

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF FEBRUARY 25TH, 2009- 7:00 P.M.**

Council is to meet in the Municipal Planning meeting on Wednesday, February 25th, 2009, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

Members Present:

Members Absent with Notification:

Staff:

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 – 7:01 P.M.:

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 25th, 2009, be approved. CARRIED."

IV. PUBLIC MEETING: 7:02 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 a Public meeting at 7:02 p.m. CARRIED."

Rezoning:

7:02 p.m. - Ron Hennessey, **By-Law No. 12-2009**, Concession 1, Part Lot 27, (former Township of Haldimand) now in the Township of Alnwick/Haldimand

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 February 4th, 2009 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."

The subject property has a land area of approximately 1.46 hectares from which a 0.405 hectare parcel for two (2) residential lots is to be created is to be created by consent to land severance. The severed parcels to result from severance consent applications A/H-16/2008 and AH-17/2008 are vacant lands and to be used for residential purposes.

The retained parcel resulting from the consent to land severance application is vacant land and this parcel of land will be used for residential uses.

The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Residential (RR). The Rural Residential (RR) Zone will allow for the construction of a single family dwelling house on each lot.

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 _____ present, objecting to this application or requesting clarification concerning this application.

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

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

- **Pine Ridge Municipal Planning Agency:** The application is to change the zoning on the subject lands from a Rural (RU) zone to a Rural Residential (RR) zone. This zoning application has been made with the intent to fulfill a condition of severance approval for the consent files AH-16/2008 and AH-17/2008. The lands to be rezoned encompass 0.81 hectares.

The purpose of the application is to rezone the property to recognize that the lands are vacant but will be used for residential purposes for the construction of a single family dwelling house and garage on each severed lot.

Our review concludes that there are no Provincial Issues with respect to the proposed Zoning By-law amendment. The lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits limited rural residential development.

Based on the above, PRMPA recommends that application No. ZBA 12-2009 be approved as it is consistent with the Provincial Policy Statement and meets the intent of the Township's Official Plan with respect to rural residential development in the municipality.

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.
- **Lower Trent Conservation Authority:** Please be advised that the Lower Trent Conservation Authority has no concerns with the approval of the Zoning By-Law Amendment as long as the (EC) Environmental Zoning is placed on the steep slope and all development is kept a minimum of 15 metres back from the stable top of bank on the proposed retained.

MOTION TO RECONVENE TO 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, reconvene to the Regular Municipal Planning Session at 7:10 p.m. CARRIED."

V. PLANNING BY-LAWS – 7:11 P.M.:

By-Law No. 12-2009- Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Ronald Hennessey, (Agent: Debi Hennessey), Part Lot 27, Concession 1 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Moved by
seconded by

"Be it resolved that **By-Law No. 12-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Ron Hennessey, Part Lot 27, Concession 1 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 25th day of February, 2009. CARRIED."

VI. PLANNING DELEGATIONS – 7:15 P.M.:

7:15 p.m. - 7:30 p.m. - Mr. Ian Fraser, Oak Heights Estate Winery – Accessory Uses.

VII. FORMAL CONSENT – 7:30 P.M.:

7:30 p.m. - Alfons and Dianne Casteels, **AH-27/2008**, Concession 5, Part Lot 21 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Retirement Lot.

Mr. and Mrs. Casteels are requesting a severance for the creation of a lot. The approximate size of the lot will be 1.1478 acres and the retained parcel will be approximately 98.85 acres from a parcel of approximately 100 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on County Road No. 22 and the proposed parcel is located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Countryside Agricultural. All ministries and agencies were contacted concerning this application with the following comments being received:

- **Pine Ridge Municipal Planning Agency:** The consent application proposes to sever a 1.15 acre lot which is currently vacant for farm retirement purposes. The retained parcel is developed with a dwelling, shed, storage barn and greenhouse and encompasses 98.85 acres. The subject lands are located within the Oak Ridges Moraine Conservation Plan (ORMCP) and are designated Natural Core Area. The retained lands are designated Natural Core Area except for a small area designated Countryside-Agricultural Area within which the existing development on the retained lands is located. Within the Oak Ridges Moraine Conservation Plan, the creation of lots is restricted to a limited number of circumstances. The ORMCP permits a farm retirement severance from a rural lot, as defined in the ORMC Plan.

A rural lot is defined as a lot that is at least 97.5 per cent of the land that is left in an original lot or an original half lot after the deduction of any land that is conveyed at any time for transportation, utilities or infrastructure, on or after November 16, 2001, or lands validly conveyed before June 27, 1970. It would appear that the proposed retained lot meets these criteria and as such, a farm retirement lot may be granted.

The proposed lot is adjacent to a hydrogeologically sensitive feature (watercourse) and as such, the applicant should complete a hydrogeological evaluation to demonstrate that development will have no adverse effects on the watercourse and further to identify any design and construction practices that will maintain the health, diversity and size of the watercourse. A minimum distance separation calculation should be completed prior to approval of the consent.

There are no other matters of Provincial concern. Based on the above, PRMPA recommends that Consent Application AH-27/2008 be approved, subject to completion of a hydrogeological evaluation, as it conforms with the Oak Ridges Moraine Conservation Plan with respect to farm retirement lots.

