

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF FEBRUARY 27, 2008- 7:00 P.M.**

Council is to meet in the Municipal Planning Meeting on Wednesday, February 27, 2008 at 7:00 p.m. 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. 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 and the Committee of Adjustment, commence a Public meeting at 7:02 p.m. CARRIED."

7:03 p.m. - Dave Melless and Marlene Poynton, **MV-01/2008**, Concession 7, Part Lot 20 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Relief from High Water Mark and reduction in Interior side yard.

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 the Public Meeting was circulated on January 31, 2008 to property owners within two hundred feet (200') of the subject property and all affected ministries and agencies.

Deputy Mayor McDonald asked the Planning Co-Ordinator, Terrence Korotki, "Explain the purpose, reasons for the minor variance proposed to accomplish the state of purpose."

Purpose:

NATURE OF RELIEF from Zoning By-Law 1001-73 (former Alnwick Township), as amended.

- To reconstruct a seasonal dwelling house in reducing the required setback of 38.0 metres to 19.20 metres from a high water mark of Rice Lake as stipulated in Zoning By-Law 1001-73 as amended by By-Law 1053-76, Section 7, Subsection 0.
- To allow for the reconstruction of a seasonal dwelling house that is being constructed within 5.48 metres of the required interior sideyard setback (east side) instead of 6.0 metres as stipulated in Plate "C", Column "F", Line 11 of Restricted Area Zoning By-Law 1001-73.

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

There was _____ present requesting clarification or in opposition to 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:

- **Lower Trent Conservation Authority:** We understand that the purpose of the application is to reduce the required setback from the high water mark of Rice Lake from 38 m to 19.2 m and to reduce the required interior side yard setback from 6 m to 5.48 m to allow the reconstruction of a seasonal dwelling. According to the Conservation Authority's flood plain mapping at this location, a portion of the subject property falls within the regulatory flood line. The regulatory flood elevation in this area is 187.9 m. Lower Trent is unresponsive of any new development occurring within this flood elevation. Provincial policy Section 3.1.2 states development and site alteration shall not be permitted within a floodway (floodplain). The Conservation Authority's Regulation 163/06 also states that development should be setback a minimum of 6 metres from the flood elevation for the purposes of emergency measures. The application as submitted also does not demonstrate this requirement. Lower Trent Conservation **requests that the application for minor variance be deferred.** Staff does not feel that sufficient information has been provided. Staff requests a detailed survey/site plan illustrating the flood elevation and it's relation to the proposed structure. The site plan should show all structures with dimension and setbacks existing and proposed. We also request details on the existing and proposed sewage disposal system including location.
- **Parks Canada:** No concern.
- **Haliburton Kawartha Pine Ridge District Health Unit:** No objection.
- **Alnwick/Haldimand Public Works Department:** Private Road no concerns.

7:10 p.m. - Carol Gelinis, **By-Law 15-2008**, Concession 5, Part Lot 22, (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Non- Farm

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 5, 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 14.52 hectares from which a 6.62 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-26/2007 is vacant land but is to be used for rural purposes, including a residential use. The retained parcel resulting from the consent to land severance has a single family dwelling house, detached garage and an accessory building erected thereon. For the Rural Exception No. 46 (RU-46) Zone, lot frontage shall be calculated along Clark Road.

The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Exception No. 46 (RU-46); Rural Exception No. 47 (RU-47) and Environmental Control (EC). The Rural Exception No. 46 (RU-46) Zone and Rural Exception No. 47 (RU-47) Zone will recognize that these parcels of land have insufficient lot area for a Rural (RU) Zone. The area to be rezoned Environmental Control (EC) is based upon the recommendation of the Lower Trent Conservation Authority in their facsimile transmission of November 20th, 2007.

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:

- **Pine Ridge Municipal Planning Agency:** This zoning application has been made with the intent to fulfill a condition of severance application AH-26/2007. The purpose of the rezoning is to change the zoning on the subject land from Rural (RU) Zone to Rural Exception Zone No. 46 (RU-46), Rural Exception Zone No. 47 (RU-47), and Environmental Control. The intent of the application is to recognize the lot area of the severed and retained portions and to recognize the environmentally sensitive area.

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

Based on the above, PRMPA recommends that Rezoning Application 15-2008 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to Rural development in the municipality.

