

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF FEBRUARY 24TH, 2010 - 7:00 P.M.**

Council is to meet in the Municipal Planning meeting on Wednesday, February 24th 2010, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

Members Present:

Members Absent with Notification:

Staff: Terry Korotki, Clerk/Administrator/Planning Coordinator
Robin van de Moosdyk, Deputy Clerk

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
Seconded by

"Be it resolved that the Agenda as circulated for the Municipal Planning Meeting of the Council of the Township of Alnwick/Haldimand of Wednesday, February 24th, 2010, be approved. CARRIED."

IV. FORMAL CONSENT(S) – 7:02 P.M.:

7:02 p.m. – Corcair Farms, **File AH-02/2010**, (replaces AH-22/2008), Concession 2, Part Lot 22 (former Township of Haldimand) now in the Township of Alnwick/Haldimand (**CONSENT #1**) RE: Non-Farm.

Corcair Farms Ltd. is requesting a severance for creation of a lot. The approximate size of the lot will be 2.44 acres and the retained parcel will be approximately 90.67 acres from a parcel of approximately 93.0 acres. The lands are located on Cranberry Lake Road, are not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural (RU). All the Ministries and Agencies were contacted concerning this application and the following comments were received:

- **Haliburton, Kawartha, Pine Ridge District Health Unit:** No objection.
- **Lower Trent Conservation Authority:** In light of these comments, Lower Trent Conservation has **no concerns in principle** with the approval of consent applications AH-02/2010 and AH-03/2010, provided that all development proposed on the severed lot created through consent application AH-03/2010 is setback a minimum of 30 meters from the Cranberry (Little) Lake non-provincially significant wetland complex. As previously noted, the appropriate zoning of the wetland complex, plus the prescribed 30 meter setback, can be implemented during the adoption of the Alnwick/Haldimand Comprehensive Zoning By-law.

Additionally, Lower Trent Conservation recommends that:

1. The applicant(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 163/06), and the need for written approval from the Conservation Authority for any development within the aforementioned regulated area.

2. The applicant(s) are encouraged to maintain, and where possible enhance, the natural vegetation on the western boundary of the severed lot created through consent application AH-03/2010.

- **Pine Ridge Municipal Planning Agency:** The consent application proposes to sever a .988 hectare (2.44 acres) parcel from an existing 37.5 hectare (93 acres) parcel for rural residential purposes. The proposed severed and retained lots are currently vacant. The application is one of two applications for consent to sever new rural residential lots from the existing parcel.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for residential purposes provided the lot fronts on a maintained township road and can be adequately serviced with on-site water and sewage disposal systems. The retained lands are designated Rural, Environmental Protection and Resort. There is a wetland/watercourse on the retained lands which is not a provincially significant wetland. The severance will not adversely impact the wetland as the proposed severed lot appears to lie well outside the wetland location.

The Provincial Policy Statement permits limited residential development in the municipality. Individual lot severances are considered limited residential development.

Based on the above, PRMPA recommends that Consent Application AH-03/2010 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to the creation of lots for residential development in the rural areas of the municipality.

- **Northumberland County:** In response to the circulation noted above, we have reviewed the application and would request that the following be included as conditions of consent:
 - 1. That the applicant shall layout and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the severed and retained portions of County Road 23, save and except the existing field entrance (width 10.0m).
 - 2. That the applicant shall register sufficient covenants on the title of the severed and retained portions to protect overland surface water drainage patterns to ensure that drainage from the adjacent County road allowance properties shall remain unimpeded over the properties.The purpose of Condition No. 1 is to prohibit further entrances being made onto the adjacent County roadway. The purpose of Condition No. 2 is to ensure that surface water drainage from the adjacent County roadway may continue to drain overland and unimpeded.
- **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.

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 AH-02/2010, for Corcair Farms, Concession 2, Part Lot 22 (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- Conditional upon payment of a **\$4,550.00** Residential Development Fee.
- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect.
- Conditional upon the applicant registering sufficient covenants on title of the severed portion to protect overland surface water drainage patterns to ensure that drainage from the adjacent county road allowance properties shall remain unimpeded over the property;
- Conditional upon the owner laying out and dedicating by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the retained portions of County Road No. 23 save and except the existing field entrance (width 10.0m). CARRIED."

7:05 p.m. - Corcair Farms, **File AH-03/2010**, (replaces AH-23/2008), Concession 2, Part Lot 22 (former Township of Haldimand) now in the Township of Alnwick/Haldimand (**CONSENT #2**) RE: Non-Farm.

