

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF JUNE 24TH, 2009- 7:00 P.M.**

Council is to meet in the Municipal Planning meeting on June 24th, 2009, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

Members Present:

Members Absent with Notification:

Staff: Terrence Korotki, Clerk/Administrator & Planning Coordinator

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

Councillor Ritchie declared a pecuniary interest in respect to the Formal Consent Applications **AH-10/2009 and AH-11/2009**. Councillor Ritchie is property co-owner with her husband John Ritchie.

Mayor Finley declared a pecuniary interest in respect to the Formal Consent Application for Jason Finley and Holly Jackson (**AH-13/2009**). Mayor Finley is the uncle of Jason Finley.

III. APPROVAL OF AGENDA AS CIRCULATED

Moved by Councillor _____ ; seconded by Councillor _____

"Be it resolved that the Agenda as circulated for the Municipal Planning Meeting of the Council of the Township of Alnwick/Haldimand of Wednesday, June 24th, 2009, be approved. CARRIED."

IV. FORMAL CONSENT(S): 7:00 P.M.

Councillor Ritchie declared a pecuniary interest in respect to the Formal Consent Applications **AH-10/2009 and AH-11/2009** and departed from the Council chambers at _____ p.m. (Councillor Ritchie is property co-owner with her husband John Ritchie.)

7:00 p.m. - John and Cathie Ritchie, (Agent: John Ritchie) **Consent # 1 (AH-10/2009** - Concession 1, Part Lot 31, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm Consent

Mr. and Mrs. J. Ritchie are requesting a severance for creation of a lot. The approximate size of the lot will be 2.0 acres and the retained parcel will be approximately 17.14 acres from a parcel of land of approximately 15.14 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 Rural and the Zoning is Rural (RU). The lands are located on Danforth Road.

All Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: No objections.

Pine Ridge Municipal Planning Agency: Comments have not yet been received.

Alnwick/Haldimand Public Works Department: No concerns.

County of Northumberland: No comments as subject property is not located on a County Road.

Lower Trent Conservation Authority: On June 19, 2009 Kelly Weste advised by email, "I have not provided any comments on AH10-2009 (Ritchie) as we did not receive the outstanding fees for a second application. However, I was on site and didn't see any concerns from LTC's perspective for this application."

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application **AH-10/2009, (Consent # 1)** for a non-farm consent as submitted by John and Cathie Ritchie, (Agent: John Ritchie) Concession 1, Part Lot 31, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00,** CARRIED."

7:05 p.m. - John and Cathie Ritchie, (Agent: John Ritchie) **Consent # 2 (AH-11/2009)** - Concession 1, Part Lot 31, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm Consent

Mr. and Mrs. J. Ritchie are requesting a severance for creation of a lot. The approximate size of the lot will be 14.00 acres and the retained parcel will be approximately 3.14 acres from a parcel of land of approximately 17.14 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 rural and the Zoning is Rural (RU). The lands are located on Danforth Road.

All Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: The HKPR District Health Unit conducted an inspection of 10759 Danforth Rd. and due to the steep slopes and small level area, we are unable to determine if a sewage system can be placed on the lot. We have requested that the applicant provide a surveyed site plan detailing where a house, well and septic system would be placed. We ask that this consent be deferred until we receive the above-noted information and we will forward our report accordingly.

Pine Ridge Municipal Planning Agency: Comments have not yet been received.

Alnwick/Haldimand Public Works Department: No objections.

County of Northumberland: No comments as the subject property is not located on a County Road.

Lower Trent Conservation Authority: "Lower Trent Conservation recommends that this application *be deferred* in order for further investigation and to demonstrate that there is a suitable building envelope on the proposed severed lands.

Below, Lower Trent provides some options for the applicant:

The applicant should provide an Ontario Land Surveyor site plan which demonstrates a building envelope which includes the proposed dwelling footprint, well and septic location as well as illustrating the top of slope and the 15 metre offset for soil stability. The 30-metre setback from the watercourse should also be plotted on the site plan.

