

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF JANUARY 23, 2008- 7:00 P.M.**

Council is to meet in the Municipal Planning Meeting on Wednesday, January 23, 2008 at 7:00 p.m. in the Council Chambers at the Municipal Office in Grafton, with Mayor William Finley presiding.

Members Present:

Staff Present: Terrence Korotki, Clerk/Administrator/Planning Co-ordinator
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. FORMAL CONSENT(S) 7:02 P.M.:

7:02 p.m. - Ross and Blanche Poole, **AH-19/2007**, Concession 3, Part Lot 8, (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Non-Farm. **Consent #1**

Mr. and Mrs. Poole are requesting a severance for the creation of a residential lot. The approximate size of the lot will be 4.01 acres and the retained parcel will be approximately 115.50 acres from a parcel of approximately 119.51 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 Rural and Environmental Control and the Zoning is Rural (RU) and Environmental Control (EC). All ministries and agencies were contacted concerning this application. The following comments were received and reviewed at the Municipal Planning Meeting held on August 22, 2007:

➤ **Lower Trent Conservation Authority:** Lower Trent Conservation Authority recommends that this application be deferred in order for the applicant to complete some type of evaluation of the development proposal on the natural heritage features in order to garner better information upon which to render a recommendation on the merits of the application. Should a scoped Environmental Impact Study be required, it should be completed in accordance with Lower Trent's EIS Terms of Reference and Submission Standards and the Township's Official Plan.

➤ **Additional comments from Lower Trent Conservation Authority dated January 7, 2008:** Lower Trent has now reviewed the site plan and it is noted that no report or documentation has been provided with the submitted materials. We provide the following comments.

The site plan illustrates the wetland boundary for both the Dunnette Landing and Curtis Point Provincially Significant Wetlands (PSW) as well as a 50 metre no development buffer from these features. The placement of silt fencing is also shown in an acceptable location to the PSW. Notes on the site plan indicate that the contractor will be responsible for the installation and placement of silt fencing as shown on the site plan. Some of the details lacking with this site plan are:

septic system areas; service areas – driveways and parking areas; grading limits and post grading contours; timing of construction; and vegetative planting plan for proposed restoration with the buffer area. It is determined that this information is subject to change and dependent on the desires/needs of the final purchaser(s) of the lots. Lower Trent is of the opinion that these could be placed under site plan control in order to ensure that the above noted items are produced for review and comment. Be advised that permits are required from Lower Trent Conservation Authority for any development proposed within 120 metres of the PSW as per Ontario Regulations 163/06. Based on the site plan provided and the mitigation measures shown, we have no concerns with the approval of the proposed consent applications AH-19/2007 and AH-20/2007.

- **Pine Ridge Municipal Planning Agency:** The comments contained herein are being provided for the review and consideration of Council to assist in determining the merits of the above noted application. The comments and recommendations outlined in this letter focus on identifying and protecting matters of Provincial interest. Other issues of a local nature including the Township's Official Plan policies should be considered in Council's review of this application. The consent applications both propose the severance of an approximately 4 acre lot from a 123 acre lot to be used for single family residential purposes. The lands to be severed are currently vacant while the retained parcel is developed with a single detached residential dwelling.

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 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-15/2007** 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 non-farm residential uses.

- **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 final size and location of the sewage system on the severed lot to be determined prior to issuance of a building permit. Fill may be required due to the slope of the ground.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application for Ross and Blanche Poole, **AH-19/2007**, Concession 3, Part Lot 8, (former Alnwick Township) now in the Township of Alnwick/Haldimand. CARRIED."

7:05 p.m. – Ross and Blanche Poole, **AH-20/2007**, Concession 3, Part Lot 8, (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Non-Farm. **Consent #2**

Mr. and Mrs. Poole are requesting a severance for the creation of a lot addition. The approximate size of the lot will be 4.01 acres and the retained parcel will be approximately 115.50 acres from a parcel of approximately 119.51 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 Rural and Environmental Control and the Zoning is Rural (RU) and Environmental Control (EC). All ministries and agencies were contacted concerning this application. The following comments were received and reviewed at the Municipal Planning Meeting held on August 22, 2007:

- **Lower Trent Conservation Authority:** Lower Trent Conservation Authority recommends that this application be deferred in order for the applicant to complete some type of evaluation of the development proposal on the natural heritage features in order to garner better information upon which to render a recommendation on the merits of the application. Should a scoped Environmental Impact Study be required, it should be completed in accordance with Lower Trent's EIS Terms of Reference and Submission Standards and the Township's Official Plan.
- **Pine Ridge Municipal Planning Agency:** The comments contained herein are being provided for the review and consideration of Council to assist in determining the merits of the above noted application. The comments and recommendations outlined in this letter focus on identifying and protecting matters of Provincial interest. Other issues of a local nature including the Township's Official Plan policies should be considered in Council's review of this application.
- The consent applications both propose the severance of an approximately 4 acre lot from a 123 acre lot to be used for single family residential purposes. The lands to be severed are currently vacant while the retained parcel is developed with a single detached residential dwelling. 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 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-15/2007** 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 non-farm residential uses.
- **Additional comments from Lower Trent Conservation Authority dated January 7, 2008:** Lower Trent has now reviewed the site plan and it is noted that no report or documentation has been provided with the submitted materials. We provide the following comments.

The site plan illustrates the wetland boundary for both the Dunnette Landing and Curtis Point Provincially Significant Wetlands (PSW) as well as a 50 metre no development buffer from these features. The placement of silt fencing is also shown in an acceptable location to the PSW. Notes on the site plan indicate that the contractor will be responsible for the installation and placement of silt fencing as shown on the site plan. Some of the details lacking with this site plan are: septic system areas; service areas – driveways and parking areas; grading limits and post grading contours; timing of construction; and vegetative planting plan for proposed restoration with the buffer area. It is determined that this information is subject to change and dependent on the desires/needs of the final purchaser(s) of the lots.

Lower Trent is of the opinion that these could be placed under site plan control in order to ensure that the above noted items are produced for review and comment. Be advised that permits are required from Lower Trent Conservation Authority for any development proposed within 120 metres of the PSW as per Ontario Regulations 163/06. Based on the site plan provided and the mitigation measures shown, we have no concerns with the approval of the proposed consent applications AH-19/2007 and AH-20/2007.

- **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 final size and location of the sewage system on the severed lot to be determined prior to issuance of a building permit. Fill may be required due to the slope of the ground.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application for Ross and Blanche Poole, **AH-20/2007**, Concession 3, Part Lot 8, (former Alnwick Township) now in the Township of Alnwick/Haldimand. CARRIED."

8:45 p.m. – Paul Neff (**AH-28/2007**) replaces AH-02/2007, Concession 1, Part Lot 18 (former Haldimand Township) now in the Township of Alnwick/Haldimand
RE: Non-Farm Consent #1

Mr. Neff is requesting a severance for the creation of a lot. The approximate size of the lot will be 2.0 acres and the retained parcel will be approximately 17 acres from a parcel of approximately 19 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 Rural 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:** Both lots are low and exhibit a high water table in the lower portion, and rise sharply approximately 125 feet – 150 feet from the road. The sewage systems may have to be located on the higher portion of the property owing to possible springs evident at the base of the incline.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of a 2.041 acre vacant lot (approximate) and a 7.24 (approximate) acre vacant lot. The retained parcel is to be 9.56 (approximate) acres and is also currently vacant. Both severed portions are to be developed for single family residential purposes.

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 approval of AH-29/2007 will constitute a second severance from the original holding. The number of lots shall be determined based on the lot as it existed on January 1, 1990.

Located on the south side of Shelter Valley Road is an area of land designated as Environmental Protection, though these lands are not Provincially Significant, it should be noted that the flood plain from these lands extend into the south portions of the lands to be severed and retained. The Lower Trent Conservation Authority will provide guidance as to required setbacks from the flood plain.

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. The application notes that within 500 metres of the parcel of land to be severed is a dairy farm. The Minimum Distance Separation formula must be followed and setbacks should be established prior to construction of a dwelling unit on the severed property.

Based on the above, the PRMPA recommends that Consent Applications AH-28/2007 and AH-28/2007 be approved provided the Township is satisfied that the Minimum Distance Separation is met.

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted application for consent. However, we recommend the following:

The landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application AH-28/2007, for Paul Neff, Concession 1, Part Lot 18 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED."