Corcair Farms Ltd. is requesting a severance for creation of a lot. The approximate size of the lot will be 2.44 acres and the retained parcel will be approximately 90.67 acres from a parcel of approximately 93.0 acres. The lands are located on Cranberry Lake Road, are not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural (RU). All the Ministries and Agencies were contacted concerning this application and the following comments were received:

- **Haliburton, Kawartha, Pine Ridge District Health Unit:** No objection.
- **Lower Trent Conservation Authority:** In light of these comments, Lower Trent Conservation has **no concerns in principle** with the approval of consent applications AH-02/2010 and AH-03/2010, provided that all development proposed on the severed lot created through consent application AH-03/2010 is setback a minimum of 30 meters from the Cranberry (Little) Lake non-provincially significant wetland complex. As previously noted, the appropriate zoning of the wetland complex, plus the prescribed 30 meter setback, can be implemented during the adoption of the Alnwick/Haldimand Comprehensive Zoning By-law.

Additionally, Lower Trent Conservation recommends that:

- 1.The applicant(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 163/06), and the need for written approval from the Conservation Authority for any development within the aforementioned regulated area.
- 2.The applicant(s) are encouraged to maintain, and where possible enhance, the natural vegetation on the western boundary of the severed lot created through consent application AH-03/2010.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes to sever a .988 hectare (2.44 acres) parcel from an existing 37.5 hectare (93 acres) parcel for rural residential purposes. The proposed severed and retained lots are currently vacant. The application is one of two applications for consent to sever new rural residential lots from the existing parcel.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for residential purposes provided the lot fronts on a maintained township road and can be adequately serviced with on-site water and sewage disposal systems. The retained lands are designated Rural, Environmental Protection and Resort. There is a wetland/watercourse on the retained lands which is not a provincially significant wetland. The severance will not adversely impact the wetland as the proposed severed lot appears to lie well outside the wetland location.

The Provincial Policy Statement permits limited residential development in the municipality. Individual lot severances are considered limited residential development.

Based on the above, PRMPA recommends that Consent Application AH-02/2010 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to the creation of lots for residential development in the rural areas of the municipality.

- **Northumberland County:** No concerns.
- **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.

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 AH-03/2010, for Corcair Farms, Concession 2, Part Lot 22 (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- Conditional upon payment of a **\$4,550.00** Residential Development Fee.
- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect. CARRIED."

7:10 p.m. - Edward and Mary Logel, Agent: Peter Logel, **File AH-04/2010**, Concession 1, Part Lot 22, (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Hamlet.

Mr. and Mrs. Logel, Agent: Peter Logel, are requesting a severance for creation of an easement. The lands front on Clitheroe Road, are not located on the Oak Ridges Moraine. The Official Plan designation is Hamlet and the Zoning is Rural (RU). All the Ministries and Agencies were contacted concerning this application and the following comments were received:

- **Pine Ridge Municipal Planning Agency:** The consent application proposes to sever a 0.56-hectare (1.4 acre) residential lot in the hamlet of Grafton. The retained lands encompass 4.8 hectares (12.0 acres). The proposed severed lot is vacant. The retained lot is developed with a house and accessory (equipment storage) building.

The proposed lot is designated Hamlet in the Township's Official Plan. The Hamlet of Grafton is a settlement area as defined in the Provincial Policy Statement (PPS). Settlement areas are intended to be the focus of growth in a municipality and as such, new residential lots are permitted and appropriate within this designation.

Therefore, PRMPA recommends that consent application AH-04/2010 be approved as it is consistent with the PPS with respect to development in the settlement areas of the municipality.

- **Lower Trent Conservation Authority:** In review of the dimensions of the severed lot (0.56 hectares), and depending on the scale of the proposed development, it appears there is a marginal development envelope on the severed lot that will respect the recommended 30 meter setback from the top-of-bank of the coldwater watercourse.

In light of these comments Lower Trent Conservation Authority recommends deferring the approval of consent application AH-04/2010, until the applicant(s) have demonstrated that a suitable building envelope can be accommodated on the severed lot. As such, a site plan should be prepared by a qualified Ontario Land Surveyor to the satisfaction of Lower Trent Conservation and the planning approval authority that notes the development constraints on the severed lot.

