

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND  
MUNICIPAL PLANNING MEETING OF MAY 27<sup>TH</sup>, 2009- 7:00 P.M.**

Council is to meet in the Municipal Planning meeting on Wednesday, May 27<sup>th</sup>, 2009, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

**Members Present:**

**Members Absent with Notification:**

**Staff:** Terrence Korotki, Clerk Administrator & Planning Coordinator

**Others:**

**I. CALL TO ORDER**

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

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

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

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

**III. APPROVAL OF AGENDA AS CIRCULATED**

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Agenda as circulated for the Municipal Planning Meeting of the Council of the Township of Alnwick/Haldimand of Wednesday, May 27<sup>th</sup>, 2009, be approved, CARRIED."

**IV. PUBLIC MEETING: 7:00 p.m.**

**MOTION TO COMMENCE A PUBLIC MEETING**

**Rezoning:**

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, adjourn to a Public Meeting at \_\_\_\_\_ p.m., CARRIED."

7:00 p.m. – By-Law 40-2009 RE: James and Tammy Worden Part of Lot 36, Concession A, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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

**Notification:**

The notice of Public Meeting was circulated on April 30<sup>th</sup>, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

purpose of the by-law, the reasons for the by-law and how the by-law proposes to accomplish the stated purpose."

THE PURPOSE of the proposed amendment is to rezone the subject lands from Rural (RU) to Rural Residential Exception No. 224 (RR-224). The effect of the amendment is to allow as a permitted use the existing accessory building as a retail sales establishment for recreational vehicles (i.e. all-terrain vehicles (atv's); dirt bikes, go-karts and related accessories conducted for financial gain.

The Rural Residential Exception No. 224 (RR-224) Zone is to recognize the existing lot area which is insufficient for a Rural Residential (RR) Zone.

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

The Planning Co-ordinator, Terrence Korotki, advised that there was \_\_\_\_\_ present objecting to this application or requesting clarification concerning this application.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

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

**Pine Ridge Municipal Planning Agency:** The application proposes to rezone 0.31 hectares ((0.77 acres) from a Rural (RU) zone to a Rural Exception (RU-224) zone to permit development of a retail sales establishment for recreational vehicles. The rezoning is also to recognize the insufficient lot area of the parcel for the RR zone.

The subject lands appear to be designated Environmental Protection in accordance with the Township's Official Plan. The Provincial Policy Statement (PPS) (Section 2.1) requires the protection of natural features and areas unless it can be demonstrated that there will be no long-term negative impacts on the natural features or their ecological functions.

The Environmental Protection designation in the Township's Official Plan is intended for preservation and conservation of the natural environment and does not permit buildings or structures other than those required for conservation purposes. However, Section 5.12.3 of the Township's Official Plan provides for detailed delineation of the Environmental Protection designation in consultation with the Conservation Authority at the time of a development application. Given the scale of mapping of the designation in the Official Plan, it is recommended that the applicant consult with the Conservation Authority to ensure that the proposed uses will be located outside environmentally sensitive lands and that adequate measures are implemented through zoning to protect any environmental features.

Provided it can be demonstrated through consultation with the Conservation Authority that the subject lands are not environmental constraint lands and that no adverse environmental impacts will result from the proposed development impacts, the PRMPA recommends that Zoning Bylaw Amendment Application ZBA 40-2009 be approved as it is consistent with the Provincial Policy Statement and meets the intent of the Township's Official Plan with respect to rural commercial development in the Township.

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

**Ganaraska Region Conservation Authority:** Please be advised that the above noted application has been reviewed and given due consideration. With regard to matters under the jurisdiction of the Conservation Authority, there is no objection to the approval of the application.

**Letter dated May 13<sup>th</sup>, 2009 submitted by Mary Lou and George Taylor**

"I am writing you to express my concerns about the rezoning of the Worden property (9919 County Road 2). The trucks that bring his deliveries do not pull into his driveway without first pulling into the westbound traffic lane before backing up. I have seen them take his products from the larger trucks that do not go onto his property but unload right on the shoulder of the highway. This is very dangerous as you cannot see over the hill until you are right on top of it. He has a lot of washout of gravel onto our property when there is a lot of rain as he has not graded or drained it properly. Noise will also be an issue because he does not just have all-terrain vehicles (atv's) but dune buggies and go-carts. There are not set hours for this operation either. People have been there as late as 9:00 p.m. running these machines. Please see pictures I have sent with this note. We are on vacation until May 24<sup>th</sup>, 2009. Thank You."