Alternatively, the applicant could provide geotechnical documentation by a qualified geotechnical engineer to the satisfaction of Lower Trent Region Conservation which illustrates that the slope is stable. The engineer's report should recommend the type of foundation, earthworks, and impervious cover required for the proposed development. The report should also recommend a minimum setback from the top of stable slope for all development.

Lower Trent would be pleased to review the outcomes/documentation for any of all of these suggested proposals."

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent application **AH-11/2009, (Consent # 2)** for a non-farm consent as submitted by John and Cathie Ritchie, (Agent: John Ritchie) Concession 1, Part Lot 31, (former Township of Haldimand), now in the Township of Alnwick/Haldimand in addressing the concerns of the Haliburton, Kawartha, Pine Ridge District Health Unit and the Lower Trent Conservation Authority, CARRIED."

Councillor Ritchie returned to the Council chambers at p.m.

7:10 p.m. – Joe Mihelcic (**AH-12/2009**) – Concession 1, Part Lot 29, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm

Mr. J. Mihelcic is requesting a severance for creation of a lot. The approximate size of the lot will be 2.01 acres and the retained parcel will be approximately 13.07 acres from a parcel of land of approximately 15.08 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 rural and the Zoning is Rural Exception No. 72 (RU-72) as per Municipal By-Law 8-89. The lands are located on Gully Road.

All Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: No objections.

Pine Ridge Municipal Planning Agency: No comments received yet.

Alnwick/Haldimand Public Works Department: Residential entrance to be located on Gully Road.

County of Northumberland: No comments as subject property is not located on a County Road.

Lower Trent Conservation Authority: "Lower Trent 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 and Alterations for Shorelines and Watercourses Regulation."

Moved by Councillor _____ and seconded by Councillor _____

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application **AH-12/2009**, for a non-farm consent as submitted by Joe Mihelcic, Concession 1, Part Lot 29, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**;
- Conditional upon the applicant conveying and registering on title lands sufficient for road improvement purposes relating to Gully Road,

CARRIED."

Mayor William Finley declared a pecuniary interest pertaining to Informal Consent Application (**AH-13/2009**) for Jason Finley and Holly Jackson as the Mayor is Jason Finley's uncle. Mayor Finley departed from the Council chamber at _____ p.m.

MOTION FOR DEPUTY MAYOR TO CHAIR MEETING

Moved by Councillor _____ ; seconded by Councillor _____

"Be it resolved that the Council of the Township of Alnwick/Haldimand appoint Deputy Mayor Dalton McDonald as Chair of this portion of the Municipal Planning Meeting due to the pecuniary interest declared by Mayor Finley, CARRIED."

7:20 p.m. – Jason Finley and Holly Jackson (**AH-13/2009**) – Concession A, Part Lot 13, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet

Mr. Jason Finley and Ms. Holly Jackson are requesting a severance for creation of a lot. The approximate size of the lot will be 2.0855 acres and the retained parcel will be approximately 29.50 acres from a parcel of land of approximately 32.35 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). The lands are located on Hilltop Road (severed parcel) and Wicklow Beach Road (retained parcel).

All Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: No objections.

Pine Ridge Municipal Planning Agency: No comments received yet.

Alnwick/Haldimand Public Works Department: No concerns.

County of Northumberland: No comments as the subject property is not located on a County Road.

Lower Trent Conservation Authority: "Lower Trent has no concerns with approval of this application. We recommend that any development be setback 42 metres and occur above an elevation of 77.3 metres. In addition, we request that:

1. The applicant(s) be advised of the applicability of the Conservation Authority's Development, Interference with Wetlands & Alteration to Shorelines and Watercourses Regulation and the federal Fisheries Act;

2. The Lake Ontario shoreline and the 42 metre buffer from the toe of the back be placed in an Environmental Protection zone; and
3. The landowner(s) be encouraged to maintain and/or enhance the natural vegetation adjacent the shoreline."

