

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

Council met in the Municipal Planning meeting on June 24<sup>th</sup>, 2009, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

**Members Present:** Mayor William Finley  
Deputy Mayor Dalton McDonald  
Councillors: Raymond Bennis  
Councillor Bill Holmes  
Councillor Cathie Ritchie  
Councillor Rosemarie Robins  
Councillor Art Jeninga, (arrived at 7:38 p.m.)

**Members Absent with Notification:** None.

**Staff:** Terrence Korotki, Clerk/Administrator & Planning Coordinator  
Cameron Ward, Public Works Superintendent

**Others:** Betty Carruthers  
Joe Mihelcic  
Tim Post  
John Ritchie  
Peter Briggs  
Doug Kelly  
Eric Childs

**I. CALL TO ORDER**

Mayor Finley called the meeting to order at 7:02 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 Ritchie; seconded by Councillor Bennis,

"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 24<sup>th</sup>, 2009, be approved. CARRIED."

**IV. FORMAL CONSENT(S): 7:05 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 7:05 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 15.14 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:** No objections.

**Pine Ridge Municipal Planning Agency:** There are two consent applications (AH-10/2009 and AH-11/2009) for lands owned by the applicants. The parcel that is subject to the applications encompasses approximately 7.3 hectares (18 acres). This consent application proposes the severance of a 0.8-hectare (2.0 acre) lot which is currently vacant to be used for single detached residential purposes. Should application no. AH-11/2009 be approved, the retained parcel will encompass 0.8 hectares (2.0 acres). It is currently developed with a house and three sheds.

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.

The rear lot line of both the severed and retained parcels abuts the right-of-way of the Ministry of Transportation (Highway 401). It is noted that the setback for residential development adjacent to Highway 401 is 14 metres (45.9 ft).

Based on the above, PRMPA recommends that Consent Application AH-10/2009 be approved.

**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 Robins; seconded by Councillor Holmes,

"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."

7:07 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

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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:** There are two consent applications (AH-10/2009 and AH-11-2009) for lands owned by the /applicants. The parcel that is subject to the applications encompasses approximately 7.3 hectares (18 acres). This consent application proposes the severance of a 5.7-hectare (14.0 acre) lot, which is currently vacant. It is to be used for single detached residential purposes. Should application no. AH-10/2009 be approved, the retained parcel will encompass 0.8 hectares (2.0 acres). The retained parcel is currently developed with a house and three sheds. The severed 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 size of the original parcel as it existed on January 1, 1990.

The lands are also designated Environmental Protection. This designation represents a watercourse on the severed lands. The applicant should consult with the Conservation Authority to ensure that proper setbacks for development from the watercourse are maintained on the lands.

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 rear lot line of both the severed and retained parcels abuts the right-of-way of the Ministry of Transportation (Highway 401). It is noted that the setback for residential development adjacent to Highway 401 is 14 metres (45.9 ft).

Based on the above, PRMPA recommends that Consent Application AH-11/2009 be approved.

**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 Bennis; seconded by Councillor Robins,

"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 7:11 p.m.

7:11 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:** The consent application proposes the severance of a 0.8-hectare (2.013-acre) parcel to be used for rural residential purposes. The proposed severed lot is currently vacant. The retained parcel encompasses 5.3 hectares (13.07 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 rural residential uses. 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 number of lots shall be

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

The severed lands appear to lie within but at the edge of a waste disposal assessment area, as identified in the Township's Official Plan Schedule "A". Policies in section 5.13.9 of the Township's Official Plan require that the Ministry of the Environment and the Municipality be satisfied that development of the lands may take place safely. The applicant should consult with the township and the Ministry to ensure that any proposed development satisfies the requirements of both.

According to the application, there is a barn located within 500 metres of the subject lands. The Township should satisfy itself that any proposed development is able to meet the requirements of the Minimum Distance Separation Guidelines of the Ministry of Agriculture, Food and Rural Affairs.

The application notes that there is a slope on the proposed severed lands. Should there be development proposed for the site, the applicant should consult with the Conservation Authority to ensure that appropriate setbacks are maintained.

Subject to the comments and requirements mentioned above, PRMPA recommends that Consent Application AH-12/2009 be approved.

**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 Bennis; seconded by Councillor Holmes,

"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 and Finley Road; and;
- Conditional upon compliance to the Minimum Distance Separation (MDS) formula pertaining to the agricultural building in close proximity to the proposed severed parcel of land.

