

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

**MARCH 10, 2015
4:00 P.M.**

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

1. CALL TO ORDER

Vice chair Bennett called the meeting to order at 4:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest made by Committee members or staff.

3. MINUTES

3.1 Regular Planning Committee Meeting – February 10, 2015

The Committee reviewed the minutes of the February 10th 2015 Committee meeting minutes.

4. BUSINESS ARISING

There was no business arising from the Minutes.

Mayor Kingsbury asked if Vice Chair Bennett had contacted Dr. Venema. Vice Chair Bennett said no he had not contacted him yet. He will contact him and report back. CAO/Clerk said there was a suggestion about a Public Meeting concerning the return of the portable asphalt plant to the Jamieson Pit this Spring. The Members agreed to discuss later on during this meeting.

Committee member David Brown informed the Committee that there reported to be native graves on the former Ferguson farm. He is working with the Algonquins of Pikwakanagan First Nation of Golden Lake concerning a Native historical site at the First Chute. He will keep the Committee informed of any further information.

5. DELEGATIONS

4:00 p.m. Dave & Warren LaRocque – George Jackson Toyota
Amend Site Plan for Body Shop

Vice Chair Bennett welcomed Dave and Warren LaRocque. Dave LaRocque handed out a 2015 Construction Proposal. He asked for the Committee's support. They propose an addition to the back of their current building of approx. 75 feet wide to depth of 100 feet. The building will be constructed with the same materials as the existing building. The addition would consist of a ground floor which will accommodate a body shop with factory spray booth, detail area with automated car wash, technician lunch room and washroom and an equipment/tool room.

Dave LaRocque said they would like to commence as soon as possible, when frost is out of the ground with the approval of Horton Township and Planning Committee.

Mayor Kingsbury asked if the car wash was open to the public. No, it is for cars that they are servicing. Mayor Kingsbury congratulated them and supported the idea 100%.

Committee member John Wilson asked if they would expect any issues with the Geothermal. Dave replied no, the current building is Geothermal. There are no issues with the existing system they currently use.

Committee member Bob Lockwood asked if after tonight there would be a more professional drawing.

Vice Chair Bennett thanked them for coming and congratulated them as well

Moved by John Wilson, Seconded by Bob Lockwood

That the Planning Committee recommends to Council that they accept the 2015 Proposal for construction for their body shop.

Carried.

4:15 p.m. Hugh Stevenson – Zoning Amendment Application

Hugh Stevenson was present and said he is considering erecting a contractors shop and yard for his construction company on land owned by his father, Milton Stevenson in Lot 17 Con 4 off Johnston Road. His father would rezone approximately 2.5 acres located in a plantation area on the property.

CAO/Clerk said the property is zoned Rural and Extractive Industrial Reserve (EMR). Mr. Stevenson believes that the plantation area is still within the Rural zoned area.

Moved by David Brown, Seconded by John Wilson

That the Planning Committee recommends to Council that they support the zoning amendment application of Milton Stevenson, (Hugh Stevenson, Agent) and recommends that the County Planning Staff prepare the notices and draft by-law.

Carried.

6. CONSENT APPLICATIONS

6.1 B148/14 James Bovair – Amended

CAO/Clerk said this application came before the Committee several months ago and the members suggested a change to the lot layout. He said that the amended application before them reflected this change.

Moved by Bob Lockwood, Seconded by David Brown

That the Planning Committee recommends to Council that they accept the Amended Consent Application B148/14 for James Bovair subject to the following conditions:

- Lot Development Fee of \$3728
- Consent Agreement
- Meets MDS Requirements
- Dwelling must be constructed outside 150 meter influence area from EM & EMR zones

Carried.

7. CORRESPONDENCE

The Committee reviewed the following correspondence.

CAO/Clerk handed out a second letter from Watson & Associates regarding the changes to the development charges and bylaws for Committee Review.

- 7.1 AMO Changes to Land Use Planning & Development Charges Legislation
- 7.2 Watson & Associates - Changes to Development Charges By-laws
- 7.3 Ontario Human Rights Commission – Applying Human Rights to zoning

8. REPORTS

The Committee reviewed the following reports.

- 8.1 Ministry of Agriculture, Food & Rural Affairs - Review of MDS Formula

Mayor Kingsbury said we should respond to the report as requested. CAO/Clerk said he could check with the County to see if they have any recommendations.

- 8.2 Draft Guidelines on “Permitted Uses in Ontario’s Prime Agricultural Areas”

CAO/Clerk reviewed. He noted that Charles Cheesman, Planner at the County of Renfrew has requested a future appointment at Council or this Committee to discuss changes to the County Official Plan requested by the Province that will affect Horton’s agricultural areas. Vice Chair Bennett said when he does come there should be a Planning meeting and invite all of Council members to be present.

The CAO/clerk said there was a study back in the late 80’s which was instrumental in removing the Agricultural Zone designation from the zoning by-law. He will pull the study to have for information if needed. Committee member John Wilson said he wouldn’t mind reviewing the study. The Committee should have a copy of the study for the next meeting.

9. OTHER BUSINESS

Zoning Request from Tom Orr.

The CAO/Clerk presented a zoning application that was received today. Part of Mr. Orr’s property in Lots 24 & 25 Con 7 & 8 is zoned Campground Commercial – Exception One which only permits rough camping. Mr. Orr has plans to offer a full variety of campground uses that are permitted in the Campground Commercial Zone in our Zoning by-law. CAO/Clerk said the Committee may wish to receive this application, but hold off on supporting the application until seeing more documentation. John Wilson suggested a site meeting would be appropriate. The Committee received this as information.

Dates for Public Meeting on Asphalt Plant

At this point in the meeting, Vice Chair Bennett tried to contact Dr. Venema regarding a date for a Public Meeting. He spoke with Mrs. Schinkel-Venema. She said any date in April would work. The Committee discussed having the Public meeting at 7:00 p.m. during the Regular Committee meeting on April 14th 2015. They gave an optional date of April 22nd 2015 at 7:00 p.m.

10. NEXT MEETING

The committee agreed to meet Tuesday April 14th at 6:00p.m.

The committee discussed a site meeting at Tom Orr's property prior to their committee meeting. They agreed to meet at 5:00 p.m.

CAO/Clerk said he would have documentation prepared.

11. ADJOURNMENT

Moved by David Brown, Seconded by John Wilson
That this committee meeting be adjourned at 4:45p.m.

Vice Chair

CAO/Clerk