Moved by Councillor _____ ; seconded by Councillor _____

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve to circulate the Consent application **AH-13/2009**, for a non-farm consent as submitted by Jason Finley and Holly Jackson, Concession A, Part Lot 13, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**; _____ CARRIED."

MOTION FOR MAYOR FINLEY TO CHAIR MEETING

Moved by Councillor _____ ; seconded by Councillor _____

"Be it resolved that Mayor Finley return to the Municipal Planning Meeting as Chair at _____ p.m., _____ CARRIED."

7:30 p.m. – Mike Peterkin, **AH-14/2009** - Concession A, Part Lot 32, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm Consent – Discuss Lot Configuration Options

Mr. Mike Peterkin is requesting a severance for creation of a lot. The approximate size of the lot will be 1.30 acres and the retained parcel will be approximately 8.10 acres from a parcel of land of approximately 9.40 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 rural and the Zoning is Rural Exception No. 400 (RU-400) as per Municipal By-law 37-2005. The lands are located on Lakeshore Road.

All Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: Any area for a sewage system will have to be raised with 4 feet to 5 feet of sand, including a mantle and loading rate due to a high water table in the area. A surveyed site plan, approved by the Conservation Authority will be required at the time of the sewage system permit application.

Pine Ridge Municipal Planning Agency: Comments not yet received.

Alnwick/Haldimand Public Works Department: No objections.

County of Northumberland: No comments as the subject property is not located on a County Road.

Lower Trent Conservation Authority: Lower Trent Conservation has no concerns with approval of this consent application. We recommend that any development be setback the above noted 42 metres and occur above an elevation of 77.3m. In addition, we request that:

1. The applicant(s) be advised of the applicability of the Conservation Authority's Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation and the federal Fisheries Act;
2. The Lake Ontario shoreline and the 42 metre buffer from the toe of the back be placed in an Environmental Protection zone; and
3. The landowner(s) be encouraged to maintain and/or enhance the natural vegetation adjacent the shoreline.

Moved by Councillor _____ and seconded by Councillor _____

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application **AH-14/2009**, for a non-farm consent as submitted by Michael Peterkin, Concession A, Part Lot 32, (former Township of Haldimand), now in the Township of Alnwick

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**;
- Conditional upon the applicant conveying and registering on title lands Part 3 on Plan 39R-10942 to the municipality sufficient for road improvement purposes,
- Conditional upon the applicant confirming Part 2 on Plan 39R-10942 as a registered easement to Part 4 on Plan 39R-10942 in the creation of the deed for the severed parcel of land, CARRIED."

7:35 p.m. – Lorna Fernandez-Carney (Agent: Tim Post) File AH-06/2009 (Consent # 1) – Concession A, Part Lots 3, 4 (former Township of Haldimand) – RE: Non-Farm

Ms. Lorna Fernandez-Carney, through her Agent, Tim Post is requesting a severance for the creation of a lot. The severed lot will be approximately 11.87 acres and the retained parcel will be approximately 23.22 acres from a parcel of approximately 35 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on County Road # 2 and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural and the Zoning classification is Rural (RU).

All Ministries and Agencies were circulated to and the following comments were received:

Haliburton, Kawartha, Pine Ridge District Health Unit: No objections.

Pine Ridge Municipal Planning Agency: The consent application is to sever a 4.74-hectare (11.87 acre) lot that is currently vacant to be used for single detached residential purposes. The retained parcel encompasses 9.38 hectares (23.22 acres) and is currently developed with a dwelling house.

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 size of the original parcel as it existed on January 1, 1990.

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. A single lot severance would be considered limited residential development.

Based on the above, PRMPA recommends that Consent Application AH-06/2009 be approved as it is consistent with the Provincial Policy Statement and complies

with the Township's Official Plan with respect to lot creation in the rural areas of the municipality.