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 7:25 p.m.

**MOTION FOR DEPUTY MAYOR TO CHAIR MEETING**

Moved by Deputy Mayor McDonald; seconded by Councillor Holmes,

“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.”

7:27p.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

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Mr. Jason Finley and Ms. Holly Jackson are requesting a severance for creation of a lot. The approximate size of the lot will be 2.855 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:** The consent application proposes to sever a 1.16-hectare (2.86 acre) non-farm-related rural residential lot. The retained lands encompass 11.9 hectares (29.5 acres). The proposed severed lot is shown on the sketch accompanying the application as vacant land. However, the application states that the proposed severed parcel is developed with a house. The retained lot is developed with a house.

The proposed lot is designated Hamlet in the Township’s Official Plan. There is an area at the rear (west end) of the retained lands that is designated Environmental Protection.

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

Therefore, PRMPA recommends that consent application AH-13/2009 be approved as it is consistent with the PPS with respect to development in the settlement areas of the municipality.

**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.

Moved by Councillor Holmes; seconded by Councillor Bennis,

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve 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**;
- Conditional upon payment of **\$436.99** for one (1) streetlight as a contribution to the installation of streetlights in the Hamlet of Wicklow.
- Conditional upon the applicant registering on title an Agreement with the abutting landowner pertaining to the existing drainage pattern on the proposed severed lot,  
CARRIED."

**MOTION FOR MAYOR FINLEY TO CHAIR MEETING**

Moved by Councillor Robins; seconded by Councillor Bennis,

"Be it resolved that Mayor Finley return to the Municipal Planning Meeting as Chair at 7:37 p.m.,  
CARRIED."

7:38 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

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Mr. Mike Peterkin and Mr. Peter Briggs were present at the meeting.

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:** The consent application proposes the severance of a 0.52-hectare (1.30-acre) parcel to be used for rural residential purposes. The proposed severed lot is currently vacant. The retained parcel encompasses 3.4 hectares (8.43 acres) and is developed with a cabin and two workshops. It is noted that the configuration of the proposed west lot line of the severed lot is quite irregular.

The subject lands are designated Shoreline in accordance with the Township's Official Plan. The Shoreline designation permits the creation of lots for residential uses. 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-14/2009 be approved.

**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 to the shoreline.

Moved by Deputy Mayor McDonald, seconded by Councillor Ritchie,

"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/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 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;
- Conditional upon the applicant installing a residential entrance west of the existing easement described as Part 2 on Plan 39R-10942, **CARRIED."**

7:55 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

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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 acres) leaving a retained of 9.38 ha (23.22 acres). Concurrently, application AH-07/2009 seeks to consent to sever 4.04 ha (10.12 acres) 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: Additional Comments received on June 15<sup>th</sup>, 2009 from Kelly Weste:**

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.

Moved by Councillor Jeninga; seconded by Councillor Holmes,

"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 15<sup>th</sup>, 2009;
- 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."

7:56 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

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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 lay out and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the retained portions of County Road 2. The purpose of this condition is to prohibit entrances being made onto the adjacent County roadway, with any future 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 acres) leaving a retained of 9.38 ha (23.22 acres). Concurrently, application AH-07/2009 seeks to consent to sever 4.04 ha (10.12 acres) 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: Additional Comments received on June 15<sup>th</sup>, 2009 from Kelly Weste:** 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.

Moved by Councillor Jeninga, seconded by Councillor Bennis

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application **AH-07/2009** 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 15<sup>th</sup>, 2009;
- 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: 8:00 P.M.**

8:00 - 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

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Mr. Doug Kelly and Mr. Eric Childs were present for this portion of the meeting.

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 Holmes, seconded by Deputy Mayor McDonald

"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."

8:05 p.m. – Larry and Debra Westbrook, Concession A, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand - Debra Westbrook – File **AH-17/2009, (Consent # 1)**, Haldimand RE: Hamlet

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 Jeninga; seconded by Councillor Ritchie,

“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.”

8:06 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

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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 Deputy Mayor McDonald; seconded by Councillor Holmes,

“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.”

