

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR SESSION & MUNICIPAL PLANNING MEETING OF AUGUST 27TH,
2008- 7:00 P.M. – COMBINED AGENDA**

Council is to meet in a Regular Council Session commencing at 7:00 p.m., and a Municipal Planning Meeting commencing at 8:00 p.m. on Wednesday, August 27th, 2008 in the Council Chambers at the Municipal Office in Grafton, with Mayor William Finley presiding.

Members Present:

Members Absent with Notification:

Staff Present:

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 – 7:02 P.M.:

Moved by
Seconded by
Resolution #2008-

“Be it resolved that the combined Agenda, for the Regular Council Session and Municipal Planning Session of Wednesday, August 27, 2008, be approved as circulated. CARRIED.”

IV. FINANCIAL ACCOUNTS -7:02 P.M.:

Moved by
Seconded by
Resolution #2008-

“Be it resolved that the Financial Accounts – Voucher #40 and 41, be approved as follows:
Voucher #40:

General	in the amount of	\$91,104.95	
Public Works	in the amount of	\$ 1,314.69	
Fire	in the amount of	<u>\$ 3,523.63</u>	
Total			<u>\$95,943.27</u>

Voucher #41: Additional voucher to be delivered prior to the meeting in separate package

General in the amount of
Public Works in the amount of
Fire in the amount of
Total

CARRIED.”

V. APPROVAL OF MINUTES- 7:05 P.M.:

Special Council meeting Minutes of June 13, 2008.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Minutes of the Special Council Session held on June 13th, 2008, be adopted. CARRIED."

Regular Council meeting Minutes of August 7, 2008.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Minutes of the Special Council Session held on August 7th, 2008, be adopted. CARRIED."

VI. BUSINESS ARISING FROM PREVIOUS MINUTES- 7:06 P.M.:

VII. COMMITTEE REPORTS – 7:10 P.M.:

Fenella Hall meeting Minutes of July 2, 2008

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Minutes of the Fenella Hall Committee meeting of July 2, 2008, be received and filed. CARRIED."

Drinking Water Source Protection Public Notice RE: Proposed Terms of Reference for Source Protection Planning dated August 12, 2008.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Public Notice as prepared and submitted by the Drinking Water Source Protection Committee dated August 12, 2008 regarding the proposed Terms of Reference for the Source Protection Planning, be received and filed. CARRIED."

VIII. COMMUNICATION (COUNCIL ACTION) – 7:15 P.M.:

Letter from Hospice Northumberland dated August 6, 2008 RE: Totals for the Hospice Mayor's Cup Challenge.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the letter from Hospice Northumberland dated August 6, 2008 advising of the totals for the Hospice Mayor's Cup Challenge 2008, be received and filed. CARRIED."

Letter from the Haliburton Kawartha Pine Ridge District Health Unit dated August 7, 2008 RE: Requesting proclamation of September 23, 2008 as "Public Health Inspector Day".

Moved by
Second by
Resolution #2008-

"Be it resolved that (Council direction required)

News from the Ministry of Natural Resources dated July 3, 2008 RE: Controlling Disease with Rabies Baits.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the News from the Ministry of Natural Resources dated July 3, 2008 regarding the Controlling Disease with Rabies Baits, be received and filed. CARRIED."

Las Communication dated July 30, 2008 RE: New Energy Management Resources Available.

Moved by
seconded by
Resolution #2008

"Be it resolved that (Council direction required)

Interoffice Memorandums from Terrence Korotki, Clerk/Administrator dated August 12, 2008, August 13, 2008 and two dated August 18, 2008 RE: Response to Memorandums submitted by Mayor Finley.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that (Council direction required)

Member Communication from the Association of Municipalities of Ontario dated August 11, 2008 RE: New Local Land Ambulance Response Time Standards to be Established.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Member Communication from the Association of Municipalities of Ontario dated August 11, 2008 regarding the New Local Land Ambulance Response Time Standards to be established, be received and filed.
CARRIED."

Letter from the House of Commons dated August 2008 RE: Bill C-568 an Act to amend the Motor Vehicle Safety Act (speed limiters).

Moved by
seconded by
Resolution #2008-

"Be it resolved that the letter from the House of Commons dated August 2008 RE: Bill C-568 an Act to amend the Motor Vehicle Safety Act (speed limiters), be received and filed.
CARRIED."