Alnwick/Haldimand Public Works Department: No concerns.

County of Northumberland: "In response to the circulation noted above, we have reviewed the application and would request that the following be included as conditions of consent:

That the applicant shall lay out and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the severed portions of County Road 2, save and except a gap of 10.0 metres in width to accommodate a new driveway entrance at a location to the satisfaction of the County of Northumberland. The purpose of this condition is to prohibit further entrances being made onto the adjacent County Roadway."

Lower Trent Conservation Authority: "We understand the purpose of the application AH-06/2009 is to sever 4.74 ha (11.87 a) leaving a retained of 9.38 ha (23.22 a). Concurrently, application AH-07/2009 seeks to consent to sever 4.04 ha (10.12 a) from the retained parcel.

DESCRIPTION OF THE SUBJECT LANDS

The property was site inspected on May 19, 2009. The overall topography of the property is sloping. The land slopes severely up from the road. The soils on the property are bondhead loam and the lot is heavily treed.

PROVINCIAL POLICY STATEMENT

The following sections of the Provincial Policy Statement apply to the subject lands:

3.1 Natural Hazards (hazardous sites)

Provincial policy generally directs development outside of hazardous sites which are described as steep erodable slopes. Lower Trent Conservation is concerned with the slope stability once vegetation is removed. The slope's stability should be evaluated and an assessment should be undertaken prior to consent approval.

RECOMMENDATIONS

Lower Trent recommends that the application, at a minimum be deferred in order for the applicant to provide geotechnical documentation to the satisfaction of Lower Trent Conservation which illustrates that the slope is stable and that vegetation removal will not result in uncontrolled erosion of the slope.

Lower Trent Conservation Authority: Lower Trent is in receipt of a letter from Terraspec Engineering Inc. dated June 5, 2009 relative to an analysis done on the slope of the above noted consent applications. This letter confirms that the slope on the property is a steep slope with a 1:1 slope in some areas. Additionally, soil classification is identified as sand till materials which are highly erodible. The engineers indicate that the existing vegetation (tree and groundcover) along the slope have protected against erosion problems. Therefore, Lower Trent continues to have concerns with the future development of these proposed properties.

Should the Municipality approve these proposed consents, Lower Trent recommends that the properties be placed in a special zoning with a Holding symbol. The special zoning (exception) should require that future development on the lots will require site plan control and an engineered lot grading & drainage plan (site plan) with specific attention to slope stability and erosion prevention during the period of development. The Holding symbol can be removed once these conditions of development are met to the satisfaction of Lower Trent Conservation and the Municipality. The Terraspec letter indicates that further detailed engineering works is appropriate at the site-specific stage in order to promote safe drainage of the site and to control any potential erosion of the slope.

Therefore, Lower Trent recommends the following wording be placed in the appropriate zoning category with an exception and a Holding symbol. Conditions to remove the Holding symbol should be:

- a) the completion of an engineered lot grading and drainage plan to the satisfaction of the Conservation Authority; and
- b) submission of a detailed site plan to the satisfaction of the Conservation Authority and the municipality to be registered on title.

Lower Trent Conservation Authority: Additional Comments Received on June 15th, 2009 from Kelly Weste:

"Should the municipality approve these proposed consents, Lower Trent recommends that the properties be placed in a special zoning with a Holding symbol. The special zoning (exception) should require that future development on the lots will require site plan control and an engineered lot grading and drainage plan (site plan) with specific attention to slope stability and erosion prevention during the period of development. The Holding symbol can be removed once these conditions of development are met to the satisfaction of Lower Trent Conservation and the Municipality. The Terraspec letter indicates that further detailed engineering works is appropriate at the site-specific stage in order to promote safe drainage of the site and to control any potential erosion of the slope.

