

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING  
JUNE 10, 2014 - 4:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, June 10, 2014. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, Councillor Margaret Whyte, John Wilson, David Brown and Jim Ferguson. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant (5:30 p.m.). Absent: Committee Members Bob Lockwood, John Berkhout and Mae Craig.

**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 committee members or staff.

**3. ADDITIONS TO AGENDA AND APPROVE AGENDA**

There were no additions to the agenda.

**4. MINUTES:**

4.1 Regular Planning Committee Meeting - May 14, 2014

Committee members reviewed the Planning Committee Meeting minutes of May 14, 2014.

**5. BUSINESS ARISING:**

5.1 Progress report on draft site plan bylaw amendments

Mackie McLaren, CAO/Clerk reported that there has been no updates received from the lawyer or the Municipal Bylaw Officer regarding the draft site plan bylaw amendments.

**6. DELEGATIONS:**

4:00 p.m. – Bill Imison/Edgar Elliott – Site Plan Revisions

Mr. Bill Imison was present before the committee to review the site plan revisions for property he and Edgar Elliott are developing at 1457 Storyland Road. During the May 2014 Planning Committee meeting members agreed to allow the owners to develop the property in phases. These phases would be outlined in their site plan drawings and agreement.

There was discussion among committee members and Mr. Imison about the requirement for gravel on all designated parking areas. Mr. Imison felt that he preferred grass areas as this made the property more esthetically pleasing. The Committee requested that Mr. Imison meet with Mackie McLaren, CAO/Clerk to determine the work required in each phase of the site plan. After further discussion, the following resolution was put forward.

Moved by John Wilson, Seconded by Jamey Larone

That the Planning Committee recommends to Council that the site plan for 1457 Storyland Road requires a ground parking area for the display cars for sale.

Carried on Division

Opposed: Margaret Whyte

4:45 p.m. Jeff Taylor – proposed zoning amendment – Cotieville property

Mr. Jeff Taylor was present before the Committee to discuss his proposed zoning amendment for a “contractor’s yard” at the vacant lot he owns in Cotieville. The requirement for a re-zoning is the result of complaints in the Cotieville area and Mr. Jim McBain, Municipal Bylaw Officer advised Mr. Taylor that he was in non-compliance for the storage of his contractor’s equipment on this property. Mackie McLaren, CAO/Clerk read the definition in our zoning by-law for a “contractor’s yard”. He also noted that a site plan would be required if this zoning came into effect.

John Wilson asked if the rezoning isn’t accepted can the lot be used as a building lot. Mackie McLaren noted that it is a lot of record. The lot is very small (.25 acre) and if a house is built it would have to meet the required setbacks and septic requirements.

Mayor Eady noted that the site plan would require a fence/berms, etc. Could a copy of this proposed site plan be sent with the zoning notice?

Councillor Larone expressed concern about potential contamination due to the storage of vehicles if they leaked into the ground.

Mackie McLaren reported that Mae Craig, Planning Committee member was unable to attend but had asked that he read her written concerns regarding this property after she had reviewed the information included with the Planning Committee package. She is not in favour of a zoning amendment to store construction equipment, material, seasonal vehicles, utility and work trailers, recreational vehicles and storage sheds in a residential area. This zoning amendment would not add to the peace and enjoyment of life in a rural hamlet like Cotieville. The extra traffic of construction equipment, etc. would negatively interfere with normal enjoyment of family life for neighbours due to the increased noise and strong offensive odours. If and when the abandoned railway becomes a recreational walking trail the site of stored construction equipment would not add to the scenery or the enjoyment of the trail.

Mr. McLaren said that several other Cotieville residents had called him with the same concerns regarding noise and traffic.

Moved by Jamey Larone, Seconded by Glen Campbell

That the Planning Committee recommends to Council that they receive the zoning amendment application of Jeff Taylor and request the County Planning Department to prepare the Public Notices and draft by-law.

