



**THE CORPORATION OF THE
TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING MINUTES OF
THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

Council met in Regular Session on Thursday, June 3rd, 2010 at 1:00 p.m. in the Council Chambers with Mayor William Finley presiding.

Members Present: Mayor William Finley
Deputy Mayor Dalton McDonald
Councillors: Raymond Bennis
Art Jeninga
Cathie Ritchie
Rosemarie Robins

Members Absent with notification: Councillor Bill Holmes

Staff Present: Terry Korotki, Clerk/Administrator
Robin van de Moosdyk, Deputy Clerk
David Wright, Fire Chief

Others Present: Betty Carruthers, resident

I. CALL TO ORDER

Mayor Finley called the meeting to order at 1:04 p.m.

II. MOMENT OF SILENCE FOR OUR FALLEN SOLDIERS AND CITIZENS - 1:04 P.M.

III. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF - 1:05 P.M.

There were no disclosures of pecuniary interest.

IV. APPROVAL OF AGENDA AS CIRCULATED

Moved by Councillor Bennis, seconded by Councillor Robins;

"Be it resolved that the Agenda as circulated for the Regular Session of the Council of the Township of Alnwick/Haldimand of Thursday, June 3rd, 2010, be approved, with addendums CARRIED."

V. DAVID WRIGHT, CHIEF, VOLUNTEER FIRE DEPARTMENT - 1:06 P.M.

Alnwick/Haldimand Fire & Rescue Monthly Report:

Moved by Councillor Robins, seconded by Councillor Ritchie;

"Be it resolved that the Alnwick/Haldimand Fire Rescue Report dated May 2010, submitted by Fire Chief David Wright, be received and filed. CARRIED."

Monthly Fire Report as prepared and submitted by Dianne Nichols, Administrative Assistant dated May 10, 2010.

Moved by Councillor Jeninga, seconded by Councillor Ritchie;

"Be it resolved that the Monthly Fire Report as prepared and submitted by Dianne Nichols, Administrative Assistant dated May 10, 2010, be approved.
CARRIED."

VI. MIKE GODIN, C.B.O., BUILDING DEPARTMENT - 1:20 P.M.

Building Department Monthly Report:

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

Be it resolved that the Building Department Report dated May 2010 as submitted by Mike Godin, Chief Building Official/By-Law Enforcement Officer, be received and filed.
CARRIED."

Accessibility Renovations for Alnwick Civic Centre and Haldimand Memorial Arena Progress Draws #3:

Alnwick Civic Centre:

Moved by Councilor Bennis, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve the payment of Progress Draw # 3 from Facility Services in the amount of \$4,191.79 (including Goods and Services Tax and minus a 10% holdback) relating to the **Interior Accessibility Renovations** at the Alnwick Civic Centre.

CARRIED."

Moved by Councillor Jeninga, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve the payment of Progress Draw # 3 from Facility Services in the amount of **\$13,277.51** (including Goods and Services Tax and minus a 10% holdback) relating to the **Exterior Accessibility Renovations** at the Alnwick Civic Centre.

CARRIED."

Grafton Arena:

Moved by Deputy Mayor McDonald, seconded by Councillor Bennis;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve the payment of Progress Draw # 3 from Facility Services in the amount of **\$23,567.58** (including Goods and Services Tax and minus a 10% holdback) relating to the Grafton Arena.
CARRIED."

Alnwick Civic Centre and Haldimand Memorial Arena - Progress Draw #1 holdback:

Moved by Deputy Mayor McDonald, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve the payment of Progress Draw #1 holdbacks in the amount of **\$3,995.11** (included

Goods and Services Tax) to Facility Services relating to the Accessibility Renovations at the Alnwick Civic Centre and Grafton Arena. CARRIED."

VII. CAM WARD, PUBLIC WORKS SUPERINTENDENT - 1:41 P.M.

Please note: Mr. Ward and all the employees from the Public Works Department are unavailable as they are attending the Tradeshow in Baltimore.

Public Works Department Monthly Report:

Moved by Councillor Ritchie, seconded by Councillor Robins;

"Be it resolved that the Public Works Department Report dated May 2010 as submitted by Cam Ward, Public Works Superintendent, be received and filed. CARRIED."

