discussion, the Committee agreed that they support Council's resolution to 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 initial appraiser.**

**- Noise Bylaw – Set date for sub-committee meeting**

The sub-committee for the noise by-law agreed to meet on June 12, 2013 at 4:00 p.m.

6. DELEGATIONS:

4:00 p.m. – James McBain, Municipal Bylaw Officer

**- Draft Parking Bylaw**

Jim McBain, Municipal Bylaw Officer was present before the committee to discuss the draft parking by-law. He said that he has kept the by-law very basic

and the items in the by-law would give him the tools he needs to deal with parking issues, in such areas as the Boat Launch. He noted that he will only use it when necessary.

Chair Kingsbury asked if the Committee was ready to make a recommendation to Council. The Committee agreed that the sub-committee members appointed for the noise by-law would be able to review, make modifications and recommend to Council at the July 02, 2013 Council meeting. This would make the parking by-law available to the Municipal Bylaw officer for the summer season at the boat launch.

Moved by Bob Lockwood, Seconded by Margaret Whyte  
That the Planning Committee recommends to Council that subject to a review of the draft by-law by the sub-committee (Noise Bylaw Committee), that they enact the parking by-law. Carried.

#### **- Property Standard Action Items**

John Wilson noted that there doesn't seem to be a lot of improvement at the property on Nadobny Lane. He said there seemed to be a little bit of improvement for awhile but now it seems to be getting worse. He would like to see some action taken now. Chair Kingsbury noted that he has also had complaints recently about this property. Mr. McBain said that he will re-visit and issue a ticket if he has to.

Dave Brown asked about the Deacon property on Castleford Road. Mr. McBain noted that it is hard to deal with only site plan compliance. He feels that this is a zoning issue. Mr. McBain said that he will work with Mackie McLaren, CAO/Clerk on these issues and report back to the Committee.

#### 7. FARRELL'S LANDING:

- Letter - Graham Johnston
- Letter - Jim Ferguson
- Letter – Debbie Grantham
- Letter – John Doering
- Realtor "Letter of Opinion" re: value of Farrell's Landing Road
- Recommendation to Council

Chair Kingsbury informed the Committee that we will be making a recommendation on Farrell's Landing at this meeting as the issue has been before the Committee for almost a year. He noted that the Committee has received and assessed a significant amount of information and delegations from all concerned parties. The Committee has four options on making a recommendation to Council:

- Leave the property in its current state and call the OPP if there are issues
- Lease it – lease has option to fence
- Sell it
- Keep the property in Township name and fence it. Have it available for historical viewing.

He asked each Committee member for their option choice:

Mae Craig recommends the Township keep the property, fence and gate for public to see where the Farrell Wharf was.

Bob Lockwood said he had mixed feelings. If we don't use it do we really need it? However, it is nice to have for periodical use.

Dave Brown said that we should keep it.

Councillor Margaret Whyte said that after reviewing all the info she feels that we should keep as historical site and close to vehicular traffic. Councillor Campbell said that he understands Ms. Grantham's issue. He feels that we have a municipal bylaw officer who would be able to control traffic issues. We should keep for the historical value to the Township

Mayor Don Eady said that he recognizes the heritage value but this property shouldn't have recreational use. He hopes to work out an agreement to satisfy everyone involved. Horton Township will maintain it. He is not in favour of selling. He referred to former Mayor John Doering's letter who states he is in favour of keeping in Township ownership.

Councillor Jamey Larone would like to find a flexible solution. He would like to retain due to historical value. The compromise could be that the parties meet and see if there are other solutions.

John Berkhout said he sympathizes with the Grantham's. He also referred to Ottawa Valley Tourism Association and how they emphasize that all attractions in the County are vital to tourism. He asked if we could divide into two 10-foot strips and sell half. This could give us funds and we would still have a point of entry. We could supply a bench for viewing.

John Wilson said that after the historical nature came to light he agrees that we should protect it. Keep within the Township, fence off and make a pedestrian walkway.

Chair Kingsbury said that he has struggled with this issue. This is the beginning of Opeongo Trail and we need to protect. He agrees that we should keep it, fence and put in a post that will only allow foot traffic.

Moved by Mae Craig, Seconded by Glen Campbell

That the Planning Committee recommends to Council that the Township retain Farrell's Landing as a historical site open to foot traffic only.

Discussion:

Mayor Eady said that we should contact the Historical society to ask if they could assist in maintaining the property.

Dave Brown asked if the resolution could include a fence.

