

The Corporation of the Township of Horton
PUBLIC WORKS/PLANNING COMMITTEE
September 28th 2015

There was a meeting of the Public Works/Planning Committee held in the Municipal Council Chambers on Monday September 28th, 2015. Present were Committee Members: Chair David Bennett; Mayor Robert Kingsbury; Public Members Rick Lester and Murray Humphries, John Wilson, David Brown and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk, Janet Collins, Public Works Manager and Christina Mulcahey, Acting Administrative/Planning Assistant. Absent was Vice Chair Jamey Larone and Planning Committee member Mae Craig.

1. CALL TO ORDER

Chair David Bennett called the meeting to order at 8:30 a.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by committee members or staff.

3. MINUTES

The committee reviewed the meeting minutes of September 10th 2015 Joint Public Works/Planning Committee.

Moved by Rick Lester, Seconded by Murray Humphries

THAT the Public Works/Planning Committee accept the minutes of the September 10th 2015 Joint Committee meeting.

Carried

4. BUSINESS ARISING FROM MINUTES

David Brown commented that there never seems to be any work done on Humphries Road and he heard that all the culverts are plugged.

Chair Bennett said we are attempting to repair the road so that it doesn't break up next spring.

5. DELEGATIONS

There were none.

6. STAFF REPORTS / INFORMATION

6.1 Local Improvement Charges

CAO/Clerk Mackie McLaren reviewed information that he had prepared for the Committee on Local Improvement Charges. His recommendation is that the joint committees not consider using Local Improvement Charge as a possible solution to recover costs from developers that would be used toward the reconstruction of roads that are not up to a desired standard before future development is permitted.

John Wilson suggested removing "below a certain standard of construction" in the fourth paragraph of the report as we may be leaving the township open to liability with that wording. Murray

Humphries asked how we are going to determine the standard. Rick Lester asked if we should use the ratings in the Asset Management Plan.

Mayor Kingsbury said we need to start somewhere. He suggested that severances on a problem road require that developer add \$5,000 to a reserve fund. Once there is \$25,000 in the fund it will be used for road improvements.

Rick Lester asked if we could tie in the density of homes somehow. John Wilson agreed. A traffic study should be done on the road. Rick said from this point on, the number of severances on Humphries Road should be limited. Chair Bennett said we need something to help develop the road as development happens.

CAO/Clerk said he would suggest that the cap of \$25,000 be higher as we wouldn't be able to complete much with \$25,000. John Wilson suggested \$50,000. Murray said in the future costs will rise as well.

Bob Lockwood asked if there is any information available to us from other Townships that they have. Janet Collins said there no other agreements such as this in the County, the County Planner and the Township Lawyer are unaware of other such agreements.

Chair Bennett said we need some direction as to where we go with this.

John Wilson suggested that the fee be charged to all new severances on any road in the township. Bob Lockwood agreed that it should be universal throughout the township. If it is a development charge it should be throughout the township.

Bob Lockwood suggested a ratio for amounts. Maybe a lesser amount if the road is in better condition. He does agree with Mayor Kingsbury's suggestion with costing vary from road to road. Rick Lester said he sees an issue with deciding which amount per road. He would lean towards having a fixed cost no matter which road it is on.

Chair Bennett asked where we stand legally on creating a policy. CAO/Clerk said it would just be a condition of severance. We would have to develop another fund for this specific fee.

David Brown suggested the public be involved in this as well. Chair Bennett said it will go back to staff before we present to the Public.

Mayor Kingsbury said the intent is to look at problem roads. He suggests that this information go to staff for review and ideas and be brought back to the joint committees for their consideration.

Moved by Mayor Kingsbury, Seconded by Bob Lockwood

THAT the joint Public Works Committee and Planning Committee direct staff to prepare a report on Mayor Kingsbury's suggestion of the creation of a development fund contributed to by developers to improve roads that are in need of improvement that are subject to development pressures. **Carried.**

6.2 Per Metre Estimated Road Costs

Public Works Manager Janet Collins reviewed the report that she prepared upon the request of the Joint Committees. She said it is for information purposes and are estimated costs only. John Wilson asked about a road without asphalt on it as all the examples included asphalt. He requested a cost per metre for asphalt that we could subtract from the examples for the next meeting.

7. OUTSTANDING BUSINESS

None

8. CORRESPONDENCE

None

9. OTHER BUSINESS

None

10. NEXT MEETING

The Committees agreed to meet on Monday October 26th 2015 at 9:00 a.m.

11. ADJOURNMENT

The Public Works/Planning Committee meeting adjourned at 9:30 a.m.

CHAIR

SECRETARY