7:10 p.m. – **By-Law 41-2009** RE: John Krajnak - Part of Lots 3 and 4, Concession A, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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

**Notification:**

The notice of Public Meeting was circulated on April 29<sup>th</sup>, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki to, "Explain the purpose of the by-law, the reasons for the by-law and how the by-law proposes to accomplish the stated purpose."

THE PURPOSE of the proposed amendment is to rezone the subject lands from Rural (RU) to Rural Residential (RR) to recognize the condition of Consent. The proposed severed parcel will be rezoned to Rural Residential (RR) to allow for the construction of a single-family dwelling house and garage in the future.

The retained parcel of land will be rezoned Rural Residential (RR) to allow for the construction of a single-family dwelling house and garage.

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

The Planning Co-ordinator, Terrence Korotki, advised that there was \_\_\_\_\_ present objecting to this application or requesting clarification concerning this application.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

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

**Pine Ridge Municipal Planning Agency:** The application is to change the zoning on the subject lands from a Rural (RU) zone to a Rural Residential (RR)

zone to permit the construction of a single detached dwelling house and garage. This zoning application has been made with the intent to fulfill a condition of

severance approval for the consent file AH-25/2008. The lands to be rezoned encompass 0.46 hectares (1.14 acres).

The lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits limited rural residential development. Our review concludes that there are no Provincial Issues with respect to the proposed Zoning By-law amendment.

Based on the above, PRMPA recommends that application no. ZBA 41-2009 be approved as it is consistent with the Provincial Policy Statement and meets the intent of the Township's Official Plan with respect to rural residential development in the municipality.

**Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted application for zoning amendment. There do not appear to be any significant natural heritage or natural hazard features on the subject property.

**County of Northumberland:** No concerns.

7:20 p.m. – **By-Law 42-2009** RE: Corservices Limited (Agent, Rachel Dunbrack) Part of Lots 21 and 22, Concession 2, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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

**Notification:**

The notice of Public Meeting was circulated on April 28<sup>th</sup>, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki to, "Explain the purpose of the by-law, the reasons for the by-law and how the by-law proposes to accomplish the stated purpose."

THE PURPOSE of the proposed amendment is to rezone the subject lands from Rural (RU) to Rural Exception No. 457 (RU-457); Rural Exception No. 458 (RU-458) and Rural Exception No. 459 (RU-459). The effect of the amendment is to recognize the reduced lot area on the two (2) severed parcels of land and the retained parcel of land.

The parcel of land being rezoned Rural Exception No. 457 (RU-457) is vacant land but will have a single-family dwelling house and garage erected in the future.

The parcel of land being rezoned Rural Exception No. 458 (RU-458) is also vacant land but will have a single-family dwelling house and garage erected in the future.

The parcel of land being rezoned Rural Exception 459 (RU-459) has a single-family dwelling house, garage and agricultural building (barn) erected thereon. The Rural Exception No. 459 (RU-459) Zone is to recognize the increased front yard setback for the proposed single-family dwelling house and garage.

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

The Planning Co-ordinator, Terrence Korotki, advised that there was \_\_\_\_\_ present objecting to this application or requesting clarification concerning this application.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

The Planning Co-ordinator, Terrence Korotki advised 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 amendment. Schedule A to proposed By-law No. 42-2009 indicates no change to the Environmental Control (EC) zoning on the property and therefore Lower Trent is satisfied that the natural heritage features on the property will be sufficiently protected.

**Pine Ridge Municipal Planning Agency:** The application is to change the zoning on the subject lands from a Rural (RU) zone to three Rural Exception (RU-457, RU-458 and RU-459) zones. These zones will recognize the insufficient area on all three parcels and the insufficient front yard setback on the lands to be rezoned RU-459.

Two of the parcels are vacant and will be developed for residential purposes. The third parcel is currently developed with a dwelling, barn and garage. This zoning application has been made with the intent to fulfill a condition of severance approval for the consent files AH-20/2009 and AH-21/2009. The lands to be rezoned encompass 54.72 hectares (130.4 acres).