[RAILWAY REPORT.pdf](#)

[PW Monthly Report-May 2010.pdf](#)

VIII. BETH VOSBOURGH, TREASURER – 1:45 P.M.

Financial Accounts - Voucher #16:

Moved by Councillor Bennis, seconded by Councillor Jeninga;

Be it resolved that the Financial Accounts - Voucher #16, be approved as follows:

CORPORATION & TAXES & PLN RECOVERABLES - \$924.94

COUNCIL - \$757.87

ADMINISTRATION - \$2,933.07

FIRE OPERATION & CAPTIAL - \$3,786.93

OPP - \$78,980.00

PWS - \$11,597.31

WATER - \$577.63

GCC - \$300.00

LIBRARY - \$1,138.63

PLANNING - \$3,460.96

TOTAL - **\$104,457.34**

CARRIED."

Financial Accounts - Voucher No. 17:

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

"Be it resolved that the Financial Accounts - Voucher No. 17, be approved as follows:

CORPORATION & TAXES & PLN RECOVERABLES - \$4,346.84

COUNCIL - 3,903.25

ADMINISTRATION - \$5,264.97

FIRE OPERATION & CAPTIAL - \$5,643.54

CBO2 - \$497.57

EMO - \$53.61

PWS - \$28,692.91

ENV2 - \$53.60

WATER - \$53.60

GCC - \$293.53

LIBRARY - \$1,584.65

ABANDONED CEMENTARIES - \$6.63

PRK - \$497.57

THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.

SPECIAL PROJECTS - \$135.00
TOTAL – V # 17 **\$51,027.27**

CARRIED.”

Grafton Communal Water Financial Accounts:

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

“Be it resolved that the Financial Accounts in the amount of **\$18,469.71**, for the Grafton Communal Water System, be approved. CARRIED.”

[2010 water rcm june 3rd \\$18469 71.pdf](#)

Financial Accounts - Voucher #18:

Moved by Councillor Robins, seconded by Councillor Benns;

“Be it resolved that the Financial Accounts - Voucher #18 be approved as follows:

CORPORATION & TAXES & PLN RECOVERABLES	\$	10,300.43
COUNCIL		134.85
ADMINISTRATION		2,972.00
FIRE OPERATION & CAPTIAL		709.59
CBO2		294.53
PWS		10,899.65
HAH		40.00
LIBRARY		151.94
ARENA		1,492.57
OPP		1,096.34
ABANDONED CEMENTERIES		500.00
PRK		97.44
TOTAL – V # 18		\$28,689.34

CARRIED.”

IX. DELEGATIONS

2:41 P.M. - Mr. John Hassan, Executive Director, Port Hope Community Health Centre, Update on the Operations of the new Health Centre.

Mr. Hassan was present and provided an overview of the attached Power Point Presentation with respect to the Port Hope Community Health Centre to date and next steps for future development of the centre.

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

“Be it resolved that the Council of the Township of Alnwick/Haldimand approve the inclusion of a Hyperlink on the Municipal Website to the Port Hope Community Health Centre. CARRIED.”

3:08 P.M. - Fred Johnson & Tim Lanley- Oak Ridges Trail Association.

Mr. Johnson and Mr. Lanley were present requesting Council to consider the 5 Year Licensing Agreement as proposed in December of 2009 with the Oak Ridges Trail Association in order to promote the trail throughout the municipality and give direction to visitors and tourists of the Township.

Mr. Johnson noted that the Association would like to be able to promote the trail with all the affected municipalities on board.

After much discussion, Mr. Johnson asked if Council would give consideration

to executing an Agreement or providing the criteria for which to include in the Agreement of which they would approve.

Deputy Mayor McDonald expressed his disappointment in the process that has utilized as it eliminates the rights of our residents.

Mayor Finley also noted that now there is a proposed bike trail in the County and he questioned who is paying for this and all other recreational trails, as our municipality is not profiting from them or the individuals using them. Mayor Finley noted that this matter would be brought forward for consideration at a future Council Session.

