

**THE CORPORATION OF THE TOWNSHIP OF HORTON
PLANNING COMMITTEE MEETING – SEPTEMBER 16, 2014**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, September 16, 2014. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, John Berkhout, David Brown, Mae Craig, Jim Ferguson and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Councillor Margaret Whyte and John Wilson.

1. CALL TO ORDER

Chair Kingsbury called the meeting to order at 4:04 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

Moved by John Wilson, Seconded by David Brown

That the Planning Committee approves the agenda for the September 16, 2014 Planning Committee meeting.

Carried.

4. MINUTES:

4.1 Regular Planning Committee Meeting - July 15, 2014

The Committee reviewed the minutes of the July 15, 2014 Planning Committee meeting.

- Mackie McLaren, CAO/Clerk reported that he had no further progress on site plans for Bill Imeson/Edgar Elliott and Jeff Taylor.
- Mackie McLaren, CAO/Clerk reported that he will be setting up a meeting with representatives from Millers Asphalt Plant and both the Planning Committee and the Public Works Committee will be participating at this meeting.

5. BUSINESS ARISING:

5.1 Short Form Wording Approved

Mackie McLaren informed the Committee that the Short Form Wording has been received from the Ministry of Attorney General's Office and is now in place for use by our Municipal Bylaw Officer.

6. DELEGATIONS:

6.1 4:00 p.m. Harold Deacon – Gate (site plan agreement)

Mr. Harold Deacon was present before the Committee to discuss his site plan and also a request he made to the County to install a gate on the western portion of his property. The County responded in writing noting that the County is not in a position to grant permission to access County Road 20 (Castleford Road) by way of another individual's entrance. The County said that Mr. Deacon should confirm with the owner of the adjacent land to ensure that they have no objection to his occasional use of their entrance.

Councillor Campbell said that the entrance Mr. Deacon refers to, borders on his father's property (Stanley Campbell). He spoke to his father regarding this entrance and his father gave him permission to discuss on his behalf. Stan Campbell is concerned about liability in the case of an accident and is not in favour of it. He suggested that Mr. Deacon could talk to Stan Campbell about it.

After further discussion, the Committee agreed that the onus is on Mr. Deacon to get permission for this entrance from the property owner, Mr. Stanley Campbell.

6.2 4:15 p.m. Doreen Dagenais – Request to limit trailers stored on residential properties

Doreen and Robert Dagenais were present in the audience for discussion on their request to have Council amend the Property Standards By-law to prohibit the storage of any recreational vehicle (RV) and camping trailers, that do not belong to the owner of the residential property.

After discussion by the Committee, the following resolution was put forward:

Moved David Brown, Seconded by Mae Craig

That the Planning Committee recommends that Council amend By-law 2012-24 – Property Standards By-law to limit the storage of RV Trailers to one on an urban property, in Horton Township; and

Further that, a definition be created for RV Trailer and all recreation and/or utility trailers.

Discussion:

Councillor Larone said that he supports this resolution.

Mayor Eady asked if Mr. McLaren could check with other municipalities to determine definitions.

Councillor Campbell asked if special occasions should be defined.

Bob Lockwood asked for an amendment to the motion that asks that Council investigate the limits for storage of items that would interfere with the normal enjoyment of a neighbour's property.

Moved by Bob Lockwood, Seconded by John Berkhout

That the Planning committee amends the motion to recommend that Council investigates the amendments required to bylaws that would limit the storage of trailer and items on private property that would interfere with the normal enjoyment of the neighbour's property.

Carried.

Mackie McLaren, CAO/Clerk read the amended motion:

Moved by David Brown, Seconded by Mae Craig

That the Planning Committee recommends to Council that they investigate the amendments required to by-laws that would limit the storage of trailers and items on private property that would interfere with normal enjoyment of the neighbour's property.

Further that, a definition be created for RV trailers and all recreational and/or utility trailers.

Carried.