The lands are designated Rural and Environmental Protection in accordance with the Township's Official Plan. It is noted that the Environmental Control (EC) zoning on part of the subject lands is to be retained. It is recommended that development adjacent to the EC zone be undertaken in consultation with the Conservation Authority regarding setbacks etc. The Rural designation permits limited rural residential development. Our review concludes that there are no Provincial Issues with respect to the proposed Zoning By-law amendment.

Based on the above, PRMPA recommends that ZBA 42 -2009 be approved as it is consistent with the Provincial Policy Statement and meets the intent of the Township's Official Plan with respect to rural residential development in the municipality.

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

**County of Northumberland:** No concerns.

7:30 p.m. – **By-Law 43-2009** RE: Garry Jewell - Part of Lot 18, Concession 8, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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

**Notification:**

The notice of Public Meeting was circulated on April 29<sup>th</sup>, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki to, "Explain the purpose of the by-law, the reasons for the by-law and how the by-law proposes to accomplish the stated purpose."

THE PURPOSE of the proposed amendment is to rezone the subject lands from Rural Exception No. 92 (RU-92) to Rural Residential (RR) to recognize the condition of consent. The proposed severed parcel will be rezoned to Rural Residential (RR) to allow for the construction of a single-family dwelling house

and garage in the future. The retained parcel of land is also vacant land and the Rural Exception No. 92 (RU-92) Zoning allows for the construction of a single-family dwelling house and garage in the future.

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

The Planning Co-ordinator, Terrence Korotki, advised that there was \_\_\_\_\_ present objecting to this application or requesting clarification concerning this application.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

The Planning Co-ordinator, Terrence Korotki advised 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 amendment. This zoning application deals strictly with the severed lot under consent application AH-34/2007. This lot is outside of any natural heritage or natural hazard features and the associated 30 metre EIS recommended buffer for same. Therefore, Lower Trent has no issue with this application.

**Pine Ridge Municipal Planning Agency:** The application is to rezone a 0.405-hectare (1.0 acre) lot to a Rural Residential zone to permit the proposed use of the parcel for single detached residential purposes. The application fulfills a condition of Consent Application No. AH-34/2007.

The lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits limited rural residential development. Our review concludes that there are no Provincial Issues with respect to the proposed Zoning By-law amendment.

Based on the above, PRMPA recommends that Application No. ZBA43-2009 be approved as it is consistent with the Provincial Policy Statement and meets the intent of the Township's Official Plan with respect to rural residential development in the municipality.

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

**County of Northumberland:** No concerns.

**Minor Variances:**

7:40 p.m. – **MV-01-2009** RE: Bryan and Marian Box Concession - 4, Part Lot 6, (Lot 12, Plan 80); former Township of Alnwick, RE: Three (3) Variances

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

**Notification:**

The notice of the Public Meeting was circulated on April 24<sup>th</sup>, 2009 to property owners within two hundred feet (200') of the subject property and all affected ministries and agencies.

Mayor Finley asked the Planning Co-Ordinator, Terrence Korotki to, "Explain the purpose, reasons for the minor variance proposed to accomplish the state of purpose."

Purpose:

NATURE OF RELIEF from Zoning By-Law No. 1001-73 (former Alnwick Township), as amended.

- To constructively enclose an existing deck attached to a seasonal dwelling house that is being constructed within 3.04 metres of the required interior side yard setback (ease side) instead of 6.0 metres as stipulated in Plate "C," Column "F," Line 11 of Restricted Area Zoning By-Law 1001-73 which is located on Part Lot 6, Concession 4, Part Lot 12 on Plan 80, former Township of Alnwick, now in the Township of Alnwick/Haldimand.
- To enclose the existing deck attached to the seasonal dwelling house in reducing the required setback of 38.0 metres to 11.58 metres from the high water mark of Rice Lake as stipulated in Zoning By-Law 1001-73 as amended by By-Law 1053-76, Section 7, Subsection 0.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Is there anyone present other than the applicant in support of this minor variance?"

There was \_\_\_\_\_ requesting clarification or in opposition to this application.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

The Planning Co-ordinator, Terrence Korotki, advised the following comments:

**Pine Ridge Municipal Planning Agency:** The minor variance application proposes to permit an addition to an existing deck attached to an existing seasonal dwelling unit which will reduce the required 6.0 metre (19.68 feet) side yard setback (east side) to 3.04 metres (10 feet), and which will reduce the required setback from the high water mark of Rice Lake from 38.0 metres (124.67) feet to 11.58 metres (37.99 feet). The existing deck on the cottage appears (according to the application) to be located 14.48 metres (47.5 feet) from the high water mark and 3.04 metres (10 feet) from the east property line.

