

THE CORPORATION OF THE TOWNSHIP OF HORTON

MEETING NOTES

CROZIER DEVELOPMENT  
(formerly Horizon Homes Subdivision)

**Preliminary Discussion Meeting – September 19, 2014 – 9:30 a.m.**

There was a meeting held on Friday, September 19, 2014 commencing at 9:30 a.m., in the Horton Township Municipal Council Chambers for preliminary discussion on the Draft Approval Plan and Conditions for Crozier Developments subdivision. Present were: Curtis Crozier – developer; Sean Czarharynski and Angela Jokman - Engineers from Robinson Land Development representing Crozier Developments; Tim Wilkie – Stantec - Horton Township's engineer carrying out the Peer Review; Emma Blanchard – Horton Township's legal representative; Nathan Kuicak and Steve Boland - Public Works Department, County of Renfrew; Horton Township representatives: Janet Collins – Public Works Manager, Mackie McLaren – CAO/Clerk; Bob Kingsbury – Planning Committee Chair, Rose Curley, Administrative Assistant.

1. GENERAL DISCUSSION

Sean Czarharynski from Robinson Land Development who had initiated the request for this meeting, commenced the discussions. He reviewed the County Draft Plan of the Subdivision and the conditions required by the county for final approval of the Subdivision which included the following discussion:

- Curtis Crozier noted that his intention is to sell the lots to property owners with the option that he will build the homes for them if that is the wish of the purchaser.
- Emma Blanchard said that their firm has a standard subdivision agreement that she can modify for this subdivision.
- Steve Boland noted that the County did not want a community mailbox on Storyland Road. He also suggested that the developer confirm that the proposed Energy East Project does not create any obstacles for the development.
- Mackie McLaren confirmed that zoning by-law 2012-36 was passed for this development.
- Janet Collins said that she will review the lighting requirements and discuss with Emma Blanchard as to what clauses will be included in the agreement.
- Sean Czarharynski said that they will be taking a low impact development approach for the subdivision drainage requirements.
- It was determined that maintenance and assumption of roads will be discussed during the development of the subdivision agreement.
- Ms. Collins said she will circulate the Fire Department for their input regarding the road standard.
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- Sean Czarharynski asked if the Township could sign off on the application regarding the design plans for ditches and forward to Ministry of Environment. This would prevent delays once the agreement is in place and would help to expedite commencement of development. Ms. Collins agreed that this could be done dependent on the information provided and approved by the township and/or their representative at the time of the request.

2. NEXT MEETING DATE

The parties discussed the need to set another meeting to review the subdivision agreement once Ms. Blanchard has a draft in place. They agreed to meet again on Friday, October 24, 2014 at 9:30 a.m. in the Municipal Council Chambers. She will work with staff Mackie McLaren, CAO/Clerk, Janet Collins, Public Work Manger and Tim Wilkie, Stantec Engineer to prepare a draft subdivision agreement for review at this meeting.

3. ADJOURNMENT

The meeting adjourned at 10:38 a.m.

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SECRETARY