

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

**November 10th 2015
6:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, November 10, 2015. Present were Chair Jamey Larone, Vice Chair Dave Bennett, Mayor Robert Kingsbury; Committee Members David Brown, John Wilson, Bob Lockwood and Mae Craig. Staff: Mackie McLaren, CAO/Clerk and Christina Mulcahey, Administrative/Planning Assistant.

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 – OCTOBER 20, 2015

John Wilson asked if the Kasaboski's went ahead with the severance. CAO/Clerk Mackie McLaren said yes it is underway.

Mayor Kingsbury noted that we should keep up to date with the progress on the new development (Elements – Luxury Tented Camp & Nature Spa) at the old Storyland property. Chair Larone said the owner was going ahead with the platforms this year. John Wilson asked if the Fire Marshall will go out to view the tents. Vice Chair Bennett said it would be the Building Official as it would fall under the Building Code. Mayor Kingsbury said he was concerned that there was some type of burning device going to be inside the tent. Chair Larone asked that early in the Spring that there be a site inspection done at the development.

3.2 COUNTY OFFICIAL PLAN REVIEW NOTES – OCTOBER 21, 2015

Mayor Kingsbury said that we will need some direction on where to go with this Committee decision about the Agriculture Land in Horton. Dave Brown asked what the implications are either way.

Vice Chair Bennett asked if any other Municipalities are in the same as Horton. Mayor Kingsbury said we are unique as we just have Rural. And we would like to stay that way. Vice Chair Bennett said he would like to see Milton Stevenson, former Reeve, come in to speak with the Committee regarding this. He dealt with this situation before and could give us some insight. The case he battled back then was just as strong as what we are dealing with today. Chair Bennett said he would like to see us with no Agriculture Land at all. Chair Larone asked the CAO/Clerk to reach out to Mr. Stevenson for his input on this issue.

4. BUSINESS ARISING

4.1 None

5. DELEGATIONS

5.1 None

6. CONSENT APPLICATIONS

6.1 629995 ONTARIO INC. (ERIC DRAPER) B108/15(1) & B109/15(2)

The Committee reviewed the applications. CAO/Clerk said this is the continuation of three applications that were applied for earlier on Thomson Road. These lots would be closer to the Ottawa River from the lots he severed. There are some issues identified however they have been resolved when the first three were approved. At this point in time there are no outstanding issues.

Chair Larone asked why the original application was abandoned.

Moved by Bob Lockwood, Seconded by Mae Craig

THAT the Planning Committee recommends to Council that the support B108 and B109 Consent Application upon the following conditions: Lot Development Charge and Consent Agreement. **Carried.**

7. CORRESPONDENCE

7.1 None

8. OTHER BUSINESS

8.1 GARY CARTY – ZONING AMENDMENT

CAO/Clerk reviewed his report to the Committee.

Moved by Mae Craig, Seconded by David Brown

That Planning Committee recommends Council receive the zoning amendment application for Gary and Karen Carty to reduce their lot frontage from 40 metres, as required in By-law 2010-14, to the actual 5 metre frontage that they have on Whitton Road and requests the County Planning staff to prepare the draft by-law and public notices.

Further, Planning Committee recommends that Council waive the \$600 zoning application fee as this property should have been included as part of the amendment set out in by-law 2013-50. **Carried.**

8.2 JEFF TAYLOR – ZONING COMPLIANCE ISSUE

CAO/Clerk said that our Bylaw Enforcement officer raised the question of what was happening with this property. It is still an open file with the bylaw enforcement officer. Vice Chair Bennett said he has been speaking with Mr. Taylor and he thought that he was going to build a residential garage. John Wilson said he couldn't do that as it is two separate lots.

Mr. Bennett said he went and looked at the property today and there hasn't been anything added to the property since he looked at it last fall. Everything is neat and tidy on the property. Vice Chair Bennett said he did not see any construction material on his property today.

Mayor Kingsbury noted that the bylaw officer should remind Mr. Taylor that he is not to operate his business out of that property. Vice Chair

Bennett said that Mr. Taylors yard is much neater than some of the other properties out in Cotieville. Mayor Kingsbury said he actually was running his roofing business out of this yard and we have asked him to stop. Maybe just remind him. Vice Chair Bennett said he believes Mr. Taylor realizes this.

John Wilson said this was complaint driven. That's why the Committee was looking at this property and we have to act on it.

At this time Chair Larone asked about the property on Nadobny Lane that the Committee was dealing with. John Wilson said it looks a little tidier however it is his burning that bothers the neighbours in the area. He seems to be burning other material other than wood. CAO/Clerk said he will have the bylaw officer check out the property.

9. NEXT MEETING

The next Committee meeting will be held during the Council meeting on December 15th 2015 at 6:30 p.m.

Chair Larone thanked the Committee for their time and patience and energy they have put into the Committee as this is his last meeting as Chair due to the new structure of Council/ Committee meetings.

Mayor Kingsbury thanked Chair Larone for all the hard work he put into this Committee as well.

10. ADJOURNMENT

Chair Larone declared the Meeting to be adjourned at 6:45 p.m.

CHAIR

SECRETARY