8:07 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

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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 Bennis; seconded by Councillor Robins,

"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: 8:10 P.M.**

Peter Josephs, (Municipal Planner) and Heather Sadler, (Ecovue Consulting Ltd.)  
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

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Mr. Peter Josephs provided background information concerning the history of the planning requirements completed to date in respect to the processing of Amendment # 1 of the Township of Alnwick/Haldimand's Official Plan.

Mr. Peter Josephs advised that the applicant had retained the services of Mr. Thomas Grace to complete the hydrogeological study and had completed a servicing study. Mr. Josephs further advised that there had been a substantial time delay in respect to achieving compliance concerning the observations of the Township hydrologist, Mr. Lloyd Lemon, (Jagger Hims Ltd.) in trying to ascertain the design parameters for the proposal submitted by Oak Heights Estate Winery.

Mayor Finley solicited enquiries from the members of Council concerning this planning proposal.

Councillor Robins asked if it is correct that the applicant cannot proceed with construction until the Holding conditions are lifted. Mr. Peter Josephs advised that this is correct.

Ms. Heather Sadler advised Council that Mr. Ian Fraser, (applicant) is now working on the completion of the site plan and is in the process of obtaining Ministry of Environment approval for his planning proposal.

Mayor Finley advised that in reviewing the report provided Ecovue Consulting Ltd., it appears that there are eight (8) distinct areas that need to be investigated and researched in respect to this planning proposal. Also, Mayor Finley noted the concerns brought forward by the property owners located in close proximity to the planning proposal.

Mr. Peter Josephs commented that he believes that the issues that were brought to the attention of the applicant or to Council through the Public Meeting have been addressed. Mr. Josephs is of the opinion that any outstanding issues can be addressed in respect to the proposed Zoning Amendment application and site plan control that needs to be completed in respect to the proposed facility. The Zoning Amendment and site plan control would address such items as lighting, and parking, etc.

Mr. Peter Josephs advised that Council does have opportunity, if they wish, to proceed with a second Public Meeting in reference to the planning proposal application for an Official Plan Amendment.

Ms. Heather Sadler advised Council that her client, (Mr. Ian Fraser) is quite open to the general public and the residents having the opportunity to review the proposed site plan for this property.

**VII. PLANNING BY-LAWS: 8:33 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

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Moved by Councillor Jeninga; seconded by Councillor Ritchie,

"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 24<sup>th</sup> day of June, 2009, CARRIED."

8:35 p.m. - Garry Jewell (President) and Chris Bent, (Project Manager, 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

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Cam Ward, Road Superintendent, was present for this portion of the meeting.

Mr. Garry Jewell was of the opinion that Council should consider sectioning the project in relation to the road reconstruction of Shelter Valley Road from County Road # 2 to the boundary with the Township of Cramahe due to the fact that the municipality is starting late in the season (i.e. weather conditions) to complete the whole project for the fiscal year 2009.

Mr. G. Jewell advised that the Council could advertise one (1) tender with an "A" and "B" section specifying a certain lineal distance for road reconstruction with the proviso to tender all the project, depending upon the costing figures received by the municipality. Should the "B" section of the tender be too high, the municipality has the option to re-tender this component of the road with the tender being completed during the fiscal year 2010.

Mayor Finley recommended that a copy of correspondence received from a ratepayer Ms. Brenda Free be submitted to Mr. Garry Jewell. The letter concerned her comments in respect to the placement of signage along Shelter Valley Road and Mayor Finley stated that Mr. Jewell may be able to provide engineering advice and illustrate requirements in the tender specifications in respect to the issue of signage and other matters referenced in her correspondence.

Moved by Councillor Jeninga; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve that G.D. Jewell Engineering Inc. prepare, on behalf of the Township of Alnwick/Haldimand, the Tender Package for the reconstruction of Shelter Valley Road, with the reconstruction being phased in over the fiscal years 2009 and 2010 under the Infrastructure Stimulus Fund (ISF) grant application, CARRIED."

Public Works Superintendent Cam Ward addressed the following outstanding issues that were raised by Council members.

Mr. Ward discussed Mr. Tom Stewart's driveway at 138 Hampton Crescent in the Shearer Point Estates Subdivision. Council recommended that Mr. Ward work

with the private contractor to correct the existing driveway. Mayor Finley suggested that Mr. Ward contact Mr. Nick Stanoulis advising of his intention to repair Mr. Stewart's driveway.

Mayor Finley also discussed the telephone enquiry received from Mr. Ed Lean on Jewell Road and suggested that Mr. Ward investigate this complaint.