- **Lower Trent Conservation Authority:** We understand that the purpose of application is to rezone both the subject property from Rural (RU) Zone to Rural Exception No. 46 (RU-46) & No. 47 (RU-47) and Environmental Control (EC) Zones. Lower Trent's comments relative to the consent application (AH-26-2007) for this subject property recommended that a portion of the property be placed in an (EC) zone. This recommendation was made to protect and mitigate negative impacts on water quality, fish habitat or any flooding impacts associated with the identified watercourse on the subject property. We note that the Notice of Hearing and Schedule "A" to by-law 15-2008 reflects our original recommendation for (EC) zoning.

Please be advised that Lower Trent Conservation has **no concerns** with the approval of the zoning by-law amendment as presented.

7:20 p.m. – Mr. E. Falkenburg **By-Law No. 16-2008**, Part of Lot 25, Concession 10 (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 5, 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 purpose of the proposed Zoning By-law Amendment is to amend By-law No. 619 of the former Township of Haldimand by changing the zoning on the subject lands from Rural (RU) and Environmental Control (EC) to Rural Residential Exception No. 224 (RR-224). The Amendment will permit the subject property to be developed for one single family dwelling house. All provisions of the Rural Residential (RR) Zone of By-Law 619 will apply to the subject property, with the exception of the following two special provisions: (1) The maximum building height shall be 16.76 metres, with a special definition of building height. The Rural Residential (RR) Zone permits a maximum building height of 10.76 metres. (2) A maximum of two (2) dwelling units shall be permitted in a single family dwelling house.

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.
- **Alnwick/Haldimand Public Works Department:** Township would require sufficient lands to meet the 66 feet road width requirement if this has not been obtained.

7:30 p.m. – Mr. Gary Ford, **By-Law No. 19-2008**, Part of Lot 23, Concession A, Hamlet of Grafton (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 5, 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 purpose of the proposed Zoning By-law Amendment is to amend By-law No. 619 of the former Township of Haldimand by changing the zoning on the subject lands from Hamlet Commercial (C3) and Hamlet Residential (HR) to a Hamlet Commercial Exception (C3-Exception) Zone. The Zoning By-law Amendment will rezone the southern part of the property, which was added to the property by a related application for consent, from Hamlet Residential (HR) to the Hamlet Commercial Exception (C3-Exception) Zone. The Zoning By-law Amendment will also contain special provisions to permit a single family dwelling house on the subject property as an accessory use to permitted Hamlet Commercial uses.

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:

- **Pine Ridge Municipal Planning Agency:** The application is to change the zoning on the subject land from Hamlet Commercial (C3) and Hamlet Residential (HR) to a Hamlet Commercial Exception (C3-Exception) Zone. The purpose of the application is to rezone the southern portion of the property which was added to the property by a related consent application. The proposed property will contain special provisions to permit a single family dwelling house.

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

Based on the above, the PRMPA recommends that Rezoning Application 19-2008 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to Rural development in the municipality.

- **Lower Trent Conservation Authority:** We understand that the purpose of the application is to rezone the subject property from Hamlet Commercial (C3) and Hamlet Residential (HR) to Hamlet Commercial Exception (C3-) Zone to permit the construction of a single detached dwelling on the subject property as an accessory use.

LTC provided a letter dated November 21, 2007 to the municipality relative to consent application AH-27/2007 which proposed a lot addition to this subject property. Same letter provided comments on a watercourse within close proximity to the subject property and indicated that the Conservation Authority would recommend that those lands within 30 metres of the watercourse should be zoned Environmental Control (EC). The attached map shows that this EC zoning would fall partly on the applicant's property. Therefore, Lower Trent would only support this application with addition of the EC zoning as shown on the attached map.

We also restate the applicability of the Conservation Authority's Regulations 163/06 and the federal Fisheries Act for any type of proposed development within 30 metres of the top of bank of the watercourse.

- **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.
- **Haliburton Kawartha Pine Ridge District Health Unit:** The Health Unit would object to the Zoning By-Law Amendment as there does not appear to be sufficient space to install a sewage system which would meet the requirement of the Ontario Building Code based on the information provided.

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 and the Committee of Adjustment, adjourn the Public Meeting and reconvene to the Municipal Planning Meeting at 7:39 p.m.

CARRIED."

IV. FORMAL CONSENT(S) – 7:40 P.M.:

7:40 p.m. – Francis Prentice, **AH-01/2008**, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Hamlet.

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). All ministries and agencies were contacted and the following comments were received:

- **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 contains an existing residential dwelling and will be approximately 29.08 acres.

