

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF WEDNESDAY, JULY 22ND, 2009 –
7:00 P.M.**

Council met in the Municipal Planning meeting on July 22nd, 2009, at 7:07 p.m. in the Council Chambers with Mayor William Finley presiding.

Members Present: Mayor William Finley
Deputy Mayor Dalton McDonald
Councillor Raymond Bennis
Councillor Bill Holmes
Councillor Cathie Ritchie
Councillor Rosemarie Robins
Councillor Art Jeninga

Members Absent with Notification: None

Staff: Terrence Korotki, Clerk/Administrator & Planning Coordinator

Others: Alexandra Trail Ian Trail
Doug Kelly Eric Childs
Brian Quinlan Larry Westbrook
Debra Westbrook Betty Carruthers

I. CALL TO ORDER

Mayor Finley called the meeting to order at 7:07 p.m.

II. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Deputy Mayor McDonald declared a conflict of interest concerning the Informal Consent application AH-20/2009 submitted by De Jong Family Farms Ltd. Deputy Mayor McDonald has business arrangements with this incorporated entity.

III. APPROVAL OF AGENDA AS CIRCULATED

Moved by Councillor Bennis; seconded by Councillor Jeninga,

“Be it resolved that the Agenda as circulated for the Municipal Planning Meeting of the Council of the Township of Alnwick/Haldimand of Wednesday, July 22nd, 2009, be approved, CARRIED.”

IV. FORMAL CONSENTS: 7:10 P.M.

7:11 p.m. Doug Kelly, File **AH-16/2009**, Concession 7, Part Lot 18, (former Township of Haldimand), now in the Township of Alnwick/Haldimand – RE: Lot Addition

Mr. Doug Kelly is requesting a severance for a lot addition. The Planning Coordinator Mr. Korotki advised that said lands are located on Tranquility Lane and the proposed parcel is located in the Oak Ridges Moraine Conservation Plan Area. The Oak Ridges Moraine designation is Natural Core Area and the zoning classification is Rural (RU).

All the Ministries and Agencies were circulated to and the following comments were received:

Alnwick/Haldimand Public Works Department: No concerns.

Lower Trent Conservation Authority: Comment sent July 17th, 2009 by facsimile transmission from Kelly Weste: "Received as information – no fees collected."

Haliburton, Kawartha, Pine Ridge District Health Unit: No Concerns.

Pine Ridge Municipal Planning Agency: The ORM Conservation Plan Section 11(3) lists the uses permitted in the Oak Ridges Moraine Natural Core designation. A single detached dwelling is not permitted. While the lot addition may now create a developable lot (i.e. with public road frontage), a further consideration is the question of whether a house could have been built on the lands prior to passage of the ORM Plan (November 15, 2009). Section 7 of the ORM Plan states, "Nothing in this Plan applies to prevent the use, erection or location of a single dwelling if:

- a) the use, erection and location would have been permitted by the applicable zoning bylaw on November 15, 2001; and
- b) the applicant demonstrates, to the extent possible, that the use, erection and location will not adversely affect the ecological integrity of the Plan Area."

If zoning was in place and if the benefiting lot had road frontage and met, in all other ways, the planning requirements of the Township to enable the development of a single detached dwelling, prior to the passage of the ORM Plan (i.e. the lot was eligible for development with a single detached dwelling), PRMPA can recommend approval of the severance. If the lot was not eligible for development with a dwelling at that time under the existing zoning, PRMPA cannot recommend approval of the severance.

Should the lot addition be approved, the policies of Section 29 regarding areas of high aquifer vulnerability need to be observed and the policies of Section 30 (6) regarding planning, design and construction practices in areas designated as Category 2 landform need to be implemented."

Moved by Councillor Jeninga; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application File **AH-16/2009**, as submitted by Doug Kelly, Concession 7, Part Lot 18, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,
CARRIED."

7:16 p.m. – Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand - File **AH-17/2009, (Consent # 1)**, RE: Hamlet

Mr. and Mrs. Westbrook are requesting a severance for the creation of a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.25 acres and the retained parcel will be approximately 20.75 acres from a parcel of approximately 22.12 acres. The Planning Coordinator Terrence Korotki advised that the severed lands are located on Brimley Road South and the proposed parcel of land is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

All the Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: Comments: Severed and retained lots: Any sewage system located on these properties will likely require the addition of 5 feet of fill, large loading rate and mantel areas.

All requirements from the Conservation Authority will have to be complied with along with a surveyed site plan at the time of building.

Alnwick/Haldimand Public Works Department: No concerns.

Pine Ridge Municipal Planning Agency: The subject lands are designated Hamlet in accordance with the Township's Official Plan. The Hamlet designation permits the creation of lots for non-farm residential uses, provided that no more than three lots are created from any one holding. The number of lots shall be determined based on the lot, as it existed on January 1st, 1990.

