

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

**September 8th 2015
6:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, September 8th, 2015. Present were Chair Jamey Larone, Vice Chair David Bennett, Mayor Robert Kingsbury; Committee Members David Brown, John Wilson and Mae Craig. Staff: Mackie McLaren, CAO/Clerk, Christina Mulcahey, Acting Administrative/Planning Assistant. Absent was Committee member Bob Lockwood.

1. CALL TO ORDER

Chair Larone called the meeting to order at 6:00 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 – July 14th 2015

Mayor Kingsbury asked if there was any progress with the Subdivision proposal near the intersection of Eady Road and Storyland Road. CAO/Clerk said yes, the developer was invited to this committee meeting however they did not see need to do so as things were progressing fine to their satisfaction.

4. BUSINESS ARISING

4.1 None

PUBLIC MEETING - JEFF MCLEOD – APPLICATION A05-15

5. DELEGATIONS

6:10 p.m.

Bonnie Lynn Kane

CAO/Clerk reviewed a report that he had prepared for the Committee. He noted that Bonnie Lynn Kane and Shirley Russell have owned their property on Garden Lake for 21 years and understood they owned a piece of property that they have recently learned they do not own. This property is owned by Stephen and Sandra Brown. After negotiation, the Browns have agreed to sell that parcel of property to the Kane/Russell. This application is before the committee later tonight. A condition of the severance is a zoning amendment. Bonnie Lynn Kane was present in support of the zoning amendment application they have made to satisfy this condition. Committee asked for Ms. Kane to stay until they discuss the application on the Agenda. She agreed to do so.

6:20 p.m.

Soventix Inc - Ahmad Antar – Representative of Soventix

CAO/Clerk reviewed the report that he had prepared for the Committee. This is a much smaller solar project than the Saturn proposal and agreement council

has dealt with. The neighbouring property owners were contacted by a direct mail out from Soventix and no public response was received. Soventix is looking for the Township's support.

Mr. Antar said they are proposing a smaller project through a different program. The way these projects are applied for are different as well. Soventix has always worked in partnerships with a community cooperative. The idea is to make up local Ontario residents who support solar and who would like to benefit from it. The members invest in the cooperative and the money flows at a high level. Out of the revenue of the solar project, the maintenance of the system is first, the next priority is for the cooperative members. Out of that the lease rate to the landowner is taken. This model is something they have done in the past, but it wasn't until the LRP came around and the Vibrancy agreement came about that municipalities are asking for a financial contribution. The municipality support is big to them so it makes sense to have a vibrancy agreement as well. There are certain things they can do and certain things they cannot do. There isn't that much money especially at the cash flow level. What he wants to say that per megawatt it would only work out to be \$500-\$600 per year.

Councillor Larone asked for Committee questions.

Councillor Bennett said maybe there could be a solar system for the municipality is that still on the table. Ahmad said that a 10 kW system would be up to \$20-30,000 to set up. They do not have a budget for issuing that. They would not be able to entertain that at this stage. They are always happy to work with and help municipalities that wish to have their own solar projects. It would be to manage the risk and develop of the project. That is really only the model they could work with.

Councillor Bennett asked what the life of the project is. Ahmad said 20 years. Councillor Bennett said it wouldn't be asking for much then. Over the lifespan of the project, it would be termed over 20 years anyhow. Ahmad said it would cost way more than the \$10,000 for a 10 kW generator.

Mayor Kingsbury said there is very little benefit to the municipality by offering. It is not our problem; it is the company's problem. He is not in support to sign the resolution if there is no value to our residents of Horton.

Ahmad said what they are offering would be the same as the larger systems however scaled down to the size of their smaller system. There is a limit to what they can offer given the circumstances. At the end of the day if they don't get support, they will still have to apply without the points for municipality support.

John Wilson asked if there were any comments back from the properties in the area. Did the property owner already sign the agreement? Yes he did. John Wilson said the property owner was told he could not back out the agreement at this point.

Mae Craig said she does not hear any benefits to Horton Township. She noted she is not in favor of solar power in the first place.

David Brown asked what the final dollar amount would be to the Township. Mr. Antar said \$500-\$600 per year. David asked if we would be able to see the project from the road. No, there has to be a visual bearer.

Councillor Bennett said he has a couple of issues. There is 5 acres of land. We would get \$18,000 in lot development fees if that land was severed.

Chair Larone asked if the land owner becomes the lease contract for 20 years. Yes that is correct. What happens at the end of the 20 years or if the company goes bankrupt? Mr. Antar said it is not in just the lease, there is a contract with

the province and it requires the company to return the land to the condition it was before.

John Wilson, looking at the agriculture lands as well. This property is a nice farm and the area around it as well.