Memorandum from Rosie Cromlish, Tax Collector dated August 18, 2008 RE: OHRP Loan from former Alnwick prior to amalgamation – Rosemarie Robins

Moved by
Seconded by
Resolution #2008-

"Be it resolved that (Council direction required)

Facsimile from Dianne Nicholls, Administrative Assistant, dated August 13, 2008 RE: Sample documents for the Council Staff Christmas Party 2008

Moved by
Seconded by
Resolution #2008-

"Be it resolved that (Council suggestions/amendments/additions/corrections requested)

Email from Peterborough/Northumberland Victim Services dated August 19, 2008 RE: Invitation to BBQ on September 13, 2008 at Lion's Pavilion Victoria Park from 11:00 a.m. to 2:00 p.m.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that (Council direction required)

Email from WinterLights Celebrations dated August 19, 2008 RE: Reminder to Register for the 2008-2009 Edition of WinterLights Celebrations.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the email from WinterLights Celebrations dated August 19, 2008 reminding everyone to Register for the 2008-2009 Edition of WinterLights Celebrations, be received and filed. CARRIED."

Email from Eileen Lum dated August 8, 2008 RE: Let's Get Together Poster and Ad Campaign.

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Email from Eileen Lum dated August 8, 2008 regarding the Let's Get Together Poster and Ad Campaign, be received for information. CARRIED."

Email from Marlaine Koehler dated July 25, 2008 RE: Thank you for assisting in the Great Waterfront Adventure

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the email from Marlaine Koehler dated July 25, 2008 forwarding a thank you for assisting in the Great Waterfront Adventure, be received and filed. CARRIED."

IX. BY-LAWS – 7:30 P.M.:

By-Law No. 78-2008 - Being a by-law to establish and appoint Members to the Alnwick/Haldimand Active Cemeteries Advisory Committee to provide recommendations with respect to the governance of Centenary, Bethany and Bethesda North Cemeteries.

Moved by
seconded by

"Be it resolved that **By-Law No. 78-2008**, being a by-law to establish and appoint Members to the Alnwick/Haldimand Active Cemeteries Advisory Committee to provide recommendations with respect to the governance of Centenary, Bethany and Bethesda North Cemeteries, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27th day of August. CARRIED."

MUNICIPAL PLANNING SESSION - 8:00 P.M.

MOTION TO COMMENCE MUNICIPAL PLANNING SESSION 8:01 P.M.:

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, commence the Municipal Planning Session of August 27, 2008 at 8:01 p.m. CARRIED."

X. FORMAL CONSENT(S) – 8:02 P.M.:

8:02 p.m. – Richard Potusek, Agent: Josephine Coscarella **AH-13/2008**, Concession 3, Part Lot 10 (former Alnwick Township) Consent #1 RE: Lot Addition.

Mr. Potusek, Agent: Josephine Coscarella, is requesting a severance for the creation of a lot. The approximate size of the lot will be acre and the retained parcel will be approximately acre from a parcel of approximately acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on Road and the proposed parcel is/is not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is . All ministries and agencies were contacted concerning this application with the following comments being received:

- **Alnwick/Haldimand Public Works Department:** Entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.
- **Pine Ridge Municipal Planning Agency:** The consent applications propose the two lot additions of .456 acres and .201 acres. The retained portion will be 1.05 acres. The subject lands are designated Rural Residential in accordance with the Township's Official Plan. Based on the above, the PRMPA recommends that Consent Application AH-13/2008 & AH-14/2008 be approved.
- **Letters of objection received from John and Carolyne Morais, Harely and Patricia Deveau and Robert McQuinn:** As this would mean that anyone in the subdivision could start severing the properties to suit themselves, and we would no longer have the estate lots that are here now. End results being higher density, which would result in property value on the lower end of the scale. And also, anyone purchasing these lots at a later date wouldn't have a one acre or more lot, which this subdivision is known for, and this takes away from our pristine area. The shop that is being referred to was originally built to be used for a Lawn Cutting Business, and is now being called a hobby shop. As far as we can see, this is being used to put undesirable things in and around the building that they don't want around the main residence. If this shop was so important to him, it should have been built on his main residence. We wish to be notified of the decision of the Land Division Committee of the Township of Alnwick/Haldimand in respect to the above matter.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve/defer/deny) Consent Application **AH-13/2008** for Richard Potusek, Agent: Josephine Coscarella, Concession 3, Part Lot 10 (former Alnwick Township), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 1001-73 coming into force and effect;
- Conditional upon payment of **\$436.99** for one streetlight as a contribution to the installation of streetlights in the Hamlet of Grafton. CARRIED."