Councillor Larone said that the fencing and other items could be discussed later.

Carried.

Chair Kingsbury asked if any members wanted to join him to work with the Granthams to work out the type of fencing, etc. Councillor Glen Campbell and Mayor Don Eady said that they would like to be part of that process.

8. PROPOSED ZONING AMENDMENT APPLICATION – PETER & SANDRA STORIE

The Committee reviewed a proposed zoning amendment application for Peter and Sandra Storie. After discussion, the Committee agreed that they will wait until they receive a consent application from the County to make a decision on the re-zoning application.

9. CASTLEFORD EXCAVATING – Request to proceed with Minor Variance Application in lieu of the proposed zoning amendment application to reduce setbacks for outdoor furnace.

The Planning Committee discussed a request to proceed with a Minor Variance Application in lieu of the proposed zoning amendment application to reduce setbacks for an outdoor furnace. Mackie McLaren, CAO/Clerk noted that there has already been 2 zoning amendments for this property. After discussion, the Committee agreed to accept the request for a minor variance to reduce setbacks for the outdoor furnace.

10. CONSENT APPLICATIONS:

**- Consent Application No. B35/13(1) & B36/13(2) – (Lorraine Purdon)**

Mr. Purdon was present before the Committee to discuss the above consent applications. Several committee members questioned Mr. Purdon about

Consent Application B36/13(2) and where a potential building site would be on this lot. After discussion, the Committee requested that Mr. Purdon mark out a building site at this location that Committee members would be able to view before the July 09, 2013 Committee meeting. Mr. Purdon agreed.

Moved by Jamey Larone, Seconded by Mae Craig

That the Planning Committee recommends to Council that they support Consent Application B135/13(1) – Lorraine Purdon – with the following conditions:

- Lot Development Charge

- Meets Minimum Distance Standards (MDS)

Carried on Division.

Opposed: David Brown

11. HORIZON HOMES (1694005 Ont. Inc.) – DRAFT SUBDIVISION APPROVAL

Mackie McLaren, CAO/Clerk informed the Committee that we have now received the Draft Approval for the Horizon Homes Subdivision in Horton Township. Our Township lawyer has said that she will prepare the subdivision agreement once the engineering work is completed; the costs of the works are known; the grading and drainage plans are complete; and the plan has been prepared for registration. Mr. McLaren said that he has contacted Mr. Prince and his engineer is working on these items.

12. DEREK McGRIMMON – Refund site plan security deposit

Chair Kingsbury said that he had done a site visit and that while the parking spaces for RV are shown on his site plan, they are not physically there at the site. After discussion, Mackie McLaren, CAO/Clerk was requested to contact Mr. McGrimmon to request that the parking spaces for RV's be created at his site.

13. MTO – AGREEMENT WITH TOWNSHIP FOR PURCHASE AND SALE OF PT. LOT 15, CONCESSION 1 (HWY 60/PINNACLE ROAD)

Mackie McLaren, CAO/Clerk reported that the Ministry of Transportation has now offered to sell the Township the small parcel of land located at Highway 60/Pinnacle Road.

Moved by Glen Campbell, Seconded by John Wilson

That the Planning Committee recommends to Council that they accept the offer of the Ministry of Transportation to purchase two parcels being: Parts 1, 2, 3 and Parts 4, 5, 6 – Part Lot 15 Concession 1, Plan 49R7826 for the price of \$1.00 each.

Carried.

14. CORRESPONDENCE:

- **Denis Gagne - letter stating that he has removed the remote race car track on his Castleford property**

After discussion and review of the above letter, the following resolution was put forward.

Moved by Glen Campbell, Seconded by Mae Craig

That the Planning Committee recommends to Council that they amend their condition for approval of Consent Application B30/12, as the race track has been removed and the Lot Development Charge is not required as there was a house on the property that was destroyed by fire.

Carried.

- **City of Pembroke – letter re: City/County Liaison Committee & CP Rail Corridor**

The Committee reviewed the above letter.

15. OTHER BUSINESS

**- Ferguson Road**

Mayor Eady inquired about the new house construction opposite Ferguson Road and Castleford Road and wondered if they are building on the road allowance. Mackie McLaren, CAO/Clerk said that the owner is aware of where the road allowance is.

16. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, July 09, 2013 at 4:00 p.m. in the Municipal Council Chambers.

17. ADJOURNMENT

Moved by David Brown, Seconded by Margaret Whyte

That the Planning Committee meeting be adjourned at 6:20 p.m.

Carried.

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CHAIR

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SECRETARY