According to the application, the property is zoned Seasonal Residential (SR). This zone permits seasonal residential dwellings and accessory buildings.

Section 2.4 of the Provincial Policy Statement (PPS) requires protection and enhancement of surface water resources. Development in close proximity to a water body has a negative impact on the quality of surface water and as such, setbacks from the high water mark are intended to protect and enhance water quality.

In this case, the required setback of 38 metres is being reduced to 11.58 metres. The existing deck is already located 14.48 metres from the high water mark. This requested variance will have further potential negative impacts on the quality of the surface water of Rice Lake. The requested setback cannot be said to be minor in nature, given the intended purpose of setbacks to protect surface water quality.

With respect to the side yard variance, it appears (according to the sketch accompanying the application) that the existing deck is already located at a distance of approximately 3.04 metres from the east property line. The proposed deck addition would extend the same encroaching building line into the side

yard. As PRMPA is not recommending support for the deck extension, the issue of the side yard variance for the deck extension is moot.

Therefore, PRMPA recommends that minor variance application MV-01/2009 not be supported, as it would conflict with the Provincial Policy Statement with respect to the protection and enhancement of surface water quality.

**Parks Canada:** "We have now had an opportunity to review the above-noted application for minor variance. From the standpoint of the operation of the Trent Severn Waterway there would appear to be no concern with this application. There was no drawing or survey attached to the application. However, should a new survey reveal that made land (fill) has been placed on the bed of the lake fronting this property, the made lake would be considered to be Federal Crown land under the jurisdiction and administration of Parks Canada Agency, Trent Severn Waterway. In addition, the upland property owner would be required to legitimize the use of the area of made land fronting this property through a license or acquisition of the made land.

It appears that this property fronts Parks Canada Agency/Trent Severn Waterway Administration Jurisdiction. Please be aware that should the applicant wish to undertake any shoreline or in-water works they will require the written approval of Parks Canada, prior to commencement of any work. Upon receipt of an application for shoreline for in-water works an in-depth review of the proposal will be carried out to ensure conformity with Parks Canada Policies.

**Alnwick/Haldimand Public Works Department:** No concerns.

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

**Lower Trent Conservation Authority:** We understand that the purpose of the application is to reduce the required setback from the high water mark of Rice Lake from 38 m to 11.58 m to allow for the enclosing of an existing deck attached to a seasonal dwelling. According to the Conservation Authority's flood plain mapping at this location, a portion of the subject property falls within the regulatory flood line. The regulatory flood elevation in this area is 187.9 m. Lower Trent is unsupportive of any new development occurring within this flood elevation. Provincial policy Section 3.1.2 states development and site alteration shall not be permitted within a floodway (floodplain). The Conservation Authority's Regulation 163/06 also states that development should be setback a minimum of 6 metres from the flood elevation for the purposes of emergency measures. It would appear from review of our mapping and contour information that the flood hazard runs close to the shoreline and that there is approximately a 1 metre height difference between the water's edge and the front of the cottage. The applicant is advised that they must contact Mike Lovejoy at this office before they begin construction to determine the requirements for a Conservation Authority permit. Written permission must be given by Lower Trent Conservation prior to the issuance of a building permit.

#### **FISHERIES REVIEW**

Rice Lake is fish habitat and any alteration may require authorization under the federal Fisheries Act. Should alterations be proposed, the applicant should contact Parks Canada - Trent-Severn Waterway (750-750-4923) who will review the proposal for the potential harmful alteration, disruption or destruction of fish habitat.

#### **RECOMMENDATIONS**

Please be advised that Lower Trent Conservation has **no concerns** with approval of this application for minor variance. However, we request that:

1. The owner(s) be advised of the applicability of the Conservation Authority's Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation and to contact Mike Lovejoy at this office to determine permit requirements; and

2. The owner(s) be advised of the applicability of the Federal Fisheries Act.

7:50 p.m. – **MV-02-2009** RE: John Bernard Leguard and Debra J. Leguard, Concession 4, Part Lot 5, (former Township of Alnwick), now in the Township of Alnwick/Haldimand Re: (4) Variances

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

Notification:

The notice of the Public Meeting was circulated on April 24<sup>th</sup>, 2009 to property owners within two hundred feet (200') of the subject property and all affected ministries and agencies.

