



**THE CORPORATION OF THE  
TOWNSHIP OF ALNWICK/HALDIMAND  
MUNICIPAL PLANNING MINUTES OF  
WEDNESDAY, JUNE 23RD, 2010 -7:00 P.M.**

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Council met in Municipal Planning Session on Wednesday, June 23rd 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  
Bill Holmes  
Art Jeninga  
Cathie Ritchie  
Rosemarie Robins

**Staff Present:**

Terry Korotki, Clerk/Administrator/Planning Coordinator  
Robin van de Moosdyk, Deputy Clerk

**Others Present:**

Leal Quarrington  
Martin de Graauw  
Don Cane  
Eva Desousa  
Ian Greydanus  
Sue Harrison  
Kate Firstbrook  
John Corcoran  
Ernie Koehl  
Keith Bundy

Myunh de Graauw  
John de Graauw  
Richard Irvine  
John Desousa  
Henry Jansen  
Dave Roberts  
Sylvie Lefebvre (Ken Farrell)  
Gritt Koehl  
Gwen Williams  
Gerry and Bernadette Gatien

**I. CALL TO ORDER**

Mayor Finley called the meeting to order at 7:01 p.m.

**II. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

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There were no disclosures of pecuniary interest.

**III. APPROVAL OF AGENDA AS CIRCULATED**

Moved by Councillor Bennis, seconded by Councillor Robins;

"Be it resolved that the Agenda as circulated for the Municipal Planning Session of the Council of the Township of Alnwick/Haldimand of Wednesday, June 23rd, 2010, be approved with addendums. CARRIED."

**IV. FORMAL CONSENT(S)**

7:01 p.m. - Omni Commerce Ltd., Agent: Richard Irvine, **AH-16/2010**, Concession 2, Part Lot 6 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. RE: Non-Farm.

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Omni Commerce Ltd., Agent: Richard Irvine, is requesting a severance for the creation of a residential lot (non-farm). The severed lot will be approximately 49 acres and the retained parcel will be approximately 102 acres from a parcel of approximately 151 acres. The subject property fronts along Hofer Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Rural and Environmental Protection and the Zoning is Rural (RU). All ministries and agencies were circulated and the following comments have been received:

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

- **Pine Ridge Municipal Planning Agency:** This application proposes to sever a parcel encompassing approximately 20.0 hectares (50.0 acres) for rural residential purposes. The retained lot encompasses approximately 41.3 hectares (102 acres). The severed parcel is currently developed with a dwelling house. The retained lands are vacant. The severed parcel has frontage on Hofer Road. The retained parcel currently has no public road frontage. The applicant proposes to rezone the retained lands to a Rural Exception zone with holding (H) provisions to be removed by bylaw once the unopened road allowance that is the northerly extension of Hofer Road is improved to the Township's public road standard. It is recommended that the Township require approval of the rezoning with holding provisions addressing the upgrade of Hofer Road to municipal standards as a condition of consent.

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 (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 with regard to rural residential development in the Rural designation.

Provided that the comments noted above are addressed regarding rezoning with holding provisions, PRMPA recommends that Consent Application AH-16/2010 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.

- **Lower Trent Conservation Authority:**

Please be advised that Lower Trent Conservation has **no concerns in principle** with the approval of the above noted application for consent (AH-16/2010); however, Lower Trent Conservation recommends the following:

1. It is recommended that any development within the retained and severed lots be circulated by the municipality to Lower Trent Conservation for review prior to the issuance of a building permit, to ensure conformity with Ontario Regulation 163/06.

Lower Trent Conservation additionally recommends that:

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.

1. Lower Trent Conservation be contacted to determine any potential implications of the Fisheries Act.
2. The applicant(s) review the structural integrity of the low head dam (weir) on the severed lot (by a qualified individual), and that the applicant(s) contact the Ministry of Natural Resources – Peterborough District office's Lands and Water Technical Specialist (Julie Reader – 705-755-3305) for any relevant information pertinent to the site (e.g. Lakes and Rivers Improvement Act, 1990).
3. The applicant(s) are encouraged to maintain, and where possible enhance, the natural vegetation within the regulatory setback from the

identified watercourses and wetland complex.

- **Alnwick/Haldimand Public Works Department:** The retained portion of this consent is bordered on three sides by unopened road allowances and provide property on the south end. This portion requires 150 feet (min.) frontage on a year round maintained road.

The owner must upgrade the road allowance between concession 2 and 3, Lot 5 for a minimum of 150' on the north-east corner of the retained portion to Township standards. The owner must continue the road upgrades to the east to where it meets with year round road maintenance on Turk Road. The owner must enter into a Road Improvement Agreement with the Township and is responsible for all costs.

Ms. Lefebvre (Ken Farrell) was present and concurred that they had not received written notice of this application by mail. The Clerk/Administrator/Planning Coordinator, Terry Korotki advised that the municipality fulfills two of three options of notice in accordance with the Planning Act, the two options being, written notice by regular mail and posting of cards adjacent to the applicable property. Mr. Korotki advised that a complete package of the application could be delivered to Ms. Lefebvre and Mr. Farrell tomorrow.

Mr. Irvine, agent for Omni Commerce Ltd. provided a brief explanation of the reasons for the application.

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 only the payment of the initial Ontario Municipal Board Fee of \$125.00 for any individual, who may deem it desirable to appeal the Omni Commerce Ltd., Consent File AH-16/2010, which had not been circulated with written notice of the Omni Commerce Ltd., Consent File AH-16/2010 and are within the 400 foot notification area of the said property. CARRIED."

Moved by Councillor Robins, 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 Consent Application **AH-16/2010**, for Omni Commerce Ltd., Agent: Richard Irvine, Concession 2, Part Lot 6 (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- **Conditional** upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect;

- **Conditional** upon entering into a Road Improvement Agreement with the Municipality. CARRIED."

[AH-16-2010 Omni Commerce Ltd.doc](#)

[OMNI COMMERCE \(AH-16-2010\) Cam Ward Comments.pdf](#)

[OMNI COMMERCE \(AH-16-2010\) Health Unit Comments.pdf](#)

[AH-16-2010 - Severance - Lot 5 and 6 Concession 2 Haldimand - Omni Commerce Ltd - LTC Comments June2010.doc](#)

7:21 p.m. - Mike Peterkin, **AH-17/2010 (replaces AH-14/2009)**, Concession A, Part Lot 32 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non-Farm.

