

The Corporation of the Township of Horton
PUBLIC WORKS/PLANNING COMMITTEE

November 19, 2015

There was a meeting of the Joint Public Works/Planning Committee held in the Municipal Council Chambers on Thursday November 19, 2015. Present were Committee Members: Chair David Bennett; Vice Chair Jamey Larone, Mayor Robert Kingsbury; Public Members Rick Lester, Murray Humphries, John Wilson, David Brown, Mae Craig and Bob Lockwood. Staff: Janet Collins, Public Works Manager and Christina Mulcahey, Acting Administrative/Planning Assistant.

1. CALL TO ORDER

Chair David Bennett called the meeting to order at 9:00 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 October 26th 2015 Joint Public Works/Planning Committee.

4. BUSINESS ARISING FROM MINUTES

Rick Lester asked if the letter sent to the severances pending, included the consideration for the \$5,000 charge. Chair Bennett said yes and there was a response.

David Brown said in his opinion, the \$5,000 is a little much. Chair Bennett said he doesn't believe so as developers are purchasing farms and then selling severances to recoup the funds. Vice Chair Larone said we did create a 5 severance policy. Today, the Township does not get a lot of grant money and we cannot keep going back to the taxpayers for more money. It has to go back to the development. Chair Bennett said we are seeing properties being bought and within a year there are 5 severances applied for.

5. DELEGATIONS

There were none.

6. STAFF REPORTS / INFORMATION

- 6.1 Questions asked by Members during the October 26th meeting
CAO/Clerk Mackie McLaren had prepared a report with the answers to questions that the Committee had asked at the October 26th 2015 Committee meeting. Janet Collins reviewed the report with the Committee. There were 5 questions that were asked that the CAO/Clerk investigated.

John Wilson asked how much it is for the application process for severance. Janet Collins said \$600 however the County gets \$400 and the Township the remaining \$200. Mr. Wilson said he feels that there should be more cost to the process of inquiry or consultation for severance applications due to the time staff spend assisting applicants. Chair Bennett noted that there is a fee for the Chief Building Official to comment on Septic Suitability for

severances. Chair Bennett said this is a good point that needs to be investigated.

Chair Bennett said we need to discuss where the Committee feels we should go. We have written comments from the Township Lawyer regarding the charge. If we are going to charge it on all roads then it has to be included in the Lot Development Charge.

David Brown asked if this would be charged to residents on County Roads. Chair Bennett said no, we have no jurisdiction on County Roads and that they would need their own policy.

John Wilson agreed with Chair Bennett that we need to decide which roads will need the charge. He also thought that looking at the Lot Development Charge would be good as well for the other roads.

Murray Humphries suggested that all gravel roads should be included. Chair Bennett said we would have to include prime and double roads as well.

Mayor Kingsbury said it is important that we get this through as we do have 5, possibly 6, severance applications already in process.

Rick Lester asked if we can capture the funds for the severances that have been applied for or is it too late.

Janet Collins said we may be able to capture the funds, however, physically the township probably cannot get there in time as we need to have the policy and agreements developed which will apply it to all new severances. Vice Chair Larone said we should move forward with the policy and we can clarify when the CAO/Clerk returns. Chair Bennett said if we move forward with the fee it could be on the sale to the new owners on issuance of the building permit for the severances that are in between right now. Therefore we are still recouping the fee.

John Wilson said it is unfortunate that the Committee hasn't come to decision yet so he doesn't believe we will recoup the funds from the severances in now. He feels that the applicants could go to the OMB. Chair Bennett said it is money that is needed on the road.

Bob Lockwood said we are here to discuss the recommendations from the lawyer and believes this is something we can work with.

Mayor Kingsbury said it is a good time to review the 5 severance policy as well. Maybe it is a good time to move it back down to 3 severances. Committee generally agreed.

John Wilson suggested adding road widening. Janet said that should be captured under a road improvement definition. The Committee directed Janet Collins to prepare the draft policy and send it to the Lawyer for her review and request that she prepare an agreement. Ms. Collins said she will bring the policy and agreement back to the Committee for a final review upon receipt.

Moved by Mayor Kingsbury

Seconded by Vice Chair Larone

THAT the Joint Public Works/Planning Committees recommend that Council direct staff to prepare a draft policy per the Township Lawyer's comments.

AND THAT staff engage the solicitor to prepare an agreement accordingly.

AND THAT the fee per severance be \$5,000.

AND THAT this policy be implement on all gravel roads within the Township and other roads as deemed in need of improvement.

FURTHER THAT both the fee and policy shall be reviewed annually.

Carried.

7. OUTSTANDING BUSINESS

Janet Collins suggested that the committee move to an ad hoc committee which will be suitable for the new Council/Committee process. Following a brief discussion, a motion was put forth.

Moved by David Brown

Seconded by Mae Craig

THAT the Joint Public Works/Planning Committees request that Council create an ad hoc committee of the Joint Public Works/Planning Committees for "Developer Upgrade of Municipal Infrastructure".

Carried.

8. CORRESPONDENCE

None

9. OTHER BUSINESS

None

10. NEXT MEETING

The Committee agreed to meet next at the call of the Chair as they will wait for receipt of the draft policy and agreement from the Township's Lawyer.

11. ADJOURNMENT

The Public Works/Planning Committee meeting adjourned at 10:05 a.m.

CHAIR

SECRETARY