Mayor Finley asked the Planning Co-Ordinator, Terrence Korotki, "Explain the purpose, reasons for the minor variance proposed to accomplish the state of purpose."

Purpose:

NATURE OF RELIEF from Zoning By-Law 1001-73 (former Alnwick Township), as amended.

- To reconstruct the existing seasonal dwelling house in reducing the required setback of 38.0 metres to 18.0 metres from the high water mark of Rice Lake as stipulated in Zoning By-Law 1001-73 as amended by By-Law 1053-76, Section 7, Subsection 0.
- To reconstruct the existing seasonal dwelling house within 2.43 metres of the required interior side yard setback (north side) instead of 6.0 metres as stipulated in Plate "C", Column "F", Line 11 of Restricted Area Zoning By-Law 1001-73.
- A variance to reduce the front yard depth from the requirement of 12.19 metres to 3.04 metres as stipulated in Plate "C", Column "F", Line 9 of the Restricted Area Zoning By-Law 1001-73.
- And a variance also to increase the maximum lot coverage from 10 % to 15 % for the reconstructed seasonal dwelling house as stipulated in Plate "C", Column "F", Line 14 in Zoning By-Law 1001-73 which is located on Part Lot 5, Concession 4, in the former Township of Alnwick.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Is there anyone present other than the applicant in support of this minor variance?"

There was \_\_\_\_\_ present requesting clarification or in opposition to this application.

Mayor Finley asked the Planning Co-ordinator, Terrence Korotki, "Are there any written comments received?"

The Planning Co-ordinator, Terrence Korotki, advised the following comments:

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

**Pine Ridge Municipal Planning Agency:** The application is for a series of minor variances to permit an extension to an existing seasonal dwelling. The notice of public hearing accompanying the application provides a summary of the requested variances and this review is based on the dimensions given in that summary. It is proposed to reduce the required 6.0 metre (19.68 feet) interior side yard (north side) setback to 2.43 metres (7.8 feet), to reduce the required

setback from the high water mark of Rice Lake from 38.0 metres (124.67) feet to 18.0 metres (59.1 feet), to reduce the required 12.19 metre (39.99 feet) front yard setback to 3.04 metres (9.97 feet) and to increase the permitted maximum lot coverage from 10 per cent to 15 per cent.

According to the application, the property is zoned Seasonal Residential (SR). This zone permits seasonal residential dwellings and accessory buildings.

Section 2.4 of the Provincial Policy Statement (PPS) requires protection and enhancement of surface water resources. Development in close proximity to a water body has a negative impact on the quality of surface water and as such, setbacks from the high water mark are intended to protect and enhance water quality.

In this case, the required setback of 38 metres is being reduced to 18.0 metres. This requested variance will have further potential negative impacts on the quality of the surface water of Rice Lake. The requested setback cannot be said to be minor in nature, given the intended purpose of setbacks to protect surface water quality.

With respect to the side yard and front yard variances, it appears that the area is quite densely developed. It is felt that a further reduction in these yards (particularly the side yard) has the potential to negatively impact surrounding land uses. The same can be said of the variance to increase the maximum lot coverage. This intensification will place enhanced pressure on the natural environment of the shoreline of Rice Lake regarding the protection of water quality.

None of the requested variances can be said to be minor in nature. All variances will result in an intensity of use that cumulatively affect surrounding land uses and will not maintain the intent of the Official Plan and Zoning Bylaw regarding "recreational development that is compatible with the natural environment and surrounding land uses" (Section 2.3.4).

Therefore, PRMPA recommends that minor variance application MV-02/2009 not be supported, as it would conflict with the Provincial Policy Statement with respect to the protection and enhancement of surface water quality.

**Parks Canada:** "We have now had an opportunity to review the above-noted application for minor variance. From the standpoint of the operation of the Trent Severn Waterway there would appear to be no concern with this application. It appears that this property fronts Parks Canada Agency/Trent Severn Waterway Administration Jurisdiction. Please be aware that should the applicant wish to undertake any shoreline or in-water works they will require the written approval of Parks Canada, prior to commencement of any work. Upon receipt of an application for shoreline for in-water works an in-depth review of the proposal will be carried out to ensure conformity with Parks Canada Policies.