8:10 p.m. – Richard Potusek, Agent: Josephine Coscarella **AH-14/2008**, Concession 3, Part Lot 10 (former Alnwick Township) Consent #2 RE: Lot Addition.

Mr. Potusek, Agent: Josphine Coscarella, is requesting a severance for the creation of a lot. The approximate size of the lot will be acre and the retained parcel will be approximately acre from a parcel of approximately acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on Road and the proposed parcel is/is not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is . All ministries and agencies were contacted concerning this application with the following comments being received:

- **Alnwick/Haldimand Public Works Department:** Entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.
- **Pine Ridge Municipal Planning Agency:** The consent applications propose the two lot additions of .456 acres and .201 acres. The retained portion will be 1.05 acres. The subject lands are designated Rural Residential in accordance with the Township's Official Plan. Based on the above, the PRMPA recommends that Consent Application AH-13/2008 & AH-14/2008 be approved.
- **Letters of objection received from John and Carolyne Morais, Harely and Patricia Deveau and Robert McQuinn:** As this would mean that anyone in the subdivision could start severing the properties to suit themselves, and we would know longer have the estate lots that are here now. End results being higher density, which would result in property value on the lower end of the scale. And also, anyone purchasing these lots at a later date wouldn't have a one acre or more lot, which this subdivision is known for, and this takes away from our pristine area. The shop that is being referred too was originally built to be used for a Lawn Cutting Business, and is now being called a hobby shop. As far as we can see, this is being used to put undesirable things in and around the building that they don't want around the main residence. If this shop was so important to him, it should have been built on his main residence. We wish to be notified of the decision of the Land Division Committee of the Township of Alnwick/Haldimand in respect to the above matter.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve/defer/deny) Consent Application **AH-14/2008** for Richard Potusek, Agent: Josephine Coscarella, Concession 3, Part Lot 10 (former Alnwick Township), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 1001-73 coming into force and effect;
- Conditional upon payment of **\$436.99** for one streetlight as a contribution to the installation of streetlights in the Hamlet of Grafton.

CARRIED."

8:20 p.m. – Ronald Hennessey, **AH-16/2008**, Concession 1, Part Lot 27 (former Haldimand Township) RE: Non-Farm.

Mr. Hennessey is requesting a severance for the creation of a lot. The approximate size of the lot will be acre and the retained parcel will be approximately acre from a parcel of approximately acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on Road and the proposed parcel is/is not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is . All ministries and agencies were contacted concerning this application with the following comments being received:

- **Alnwick/Haldimand Public Works Department:** Entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.
- **Pine Ridge Municipal Planning Agency:** The consent applications propose two new lots of 1 acre each fronting onto Massey Road. The retained portion will be 2.6 acres and will also front onto Massey Road. 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 lot as it existed on January 1, 1990. Based on the above, PRMPA recommends that Consent Application AH-16/2008 & AH-17/2008 be approved.
- **Lower Trent Conservation Authority:** We have concerns with approval of the above noted applications for consent but are prepared to support them provided that:
 1. The applicant can demonstrate through site plan/survey sketch that a building envelope, including well and septic system can be accommodated outside of the 15 metre setback from the top of bank on the retained parcel.Additionally:
 2. The applicant is advised of the applicability of the Development, Interference to Wetlands and Alterations to Watercourses Regulations and the Federal Fisheries Act; and
 3. The current EC zone remains in place on the steep slope and valleylands of Barnum House Creek.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve/defer/deny) Consent Application **AH-16/2008** for Ronald Hennessey, Concession 1, Part Lot 27 (former Haldimand Township), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect
 - Conditional upon payment of a **\$4,272.00** Residential Development Fee;
- CARRIED."

8:25 p.m. – Ronald Hennessey, **AH-17/2008**, Concession 1, Part Lot 27 (former Haldimand Township) RE: Non-Farm.