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Mr. Peterkin is requesting a severance for the creation of a residential lot (non-farm). The severed lot will be approximately 3.10 acres and the retained parcel will be approximately 6.30 acres from a parcel of approximately 9.40 acres. The subject property fronts along Lakeshore Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Shoreline. All ministries and agencies were circulated and the following comments have been received:

- **Haliburton Kawartha Pine Ridge District Health Unit:** Any area for a sewage system will have to be raised with 4' to 5' of sand, including a mantle and loading rate area 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.

- **Lower Trent Conservation Authority:**

Please be advised that Lower Trent Conservation has **no concerns in principle** with approval of the above noted application for consent (AH-17/2010); however, Lower Trent Conservation recommends the following be amended as a condition of approval:

1. Development within the severed lot be setback a minimum of 42 metres from the toe of the bank. The point of reference and extent of the prescribed setback will require an appropriate survey by an accredited Ontario Land Surveyor (OLS).

Lower Trent Conservation additionally recommends that:

a) 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 within the aforementioned regulated area associated with Lake Ontario.

b) The Environmental Protection (EP) Zone demarcated in the draft 2010 Comprehensive Zoning By-law for Alnwick/Haldimand Township be applied to the subject lands. The recommended Environmental Protection (EP) Zone can be amended during the plan review of application 61-2010, or through the adoption of the Comprehensive Zoning By-law. The applicant(s) are encouraged to maintain, and where possible enhance, the natural vegetation cover adjacent to the Lake Ontario Shoreline.

- **Alnwick/Haldimand Public Works Department:** An entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.

- **Pine Ridge Municipal Planning Agency:**

The consent application proposes the severance of a 1.25-hectare (3.1-acre) parcel to be used for rural residential purposes. The proposed severed lot is currently vacant. The retained parcel encompasses 2.9 hectares (7.2 acres) (area not given on application –derived from approximate dimensions) and is developed with a cabin and two workshops.

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 application meets the intent of the Township's Official Plan regarding rural residential development in the rural designation.

The Provincial Policy Statement (PPS) permits limited residential development in the *rural areas* of the municipality. A single lot severance would be considered limited residential development. This application meets the intent of the PPS regarding development in *rural areas*.

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Based on the above, PRMPA recommends that Consent Application AH-17/2010 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.

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 the Consent Application **AH-17/2010** (replaces AH-14/2009), as submitted by Mike 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 **\$4,729.00**;
- **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."**

[AH-17-2010 - Severance - Lot 32 Concession A Haldimand - Peterkin - LTC Comments June2010.doc](#)

[AH-17-2010-Peterkin \(shoreline\) \(2\).doc](#)

[Peterkin\(AH-17-2010\)HealthUnitComments.pdf](#)

7:26 p.m. - John DeGraauw, **AH-18/2010**, (replaces AH-29/2009), Concession A, Part Lot 23, (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

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Mr. De Graauw is requesting a severance for Lot Addition. The severed lot will be approximately 0.22 acres and the retained parcel will be approximately 2.32 acres from a parcel of approximately 2.54 acres. The subject property fronts along Bowman Court South and is not located on the Oak Ridges Moraine. The Official Plan designation is Hamlet and the Zoning is Hamlet Resident Exception No. 5 (HR-5). The following ministries and agencies were circulated and following comments were received:

- **Haliburton Kawartha Pine Ridge District Health Unit:** Property being added in order to use as a driveway.

- **Pine Ridge Municipal Planning Agency:**

Two previous applications (AH-22A/2009 and AH-29/2009) were reviewed by PRMPA staff for lands involved in this application. AH-22A/2009 proposed the creation of one new lot and a retained lot on a 1.4-hectare (3.47-acre) parcel in south-west Grafton. Both lots had frontage on St. Andrew's Drive. This application was not approved. Then a subsequent application, AH-29/2009, proposed an easement for a driveway into this 1.4-hectare parcel from Bowman Court. This was not approved. Both AH-22A/2009 and AH-29/2009 were recommended for approval by the PRMPA that there appeared to be no matters of Provincial interest, in light of the available information in the applications. The subject application AH-18/2010 replaces consent application no. AH-29/2009. It proposes a lot addition to the 1.4-hectare parcel fronting on St. Andrew's Drive, to be severed from an existing subdivision lot fronting on Bowman Court. The proposed lot addition lands have been widened from 8.55 m (28 ft), as proposed for the easement in AH-29/2009, to 12.19 m (40 ft). In addition, AH-18/2010 provides topographical mapping of the subject and benefitting lands that was not included in previous applications.

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This application, AH-18/2010, proposes to sever a lot addition from an existing subdivision lot fronting on Bowman Court, a residential cul-de-sac. The lot addition encompasses approximately 952.4 m (10251.8 sq ft or 0.22 acres) to be merged with an existing (benefitting) lot encompassing approximately 1.4 hectares (3.45 acres). The benefitting lot fronts on St. Andrew's Drive. Both the lot addition and the benefitting lot are vacant.

A site visit was conducted after receipt of application no. AH-18/2010, in light of the newly- received topographical information. The topography of the location of the proposed lot addition and of the benefitting parcel is very steep. It was noted that there is a driveway into the benefitting lands that has been 'roughed-in' from St. Andrew's Drive at the east end of the benefitting lands. However, it is understood from County staff that the current application for the lot addition is to be the only access to the benefitting lands and that it will provide a shorter internal driveway to any proposed development.

The subject lands are designated Hamlet in accordance with the Township's Official Plan. The Official Plan permits a maximum of 3 lots and a retained lot on parcels existing prior to January 1, 1990. The Official Plan directs that the majority of residential growth shall occur in the Township's hamlets.

The Provincial Policy Statement (PPS) supports the intensification of development in settlement area (hamlets), provided adequate servicing can be provided.

The PPS (Section 3.0 – Protecting Public Health and Safety) states that "Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards". Given the new topographical information that indicates that the slope of the proposed lot addition/internal driveway is very steep, PRMPA staff has the following concerns regarding approval of the proposed lot addition.

The PPS addresses the issue of public cost or risk in its policy direction regarding matters of Provincial interest related to land use planning and development. It is recommended that Council consult with Emergency Planning at the County of Northumberland and the Township's Fire Department regarding accessibility and safety for emergency vehicles to any proposed development on the benefitting lands if accessed solely by the proposed lot addition.

