

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING
MARCH 11, 2014**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, March 11, 2014. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, John Wilson, David Brown, Jim Ferguson, Bob Lockwood, and John Berkhout. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Councillor Jamey Larone, Councillor Margaret Whyte, 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

Moved by John Wilson, Seconded by David Brown

That the Planning Committee approves the agenda for the March 11, 2014 Planning Committee meeting.

Carried.

4. MINUTES:

4.1 Regular Planning Committee Meeting - January 14, 2014

4.2 Noise/Fireworks Sub Committee Meeting – January 16, 22 & 28, 2014

The Committee reviewed the minutes of the Regular Planning Committee Meeting - January 14, 2014 and the minutes of the Noise/Fireworks Sub Committee Meetings of January 16, 22 & 28, 2014.

Chair Kingsbury reported that the Draft Fireworks Bylaw will be coming to the Committee for review, discussion and recommendations for the May 2014 Planning Committee meeting when all members will be back from vacation. After the Committee has finalized the draft bylaw, there will be a public meeting held for public input before going to Council for approval.

John Wilson referred to the January 28, 2014 minutes where there was discussion concerning the posting of applicant information on our website such as the civic address where the fireworks are detonated; date and time for setting off of fireworks. He had concerns around the privacy rules for this type of process and was not in favour of it.

Chair Kingsbury said that these are the types of issues that will be discussed once the draft bylaw is brought to the committee for review.

5. BUSINESS ARISING:

5.1 Progress report on draft site plan bylaw amendments

Mackie McLaren, CAO/Clerk reported on the discussions he had with Emma Blanchard, Borden Ladner and Gervais regarding the proposed site plan by-law amendments. She has indicated that the Property Standards

Bylaw and the Site Plan By-law should provide sufficient legislation to control the site plan.

6. DELEGATIONS:

4:00 p.m. - Richard Laxton – Animal Control Bylaw

Richard Laxton was before the Planning Committee to discuss his recent experience with an animal control issue he encountered with a neighbour. While the current bylaw requires a person to dispose of any excrement left by his dog on a public or private property it does not require the owner to clean up the excrement on his own property. His concern is that in an urban area such as Thompsonville the properties are pretty close and if the waste is not cleaned up in a timely manner, there is a potential for health and environmental risks as toxins could seek into the ground and contaminate wells. After researching our animal control by-law he realized that there was a lack of reference to this type of control.

Chair Kingsbury said that there is a draft animal control by-law that was started in 2012 and that the sub-committee for this will be finalizing the draft in the next few months. He referenced Section 4.4 of the draft bylaw which reads: *“the owner of any dog, or person having care and custody of any dog, shall remove forthwith and properly dispose of any excrement left by his dog on any public or private property, including the owner’s property in the municipality”*.

After discussion among the Committee, it was agreed that “forthwith” should be replaced with a specific time frame to prevent the waste from sitting on the ground for a long period of time.

Mr. Laxton thanked the Committee for their time and effort into the draft bylaw and offered to participate in the draft bylaw sub-committee meetings.

4:30 p.m. - Tim Bursey – Proposed Zoning Amendment & Agreement to build house before Consent Application is approved

Tim and Carrie Bursey were present before the committee to discuss a proposed zoning amendment and proposed agreement with the Township to permit construction of their house prior to a severance receiving final approval. They are in the process of purchasing a 10 acre parcel from Jamie Enright on Mullins Road. Their intention is to build a house and a shop that would be used for his timber frame housing construction business. This would require a zoning amendment to our bylaw to allow this commercial use. Also, they will be installing an outdoor furnace and will be requesting to reduce the 100 metre setback to 60 metres. Mackie McLaren, CAO/Clerk reported that he and Rose Curley, Administrative Assistant had met with the Bursey’s prior to the meeting to discuss the site plan requirements for this property should they proceed with the rezoning and construction of the work shop. John Wilson, Planning Committee member was early for the Committee meeting and sat in on the site plan discussion.