The Provincial Policy Statement (PPS) permits limited residential development in the rural areas of the municipality. The creation of a lot in the Hamlet designation is consistent with the Provincial Policy Statement (PPS). Based on the above, Pine Ridge Municipal Planning Agency recommends that Consent application AH-17/2009 be approved.

Lower Trent Conservation Authority: No concerns. However, we recommend the following:

1. The Landowners be advised of the applicability of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

Moved by Councillor Jeninga; seconded by Deputy Mayor McDonald,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application File **AH-17/2009, (Consent # 1)**, as submitted by Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Zoning By-Law 619 coming into force and effect;
 - Conditional upon payment of Development Charges Fee of **\$4,664.00**;
 - Conditional upon payment of **\$4,181.00**; Communal Water System Development Fee;
 - Conditional upon payment of **\$436.99** for one streetlight as a contribution to the installation of streetlights in the Hamlet of Grafton
 - Conditional upon the applicant registering sufficient covenants on the title to protect overland surface water drainage patterns to ensure that drainage from the adjacent municipal road allowance properties shall remain unimpeded over the property,
- CARRIED."

7:40 p.m. – Larry and Debra Westbrook – File **AH-18/2009, (Consent # 2)**, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet

Mr. and Mrs. Westbrook are requesting a severance for the creation of a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.25 acres and the retained parcel will be approximately 20.75 acres from a parcel of approximately 22.12 acres. The Planning Coordinator Terrence Korotki advised that the severed lands are located on Brimley Road South and the proposed parcel of land is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

All the Ministries and Agencies were circulation to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: Comments: Severed and retained lots: Any sewage system located on these properties will likely require the addition of 5 feet of fill, large loading rate and mantel areas.

All requirements from the Conservation Authority will have to be complied with along with a surveyed site plan at the time of building.

Alnwick/Haldimand Public Works Department: No concerns.

Pine Ridge Municipal Planning Agency: The subject lands are designated Hamlet in accordance with the Township's Official Plan. The Hamlet designation permits the creation of lots for non-farm residential uses, provided that no more than three lots are created from any one holding. The number of lots shall be determined based on the lot, as it existed on January 1st, 1990.

The Provincial Policy Statement (PPS) permits limited residential development in the rural areas of the municipality. The creation of a lot in the Hamlet designation is consistent with the Provincial Policy Statement (PPS). Based on the above, Pine Ridge Municipal Planning Agency recommends that Consent application AH-18/2009 be approved.

Lower Trent Conservation Authority: No concerns. However, we recommend the following:

1. The Landowners be advised of the applicability of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation;
2. That the applicants provide a detailed site plan prepared by an Ontario Land Surveyor (OLS) to demonstrate an appropriate building envelope with the required setbacks from the watercourse and wetland feature;
3. That the watercourse and wetland on the subject property be rezoned to an environmental control zone (see attached map), and;
4. The landowner be encouraged to use Best Management Practices for any activities occurring in the wooded areas on the property.

Moved by Councillor Bennis; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application File **AH-18/2009, (Consent # 2)**, as submitted by Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Zoning By-Law 619 coming into force and effect;
 - Conditional upon Payment of Development Charges Fee of **\$4,664.00**;
 - Conditional upon Payment of **\$4,181.00**; Communal Water System Development Fee;
 - Conditional upon payment of **\$436.99** for one streetlight as a contribution to the installation of streetlights in the Hamlet of Grafton
 - Conditional upon the applicant registering sufficient covenants on the title to protect overland surface water drainage patterns to ensure that drainage from the adjacent municipal road allowance properties shall remain unimpeded over the property.
 - Conditional upon the applicants providing a detailed site plan prepared by an Ontario Land Surveyor (OLS) to demonstrate an appropriate building envelope with the required setbacks from the watercourse and wetland feature,
- CARRIED."

7:45 p.m. – Larry and Debra Westbrook – File **AH-19/2009, (Consent # 3)**, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet Consent

Mr. and Mrs. Westbrook are requesting a severance for the creation of a residential lot in the Hamlet of Grafton. The severed lot will be approximately 4.60 acres and the retained parcel will be approximately 17.52 acres from a parcel of approximately 22.12 acres. The Planning Coordinator Terrence Korotki advised that the severed lands are located on Brimley Road South and the proposed parcel of land is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

All the Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: Comments: Severed and retained lots: Any sewage system located on these properties will likely require the addition of 5 feet of fill, large loading rate and mantel areas.

All requirements from the Conservation Authority will have to be complied with along with a surveyed site plan at the time of building.

Alnwick/Haldimand Public Works Department: Conditional upon the applicant registering sufficient covenants on the title to protect overland surface water drainage patterns to ensure that drainage from the adjacent municipal road allowance properties shall remain unimpeded over the property.