X. APPROVAL OF MINUTES – 2:48 P.M.

Regular Council Meeting Minutes of May 19th, 2010:

Moved by Councillor Ritchie, seconded by Councillor Bennis;

"Be it resolved that the Minutes of the Regular Council Session held on Wednesday, May 19th, 2010, be adopted with an amendment. CARRIED."

XI. BUSINESS ARISING FROM PREVIOUS MINUTES – 1:53 P.M.

Meeting with Ministry of Aboriginal Affairs Representative

Bernadette Murray, Administrative Assistant has been in contact with Ms. Pam Wheaton, Director on May 25th, 2010 and Ms. Wheaton has advised that she would be providing a couple of dates in which Ministry staff would be able to attend a meeting in Grafton.

Northumberland Junior Farmers - Update with respect to painting of the Wicklow Baptist Building at the Parkette, Wicklow

The Deputy Clerk spoke with Ms. Kim Puffer, President of the Northumberland Junior Farmers on May 26th, 2010 and provided the proposal as passed by Council at the May 19th, 2010 Regular Council Session. Ms. Puffer advised that she would bring this matter forward at their next meeting and advise of their decision.

XII. COMMITTEE REPORTS – 1:53 P.M.

Grafton Horticultural Society Meeting Minutes of May 11, 2010.

Moved by Councillor Ritchie, seconded by Councillor Bennis;

"Be it resolved that the Minutes of the Grafton Horticultural Society Meeting of May 11, 2010, be received and filed. CARRIED."

Emergency Management Committee meeting Minutes of March 30, 2010.

Moved by Councillor Ritchie, seconded by Councillor Bennis;

"Be it resolved that the Minutes of the Emergency Management Committee of March 30, 2010, be approved. CARRIED."

Alnwick Civic Centre Board of Management Meeting Minutes of February 1, 2010 and March 1, 2010.

Moved by Councillor Robins, seconded by Councillor Ritchie;

"Be it resolved that the Minutes of the Alnwick Civic Centre Board of Management Meeting of February 1, 2010 and March 1, 2010, be approved.
CARRIED."

Lower Trent Conservation Authority meeting Minutes of May 13, 2010.

Moved by Councillor Jeninga, seconded by Councillor Bennis;

"Be it resolved that the Minutes of the Lower Trent Conservation Authority of May 13, 2010, be received and filed.
CARRIED."

Alnwick/Haldimand Public Library Board Meeting Minutes of March 8, 2010.

Moved by Councillor Robins, seconded by Councillor Bennis;

"Be it resolved that the Minutes of the Alnwick/Haldimand Public Library Board meeting of March 8, 2010, be received and filed.
CARRIED."

XIII. COMMUNICATIONS – 1:55 P.M.

Letter from the Chair of Cabinet Minister without Portfolio, Responsible for Seniors dated May 6, 2010 RE: Senior Achievement Award.

Moved by Councillor Jeninga, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand nominate Mrs. Beatrice Timlin and Mr. Gaye Hoskin for the Senior Achievement Award.
CARRIED."

[SENIOR ACHIEVEMENT AWARD.pdf](#)

Letter from Lou Rinaldi, M.P.P., Northumberland dated May 11, 2010 RE: Response to Council's letter with respect to opposition pertaining to Bill 237

Moved by Councillor Bennis, seconded by Councillor Jeninga;

"Be it resolved that the letter from Lou Rinaldi, M.P.P., Northumberland dated May 11, 2010 in response to Council's letter opposing Bill 237, be received and filed.
CARRIED."

[RESPONSE LETTER FROM LOU RINALDI.pdf](#)

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

Letter from Deborah Richardson, Assistant Deputy Minister, Ministry of Aboriginal Affairs dated May 2010 RE: High rate of Violence against Aboriginal Women.

Moved by Councillor Jeninga, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve to incorporate a link to the information as noted above pertaining to Violence against Aboriginal Woman and to distribute paper copies of the information to the two municipal offices for public reference and to the three Public Library locations. CARRIED."

[LETTER FROM MIN OF ABORIGINAL AFFAIRS MAY 2010.pdf](#)

Letter from the Town of Cobourg dated May 17, 2010 RE: Northumberland Hills Hospital Resolution.

