

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND  
MUNICIPAL PLANNING MEETING OF APRIL 22nd, 2009- 7:00 P.M.**

Council is to meet in the Municipal Planning meeting on Wednesday, April 22<sup>nd</sup>, 2009, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

**Members Present:**

**Members Absent with Notification:**

**Staff:** Terrence Korotki, Clerk/Administrator/Planning Coordinator

**Others:**

**I. CALL TO ORDER**

Mayor Finley called the meeting to order at 7:01 p.m.

**II. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

---

**III. APPROVAL OF AGENDA AS CIRCULATED**

Moved by Councillor            and seconded by Councillor

"Be it resolved that the Agenda as circulated for the Municipal Planning Meeting of the Council of the Township of Alnwick/Haldimand of Wednesday, April 22<sup>nd</sup>, 2009, be approved. CARRIED."

**IV. INFORMAL CONSENTS – 7:00 P.M.**

7:00 p.m. – Lorna Fernandez-Carney, (Agent: Tim Post) – File **AH-06/2009** – Consent # 1, Concession A, Part Lots 3 & 4, (former Township of Haldimand) RE: Non-Farm

---

Ms. Lorna Fernandez-Carney, through her Agent, Tim Post is requesting a severance for the creation of a lot. The severed lot will be approximately 11.87 acres and the retained parcel will be approximately 23.22 acres from a parcel of approximately 35 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on County Road # 2 and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural and the Zoning classification is Rural (RU).

Moved by Councillor            and seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate the Consent application **AH-06/2009, (Consent # 1)** for a non-farm consent as submitted by Lorna Fernandez-Carney, (Agent: Tim Post), Concession A, Part Lots 3 & 4, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, CARRIED."

7:03 p.m. – Lorna Fernandez-Carney, (Agent: Tim Post) – File **AH-07/2009** – Consent # 2, Concession A, Part Lots 3 & 4, (former Township of Haldimand) RE: Non-Farm

---

Ms. Lorna Fernandez-Carney, through her Agent, Tim Post is requesting a severance for the creation of a lot. The severed lot will be approximately 10.12 acres and the retained parcel will be approximately 22.56 acres from a parcel of approximately 35 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on County Road # 2 and the proposed parcel is not

located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural and the Zoning classification is Rural (RU).

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate the Consent application **AH-07/2009, (Consent # 2)** for a non-farm consent as submitted by Lorna Fernandez-Carney, (Agent: Tim Post), Concession A, Part Lots 3 & 4, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, \_\_\_\_\_ CARRIED."

7:05 p.m. – Donald and Lynda Gardner, (Agent: Frances Aird) – File **AH-08/2009**, Concession 6, Part Lot 16, (former Township of Haldimand) RE: Retirement Lot

---

Mr. and Mrs. Gardner are requesting a severance for the creation of a retirement lot. The severed lot will be approximately 1.50 acres and the retained parcel will be approximately 73.50 acres from a parcel of approximately 75 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on Silver Maple Road and the proposed parcel is located in the Oak Ridges Moraine

Conservation Plan Area. The Oak Ridges Moraine Conservation Plan Area designation is "Country Side Area" and the Zoning classification is Rural (RU).

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate the Consent application **AH-08/2009**, for a retirement lot consent as submitted by Donald and Lynda Gardner, (Agent: Frances Aird), Concession 6, Part Lot 16, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, \_\_\_\_\_ CARRIED."

7:09 p.m. – Victor and Nancy Pierobon, (Agent: Nick Stanoulis) – File **AH-09/2009**, Concession 4, Part Lot 9, (former Township of Alnwick) RE: Lot Addition

---

Mr. and Mrs. Pierobon, through their Agent, Mr. Nick Stanoulis are requesting a severance for a lot addition. The Planning Coordinator Terrence Korotki advised that the said lands are located on Hampton Crescent and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural Residential and the Zoning classification is Rural Residential (RR).

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate the Consent application **AH-09/2009**, for a retirement lot consent as submitted by Victor and Nancy Pierobon, (Agent: Nick Stanoulis), Concession 4, Part Lot 9, (former Township of Alnwick) now in the Township of Alnwick/Haldimand, \_\_\_\_\_ CARRIED."

**V. FORMAL CONSENTS: 7:11 P.M.**

7:11 p.m. – Mark and Janice Knight – File **AH-03/2009**, Concession 5, Part Lot 13, (former Township of Haldimand) RE: Non-Farm Consent

---

Mr. and Mrs. M. Knight are requesting a severance for creation of a lot. The approximate size of the lot will be 2.50 acres and a retained parcel of approximately 5.50 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on Eddystone Road and the existing parcel of land is not located in the Oak Ridge Moraine Conservation Plan Area. The Official Plan designation is Rural and the Zoning classification is Rural (RU).