Mr. Hennessey is requesting a severance for the creation of a lot. The approximate size of the lot will be _____ acre and the retained parcel will be approximately _____ acre from a parcel of approximately _____ acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on _____ Road and the proposed parcel is/is not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is _____. All ministries and agencies were contacted concerning this application with the following comments being received:

- **Alnwick/Haldimand Public Works Department:** Entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.
- **Pine Ridge Municipal Planning Agency:** The consent applications propose two new lots of 1 acre each fronting onto Massey Road. The retained portion will be 2.6 acres and will also front onto Massey Road. 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 lot as it existed on January 1, 1990.

Based on the above, PRMPA recommends that Consent Application AH-16/2008 & AH-17/2008 be approved.

- **Lower Trent Conservation Authority:** We have concerns with approval of the above noted applications for consent but are prepared to support them provided that:

4. The applicant can demonstrate through site plan/survey sketch that a building envelope, including well and septic system can be accommodated outside of the 15 metre setback from the top of bank on the retained parcel.

Additionally:

5. The applicant is advised of the applicability of the Development, Interference to Wetlands and Alterations to Watercourses Regulations and the Federal Fisheries Act; and
6. The current EC zone remains in place on the steep slope and valleylands of Barnum House Creek.

Moved by
seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve/defer/deny) Consent Application **AH-16/2008** for Ronald Hennessey, Concession 1, Part Lot 27 (former Haldimand Township), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect
 - Conditional upon payment of a **\$4,272.00** Residential Development Fee;
- CARRIED.”

8:30 p.m. - Mr. Garry Jewell, **AH-34/2007**, Concession 8, Lot 18 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non-Farm.

The following information and documentation was presented to Council at the Municipal meeting on January 23, 2008.

Mr. Jewell is requesting a severance for the creation of a lot. The approximate size of the lot will be 1/2 acre and the retained parcel will be approximately 1 acre from a parcel of approximately 97 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on Jewell Road and the proposed parcel is located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is Rural Exception No. 92 (RU-92) and Environmental Protection (EC). All ministries and agencies were contacted concerning this application with the following comments being received:

- **Northumberland County:** No concerns.
- **Haliburton Kawartha Pine Ridge District Health Unit:** The size and location of the sewage system is to be determined as part of the permit process prior to issuance of a building permit.
- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted application for consent. However, we recommend that:

1. The applicant be advised of the applicability of the Conservation Authority’s Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation and the federal Fisheries Act to Burnley Creek.
2. No development should be permitted within 30 metres of the significant woodland, wetland, and the watercourses on the retained lot. The EC zone should be maintained to include these features and the 30 m minimum vegetation protection zone should be placed in an EC zone (see attached – original map provided June 9, 2005).

3. A Natural Heritage Evaluation/Hydrological Evaluation should be conducted which applies to both the severed and retained parcels to ensure that no adverse effects will occur on the significant woodland or hydrological features (watercourse or wetland) as a result of the development.

- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of a 1 acre lot (approximate) to be used for single family residential purposes. The retained parcel will be 97 acres (approximate) and currently contains an existing drive 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 lot 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, PRMPA recommends that Consent Application AH-34/2007 be approved.

- **Letter from G. Keillor dated January 15, 2008:** Strongly object to the granting of a third severance on the above land.

Ms. Anne Keillor was in attendance and advised that there were three barn structures which were not shown on the diagram/sketch attached to the application, and are in close proximity to the said lands.

The Planning Co-ordinator, Terrence Korotki reviewed the definition of "Rural" and "Agriculture" designations as it is applied in the Official Plan.

It was noted that the barn structures, noted as the Keillor Barn, LaLonde's Barn and the Boyko Barn be measured by the Chief Building Official/By-Law Enforcement Officer to ensure that they are all in compliance with the Minimum Distance Separation Calculation.

Ms. Anne Keillor requested that it be noted that she was giving her verbal objection to this consent application.

Ms. Olmsted arrived at the meeting at 7:45 p.m. Ms. Olmsted asked what the current use of the said lands at the present time. It was stated that the lands are currently used for pasture, wetlands and honey bee operations.

Ms. A. Keillor stated that where the consent is proposed is where the crops are presently being farmed and is agricultural lands.

Ms. Olmsted asked if there had been soil tests taken on the said lands.

Additional documentation:

Environmental Impact Study dated June 2008 was received by Council on July 23, 2008 during the Municipal Planning Meeting.