The storm water management for Bowman Court was reviewed on a comprehensive 'subdivision-wide' basis at the time of subdivision approval. Given the slope of the lot addition and the proposed use as an internal driveway, it is likely that there will be impacts from storm water run-off on Bowman Court residents and on the publicly maintained road (Bowman Court). It is recommended that should the lot addition be approved and an internal driveway be proposed on it, the driveway be professionally designed and engineered.

Based on the above, the application may not be consistent with the Provincial Policy Statement regarding land use planning and development and the protection of public health and safety. Should Emergency Planning and/or the Fire Department comment adversely on the application, it is recommended that the application be denied.

- **Lower Trent Conservation Authority:**

Please be advised that Lower Trent Conservation has **no concerns in principle** with approval of the subject application for consent (AH-18/2010). Lower Trent Conservation recommends the following prior to the issuance of a building permit on the retained and recipient lots:

i. Development be prohibited on and directly adjacent to the identified steep slope (equal to or exceeding a ratio of 3(h):1(v)), where a 15 meter setback be maintained from the stable top-of-slope. The point of reference for the prescribed setback will require a topographic survey by an accredited OLS;

**OR**

ii. If any development is proposed on or directly adjacent (within 15 meters of the stable top-of-slope) to the identified steep slope (equal to or exceeding a ratio of 3(h):1(v)), the applicants must provide a geo-technical study to the satisfaction of the municipality prior to the issuance of a building permit.

Please note that the identified steep slope is not regulated by Lower Trent Conservation pursuant to Ontario Regulation 163/06; as such, development on the retained and recipient lots will not require authorization from Lower Trent Conservation.

- **Alnwick/Haldimand Public Works Department:** It appears this 40' lot addition will be created to provide an entrance for the attached lot to the east. If this is the case, due to the steep and quite lengthy slope, the driveway must be engineered at the owners expense. The driveway shall be designed by a P.Eng.; construction overseen by P.Eng. and final approval given by a P.Eng. The driveway shall also be approved the Township's Public Works Superintendent. The purpose of the Engineering is to minimize storm water runoff and erosion onto Bowman Court South. The Owner shall also be responsible for any erosion and sediment damage of the driveway. The Owner shall keep the Public Works Superintendent informed of all progress during the construction period. A Performance Bond and Road Damage Deposit of \$1,000.00 shall be lodged with the Township until all work has been completed and approved. The standard entrance permit fee of \$800.00 applies.

- **Kawartha Pine Ridge District School Board:** No objections.

- **Letter from Mr. and Mrs. N. Dumais:** Requesting notification of decision regarding this application.

- **Letter from Mr. and Mrs. E. Koehl dated June 3, 2010:**

We are writing to you in advance of the Council/public meeting on June 23, 2010, with "respect to the above application.

1. John de Graauw and his son have been aggressively talking to neighbours surrounding his property, saying that town officials made promises to John de Graauw about what he could do with his 3.47 acre property. This apparently goes back to when the de Graauw property was severed in order to put in the roadway and the services needed to extend St. Andrews Drive through to Station Road.

It is our understanding that an in-camera meeting was held back then and that Terrence Korotki prepared a document detailing what was discussed with the de Graauw's at that time. Furthermore it is our impression that the de Graauw's have been proceeding with an air of entitlement since they began submitting their consent applications. We believe that the minutes of the in-camera meeting are relevant to the current de Graauw application(s) and request that they be distributed to Council members and to the group opposing the de Graauw application before the June 23rd meeting.

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We have spoken to Terrence Korotki and have requested a copy of this document.

He has indicated that the in-camera nature of the meeting means that he needs Council approval in order to give us a copy.

We respectfully request that Town Council approve release of a copy of said document to us prior to the meeting on June 23rd.

Attached is a letter dated May 22, 2010 documenting our opposition to Application AH-18/2010, duly signed by the members of our group, so that you have an opportunity to consider our position. We have requested that we be given an opportunity to speak at the meeting on June 23rd prior to council making a decision regarding this application. We respectfully request that Town Council deny Application AH-18/2010.

Letter from Gritt and Ernie Koehl dated June 3, 2010, with attached petition of area residents in opposition to this application:

"Dear Council Members:

We are writing to you in advance of the Council/public meeting on June 23<sup>rd</sup>, 2010 with "respect to the above application.

1. John de Graauw and his son have been aggressively talking to neighbours surrounding his property, saying that town officials made promises to John de Graauw about what he could do with his 3.47 acre property. This apparently goes back to when the de Graauw property was severed in order to put in the roadway and the services needed to extend St. Andrews Drive through to Station Road.

It is our understanding that an in-camera meeting was held back then and that Terrence Korotki prepared a document detailing what was discussed with the de Graauw's at that time. Furthermore it is our impression that the de Graauw's have been proceeding with an air of entitlement since they began submitting their consent applications. We believe that the minutes of the in-camera meeting are relevant to the current de Graauw application(s) and request that they be distributed to Council members and to the group opposing the de Graauw application before the June 23<sup>rd</sup> meeting. We have spoken to Terrence Korotki and have requested a copy of this document. He has indicated that the in-camera nature of the meeting means that he needs Council approval in order to give us a copy. We respectfully request that Town Council approve release of a copy of said document to us prior to the meeting on June 23rd.

2. Attached is a letter dated May 22, 2010 documenting our opposition to Application AH-18/2010, duly signed by the members of our group, so that you have an opportunity to consider our position. We have requested that we be given an opportunity to speak at the meeting on June 23rd prior to council making a decision regarding this application.

We respectfully request that Town Council deny Application AH-18/2010."

The following individuals have signed a letter that was submitted by applicant John DeGraauw on Monday, June 21, 2010 to Clerk/Administrator & Planning Coordinator Terry Korotki in respect to Consent application AH-18/2010.

- Pauline Spiers, (710 Station Rd.)
- Tim Spiers, (710 Station Rd.)
- Joan De Jode (696 Station Rd.)
- Ben De Jode (696 Station Rd.)

- Reginald Williams (685 Station Rd.)

"Unfortunately I am unable to attend the Council meeting on June 23 2010 but I wanted council to be aware of my position regarding the de Graauw's Consent Application AH-18/2010. I have discussed the proposal with the de Graauw's and I fully understand and agree with their reasoning and intentions for the Consent Application-AH-18/2010.