The subject lands are designated Hamlet in accordance with the Township's Official Plan. The Hamlet designation permits the creation of lots for non-farm residential uses, provided that the owner has held the property for a minimum of three years.

Based on the above, PRMPA recommends that Consent Applications AH-01/2008 and AH-02/2008 be approved.

- **Lower Trent Conservation Authority:** Lower Trent is not prepared to support the approval of consent application AH-01/2008 and further is highly concerned with the approval of application AH-02/2008 without an assessment of the potential negative impacts on the provincially significant wetland – Grafton Swamp. Having said this, we understand that the proposed lot under application AH-02/2008 is outside of the 120 metre area of influence designated by provincial and municipal policy.
- **Haliburton Kawartha Pine Ridge District Health Unit:** The final size and location of the sewage system to be determined prior to issuance of a building permit. A fully raised leaching bed is likely due to the high water table/clay soil in the area.
- **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.

7:45 p.m. – Francis Prentice, **AH-02/2008**, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Hamlet.

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 Coordinator, 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 and the following comments were received:

- **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 contains an existing residential dwelling and will be approximately 29.08 acres. The subject lands are designated Hamlet in accordance with the Township's Official Plan. The Hamlet designation permits the creation of lots for non-farm residential uses, provided that the owner has held the property for a minimum of three years. Based on the above, PRMPA recommends that Consent Applications AH-01/2008 and AH-02/2008 be approved.
- **Lower Trent Conservation Authority:** Lower Trent is not prepared to support the approval of consent application AH-01/2008 and further is highly concerned with the approval of application AH-02/2008 without an assessment of the potential negative impacts on the provincially significant wetland – Grafton Swamp. Having said this, we understand that the proposed lot under application AH-02/2008 is outside of the 120 metre area of influence designated by provincial and municipal policy.
- **Haliburton Kawartha Pine Ridge District Health Unit:** The final size and location of the sewage system to be determined prior to issuance of a building permit. A fully raised leaching bed is likely due to the high water table/clay soil in the area.
- **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.

7:50 p.m. – Carl Bevan, **AH-03/2008**, Concession 6, Part Lot 6 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Lot Addition.

Mr. Bevan is requesting a severance for the creation of a lot. The approximate size of the lot will be 50.0 acres and the retained parcel will be approximately 90.0 acres from a parcel of approximately 140.0 acres. The Planning Coordinator, Terrence Korotki advised that the said lands are located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is Rural (RU). All ministries and agencies were contacted and the following comments were received:

- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of one 50 acre lot (approximate) to be added to the adjacent property. The retained parcel is vacant rural land and is approximately 90 acres in area.

The subject lands are located within the Oak Ridges Moraine Conservation Plan and properly designated in Township's Official Plan. With the Oak Ridges Moraine Conservation Plan, the creation of lots is restricted to a limited number of circumstances. Specifically, the Plan permits the addition of adjacent land to an existing lot if the adjustment does not result in the creation of a lot that is undersized. In this case the size of the land being added is appropriate for the proposed use.

Based on the above, PRMPA recommends that Consent Applications AH-03/2008 be approved.

- **Lower Trent Conservation Authority:** Lower Trent have no concerns with approval of the above noted application for consent (lot addition) provided that:
 - The applicant is advised of the applicability of the Development, Interference to Wetlands and Alterations to Watercourses Regulations and the federal Fisheries Act; and
 - The current EC zone remains in place on the steep slope and that during the Municipality's upcoming Comprehensive Zoning By-law review that the watercourses be zoned Environmental Control, (see map attached).

- **Alnwick/Haldimand Public Works Department:** N/A.
- **Haliburton Kawartha Pine Ridge District Health Unit:** Severed property is being added to a neighbour's farm as a lot addition. Retained is for continued farming. No new buildings lots are being created.

7:55 p.m. – David and Molly Pelton, **AH-04/2008**, Concession 8, Part Lot 15 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Non-Farm

Mr. and Mrs. Pelton are 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 71.0 acres from a parcel of approximately 72.0 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is Rural (RU). The Planning Co-ordinator, Terrence Korotki advised that this is a technical consent in order to permit a Right-of-way to permit an easement for access for the lands which are to be conveyed to the Northumberland Land Trust. All ministries and agencies were contacted and the following comments were received:

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **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.

- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of a 52.85 acre lot (approximate) to be added to the adjacent property and a right of way to be created over the retain lands to access the severed portion.