Moved by
seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application **AH-34/2007**, for Garry Jewell, Concession 8, Part Lot 18 (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve/defer/deny) Consent Application **AH-16/2008** for Ronald Hennessey, Concession 1, Part Lot 27 (former Haldimand Township), now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect
 - Conditional upon payment of a **\$4,272.00** Residential Development Fee;
- CARRIED.”

8:50 p.m. – Cathy Haley (**AH-33/2007**), Concession A, Part Lots 21 and 22 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Hamlet **Consent #2**

The following documentation was previously reviewed by Council at the Municipal Planning Meeting of January 23, 2008.

Ms. Haley was in attendance for this meeting. Ms. Haley is requesting a severance for the creation of a lot. The approximate size of the lot will be 1.0 acre and the retained parcel will be approximately 17.0 acres from a parcel of approximately 18.0 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Hamlet and the Zoning is Rural (RU). All ministries and agencies were contacted concerning this application with the following comments being received:

- **Alnwick/Haldimand Public Works Department:** An entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.
- **Haliburton, Kawartha, Pine Ridge District Health Unit:** Sewage systems at #250 and #290 Purdy Road required raised leaching beds. It is likely any sewage system on the newly created lot will also require fill owing to a high water table known to be in the area.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of two 1 acre lots (approximate) to be used for single family residential purposes. The retained parcel is currently vacant and will be approximately 16 acres. 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 lot as it existed on January 1, 1990. The subject land is within close proximity to an existing rail line. All proposed development should be in conformity with Section 3.7.4 of the Plan (Development Abutting or in Proximity to Railways). 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, PRMPA recommends that Consent Applications AH-32/2007 and AH-33/2007 be approved.

- **Lower Trent Conservation Authority:** Lower Trent Conservation recommends that application AH-33/2007 be *deferred* in order for the applicant to retain the services of a professional environmental consultant in order to complete an Environmental Impact Study in accordance with Lower Trent's submission standards and the Township's Official Plan. The EIS must demonstrate that the creation of the lot and the proposed residential development will have no negative impact(s) to the features and functions of the PSW.

The Planning Co-ordinator, Terrence Korotki clarified that the said lands are designed Hamlet in the Township's Official and not Rural as stated in the comments received from the Pine Ridge Municipal Planning Agency.

Mrs. Haley submitted an Environmental Impact Study on August 19, 2008 which was prepared in June 2008 for Council's review.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application **AH-33/2007**, for Cathy Haley, Concession A, Part Lots 21 and 22 (former Haldimand Township) now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of a **\$4,272.00** Residential Development Fee;
- Conditional upon payment of **\$3,830.00** 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.

CARRIED."

8:40 p.m. – Francis Prentice, **AH-01/2008**, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Hamlet.

The following information and documentation was reviewed by Council at the Municipal Planning Meeting held on January 23, 2008.

Mr. Prentice is requesting a severance for the creation of a lot. The approximate size of the lot will be 1.0 acres and the retained parcel will be approximately 29.08 acres from a parcel of approximately 30.08 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Hamlet and the Zoning is Rural (RU).

Councillor Jeninga requested clarification with respect to the existing Tile Drainage. Mr. Prentice advised that it would be relocated.

Councillor Bennis asked if the conditions of the Lower Trent Conservation Authority would be met. Mr. Korotki, Planning Co-ordinator advised that this was previously confirmed during the last consent application process.

Mr. Prentice submitted the Environmental Impact Study on August 19, 2008 which was prepared in June 2008 for Council's review.

Letter from the Lower Trent Conservation Authority dated August 13, 2008 RE:
Review of the Environmental Impact Study for Prentice.

Based on our review of the application and the applicable policies, plans and regulations, Lower Trent Conservation Authority deems that the findings of the Environmental Impact Study are satisfactory and should the mitigation measures/recommendations of the report and our letter be implemented, that there should be no significant negative impacts to the ecological integrity of the area. We have no concerns with approval of consent application AH-01/2008. Further we briefly outline the recommended mitigation measures set out in the EIS as well as added some additional recommendations:

FROM EIS:

1. The period of earth-moving construction should avoid the spring and fall equinox storm periods.
2. The applicant should use border filter cloth around the excavation site.
3. The implementation of a native species vegetative buffer along the southern boundary of the proposed severed lots to be no less than 10m in width.