With Mr. Ward in attendance, Mayor Finley also discussed Mr. Joe Mihelcic's consent application and requested that Mr. Ward complete a site inspection to assess the merits of acquiring additional lands for road widening purposes relating to Finley Road.

The Clerk/Administrator is to provide a copy of the Municipal By-Law 53-2009, being a By-Law to reduce the speed along Craig Road.

### **DELEGATION**

Moved by Councillor Bennis; seconded by Councillor Holmes.

"Be it resolved that the Council of the Township of Alnwick/Haldimand allow Mr. Doug Kelly the opportunity to speak as a delegation at this Municipal Planning Meeting of Wednesday, June 24<sup>th</sup>, 2009 to discuss the road construction of Shelter Valley Road, CARRIED."

Mr. Doug Kelly thanked Council for the opportunity to speak and offered his opinion that the tender for the road reconstruction of Shelter Valley Road should be separated as per lineal distance to be completed over the two (2) years (2009 and 2010) which would allow local contractors the opportunity to bid in order to complete this road reconstruction project.

### **Benlock Overflow Bridge Replacement – Building Canada Fund (BCF) – Intake 2 Project**

Mr. Chris Bent, (Project Manager) updated Council concerning the status in respect to this project; that being that all studies have been completed and presently, G.D. Jewell Inc. is completing the detailed design in respect to the replacement bridge. Mr. Bent acknowledged that financial funding will be utilized for the grant to complete the road approaches along Benlock Road.

Mr. Chris Bent was of the opinion that Council should entertain the possibility of installing a variegated pipe. Councillor Holmes enquired as to the life expectancy for this type of piping material and was advised by Mr. Bent that the expected life span was 50 years.

Moved by Councillor Bennis; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve that the firm, G.D. Jewell Engineering Inc. complete, on behalf of the Township of Alnwick/Haldimand, the detailed design in respect to the tender specifications preparation for the Benlock Overflow Bridge Replacement, under the Building Canada Fund (BCF) – Intake 2 Project, CARRIED."

### **VIII. APPROVAL OF MINUTES: 9:15 P.M.**

Moved by Councillor Bennis; seconded by Councillor Holmes,

"Be it resolved that the Minutes of the Planning Meeting of Wednesday, May 27<sup>th</sup>, 2009 be approved as circulated, received and filed, CARRIED."

**IX. BUSINESS ARISING FROM PREVIOUS MINUTES: 8:40 P.M.**

Councillor Holmes discussed the comments received from Mr. Nic McDonald who appeared as a delegation at the last Municipal Planning Meeting of May 27<sup>th</sup>, 2009 and noted that the potential growth for more development was not illustrated. Specifically not addressed were such existing operations such as Golden Beach Resort Ltd.

Moved by Councillor Robins; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand instruct Mr. Peter Josephs, (Township Planner) prepare, on behalf of the Council of the Township of Alnwick/Haldimand, a letter to be directed to Meridian Planning Consultants Inc. who are completing the Growth Plan Study on behalf of the County of Northumberland. The letter is to illustrate the municipality's concerns and issues relating to their position that they do not support the recommendations stipulated by Mr. Nic McDonald in his presentation to Council on the May 27<sup>th</sup>, 2009 Municipal Planning Meeting, CARRIED."

Sandercock's Camp RE: Fencing Issue Relating to Public Boat Launch Facility

Moved by Councillor Jeninga; seconded by Councillor Robins,

"Be it resolved that the Council of the Township of Alnwick/Haldimand direct the By-Law Enforcement Officer Michael Godin send a letter by both regular and registered mail to Mr. and Mrs. Graves requesting that the existing fencing encroaching upon municipal property be removed within fifteen (15) days of the mailing of the letter by regular and registered mail. If no action is taken, the municipality will have no recourse but to remove the existing fencing that is encroaching on municipal property, CARRIED."

**X. CORRESPONDENCE: - 9:27 P.M.**

Email dated June 11<sup>th</sup>, 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 Jeninga; seconded by Councillor Holmes,

"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 4<sup>th</sup>, 2009 from G.D. Jewell Engineering Inc. RE: Reports concerning Benlock Overflow Bridge Replacement – BCF Intake One Project

Moved by Councillor Ritchie; seconded by Councillor Holmes,

"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 Vosbough to be retained in the municipal file, CARRIED."