All the Ministries and Agencies were contact concerning this application and the following comments were received:

**Pine Ridge Municipal Planning Agency:**

The consent application proposes the severance of a 1.0 hectare (2.5 acre) lot that is currently vacant and is to be used for single detached residential purposes. The retained parcel encompasses 2.2 hectares and is currently developed with a house, greenhouse and garden shed.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for non-farm residential uses, provided that no more than two lots are created from any one holding. The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990.

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. A single lot severance would be considered limited residential development.

Based on the above, the PRMPA recommends that Consent Application AH-03/2009 be approved.

**Haliburton Kawartha Pine Ridge District Health Unit:** There is a high water table in the area and therefore, any sewage disposal system area may have to be raised with up to 4 feet of sand fill.

**Alnwick/Haldimand Public Works Department:** An entrance is allowed only at the location approved by the Public Works Superintendent at the expense of the property owner. The Township would require 33 feet of road width from centre line of Eddystone Road.

**Letter dated April 6<sup>th</sup>, 2009 from Mike Browning and Lucy Browning:**

"Thank you for sending a copy of the application for consent of the separation of a lot at number 961 Eddystone Rd., Concession 5, Part Lot 13, (former Haldimand Township) by Mark and Janice Knight. Please be advised that we have examined the application, have seen the site and have no objections to the proposed separation. We would like to be notified of the Decision of the Land Division Committee."

**Lower Trent Conservation Authority:** No concerns. There do not appear to be any significant natural hazard features on the subject property.

Moved by Councillor

and seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application # **AH-03/2009**, as submitted by Mark and Janice Knight, Concession 5, Part Lot 13 (former Township of Haldimand), now in the Township of Alnwick/Haldimand

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
  - Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**;
  - Conditional upon the applicant conveying and registering on title lands sufficient for road improvement purposes,
- CARRIED."

7:20 p.m. – Wayne and Jean Carr – File **AH-04/2009**, Concession 4, Part Lot 4, (former Township of Haldimand), RE: Lot Addition Consent

Mr. and Mrs. Wayne are requesting a severance for a lot addition. The approximate size of the lot will be 72.0 acres which is to merge with lands to the west owned by their son, Bradley Carr and the retained parcel will be approximately 10.0 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on Inglis Road and Old Mill Road and the proposed parcel is located in the Oak Ridges Moraine Conservation Area. The Oak Ridges Moraine Plan designation is Natural Core Area.

All the Ministries and Agencies were contacted concerning this application and the following comments were received:

**Lower Trent Conservation Authority:** No concerns with approval for consent to facilitate a lot addition. However, we recommend the following:

- 1) The landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation.
- 2) That the landowner(s) be encouraged to maintain and/or enhance the natural vegetation adjacent to the watercourse;
- 3) That the watercourse and the adjacent lands (30 m) either side of the watercourse remain in an Environmental Control (EC) zone.

**Alnwick/Haldimand Public Works Department:** An entrance is allowed only at the location approved by the Public Works Superintendent at the expense of the property owner.

**Haliburton Kawartha Pine Ridge District Health Unit:** No objections.

Moved by Councillor

and seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application # **AH-04/2009**, as submitted by Wayne and Jean Carr, Concession 4, Part Lot 4 (former Township of Haldimand), now in the Township of Alnwick/Haldimand for a **lot addition**,

CARRIED."

7:25 p.m. – Lloyd and Dorothy Brown – File **AH-05/2009**, Concession 1, Part Lot 9, (former Township of Haldimand), RE: Non-Farm Consent

Mr. and Mrs. Brown were requesting a severance for creation of a lot. The approximate size of the lot will be 1.08 acre and the retained parcel will be approximately 4.23 acres from a parcel of approximately 5.23 acres.

The Planning Coordinator Terrence Korotki advised that the said lands are located on Rutherford Road and the existing parcel of land is not located in the

Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural and the zoning classification is Rural (RU).

All the Ministries and Agencies were contacted concerning this application and the following comments were received:

**Alnwick/Haldimand Public Works Department:** An entrance is allowed only at the location approved by the Public Works Superintendent at the expense of the property owner.

**Haliburton Kawartha Pine Ridge District Health Unit:** No objections. With the location of the dug well, any sewage system will have to be located at the back of the property to maintain clearance distances. Like 4 to 5 feet of sand fill will be required and a mantle, due to the high water table.

**Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of 0.4 hectare (1.0 acre) lot which is currently vacant to be used for single detached residential purposes. The retained parcel encompasses 1.6 hectares (4.2 acres) and is currently developed with a house and garage.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for non-farm residential uses, provided that no more than two lots are created from any one holding. The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990.

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. A single lot severance would be considered limited residential development.

Based on the above, the PRMPA recommends that Consent Application AH-05/2009 be approved.

**Lower Trent Conservation Authority:** No concerns. There does not appear to be any significant natural hazard features on the subject property.

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application # **AH-05/2009**, as submitted by Lloyd and Dorothy Brown, Concession 1, Part Lot 9, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00;** CARRIED."

**VI. PLANNING DELEGATIONS: (PUT IN TIME)**

7:31 p.m. - Peter Josephs/Heather Watson RE: Status of Comprehensive Zoning By-Law – Test, Mapping and Financial Request Update

8:00 p.m. – John Morgan, (Vice President, Shelter Valley Aggregates Ltd.) RE:  
Discussion: Construction of Turk Road Extension

8:15 p.m. – Mike Peterkin, Concession A, Part Lot 32, (former Township of  
Haldimand) RE: Request for Additional Consent in Rural Designation

**VII. INFORMAL MINOR VARIANCES: 8:30 P.M.**

1. 8:31 p.m. – Bryan Kevin Box and Marian Julia Box, File **MV-01/2009**,  
Concession 4, Part Lot 16, (former Township of Alnwick) RE: Request Relief  
from High Water Mark to Rice Lake and Reduce Setback of Interior Side Yard  
(east side) and Height Increase

Moved by \_\_\_\_\_ seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being  
the Land Division Committee/Committee of Adjustment, approve to circulate  
the Minor Variance Application for Bryan Kevin Box and Marian Julia Box, File  
**MV-01/200**, Concession 4, Part Lot 16, (former Township of Alnwick), now  
in the Township of Alnwick/Haldimand,  
CARRIED.”

2. 8:41 p.m. – Bernard John Leguard and Debra Joan Leguard – File  
**MV-02/2009** – Concession 4, Part Lot 5, (former Township of Alnwick), RE:  
Request Relief from High Water Mark; Interior Side Yard (north side); Front  
Yard Setback and Increase Lot Coverage

Moved by \_\_\_\_\_, seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being  
the Land Division Committee/Committee of Adjustment, approve to circulate  
the Minor Variance Application for Bernard John Leguard and Debra Joan  
Leguard, File **MV-01/200**, Concession 4, Part Lot 5, (former Township of  
Alnwick), now in the Township of Alnwick/Haldimand, CARRIED.”

**VIII. APPROVAL OF MINUTES – 8:55 P.M.**

Municipal Planning Meeting Minutes of March 25th, 2009

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Special Minutes of the Municipal Planning Session held on  
March 25<sup>th</sup>, 2009, be adopted as printed and circulated, CARRIED.”

**IX. BUSINESS ARISING FROM PREVIOUS MINUTES – 8:57 P.M.**

**X. PLANNING COORDINATOR – NEW BUSINESS – 9:00 P.M.**

County of Northumberland Growth Plan Study RE: Status Update

**XI. CORRESPONDENCE: - 9:15 P.M.**

Letter dated March 30<sup>th</sup>, 2009 from Northumberland County Land Stewardship Council Re: \_\_\_\_\_

Copies of the 2008 Annual Report were given to Councillors on April 3rd, 2009.

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the 2008 Annual Report from the Northumberland County Land Stewardship Council be received and filed, \_\_\_\_\_ CARRIED.”

Letter dated March 24<sup>th</sup>, 2009 from Mr. Jim Watson, M.P.P. Minister of Municipal Affairs and Housing to Mr. John Maguire, (ratepayer) RE: Response to Questions concerning Zoning and Temporary use of Property in the Township of Alnwick/Haldimand \_\_\_\_\_

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, (Council direction required), \_\_\_\_\_ CARRIED.”

Email dated April 3<sup>rd</sup>, 2009 from Lloyd Lemon, Senior Geoscientist, Jagger Hims Limited RE: Comments on Grace and Associates Letter – Oak Heights Estate Winery \_\_\_\_\_

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, (Council direction required), \_\_\_\_\_ CARRIED.”

