

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

**July 14th 2015
6:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, July 14, 2015. Present were Chair Jamey Larone, Vice Chair David Bennett, Mayor Robert Kingsbury; Committee Members David Brown and John Wilson, Mae Craig and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk, Christina Mulcahey, Administrative/Planning Assistant.

1. CALL TO ORDER

Chair Larone called the meeting to order at 6:05 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest made by Committee Members or Staff.

3. MINUTES

The Committee reviewed the following meeting minutes:

3.1 Regular Planning Committee Meeting – June 9th 2015

The members agreed to hear the delegations under agenda item 5 at this point in the meeting.

5. DELEGATIONS

6:05 p.m.

Tim McDonald

CAO/Clerk reviewed a report that he had prepared for the Committee.

Mr. McDonald requested support for a narrow frontage severance that would require a zoning amendment. The severance would include a narrow laneway going to the back of the acre property but would pass close to an existing barn due to the configuration of Mr. McDonald's property.

Vice Chair Bennett asked where in the municipality we have allowed this type of development. CAO/Clerk did not have an exact situation for similarity. Vice Chair Bennett said this is extreme limits to allow building. Mae Craig asked if there would be a home built on this. Yes, Chair Larone asked what the distance would be from the barn to the front of the property. Mr. McDonald said more than 100 feet. Mr. Mayor Kingsbury asked if MDS is required, yes.

Mae Craig asked if the County has given an opinion on this. CAO/Clerk said no. Mayor Kingsbury said he does not believe the County would support.

Chair Larone asked for members comments. John Wilson said he would like to see it go to the County first then come to the Committee. He does not have all the information. John said he does not support this. Vice Chair Bennett said he is struggling with the idea of the situation of the frontage down to 22.7 meters. He cannot justify saying yes to this as an adequate development. Mayor Kingsbury said this does not fit the norm and does not support this either. Bob Lockwood agreed with Mayor Kingsbury. David Brown asked if there were any alternatives. Mr. McDonald said there are not many alternatives due to the

layout of the property. Chair Larone said he does have concerns with the barn on the property with the MDS requirements but we do not have that information in front of us. He cannot be favorable to this application. The Committee agreed that if this application was before them, they would not support this.

6:20 p.m.

Mike Fortier

CAO/Clerk reviewed the report that he had prepared for the Committee. Mr. Fortier's proposal is to add 2 more residential severances along Pinnacle Road on either side of 935 Pinnacle Road. The concern is Strip or Ribbon Development. The County planning staff raised this issue on a General Inquiry Report. Mr. Fortier requested the committee's comments on this question.

Vice Chair Bennett said he is a bit upset that the township has almost let a subdivision be developed on the road itself. He is struggling with the idea a bit however he believes it's not going to affect the municipality much. Mayor Kingsbury agreed with Vice Chair Bennett's comments and he doesn't have an issue with it at all. Chair Larone said as he looks through the application he does not have any issues as the area is already built up now, the road is up to date as well.

The general consensus of the Committee was support of this application.

The Committee recessed the meeting for Supper Break at 6:35 pm.

Chair Larone called the meeting back to order at 6:55 pm. All attendees were present with the exception of Christina Mulcahey.

4. BUSINESS ARISING

4.1 Jeff Taylor – follow up on contractor yard and shop

Councillor Bennett informed the Members that he attempted to contact Mr. Taylor over the past two days and was unsuccessful. He said he visited Mr. Taylor's property this morning. There are several unlicensed vehicles stored on the property along with what appears to be a garage that has been relocated and stored on the property. He said he will continue to contact Mr. Taylor and invite him to attend the September Planning Committee Meeting.

Chair Larone asked what options are available to the Committee. Councillor Bennett suggested that the property was not suitable for a contractor's yard because of the area it is located in. He would hope that there would be a site that we could work with a third party to offer Mr. Taylor.

4.2 Report – Interim Control By-law

Chair Larone referred to a report from the CAO/Clerk which comments on Member Wilson's suggestion of using an Interim Control By-law under the Planning Act to restrict development on roads not up to standard. The CAO/Clerk reported that our Planning and Lawyer had advised that an Interim Control By-law was not meant for this purpose.

