

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

JANUARY 13, 2015

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, January 13, 2015. Present were Committee Members: Chair Jamey Larone, Mayor Bob Kingsbury, Councillor David Bennett; David Brown, John Wilson and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Executive/Planning Assistant. Absent: Committee Member Mae Craig

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 by committee members or staff.

3. MINUTES

3.1 Regular Planning Committee Meeting – Dec. 09, 2014

Committee members reviewed the minutes of the December 09, 2015 Planning Committee meeting.

3.2 Farrell's Landing Sub-Committee Mtg. – Dec. 15, 2014

Committee members reviewed the minutes of the December 15, 2014 Farrell's Landing Sub-Committee meeting. John Wilson asked about the Township's costs involved in addressing this issue. Mackie McLaren, CAO/Clerk said that the costs involve Committee Member costs for attending meetings and legal costs in researching the issue.

4. BUSINESS ARISING:

4.1 Update on Imison Site Plan

Councillor Bennett noted that he had been trying to arrange a meeting with Chair Larone, himself and Mr. Imison as directed at the December 09, 2014 Planning Committee Meeting. He had been unable to finalize a meeting, however, Mr. Imison had called him on the weekend and they met briefly to discuss his plans. Mr. Imison is hoping to have a plan together to present at the February Committee Meeting. Councillor Bennett said that he has also requested Mackie McLaren, CAO/Clerk to investigate an OMB decision for the City of Ottawa regarding site plans for a car sales operation.

4.2 Update on Taylor zoning amendment/site plan

Councillor Bennett reported that he has met with Mr. Taylor regarding his zoning amendment. The Economic Committee and Mr. Taylor are exploring other avenues available for his business.

The Committee agreed that the Township would benefit from a facility that would lease Commercial property to small businesses.

4.3 Consent No. B148/14 – James Bovair

Mackie McLaren, CAO/Clerk reported that Mr. Bovair has amended his application to include the portion of land with slip clay on the retained parcel.

5. DELEGATIONS

6:05 p.m. - Shawnalee Enright- unable to get land line service or high speed

Shawnalee and Jamie Enright were present before the Committee to discuss the high costs to obtain land line service from Bell for their newly constructed residence. Their neighbour, Tim Bursey, was also present in the audience. Bell has quoted a cost of \$3,500.00 to provide a land line. They voiced concerned for other new residents moving to this area that will be facing the same exorbitant costs. They asked if there was anything the Township can do to address this issue. After discussion, the Committee directed Mackie McLaren, CAO/Clerk to research what Bell's plans are for the River Road area and also to check with the EOWC regarding the status of high speed for this area. Mayor Kingsbury was also requested to check with Renfrew County regarding this issue.

6:20 p.m. - Kevin Mask

Mr. Mask was present before the Committee to discuss the proposed asphalt plant for the Miller Plant on Whitton Road. He referred to a 1999 letter he has from a former Horton Township Councillor regarding the asphalt plant location.

Mayor Kingsbury noted that Mr. Mask has been before the Committee and Council on numerous occasions. He feels that Mr. Mask's questions have been answered many times over. The Planning Committee, Council and staff have spent an enormous amount of time responding to his questions. Mr. Mask does not seem to accept the OMB decision from the 1999 OMB hearing and the explanations given to him by staff/Council.

Chair Larone said that unless Mr. Mask has new relevant information that is provided to the Committee beforehand, they will no longer accept his delegate requests to attend future meetings..

6. CONSENT APPLICATIONS:

None

7. CORRESPONDENCE:

7.1 Letter to Miller Group Inc., Ministry of the Environment
re: Communication Channel Group - Asphalt Plant, Jamieson Pit

The Committee reviewed the above letter. Mr. McLaren said that he has not yet received a response from either party.

8. REPORTS

8.1 Number of Vacant Lots in Horton Township

The Committee reviewed the above report.

8.2 Drainage and grading plan condition on severance

Mackie McLaren, CAO/Clerk reviewed the above report with the Committee. He also reported that he has received a quote from an engineering firm regarding fees for a drainage plan. A basic drainage plan would be in the \$1,000 range, while a more extensive drainage plan would be in the \$3,000 to \$5,000 range. After discussion, the following resolution was put forward.

Moved by David Brown, Seconded by John Wilson

THAT the Planning Committee and the Public Works Committee direct staff to create a "Protocol" that will enable staff to review Consent Applications and provide conditions to the County of Renfrew while having regard for the mandate of both Committees.

FURTHER THAT the conditions to consider:

- Lot drainage/grading
- Roadside ditching
- Proper outlet
- Road surface condition
- Financial considerations (Lot development fees)
- Consent agreement (on rural properties only)
- Building permit concerns – what conditions can be tied to the permit, etc.

Carried.

8.3 Peter Tsarouchas Zoning Amendment

Mackie McLaren, CAO/Clerk reported on a conference call that he and Rose Curley, Planning Assistant had taken part in. The other parties on the call were Emma Blanchard, Township lawyer, Charles Cheesman, Renfrew County Planner and Alana Zadow, Secretary Treasurer, Renfrew County Land Division Committee. Emma Blanchard, Township Lawyer has indicated that she will have a recommendation on this issue in the next week or so. In order for the applicant to meet his consent application deadline of February 25, 2015, the Township will have to pass the zoning bylaw before February 03, 2015.

Mr. McLaren asked if Council/Planning Committee wanted another public meeting regarding this zoning amendment. If they did not he would have to pass a resolution stating they have chosen not to hold another public meeting. After discussion, the Committee agreed that there should be another public meeting and that we should notify the approximately 23 affected property owners. After, Mr. McLaren has received a recommendation from our lawyer, he will co-ordinate a date for the Public Committee Meeting.

9. OTHER BUSINESS

9.1 Bonnechere River First Chute

David Brown spoke to the Committee about the proposed Hydro Project at the First Chute on the Bonnechere River in Horton Township. He said that many people, including himself use this area for fishing and kayaking. He would hate to see this wonder of nature disappear with the Hydro development. He is looking for a way to prevent this project from happening. He is checking with natives at Golden Lake to see if there was once a Native Burial

ground at this site. He will report back to the committee at the next meeting.

10. NEXT MEETING

The next Planning Committee meeting will be held on February 10, 2015 at 6:00 p.m. in the Municipal Council Chambers.

11. ADJOURNMENT

Moved by Bob Kingsbury, Seconded by David Bennett

That the Planning Committee meeting be adjourned at 7:59 p.m.

Carried.

CHAIR

SECRETARY