Mayor Kingsbury said he mentioned future projects. Would there be any of these projects in Horton Township? He said this is the only project.

Councillor Bennett asked what the final date is for our support.

They are preparing the application now. We would need the hard copies by September 25th 2015. He asked if he would go back and talk to his other partners.

Mayor Kingsbury said the ball is in the company court to come back and make an offer to the municipality that will benefit the municipality.

Chair Larone said we are not opposed to solar power but looking for benefits to the municipality.

6. **CONSENT APPLICATIONS**

6.1 Brown – B48/15 (Bonnie Lynn Kane Agent)

Bonnie Lynn Kane is agent for this application and she appeared before the Members earlier in the meeting. This is a lot addition application with the property to be added to the Bonnie Lynn Kane and Shirley Russell property. Councillor Bennett asked about the frontage of the remaining portion of the property. The CAO/Clerk said the minimum would be 52.5 therefore it would meet the minimum 40m frontage requirement. The retained lands would be less than the minimum lot size.

Moved by David Brown, Seconded by Councillor Dave Bennett that Planning Committee recommend to Council that they support consent application B48/15 to permit a lot addition severance from the Stephan and Sandra Brown to the Kane/Russell property in Lot 27 Concession 4 subject to the following condition:

Rezone the Brown property to reduce the minimum lot size.
Carried.

Moved by David Brown, Seconded by Mae Craig

That Planning Committee recommends to Council that they receive the application for rezoning of the Stephen and Sandra Brown's property located at 416A Garden Lake Trail, which will be a condition of approval of consent application B48/15. Further that Council request the County Planning Staff prepare the draft by-law and meeting notices. Carried.

6.2 Tippins – B46/15

CAO/Clerk stated that this is a lot addition severance. The remnant parcel contains the house and barns within the 8.6 ha. 10 ha. is the minimum area for a farm. A zoning amendment would be a condition of approval as would the repealing of the RU-E33 zone as there will now be sufficient frontage to meet the minimum frontage required in the zoning amendment.

Moved by Councillor Dave Bennett, Seconded by David Brown that Planning Committee recommend to Council they support consent application B46/15 to permit a lot addition severance in lot 5 Concession 8, subject to the following conditions:

Rezone to reduce the minimum farm size from 10 ha to 8.6, and
Rezone to repeal the RU-E33 zone

Carried.

6.3 Cobus – B54/15 & B55/15

CAO/Clerk said there are two severances proposed by Tom and Terry Cobus. The first lot includes an existing residence and meets planning requirements. The second lot has an issue with the MDS standards and would need to be increased in size. A development charge and a consent agreement would also be conditions on this lot.

Moved by Mae Craig, Seconded by Mayor Kingsbury that Planning Committee recommend Council support consent applications B54/15(1) and B55/15(2) for Tom and Terry Cobus to sever two parcels from their property in part of Lot 14 Concession 3 subject to the following conditions:

B54/15 Consent agreement

B55/15 Consent agreement
Lot development charge of \$3,762.00
Amend application to increase lot size to conform with
MDS requirements.

Carried.

7. **County Official Plan**

7.1 Chair Larone said the County officials attended the September 1st Council Meeting and they advised that the province is pushing to identify the farmland as an Agriculture designation in Horton Township. The Committee reviewed a report on numbers of acres to be re-designated Agriculture. Chair Larone said he has huge concerns with this issue.

CAO/Clerk said Horton is part of the County of Renfrew Official Plan. The Plan has to be reviewed every 5 years. The County is now very focused as the updated OP needs to be approved by the Province before March 31, 2017.

Mayor Kingsbury said we do not have Agriculture designation. We should not accept this at all. We need to oppose it right through to the end. The Committee should give direction. Mayor Kingsbury said Horton carried out a study in 1988 which showed Horton did not have sufficient agricultural land to protect with a designation. Other protection measures were added to the Zoning By-law to protect farmland. This study should be referred to again.

John Wilson asked if we need to go to the public about this as well. Maybe residents do not want it either.

Chair Larone Mayor Kingsbury and the CAO/Clerk will meet and make a recommendation to the Committee at the next committee meeting. We need to build a case and see where we can go with this.

David Brown suggests a Public Meeting as well to inform residents. Chair Larone said that is a possibility. We would need to be prepared to present to the public.

Councillor Bennett said we should just notify the County that no, we do not want to proceed with this.

8. **CORRESPONDENCE**

8.1 None

9. **OTHER BUSINESS**

9.1 None

10. **NEXT MEETING**

The Members agreed to the following meetings:

- Regular Committee meeting October 13th 2015 at 6:00 p.m.

11. **ADJOURNMENT**

Chair Larone declared the Meeting to be adjourned at 7:45 p.m.

CHAIR

SECRETARY