I would like the council to take note of my full support the de Graauw's proposal and urge Council to approve their application."

Presentation by Mr. Ernie Koehl dated June 23, 2010:

"My name is Ernie Koehl. Let me begin by introducing the group of property owners that are opposed to Mr. de Graauw's application because they feel that what he is proposing is wrong.

**Gail Madden.** Gail currently lives in Oshawa. She owns Lot 31, which is adjacent to Lot 32 where this severance is being proposed. Her property also backs on to the 3.47 acre property that fronts onto St. Andrews Drive.

**Larry and Vicky Hayter.** Larry and Vicky live in Cobourg. They own Lot 30, which is on the east side of Bowman Court and which backs on to the 3.47 acre de Graauw property.

**Laurie and Peter McLean.** Laurie and Peter live at 127 Bowman Court S. This is on the east side of the Court and backs on to the 3.47 acre property.

**Kim Gordon.** Kim lives at 128 Bowman Court S across from the McLeans. This is on the west side of Bowman Court.

**Gwen Williams and Keith Bundy.** Gwen and Keith live at 116 Bowman Court S on the west side of the street.

**Gritt and Ernie Koehl.** We live at 104 Bowman Court S across from Lot 32.

**Kate Firstbrook and Gordon Flagler.** Kate and Gordon live at 668 Station Road. Their property backs on to the southeast corner of the 3.47 acre parcel of land.

**Helen and David Prentice.** Helen and David live at 674 Station Road. Their property backs on to the southeast corner of the 3.47 acre property.

To help you fully appreciate our determined opposition to Mr. de Graauw's proposals, we need to go back to January of this year. This is when we first got wind of two Consent applications by the de Graauw family. After studying the applications, it became evident that there were problems with the applications. In the ensuing weeks and months the following exchanges occurred between members of the opposition group and the de Graauw's.

- 1) We told the de Graauw's that the property owners on Bowman Court had bought on a Court and did not want a roadway running off the cul-de-sac to a property behind Lot 32. The de Graauw response was "I guess we will have to agree to disagree".
- 2) We told the de Graauw's that the proposed severance on the 3.47 acre property did not make sense. It would have created an irregular lot that gave lip service to the requirements of the planning bylaws and would have been very difficult to develop. In fact the southern or back part of the property was virtually useless to the future owner because of the steep slope at the east side of the property. Furthermore the Health Department stated that they wanted proof that a septic system could be constructed on the severed portion of the property.
- 3) We told the de Graauws that the proposed easement on Lot 32 would create a legal minefield, which would result in ownership and maintenance issues. The de Graauw response to this and to the previous concern was that our objections were frivolous.

- 4) We told the de Graauw's that we were concerned that a 280-foot roadway straight up a 10-degree slope would lead to runoff, erosion and SAFETY concerns. We pointed to a number of examples of poorly designed driveways that washed out every time there was a torrential downpour. The de Graauw response was don't worry we are going to construct "an engineered standard green driveway using GEOWEB anti-erosion system." They also told us that the laneway was only going to be 12 feet wide and that perhaps it could be used as a common driveway for the house that was ultimately built on Lot 32.
- 5) We indicated that there were concerns about emergency responders being able to locate a property, which had its frontage on one street and its address on another. This was ignored.
- 6) We suggested to the de Graauw's that it would be better to develop the 3.47 acre property as a single estate lot. This would allow them to design and properly construct a safe driveway up to the prime location at the top of the property. By allowing the driveway to meander up the hill, it would permit the use of shallower slopes and would aid in managing water that was shed from the driveway. It would also go a long way towards addressing the concerns of surrounding property owners about erosion and run-off. The de Graauw response was that they had been promised severances of the 3.47 acre property. They also made inappropriate arguments in support of the severance based on the principle of intensification of development.

This brings us to the current application. Nothing has changed. The de Graauw's want to sever their 3.47 acre property and they want to access the retained portion of the property from Bowman Court S. The de Graauw's have repeatedly demonstrated that they will say and do anything to get their way. This has made property owners very uncomfortable with the intentions of the de Graauw's. The concerns of the property owners were documented in a group letter of opposition, which was distributed to Council members on June 3, 2010. In a nutshell, we bought property on a quiet court in an approved subdivision. Our expectation is that Council will protect existing taxpayers and property owners from changes that favour a single individual over the wishes of the majority. The de Graauw's should not be granted permission to subdivide Lot 32 given the opposition of surrounding property owners. We respectfully request that Council deny the de Graauw application for severance of Lot 32.

Ernie Koehl

(representing the above mentioned property owners)

Emails received from Mr. Pete McLean dated June 23, 2010, and read at the meeting by Mr. Koehl:

"As per our phone conversation from earlier today, here are some points I feel need to be brought to Council's attention this evening.

At present the discussion has centered around putting in a roadway to make it easier and cheaper to gain access to the property. What about other services – Hydro, water, natural gas, telephone. Will all of these services then be accessed off Bowman Court or will De Graauw's pay the extra to run it from St. Andrews? If Hydro is accessed from Bowman will Hydro services be underground or above ground and if above ground we can expect to see hydro poles running the length of the roadway into his property???

The other issue is what becomes of the lot that this roadway is being severed from. Trent Valley is asking for a 15 meter set back from the slope on the south side and with De Graauw taking the swath on the north side, I feel this limited the size and type of house that can be built on the remaining lot. This leftover lot may become unviable to any potential purchasers when De Graauw's go to sell it. I say this as the only reason they purchased the lot was to gain access to their property from Bowman. It was never to build on it.

The way I see it, if the De Graauws are granted the severance. The Town is permitting an individual to disrupt and change the face of a neighbourhood by increasing traffic, density and ruining a valuable lot just to allow him a "driveway" when he already has access from St. Andrew's. To me this is poor planning on the Town's part."

Councillor Robins noted that the Lower Trent Conservation Authority has made two recommendations and the Clerk/Administrator/Planning Coordinator, concurred that they are just recommendations. Councillor Robins asked if the Emergency Services had been circulated with this application for consent. Mr. Korotki advised that this is not been the municipality's practice in the past.

Deputy Mayor McDonald noted that a site specific drawings to identify the building envelope can be a condition.

