

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

**June 9, 2015
6:00 P.M.**

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, June 9, 2015. Present were Chair Jamey Larone, Vice Chair David Bennett, Mayor Bob Kingsbury; Committee Members David Brown and John Wilson. Absent were Mae Craig and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk, Mario Simon, Administrative/Planning Assistant.

1. CALL TO ORDER

Chair Larone called the meeting to order at 6:03 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 – May 12, 2015

John Wilson raised a question regarding use of an Interim Control By-law or Holding Symbol to control development on gravel or substandard roads and whether the Township has contacted their solicitor for input. The CAO/Clerk replied and noted this matter has been sent to the Public Works Committee for further review.

David Brown mentioned that he spoke with some of his neighbors on Humphries Road and said that they are disappointed with the workmanship and quality of the work that the Township's road department is doing on Humphries Road. David Bennett replied by stating those individuals who are concerned about the road quality are invited to attend a Public Works Committee meeting to voice their concerns. Other Members commented on the extra work and gravel applied to this road this Spring which is a result of the extremely cold winter we experienced.

4. BUSINESS ARISING

4.1 Total of Mobile Homes within the Township

The CAO/Clerk reported that there are 19 mobile homes in the Rural Zone.

5. DELEGATIONS

6:05 p.m. Nicole Laframboise- Elements Hotel (Former Storyland)

Ms. Nicole Laframboise presented information on her proposal to construct "Glamping" (Glamour Camping) sites on her property being the former Storyland Theme Park property. Members asked questions concerning setbacks and fire regulations.

Ms. Laframboise said her plan was to begin with 4 glamping units in 2016 increasing the number each year until she reaches the total of 47 units.

The Members advised Ms. Laframboise that a Site Plan Agreement would be required and to submit a site plan for their review as soon as it is prepared.

6:30 p.m. Public Meeting- Robert Dube- Minor Variance Application

See separate minute package- Committee of Adjustment.

6:30 p.m. Saturn Solar Farm Presentation

Dave Patterson of Saturn Power was present to review their proposal to construct a solar farm in Lot 6 Concession 5, Lochwinnoch Road. Mayor Kingsbury asked Mr. Patterson if he contacted the homeowners around this solar farm project for their thoughts on this project. Mr. Patterson replied that the community is 50/50 in terms of having the solar farm developed based on talking to some resident's in-person. Mr. Patterson said that the solar panels will be well off township roads so they are not visible or pose a hazard. Mr. Patterson mentioned that there will be a public meeting at the Renfrew Recreation Centre next week to discuss more details into the project and for the public to raise questions and concerns.

John Wilson asked the CAO/Clerk what the zoning is on these solar farms in the municipality and was informed that the property is zoned Rural and Environmental Protection. Mr. Wilson asked Mr. Patterson what the cleanup policy is for Solar and Mr. Patterson replied that there is a full decommission of the solar panels from the property.

Mr. Wilson also asked what the benefit to the township is for having this project take place. Mr. Patterson replied by saying the company helps the community on small projects and also employs residents in the community- as much as three full time employees and up to 70 to 80 part-time employees for the setup of the solar farm.

Mr. Patterson mentioned that they would put up tree barriers around the parameter of the solar panels to hide them from site and make it more visually aesthetic.

David Bennett had a question about what the criteria is for picking property to have these solar farms on and Mr. Patterson replied the factors are a) zone classification, b) how flat the land is and also any special conditions (i.e. heritage sites, endangered species zones).

David Bennett also had a question about the maintenance of these solar panel sites during operation and how they look over years of operation. Mr. Patterson assured Mr. Bennett that the panels are much more durable than old solar farms.

Mayor Kingsbury asked what the time frame is for the solar farm project. Mr. Patterson stated that the timeline is long and the actual build of the project may not start until 2017.

Chair Larone asked Mr. Patterson what happens after the 20 year service agreement. Mr. Patterson mentioned that there could be a new re-application process and if not, there would be a full remediation of the site after the 20 year life cycle.

Chair Larone asked if they have the proper set back from the municipal roads and Mr. Patterson said they meet the requirement for that. Chair Larone also asked if the solar farm is included in the township emergency plan or not. Mr. Patterson replied that the Solar Company has an

emergency plan and they would work with local officials to ensure they are ready in the case of emergency.

Resident Dave Draper asked Mr. Patterson why the company chose the property that they did for this project. Mr. Draper presented a list of the signatures of all the adjacent land owners to this solar farm in opposition to creating this solar farm on the proposed lands.

Mayor Kingsbury stated that he would personally not be making a decision on this matter until he hears feedback from the residents of the municipality.

Chair Larone re-stated the Mayor's point that no decision will be made on this solar farm project until the concerns of the residents of the township are resolved and also to answer further questions that surrounding residents have.

7:15 p.m. Dave LaRocque (Jackson Toyota) - Outdoor Pavilion and Flag

Dave LaRocque was present and informed the Members that his company planned to construct a pavilion/gazebo beside the storm water pond. Mr. LaRocque mentioned it will be open like a gazebo and using a red pine product that is used from trees that were hit by droughts or recycling campaigns.

Dave LaRocque also advised that the company plans to install a 50 foot flag pole in the same vicinity.

Mayor Kingsbury explained that he had no issues with this project because they are good social stewards and knows they will do the work properly.

Moved by Kingsbury, Seconded Mr. Wilson

That Planning Committee accept the general locations of a 20 x 20 foot pavilion and a flag pole near their pond and recommend that the Chief Building Official issue the building permit when he has been satisfied that all requirements have been met.

Further, that Planning Committee request George Jackson Toyota to include the locations of the pavilion and flag pole in the site plan to be completed this summer.

CARRIED

6. CONSENT APPLICATIONS

NONE

7. CORRESPONDENCE

7.1 Connie Brown Letter – Saturn Power Solar Farm Project

Letter was received by the Committee for information only.

8. OTHER BUSINESS

8.1 Report on Developer Upgrade of Municipal Infrastructure.

The Members reviewed the report and agreed to work with the Public Works Committee to develop a policy to determine the fair and appropriate contribution to be charged against future development along roads that cannot sustain additional development. It was noted that the

Public Works Committee meets later this week and the Planning Committee will wait on comments from that Committee.

8.2 Committee and Public Member Site Inspection Checklist

The CAO/Clerk informed the Members that the Administrative/Planning Assistant had prepared a checklist for the Members to have with them when they carry out site inspections.

John Wilson suggested that the members would have to meet after a site inspection to review their comments and inspection notes. He added that a site visit should be carried out as a group rather than members visiting a site individually. He suggested that the owners should be aware when an inspection is scheduled so they can be present.

Chair Larone said that the home owners should give the Committee their proper 911 number to assist in site inspections.

Committee suggested to staff that the inspection checklist be revised and simplified into a cover sheet on future planning applications.
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8.3 Recommendation on two Solar Farm Requests

Chair Larone said he would strongly prefer to wait on making a decision until public input has been received by Township residents. Committee recommended tabling this decision until a future date.

10. NEXT MEETING

The next Committee meeting is scheduled for Tuesday, July 14th at 6:00 PM.

11. ADJOURNMENT

That this committee meeting be adjourned at 8:05 PM.

Chair

CAO/Clerk