7:15 p.m. – Paul Neff (**AH-29/2007**) replaces AH-03/2007, Concession 1, Part Lot 18 (former Haldimand Township) now in the Township of Alnwick/Haldimand
RE: Non-Farm Consent #2

Mr. Neff is requesting a severance for the creation of a lot. The approximate size of the lot will be 7.24 acres and the retained parcel will be approximately 11.5 acres from a parcel of approximately 18.74 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 Rural 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:** Both lots are low and exhibit a high water table in the lower portion, and rise sharply approximately 125 feet – 150 feet from the road. The sewage systems may have to be located on the higher portion of the property owing to possible springs evident at the base of the incline.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of a 2.041 acre vacant lot (approximate) and a 7.24 (approximate) acre vacant lot. The retained parcel is to be 9.56 (approximate) acres and is also currently vacant. Both severed portions are to be developed for single family residential purposes.

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 approval of AH-29/2007 will constitute a second severance from the original holding. The number of lots shall be determined based on the lot as it existed on January 1, 1990.

Located on the south side of Shelter Valley Road is an area of land designated as Environmental Protection, though these lands are not Provincially Significant, it should be noted that the flood plain from these lands extend into the south portions of the lands to be severed and retained. The Lower Trent Conservation Authority will provide guidance as to required setbacks from the flood plain.

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. The application notes that within 500 metres of the parcel of land to be severed is a dairy farm. The Minimum Distance Separation formula must be followed and setbacks should be established prior to construction of a dwelling unit on the severed property.

Based on the above, the PRMPA recommends that Consent Applications AH-28/2007 and AH-28/2007 be approved provided the Township is satisfied that the Minimum Distance Separation is met.

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted application for consent. However, we recommend the following:

The landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application AH-29/2007, for Paul Neff, Concession 1, Part Lot 18 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED."

7:20 p.m. – John and Sonya Kodric (**AH-30/2007**), Concession 6, Part Lot 18 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: **Non-Farm Consent #1**

Mr. and Mrs. Kodric are requesting a severance for the creation of a lot. The approximate size of the lot will be 1.46 acres and the retained parcel will be approximately 203.32 acres from a parcel of approximately 205 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are not located in the Oak Ridges Moraine Conservation Plan area with the exception of a small sliver on the westside of the said lands. The Official Plan designation is Rural and Environmental Protection within the southwest area and the Zoning is Rural Exception No. 31 (RU-31) and Environmental Control. 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:** Size of the sewage system to be determined by providing a test hole as part of the permit application process.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of two 1.46 acre lots (approximate) from a 203.32 acre lot (approximate) to be used for single family residential purposes. The lands to be severed are to be developed with a single detached residential dwelling while the retained parcel is currently vacant.

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, the PRMPA recommends that Consent Applications AH-30/2007 and AH-31/200 be approved.

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted applications for consent. However, we recommend the following:
 1. That the landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation and the Federal Fisheries Act;
 2. That the landowner(s) be encouraged to maintain and/or enhance the natural vegetation adjacent to the watercourse and wetland; and
 3. That the current EC zoning be amended to incorporate the watercourse, wetland and the 30 metre buffer for each of these features.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application AH-30/2007, for John and Sonya Kodric, Concession 6, Part Lot 18 (former Alnwick Township) now in the Township of Alnwick/Haldimand.

CARRIED."

7:25 p.m. – John and Sonya Kodric (**AH-31/2007**), Concession 6, Part Lot 18 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: **Non-Farm Consent #2**

Mr. and Mrs. Kodric are requesting a severance for the creation of a lot. The approximate size of the lot will be 1.46 acres and the retained parcel will be approximately 203.32 acres from a parcel of approximately 205.0 acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are not located in the Oak Ridges Moraine Conservation Plan area with an exception of a small silver on the Westside of the said lands. The Official Plan designation is Rural and Environmental Protection on the southwest side and the Zoning is Rural Exception No. 31 (RU-31). 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:** Size of the sewage system to be determined by providing a test hole as part of the permit application process.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of two 1.46 acre lots (approximate) from a 203.32 acre lot (approximate) to be used for single family residential purposes. The lands to be severed are to be developed with a single detached residential dwelling while the retained parcel is currently vacant.

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, the PRMPA recommends that Consent Applications AH-30/2007 and AH-31/200 be approved.

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted applications for consent. However, we recommend the following:
 1. That the landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation and the Federal Fisheries Act;
 2. That the landowner(s) be encouraged to maintain and/or enhance the natural vegetation adjacent to the watercourse and wetland; and
 3. That the current EC zoning be amended to incorporate the watercourse, wetland and the 30 metre buffer for each of these features.
- **Letter from Mr. Henry Bothwell dated January 4, 2008:** Objecting to the noted application.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application AH-31/2007, for John and Sonya Kodric, Concession 6, Part Lot 18 (former Alnwick Township) now in the Township of Alnwick/Haldimand. CARRIED."

