

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

**MAY 12, 2015
6:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, May 12, 2015. Present were Chair Jamey Larone, Vice Chair David Bennett, Mayor Bob Kingsbury; Committee Members David Brown, Mae Craig and Bob Lockwood. Absent was John Wilson. Staff: Mackie McLaren, CAO/Clerk, Mario Simon, Administrative/Planning Assistant. Also present was Deputy Mayor Robert A. Johnston.

Prior to the Meeting, the Members and Staff met on site with Tom Orr to review his work towards completion of a campground property. This property is the subject of a zoning amendment application that Council will consider once the application is deemed to be complete.

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 – April 14, 2015

4. BUSINESS ARISING

4.1 Mobile Homes: By-Law 98-20

David Bennett had a question regarding how the zoning process works for mobile homes. He wanted to know how many mobile homes we currently have in the municipality. He asked the CAO/Clerk to obtain this information.

5. DELEGATIONS

6:05 p.m. Peter Triassi and Ian Howes- Soventix

Peter Triassi and Ian Howes of Soventix, a company that installs solar power projects made a presentation regarding a 600 kW solar project and they were looking for Council support to install in Horton Township. Mr. Howes said they have identified various lots that have electrical capacity for a solar farm. The landowners near the solar project would get a small monetary reimbursement from the company.

Mr. Howes mentioned it would be a one year project before construction could officially begin. He said they are still required to do a zoning study through the Ontario Power Authority (OPA). Some hurdles that were mentioned regarding this project were zoning, soil classification studies, conservation authority and hydro one.

Mae Craig had a question regarding the disposition of the solar screens after they've been used and she had a question about the material

they're made from. She also had a question about where the decommissioning of the site would take place.

Mayor Kingsbury had a question about what the benefits to the township would be if the project was supported by Council. Mr. Howes said they cannot provide any additional monetary bonuses to the township. Mayor Kingsbury asked if Soventix would be able to sponsor any community center projects. Mr. Howes mentioned he could not comment whether the company would support these initiatives or not.

David Bennett had a question about the life expectancy of the project. He wanted to make sure the solar project lasts the 20 years that it is projected to last. He also had a question about the financial risk to the ratepayer of Horton Township and wanted to ensure there is no monetary risk to the ratepayers.

Mayor Kingsbury suggested that the Members discuss the request for Township support at the end of the meeting. Chair Larone thanked the representatives for their presentation.

Later in the meeting, prior to the meeting being adjourned, Mayor Kingsbury noted that another solar company met with staff and himself and they will be attending the June Committee Meeting. He asked the same question to them about benefits to the Township and the company would invest in a project of Council's choice pending on the cost.

Moved by Mae Craig, Seconded by Mayor Kingsbury that Planning Committee agree to withhold a comment on support of the Soventix project until the Members hear a presentation on another solar farm at their June 9th, 2015 Planning Committee Meeting. A recommendation on both projects will be made at that meeting.

Carried.

6. CONSENT APPLICATIONS

6.1 Adrian Schouten- B32/15(1) to B34/15(3) and B35/15(1) to B37/15(3)

The Members reviewed six consent applications, three fronting on Humphries Road and three fronting on River Road (County Road 1).

David Bennett referred to the applications on Humphries Road. He said he was concerned about the developments on municipal roads that are not in good condition and they need to be maintained. Mr. Bennett said the developer's should contribute some funds to the maintenance of these municipal roads.

Chair Larone also shared Mr. Bennett's concern about the maintenance and well-being of the roads. Mae Craig said previous consent applications along this section of Humphries Road, the owners were required to move the fence line back and ditch in front of the proposed lots as a condition of approval and mentioned the new property owners should pay for this work to be done.

Mr. Johnston had a question about the development charges that the owners would pay on these lots. He had a concern about people buying homes in the township and expecting city type roads.

Chair Larone suggested that this matter be sent to the Public Works Committee and feels we need to develop a township policy to deal with these consent applications.

Mayor Kingsbury also agreed with Chair Larone's suggestion to develop a township policy on this matter.

Mae Craig said she had a concern about drainage and water runoff on Schouten's land.

CAO/Clerk Mackie McLaren also agreed with the Committee's recommendation that we need to develop a policy on dealing with consent applications. The Committee agreed to withhold their decision until the matter is properly dealt with. The CAO/Clerk suggested that staff contacting the County and our Solicitor to assist in the preparation of a draft policy.

Mae Craig and Mr. Lockwood also agreed with the recommendation of the Committee.

Moved by Dave Bennett, Seconded by Bob Lockwood that Planning Committee recommend to Council that they develop a policy for development on gravel roads.
Carried.

After the resolution was passed, the Members suggested that the resolution should have had reference to the consent applications on Humphries Road. The following resolution was presented.

Moved by Mayor Kingsbury, Seconded by Bob Lockwood further to the resolution above to develop a policy for development on gravel roads, Planning Committee recommends to Council that consent applications B32/15(1), B33/15(2) and B34/15(3) be held pending drafting of this policy.

Carried.

The Members discussed the Schouten consent applications that front on River Road.

Moved by David Bennett, Seconded by David Brown that Planning Committee recommend to Council that they support consent applications B35/15(1), B36/15(2) and B37/15(3) subject to the following conditions:

Application B35/15(1)

- consent agreement

Applications B36/15(2) and B37/15(3)

- consent agreement
- Lot Development Charge for each lot

Carried.

8. CORRESPONDENCE

- 8.1 John David – Council had recommended at their March 3, 2105 Meeting that Mr. David be offered to purchase the land adjoining his property on which his driveway is located where it intersects with Burnstown Road subject to Mr. David being responsible for all transfer costs. Mr. David responded to this offer and suggested that the County of Renfrew should be responsible for costs as it was them who did not register the title of the property correctly when the County purchased land from his neighbour in the 1960's to permit the realignment of his driveway onto Burnstown Raod when they were reconstructing Burnstown Road.

Chair Larone said it is not a township issue at this point. He suggested that Mr. David contact the County regarding his concern.

Mayor Kingsbury said the County did not agree to pick up the costs when he spoke to them. The Members agreed to leave the property in the

Township's name until requested by Mr. David to transfer the property to him.

- 8.2 Charles Cheesman: Planning Division Report- This was submitted to the Committee for information only.
- 8.3 George Jackson Toyota: Building Addition- This was submitted to the Committee for information only.

9. OTHER BUSINESS

- 9.1 Transmission Towers- Mayor Kingsbury said that anyone wanting to erect a radio tower in Horton can do so if they follow the proper procedure. This company will represent the Township and ensure the proper siting of the tower. There is not cost to the township.

Moved by David Bennett, Seconded by Mae Craig That Planning Committee recommends Council participate in the Canadian Radiocommunications Information and Notification Service (CRINS-SINRC).

Carried.

- 9.2 Chair Larone respectfully stated that when we deal with the public that we do so in a respectful manner as a Committee. Chair Larone suggested we prepare a brief checklist for Committee members and the public to use when a Committee or Council member is going on someone's property for an inspection.

10. NEXT MEETING

The next Committee meeting is scheduled for Tuesday, June 9th at 6:00 PM.

11. ADJOURNMENT

That this committee meeting be adjourned at 8:20 PM.

Chair

CAO/Clerk