Pine Ridge Municipal Planning Agency: The subject lands are designated Hamlet in accordance with the Township's Official Plan. The Hamlet designation permits the creation of lots for non-farm residential uses, provided that no more than three lots are created from any one holding. The number of lots shall be determined based on the lot, as it existed on January 1st, 1990. The Provincial Policy Statement (PPS) permits limited residential development in the rural areas of the municipality. The creation of a lot in the Hamlet designation is consistent with the Provincial Policy Statement (PPS). Based on the above, Pine Ridge Municipal Planning Agency recommends that Consent application AH-19/2009 be approved.

Lower Trent Conservation Authority: No concerns. However, we recommend the following:

1. The Landowners be advised of the applicability of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation and federal Fisheries Act;
2. That the watercourse and wetland on the subject property be rezoned to an environmental control zone (see attached map), and;
3. The landowner be encouraged to use Best Management Practices for any activities occurring in the wooded areas on the property.

Moved by Councillor Jeninga; seconded by Councillor Ritchie,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application File **AH-19/2009, (Consent # 3)**, as submitted by Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Zoning By-Law 619 coming into force and effect;
 - Conditional upon the applicant registering sufficient covenants on the title to protect overland surface water drainage patterns to ensure that drainage from the adjacent municipal road allowance properties shall remain unimpeded over the property,
- CARRIED."

V. INFORMAL CONSENTS: 7:50 P.M.

7:50 p.m. – De Jong Family Farms Ltd., (Agent: Mark DeJong) – File **AH-20/2009** – Concession 5, Part Lot 27, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Surplus Dwelling

DeJong Family Farms Ltd. (Agent, Mark DeJong) is requesting a severance for the creation of a lot as a surplus dwelling due to a farming operation consolidation. The severed lot will be approximately 5.80 acres and the retained

parcel will be approximately 94.20 acres from a parcel of approximately 100.00 acres.

The Planning Coordinator advised that the said lands are located on Baptist Road and the proposed parcel is located in the Oak Ridges Moraine Conservation Plan Area. The subject property is designated "Countryside Agricultural" with a small area of "Countryside Rural." The property is zoned, "Oak Ridges Moraine – Countryside Zone," (including the location of the severed parcel), and "Oak Ridges Moraine – Environmental Zone" in the northwest corner of the property.

The Consent application would be permitted under Section 32(1) of the Oak Ridges Moraine Conservation Plan.

The Clerk/Administrator advised that in reviewing the assessment map in the Consent application it appears that the former Baptist Farm holdings are illustrated with two properties roll numbers. Therefore, there are two (2) separate parcels of land.

The Clerk/Administrator & Planning Coordinator advised that he would like to meet as soon as possible with Mr. Mark De Jong in order to revise the Consent application form and the sketch to illustrate that the subject property is 100 acres, not as was formerly illustrated as 150 acres.

The Clerk/Administrator & Planning Coordinator advised that Mr. Peter Josephs, (Municipal Planner) advised that has prepared a written report and has met on site with Mr. De Jong. Mr. Josephs has advised that the Consent application would fulfill the requirements stipulated in the Oak Ridges Moraine Conservation Plan (ORMCP).

Moved by Councillor Jeninga; seconded by Councillor Robins,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate Consent application **AH-20/2009**, for a residence surplus to a farming operation under Section 32(1), as submitted by DeJong Family Farms Ltd. (Agent, Mark DeJong), Concession 5, Part Lot 27, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, CARRIED."

7:55 p.m. – Carol Cragg, (Agent: Albert Benne) – File **AH-21/2009** – Concession A, Part Lot 25, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Lot Addition

Mrs. Carol Cragg, through her Agent, Mr. Albert Benne is requesting a severance for a lot addition. The severed lot will be approximately 1.65 acres and the retained parcel will be approximately 102.00 acres from a parcel of approximately 103.65 acres. The severed parcel is to merge with Mr. Albert Benne's existing parcel of land. The Planning Coordinator Terrence Korotki advised that the said lands are located on Brimley Road South and the proposed parcel of land is not located in the in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Agricultural and the Zoning classification is Rural (RU).

The Clerk/Administrator & Planning Coordinator noted that Mr. Benne had contacted him by phone this afternoon to advise him that the sketch for the Consent application has been amended as per an onsite meeting with the property owner, Mrs. Carol Cragg. The dimensions as to frontage and depth would need to be amended as to the discussion with Mrs. Carol Cragg.

The Clerk/Administrator & Planning Coordinator advised that he would meet with Mr. Benne this Friday to ensure that the Consent application and sketch would be

revised in accordance with Mr. Benne's comments at the Municipal Planning Meeting.

Moved by Councillor Bennis; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate Consent application **AH-21/2009**, as submitted by Carol Cragg, (Agent: Albert Benne), in Concession A, Part Lot 25, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, CARRIED."

8:00 p.m. – Paula De Graauw – File **AH-22/2009** – Concession A, Part Lot 23, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet

Mrs. Paula De Graauw is requesting a severance for creation of a Hamlet lot. The severed lot will be approximately 0.51 acres and the retained parcel will be approximately 2.90 acres from approximately 3.41 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on St. Andrew's Drive. The proposed parcel of land is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet Residential and the Zoning classification Rural (RU).