Additionally, Lower Trent Conservation recommends that:

1. The applicant(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 163/06), and the need for written approval from the Conservation Authority for any development within the aforementioned regulated area.
 2. Lower Trent Conservation be contacted to determine any potential implications of the Fisheries Act.
 3. The applicant(s) are encouraged to maintain, and where possible enhance the natural vegetation within the riparian area of the identified coldwater watercourse.
- **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. A Drainage Easement across the property already dedicated to the Municipality.
- **Haliburton, Kawartha Pine Ridge District Health Unit:** A site visit was carried out by the undersigned on February 8, 2010, and it found that the stream along County Road #2 could impact on the location and design of any sewage system to be located on the severed portion. Subsequently, I contacted the Lower Trent Conservation Authority and was advised that a 30 metre setback will be applied from the top-of-bank of the stream. With Conservation Authority requirements being applicable law under the Ontario Building Code for sewage systems, this 30 metre setback will seriously restrict the installation of a sewage disposal system. Therefore, our office recommends deferral of any decision regarding this application until the owner has shown that a dwelling and a sewage system will fit on the property in compliance with the Ontario Building Code, requirements of the Lower Trent Conservation Authority and the municipality. This must be completed by providing our office with a sewage disposal system design as well as a surveyor's site plan.

Moved by
Seconded by

"Be it resolved that that the Corporation of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent **File AH-04/2010**, for Mary and Edward Logel, Agent: Peter Logel, Concession 1, Part Lot 23 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, until such time as the applicant has provided a detailed site plan completed by a Ontario Land Surveyor which will meet the requirements of the Haliburton Kawartha Pine Ridge District Health Unit and the Lower Trent Conservation Authority.

CARRIED."

V. INFORMAL CONSENT(S) – 7:15 P.M.:

7:15 p.m. – George and Jean Hall, **AH-05/2010**, Concession 7, Part Lot 20 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Lot Addition.

Mr. and Mrs. Hall are requesting a severance for creation of an easement. The parcel of land to be severed is 6 acres and the retained parcel shall be 3.88 acres from a total parcel of 9.88 acres. The lands front on County Road No. 23, are not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural Exception No. 354 (RU-354).

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 to circulate the Consent application **AH-05/2010**, for George and Jean Hall, Concession 7, Part Lot 20 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED.”

7:20 p.m. – Ms. Nicola Noall-Mitchell Agent: Mr. Tony Helps, **AH-06/2010**, Concession 4, Part Lot 1 (former Township of Haldimand) now in the Township of Alnwick/Haldimand (**CONSENT #1**) RE: Non-Farm.

Mr. Helps is requesting a severance for creation of lot. The lands front on Shelter Valley Road, are not located on the Oak Ridges Moraine. The Official Plan designation is Rural and Environmental Protection and the Zoning is Rural Exception No. 257 (RU-257) and Environmental Control Area.

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 to circulate the Consent application **AH-06/2010**, for Nicola Noall-Mitchell (**CONSENT #1**), Concession 4, Part Lot 1 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED.”

7:25 p.m. – Ms. Nicola Noall-Mitchell Agent: Mr. Tony Helps, **AH-07/2010**, Concession 4, Part Lot 1 (former Township of Haldimand) now in the Township of Alnwick/Haldimand (**CONSENT #2**) RE: Non-Farm.

Mr. Helps is requesting a severance for creation of lot. The lands front on Shelter Valley Road, are not located on the Oak Ridges Moraine. The Official Plan designation is Rural and Environmental Protection and the Zoning is Rural Exception No. 257 (RU-257) and Environmental Control Area.

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 to circulate the Consent application **AH-07/2010**, for Nicola Noall-Mitchell (**CONSENT #2**), Concession 4, Part Lot 1 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED.”

VI. PLANNING DELEGATIONS – 7:30 P.M.:

Mr. Larry Robins for Shawn L. and Robin Robins, Part of Lot 14, Concession 4 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Discussion of Aggregate Proposal and Status of Official Plan Amendment and Zoning By-Law Amendment

VII. APPROVAL OF MINUTES – 7:45 P.M.:

VIII. BUSINESS ARISING FROM PREVIOUS MINUTES

IX. CORRESPONDENCE – 7:50 P.M.:

Letter from the Ganaraska Region Conservation Authority dated February 18, 2010 RE: Application for Consent – AH-01/2010, Part Lot 27 & 28, Concession 5 (DeJong Family Farms Ltd.).

Moved by
Seconded by

“Be it resolved that the letter from the Ganaraska Region Conservation Authority dated February 18, 2010 regarding the Application for Consent – AH-01/2010, Part Lot 27 & 28, Concession 5 (DeJong Family Farms Ltd.), be deferred to the next Municipal Planning Meeting in which this application will be reviewed.