Councillor Holmes was of the opinion that the Emergency Services and the Alnwick/Haldimand Fire Department should be circulated and requested to comment on this application any concerns.

Councillor Ritchie stated that Council should approve the application for consent and if there are concerns from area residents or individuals then they can follow the process to appeal.

Mr. Koehl noted that there has been very little consideration given by Council with respect to the concerns expressed by the neighbours that live on this street and will be directly affected by the approval of this application. Mr. Koehl also noted that the De Graauws can develop the said lot as it exists, they don't need the severance to build.

Mr. Martin DeGraauw was present and noted that he would be speaking on behalf of his Father, John DeGraauw, and noted that he would like to clarify some statements made by the neighbours:

- "Roadway" - the intention was for a 10 foot driveway and due to agency requests it became 40 feet. Out intention is a single lane driveway.
- Reason for irregular shape lot – original idea was for a small half acre lot for our parents to retire and the remainder of the property would be for a family member to reside and in order to meet all the requirements of the municipality and agency this is no longer our desire.
- "Easement" – as noted by Mr. Koehl would be a lawyers landmine and noted that it should be a severance and we agreed.
- Frivolous comments – addressed by Mr. Bruno Dobri of Dobri Engineering with respect to the driveway and drainage issues. To correct the statement made by Mr. Koehl pertaining to the Geoweb not used for the purposes stated – Mr. De Graauw noted that on the Geoweb webpage notes that this is the actual purpose and use of this material is for driveways and not major highway shoulders.
- With respect to the civic addressing – we have no problem with the emergency services civic addressing being at the entrance.
- Our intention is to construct a single estate home with environmental astuteness with a minimal slope for the driveway. He noted that the objections to the driveway appear to be more of an aesthetic nature.
- Mr. Martin De Graauw noted that he has spoke with Mr. McLean and noted that he asked Mr. McLean that if they met all of the technical requirements would he be satisfied, and Mr. McLean noted that he would not as he does not want traffic on Bowman Court.
- Mr. Martin De Graauw noted that they have no intention of constructing a subdivision nor do they have any intention of "flipping" the property for a profit. We wish to leave it in the family.

Mr. M. De Graauw read the following letter they received from Mr. Bruno Dobri, Dobri Engineering dated June 16, 2010, with respect to this proposal:

"As requested, enclosed is Drawing No. 10-379, illustrating the proposed driveway plan and profile in support of the severance application. Please note that the 11x17 sheet is to scale as noted, and the 24x36 sheet is included for display/discussion purposes if required. Access to Lot 23 can easily be constructed within the 12.2m severance from Bowman Court.

The driveway grade is approaching the maximum recommended design grade of 10%. Based on the contour information provided, the driveway ditch will only convey surface water runoff captured within the severance area. Although the typical driveway cross-section noted on the plan illustrates a rip-rap ditch, a detailed calculation is recommended to confirm the requirement for rip-rap. If flow velocities are less than 1.8 m/sec, a grassed ditch may suffice. Access to the lot is available from St. Andrews Drive. The existing slope however is an average 13% from St. Andrews Drive to the top of the hill. The new driveway would need to meander up the hill, to limit the driveway grade to 10%, or a substantial amount of earth excavation would be required. The length of the driveway and the disturbed area would significantly increase with this driveway location.

A driveway from Bowman Court will result in the least amount of disturbance to the area. In my opinion, this driveway location will have the least impact on the environment during construction, when the majority of erosion will occur on the disturbed area. As a permanent feature, the shorter driveway will convey less runoff, lower erosion potential and require less maintenance work. If you have any questions or require anything further please do not hesitate to call."

Mr. Keith Bundy noted that he and his wife conducted an extensive review of the records for this area prior to moving to their present location from Toronto and asked, how can these records for this subdivision, now be changed. He noted that three and a half feet of his driveway was washed out by the heavy rains the night before and if this proposal is approved then there could be substantially more runoff to wash out his driveway or potentially three driveways.

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, defer Consent Application **AH/18-2010** as submitted by Mr. John De Graauw, Part Lot 32, Concession A (former Township of Haldimand) now in the Township of Alnwick/Haldimand until such time as comments have been received from the Alnwick/Haldimand Fire Department and the Emergency Services Committee.

CARRIED."

[AH-18-2010 - Consent - DeGraauw - Lot 23 Concession A \(Haldimand\) LTC Comments June2010 \(2\).doc](#)

[AH-18-2010-De Graauw.doc](#)

[DeGraauw\(AH-18-2010\)Comments from Dumais.pdf](#)

[DeGraauw\(AH-18-2010\)HealthUnitComments.pdf](#)

[DEGRAAUW\(AH-18-2010\)KOEHL-Letter of Objection.pdf](#)

[DeGraauw\(AH-18-2010\)PRMPA comments.pdf](#)

[DeGraauw\(AH-18-2010\)School Board Comments.htm](#)

[De Graauw Map Bowman Court 2010 June.pdf](#)

[De Graauw Dobri Engineeing June 2010.pdf](#)

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BREAK 8:32 P.M. - 8:45 P.M.

8:45 p.m. - Marie McVety, **AH-19/2010**, Concession 3, Part Lot 11 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. RE: Hamlet.

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Mr. McVety was present in favour of this application.

Mrs. McVety is requesting a severance for the creation of a severance of a residential lot. The parcel of land to be severed is approximately 1.0 acre and the retained parcel shall be 46 acres from a total parcel of 47 acres. The subject lands front along Vernonville Road and is not located in the Oak Ridges Moraine Conservation Plan area.

The Official Plan designation is Hamlet and the Zoning is Rural Exception No. 63 (RU-63).

The following agencies and ministries were circulated and the following comments received:

- **Lower Trent Conservation Authority:** In light of these comments, Lower Trent Conservation has **no concerns** with approval of the above noted application for consent (AH-19/2010).

- **Pine Ridge Municipal Planning Agency:**

The consent application proposes to sever a 0.4-hectare (1.0-acre) residential lot in the hamlet of Vernonville. The retained lands encompass 18.6 hectares (46.0 acres). The proposed severed lot and the retained lot are vacant. The proposed lot is designated Hamlet in the Township's Official Plan. The Hamlet of Vernonville 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-19/2010 be approved as it is consistent with the PPS with respect to development in the settlement areas of the municipality and meets the intent of the Official Plan with regard to residential development the Hamlet designation.