MOTION LOST

FOR: Don Eady, Jamey Larone, Jim Ferguson, Glen Campbell

OPPOSED: David Brown, Margaret Whyte, John Wilson, Bob Kingsbury

Mackie McLaren, CAO/Clerk reported that because it is a tied vote the resolution still goes to Council for discussion and consideration at the Regular Council Meeting of July 08, 2014.

**7. CONSENT APPLICATIONS:**

7.1 Consent App. No. B29/14 – John (Jack) & Audrey McLaren

Committee members reviewed Consent App. No. B29/14 – John (Jack) & Audrey McLaren. After discussion, the following resolution was put forward.

<p><u>Moved by David Brown, Seconded by Jim Ferguson</u> That the Planning Committee recommends to Council that they support Consent B29/14 subject to the following conditions:</p> <ul style="list-style-type: none"><li>• The applicants pay the lot development fee of \$3,728.00</li><li>• That the applicants enter into a consent agreement</li></ul> <p style="text-align: right;">Carried.</p>
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7.2 B37/14 Gary and Karen Carty

Committee Members reviewed the above consent application which was a resubmission of an application that lapsed. The Members discussed the need for the second access lane to be improved and maintained as the access for the severed parcel. The CAO/Clerk advised that there would not be a lot development fee condition as the house already existed on this property.

<p><u>Moved by Jamey Larone, Seconded by Jim Ferguson</u> that the Planning Committee recommend to Council that they support Consent B37/44 subject to the following conditions:</p> <ul style="list-style-type: none"><li>• Applicants enter into a consent agreement</li><li>• The access road to be upgraded to permit emergency vehicle access</li><li>• The access to this severed residence must be by the 2<sup>nd</sup> access roadway, not by the existing driveway access.</li><li>• Need 911 addressed for new access roadway</li><li>• Rezone the frontage to permit 5 m frontage on the retained parcel.</li></ul> <p style="text-align: right;">Carried</p>
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7.3 B52/14 Michael James Enright

The Members reviewed the above consent application. It was noted that a house is under construction for Tim and Carrie Bursey on the severed parcel. The lot development fee has already been paid when the building permit was issued.

<p><u>Moved by Glen Campbell, Seconded by Jamey Larone</u> that the Planning Committee recommend to Council that they support Consent B52/14 subject to the following conditions:</p> <ul style="list-style-type: none"><li>○ Applicant enters into a consent agreement.</li></ul> <p style="text-align: right;">Carried</p>
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7.4 B153/13 Terrence Cobus

The Members reviewed the above consent application. There were comments about the steep lot and questions as to where the building site would be.

Moved by Glen Campbell, Seconded by David Brown that the Planning Committee recommend to Council that they support Consent B153/13 subject to the following conditions:

- The applicants pay the lot development fee of \$3,728.00
- That the applicants enter into a consent agreement
- That the applicants prepare a lot grading and drainage plan
- That the applicants meet the MDS requirements, and
- That the applicant enters into an agreement to upgrade and lengthen Dugald Road if the building site entrance is beyond the end of the travelled and maintained road.

Carried

8. DRAFT TOWNSHIP COMMENTS RE: MILLER GROUP APPLICATION FOR PERMANENT ASPHALT PLANT

The CAO/Clerk reviewed the report he prepared which provides suggested comments the Township should submit regarding the application for a permanent asphalt plant in the Jamieson Pit on Whitton Road.

The CAO/Clerk informed the Members that he met with Ron and Kevin Mask to discuss their concerns with the plant and in particular issues they have with his report to the committee. He presented a copy of his report on which he had noted the deletions and additions requested by the Mask Brothers.

Mayor Eady noted that the Masks call for earth berms with trees planted in front. He said he would suggest that we get a comment from Sholea/McGrimmon on what the berms should be as they are the closest neighbour that would have to look at them. He agreed that 24-7 for asphalt application is too long on a daily basis. Possibly an individual day extension to our noise by-law could be considered. He commented that he believes there is an additive for odour control that the operator can apply in the manufacture of asphalt that would eliminate the asphalt odour. He suggests the Committee meet one on one with representative of Miller Group who owns the pit to discuss our points.