6. CONSENT APPLICATIONS

6.1 There were no consent applications to consider.

7. SATURN POWER – Request for support.

The CAO/Clerk reported that Saturn Power had asked what was required of them for Planning Committee and Council to support their proposal. He had discussed this with Mayor Kingsbury who suggested there were three issues to resolve. They were:

- Comments from abutting landowners indicating that their concerns have been addressed;
- A comment on the possibility of the other properties that David Draper submitted to Solar Power to be used instead of the Goshen Road property; and
- An amendment to the draft Vibrancy Agreement that removes the cost of taxes from the amount of their annual commitment to a Vibrancy Fund.

Saturn has responded that their Dave Patterson will be up in the area July 20 and 21 to visit the abutting landowners to answer any new or unanswered questions and resolve them; comment on the suitability of the alternative properties that were suggested and a revised draft of the Vibrancy Agreement that removed property taxes from the Vibrancy Fund.

John Wilson commented that he is concerned that some solar developments are going bankrupt. He suggested a clause that sets out their guarantee to clean up the property if it fails.

After further discussion, it was agreed to request a meeting with Mr. Patterson when he is in the area next week after he has spoken to the abutting neighbours to report that their concerns have been resolved. Suggested date and time was Tuesday July 21 at 4 pm.

8. **CORRESPONDENCE**

8.1 County of Renfrew – Species at Risk and Planning

The CAO/Clerk reviewed a letter dated June 18, 2015 from Charles Cheesman, Manager of Planning Services, County of Renfrew. This letter advises that the Ministry of Natural Resources have withdrawn the service for the “flagging tool” they have provided the County which identifies property with potential Species at Risk issues. With the “trigger” no longer being supported, the County will no longer referring planning applications to the Ministry for Species at Risk effective immediately. However any application that has been submitted where Species at Risk potential had been identified will continue through the Species at Risk approval process.

The letter also advised that the Province has recommended that to ensure decision makers have sufficient information, Planning Act applications be supported by an appropriate level of ecological site assessment to determine the potential for significant Species at Risk habitat. This will not come into effect until the next County Official Plan is approved, approximately 1 years’ time.

Mayor Kingsbury commented that the County Council Members were briefed on this topic at their June Council Meeting. He outlined that future severance applications will have to include an Environmental Assessment which will prohibit the number of applications that will be made.

8.2 Soventix – Update

The CAO/Clerk informed the Members that he has requested comments from the Soventix Solar project on support or comments from the abutting public. They were sent a list of property owners within 400 feet of the Nolan farm with a request that Soventix respond with their comments by today. Nothing has been received.

9. **OTHER BUSINESS**

9.1 Crozier Subdivision File

The CAO/Clerk informed the Members that Council had requested input from the Developer and from our Peer Review Engineer to see if the Township could play a role in moving this development forward. Our engineer has provided an up to date comment but an attempt to contact the developer was not successful.

Councillor Bennett suggested the Committee take a more active role in urging the development to proceed as it would be an advantage to the Township. He proposed that the Committee host a meeting with Mr. Crozier and our engineer. It may cost us the cost for our engineer but it would be worth it if the development was restarted.

Mayor Kingsbury questioned if the developer wanted to proceed. Councillor Bennett suggested the issue was the engineering design work our engineer requested before they signed off on the Storm Water Management application to the Ministry of the Environment. He asked why we can't allow the developer's engineer to send the Storm Water Management plan ahead to MOE for their input and wait for their response. If MOE approved the plan then our engineer would not need the additional engineering work to be done, but if MOE requested more design work before approval, our engineer would be proven right.

Chair Larone asked if we had a meeting with both engineers and the developer, would that assist in moving the development forward. Councillor Bennett suggested there was a role for the Committee to kick start this deadlock.

Moved by Dave Bennett

Seconded by Bob Lockwood

That Crozier Developments along with their engineering team and Horton's peer review engineer be invited to attend the September Planning Committee Meeting to attempt to resolve the engineering impasse.

Carried.

10. **NEXT MEETING**

The Members agreed to the following meetings:

- July 21, 2015 at 4 pm with Saturn Power (tentative)
- September 8, 2015 at 6:00 pm, Regular Committee Meeting, and
- September 10, 2015 as a joint Public Works/Planning Committee Meeting to continue the discussion on a development policy for severances on substandard roads.

11. **ADJOURNMENT**

Chair Larone declared the Meeting to be adjourned at 7:35 pm.

CHAIR

SECRETARY