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

- **Alnwick/Haldimand Public Works Department:** An entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.

Moved by Deputy Mayor McDonald, 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-19/2010** as submitted by Marie McVety, Concession 3, Part Lot 11 (former Township of Haldimand) now in the Township of Alnwick/Haldimand - **Conditional** upon an amendment to Restricted Area Zoning By-Law No. 619 coming into force and effect;  
- **Conditional** upon payment of a Development Charges Fee of **\$4,729.00**;  
- **Conditional** upon the payment of **\$436.99** for one streetlight in the Hamlet of Vernonville.  
CARRIED."

[AH-19-2010 - Severance - Lot 11 Concession 3 Haldimand - McVety - LTC Comments June2010.doc](#)

[AH-19-2010-McVety \(use as Hamlet template\).doc](#)

[McVety\(AH-10-2010\)Lower Trent Comments.pdf](#)

[McVety\(AH-19-2010\)Health Unit Comments.pdf](#)

8:48 p.m. - Omni Commerce Ltd., Agent: Richard Irvine, **By-Law No. 60-2010**, Concession 2, Part Lot 6 (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 Public Meeting was circulated on June 2nd, 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 60.90 hectares from which a 40.50 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-16/2010 is vacant land. The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Exception No. 470-Holding (RU-470-H) Zone. The purpose of the Holding ("H") symbol is to ensure the requirement of the frontage on an improved street for the parcel of land being rezoned Rural Exception No. 470 (RU-470).

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, Terry Korotki, noted that Ms. S. Lefebvre was present requesting information and clarification of this application. Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

The Planning Co-ordinator, Terry Korotki advised the following comments were received from the following ministries and agencies:

- **Pine Ridge Municipal Planning Agency:**

The application proposes to rezone a vacant 40.5-hectare (102-acre) parcel from a Rural (RU) zone to a Rural Residential Exception No. 470 with holding (H) provisions (RR-470-H) to permit the development of rural residential uses on a parcel of land created by file no. AH-16/2010. The holding provisions require construction of the northerly extension of Hofer Road to provide public road frontage for the parcel. Once the road has been extended and constructed to municipal standards, the holding provisions may be removed by bylaw.

It is recommended that the municipal road be extended and constructed for a distance that meets the minimum road frontage requirements of the Rural Residential (RR) zone.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits limited rural residential development.

Based on the above, PRMPA recommends that ZBA 60-2010 be approved as it meets the intent of the Township's Official Plan and the Provincial Policy Statement regarding rural residential development.

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

- **Lower Trent Conservation Authority:**

Please be advised that Lower Trent Conservation has **no concerns** with the approval of the above noted application for Zoning By-law amendment (60-2010). Conservation Authority staff recommends that the planning approval

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authority refers to the plan review comments (June 17, 2010) on consent application AH-16/2010.

[OMNI COMMERCE LTD \(By-Law60-2010\).pdf](#)

[OMNI COMMERCE \(BY-LAW 60-2010\).pdf](#)

[ZBA 60-2010-Omni Commercial Ltd.doc](#)

[60-2010 - ZBA - Lot 5 and 6 Concession 2 Haldimand - Omni Commerce Ltd - LTC Comments June2010.doc](#)

8:55 p.m. - Mike Peterkin, **AH-17/2010 (replaces AH-14/2009)**, Concession A, Part Lot 32 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non-Farm.

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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 Public Meeting was circulated on June 2nd, 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 3.80 hectares from which a 1.25 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-17/2010 is vacant land but is to be used for residential purposes. The retained parcel resulting from the consent to land severance application has a seasonal dwelling house with a garage and two (2) storage sheds erected thereon and the seasonal dwelling is used for recreational purposes. The proposed Zoning By-Law Amendment would change the Zone category from Rural Exception No. 400 (RU-400) to Rural Residential Exception No. 225 (RR-225) to permit the severed parcel to be used for residential purposes. The Rural Residential Exception No. 225 (RR-225) Zone will allow for the construction of a single family dwelling house on this parcel of land provided there is compliance to a minimum setback requirement of 42.0 metres from the toe of the bank along the Lake Ontario shoreline. This is stipulated as a requirement of the Lower Trent Conservation Authority in their facsimile transmission of June 16<sup>th</sup>, 2009.

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, Terry Korotki, advised that there was no one present objecting to this application. Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

The Planning Co-ordinator, Terry Korotki advised the following comments were received from the following ministries and agencies:

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

- **Lower Trent Conservation Authority:**

Please be advised that Lower Trent Conservation has **no concerns in principle** with approval of the above noted Zoning By-law amendment application (61-2010); however, Lower Trent Conservation recommends the following:

1. The Environmental Protection (EP) Zone demarcated in the draft 2010

Comprehensive Zoning By-law for Alnwick/Haldimand Township be applied to the subject lands. The recommended Environmental Protection (EP) Zone can be amended during the plan review of application 61-2010, or through the adoption of the Comprehensive Zoning By-law.

- **Pine Ridge Municipal Planning Agency:**

The application proposes to rezone a vacant 1.25-hectare (3.1-acre) parcel from a Rural Exception No. 400 (RU-400) zone to a Rural Residential Exception No. 225 (RR-225) to permit the construction of a single-detached dwelling and garage with a minimum rear yard setback of 42.0 metres (137.8 feet) as required by Lower Trent Conservation. The bylaw will also change the minimum lot area of the Rural Exception (RU-400) zone from 2.83 hectares (7.0 acres) to 2.0 hectares (4.94 acres). This parcel is developed with a dwelling house, garage and two storage sheds. This rezoning application is a condition of consent file no. AH-17/2010.

The subject lands are designated Shoreline in accordance with the Township's Official Plan. This designation permits the creation of lots for residential uses. The Provincial Policy Statement permits limited residential development in the rural areas of the municipality.

Based on the above, PRMPA recommends that zoning bylaw amendment 61-2010 be approved as it meets the intent of the Township's Official Plan and the Provincial Policy Statement regarding rural residential development.

[61-2010 - ZBA - Lot 32 Concession A Haldimand - Peterkin - LTC Comments June2010.doc](#)  
[ZBA 61-2010-Peterkin.doc](#)  
[Peterkin\(By-Law61-2010\)Comments from Health Unit.pdf](#)

**VI. MOTION TO RECONVENE TO THE MUNICIPAL PLANNING MEETING**

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, reconvene to the Municipal Planning session at 9:00 p.m. CARRIED."