Moved by Councillor Robins, seconded by Councillor Bennis;

"Be it resolved that the letter from the Town of Cobourg dated May 17, 2010 regarding their resolution pertaining to the Northumberland Hills Hospital to reinstate the well used outpatient rehabilitation diabetes clinic, be supported by the Council of the Township of Alnwick/Haldimand. CARRIED."

[LETTER FROM THE TOWN OF COBOURG NHH RESOLUTION.pdf](#)

Letter from the Ministry of Citizenship and Immigration dated May 2010 RE: Ontario Medal for Good Citizenship.

Moved by Councillor Robins, seconded by Councillor Jeninga;

"Be it resolved that the Council of the Township of Alnwick/Haldimand nominate Dr. Graham Stratford for the Ontario Medal for Good Citizenship for the Year 2010. CARRIED."

[LETTER FROM MIN OF CITIZENSHIP AND IMM ONT MEDAL FOR GOOD CITIZENSHIP.pdf](#)

CAO REPORTS – 2:10 P.M.:

Update from the Northumberland Junior Farmers RE: Painting of the Wicklow Baptist Structure.

Moved by Councillor Jeninga, seconded by Councillor Bennis;

"Be it resolved that a donation in the amount of \$250.00 be provided to the Northumberland Junior Farmers in exchange for the painting of the interior and exterior of the Wicklow Baptist Structure; and further that Mr. John Eagleson be requested to obtain all supplies required and give to the Northumberland Junior Farmers in order to complete this project on Saturday, June 19, 2010 as proposed by the President, Kim Puffer. CARRIED."

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

By-Law No. 64-2010 – Being a by-law to Authorize the Signing and Execution of an Amending Agreement with the Ministry of Agriculture, Food and Rural Affairs – COMRIF to incorporation the implementation of the Harmonized Sales Tax and termination of the Goods and Services Tax.

Moved by Deputy Mayor McDonald, seconded by Councillor Ritchie;

“Be it resolved that **By-Law No. 64-2010**, Being a by-law to Authorize the Signing and Execution of an Amending Agreement with the Ministry of Agriculture, Food and Rural Affairs – COMRIF to incorporation the implementation of the Harmonized Sales Tax and termination of the Goods and Services Tax, be read and deemed to be PASSED this 3rd day of June, 2010. CARRIED.”

Letter from the Federal Economic Development Agency for Southern Ontario dated June 1, 2010.

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

“Be it resolved that the letter from the Federal Economic Development Agency for Southern Ontario dated June 1, 2010 advising that the Municipal request for funding for the New Fire Hall – Station #3 was not selected, be received and filed. CARRIED.”

Email from Lower Trent Conservation Authority dated June 2, 2010 RE: Trent Conservation Coalition Draft Proposed Assessment Reports posted for Review.

Moved by Councillor Jeninga, seconded by Councillor Ritchie;

“Be it resolved that the email from Lower Trent Conservation Authority dated June 2, 2010 providing notice that the Trent Conservation Coalition Draft Proposed Assessment Reports posted for Review and scheduled Public Meetings. CARRIED.”

Collins Barrow Terms of Engagement Agreement

Moved by Councillor Bennis, seconded by Councillor Robins;

“Be it resolved that the letter and Terms of Engagement Agreement from Collins Barrow for the 2010 Municipal Audit, be deferred to the end of the meeting. CARRIED.”

Break – 2:25 p.m. to 2:41 p.m.

BUSINESS FROM COUNCILLOR – 3:37 P.M.:

Letter from Collins Barrow – Terms of Engagement for Municipal Audit.

Moved by Councillor Bennis, seconded by Councillor Ritchie;

“Be it resolved that the Council of the Township of Alnwick/Haldimand that the Letter of Engagement for the Municipal Audit for the Township of Alnwick/Haldimand for the Year 2010, be approved. CARRIED.”

Councillor Jeninga suggested that a policy be given consideration with respect to the legalities pertaining to consent and zoning applications.

XIV. MUNICIPAL PLANNING SESSION - 4:00 P.M.

Motion to Adjourn to Municipal Planning Meeting:

Moved by Councillor Jeninga, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, adjourn to a Municipal Planning Session at 4:00 p.m. CARRIED."

