

THE CORPORATION OF THE TOWNSHIP OF HORTON

SPECIAL PLANNING COMMITTEE MEETING

**July 27TH 2015
3:00 P.M.**

There was a Special Planning Committee meeting held in the Municipal Council Chambers on Tuesday, July 27, 2015. Present were Chair Jamey Larone, Vice Chair David Bennett, Mayor Robert Kingsbury, Deputy Mayor Robert A Johnston; Committee Members John Wilson, Mae Craig and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk, Christina Mulcahey, Acting Administrative/Planning Assistant. Absent was Committee member David Brown.

1. CALL TO ORDER

Chair Larone called the meeting to order at 3:10 p.m.

2. DECLARATION OF PECUNIARY INTEREST

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

3. MINUTES OF JULY 21, 2015 SPECIAL PLANNING COMMITTEE MEETING

The Committee reviewed the minutes of the July 21st 2015 Special Planning Meeting.

4. SATURN POWER PROPOSAL FOR SOLAR FARM(S)

- Review draft panel location plan – Committee reviewed the draft
- Review draft Vibrancy Agreement – The draft agreement was not available to the Committee at this meeting.

CAO/Clerk handed out a report on Issues to Consider. The Committee reviewed these issues which were:

- Did Dave Patterson contact Derek McGrimmon re panels being close to his farm property?
- Vibrancy Agreement – is there a revised dollar commitment to the fund? Is there a request for “signing bonus” or front loaded payments?
- Consideration for a “bond” to ensure cleanup of the property at the end of the life of the project AND to ensure property maintenance is carried out i.e. timely cutting of the grass around the site etc.
- Review property development plan. Plant trees to screen visibility of panels from adjoining property owners. What Species of tree – minimum height and spacing?
- Other considerations

Mayor Kingsbury noted that Councillor Bennett had mentioned putting solar panels down at the Community Center or a signing bonus as part of the vibrancy agreement. Then the township would be able to reduce the high energy costing down at the Community center.

Mae Craig asked if the cutting of the grass should be just around the site or all over the site. The Committee discussed. CAO/Clerk suggested 2 or 3 cuts per year. Committee suggested asking how many times they would plan on cutting the grass.

Chair Larone would like to see a bond for the remediation to ensure clean up at the end of the 20 year agreement.

During the meeting Mr. Ray Roth called to say that he is available over the phone if there were any questions to be answered. The committee did not wish to discuss over the phone and would rather have representation at the meeting.

The Committee didn't want to move forward without any numbers or documents to work with.

Vice Chair Bennett suggested asking for \$25,000 up front to the Township. The Committee generally agreed. Escrow – Money goes into a third party in trust.

The Committee reviewed the new plan. Chair Larone suggested a tree berm all along the road way in front and half way down the side of the site to the connections as well so no visibility is there from any resident. Mayor Kingsbury said one row of trees may not shield it very well. We want to see mature trees planted. We need to establish what type of trees as well. Double row of trees offset. Describe what a mature tree is and what type of tree they wish to plant.

The Committee agreed to wait until they have received the information that they requested prior to this meeting.

5. RECOMMENDATION TO COUNCIL ON SOLAR FARM PROPOSAL

There was no recommendation at this time as no representatives of Saturn Power was present.

6. ADJOURNMENT

Chair Larone declared the meeting adjourned at 3:45 p.m.

Chair

CAO/Clerk