**VII. PLANNING BY-LAWS**

**By-Law No. 60-2010** - Being a by-law to Amend Restricted Area Zoning By-Law No. 619 for Omni Commerce Ltd., Concession 2, Part Lot 5 and 6 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

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Moved by Deputy Mayor McDonald, seconded by Councillor Bennis;

"Be it resolved that **By-Law No. 60-2010**, being a by-law to Amend Restricted Area Zoning By-Law No. 619 for Omni Commerce Ltd., Concession 2, Part Lot 5 and 6 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 23rd day of June, 2010. CARRIED."

**By-Law No. 61-2010** - Being a by-law to amend Restricted Area Zoning By-Law No. 619 for Michael Peterkin, Concession A, Part Lot 32, (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

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Moved by Councillor Ritchie, seconded by Councillor Robins;

"Be it resolved that **By-Law No. 61-2010**, being a by-law to amend Restricted Area Zoning By-Law No. 619 for Michael Peterkin, Concession A, Part Lot 32, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 23rd day of June, 2010.  
CARRIED."

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

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Additional Comments received from the Haliburton Kawartha Pine Ridge District Health Unit dated June 15, 2010.

Moved by Councillor Ritchie, seconded by Councillor Holmes;

Councillor Robins asked if the applicants had addressed the concerns expressed by the neighbours at the previous Municipal Planning Meeting held on May 26<sup>th</sup>, 2010. The Clerk/Administrator/Planning Coordinator, Terry Korotki advised that the applicant had only spoke with the Health Unit to date.

"Be it resolved that **By-Law No. 52-2010**, being a by-law to amend Restricted Area Zoning By-Law No. 619, for 2213816 Ontario Ltd., Part Lot 23, Concession "A" (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 23rd day of June, 2010.  
MOTION WITHDRAWN."

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

"Be it resolved that **By-Law No. 52-2010**, being a by-law to amend Restricted Area Zoning By-Law No. 619, for 2213816 Ontario Ltd., Part Lot 23, Concession "A" (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be deferred until such time as the applicant has addressed the concerns expressed by the three neighbouring property owners.  
MOTION WITHDRAWN."

Moved by Councillor Ritchie, seconded by Councillor Holmes;

"Be it resolved that **By-Law No. 52-2010**, being a by-law to amend Restricted Area Zoning By-Law No. 619, for 2213816 Ontario Ltd., Part Lot 23, Concession "A" (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 23rd day of June, 2010; and further that it be recommended that the Applicants meet with the three property owners who expressed concerns with respect to this Zoning By-Law Amendment at the Municipal Planning Meeting on May 26, 2010.  
CARRIED."

[2213816 Ontario Ltd.\(Esso Station\) \(By-Law 52-2010\).pdf](#)  
[ADDITIONAL HEALTH UNIT COMMENTS ESSO.pdf](#)

**VIII. INFORMAL CONSENT(S)**

9:32 p.m. - Hendricus and Anna Jansen, Concession 3, Part of Lots 6 and 7 (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Mr. and Mrs. Jansen are requesting a severance for the creation on lot. The severed lot will be approximately 2.62 acres and the retained parcel will be approximately 142 acres from a parcel of approximately 144.62 acres. The subject property fronts on Shelter Valley Road and is not located in the Oak Ridges Moraine Conservation Area. The Official Plan designation is Rural; Environmental Protection; Aggregate Resource and Agricultural and the Zoning is Rural (RU) and Environmental Control (EC).

Moved by Councillor Jeninga, 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 the Consent Application for Hendricus and Anna Jansen, Concession 3, Part of Lots 6 and 7 (former Haldimand Township) now in the Township of Alnwick/Haldimand Township. CARRIED."

[Informal Consent \(Jansen Hank & Margaret\).pdf](#)

**X. BETH VOSBOURGH, TREASURER**

Financial Accounts - Voucher #20

Moved by Councillor Jeninga, seconded by Councillor Bennis;

"Be it resolved that the Financial Accounts - Voucher #20, be approved as follows:

CORPORATION & TAXES - \$2,712.56	
COUNCIL - 1,432.86	
ADMINISTRATION - 6,861.79	
FIRE OPERATION & CAPTIAL - 590.03	
CBO2 - 252.86	
LIVESTOCK - 420.00	
EMO - 102.34	
PWS - 8,162.85	
GCC - 172.72	
FCC - 282.76	
ACC - 17,167.57	
RECREATION - 570.96	
LIBRARY - 67.75	
ARENA - 23,770.81	
NAW - 208.00	
HERITAGE CEMETERIES - 150.00	
PRK - 822.46	
TOTAL – V # 20 - \$63,748.32	CARRIED."

**Voucher #21 – School Boards/Grants:**

Moved by Deputy Mayor McDonald, seconded by Councillor Robins;

"Be it resolved that Voucher #21 – School Boards/Grants, be approved as follows:

CORPORATION & TAXES	\$	176.43
ADMINISTRATION		8,471.81
ANIMAL CONTROL		2,818.00
LIVESTOCK		500.00
CONS		4,367.30

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FCC	2,500.00
ACC	11,891.53
RECREATION	2,000.00
ARENA	973.22
VCC	4,000.00
COUNTY AND SCHOOL BOARDS	1,280,240.76
SPECIAL PROJECTS	<u>16,667.00</u>
TOTAL – V # 21	<b>\$1,355,606.05</b>

CARRIED.”

Grafton Communal Water Financial Accounts:

Moved by Councillor Holmes, seconded by Councillor Jeninga;

“Be it resolved that the Financial Accounts for the Grafton Communal Water Facility in the amount of **\$43,156.22**, be approved. CARRIED.”

Holdback for Draw #2 – Accessibility Projects:

Moved by Councillor Bennis, seconded by Councillor Holmes;

“Be it resolved that the Council of the Township of Alnwick/Haldimand approve the payment of Progress Draw #2 holdbacks in the amount of **\$3,007.99** (including Goods and Services Tax) to Facility Services relating to the Accessibility Renovations at the Alnwick Civic Centre and Grafton Arena. CARRIED.”

**XI. APPROVAL OF MINUTES – 9:40 P.M.:**

Municipal Planning Meeting Minutes of April 28, 2010.