Therefore, Lower Trent recommends the following wording be placed in the appropriate zoning category with an exception and a Holding symbol. Conditions to remove the Holding symbol should be:

- a) the completion of an engineering lot grading and drainage plan to the satisfaction of the Conservation Authority; and
- b) submission of a detailed site plan to the satisfaction of the Conservation Authority and the municipality to be registered on title.

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application AH-06/2009 as submitted by Lorna Fernandez-Carney, (Agent: Tim Post), Concession A, Part Lots 3 and 4, (former Township of Haldimand), now in the Township of Alnwick/Haldimand:

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect, including the incorporation of the written recommendations of the Lower Trent Conservation Authority in their correspondence dated June 15th, 2009;
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**;
- Conditional upon the applicant shall dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the severed portions of County Road # 2, save and except a gap of 10.0 metres width to accommodate a new driveway entrance at a location to the satisfaction of the County of Northumberland. The purpose of this condition is to prohibit further entrances from being made that on or adjacent to the County roadway. CARRIED."

7:33 p.m. - Lorna Fernandez-Carney (Agent: Tim Post) File AH-07/2009 (Consent # 2) – Concession A, Part Lots 3, 4 (former Township of Haldimand) – RE: Non-Farm

Ms. Lorna Fernandez-Carney, through her Agent, Tim Post is requesting a severance for the creation of a lot. The severed lot will be approximately 10.12 acres and the retained parcel will be approximately 22.56 acres from a parcel of

approximately 35 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on County Road # 2 and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural and the Zoning classification is Rural (RU).

Haliburton, Kawartha, Pine Ridge District Health Unit: No objections.

Pine Ridge Municipal Planning Agency: The consent application is to sever a 4.08-hectare (10.12 acre) lot from a parcel encompassing 9.38 hectares (23.2 acres). The retained parcel encompasses 5.3 hectares (13.1 acres) and is 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 size of the original parcel as it existed on January 1, 1990.

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. A single lot severance would be considered limited residential development.

Based on the above, PRMPA recommends that Consent Application AH-07/2009 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to lot creation in the rural areas of the municipality.

Alnwick/Haldimand Public Works Department: No concerns.

County of Northumberland: "In response to the circulation noted above, we have reviewed the application and would request that the following be included as conditions of consent:

That the applicant shall lay out and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the severed portions of County Road. The purpose of this condition is to prohibit entrances to the property to be taken from the Township of Alnwick/Haldimand road allowance."

Lower Trent Conservation Authority: "We understand the purpose of the application AH-06/2009 is to sever 4.74 ha (11.87 a) leaving a retained of 9.38 ha (23.22 a). Concurrently, application AH-07/2009 seeks to consent to sever 4.04 ha (10.12 a) from the retained parcel.

DESCRIPTION OF THE SUBJECT LANDS

The property was site inspected on May 19, 2009. The overall topography of the property is sloping. The land slopes severely up from the road. The soils on the property are bondhead loam and the lot is heavily treed.

PROVINCIAL POLICY STATEMENT

The following sections of the Provincial Policy Statement apply to the subject lands:

3.1 Natural Hazards (hazardous sites)

Provincial policy generally directs development outside of hazardous sites which are described as steep erodible slopes. Lower Trent Conservation is concerned with the slope stability once vegetation is removed. The slope's stability should be evaluated and an assessment should be undertaken prior to consent approval.

RECOMMENDATIONS

Lower Trent recommends that the application, at a minimum be deferred in order for the applicant to provide geotechnical documentation to the satisfaction of Lower Trent Conservation which illustrates that the slope is stable and that vegetation removal will not result in uncontrolled erosion of the slope.

Lower Trent Conservation Authority: Lower Trent is in receipt of a letter from Terraspec Engineering Inc. dated June 5, 2009 relative to an analysis done on the slope of the above noted consent applications. This letter confirms that the slope on the property is a steep slope with a 1:1 slope in some areas. Additionally, soil classification is identified as sand till materials which are highly erodible. The engineers indicate that the existing vegetation (tree and groundcover) along the slope have protected against erosion problems. Therefore, Lower Trent continues to have concerns with the future development of these proposed properties.