XV. MOTION TO COMMENCE A PUBLIC MEETING 4:00 P.M.

Motion to commence the Public Meeting for Rezoning Applications:

Moved by Councillor Bennis, seconded by Councillor Ritchie;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, commence a Public Meeting for Rezoning Applications, at 4:00 p.m. CARRIED."

4:00 p.m. - Diane Knight, By-Law No. 50-2010, Concession 1, Part Lot 2 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "By what method, what date and what notice of this meeting was sent?"

Notification:

The notice of the Public Meeting was circulated on May 12, 2010 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 15.99 hectares from which a 2.38 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-12/210 is vacant land but will have a single family dwelling house and garage erected thereon in the future. The retained parcel to result from severance consent application AH-12/2010 is a 13.61 hectare parcel of land that has a single family dwelling house and garage erected thereon.

The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Residential (RR) and Rural Exception No. 469 (RU-469) Zone.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "Is there anyone present other than the applicant in support of this zoning by-law amendment?"

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

The Planning Co-ordinator advised that there was no one was present in favour of, requesting clarification of or objecting to this application.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "Are there any written comments received?" The Planning Co-ordinator advised that the following comments were received from the following ministries and agencies:

- Lower Trent Conservation Authority:

Lower Trent Conservation has **no concerns in principle** with approval of this application (50-2010).

However, Lower Trent Conservation recommends the following Environmental Protection (EP) Zone (refer to attached map) be amended to the subject lot, to ensure that there are no negative impacts on the hydrological functions associated with the cold water watercourse.

Lower Trent Conservation additionally notes that the following was recommended (May 19, 2010) as a condition of approval of consent application AH-12/2010.

1. The proposed development of the single detached dwelling, private wastewater servicing, and any accessory structures on the severed lot maintain a minimum 15 meter setback from the surveyed stable top-of-slope (slope ratio 3(h):1(v)). In the event the above noted development is proposed within the recommended setback, a geo-technical study to evaluate slope stability will be required. This study will be completed to the satisfaction of the planning approval authority prior to the granting of approval under the Planning Act.

In addition, Conservation Authority staff recommended during the review of consent application AH-12/2010 that:

2. The applicant(s) be advised of the applicability of Ontario Regulation 163/06, and the need for written approval from the Conservation Authority for any development and/or alteration within the aforementioned regulated area.
3. The identified steep slope (approximate slope ratio of 3(h):1(v)) be re-stabilized with natural self-sustaining vegetation as soon as possible.
4. The applicant(s) are encouraged to maintain, and where possible enhance, the natural vegetation within the regulatory setback from the identified watercourse.

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

- Pine Ridge Municipal Planning Agency:

This application proposes to sever a parcel encompassing approximately 1.9 hectares (4.8 acres) for rural residential purposes. The retained lot encompasses approximately 14.2 hectares (35.0 acres). The severed parcel is currently vacant. The retained lands are developed with a single detached dwelling and garage. Both parcels have frontage on Dudley Road (shown as Orchard Road on Schedule 'B' to the Township's Official Plan).

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 anyone holding. The number of lots shall be determined based on the size of the

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

original parcel as it existed on January 1, 1990.

A portion of the frontage of the severed parcel is designated Environmental Protection, which delineates a 'pond', according to the application. The Township's Official Plan, Section 4.2.1 x), states that "severances in environmentally sensitive areas ...shall not be granted unless sufficient lands are available outside the sensitive area to accommodate the development and associated services ..." and that "in considering such applications, the Conservation Authority should be consulted".

The frontage of the severed parcel is 129 metres (423.2 ft). Lower Trent Conservation should be consulted to provide guidance in delineating the EP area on the severed parcel and whether there is sufficient frontage for access along Dudley Road outside the EP designation.

It should also be consulted regarding any proposed development within 30 metres of the EP area.

The Provincial Policy Statement (PPS) permits limited residential development in the rural areas of the municipality. This application meets the intent of the PPS regarding development in *Rural Areas*.

The Official Plan permits limited rural residential development in the Rural designation, the application meets the intent of the Township's Official Plan.

Provided that the comments noted above are addressed with Lower Trent Conservation, the PRMPA recommends that Consent Application AH-12/ 2010 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to rural residential development.