My recommendation, as Planning Coordinator, is that this Consent application be declined, as it does not meet the zoning requirements of the Comprehensive Zoning By-Law 619, that being the requirement to have a minimum of one (1) acre. Also the lot does not meet the stipulation to have a lot frontage of 150 feet on a public maintained road.

A lengthy Council discussion ensued concerning the merits of having a minimum one (1) acre for the severed parcel of land because of the requirements for a septic system. As well, there are surface drainage concerns from the subject property in respect to the existing topography.

It was the consensus of Council that Mrs. Paula DeGraauw meet with the Planning Coordinator to revise the Consent applications accordingly as per the direction of Council to acquire a one-acre minimum lot area and to assess the lot frontage in close proximity to the minimum 150 foot requirement.

Moved by Councillor Bennis; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, **decline** to circulate Consent application **AH-22/2009**, for a Hamlet lot Consent as submitted by Paula De Graauw, in Concession A, Part Lot 23, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, CARRIED."

8:12 p.m. – John David Hayward – File **AH-23/2009, (Consent # 1)** – Concession A, Part Lot 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet

Lee Caswell was present concerning this Consent application.

Mr. John David Hayward is requesting a severance for a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.00 acre and the retained parcel will be approximately 4.80 acres from a parcel of approximately 5.80 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on Old Danforth Road and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the Zoning classification is Rural (RU).

Moved by Councillor Jeninga; seconded by Councillor Holmes,

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate Consent application **AH-23/2009, (Consent # 1)** for a Hamlet lot Consent as submitted by John David Hayward, in Concession A, Part Lot 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,
CARRIED.”

8:15 p.m. – John David Hayward – File **AH-24/2009, (Consent # 2)** – Concession A, Part Lot 22, former Township of Alnwick/Haldimand, now in the Township of Alnwick/Haldimand - RE: Hamlet

Mr. John David Hayward is requesting a severance for a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.00 acre and the retained parcel will be approximately 4.80 acres from a parcel of approximately 5.80 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on Old Danforth Road and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the Zoning classification is Rural (RU).

Moved by Councillor Ritchie; seconded by Deputy Mayor McDonald.

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate Consent application **AH-24/2009, (Consent # 2)** for a Hamlet lot consent as submitted by John David Hayward, in Concession A, Part Lot 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,
CARRIED.”

VI. PLANNING DELEGATIONS: 8:20 P.M.

8:20 p.m. Heather Rielly, Senior Planner, Pine Ridge Municipal Planning Agency (PRMPA)– RE: White Island Reports

Ms. H. Rielly reviewed and discussed excerpts from her planning preport dated July 21,2009 pertaining to White Island proposed Plan of Subdivision

8:55 P.M. Melissa Jones, Property Owner, Heather Sadler, Senior Planner, EcoVue Consulting Ltd. and Peter Josephs, Municipal Planner RE: Letter dated July 9th, 2009 from Heather Sadler, Senior Planner, EcoVue Consulting Ltd. - RE: Planning Report in Support of Revisions to Draft Plan Approval, White Island – Rice Lake – Part Lots 10 and 11, (former Township of Alnwick), now in the Township of Alnwick/Haldimand

Councillor Benns enquired as to whether hydrology studies had been completed.

Ms. Rielly commented that hydrology studies were initially completed in respect to the application and it is illustrated in the report that there is not enough quality or quantity of potable water on the White Island.

Deputy Mayor Dalton McDonald enquired as to the area in respect to the proposed fifty-three (53) lots for seasonal dwelling houses.

Ms. Reilly commented that lot sizes are not an issue and that they will fulfill the requirements of the Municipality’s zoning by-law.

Councillor Bennis enquired who would retain the internal block as stipulated on the original sketch pertaining to White Island.

Ms. Heather Sadler advised that the developer would retain the internal block of land.

Councillor Holmes brought to the attention of those present that there is a public swimming area along part of White Island.

Councillor Robins commented, that it is her understanding that these proposed lots would be summer lots, only for seasonal use.

Ms. Heather Sadler commented that there is an existing parcel on the mainland owned by the developer to provide sufficient parking for each individual lot for the construction of the seasonal residences. Ms. Sadler was of the opinion that there is approximately 170 dedicated parking spaces on the mainland for this proposed development.

Councillor Robins advised historically when involved with this initial planning application as a Councillor for the former Township of Alnwick was of the opinion that there were discussions in the mid nineties to discuss a beach area as parkland that could be utilized by the general public.