Also, while discussing the agreement to build their residence prior to the completion of the severance Mr. McLaren also noted that the Township has done similar agreements for construction of a residence prior to a severance being completed. The owner, and in this specific case, the

purchaser is the party with the greatest risk. Mr. McLaren reviewed these risks with Mr. and Mrs. Bursey who are the purchasers. After further discussion among committee members the following resolution was put forward.

Moved by David Brown, Seconded by Jim Ferguson

THAT the Planning Committee recommends to Council that they receive the zoning application for Tim Bursey to rezone his future property to permit a timber frame housing contractor business and to reduce the outdoor furnace setbacks from 100 metres to 60 metres.

FURTHER THAT, the Township enters into an agreement with Jamie and Shawnalee Enright and Timothy Bursey to permit construction of his residence prior to the completion of a severance.

Carried.

4:45 p.m. - Debbie Grantham – Farrell’s Landing

Mackie McLaren, CAO/Clerk reviewed his report on Farrell’s Landing. He said that recently Council had transferred part of a road allowance to Chad Newberry as per the 1859 Bylaw. Ms. Grantham has been carrying out research in the old bylaw books at the Municipal Office to see if she can find a similar bylaw regarding Farrells Landing. While there is significant reference to Farrell’s Landing Wharf it is mostly as a boundary for the other road transfers. Ms. Grantham has asked to attend a future committee meeting once she completes her research.

7. CONSENT APPLICATIONS:

Consent No. B149/13 – George & Beverley Hamilton

The Committee reviewed Consent No. B149/13 – George & Beverley Hamilton.

Moved by Bob Lockwood, Seconded by John Berkhout

That the Planning Committee recommends to Council that they support Consent No. B149/13 – George & Beverley Hamilton with the following conditions:

- relocation of the field entrance to totally front on severed parcel
- rezone property to permit accessory building before construction of primary residence
- lot development charge of \$3,728.00
- applicants enter into consent agreement with the Township

Carried.

Consent Nos. B156/12 (1) – B160/12 (5) – revised sketch of lot boundaries

The Committee reviewed the revised sketch of the lot boundaries for Consent Nos. B156/12 (1) – B160/12 (5).

Moved by David Brown, Seconded by John Berkhout

That the Planning Committee recommends to Council that they support the amendments to the lot layout of Consent Application Nos. B156/12 (1) – B160/12 (5).

Carried.

5:00 p.m. - PUBLIC MTG – MINOR VARIANCE A01-14 – 787552 ONTARIO INC.

Chair Kingsbury reported at 5:00 p.m. that the Planning Committee will now proceed into a Committee of Adjustment meeting to hear Minor Variance Applications - Application A01-14

Chair Kingsbury resumed the regular Planning Committee meeting at 5:09 p.m.

8. CORRESPONDENCE:

- 8.1 AMO Policy Update – Land Use Planning and Appeals System Consultation
- 8.2 Ottawa Valley Business – news article re: rural landowners and ESA impact
- 8.3 County Report presented to Province re: Endangered Species Act
- 8.4 E-mail: Doug Schultz, Whitewater Twp., re: new provincial policy statement
- 8.5 AMO Policy Update – 2014 Provincial Policy Statement
- 8.6 Energy East newsletter

Committee members reviewed the above correspondence. They expressed concerns regarding the impact the new Provincial Policy Statement and the Endangered Species Act will have on development within the Township. Mayor Eady said that he will discuss these issues with John Yakabuski, our local Member of Parliament.

9. OTHER BUSINESS

There was no other business.

10. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, April 08, 2014 at 4:00 p.m. in the Municipal Council Chambers.

11. ADJOURNMENT

Moved by David Brown, Seconded by Bob Lockwood

That the Planning Committee meeting be adjourned at 5:31 p.m.

Carried.

CHAIR

SECRETARY