Should the Municipality approve these proposed consents, Lower Trent recommends that the properties be placed in a special zoning with a Holding symbol. The special zoning (exception) should require that future development on the lots will require site plan control and an engineered lot grading & drainage plan (site plan) with specific attention to slope stability and erosion prevention during the period of development. The Holding symbol can be removed once these conditions of development are met to the satisfaction of Lower Trent Conservation and the Municipality. The Terraspec letter indicates that further detailed engineering works is appropriate at the site-specific stage in order to promote safe drainage of the site and to control any potential erosion of the slope.

Therefore, Lower Trent recommends the following wording be placed in the appropriate zoning category with an exception and a Holding symbol. Conditions to remove the Holding symbol should be:

- c) the completion of an engineered lot grading and drainage plan to the satisfaction of the Conservation Authority: and
- d) submission of a detailed site plan to the satisfaction of the Conservation Authority and the municipality to be registered on title.

Lower Trent Conservation Authority: Additional Comments Received on June 15th, 2009 from Kelly Weste: "Should the municipality approve these proposed consents, Lower Trent recommends that the properties be placed in a special zoning with a Holding symbol. The special zoning (exception) should require that future development on the lots will require site plan control and an engineered lot grading and drainage plan (site plan) with specific attention to slope stability and erosion prevention during the period of development. The Holding symbol can be removed once these conditions of development are met to the satisfaction of Lower Trent Conservation and the Municipality. The Terraspec letter indicates that further detailed engineering works is appropriate at the site-specific stage in order to promote safe drainage of the site and to control any potential erosion of the slope.

Therefore, Lower Trent recommends the following wording be placed in the appropriate zoning category with an exception and a Holding symbol. Conditions to remove the Holding symbol should be:

- c) the completion of an engineering lot grading and drainage plan to the satisfaction of the Conservation Authority; and
- d) submission of a detailed site plan to the satisfaction of the Conservation Authority and the municipality to be registered on title.

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application AH-06/2009 as submitted by Lorna Fernandez-Carney, (Agent: Tim Post), Concession A, Part Lots 3 and 4, (former Township of Haldimand), now in the Township of Alnwick/Haldimand:

- Conditional upon amendment to Restricted Area Zoning By-Law 619 coming into force and effect, including the incorporation of the written recommendations of the Lower Trent Conservation Authority in their correspondence dated June 15th, 2009;
 - Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**;
 - Conditional upon the applicant shall dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the severed portions of County Road # 2, save and except a gap of 10.0 metres width to accommodate a new driveway entrance at a location to the satisfaction of the County of Northumberland. The purpose of this condition is to prohibit further entrances from being made that on or adjacent to the County roadway.
- CARRIED."

V. INFORMAL CONSENT: 7:50 P.M.

7:50 - Doug Kelly, File **AH-16/2009**, Concession 7, Part Lot 18, (former Township of Haldimand), now in the Township of Alnwick/Haldimand – RE: Lot Addition

Mr. Doug Kelly is requesting a severance for a lot addition. The Planning Coordinator Mr. Terry Korotki advised that said lands are located on Tranquility Lane and the proposed parcel is located in the Oak Ridges Moraine Conservation Plan Area. The Oak Ridges Moraine designation is Natural Core Area and the zoning classification is Rural (RU).

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the circulation of Consent application **AH-16/2009** for a lot addition consent as submitted by Doug Kelly, Concession 7, Part Lot 18, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, CARRIED."

7:57 p.m. – Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick - Debra Westbrook – File **AH-17/2009, (Consent # 1)**, Haldimand RE: Hamlet Consent

Mr. and Mrs. Westbrook are requesting a severance for the creation of a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.25 acres and the retained parcel will be approximately 20.75 acres from a parcel of approximately 22.12 acres.

