

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING
APRIL 08, 2014 - 4:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, April 08, 2014. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, Councillor Margaret Whyte, Mae Craig, John Wilson, David Brown, Jim Ferguson, Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: John Berkhout.

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 Jim Ferguson, Seconded by Margaret Whyte

That the Planning Committee approves the agenda for the April 08, 2014 Planning Committee meeting with the following addition to the agenda:

- site plan for Edgar Elliot/Bill Imeson – Storyland Road property

Carried.

4. MINUTES:

4.1 Regular Planning Committee Meeting - March 11, 2014

The Committee reviewed the minutes of the Regular Planning Committee Meeting of March 11, 2014.

4.2 Public Meeting – March 11/14 – Minor Var. A01-14 (Dillabough)

The Committee reviewed the Committee of Adjustment public meeting on March 11, 2014 for Minor Variance A01-14 (Dillabough).

5. BUSINESS ARISING:

5.1 Progress report on draft site plan bylaw amendments

Mackie McLaren, CAO/Clerk reviewed the report on the draft site by-law amendments submitted by our lawyer, Emma Blanchard, Borden-Ladner-Gervais. He noted that Jim McBain, Municipal Bylaw Officer and Ms. Blanchard had met to discuss the various items in the draft site plan. Also, they outlined the next steps that would be carried out when addressing site plan non-compliance issues and noted that Mr. McBain and the lawyer would provide a future progress report on the draft site plan bylaw amendments.

5.2 Animal Control By-law

Mackie McLaren, CAO/Clerk reported that a sub-committee appointed to review the Draft Animal Control By-law met earlier today. The sub-committee is comprised of Planning Committee Chair Bob Kingsbury, Councillor Margaret Whyte and Committee

Members David Brown, John Wilson. Mackie McLaren, CAO/Clerk was also present. Mr. Richard Laxton, a private citizen, who had requested the opportunity to attend these meetings was also present. **Once the draft animal control by-law is finalized it will be coming to the Planning Committee for their input and review.**

6. DELEGATIONS:

4:05 p.m. - Eric Draper -

Mr. Eric Draper was present to discuss his consent applications and the recommendations that the County Planning Committee had made. See discussion below under Item No. 7 – Consent Applications.

7. CONSENT APPLICATIONS:

7.1 Consent Nos. B01/14 (1); B02/14(2); B03/14(3);
B04/14(4)(Eric Draper)

Mr. Eric Draper was present before the committee to discuss concerns he had regarding recommendations that the County Planning Committee have made for his consent applications.

Consent No. B01/14(1) - the County has recommended that the lot addition be rezoned Rural (RU) from Commercial Exception Six (C-E6) to be consistent with the zoning of the existing lot.

Consent No. B02/14(2) to B04/14 (4)- The County has recommended that an underground water supply study be carried out on these lots as well as the suitability for a septic system.

Committee members noted that it is common procedure for the County to require studies and rezoning for Consent Applications. They suggested that Mr. Draper discuss his requirements with Charles Cheesman, County Planner, to see if there are any alternatives. Mr. Draper agreed to meet with Charles Cheesman.

After discussion, the following resolution was put forward.

Moved by Margaret Whyte, Seconded by David Brown

That the Planning Committee recommends to Council that they support the approval of Consent Application Nos. B01/14 (1); B02/14(2); B03/14(3); B04/14(4) – Eric Draper – to permit 1 lot addition severance and 3 Light Industrial lots subject to the following conditions:

- That B01/14(1) be rezoned from C-E6 to RU to match the zone of the land it is being added to.
- That the applicant satisfies the conditions recommended by the County Planning Department

Discussion:

Mae Craig noted that she would like to have the nearest Civic address of properties that are being severed as she finds it hard to determine the properties in question.

Councillor Larone said that he wants to be clear on what we are agreeing to.

Mayor Eady noted that the issue could be cost. It could be a win-win to change the zone to RU from CE-6 as the tax rate would be lower. The new owner should be involved in this decision.

Carried.

Committee member Mae Craig abstained by voting as she didn't have enough information.

4:58 p.m. - Jim McBain, Municipal Bylaw Officer

Chair Kingsbury noted that at this time the Committee would be going into closed meeting.

Moved by Margaret Whyte, Seconded by Bob Lockwood

That The Planning Committee proceed into a closed meeting Section Pursuant to Section 4 (2) (b) & 4 (2) (d) of By-law No. 2014-11 (procedural bylaw) concerning information on potential litigation on a commercial property with site plan issues and to discuss cost of a contract with a private contractor for Bylaw Enforcement.

Carried.

The Planning Committee resumed the regular committee meeting at 5:47 p.m. During closed session the Committee had discussed site plan control issues for a local property which may result in litigation and also the request from our contractor to increase the monthly by-law enforcement hours.

Moved by Margaret Whyte, Seconded by Mae Craig

That the Planning committee recommends that Council increases the MLES bylaw enforcement hours to 20 hours per month at the same billing rate per hour, subject to review within a 12-month period.

Discussion:

John Wilson asked if we could add a clause that the Committee review this contract on an annual basis. The Committee agreed.

Moved by David Brown, Seconded by John Wilson

That the Planning Committee agrees to make an amendment to the above resolution to include a clause to review on an annual basis.

The revised resolution now read:

That the Planning committee recommends that Council increases the MLES bylaw enforcement hours to 20 hours per month at the same billing rate per hour.

Further that, the Committee reviews the MLES contract on an annual basis.

Chair Kingsbury called for a vote by the Committee.

Carried.

8. CORRESPONDENCE:

- 8.1 Dog Tags – St. John Ambulance Therapy Dogs
- 8.2 County Planning – offer to attend upcoming meeting

The Committee reviewed the above correspondence. Mackie McLaren, CAO/Clerk said that the County Planning is to get back to him on dates that they are available to attend an upcoming Planning Committee meeting.

9. OTHER BUSINESS:

- Site Plan – for Bill Imeson/Edgar Elliott – Storyland Road property

The Committee briefly reviewed a site plan that was submitted for a Storyland Road property owned by Bill Imeson and Edgar Elliott. After discussion, they requested that the owners be invited to the next Planning Committee meeting.

10. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, May 13, 2014 at 4:00 p.m. in the Municipal Council Chambers

11. ADJOURNMENT

Moved by Glen Campbell, Seconded by Bob Lockwood

That the Planning Committee meeting be adjourned at 5:52 p.m.

Carried.

CHAIR

SECRETARY