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

“Be it resolved that the Minutes of the Municipal Planning Meeting of April 28, 2010, be adopted. CARRIED.”

Municipal Planning Meeting Minutes of May 26, 2010.

Moved by Councillor Robins, seconded by Councillor Bennis;

“Be it resolved that the Minutes of the Municipal Planning Meeting of May 26, 2010, be adopted. CARRIED.”

[MUNICIPAL PLANNING MEETING MAY 26 2010 MINUTES.pdf](#)

**XII. BUSINESS ARISING FROM PREVIOUS MINUTES**

There was no business arising from previous minutes.

**XIII. COMMUNICATIONS – 9:42 P.M.:**

Request from Sandra and Peter Jaynes for a refund of the Development Fee Overpayment in accordance with resolution that was passed on May 28, 2008 stipulating that the Jaynes' Development Fee Charge would remain at \$2,833.00.

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Moved by Deputy Mayor McDonald, seconded by Councillor Jeninga;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve a refund in the total amount of **\$1,784.52**, to Peter and Sandra Jaynes as it was an overpayment of the Development Fee Charge in accordance with Council resolution of May 28, 2008, as illustrated below:

Amounts Paid: \$2,833.00 plus top up of \$1,896.00  
(for total Development Fee Charge) = \$4,729.00

Paid in 2008: \$2,833.00

2009 COLA 2.5%	<u>\$ 70.83</u>
Total	\$2,903.83
2010 COLA 1.4%	<u>\$ 40.65</u>
Total	<b>\$2,944.48</b>

**Amount Paid \$4,729.00 less Amount should have paid \$2,944.48 = Refund of \$1,784.52.** CARRIED."

Letter from Derek Ground dated June 14, 2010 RE: Robins Pit Application - Alderville First Nation.

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Moved by Councillor Robins, seconded by Councillor Holmes;

"Be it resolved that the letter from Derek Ground dated June 14, 2010 regarding the concerns expressed by Alderville First Nation with respect to Robins Pit Application, be received; and further that the Clerk/Administrator/Planning Coordinator, Terry Korotki advised that he has forwarded this correspondence to the Ministry of Municipal Affairs and Housing, Peter A. Josephs, Municipal Planner, Mr. Bernie Fuhrmann, Consultant for Mr. Robins and Mr. Robins for their perusal. CARRIED."

[LETTER FROM DEREK T. GROUND DATED JUNE 14 2010.pdf](#)

**XIV. BY-LAWS**

There are no by-laws for consideration at this time.

**XV. C.A.O. REPORT/UPDATES**

**Update pertaining to:**

Zenon and Mira Szumonski, **MV 03/2010**, Concession 7, Part Lot 20 (former township of Alnwick) now in the Township of Alnwick/Haldimand RE: Request for reduction of the interior side yard setback (eastside).

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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 Minor Variance Application **MV 03/2010**, as submitted by Zenon and Mira Szumonski, Concession 7, Part Lot 20 (former Township of Alnwick) now in the Township of Alnwick/Haldimand to construct an addition to the existing seasonal dwelling house that is within 1.82 metres (6 feet) of the required interior side year setback (eastside) instead of 6.0 metres (19.68 feet) as stipulated in Plate "C", Column "F", line 11 of Restricted Area Zoning By-law 1001-73. CARRIED."

The Clerk/Administrator/Planning Coordinator, Terry Korotki provided a brief update with respect to the following items:

- Consent Application, as submitted by Mr. Nuttall.
- Oak Heights Estates Winery Zoning By-Law Amendment Appeal, was given verbal approval on June 14, 2010 by Mrs. Sylvia Sutherland, Chair, Ontario Municipal Board and a written decision will be provided within three to four week.
- White's Island status update. A delegation has been scheduled for the July 28, 2010 Municipal Planning Meeting.

**MOTION TO ADJOURN TO IN CAMERA - 10:00 P.M.**

Moved by Councillor Jeninga, seconded by Councillor Ritchie;

"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 10:00 p.m. CARRIED."

**MOTION TO RECONVENE TO THE MUNICIPAL PLANNING SESSION:**

Moved by Councillor Jeninga, seconded by Councillor Robins;

"Be it resolved that the Council reconvene to the Municipal Planning Session at 10:42 p.m. CARRIED."

**XVI. BUSINESS FROM COUNCILLORS – p.m.**

Councillor Robins:

Painting of Heritage Sign Post prior to installation:

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve that the Public Works Department be directed to paint the three sign posts prior to the installation of the new Heritage sign located on County Road #23. CARRIED."

Heritage Sign – Township Shield:

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, approve the purchase of Shield to be placed on the Heritage Sign at a total cost of \$50.00. CARRIED."

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Councillor Holmes:

Councillor Holmes requested that the formatting of the agendas be on one side of the paper for ease of reading of which was concurred by Deputy Mayor McDonald.

Deputy Mayor McDonald:

Deputy Mayor McDonald provided a brief update of the action that the County of Northumberland will be taking with respect to the County Forest Plan.

Councillor Bennis:

Councillor Bennis noted that he has received numerous calls regarding All-Terrain Vehicles and motorcycles in the Bowmanton that are not in compliance with the current laws and regulations.

**XVII. QUESTIONS FROM THE RATEPAYERS - 10:41 P.M.:**

There were no questions from Ratepayers.

**XVIII. APPROVAL OF CONFIRMING BY-LAW – 10:42 P.M.:**

**By-Law No. 67- 2010** - Being a by-law to confirm the proceedings of the Municipal Planning Session held on Wednesday, June 23rd, 2010 of the Council of the Township of Alnwick/Haldimand.

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Moved by Councillor Jeninga, seconded by Councillor Ritchie;

"Be it resolved the **By-Law No. 67- 2010**, being a by-law to confirm the proceedings of the Municipal Planning Session held on Wednesday, June 23rd, 2010 of the Council of the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 23rd day of June, 2010. CARRIED."

**XIX. ADJOURNMENT – 10:43 P.M.:**

Moved by Councillor Bennis, seconded by Councillor Holmes;

"Be it resolved that the Regular Council Session held on Wednesday, June 23rd, 2010, be adjourned at 10:43 p.m. CARRIED."

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Mayor, William Finley

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Clerk/Administrator/Planning Coordinator,  
Terry Korotki