Mayor Finley discussed a number of issues that should be assessed in respect to processing and re-addressing the draft plan of conditions pertaining to this planning proposal for White Island that being:

- Potable water – private water supply
- Mainland parking for proposed seasonal dwelling lots
- Dunnett Landing Road – status of this public highway in respect to vehicular traffic and road conditions.
- Service access especially usage during the winter season.
- Refuse collection.
- A Public meeting is needed as it has been 14 years since the draft plan approval of this planning proposal.
- Duty to consult with Alderville First Nations.
- Implementation of safeguards and not to allow permanent residency on White Island.
- Discuss structures related to boat launching and usage along Rice Lake shore line (i.e. Docks).

Ms. Heather Rielly advised Council during her summary that the Pine Ridge Municipal Planning Agent Agency (PRMPA) needs input from the various agencies, being the Municipality, Alderville First Nations and the Haliburton Kawartha Pine Ridge District Health Unit concerning the existing draft plan of conditions for this proposal and also in her opinion the revised draft conditions as it would be applicable for the current legislation and policies which are in place that are utilized as planning principles for residential development for the Township of Alnwick/Haldimand.

Ms. Heather Sadler spoke for EcoVue Consulting. Ms. Sadler commented that the Council of the former Township of Alnwick approved the Official Plan Amendment for this planning proposal pertaining to White Island in 1993. The Official Plan Amendment and Zoning Amendment was approved by the Ministry of Municipal Affairs in 1995 and Ms. Sadler commented that former property owner Mr. Dobkins secured parking areas for the seasonal lots on White Island in the year 2000. Ms. Sadler commented that in 2007 she had met with Mr. Matt Coffey the planner at PRMPA to discuss this planning file for development relating to White Island. Ms. Sadler advised that at a subsequent meeting along with the Township Planner Mr. Peter Josephs with Mr. Matt Coffey was completed in 2008 to review the draft plan of conditions for this planning

proposal. Ms. Sadler was of the opinion that the planning applications for the Official Plan Amendment and Zoning By-law Amendment were filed with the former Township of Alnwick in 1991/1992 and was of the opinion that this planning proposal adheres to the planning legislation at that time.

Ms. M. Jones commented that the Alderville First Nations has been fully aware of the planning proposal for White Island. Ms. Jones advised that she has been personally involved with this property for the past 17 months and has recently purchased this property with a partner in order to complete the development as per the draft plan approval. Ms. Jones was of the opinion that it would be extremely unfair to re-open and re-establish and initiate a process, which has already been completed in respect to the planning proposal.

Mayor Finley advised that Councillors have no former knowledge concerning this planning proposal, as this has been processed almost fourteen years ago and he advised those present that it is the municipality's and in the public's interest to review and assess all the documentation pertaining to this planning proposal for White Island.

Mr. P. Josephs advised that he was in attendance on two or three occasions in meetings with Mr. Coffey (PRMPA) to get acquainted for this planning file pertaining to this development for White Island. Mr. P. Josephs advised that he has no report to forward to Council at this time in that the property owners have not provided a financial deposit with the Township of Alnwick/Haldimand. Mr. P. Josephs was of the opinion that there is merit to review the existing draft plan of the conditions and advised in his opinion that he will have to discuss this planning file with representatives of the Ministry of Municipal Affairs to assess the rules and regulations to transition in respect to former planning legislation at the time of filing and approval in 1995 in relation to the planning legislation and policies which are in place presently for planning developments similar in nature as to White Island. Mr. P. Josephs advised, that the rules of transition pertaining to the draft plan of conditions need to be clearly defined and clarified. Mr. P. Josephs advised that over the last fourteen (14) years the technical standards have changed in respect to the planning developments similar in nature as to White Island. Mr. P. Josephs commented that there would have to be a balancing act in processing this planning application for seasonal residential development on White Island.

Council Break 9:20 P.M. to 9:40 P.M.

VII. APPROVAL OF MINUTES 9:41 P.M.

Moved by Councillor Holmes; seconded by Councillor Bennis.

"Be it resolved that the Minutes of the Planning Meeting of Wednesday, June 24th, 2009 be approved as circulated, received and filed, CARRIED."

BUSINESS ARISING FROM PREVIOUS MINUTES - none

VIII. CORRESPONDENCE: - 9:42 P.M.

Email dated June 30th, 2009 from Brent Barnes, MCIP, RPP, Planner RE:
Northumberland County Growth Management Strategy (GMS) – Pine Ridge
Municipal Planning Authority Response to Draft GMS Report

Moved by Councillor Robins; seconded by Councillor Ritchie

"Be it resolved that the email dated June 30th, 2009 from Brent Barnes, MCIP, RPP, Planner regarding the Northumberland County Growth Management Strategy (GMS) – Pine Ridge Municipal Planning Authority Response to Draft GMS Report be received and filed, CARRIED."

Email dated July 3rd, 2009 from Nick McDonald, Planner, Meridian Planning Consultants Inc. RE: Update on Comments on Northumberland County Growth Management Strategy (GMS)

Moved by Councillor Jeninga; seconded by Councillor Holmes

"Be it resolved that the Email dated July 3rd, 2009 from Nick McDonald, Planner, Meridian Planning Consultants Inc. providing an update on Comments on the Northumberland County Growth Management Strategy (GMS) be received and filed, CARRIED."