- **Lower Trent Conservation Authority:** Based on the above, we have no concerns with approval of the above noted application for consent. 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) The existing Environmental Control (EC) zoning be maintained.
 - 3) The landowner(s) is encouraged to use Best Management Practices when carrying out any clearing of the wooded areas on the retained lands.
- **County of Northumberland:** Include as a condition: That the applicant lay out and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the retained portion of the County Road 22, save and except the existing entrance (width 10.0m).
- **Alnwick/Haldimand Public Works Department:** No concerns – County Road.
- **Haliburton Kawartha Pine Ridge District Health Unit:** Depending on soil and water table conditions, sand fill may be required in the area of any sewage system.
- **Pine Ridge Municipal Planning Agency – additional comments dated January 30, 2009:** Mr. Casteels called me, Heather Rielly, PRMPA Planner, regarding the comment in the PRMPA report that the “applicant should complete a hydrogeological evaluation to demonstrate that development will have no adverse effects on the watercourse and further identify any design and construction.” The comment is included in the review because PRMPA (i.e. the Province of Ontario) has an interest in water quality regarding development on the Oak Ridges Moraine through the Oak Ridges Moraine Conservation Plan and the PPS. This comment serves to flag this concern to the Municipality. However, if the Lower Trent Conservation Authority and the Health Unit have been circulated and neither has a concern regarding the proposed development, their reviews address this comment as far as PRMPA is concerns.

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-27/2008**, as submitted by Alfons and Dianne Casteels, Concession 5, Part Lot 21, (former Haldimand Township) now in the Township of Alnwick/Haldimand

- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00.** CARRIED.”

VIII. INFORMAL CONSENT – 7:35 P.M.:

7:35 p.m. - Kathie King, Agent: Mark King, **AH-01/2009**, Part Lot 14, Concession 3 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Lot Addition.

Mrs. King, through her agent, Mark King, is requesting a severance for a lot addition. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on King Road and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and Environmental Protection and the Zoning is Rural (RU).

7:40 p.m. - Mark King, **AH-01/2009**, Part Lot 14, Concession 3 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Lot Addition

Mr. King is requesting a severance for a lot addition. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on King Road and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and Environmental Protection and the Zoning is Rural (RU).

7:45 p.m. – Mr. King – Brief update for Grafton Heights Subdivision Proposal.

IX. APPROVAL OF MINUTES – 7:55 P.M.:

Municipal Planning Meeting Minutes of January 28th, 2009.

Moved by
Seconded by
Resolution #2009-

“Be it resolved that the Minutes of the Municipal Planning Meeting of Wednesday, January 28th, 2009, be approved. CARRIED.”

X. BUSINESS ARISING FROM PREVIOUS MINUTES – 7:56 P.M.:

XI. CORRESPONDENCE – 8:00 P.M.:

Letter from Anne Fenton, 161 Chub Point Road RE: Proposal for a Bed and Breakfast establishment.

Moved by
Seconded by

“Be it resolved that the letter from Ms. Anne Fenton of 161 Chub Point Road with respect to her proposal to open a Bed and Breakfast establishment, be received and filed as Ms. Fenton notified the Planning Coordinator that she is not interested in pursuing this matter at this time and has withdrawn her proposal. CARRIED.”

Letter from Thomson Rogers dated January 16, 2009 RE: Consultation Process for Wireless Telecommunication Facilities (as requested to be placed on the agenda by Mayor Finley).

Moved by
Seconded by

"Be it resolved that (Council direction required)

Letter from Sylvester & Brown, Municipal Land Surveyors dated February 12, 2009 RE: Closing of former forced Road and Conveyance to Doug Kelly, Part Lot 18, Concession 7.

Moved by
Seconded by

"Be it resolved that (Council direction required)

Letter from the Pine Ridge Municipal Planning Agency dated February 4, 2009 RE: 2009 Draft Consolidated Budget and Municipal Levy (projected).

Moved by
Seconded by

"Be it resolved that the 2009 Municipal Levy as projected by the Pine Ridge Municipal Planning Agency dated February 4, 2009 with respect to the Township of Alnwick/Haldimand, be incorporated into the 2009 Municipal Budget.

CARRIED."

XII. NEW BUSINESS – 8:15 P.M.:

Motion to Open Proposals for Municipal Audit Services for 2009

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, instruct the Clerk/Administrator to open the "Proposals for Municipal Audit Services" for the Year 2009.

CARRIED."

Proposals were received from the following company(s):

1. Collins Barrow

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, accept and approve the proposal for provisions of Municipal Auditing Services submitted by Collins Barrow, in the total amount of \$_____, for the fiscal year 2009.

CARRIED."

Update from Templeman Menninga with respect to governance of the Cemeteries RE: Land transfer of ownership/bank account changes/investments/Trustees Fund Account, etc.

Review of Janitorial Contract Tender Submissions for the Grafton Municipal Office:

XIII. BUSINESS FROM COUNCILLORS – 8:20 P.M.:

XIV. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 8:30 P.M.

CONFIRMING BY-LAW – 8:45 P.M.:

By-Law No. 24-2009 - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, February 25th, 2009 of the Council of the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 24-2009**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, February 25th, 2009 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 25th day of February, 2009. CARRIED."

XV. ADJOURNMENT – 8:47 P.M.:

Moved by
Seconded by

"Be it resolved that the Municipal Planning Meeting of February 25th, 2009, be adjourned at 8:47 p.m. CARRIED."