

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING – JULY 15, 2014

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, July 15, 2014. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell (4:10 p.m.), Councillor Jamey Larone, Councillor Margaret Whyte, John Wilson, David Brown and Jim Ferguson and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: 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

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Moved by John Wilson, Seconded by David Brown

That the Planning Committee approves the agenda for the July 15, 2014 Planning Committee meeting.

Carried.

4. MINUTES:

4.1 Regular Planning Committee Meeting- - June 10, 2014

Committee members reviewed the Planning Committee meeting minutes of June 10, 2014.

5. BUSINESS ARISING:

5.1 Progress report on draft site plan bylaw amendments

Mackie McLaren, CAO/Clerk reported that he spoke with Emma Blanchard, Township lawyer, Borden Ladner Gervais, concerning a revised site plan agreement for a Castleford Road property . She confirmed that under the Provincial Offences Act, we can't include Provincial Offences Act tickets in a Site Plan Agreement. She didn't feel that another site plan agreement would resolve the ongoing problems with that property. We could increase the security amount or we can issue fines under the Property Standards By-law. She suggested that once we have received confirmation of the Short Form Wording we could encourage our Municipal By-law Officer to issue tickets on a weekly or daily basis on the property standard issues that are in non-compliance. The Committee agreed that we should do this and re-visit the condition of the property at the September Planning Committee meeting.

6. DELEGATIONS:

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

Mr. Imison was present before the Committee to discuss his proposed site plan and his request that the Township grant him the option of parking the "For Sale" vehicles in an orderly manner anywhere on the lawn at 1457 Storyland Road.

Chair Kingsbury said that this request could not be considered as a resolution had been passed at the July 03, 2014 Regular Council Meeting that requires that the site plan for 1457 Storyland Road has a gravel parking area for the Display Cars For Sale.

Mr. Imison reported that due to the ongoing roadblocks with developing their property, his business partner, Mr. Elliott has decided that he wants to sell the property. Mr. Imison is contemplating buying his partner out and asked the Committee if they would allow him to change the plans, eliminating the garage and expansion. He would operate on a much smaller scale than previously proposed. He would have a parking area to sell 6 – 9 cars and could gravel a small strip if this was required. After discussion, the Committee asked him to meet with Mackie McLaren, CAO/Clerk on Friday to develop a new site plan. The Committee will be holding a Special Committee Meeting in the next few weeks and this site plan could be reviewed at that time.

4:30 p.m. Jeff Taylor – Proposed Zoning Amendment/Draft Site Plan

Mr. Jeff Taylor was present before the Committee to discuss his proposed zoning amendment application for a contractor's yard at his vacant lot in Cotieville.

Chair Kingsbury reported that Mr. Taylor had obtained signatures from a good majority of Cotieville residents that signed his petition to support his proposed rezoning for a "Contractor's Yard".

Councillor Whyte noted that this property is currently zoned R-1 and is in a residential subdivision. She was hesitant to support for those reasons.

David Brown asked if this zoning amendment, should it go through, set a precedent for future applications. Chair Kingsbury said that each application is assessed on a case by case basis. After further discussion, Mackie McLaren read a draft resolution that he had prepared. John Wilson said that he would like to have a planning opinion from the County regarding this application. The Committee agreed and the following resolution was put forward.

Moved by Jamey Larone, Seconded by Bob Lockwood

That based on new information, being a petition of Cotieville Residents which indicates support for a contractor's yard, the Planning Committee recommends that Council receives the zoning application of Jeff Taylor to rezone his property to permit a contractor's yard at 71 Harold Street and requests that the County Planning Staff prepare the notices and draft by-law.

Further that, the Planning Committee recommends that the draft site plan agreement be in place prior to the Township holding the public meeting for this zoning application; and

Further that, the County Planning staff provides a planning opinion on this proposed zoning amendment.

Carried.

5:00 p.m. Henry Venema – Portable Asphalt Plant – Whitton Road

Dr. Henry Venema was present before the Committee to discuss the portable asphalt plant MOE application for the Miller Plant on Whitton Road. His wife, Mary Ann Schinkel-Venema and Kevin Mask were also in attendance in the audience along with another member of the public. Mr. Venema said that he and his wife have reviewed the application documents here at the Municipal Office. He handed out a letter that outlines their concerns and also a sheet with potential problems and the contact information to report these issues. They reside about 400 metres from the pit and therefore will be affected by the operation of the asphalt plant. He cited machine noise, dust and odour as issues they were concerned about. He asked that Council help them with these issues.

The Committee thanked Mr. Venema for all the research and time that he and his wife had put into his presentation and information. Mackie McLaren, reviewed the contact list for complaints and made several revisions to the list.

Chair Kingsbury reported that the Committee will be discussing this item further in the agenda and also will be reviewing the proposed comments and requests that the Township will be making to the MOE regarding this application. He invited them to remain at the meeting to hear the discussion on this.

7. CONSENT APPLICATIONS:

7.1 Consent No. B58/14 – Ralph Bernard Fraser/Theresa Mary Fraser

The Committee reviewed Consent No. B58/14 for Ralph Bernard Fraser and Theresa Mary Fraser.

Moved by Jim Ferguson, Seconded by John Wilson

That the Planning Committee recommends that Council supports Consent Application B58/14 for Bernard and Theresa Fraser to sever 121 ha as a lot addition severance in Lots 2 & 3 Concession 2 subject to the following conditions:

- That the applicants apply for a minor variance to reduce the minimum side yard setback from 15 metres to 10 meters for an existing building,
- That the applicants remove an existing shed that would be sitting on the new lot line.