Letter dated June 22nd, 2009 from B.J. McCormick, Manager, Environmental Services and Approvals, Hydro One Networks RE: Hydro One Networks 115 k Wood Pole Transmission Line Refurbishment, Circuit P3S/P4S – Port Hope Junction x Sidney Transformer Station – Class Environmental Assessment

Moved by Deputy Mayor McDonald; seconded by Councillor Ritchie

"Be it resolved that the letter dated June 22nd, 2009 from B.J. McCormick, Manager, Environmental Services and Approvals, Hydro One Networks regarding Hydro One Networks 115 k Wood Pole Transmission Line Refurbishment, Circuit P3S/P4S – Port Hope Junction x Sidney Transformer Station – Class Environmental Assessment be received and filed, CARRIED."

Email dated June 18th, 2009 from Jodi DeJong RE: Proposed Robins Gravel Pit - Zoning Change

Moved by Councillor Ritchie; seconded by Councillor Robins

"Be it resolved that the email dated June 18th, 2009 from Jodi De Jong regarding the Proposed Robins Gravel Pit –(Zoning Change) be received and filed; that a copy be forwarded to Peter Josephs, (Municipal Planner); and that a copy of the letter be retained in the Robins Gravel Pit application file, CARRIED."

Letter dated June 26th, 2009 from Mr. Curt Morris, A/Park Superintendent, Darlington/Peter's Woods Provincial Park RE: Notification of Approval of the Park Management Plan for Peter's Woods

Moved by Councillor Ritchie; seconded by Councillor Holmes

"Be it resolved that the letter dated June 26th, 2009 from Mr. Curt Morris, A/Park Superintendent, Darlington/Peter's Woods Provincial Park regarding Notification of Approval of the Park Management Plan for Peter's Woods be received and filed, CARRIED."

Letter dated June 25th, 2009 from Sally Saunders, Clerk, County of Peterborough RE: Public Meeting Notice concerning an Official Plan Amendment to the County Official Plan

Moved by Councillor Bennis; seconded by Deputy Mayor McDonald

"Be it resolved that the letter dated June 25th, 2009 from Sally Saunders, Clerk, County of Peterborough regarding a Public Meeting Notice concerning an Official Plan Amendment to the County Official Plan be received and filed, CARRIED."

E-mail from Frederick Johnson dated June 30th, 2009 RE: Oak Ridges Trail – Report on Plan to Extend the Oak Ridges Trail Eastward from Hamilton Township to the Communities of Castleton and Warkworth

Moved by Deputy Mayor McDonald; seconded by Councillor Holmes

"Be it resolved that the E-mail from Frederick Johnson dated June 30th, regarding the Oak Ridges Trail – Report on Plan to Extend the Oak Ridges Trail Eastward from Hamilton Township to the Communities of Castleton and Warkworth be retained for discussion for the next Regular Council Meeting of August 6th, 2009 meeting when Mr. Johnson appears as a delegation, CARRIED."

Copy of Letter dated June 30th, 2009 from Peter Josephs, Township Planner, to Mr. Steve Fournier, Project Coordinator, Meridian Planning Consultants Inc. RE: Summary of Municipality's Concerns and Comments concerning the County of Northumberland Growth Management Strategy

Moved by Councillor Holmes; seconded by Councillor Bennis

"Be it resolved that the Copy of Letter dated June 30th, 2009 from Peter Josephs, Township Planner, to Mr. Steve Fournier, Project Coordinator, Meridian Planning Consultants Inc. regarding the Summary of the Municipality's Concerns and Comments in regard to the County of Northumberland Growth Management Strategy be received and filed, CARRIED."

Notice dated July 2nd, 2009 from Christie Alexander, Chief Administrative Officer/Clerk, Township of Cramahe RE: Public Meeting Notice and Notice of Complete Application to be Held on August 11th, 2009 concerning a Zoning By-Law Amendment

Moved by Councillor Jeninga; seconded by Councillor Bennis
Resolution #2009-

"Be it resolved that Notice dated July 2nd, 2009 from Christie Alexander, Chief Administrative Officer/Clerk, Township of Cramahe regarding the Public Meeting Notice and Notice of Complete Application to be Held on August 11th, 2009 concerning a Zoning By-Law Amendment be received and filed, CARRIED."

Notice dated July 2nd, 2009 from the Township of Hamilton RE: Public Meeting to be held on July 28th, 2009 concerning Proposed Amendments to Official Plan

Moved by Councillor Robins; seconded by Councillor Holmes

"Be it resolved that Notice dated July 2nd, 2009 from the Township of Hamilton regarding the Public Meeting to be held on July 28th, 2009 concerning Proposed Amendments to Official Plan be received and filed, CARRIED."