The subject lands are located within the Oakridges Moraine Conservation Plan and properly designated in Township's Official Plan. With the Oakridges Moraine Conservation Plan, the creation of lots is restricted to a limited number of circumstances. Specifically, the Plan permits the addition of adjacent land to an existing lot if the adjustment does not result in the creation of a lot that is undersized. In this case the size of the land being added is appropriate for the proposed use.

Based on the above, the PRMPA recommends that Consent Applications AH-04/2008 and AH-05/2008 be approved.

- **Haliburton Kawartha Pine Ridge District Health Unit:** The severed property is being conveyed to land Trust for Natural Heritage Conservation.

8:00 p.m. – David and Molly Pelton, **AH-05/2008**, Concession 8, Part Lot 15 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Non-Farm

Mr. and Mrs. Pelton are 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 71.0 acres from a parcel of approximately 72.0 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and the Zoning is Rural (RU). The Planning Co-ordinator, Terrence Korotki advised that this is a technical consent in order to permit a Right-of-way to permit an easement for access for the lands which are to be conveyed to the Northumberland Land Trust. All ministries and agencies were contacted and the following comments were received:

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted application for consent. However, we recommend the following:
 4. The landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation.
 5. The existing Environmental Control (EC) zoning be maintained.
 6. The landowner(s) is encouraged to use Best Management Practices when carrying out any clearing of the wooded areas on the retained lands.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of a 52.85 acre lot (approximate) to be added to the adjacent property and a right of way to be created over the retain lands to access the severed portion.

The subject lands are located within the Oak Ridges Moraine Conservation Plan and properly designated in Township's Official Plan. With the Oak Ridges Moraine Conservation Plan, the creation of lots is restricted to a limited number of circumstances. Specifically, the Plan permits the addition of adjacent land to an existing lot if the adjustment does not result in the creation of a lot that is undersized. In this case the size of the land being added is appropriate for the proposed use.

Based on the above, the PRMPA recommends that Consent Applications AH-04/2008 and AH-05/2008 be approved.

- **Haliburton Kawartha Pine Ridge District Health Unit:** The severed property is to create a right-of-way access to a newly created agricultural property.

V. INFORMAL CONSENT(S) 8:10 P.M.:

8:10 p.m. – Heinz Dudichum, **AH-06/2008**, Concession 3, Part Lot 11 (former Township of Alnwick) now in the Township of Alnwick/Haldimand RE: Non-Farm.

8:20 p.m. – Clarence and Jean Jaynes (Agent: Pete Jaynes) **AH-07/2008** replaces 06/2007, Concession 3, Part Lot 18 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non – Farm.

8:25 p.m. – Bonnie Finley **AH-08/2008** and **AH-09/2008**

VI. FORMAL MINOR VARIANCE(S) – 8:29 P.M.:

Dave Melless and Marlene Poynton, **MV-01/2008**, Concession 7, Part Lot 20 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Relief from High Water Mark and reduction in Interior side yard.

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 Minor Variance for Dave Melless and Marlene Poynton, **MV-01/2008**, Concession 7, Part Lot 20 (former Alnwick Township) now in the Township of Alnwick/Haldimand to reconstruct a seasonal dwelling house in reducing the required setback of 38.0 metres to 19.20 metres from a high water mark of Rice Lake as stipulated in Zoning By-Law 1001-73 as amended by By-Law 1053-76, Section 7, Subsection 0; and to allow for the reconstruction of a seasonal dwelling house that is being constructed within 5.48 metres of the required interior sideyard setback (east side) instead of 6.0 metres as stipulated in Plate “C”, Column “F”, Line 11 of Restricted Area Zoning By-Law 1001-73. CARRIED.”

VII. PLANNING DELEGATIONS – 8:30 P.M.:

8:30 p.m. - Ms. Lynda Cowling – RE: Upgrade of Canning Factory Road.

8:40 p.m. – Mr. John McMurdo, Agent for Helen Elder RE: Proposed Consent Application in Hamlet of Burnley (.2/10th).

8:50 p.m. – John DeGraauw – Proposed consent – Hamlet of Grafton RE: Lacks frontage and acreage.

VIII. PLANNING DELEGATIONS – 9:00 P.M.:

Peter Josephs, Municipal Planner:

Status update – Comprehensive Zoning By-Law:

9:15 p.m. - Heather Watson, Ecovue Consulting:

Report received from Ecovue Consulting Services dated February 19, 2008 RE: Application for Official Plan Amendment 337 Covert Hill Road, Oak Heights Estate Winery.