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

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Moved by Councillor Holmes; seconded by Deputy Mayor McDonald,

"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 15<sup>th</sup>, 2009 from Rennie and Wilma Schut and Family RE: Category 3-Pit Above Water Table - Proposed License for Gravel Pit on Island View Road

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Moved by Councillor Robins; seconded by Councillor Bennis,

"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 Rennie and Wilma Schut and Family, CARRIED."

Letter dated June 11<sup>th</sup>, 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

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Moved by Councillor Robins; seconded by Deputy Mayor McDonald,

"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 Charles and Louis Coppa, CARRIED."

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

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Moved by Councillor Jeninga; seconded by Councillor Robins,

"Be it resolved that the Council of the Township of Alnwick/Haldimand acknowledge receipt of this correspondence received from Mr. John Webster, Director of Valley Voices by way of an email to John Webster; and further that a copy of this correspondence be sent to the Township Solicitor Mr. Wayne Fairbrother and Mr. John Morgan, (President, Shelter Valley Aggregates Ltd.) for information purposes, CARRIED."

**XI. FINANCIAL ACCOUNTS: 9:21 P.M.**

Moved by Councillor Robins; seconded by Councillor Holmes,

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

**Voucher # 16**

<b>ADM</b>	<b>\$ 1,785.18</b>
<b>BOAT LAUNCH</b>	<b>\$ 106.55</b>
ACC	\$ 990.11
COUNCIL	\$ 3,162.92
COMMUNITY POLICING	\$ 247.25
ENVIRONMENT/COM WELLS	\$ 43.23
<b>FIRE</b>	<b>\$ 470.27</b>
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
<b><u>TOTAL</u></b>	<b><u>\$131,746.14</u></b>

CARRIED."

**XII. NEW CLERK'S BUSINESS: 9:25 P.M.**

Moved by Councillor Bennis; seconded by Deputy Mayor McDonald,

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment authorize that the Clerk/Administrator-Planning Coordinator ~~delete~~ the following conditions pertaining to Consent application **AH-33/2008** for Cathie Haley in Concession A, Part Lots 21 and 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand:

- Conditional upon payment of a **\$4,550.00** Residential Development Fee
- Conditional upon payment of **\$4,079.00** Communal Water System Development Fee.
- Conditional upon payment of **\$436.99** for one streetlight as a contribution to the installation of streetlights in the Hamlet of Grafton.

These conditions are being withdrawn due to the fact that that there is already an existing single family dwelling house on the property and the water connection is already serving this residential (severed) lot, CARRIED,"

Letter to Valerie MacIntosh dated June 24, 2009 RE: Nawautin Estates Shore Well Committee – Municipal Response to Request for Assistance pertaining to Shore Wells

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Moved by Councillor Bennis; seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand authorize the Clerk/Administrator & Planning Coordinator to forward a letter to Ms. Valerie MacIntosh of the Nawautin Estates Subdivision Shore Well Committee advising the Committee of the municipality's official position in respect to the repair, maintenance and replacing of shore wells of private property owners, CARRIED."

**XIII. BUSINESS FROM COUNCILLORS: 9:37 P.M.**

Councillor Ritchie enquired as to a status update from By-Law Enforcement Officer Mike Godin concerning a property owned by Trudy Jo Chernuck relating to Grasshopper Island.

Councillor Jeninga advised that, on behalf of the Canada Day Committee, he would be able to purchase the bicycle that is the raffle ticket prize.

Councillor Robins advised fellow Council members that there would be a Public Meeting to be held on Thursday, June 25<sup>th</sup>, 2009 in Centreton, Ontario pertaining to the proposed new construction of the Centreton Library.

Councillor Holmes did not have any business to bring forward for this meeting.

Deputy Mayor McDonald stated that at the last Haldimand Memorial Arena and Park Board Meeting, an enquiry was presented relating to hydro rates and agreements. Deputy Mayor McDonald asked concerning the municipality's policy and the Clerk/Administrator is to contact Municipal Treasurer Beth Vosbough to obtain information and her opinion relating to this issues.

Deputy Mayor McDonald also advised that he would like to know the opinion of the Honourable Lou Rinaldi, (M.P. – Northumberland) in respect to the existing lots of record that do not front on a public-maintained road. These lots are known as the White Rock Estate lots that were initially created through provincial legislation. Deputy Mayor McDonald advised that it may be possible to determine his position when he appears as a delegation at a future Council meeting.