[50-2010 - ZBA - Lot 2 Concession 1 Haldimand - Knight - LTC Comments May2010.doc](#)

[50-2010 Aerial- ZBA - Knight - Lot 2 Con 1 Haldimand - LTC May2010.pdf](#)
[KNIGHT HU COMMENTS.pdf](#)

4:07 p.m. - Edward and Mary Logel, Agent: Peter Logel, By-Law No. 51-2010, Concession 1, Part Lot 22 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "By what method, what date and what notice of this meeting was sent?"

Notification:

The notice of the Public Meeting was circulated on May 12, 2010 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property in Concession 1, Part Lot 22 has a land area of approximately 5.94 hectares from which a 0.56 hectare parcel for a residential lot is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-04/2010 is vacant land but is to be used for residential purposes.

The retained parcel resulting from the consent to land severance has a single family dwelling house and storage building erected thereon. The proposed

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

Zoning By-Law Amendment would change the Zone category from Rural Exception No. 42 (RU-42) to Hamlet Residential (HR) Zone. The Hamlet Residential (HR) Zone will allow for the construction of a single family dwelling house on the lot. For the purposes of this By-law, lot frontage shall be along Clitheroe Road.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "Is there anyone present other than the applicant in support of this zoning by-law amendment?"

The Planning Co-ordinator advised that there was no present in favour of, requesting clarification of or objecting to this application.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "Are there any written comments received?" The Planning Co-ordinator advised that the following comments were received from the following ministries and agencies:

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.

- **Lower Trent Conservation Authority:**

Lower Trent Conservation has **no concerns** with approval of the above noted Zoning By-law Amendment application (51-2010). Lower Trent Conservation however recommends that:

1. The Environmental Protection (EP) Zone reflected in the draft Comprehensive Zoning By-law for Alnwick Haldimand Township on the subject lot be maintained to formalize the development setback from the identified watercourse.

Additionally, the recommendations provided on February 16, 2010 in context to the associated application for consent (AH-04/2010) are provided below:

2. The applicant(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 163/06), and the need for written approval from the Conservation Authority for any development within the aforementioned regulated area.

3. Lower Trent Conservation be contacted to determine any potential implications of the Fisheries Act.

4. The applicant(s) are encouraged to maintain, and where possible enhance, the natural vegetation within the riparian area of the identified coldwater watercourse.

- **Northumberland County:** No concerns.

[51-2010 - Logel - Lot 22 Concession 1 \(Haldimand\) LTC Comments May2010.doc](#)

4:10 p.m. - 2213816 Ontario Ltd., By-Law 52-2010, Part Lot 23, Concession A (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "By what method, what date and what notice of this meeting was sent?"

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

Notification:

The notice of the Public Meeting was circulated on May 12, 2010 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The purpose of the proposed Zoning By-Law Amendment is to amend By-law No. 619 of the former Township of Haldimand by changing the zoning on the subject lands from Hamlet Commercial (C3) to a Hamlet Commercial Exception No. 9 (C3-9) Zone. The Zoning By-Law Amendment will also contain special provisions to permit a single family dwelling unit on the subject property as an accessory use to the permitted Hamlet Commercial uses.

The proposed Hamlet Commercial Exception No. 9 (C3-9) Zone will include the following special zone provisions:

Provisions for Permitted Hamlet Commercial Uses:

- To allow for an accessory dwelling unit in a non-residential building
- Minimum rear yard depth 2.00 m (6.56 feet)
- Minimum Setback from street centre line 9.14 m (30 feet)

All other provisions of the Hamlet Commercial (C3) Zone of By-Law No. 619 will apply to the property.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "Is there anyone present other than the applicant in support of this zoning by-law amendment?"

The Planning Co-ordinator advised that Mr. Dean was present objecting to this application.

Mr. Dean noted that he has submitted a letter and reiterated that the proposed use is not appropriate for this location do to gas, diesel and propane services.

Mayor Finley asked the Planning Co-ordinator, Terry Korotki, "Are there any written comments received?" The Planning Co-ordinator advised that the following comments were received from the following ministries and agencies:

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted application for Zoning By-law amendment (52-2010).