FROM LTCA:

1. The landowner(s) should avoid/minimize soil exposure to wind and rain
2. Lower Trent requests that a 10 metre native plant buffer strip along the back lot line of the two proposed severed lots be implemented to further increase infiltration rates into the wetlands.
3. Lower Trent requests that the landowners of the proposed new lots be required to enhance the native vegetation planted along the frontage of Purdy Road in order to help water quality and quantity rates for runoff into the road side ditch leading to the PSW.
4. That the landowner(s) are encouraged to avoid fertilizer use and other chemicals on lawns, planting and driveways.

Moved by
seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the Consent for Mr. Francis Prentice, **AH-01/2008**, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand.

- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of a **\$4,272.00** Residential Development Fee;
- Conditional upon payment of **\$3,830.00** 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.

CARRIED.”

XI. PUBLIC MEETING – 9:02 P.M.:

MOTION TO COMMENCE A PUBLIC MEETING

Moved by
Seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, commence the Public Meeting at 9:02 p.m. CARRIED.”

9:02 p.m. - Richard Potusek, Agent: Josephine Coscarella **BY-LAW NO. 74-2008**, Concession 3, Part Lot 10 (former Alnwick Township).

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "By what method what date and what notice of this meeting was sent?"

Notification:

The notice of Public Meeting was circulated on August 6th, 2008 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Explain the purpose of the by-law, the reasons for the by-law and how the by-law proposes to accomplish the stated purpose."

Purpose:

The subject property has a land area of approximately 1.45 hectares from which Sub Lots 21, 25 and 26, Plan 421 as to their dimensions for lot area and lot frontage will be revised due to the proposed lot additions concerning Consent applications AH-13/2008 and AH-14/2008.

The proposed Zoning By-Law Amendment would amend the Zone category in Rural Residential Exception No. 13 (RR-13).

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Is there anyone present other than the applicant in support of this zoning by-law amendment?"

The Planning Co-ordinator, Terrence Korotki, advised that there was one present, requesting clarification concerning this application.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Is there any written comments received?"

The Planning Co-ordinator, Terrence Korotki advised the following comments were received from the following ministries and agencies:

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.
- **Pine Ridge Municipal Planning Agency:** The application is to amend the RR-13 zoning on the subject land to recognize the revised lot areas and lot frontages resulting from the two (2) consent applications for lot additions (AH-13/2008 and Ah-14/2008). This zoning application has been made with the intent to fulfill a condition of severance approval for these consent files. The proposed new provisions of the RR-13 zone are provided in Section 2 of By-law 74-2008.

Our review concludes that there are no Provincial Issues with respect to the proposed Zoning By-law amendment. The lands are designated as Rural Residential in the accordance with the Township Official Plan.

Based on the above, the PRMPA recommends that Rezoning Application 74-2008 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to Hamlet development in the municipality.

MOTION TO ADJOURN THE PUBLIC MEETING

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, adjourn the Public Meeting and reconvene to the Municipal Planning Session at 9:10 p.m. CARRIED."

XII. APPROVAL OF MINUTES – 9:11 P.M.

Municipal Planning Meeting Minutes of June 25th, 2008.

Moved by
Seconded by

"Be it resolved that the Minutes of the Municipal Planning Meeting of June 25th, 2008, be adopted. CARRIED."

XIII. BUSINESS ARISING FROM PREVIOUS MINUTES – 9:12 P.M.

XIV. BY-LAWS – 9:15 P.M.:

By-Law No. 74-2008 - Being a by-law to amend Zoning By-Law No. 1001-73 (former Township of Alnwick) now in the Township of Alnwick/Haldimand, for R. Potusek Agent: J. Coscorella, Part Lot 10, Concession 3.

Moved by
Seconded by

"Be it resolved that **By-Law No. 74-2008**, being a by-law to amend Zoning By-Law No. 1001-73 (former Township of Alnwick) now in the Township of Alnwick/Haldimand, for R. Potusek Agent: J. Coscorella, Part Lot 10, Concession 3, be given FIRST, SECOND and THIRD READING and FINALLY PASSED this 27th day of August, 2008. CARRIED."

XV. CORRESPONDENCE – 9:18 P.M.:

Letter from the Town of Halton Hills dated August 13, 2008 RE: Request to Lieutenant Governor in Council to appoint and conduct a provincial public inquiry to the challenges facing municipalities from the implementation of the Provincial growth legislation

Moved by
Seconded by

"Be it resolved that (Council direction required)

Letter from Mr. John Morgan, Shelter Valley Aggregates Ltd. dated August 12, 2008 RE: Request for refund of Agreement Deposit.

