

THE CORPORATION OF THE TOWNSHIP OF HORTON

**PLANNING COMMITTEE MEETING - MAY 14, 2014 - 4:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Wednesday, May 14, 2014. Present were Committee Members: Chair Bob Kingsbury, Mayor Don Eady, Councillor Glen Campbell, Councillor Jamey Larone, Mae Craig, John Wilson, David Brown, John Berkhout. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Absent: Councillor Margaret Whyte, Bob Lockwood and Jim Ferguson.

**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 David Brown, Seconded by Mae Craig

That the Planning Committee approves the agenda for the May 14, 2014 Planning Committee meeting.

Carried.

**4. MINUTES:**

- 4.1 Regular Planning Committee Meeting - April 08, 2014
- 4.2 Animal Control Draft Bylaw Subcommittee Meeting – April 08 & April 23, 2014

Committee members reviewed the minutes of the Regular Planning Committee meeting of April 08, 2014 and the Animal Control Draft Bylaw Subcommittee meetings of April 08 and April 23, 2014.

**5. BUSINESS ARISING:**

- 5.1 Progress report on draft site plan bylaw amendments

Mackie McLaren reported that the Municipal Bylaw Officer and our lawyer are continuing work on the draft site plan bylaw amendments and that there is nothing new to report.

**6. DELEGATIONS:**

**4:00 p.m. - Renfrew County Planning Department**

Chair Kingsbury welcomed the following County representatives to our Planning Committee Meeting: Bob Sweet - Mayor of Petawawa; Paul Moreau - Director of Property and Development, Alastair Baird – Manager of Economic Development, and Melissa Marquardt –Marketing Co-ordinator, Ottawa Valley Tourism Association. These representatives are visiting local municipalities to give presentations regarding the four key elements the County is involved in: Forestry, Tourism, Economic, and Agriculture. Their presentations showed the importance of these key areas and how staff are working to promote these. Also, they provided information and updates on the various projects being carried out by each group, in such areas as broadband development and the ongoing

discussions relating to the CP rail line and the potential development and purchase of this line.

After the presentation Committee members had the opportunity to ask questions regarding these services. David Brown expressed concern that youth have to move from the Valley to get jobs and also with the lack of support for a soybean crushing plan that was proposed. John Wilson asked if the Economic Development Department is working with the Amish that are moving into our area. Alastair Bair replied that they were helping in any way they can.

Chair Kingsbury thanked the group for attending and for educating us in the functions and projects that the County is involved in. Their work is very important to small municipalities such as Horton Township.

5:16 p.m. - Randall Elliott – proposed severances; sale of old road bed

Mr. Randall Elliott was present before the Committee to discuss his proposed severances.

Mackie McLaren, CAO/Clerk reviewed the 4 options that had been discussed with Mr. Elliott regarding his proposed severances. The preferred alternative was that the Township sell the property they purchased from MTO to Mr. Elliott who would then join this piece as a lot addition to his existing parcel. Then Mr. Elliott would sever a lot which he will sell to Ken Dillabough for his commercial development.

It was noted that MTO still has to approve the entrance which could possibly be a single shared joint entrance. The Committee requested that all legal fees associated with the purchase and sale of the MTO property be paid by Mr. Elliott, even in the event that the MTO denies the entrance.

Moved by Don Eady, Seconded by John Wilson

THAT the Planning Committee recommends to Council that they sell the property at the intersection of Pinnacle Road and Highway 60, for \$1.00 plus expenses and legal fees, to Rand Elliott, to permit access to Pinnacle Road for future Commercial Severances. This is the property Horton Township recently purchased for \$1.00 from the Ministry of Transportation (MTO) for expansion of our commercial development.

Carried.

5:28 p.m. - Edgar Elliott/Bill Imison – site plan 1457 Storyland Road

Mr. Elliott was present before the Committee to discuss development for his property located at 1457 Storyland Road.

Several Planning Committee members had attended 1457 Storyland Road at 3:00 p.m. for a site visit to view the property and discuss the proposed development for this property. The Committee discussed the site plan that had been submitted.

Councillor Larone asked what number of vehicles they would have for sale on this property. Mr. Elliott said possibly up to 20 vehicles. These would be mostly cars/trucks and the odd boat or travel trailer. The business is strictly buying and selling and auto mechanics.

John Wilson noted that this is a busy corner and wondered if he could expand his entrance to the east. Chair Kingsbury said that the entrance permit would be made to the County as this is a County Road and Mr. Elliott could contact Renfrew County Public Works department for further information.

Committee members commented that there was a lot of development areas outlined on the site plan for this property. Mackie McLaren, CAO/Clerk suggested that the development could be done in 4 phases, as a good part of the development is future potential options. The owners would provide a \$5,000.00 security deposit at the start of each phase. Once that phase is completed the Township would return the security deposit. Mr. McLaren said that this had been done before for another developer (His Mansion). The owners would also enter into a site plan agreement that would outline the requirements for each phase. The site plan drawings would also need to be revised by their draftsman.

Chair Kingsbury asked the Committee for a show of hands if they were in agreement with the phase option for this property. All Committee members agreed.

5:50 p.m. - Mario Filion – proposed zoning amendment – addition to existing grandfathered mobile home

Mario Filion and Shelley Parks were present before the Committee to discuss their proposal to bring in another older mobile home to attach to the existing older mobile home. After discussion, the Committee agreed that this did not conform to our bylaw and due to the age of the mobile homes they were not in favour of a zoning amendment. Mr. Filion thanked the Committee for their time and information. He said that he would look into other options/suggestions such as checking out used modular homes, potential to sever lots to help with the financing to purchase or build a residence.