**Alnwick/Haldimand Public Works Department:** No concerns.

**Lower Trent Conservation Authority:** We understand that the purpose of the application is to reduce the required setback from the high water mark of Rice Lake from 38 m to 18 m, to increase the maximum lot coverage from 10% to 15% and two other yard variances which are not significant to Lower Trent concerns. According to the Conservation Authority's flood plain mapping at this location, a portion of the subject property falls within the regulatory flood line. The regulatory flood elevation in this area is 187.9 m. Lower Trent is unsupportive of any new development occurring within this flood elevation. Provincial policy Section 3.1.2 states development and site alteration shall not be permitted within a floodway (floodplain). The Conservation Authority's Regulation 163/06 also states that development should be setback a minimum of 6 metres

from the flood elevation for the purposes of emergency measures. It would appear from review of our mapping that the flood hazard runs close to the shoreline on this lot and that the proposed setback would be outside of this hazard and would also give a 6 metre offset from that hazard. The applicant is advised that they must contact Mike Lovejoy at this office before they begin reconstruction to determine the requirements for a Conservation Authority permit.

**FISHERIES REVIEW**

Rice Lake is fish habitat and any alteration may require authorization under the federal Fisheries Act. Should alterations be proposed, the applicant should contact Parks Canada - Trent-Severn Waterway (750-750-4923) who will review the proposal for the potential harmful alteration, disruption or destruction of fish habitat.

RECOMMENDATIONS

Please be advised that Lower Trent Conservation has **no concerns** with approval of this application for minor variance. However, we request that:

3. The owner(s) be advised of the applicability of the Conservation Authority's Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation and to contact Mike Lovejoy at this office to determine permit requirements; and
4. The owner(s) be advised of the applicability of the Federal Fisheries Act.

**MOTION TO ADJOURN THE PUBLIC MEETING**

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Public Meeting be adjourned at \_\_\_\_\_ p.m. and further that the Municipal Planning Session reconvene at \_\_\_\_\_ p.m. **CARRIED.**"

**V. PLANNING DELEGATIONS: 8:00 P.M.**

8:00 p.m. – Nick McDonald (Planner, Meridian Planning Consultants Inc. (Steve Fournier, Project Coordinator) RE: Presentation of the County of Northumberland Growth Plan Study

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8:41 to 9:00 p.m. – Heather Sadler, (EcoVue Consulting Ltd.) RE: Oak Heights Winery – Official Plan Amendment and Zoning Amendment Applications

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**VI. FORMAL CONSENTS: 9:01 P.M.**

9:01 p.m. – Lorna Fernandez-Carney (Agent: Tim Post) File AH-06/2009 (Consent # 1) – Concession A, Part Lots 3, 4 (former Township of Haldimand) – RE: Non-Farm

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Ms. Lorna Fernandez-Carney, through her Agent, Tim Post is requesting a severance for the creation of a lot. The severed lot will be approximately 11.87 acres and the retained parcel will be approximately 23.22 acres from a parcel of approximately 35 acres. The Planning Coordinator Terrence Korotki advised that

the said lands are located on County Road # 2 and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural and the Zoning classification is Rural (RU).

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

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

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

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for non-farm residential uses, provided that no more than two lots are created from any one holding. The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990.

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

Based on the above, PRMPA recommends that Consent Application AH-06/2009 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to lot creation in the rural areas of the municipality.

**Alnwick/Haldimand Public Works Department:** No concerns.

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

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

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

**DESCRIPTION OF THE SUBJECT LANDS**

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

**PROVINCIAL POLICY STATEMENT**

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

3.1 Natural Hazards (hazardous sites)

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

**RECOMMENDATIONS**

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

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent Application AH-06/2009 until the Agent has consulted with the representative from the Lower Trent Conservation Authority, \_\_\_\_\_ CARRIED."

9:05 p.m. - Lorna Fernandez-Carney (Agent: Tim Post) File AH-07/2009  
(Consent # 2) – Concession A, Part Lots 3, 4 (former Township of Haldimand) –  
RE: Non-Farm

Ms. Lorna Fernandez-Carney, through her Agent, Tim Post is requesting a severance for the creation of a lot. The severed lot will be approximately 10.12 acres and the retained parcel will be approximately 22.56 acres from a parcel of approximately 35 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on County Road # 2 and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural and the Zoning classification is Rural (RU).