- **Haliburton Kawartha Pine Ridge District Health Unit:**

Our office has received and reviewed the above-noted application and two site visits have been carried out by the undersigned. Our review involves determining if the proposal will comply with the sewage disposal requirements of the Ontario Building Code.

It was determined that the existing store and service station is serviced with what we believe to be a septic tank and tile bed. We do not have a record of

the installation of the system so we must presume that the system was installed prior to 1975, which would indicate that the system would not comply with the present regulations.

However, if the system continues not to malfunction, the system can remain in service for the existing use. With the proposal to construct a dwelling as a second floor to the existing structure, the daily design sewage flow will increase substantially and the Ontario Building Code would require the upgrading of the sewage system to the present regulations. Unfortunately, there is inadequate space on the property to upgrade the sewage system with a Class 4 System (septic tank and tile bed).

Therefore, we will have to recommend against approval of the re-zoning application. If the existing system were to fail, the only alternative is a holding tank due to inadequate space on the property. The owner could consider upgrading the sewage system now with the installation of a holding tank and then expand at a later date based on a holding tank for servicing.

- Pine Ridge Municipal Planning Agency:

The application proposes to change the zoning on one parcel of land encompassing 0.11 hectares (0.28 acres) from a Hamlet Commercial (C3) zone to a Hamlet Commercial Exception No. 9 (C3-9) zone to permit an accessory dwelling unit in a non-residential building, to reduce the minimum rear yard depth to 2.0 metres (6.56 ft) and to reduce the minimum setback from the street centre line to 9.14 metres (30 ft).

The subject lands are designated Hamlet in accordance with the Township's Official Plan. The Official Plan directs that the majority of growth shall occur in the Township's hamlets. The Hamlet designation permits commercial uses that supply local commercial needs.

The Provincial Policy Statement (PPS) supports the intensification of development in *Settlement Areas* (hamlets), provided adequate servicing is available.

Based on the above, PRMPA recommends that application no. ZBA 52-2010 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to commercial development in the Hamlet designation.

Letter from Mr. Robert Dean dated May 25th, 2010: I very strongly as Council to reject this proposal. This is not a suitable location for a residential property adjacent to the existing Service Station. Planning should not allow a residential property that close to the new propane filling station or fuel pumps.

The current commercial use takes up about 90% of the site. Hence any residential unit can only be built above the service bays. The floor of the service bays is already about six feet higher than the neighbouring properties and any increase in height would depreciate the values of neighbouring properties. Aesthetically it would be an eye-sore at the centre of the village.

Letter from Mr. San Murata dated May 28th, 2010: I would like to say no to application for apartment above gas station for four reasons:

1. I like to keep my privacy (House, garden and second bedroom to not seen)
2. I'm afraid property value going down this is my investment.
3. I'm afraid environment damage ground.
4. I like to keep beautiful Grafton village as it is.

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

I am not against these nice people, just against the application.

Letter from Patricia Piosson dated May 31, 2010:

With regard to your notice of application for a zoning change at part of Lot 23, Concession A, Grafton.

While welcoming the fact that once again we have an open service station, I object to the rezoning on the following grounds:

A similar application was made by Gary Ford and granted, but I understand, did not meet depth of Health standards, on a bigger lot size. The system was installed in the 1950's, at the location mentioned, for public washrooms only, so I don't see it meeting the needs of a family, plus public washrooms. Where would the new system be installed? Far enough away from the underground storage tanks? I notice on the sketch provided, it includes what is now the Heritage Park. Is it safe for a family to live above two working service bays, with a propane-filling unit close at hand. (Remember what happened in Brighton, Ontario.)

What design is being considered on a cement block commercial unit, bearing in mind the streetscape of the Old Danforth Road, the Grafton Village Inn, the Township offices and the 1812 Heritage Building.

At present, Grafton has many smaller homes within walking distance for sale, and a much safer location for a family with small children, at a lower cost than a second floor.

I hope Council will bear these points in mind in making a zoning change.

[52-2010 - ZBA - Lot 23 Concession A Haldimand - 2213816 Ontario Ltd - LTC Comments May2010.doc](#)
[2213816 ONT LTD HEALTH UNIT COMMENTS.pdf](#)
[PRMPA ZBA-52-2010-2213816 Ontario Ltd.doc](#)

XVI. MUNICIPAL PLANNING SESSION - 4:25 P.M.

Motion to adjourn Municipal Planning Session.