The Planning Coordinator Terrence Korotki advised that the severed lands are located on Brimley Road South and the proposed parcel of land is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the circulation of Consent application **AH-17/2009 (Consent # 1)** for a Hamlet consent as submitted by Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, CARRIED."

7:58 p.m. – Larry and Debra Westbrook – File **AH-18/2009, (Consent # 2)**,
Concession A, Part Lot 24, (former Township of Haldimand), now in the
Township of Alnwick/Haldimand RE: Hamlet Consent

Mr. and Mrs. Westbrook are requesting a severance for the creation of a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.25 acres and the retained parcel will be approximately 20.75 acres from a parcel of approximately 22.12 acres.

The Planning Coordinator Terrence Korotki advised that the severed lands are located on Brimley Road South and the proposed parcel of land is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

Moved by Councillor _____ ; seconded by Councillor _____

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the circulation of Consent application **AH-18/2009 Consent # 2)**, for a Hamlet consent as submitted by Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,
CARRIED.”

7:59 p.m. – Larry and Debra Westbrook – File **AH-19/2009, (Consent # 3)**,
Concession A, Part Lot 24, (former Township of Haldimand), now in the
Township of Alnwick/Haldimand RE: Hamlet Consent

Mr. and Mrs. Westbrook are requesting a severance for the creation of a residential lot in the Hamlet of Grafton. The severed lot will be approximately 4.60 acres and the retained parcel will be approximately 17.52 acres from a parcel of approximately 22.12 acres.

The Planning Coordinator Terrence Korotki advised that the severed lands are located on Brimley Road South and the proposed parcel of land is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

Moved by Councillor _____ ; seconded by Councillor _____

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the circulation of Consent application **AH-19/2009, (Consent # 3)** for a Hamlet consent as submitted by Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,
CARRIED.”

VI. PLANNING DELEGATION: 8:00 P.M.

Peter Josephs, (Municipal Planner) and Heather Sandler, (Ecovue) RE: Official Plan Amendment # 1 for Oak Heights Estate_Winery Part of Lot 2, Concession 8, (former Township of Haldimand), now in the Township of Alnwick/Haldimand –
RE: Discussion

8:20 p.m. - Garry Jewell (President) and Chris Bent, (G.D. Jewell Engineering Ltd.) and Cam Ward, Municipal Public Works Superintendent RE: Infrastructure Stimulus Fund (ISF) Application RE: Shelter Valley Road Reconstruction Project – Discuss

VII. APPROVAL OF MINUTES: 8:35 P.M.

Moved by Councillor ; seconded by Councillor

“Be it resolved that the Minutes of the Planning Meeting of Wednesday, May 27th, 2009 be approved as circulated, received and filed, CARRIED.”

VIII. BUSINESS ARISING FROM PREVIOUS MINUTES: 8:40 P.M.

IX. CORRESPONDENCE: - 8:45 P.M.

Email dated June 11th, 2009 from Save the Oak Ridges Moraine (STORM Coalition) RE: Application for a Class A License Located at Part Lot 14, Concession 4, Township of Alnwick/Haldimand

Moved by Councillor ; seconded by Councillor

“Be it resolved that the Council of the Township of Alnwick/Haldimand instruct the Planning Coordinator to forward a copy of this correspondence to Mr. Peter Josephs, (Township Planner) and Shawn Robins, (Agent for Applicants) and author a letter acknowledging receipt of this correspondence to the Save the Oak Ridges Moraine (STORM) Coalition, CARRIED.”

Letter dated June 4th, 2009 from G.D. Jewell Engineering Inc. RE: Reports concerning Benlock Overflow Bridge Replacement – BCF Intake One Project

Moved by Councillor ; seconded by Councillor

“Be it resolved that the Council of the Township of Alnwick/Haldimand, instruct the Planning Coordinator to forward a copy of this correspondence to the Public Works Superintendent, Mr. Cam Ward and submit the documentation to the Municipal Treasurer Beth Vosbrough to be retained in the municipal file, CARRIED.”