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

**Pine Ridge Municipal Planning Agency:** The consent application is to sever a 4.08-hectare (10.12 acre) lot from a parcel encompassing 9.38 hectares (23.2 acres). The retained parcel encompasses 5.3 hectares (13.1 acres) and is vacant.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for non-farm residential uses, provided that no more than two lots are created from any one holding. The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990.

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

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

**Alnwick/Haldimand Public Works Department:** No concerns.

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

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

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

**DESCRIPTION OF THE SUBJECT LANDS**

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

**PROVINCIAL POLICY STATEMENT**

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

3.1 Natural Hazards (hazardous sites)

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

**RECOMMENDATIONS**

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

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent Application AH-06/2009 until the Agent has consulted with the representative from the Lower Trent Conservation Authority, \_\_\_\_\_ CARRIED."

9:10 p.m. – Donald and Lynda Gardner, (Agent: Frances Aird) – File AH-08/2009), Concession 6, Part Lot 16, (former Township of Haldimand) – RE: Retirement Lot

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Mr. and Mrs. Gardner are requesting a severance for the creation of a retirement lot. The severed lot will be approximately 1.50 acres and the retained parcel will be approximately 73.50 acres from a parcel of approximately 75 acres. The Planning Coordinator Terrence Korotki advised that the said lands are located on Silver Maple Road and the proposed parcel is located in the Oak Ridges Moraine Conservation Plan Area. The Oak Ridges Moraine Conservation Plan Area designation is Countryside Area and the Zoning classification is Rural (RU).

Frances Aird, Agent on behalf of Mr. and Mrs. Gardner advised that the property owners have lived on this farm for 23 years. Mr. Gardner has been a farmer all of his life. Ms. Aird commented to committee members that this consent application conforms to the Township Alnwick/Haldimand Official Plan and meets the criteria relating to consent policies for a retirement lot in the Oak Ridges Moraine Conservation Plan (ORMCP). The original lot was created through title

search in 1854 and there have been no previous consents on this original parcel of land. It was noted that a lot had been created to the north of this parcel in 1992. Ms. Aird is of the opinion that this proposed consent application meets all the requirements.

The Clerk/Administrator & Planning Coordinator read in its entirety the email correspondence received from Save the Oak Ridges Moraine (STORM) dated April 22, 2009 authored by Ms. Debbie Gordon, Executor Director. Ms. E. Omsted was granted permission from committee members to comment concerning this proposed consent application. Ms. E. Olmsted requested that Council address the written comments received from "STORM" and that the Council of the Township of Alnwick/Haldimand review Section 32 Sub Section 2,3, and 4 of the Oak Ridges Moraine Conservation Plan (ORMCP) relating to this proposed consent application for a retirement lot. Ms. E. Olmsted asked Council to show due diligence in reviewing this consent application.

Mr. Peter Josephs commented that he has reviewed the proposed consent application and has consulted with representative Mike Keene of the Ministry of Municipal Affairs and Housing (MMAH). In their opinion, this retirement lot conforms to the rural lot criteria as stipulated in the Oak Ridges Moraine Conservation Plan (OMRCP). In discussing this matter with the ministry's representative, the applicant and their agent, Mr. Peter Josephs advised that he believes that it complies as a rural lot as stipulated under the Oak Ridges Moraine Conservation Plan (OMRCP).

**Haliburton, Kawartha, Pine Ridge District Health Unit:** No objections. Any area of the sewage disposal system will likely require sand fill due to a high water table.

**Pine Ridge Municipal Planning Agency:** The consent application proposes to sever a 0.6-hectare (1.5 acre) lot which is currently vacant for farm retirement purposes. The retained parcel is developed with a dwelling and two sheds and encompasses 29.7 hectares (73.5 acres).

The subject lands are located within the Oak Ridges Moraine Conservation Plan (ORMCP) and are designated Countryside-Rural Area. Within the Oak Ridges Moraine Conservation Plan, the creation of lots is restricted to a limited number of circumstances. The ORMCP permits a farm retirement severance from a rural lot, as defined in the ORMCP Plan. A rural lot is defined as a lot that is at least 97.5 per cent of the land that is left in an original lot or an original half lot after the deduction of any land that is conveyed at any time for transportation, utilities or infrastructure, on or after November 16, 2001, or lands validly conveyed before June 27, 1970.