## 7. CONSENT APPLICATIONS:

7.1 Consent No. B33/14 – David & Edith Barr

The Planning Committee reviewed Consent Application No. B33/14 for David and Edith Barr.

### Moved by Mae Craig, Seconded by David Brown

That the Planning Committee recommends that Council supports Consent No. B33/14 – David and Edith Barr with the following conditions:

- Lot development fee
- Consent Agreement
- Road widening for entrance if required

### Discussion:

Councillor Larone asked that Dennis Fridgen, Chief Building Official be asked if this lot was suitable for septic. Mackie McLaren, CAO/Clerk said that a septic comment from our Chief Building Official is part of the standard process for a severance.

Carried.

## 8. DRAFT FIREWORKS BYLAW

Terry and Dwayne Johnston and Keith Arbutnot were in the audience for discussion on the draft fireworks bylaw.

Chair Kingsbury reviewed the minutes and report on the draft fireworks bylaw. Fireworks permits will be allowed 9 days/year – the four days outlined in the bylaw and 5 special occasions. He noted that a Special Occasion Permit needs to be approved by the CAO/Clerk. The CAO/Clerk will be able to keep tabs on multiple permits in one area and refuse the application if he feels that is necessary. Also, staff had researched the Township authority in regards to the Ottawa River and confirmed that the

Township authority for fireworks extends to the middle of the Ottawa River.

Councillor Larone thanked the sub-committee for all their time and effort in developing this bylaw. He is willing to try the Special Occasion Permit for the 5 extra days during the year, but if it isn't working out he would like this option revoked.

John Wilson asked if permits would be cancelled due to dry weather. Mackie McLaren said that the same rules would apply as with fire permits.

John Wilson referred to 7.3 (b) and said that we don't need a specific time. This should be referred to as an "anticipated" time frame, in case the fireworks are set off later than anticipated.

Mae Craig asked who confirms online application. This would be staff but final approval would be from the CAO/Clerk.

David Brown would like to see the applicants come into the office to show proof of insurance, identification, etc. Mackie McLaren, CAO/Clerk said that it is the responsibility of the owner and if they say they have these documents and provide the required information, it is not up to us to validate it.

Chair Kingsbury noted that this bylaw is a compromise for all parties involved and would like to do a trial period for one year.

Mayor Eady said that he prefers only one extra day per year.

David Brown said that he doesn't agree with online application.

Moved by Mae Craig, Seconded by John Wilson

That the Planning committee recommends to Council that they enact the Fireworks Bylaw.

Carried on Division

Opposed: David Brown

## 9. ANIMAL CONTROL BYLAW

Richard Laxton, a private citizen was present in the audience for discussion on the draft animal control bylaw. Mr. Laxton had also participated in the sub-committee meetings for this draft bylaw.

Committee members agreed that it was beneficial to have this revised bylaw as it gives the Township a tool for addressing complaints. The Committee agreed to the following revisions:

- 11.2 remove "*snakes*" from school projects
- 11.3 change "*owner*" to "*owned*"

After discussion, the following resolution was put forward.

Moved by John Berkhout, Seconded by John Wilson

That the Planning Committee recommends that Council enacts the Animal Control By-law with the amendments agreed to at the May 14, 2014 Planning Committee Meeting.

Carried.

**10. CORRESPONDENCE:**

10.1 Notice of Public Meeting – Nesbitt Zoning Amendment

Mackie McLaren reported that there is a public meeting at the Community Centre on Tuesday, May 20, 2014 – 6 – 9 p.m. to receive public comments on the MOE application for a Category 1, Class A pit licence application from Nesbitt Aggregates Ltd. The Township was also provided with a copy of the application and supporting documents which are available for public viewing.

10.2 Energy East Pipeline – filing of project description with the National Energy Board

Mackie McLaren, CAO/Clerk reported that there are 3 Horton Township properties identified as a potential location for the Pipeline pumping station. At a recent meeting, our firefighters were informed that the pumping station will be in Horton Township and it was noted that the fire department will be provided with training and equipment for fire control at the pumping station.

10.3 Corporation of the Township of Carlow/Mayo – Provincial Policy Statement (PPS) may not support policies that will permit new development on private road extension, new private roads or unopened road allowances.

This letter was for information purposes only.

10.4 Miller Group – Permanent Asphalt Plant – Whitton Road – EBR application to MOE

Kevin Mask, Horton resident was present in the audience for discussion on this item.

Committee members discussed the Miller Group application to MOE for a permanent asphalt plant on Whitton Road. They noted that staff should carry out an assessment on the current condition of our roads and the normal wear and tear that would occur during a year. This information would be beneficial for comparison purposes once traffic increases with the heavy trucks/equipment from the asphalt plant. Mackie said that this would be in our asset management information. He also reported that notices will be mailed shortly to about 105 residents. Also, there will be a binder with information on this application for public viewing at the Township office.

10.5 Ministry of Environment – EBR notice on draft reg's for End of Vehicle Life (EVL) i.e. scrap yards

This is proposed legislation and is included in the package for information purposes only.

**11. OTHER BUSINESS: None**

**12. NEXT MEETING**

The next Planning Committee Meeting will be held on Tuesday, June 10, 2014 at 4:00 p.m. in the Municipal Council Chambers

**13. ADJOURNMENT**

Moved by David Brown, Seconded by Mae Craig

That the Planning Committee meeting be adjourned at 7:37 p.m.

Carried.

---

CHAIR

---

SECRETARY