Carried.

7.2 Consent No. B78/14 – Shawn Workman (Norman Patrick)

The Committee reviewed Consent No. B78/14 for Shawn Workman (Norman Patrick).

Moved by Glen Campbell, Seconded by Margaret Whyte

That the Planning Committee recommends Council supports Consent Application No. B78/14 for Norman and Brenda Patrick to sever 3.2- 4.1 ha from their property in Part Lot 17 Concession 7, subject to the following conditions:

- Consent agreement
- Lot development charge of \$3,728.00
- The application meets the MDS requirements from neighbouring barns.

Carried.

7.3 Consent No. B69/14 – Ernest & Elizabeth Nesbitt

The Committee reviewed Consent No. B69/14 for Ernest & Elizabeth Nesbitt.

Moved by Glen Campbell, Seconded by Jim Ferguson

That the Planning Committee recommends that Council supports Consent Application B69/14 for Ernest and Elizabeth Nesbitt to sever 3.12 ha from their holding in Lots 4 and 5 Concession 6 subject to the following conditions:

- Consent agreement

Carried.

8. MILLER PERMANENT PORTABLE ASPHALT PLANT

8.1 County Planning Comments

Mackie McLaren, CAO/Clerk reviewed the comments from Charles Cheesman, Manager of Planning Services, Renfrew County, regarding the Miller permanent portable asphalt plant. Mr. McLaren had requested a formal comment that can be included in our files/records. Mr. Cheesman has confirmed that an asphalt manufacturing plant is permitted in the Jamieson Pit provided the pit is licensed and the plant has a valid Certificate of Approval (or Environmental Compliance Approval).

8.2 Comments from McGrimmon/Sholea re: berm for asphalt plant

Mackie McLaren, CAO/Clerk reported that at the last meeting he had been directed by the Planning Committee to contact Mr. Derek McGrimmon and Mr. Hugh Sholea to ask for their comments on the proposal in the Miller application documents to use various methods of noise reduction of the wash plant which is adjacent to their property. These methods included using old highway truck vans and sea containers.

After speaking with Mr. McGrimmon and Mr. Sholea, they both indicated that they did not want any unsightly material used as a noise barrier. Mr. Sholea said that he would support trees and/or an earth berm. Mr. McGrimmon said that there were some trees there now, so we should keep them and possibly plant more trees. He did not want an earth berm. He also added that he very seldom heard the wash plant from the house.

Also, at the July 8th Council Meeting, Kevin Mask informed Council that an inspector for the Ministry of the Environment told him last year following an inspection of the stone washing plant that the process did not meet requirements but they weren't going to make Millers change it. Council requested that Mr. McLaren contact MOE to confirm this. He called and spoke with Peter Taylor, MOE, Kingston Office, who Kevin Mask had identified as the person who spoke to him last year. Mr. Taylor said he recalled the inspection and meeting with Kevin. He told me that he did not see any problem with the way Millers were washing the gravel. There were two further inspections this spring, but he did not have any reports back from them (different Department).

Mr. Taylor said that he and Mr. Mask had different perspectives on how a closed wash system is to work. He said that unless there is any issue that proves different, Millers can operate as they have been doing.

8.3 Township Proposed Comments on Application for a Permanent Asphalt Plant in Jamieson Pit

Mackie McLaren, CAO/Clerk handed out copies of the Township Proposed Comments on Application for a Permanent Asphalt Plant in Jamieson Pit. The Committee reviewed these and made several changes.

John Wilson suggested that the Public Works Committee should review the comments regarding our roads and alternative routes. The Committee agreed.

The Committee also requested that Mackie McLaren, CAO/Clerk contact Miller's to inform them that the Planning Committee has offered to meet with Miller representatives to review these comments.

Moved by Don Eady, Seconded by Jamey Larone

That the Planning Committee recommends that Council adopt their comments on the Miller application for a permanent asphalt plant to be located in the Jamieson Gravel Pit located on Whitton Road.

Further, that Planning Committee offer to meet with Miller representatives to review these comments.

Carried.

9. CORRESPONDENCE:

9.1 Excerpt from County of Renfrew Planning Report –to Land Division Committee re: Provincial Policy Statement (PPS)

Committee members reviewed an excerpt of a Renfrew County Planning Report in regards to the Provincial Policy Statement (PPS).

Chair Kingsbury noted that he supports the County comments and particularly their comment on Policy 1.6.6.6 which states in the *PPS* “*lot creation only if there is confirmation of sufficient reserve sewage system capacity including treatment capacity for hauled sewage from individual on-site sewage services.*” He suggested that we put a notice out to all lower-tier municipalities in the County. Mayor Eady said that there should be a joint meeting with the County and all 17 lower-tier municipalities.

Committee members agreed that the Provincial Policy Statement will have a negative impact on development in rural municipalities.

10. OTHER BUSINESS:

There was no other business.

11. NEXT MEETING

Chair Kingsbury reported that there will be a need for a Special Planning Committee Meeting sometime this summer. Once Mackie McLaren, CAO/Clerk has reviewed the information we received concerning Farrell’s Landing he will set up a date for the special committee meeting and inform members.

12. ADJOURNMENT

Moved by John Wilson, Seconded by Glen Campbell

That this Committee Meeting be adjourned at 6:22 p.m.

Carried

CHAIR

ADMINISTRATIVE ASSISTANT