Letter received June 15th, 2009 from Robert Lecky, resident (422 Island View Road) RE: Proposed License for Gravel Pit on Island View Road

Moved by Councillor ; seconded by Councillor

“Be it resolved that the Council of the Township of Alnwick/Haldimand instruct the Planning Coordinator to forward a copy of this correspondence to Mr. Peter Josephs, (Township Planner) and Shawn Robins, (Agent for Applicants) and author a letter acknowledging receipt of this correspondence to Mr. Robert Lecky, resident (422 Island View Road), CARRIED.”

Letter received June 15th, 2009 from Rennie and Wilma Schut and Family RE: Category 3-Pit Above Water Table - Proposed License for Gravel Pit on Island View Road

Moved by Councillor ; seconded by Councillor

“Be it resolved that the Council of the Township of Alnwick/Haldimand, (Council direction required), CARRIED.”

Letter dated June 11th, 2009 from Charles and Louis Coppa RE: Objection to Proposed Official Plan Amendment and Amendment to Zoning By-Law 1001-73 to Facilitate the Issuance of a Class "A" Pit License Under the Natural Resources Act

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, (Council direction required), CARRIED."

Email dated June 15th, 2009 from John Webster, Director, Valley Voices RE: Copy of their email dated June 8th, 2009 sent to the Ministry of the Environment in reference to Environmental Assessment and Approvals in respect to Ruthben Holdings/Shelter Valley Aggregates Ltd.

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, (Council direction required), CARRIED."

X. PLANNING BY-LAWS: 9:00 P.M.

By-Law No. 65-2009- Being a By-Law to approve Official Plan Amendment # 1 for Oak Heights Estate Winery, Concession 8, Part of Lot 2, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Council of the Township of Alnwick/Haldimand, approve By-Law **65-2009** Being a By-Law to approve Official Plan Amendment # 1 for Oak Heights Estate Winery, Concession 8, Part of Lot 2, (former Township of Haldimand), now in the Township of Alnwick/Haldimand;
READ A FIRST, SECOND and THIRD TIME and FINALLY PASSED this 24th day of June, 2009, CARRIED."

X1. FINANCIAL ACCOUNTS: 9:15 P.M.

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Financial Accounts – **Voucher # 16**, be approved in the amount of \$131,746.14,

Voucher # 16

ADM	\$ 1,785.18
BOAT LAUNCH	\$ 106.55
ACC	\$ 990.11
COUNCIL	\$ 3,162.92
COMMUNITY POLICING	\$ 247.25
ENVIRONMENT/COM WELLS	\$ 43.23
FIRE	\$ 470.27
LIBRARY	\$ 134.13
PWS	\$48,903.50
STONAFTON PRK	\$ 105.00
OPP SERVICES	\$75,423.00
WICKLOW HERITAGE PRK	\$ 84.00
GRF BALL PRK	\$ 135.00
NAWAUTIN PRK	\$ 156.00

TOTAL \$131,746.14

CARRIED."

X11. BUSINESS FROM COUNCILLORS: 9:20 P.M.

X. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY: 9:30 P.M.

CONFIRMING BY-LAW: 9:35 P.M.

By-Law No. 64-2009 - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, June 24th, 2009 of the Council of the Township of Alnwick/Haldimand.

Moved by Councillor ; seconded by

"Be it resolved that **By-Law No. 64-2009**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, June 24th, 2009 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 24th day of June, 2009.

CARRIED."

XI. ADJOURNMENT: 9:40 P.M.

Moved by Councillor ; seconded by Councillor

"Be it resolved that the Municipal Planning Meeting of June 24th, 2009 be adjourned at p.m. CARRIED."