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand adjourn the Municipal Planning Meeting at 4:20 p.m. CARRIED."

XVII. REGULAR COUNCIL SESSION - 4:27 P.M.

Motion to reconvene to Regular Session.

Moved by Councillor Ritchie, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand reconvene to the Regular Council Session at 4:20 p.m. CARRIED."

XVIII. BY-LAWS - 4:28 P.M.

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

"Be it resolved that the Council of the Township of Alnwick/Haldimand held a public meeting on May 26th, 2010 for By-law No. 50-2010 under Section 34 of the Planning Act;

And whereas following the public meeting Council determined that it is necessary and appropriate to make certain changes to By-law No. 50-2010 before it is passed;

And whereas those changes do not substantially affect the original purpose and intent of the By-law;

Now therefore the Council of the Corporation of the Township of Alnwick/Haldimand resolves that it is not necessary or in the public interest to hold an additional public meeting for By-law No. 50-2010 before a decision is made with respect to this By-law.

CARRIED."

By-Law No. 50-2010 - Being a by-law to Amend Restricted Area Zoning By-law No. 619, as amended for Diane Knight, Concession 1, Part Lot 2 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Moved by Councillor Bennis, seconded by Councillor Robins;

"Be it resolved that **By-Law No. 50-2010**, being a by-law to amend Restricted Area Zoning By-Law No. 619, as amended, for Diane Knight, Concession 1, Part Lot 2 (former Township of Haldimand), now in the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 3rd day of June, 2010. CARRIED."

By-Law No. 51-2010 - Being a by-law to Amend Restricted Area Zoning By-Law No. 619, as amended, for Edward and Mary Logel, Agent: Peter Logel, Concession 1, Part Lot 22, (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

"Be it resolved that **By-Law No. 51-2010**, being a by-law to Amend Restricted Area Zoning By-Law No. 619, as amended, for Edward and Mary Logel, Agent: Peter Logel, Concession 1, Part Lot 22 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 3rd day of June, 2010. CARRIED."

By-Law No. 52-2010 - Being a by-law to Amend Restricted Area Zoning By-Law No. 619, as amended, for 2213816 Ontario Ltd., Concession A, Part Lot 23 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Moved by Councillor Ritchie, seconded by Councillor Bennis;

"Be it resolved that **By-Law No. 52-2010**, being a by-law to amend Restricted Area Zoning By-Law No. 619, as amended, for 2213816 Ontario

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
REGULAR MEETING OF THURSDAY, JUNE 3RD, 2010 - 1:00 P.M.**

Ltd., Concession A, Part Lot 23, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be deferred. CARRIED."

MOTION TO ADJOURN TO IN CAMERA SESSION:

Moved by Councillor Ritchie, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand adjourn to an In Camera Session in accordance with Section 239(2)(b) of the Municipal Act 2001, as amended at 4:35 p.m. CARRIED."

MOTION TO RECONVENE TO REGULAR SESSION:

Moved by Councillor Deputy Mayor McDonald, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand Township reconvene to Regular session at 5:10 p.m. CARRIED."

XXII. APPROVAL OF CONFIRMING BY-LAW

By-Law No. 59-2010 - Being a by-law to confirm the proceedings of the Regular Council Session held on Thursday, June 3rd, 2010 of the Council of the Township of Alnwick/Haldimand.

Moved by Councillor Jeninga, seconded by Councillor Ritchie;

"Be it resolved the **By-Law No. 59- 2010**, being a by-law to confirm the proceedings of the Regular Council session held on Thursday, June 3rd, 2010 of the Council of the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 3rd day of June, 2010. CARRIED."

XXIII. ADJOURNMENT - 4:55 P.M.

Moved by Councillor Ritchie, seconded by Councillor Bennis;

"Be it resolved that the Regular Council Session held on Thursday, June 3rd, 2010, be adjourned at 4:55 p.m. CARRIED."

MAYOR, WILLIAM FINLEY

CLERK/ADMINISTRATOR, TERRY KOROTKI