7:30 p.m. – Cathy Haley (**AH-32/2007**), Concession A, Part Lots 21 and 22 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: **Hamlet Consent #1**

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, the PRMPA recommends that Consent Applications AH-32/2007 and AH-33/2007 be approved.

- **Lower Trent Conservation Authority:** Further, Lower Trent has no concerns with approval of consent application AH-32/2007 and no Conservation Authority permits are required for future development proposals. There are no regulated features (i.e. watercourse or wetland) on the property.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application AH-32/2007, for Cathy Haley, Concession A, Part Lots 21 and 22 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED."

7:35 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**

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, the 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.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application AH-32/2007, for Cathy Haley, Concession A, Part Lots 21 and 22 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED."

7:40 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.

Mr. Jewell 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 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 _____ located in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is _____ and the Zoning is _____. 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, the 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.

Moved by
seconded by

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

7:45 p.m. – Joan and David Norris, Agent: Kevin Finley, **AH-35/2007**, Concession 3, Lot 35 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non- Farm.

Mr. and Mrs. Norris, Agent: Mr. Kevin Finley, are requesting a severance for the creation of a lot. The approximate size of the lot will be 3.69 acres and the retained parcel will be approximately 35.44 acres from a parcel of approximately acres. The Planning Co-ordinator, Terrence Korotki advised that the said lands are located on Northumberland Heights Road and not in the Oak Ridges Moraine Conservation Plan area. The Official Plan designation is Rural and Environmental (southeast corner – small portion) 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 to be located on the north end of severed portion.

- **Haliburton Kawartha Pine Ridge District Health Unit:** The size and location of the sewage system to be determined as part of the permit application process prior to issuance of a building permit.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of a 3.69 acre lot (approximate) to be used for single family residential purposes. The retained parcel will be 9.0 acres (approximate) and currently contains an existing single family dwelling. We note that Part 5 is not included in the application to form part of the severed portion. Should Part 5 be a part of the total land holdings it should be included in the application.

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, the PRMPA recommends that Consent Application AH-35/2007 be approved.

- **Ganaraska Region Conservation Authority:** No objection to approval.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, Consent Application AH-35/2007, for Mr. and Mrs. David Norris, Agent: Kevin Finley, Concession 3, Part Lot 35 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED."

IV. INFORMAL CONSENT(S) – 7:55 P.M.:

7:55 p.m. – Francis Prentice, AH-01/2008, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Hamlet.

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 for Mr. Francis Prentice, AH-01/2008, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED."

8:00 p.m. – Francis Prentice, AH-02/2008, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Hamlet.

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 for Mr. Francis Prentice, AH-02/2008, Concession A, Part Lot 21 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED."

8:05 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.

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 for Mr. Carl Bevan, **AH-03/2008**, Concession 6, Part Lot 6 (former Haldimand Township) now in the Township of Alnwick/Haldimand. CARRIED.”

V. INFORMAL MINOR VARIANCE(S) – 8:15 P.M.:

8:15 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 to circulate 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. CARRIED.”

VI. PLANNING DELEGATIONS -8:25 P.M.:

None at this time.

VII. APPROVAL OF MINUTES – 8:26 P.M.:

Municipal Planning Meeting Minutes of October 24, 2007

Moved by
Seconded by

“Be it resolved that the Minutes of the Municipal Planning Meeting of October 24, 2007, be adopted. CARRIED.”

VIII. BUSINESS ARISING FROM PREVIOUS MINUTES – 8:27 P.M.:

IX. BY-LAWS – 8:35 P.M.:

There are no by-laws at this time.

X. CORRESPONDENCE – 8:36 P.M.:

Letter addressed to Bob Clark, Clark Consulting Services from the Health Unit dated December 3, 2007 RE: McQuillan Property.

Moved by
Seconded by

“Be it resolved that the letter addressed to Bob Clark, Clark Consulting Services from the Health Unit dated December 3, 2007 regarding the McQuillan Property, be received and filed. CARRIED.”

Letter from Lou Rinaldi, M.P.P., Northumberland dated December 7, 2007 RE: Lots of Record Correspondence.