Letter dated July 6th, 2009 from Jim Kelleher, General Manager, Lower Trent Conservation Authority RE: 2008 Annual Report

Moved by Councillor Jeninga; seconded by Councillor Holmes

Original brochures of the 2008 Annual Report were forwarded to Council for information on July 13th, 2009.

"Be it resolved that the Lower Trent Conservation Authority's 2008 Annual Report be received and filed, CARRIED."

Email dated July 8th, 2009 from Peter Josephs RE: Suggested Date for Public Meeting Date for Robins Pit Official Plan Amendment and Zoning By-Law Amendment

Moved by Councillor Bennis; seconded by Councillor Holmes

"Be it resolved that the Email dated July 8th, 2009 from Peter Josephs regarding the suggested date for Public Meeting for Robins Pit Official Plan Amendment and Zoning By-Law Amendment be received and filed, CARRIED."

The Clerk/Administrator Terrence Korotki is seeking direction as to the setting of a date for the Public Meeting to be held either the end of August or the beginning of September 2009 commencing at 7:00 p.m.

It was the direction of Council of the Township of Alnwick/Haldimand that the formal Public Meeting for the Official Plan Amendment and Zoning By-law for the proposed Robins Pit Aggregate Extraction by Marlene Robins, Robin Robins and Shaun Robins applications for an aggregates extraction operations be held on Monday August 21st, 2009 at the Alnwick Civic Centre in Roseneath, Ontario. It was noted that the Clerk/Administrator & Planning Coordinator to reserve the gymnasium for this public meeting.

Copy of Letter dated July 7th, 2009 from Jim Peters, Director of Planning, Municipality of Trent Hills concerning their municipality's comments in response to the Northumberland County Growth Management Study

Moved by Councillor Robins; seconded by Councillor Ritchie

"Be it resolved that the copy of Letter dated July 7th, 2009 from Jim Peters, Director of Planning, Municipality of Trent Hills concerning their municipality's comments in response to the Northumberland County Growth Management Study be received and filed, CARRIED."

Letter dated June 23rd, 2009 from Pat Yardy, Pine Ridge Municipal Planning Agency RE: Rice Lake Estates (formerly Shearer's Point Estates), File No. MMAH 14T-95007 – Township of Alnwick/Haldimand, Extension to Draft Plan Approval – Phase 11

Moved by Councillor Ritchie; seconded by Councillor Robins

"Be it resolved that the letter dated June 23rd, 2009 from Pat Yardy, Pine Ridge Municipal Planning Agency RE: Rice Lake Estates (formerly Shearer's Point Estates), File No. MMAH 14T-95007 – Township of Alnwick/Haldimand, Extension to Draft Plan Approval – Phase 11 be received and filed, CARRIED."

IX. FINANCIAL STATEMENTS – 10:10 P.M.:

Moved by Councillor Robins; seconded by Councillor Holmes

"Be it resolved that the Financial Accounts – **Voucher # 20** be approved as follows:

ADM	\$ 9,377.48
COUNCIL	\$ 3,479.53
FIRE	\$ 3,799.40
LIBRARY	\$ 3,084.86
PWS	\$ 25,506.07
COMMUNITY POLICING	\$ 173.79
LIVESTOCK	\$ 750.00
COMMUNITY CENTRES	\$ 56.50
PLN	\$ 8,497.84
ABANDONED CEMETERIES	\$ 600.00
BOAT LAUNCH	\$ 141.75
PROTECTIVE SERVICES	\$ 20,232.00
ENVIRONMENT	\$ 131.23
GRF – SUMMER FUN	\$ 270.48

TOTAL \$ 76,101.93, CARRIED."

X. NEW BUSINESS: 10:20 P.M.

Northumberland Geographic Information (GIS) Co-operative Committee RE:
Council Decision

"WHEREAS, the Northumberland Geographic Information (GIS) Co-operative Committee, comprised of Municipal and County staff, was created to investigate the implementation of a Regional GIS Platform;

AND WHEREAS the Internal Needs Assessment conducted by the GIS Co-operative Committee has confirmed that the development of a Co-operative GIS Platform will support the expanding business functions of each of our municipalities;

AND WHEREAS activities and functions currently being performed at our municipalities can be coordinated under the GIS Co-operative to support the successful completion of the One-Year goals as presented by the Committee;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Alnwick/Haldimand approves the GIS Co-operative Committee Year-One goals as detailed in their report of July 22nd, 2009, CARRIED."

Correspondence Dated July 21, 2009 from Bill and Cathy Usborne RE: Collapsed Barn on Con. A; Part Lot 4, (former Township of Haldimand) now in the Township of Alnwick/Haldimand

Moved by Councillor Bennis; seconded by Councillor Holmes

"Be it resolved by the Council of the Township of Alnwick/Haldimand we acknowledge receipt of the correspondence dated July 21, 2009 from Bill and Cathy Usborne pertaining to the Township correspondence enquiry dated July 14, 2009, CARRIED."