CARRIED.”

Letter from the Pine Ridge Municipal Planning Agency dated January 29, 2010 RE: 2010 Draft Consolidated Budget and Municipal Levy (projected).

Moved by
Seconded by

“Be it resolved that (note concerns/advise no concerns and forward to treasury for inclusion in the 2010 Budget calculations)

Letter from the Ministry of the Environment dated February 2, 2010 RE: Posting of a Draft Regulation to support the development and implementation of Source Protection Plans under the Clean Water Act, 2006 on the Environmental Bill of Rights website.

Moved by
Seconded by

"Be it resolved that the letter from the Ministry of the Environment dated February 2, 2010 regarding the posting of a Draft Regulation to support the development and implementation of Source Protection Plans under the Clean Water Act, 2006 on the Environmental Bill of Rights website, be forwarded to the Municipal Planner, Mr. Peter A. Josephs for his review and written comments.

CARRIED."

Letter from Gordon Flagler and Kate Firstbrook dated January 28, 2010 RE: DeGraauw Severances.

Moved by
Seconded by

"Be it resolved that the letter from Gordon Flagler and Kate Firstbrook dated January 28, 2010 regarding the two DeGraauw Severances, be acknowledged and deferred until such time as these Consent Applications are scheduled on a Municipal Planning Meeting Agenda for further discussion.

CARRIED."

Letter from Ernie Koehl dated February 4, 2010 RE: DeGraauw Severance Application AH-29/2009.

Moved by
Seconded by

"Be it resolved that the letter from Ernie Koehl dated February 4, 2010 regarding the DeGraauw Severance Application AH-29/2009, be acknowledged and deferred until such time as these Consent Applications are scheduled on a Municipal Planning Meeting Agenda for further discussion.

CARRIED."

Letter from Dave and Helen Prentice dated January 28, 2010 RE: Proposed DeGraauw Severances.

Moved by
Seconded by

"Be it resolved that the letter from Dave and Helen Prentice dated January 28, 2010 regarding the two DeGraauw Severances, be acknowledged and deferred until such time as these Consent Applications are scheduled on a Municipal Planning Meeting Agenda for further discussion.

CARRIED."

Email from Mr. Peter A. Josephs, Municipal Planner addressed to Mr. Heather Sadler, Planning Consultant for Oak Heights Winery dated January 26, 2010 RE: Correspondence from Mr. Brain Cook.

Moved by
Seconded by

"Be it resolved that the Email from Mr. Peter A. Josephs, Municipal Planner addressed to Mr. Heather Sadler, Planning Consultant for Oak Heights Winery, dated January 26, 2010 regarding the correspondence from Mr. Brain Cook, be received and filed.

CARRIED."

Letter from the Ministry of Natural Resources dated February 5, 2010 RE: OMB Decision No. 3374 issued December 1, 2006 regarding the Shelter Valley Aggregates Ltd. pit licence and rezoning and Agreement between Shelter Valley Aggregates Ltd. and the Corporation of the Townships of Alnwick/Haldimand and Cramahe and the County of Northumberland.

Moved by
Seconded by

"Be it resolved that the Letter from the Ministry of Natural Resources dated February 5, 2010 pertaining to the OMB Decision No. 3374 issued December 1, 2006 regarding the Shelter Valley Aggregates Ltd. pit licence and rezoning and Agreement between Shelter Valley Aggregates Ltd. and the Corporation of the Townships of Alnwick/Haldimand and Cramahe and the County of Northumberland, be received and filed. CARRIED."

X. FINANCIAL ACCOUNTS – 8:00 P.M.:

Financial Accounts – Voucher No. :

Moved by
Seconded by

"Be it resolved that the Financial Accounts – Voucher No. , be approved as follows:

CARRIED."

XI. BUSINESS FROM COUNCILLORS – 8:05 P.M.:

Update with respect to Turk Road as requested by Mayor Finley.

XII. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 8:15 P.M.:

CONFIRMING BY-LAW- 8:25 P.M.:

By-Law No. 19-2010 - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on February 24th, 2010 of the Council of the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 19-2010**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, February 19, 2010 of the Council of the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 24th day of February, 2010.

CARRIED."

XIII. ADJOURNMENT – 8:26 P.M.:

Moved by
Seconded by

“Be it resolved that the Municipal Planning Meeting of Wednesday, February 24th, 2010, be adjourned at 8:26 p.m. CARRIED.”