Moved by
Seconded by

“Be it resolved that the letter from Lou Rinaldi, M.P.P., Northumberland dated December 7, 2007 acknowledging receipt of correspondence and requesting additional information, be received and filed. CARRIED.”

Email from Garth Watson, Totten Sims Hubicki dated December 14, 2007 RE: Glens of Antrim Proposed Subdivision Update.

Moved by
Seconded by

“Be it resolved that (Council direction)

Letter from Mr. Robert Clark, Clark Consulting Services dated December 31, 2007 RE: Draft Planning Documents, McQuillan Subdivision.

Moved by
Seconded by

“Be it resolved that (Council direction)

Letter and Compact Disc (CD) from the Ministry of Public Infrastructure Renewal dated November 20, 2007 RE: Proposed Final Build Boundary for the Growth Plan for the Greater Golden Horseshoe 2006; and information received at the Growth Study Meeting held at the County of Northumberland on January 7, 2008.

Moved by
Seconded by

“Be it resolved that (Council direction)

Letter from the Lower Trent Conservation Authority dated January 10, 2008 RE: Response as requested by the Clerk/Administrator, Terrence Korotki pertaining to the Environmental Impact Study for the Hircock Property as requested by Council.

Moved by
Seconded by

"Be it resolved that the Letter from the Lower Trent Conservation Authority dated January 10, 2008 regarding the response which was requested by the Clerk/Administrator, Terrence Korotki pertaining to the Environmental Impact Study for the Hircock Property as requested by the Council of the Township of Alnwick/Haldimand, be received and filed. CARRIED."

Letter and report from the Oak Ridges Trail Association dated February 04, 2004 which was hand delivered by Mr. F. Johnson on December 21, 2007 RE: A Strategic Plan for the Oak Ridges Trail.

Moved by
Seconded by

"Be it resolved that (Council direction)

Letter from Mr. Peter A. Josephs & Associates dated November 9, 2007 RE: Oak Heights Estate Winery, Part Lot 2, Concession 8 (former Haldimand Twp.).

Moved by
Seconded by

"Be it resolved that (Council direction)

Memorandum from Mr. Peter A. Josephs & Associates dated October 22, 2007 RE: Clarence Jaynes Severance Proposal, Part Lots 19 and 20, Concession 3.

Moved by
Seconded by

"Be it resolved that (Council direction)

Email from Anne Anderson, Lower Trent Conservation Authority dated January 17, 2008 RE: Request for inclusion of Township Logo on Event Flyer, Municipal Water Supply Presentation, March 18, 2008 from 6:30 to 8:30 p.m. Keeler Centre, Colborne.

Moved by
Seconded by

"Be it resolved that (Council direction)

Municipal Infrastructure Investment Initiative/Bridge Report and Road Analysis Report.

Revised Road Analysis Report and Map:

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Revised Road Analysis Report and Map, as prepared and submitted by G. D. Jewell Engineering Inc. dated October 31st, 2007, be accepted and approved by the Council of the Township of Alnwick/Haldimand, subject to the addition of a coloured map identifying the road classifications.

CARRIED."

Bridge Report and Priority Listing Report:

Moved by
Seconded by
Resolution #2008-

"Be it resolved that the Bridge Report and Priority Listing Report, as prepared and submitted by G. D. Jewell Engineering dated September 27, 2007, be accepted and approved by the Council of the Township of Alnwick/Haldimand. Together with the priority listing as submitted by Mr. Chris Bent on January 14, 2008.

CARRIED."

Municipal Infrastructure Investment Initiative Project Proposals:

Moved by
Seconded by

"Be it resolved that (Council direction)

XI. BUSINESS FROM COUNCILLORS – 8:50 P.M.:

XII. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY- 9:10 P.M.:

CONFIRMING BY-LAW – 9:20 P.M.:

By-Law No. 10-2008 - Being a by-law to confirm the proceedings of The Municipal Planning Meeting of January 23, 2008.

Moved by
seconded by

"Be it resolved that **By-Law No. 10-2008**, being a by-law to confirm the proceedings of the Municipal Planning Meeting of January 23rd, 2008, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 23rd day of January, 2008.

CARRIED."

XIII. ADJOURNMENT – 9:22 P.M.:

Moved by
Seconded by

“Be it resolved that the Municipal Planning Meeting of January 23rd, 2008, be
adjourned at 9:22 p.m. CARRIED.”