Moved by Councillor Ritchie; seconded by Deputy Mayor McDonald

"Be it resolved by the Council of the Township of Alnwick/Haldimand an extension to remove the collapsed barn situated on Con A; Part Lot 4 (former Township of Haldimand) now in the Township of Alnwick/Haldimand to allow the property owners Bill and Cathy Usborne an extension to December 1, 2009. Mr. M. Godin the Chief Building Official and By-law Enforcement Officer author correspondence pertaining to this directive of the Council of the Township of Alnwick/Haldimand, CARRIED."

Correspondence Dated June 23, 2009 Rice Lake Estates (formerly Shearer's Point Estates) File No. MMAH 14T-95007 – Township of Alnwick/Haldimand RE:
Discuss completing installation of asphalt surface for phase 1

Moved by Deputy Mayor McDonald; seconded by Councillor Holmes

"Be it resolved by the Council of the Township of Alnwick/Haldimand instruct Mr. G. Watson, Township Engineer from Aecom Ltd. prepare on behalf of the Township of Alnwick/Haldimand tender specifications concerning the asphalt paving of the internal roads in Phase 1 of the residential subdivision named Rice Lake Estates (formerly Shearer's Point Estates) ensure the remedial work such as ditching and residential entrances (i.e. driveways) meet the provisions as stipulated in the Subdivision Agreement in consultation with Municipal Public Works Superintendent Mr. C. Ward, CARRIED."

Councillor Ritchie enquired as to the removal of the brush by the Municipal Public Works Department situated in Bowmanton Cemetery.

Councillor Ritchie is requesting the utilization the Council Chambers for the Haldimand Horticultural Committee on first Tuesday of every month at 7 p.m. commencing September 2009. The Clerk/Administrator & Planning Coordinator will confirm the dates after consulting with the Tax Clerk, Mary Martorino.

Councillor Jeninga Peterborough Victoria CC volunteers victim for services request for volunteers be illustrated on the Township of Alnwick/Haldimand website.

Councillor Robins enquired that arena manager David Harnden contact Judy Rahme concerning playground equipment situated in the Hamlet of Roseneath.

Councillor Holmes enquired about a property standards issue concerning an existing property on Lakeshore Road relating to a storage bin. Councillor Holmes advised that it has been illustrated that a ditch has been created from the existing garage to the municipal ditch and requests that Chief Building Inspector and By-law Enforcement Officer M. Godin completed an inspection and ascertain the activity that is occurring in respect to this residential property.

Clitheroe Road RE: surface drainage easement - Councillor Holmes enquired as to whether the Clerk/Administrator, T. Korotki or Public Works Superintendent, C. Ward would be contacting the property owners to request their assistance in obtaining a drainage easement along their properties to address drainage issues on Clitheroe Road.

Deputy Mayor McDonald inquired as to the status of a Council decision pertaining to a delegation that attended a previous Council meeting concerning Haldimand Court apartments. Clerk/Administrator & Planning Coordinator T. Korotki advised that this matter has been placed on the Agenda for the next Regular Council meeting dated Thursday August 6th, 2009.

Councillor R. Benns had no new business.

Mayor W. Finley enquired as to whether Nawautin Estates resident, Val McIntosh has been contacted concerning her email correspondence of July 14, 2009. The Clerk/Administrator & Planning Coordinator, T. Korotki advised that he would contact Ms. McIntosh to relay the Municipality's position concerning the requirement of a permit to repair the exiting shore wells relating to the Lower Trent Conservation Authority.

Earl Road - Mayor W. Finley discussed that this matters should be addressed at a future Council meeting as to the options relating to the Municipalities position concerning having this type of activity (i.e. bog racing) on private property.

QUESTIONS FROM THE PRESS/PUBLIC/GALLERY: - 10:35 P.M.

Ms. B. Carruthers enquired as to when a severance is completed why isn't the 911 numbers issued at this time? The Clerk/Administrator & Planning Coordinator, T. Korotki advised that a 911 number is created at the issuance of the building permit in order to be compliant to telephone service for the proposed newly constructed single-family dwelling house.

CONFIRMING BY-LAW: - 10:40 P.M.

By-Law No. 69-2009 - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, July 22nd, 2009 of the Council of the Township of Alnwick/Haldimand.

Moved by Councillor Ritchie; seconded by Councillor Bennis

"Be it resolved that **By-Law No. 69-2009**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, July 22nd, 2009, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 22nd day of July, 2009, CARRIED."

ADJOURNMENT – 10:41 P.M.:

Moved by Councillor Jeninga; seconded by Ritchie

"Be it resolved that the Council Session held on Wednesday, July 22nd, 2009, be adjourned at 9:25 p.m.

MAYOR, WILLIAM FINLEY

TERRENCE KOROTKI, CLERK/ADMINISTRATOR