Councillor Larone said he liked the documentation that has been presented and likes the opportunity to appease the neighbours. He suggested we attempt to find middle ground and meet with the neighbours.

Councillor Campbell said that now is the time to have a voice. He said there is an issue of lost peace and tranquility for the people living on Whitton Road. With 417 expansion, there will be lots of busy pits in the area. He said he likes the wider pavement comment in the Mask report.

Chair Kingsbury said that all the raw materials are brought into this site for the manufacture of the asphalt. He said he is not supporter of the asphalt plant.

Following the discussion, the CAO/Clerk was directed to contact Hugh Sholea and Derek McGrimmon for their input into what berms around the washing and screening plant they would want. Bring this issue back to the next Committee Meeting.

9. ERIC DRAPER & NEIGHBOURS RE: DUPLICATION OF STUDIES FOR SEVERANCES

The CAO/Clerk presented the following information from Charles Cheesman, Manager of Planning Services, County of Renfrew on the petition received from Eric Draper, Carl Jessup and Geoffrey Guy.

## Verbal Comments from Planner on Petition from Nesbitt Neighbours

June 10, 2014

Charles Cheesman, Manager of Planning Services, County of Renfrew provided me with the following verbal comments on the petition of Eric Draper, Carl Jessup and Geoffrey Guy.

- The Hydrogeological Report prepared for the Windle Pit is for the pit expansion only and does not directly consider the existing Nesbitt Gravel Pit. In any case the report was prepared to support a gravel pit expansion, not the creation of 3 lots.
- Under the 2014 Provincial Policy Statement and the definition of negative impacts which came into effect April 30, 2014, Section 1.6.6.4 permits development on individual on-site sewage and water services provided there are no negative impacts on water quality or quantity due to single, multiple or successive development. Negative impacts should be addressed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards.

The Planning Report on the severance applications sent to the municipality on March 24, 2014 recommended that the investigation on impact on groundwater also include a comment on the suitability of the proposed lots for septic systems. This has not been provided.

- There are existing issues that Mr. Draper must address on other properties, i.e. Township gravel pit.
- The Influence Area policy in the County Official Plan places the onus on the applicant to prepare the required reports.

The Members briefly reviewed these comments.

<p>Moved by John Wilson, Seconded by Jim Ferguson that Planning Committee accept the Planner's comments in response to the Draper/Jessup/Guy petition. Carried</p>
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### 10. CORRESPONDENCE

- 10.1 Renfrew County Cattlemen's Association Update
- 10.2 Ambrose Burchat – Cotieville Property Standards
- 10.3 MLES - Property Standards Report - Cotieville Subdivision
- 10.4 Kevin Mask – comments after reviewing Miller Group application for permanent asphalt plant (Jamieson Gravel Pit)
- 10.5 Wardens Invitational Golf Tournament 2014

The Members reviewed the above correspondence. Councillor Larone noted the MLES report and suggested a report like this several times per year on his activities would be appreciated.

11. OTHER BUSINESS

11.1 Proposed Market Garden Farm – Storyland Road

Committee Members reviewed a series of emails between a potential landowner and the CAO/Clerk. Chair Kingsbury noted that the future owners should be made aware of the environmental concerns with grey water and sewage from a temporary travel trailer that would provide shelter for the owners. They live elsewhere.

12. NEXT COMMITTEE MEETING

The Members agreed that the next Committee Meeting will be Tuesday July 15, 2014 at 4 pm.

13. ADJOURNMENT

Moved by Glen Campbell, Seconded by David Brown that this Committee Meeting be adjourned at 6:15 p.m.

Carried

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CHAIR

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ADMIN. ASSISTANT & CAO/CLERK