Bob Lockwood asked if the owner that this affects could be notified after amendments are made to the bylaw. The Committee agreed that this should be done once amendments are made.

6.3 5:15 p.m. - Debbie Grantham – Farrell's Landing Information

Ms. Grantham was present before the Committee to discuss new information that indicates that Farrells Landing is in a different location than the historical location which is visited by tourists in Horton Township. Darlene Mask and Jim McGregor from the Renfrew Historical Society were also present in the audience.

Chair Kingsbury said that in the eyes of the public this is the historical site. Committee members agreed that there was a wharf there, whether or not it is the original Farrells Wharf. The Opeongo Trail was where the early settlers travelled up in the Western part of Renfrew County. This location still reflects history of these settlements.

After further discussion by the Committee the following resolution was put forward.

Moved by Don Eady, Seconded by Glen Campbell

That the Planning Committee appoints a sub-committee consisting of : Planning Chair Bob Kingsbury, Mayor Don Eady, Planning Committee Member Mae Craig, Public Members Debbie Grantham and Darlene Mask to investigate Ms. Grantham's reports and to report back to the Planning Committee.

Carried on Division

Abstained from Vote: Bob Lockwood

The first meeting date for the sub-committee was set for Friday, September 26, 2014 at 1:00 p.m.

7. CONSENT APPLICATIONS:

There were no consent applications for review by the Committee.

8. ZONING AMENDMENT APPLICATION – (TSAROUCHAS)

The Committee reviewed the zoning amendment application for Peter Tsarouchas, which is a condition of Consent Application Nos. B166/12(1) and B167/12 (2).

Moved by Jamey Larone, Seconded by John Berkhout

That the Planning Committee recommends to Council that they receive the zoning amendment application for Peter Tsarouchas to rezone the severed lands from Rural (RU) to Limited Service Residential (LSR) to meet the Condition No. 2(a) of Consent Application Nos. B166/12(1) and B167/12 (2).

Further, that the CAO/Clerk contact the Renfrew County Planning Department to prepare draft notices and by-law.

Carried.

9. CROZIER SUBDIVISION (formerly Horizon Homes) – ENGINEERS MEETING - SEPTEMBER 19, 2014

- Stantec Contract to act as Horton's Peer Review Engineer

Mackie McLaren, CAO/Clerk informed the Committee that there will be an Engineer's meeting on September 19, 2014 to review the Crozier Subdivision (formerly Horizon Homes) Draft Subdivision Approval.

Stantec Engineering will be carrying out our peer review and we need authorization for this.

Moved by Mae Craig, Seconded by Glen Campbell

That the Planning Committee recommends to Council that they execute the Stantec Peer Review Contract for the Crozier Subdivision.

Carried.

5:00 p.m. – PUBLIC MTG – MINOR VARIANCE A02-14 – BERNARD FRASER

Chair Kingsbury informed the committee that they will now be leaving the regular session of the Planning Committee for a 5:00 p.m. Public Meeting to hear Committee of Adjustment Application A-02-14 – Bernard Fraser.

Chair Kingsbury called the Planning Committee meeting back to regular session at 5:08 p.m.

10. CORRESPONDENCE:

The Committee reviewed the following correspondence:

- 9.1 Property Standards Update Report
- 9.2 McNab Braeside Official Plan Amendment (Garden Suites)
- 9.3 Fortification Bylaw

11. OTHER BUSINESS:

- Miller paving – Date/time to meet regarding Road/access comments on application for permanent asphalt plant

Mackie McLaren, CAO/Clerk reported that he will try and arrange for representatives from Miller Paving to attend the October 14, 2014 Planning Committee Meeting to discuss the Township comments on the application for permanent asphalt plant.

12. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, October 14, 2014 at 4:00 p.m. in the Municipal Council Chambers.

13. ADJOURNMENT

Moved by Jamey Larone, Seconded by Glen Campbell

That the Planning Committee Meeting be adjourned at 6:05 p.m.

Carried.

MAYOR

SECRETARY