Moved by
Seconded by

“Be it resolved that (Council direction required)

Letter from Ms. Eleonor Olmsted dated July 30, 2008 RE: AH/11-2008 OMB Appeal Filed with Alnwick/Haldimand June 19, 2008.

Moved by
Seconded by

“Be it resolved that (Council direction required)

Letter from the Ontario Municipal Board dated August 5, 2008 RE: Good/Jaynes – Appeal Withdrawn.

Moved by
Seconded by

“Be it resolved that the letter from the Ontario Municipal Board dated August 5, 2008 regarding Mr. Good’s withdrawal of his appeal with respect to the Jaynes Planning application, be received and filed. CARRIED.”

Letter from Totten Sims Hubicki Associates dated July 23, 2008 RE: Shearer’s Point Estates Subdivision.

Moved by
Seconded by

“Be it resolved that the letter from Totten Sims Hubicki Associates dated July 23, 2008 regarding their letter to Nick Stanoulis pertaining to Shearer’s Point Estates Subdivision, be received and filed. CARRIED.”

Email from Nick Stanoulis dated August 11, 2008 RE: Rice Lake Estates and response to July 23, 2008 letter.

Moved by
Seconded by

“Be it resolved that email from Nick Stanoulis dated August 11, 2008 regarding Rice Lake Estates and response to July 23, 2008 letter, be received and filed. CARRIED.”

Letter from the Oak Ridges Moraine Foundation dated July 23, 2008 RE: 2007 Annual Report

Moved by
Seconded by

“Be it resolved that the letter from the Oak Ridges Moraine Foundation dated July 23, 2008 advising of the 2007 Annual Report, be received and filed. CARRIED.”

Email from Ray Valaitis, OMAFRA dated August 1, 2008 RE: Response to Mr. Craig Johnson pertaining to the agricultural designation – Part Lot 26, Concession 9 former Haldimand.

Moved by
Seconded by

“Be it resolved that the Email from Ray Valaitis, OMAFRA dated August 1, 2008 responding to Mr. Craig Johnson’s requesting pertaining to the agricultural designation on Part Lot 26, Concession 9 former Haldimand, be forwarded to Mr. Peter A. Josephs for review and written comment. CARRIED.”

Monthly Planning Activity Report prepared by Bernadette Murray, Administrative Assistant dated August 26, 2008

Moved by
seconded by

“Be it resolved that the Monthly Planning Activity Report prepared by Bernadette Murray, Administrative Assistant dated August 26, 2008, be received and filed. CARRIED.”

Memorandum from Peter A. Josephs dated August 1, 2008 RE: Severance Inquiry by John Brooks and David Brooks, Part Lot 32 and 33, Concession 6 (former Haldimand Township) now in the Township of Alnwick/Haldimand

Moved by
Seconded by

“Be it resolved that (Council direction required)

Memorandum from Terry Korotki, Clerk/Administrator dated August 13, 2008 RE: Attendance at Broadband Information and Go-Forward Session held on July 29th, 2008 and August 12th, 2008

Moved by
Seconded by

“Be it resolved that (Council direction required)

Meeting Report from Meridan Planning Consultants Inc. dated July 8, 2008 RE: Meeting of June 26, 2008 – Growth Management Study.

Moved by
Seconded by

“Be it resolved that the June 26, 2008 Meeting Report from Meridan Planning Consultants Inc. dated July 8, 2008 pertaining to the Growth Management Study, be received and filed. CARRIED.”

XVI. BUSINESS FROM COUNCILLORS – 9:45 P.M.:

XVII. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 9:55 P.M.

CONFIRMING BY-LAW – 10:05 P.M.:

By-Law No. 80-2008 - Being a by-law to confirm the proceedings of the Regular Council Session and Municipal Planning Session held on August 27th, 2008 of the Council of the Township of Alnwick/Haldimand.

Moved by
seconded by

“Be it resolved that **By-Law No. 80-2008**, being a by-law to confirm the proceedings of the Regular Council session and Municipal Planning session held on August 27th, 2008 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 27th day of August, 2008. CARRIED.”

XVIII. ADJOURNMENT – 10:06 P.M.:

Moved by
Seconded by

“Be it resolved that the combined Regular Council Session and the Municipal Planning Session of August 27, 2008, be adjourned at 10:06 p.m. CARRIED.”