Councillor Bennis advised that Volunteer Hayden Taylor would not be able to provide the horse and buggy for the Citizen of the Year at this year's Canada Day Celebrations being held on Sunday, June 28<sup>th</sup>, 2009.

Mayor Finley cited the following matters he wished to bring forward:

Council should assess the property owned by Mr. John De Graauw on St. Andrews Drive relating to a proposed Consent application and requested that this application be considered at a future Municipal Planning Meeting.

Mayor Finley discussed the existing conditions of the barn on property owned by the Osborne family in respect to a property standards issue and requested that Mr. Michael Godin, By-Law Enforcement Officer investigate and report to Council in respect to the Municipal By-Law pertaining to the present situation at this property.

Mayor Finley also discussed the condition of the property owned by the Bottoms family which is located west of Grafton. Mayor Finley also requested that Mr. Michael Godin, By-Law Enforcement Officer investigate and report to Council in respect to the Municipal By-Law pertaining to the present situation at this property.

Mayor Finley is requesting that Council meet in the very near future with the Board of Directors of Pinnacle Park Campground to obtain a status update concerning present conditions and activities taking place at this facility.

Mayor Finley reminded Council that it would soon be time for the municipality to make a decision concerning the asphalt paving of Phase I in consultation with the Public Works Superintendent Cameron Ward pertaining to Shearer Point Subdivision.

Mayor Finley suggested that Councillors in attendance at this year's Association of Municipalities of Ontario (AMO) Conference of Ontario meet with the federal Minister of Aboriginal Affairs as a municipal delegation to discuss matters and issues relating to Alderville First Nations, i.e. roads.

**XI. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY: 10:05 P.M.**

Betty Carruthers advised that of a suggested change to the Agenda, noting that Ms. Heather Watson is now Ms. Heather Sadler. The Clerk/Administrator noted that this would be changed in the final version of the Minutes of this Planning Meeting.

Betty Carruther made an enquiry concerning the Financial Voucher.

**MOTION TO ADJOURN TO COMMITTEE OF THE WHOLE IN CAMERA – 10:06 P.M.**

Moved by Councillor Jeninga; seconded by Councillor Bennis;

"Be it resolved that the Council of the Township of Alnwick/Haldimand adjourn to Committee of the Whole In Camera Session in accordance with Section 239(2)(b) of the Municipal Act, at 10:06 p.m., CARRIED."

**MOTION TO RECONVENE TO REGULAR SESSION**

Moved by Councillor Robins, and seconded by Councillor Holmes,

"Be it resolved that the Council of the Township of Alnwick/Haldimand reconvene to Regular Session at 2:40 p.m. CARRIED."

The purpose of the Committee of the Whole was to discuss a matter concerning of public interest concerning the well-being of a resident of the Township of Alnwick/Haldimand.

Moved by Councillor Robins; seconded by Councillor Jeninga,

"Be it resolved that the Council of the Township of Alnwick/Haldimand authorize Mayor Finley to investigate the enquiry discussed in the In Camera Session at the Municipal Planning Meeting of June 24<sup>th</sup>, 2009 and report his findings at the next Regular Council Meeting of the Council of the Township of Alnwick/Haldimand.

Councillor Ritchie requested a recorded vote concerning the above noted motion.

	<u>Yeas</u>	<u>Nays</u>
Councillor Bennis	X	
Councillor Holmes	X	
Councillor Jeninga	X	
Councillor Ritchie		X
Deputy Mayor McDonald	X	
Councillor Robins	X	
Mayor Finley	X	

The motion was carried by a Vote of 6 to 1.

**CONFIRMING BY-LAW: 10:20 P.M.**

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

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Moved by Councillor Bennis; seconded by Councillor Holmes,

"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 24<sup>th</sup>, 2009 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 24<sup>th</sup> day of June, 2009.

CARRIED."

XII. **ADJOURNMENT: 10:21 P.M.**

Moved by Councillor Robins; seconded by Councillor Jeninga,

"Be it resolved that the Municipal Planning Meeting of June 24<sup>th</sup>, 2009 be adjourned at 10:21 p.m.,

CARRIED."

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MAYOR, WILLIAM FINLEY

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TERRENCE KOROTKI, CLERK/ADMINISTRATOR