Letter dated March 26<sup>th</sup>, 2009 from George Smitherman, Deputy Premier, Minister of Energy and Infrastructure RE: “Places to Grow Act” \_\_\_\_\_

**The following Council Resolution is being recommended in order to request a one-year extension to the June 16, 2009 deadline for the requirement of the Growth Plan for the Greater Golden Horseshoe to bring the Official Plan of the Township of Alnwick/Haldimand into conformity with the Growth Plan. Completion of the County of Northumberland Growth Management Plan is considered to be necessary for the Township of Alnwick/Haldimand to update its Official Plan accordingly.**

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, (Council direction required), \_\_\_\_\_

**Whereas** the Provincial Growth Plan for the Greater Golden Horseshoe (GPGGH) requires municipalities to update their Official Plan in order to be in compliance with the GPGGH within three (3) years of the June 16, 2006 release date of the GPGGH;

**And Whereas** the GPGGH policy 5.4.2(5) indicates that single-tier municipalities in the outer ring and adjacent municipalities should ensure a coordinated approach to implement the policies of the Plan;

**And Whereas** the County of Northumberland and member municipalities have undertaken a Growth Management Study (as prepared by Meridian Planning Consultants Inc.) with the stated goal, to prepare an overall growth management plan for the County of Northumberland and its member municipalities which supports the needs of the seven local municipalities, conforms to the policies of the Growth Plan for the Greater Golden Horseshoe and other relevant provincial policies, and provides the relevant information to input into the five-year review of the growth forecasts outlined in policy 2.2.1.2 of the Growth Plan;

**And Whereas** this Growth Management Planning Study is underway, but not complete at this juncture;

**And Whereas** the Council of the Township of Alnwick/Haldimand is awaiting the results of the County Growth Management Planning Study to provide information relevant to the update of the Township Official Plan to comply with the GPGGH;

**Now Therefore**, the Council of the Township of Alnwick/Haldimand formally requests the Minister of Energy and Infrastructure approve a one-year extension from the June 16, 2009 deadline to June 16, 2010, in order to allow for the completion of the County Growth Management Study, municipal council review and decision on the matter, and any subsequent Official Plan Amendment(s) which may be required to bring the Official Plan of the Township of Alnwick/Haldimand into compliance with the GPGGH, **CARRIED."**

Letter received March 26<sup>th</sup>, 2009 from Burkhard Mausberg, Friends of the Greenbelt Foundation

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, (Council direction required), **CARRIED."**

**XII. NEW BUSINESS FROM PLANNING COORDINATOR – 9:20 P.M.**

Official Plan Amendment and Zoning By-Law Application RE: Shawn Robins, Robin Robins, (wife) and Marlene Robins, (Agent: Shawn Robins), Part of Lot 14, Concession 4, (former Township of Alnwick), now in the Township of Alnwick/Haldimand

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Whereas Township of Alnwick/Haldimand is required to ensure that proposed Official Plan Amendment and Zoning By-Law amendment applications are complete in terms of the prescribed information listed in Ontario Regulations 543/06 and 545/06 Planning Act;

And whereas the Township of Alnwick/Haldimand is in receipt of applications from Shawn Robins and Robin Robins to amend the Township Official Plan and Zoning By-Law with respect to lands located in part of Lot 14, Concession 4 in the former Township of Alnwick, to permit a licensed pit operation under the Aggregate Resources Act;

And whereas the Township has reviewed the official plan Amendment and rezoning application, and the Township is satisfied that the applications are complete with respect to the prescribed information as set out in the Planning Act;

Now therefore the Council of the Township of Alnwick/Haldimand resolved that the applicants, Shawn Robins and Robin Robins, be advised that their official plan amendment application is deemed to be complete as required by Section 22(4) of the Planning Act, and that their zoning by-law amendment application is deemed to be complete as required by Section 34(10.1) of the Planning Act, and that the applicants and the prescribed persons and public bodies be notified in accordance with the requirements of the Planning Act, CARRIED."

**XIII. BUSINESS FROM COUNCILLORS: - 9:30 P.M.**

**XIV. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 9:50 P.M.**

**CONFIRMING BY-LAW: - 9:55 P.M.**

**By-Law No. 37-2009** - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, April 22<sup>nd</sup>, 2009 of the Council of the Township of Alnwick/Haldimand.

---

Moved by Councillor

and seconded by Councillor

"Be it resolved that **By-Law No. 37-2009**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, April 22<sup>nd</sup>, 2009 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 22<sup>nd</sup> day of April, 2009.

CARRIED."

**XV. ADJOURNMENT: - 10:00 P.M.**

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Municipal Planning Meeting of April 22<sup>nd</sup>, 2009 be adjourned at 10:00 p.m. CARRIED.