IX. APPROVAL OF MINUTES – 9:30 p.m.

Municipal Planning Meeting Minutes of November 28, 2007.

Moved by
Seconded by

“Be it resolved that the Minutes of the Municipal Planning Meeting of November 28, 2007, be adopted. CARRIED.”

Municipal Planning Meeting Minutes of January 23, 2008.

Moved by
Seconded by

“Be it resolved that the Minutes of the Municipal Planning Meeting of January 23, 2008, be adopted. CARRIED.”

X. BUSINESS ARISING FROM PREVIOUS MINUTES 9:31 P.M.:

XI. BY-LAWS – 9:35 P.M.:

By-Law No. 15-2008 – Being a by-law to amend Restricted Area By-Law No. 1001-73, Township of Alnwick/Haldimand owned by Carol Gelinias, Concession 5, Part Lot 22 (former Township of Alnwick) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

“Be it resolved that **By-Law No. 15-2008**, being a by-law to amend Restricted Area By-Law No. 1001-73, Township of Alnwick/Haldimand owned by Carol Gelinias, Concession 5, Part Lot 22 (former Township of Alnwick) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27th day of February. CARRIED.”

By-Law No. 16-2008 – Being a by-law to amend Restricted Area By-Law No. 619, Township of Alnwick/Haldimand owned by Erich Falkenburg, Concession 10, Part Lot 25 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 16-2008**, being a by-law to amend Restricted Area By-Law No. 619, Township of Alnwick/Haldimand owned by Erich Falkenburg, Concession 10, Part Lot 25 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27th day of February. CARRIED."

By-Law No. 19-2008 – Being a by-law to amend Restricted Area By-Law No. 619, Township of Alnwick/Haldimand owned by Gary Ford, Concession "A", Part Lot 23 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 19-2008**, being a by-law to amend Restricted Area By-Law No. 619, Township of Alnwick/Haldimand owned by Gary Ford, Concession "A", Part Lot 23 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27th day of February. CARRIED."

XII. CORRESPONDENCE – 9:40 P.M.:

Letter from the Lower Trent Conservation Authority dated February 8, 2008 RE: Conditions of Consent – Poole, Part Lot 8, Concession 3 (former Alnwick Township) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that (Council direction required)

Letter from the Lower Trent Conservation Authority dated February 8, 2008 RE: Hydrogeological Report Phase 1 & 2 for Proposed McQuillan Subdivision, Part Lots 5, 6, & 7, Concessions "B" and "C" (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
seconded by

"Be it resolved that (Council direction required)

Letter from the Lower Trent Conservation Authority dated January 24, 2008 RE: Environmental Impact Study for Proposed McQuillan Subdivision, Part Lots 5, 6, & 7, Concessions "B" and "C" (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
seconded by

"Be it resolved that (Council direction required)

Letter addressed to Mr. Bernie Fuhrmann, Woellmann Development Services dated February 1, 2008 as authored by Mr. Peter A. Josephs RE: Robins Pit Proposal, Part Lot 14, Concession 4 (former Township of Alnwick) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that (Council direction required)

XIII. BUSINESS FROM COUNCILLORS – 9:50 P.M.:

XIV. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 10:00 P.M.:

MOTION TO ADJOURN TO COMMITTEE OF THE WHOLE IN CAMERA

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand adjourn to a Committee of the Whole In Camera Session in accordance with Section 239(2)(b) of the Municipal Act 2001, as amended at 10:10 p.m. CARRIED."

The purpose of this Committee of the Whole In Camera session is to respond to a request of a ratepayer to obtain a copy of Solicitor/Client privilege correspondence.

MOTION TO RECONVENE TO THE MUNICIPAL PLANNING SESSION

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand reconvene to the Municipal Planning Meeting at 10:15 p.m. CARRIED."

CONFIRMING BY-LAW – 10:16 P.M.:

By-Law No. 22-2008 - Being a by-law to confirm the proceedings of The Municipal Planning Meeting of February 27, 2008.

Moved by
Seconded by

"Be it resolved that **By-Law No. 22-2008**, being a by-law to confirm the proceedings of the Municipal Planning Meeting of February 27, 2008, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27th day of February, 2008. CARRIED."

XV. ADJOURNMENT – 10:17 P.M.:

Moved by
Seconded by

“Be it resolved that the Municipal Planning Meeting of February 27th, 2008, be adjourned at 10:17 p.m. CARRIED.”