Information provided in the application is not sufficient to determine whether the Moraine Conservation Plan.

If Council determines that the proposed severed parcel represents a 'rural lot', the application can be supported by the PRMPA as it would be consistent with the Provincial Policy Statement, would meet the intent of the Township's Official Plan and would conform to the policies of the Oak Ridges Moraine Conservation Plan with respect to the creation of farm retirement lots.

A minimum distance separation calculation should be completed prior to approval of the consent.

**Alnwick/Haldimand Public Works Department:** No concerns.

**Lower Trent Conservation Authority:** No comments received as of May 21, 2009.

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (Council decision requested), \_\_\_\_\_ CARRIED."

9:20 p.m. – David and Nancy Pierobon, (Agent: Nick Stanoulis) File **AH-09/2009** - Concession 4, Part Lot 9, (former Township of Alnwick) RE: Lot Addition

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Mr. and Mrs. Pierobon, through their Agent, Mr. Nick Stanoulis are requesting a severance for a lot addition. The Planning Coordinator Terrence Korotki advised that the said lands are located on Hampton Crescent and the proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural Residential and the Zoning classification is Rural Residential (RR).

**Haliburton, Kawartha, Pine Ridge District Health Unit:** No objections. Could be made satisfactory by being added the DeSousa property so that the septic system is on the same property as the residence.

**Pine Ridge Municipal Planning Agency:** The consent application proposes to sever a 0.104-hectare (0.256 acres) parcel from an existing 39.1-hectare (96.6 acres) parcel for a lot addition to an existing rural residential parcel of unknown area (Lot 12, Plan 39M-799). The proposed lot addition is vacant. The benefiting parcel is developed with a dwelling and garage. It is not known from the application if the proposed retained lot is developed or vacant.

The lands are designated Rural in the Township's Official Plan. The Rural designation permits the creation of a lot addition for residential purposes. The Provincial Policy Statement permits limited residential development in the municipality.

Based on the above, PRMPA recommends that Consent Application AH-09/2009 be approved as it is consistent with the Provincial Policy Statement and complies with the Township's Official Plan with respect to the creation of lot additions for residential development in the rural areas of the municipality.

**Alnwick/Haldimand Public Works Department:** No concerns.

**Lower Trent Conservation Authority:** No comments received as of May 21, 2009.

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

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

**VII. DELEGATION: 9:25 P.M.**

9:25p.m. Nick Stanoulis RE: Shearer Point Estates Subdivisions – outstanding matters

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Garth Watson (Municipal Engineer) is to forward an e-mail correspondence on May 25<sup>th</sup>, 2009 Re: Engineering Opinion

1. Email dated May 18<sup>th</sup>, 2009 from Neil Jagger RE: Clearing and Maintenance of Ditches in Shearer Point Estates Subdivision

2. Email dated May 19<sup>th</sup>, 2009 from Eva and John DeSousa RE: Lot Grading and other issues – Shearer Point Estates Subdivision
3. Email dated May 19<sup>th</sup>, 2009 from Nick Stanoulis RE: Request for reply to email requesting confirmation that all final lot grading has been completed to satisfaction.
4. Email dated May 20<sup>th</sup>, 2009 from Gary Stanoulis, Stanoulis and Stanoulis RE: Request for Two-Year Extension to Draft Approval – Phase II – Rice Lake Estates (formerly known as Shearer’s Point Estates) – MMAH File # 14T95007

**VIII. INFORMAL CONSENTS: 9:30 P.M.**

9:30 p.m. – Mike Peterkin, Concession A, Part Lot 32, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm Consent – Discuss Lot Configuration Options

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

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (Council decision requested), \_\_\_\_\_ CARRIED.”

9:40 p.m. - John and Cathie Ritchie, (Agent: John Ritchie) **Consent # 1 (AH-10/2009)** - Concession 1, Part Lot 31, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm Consent

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (Council decision requested), \_\_\_\_\_ CARRIED.”

9:45 p.m. John and Cathie Ritchie, (Agent: John Ritchie) **Consent # 2 (AH-11/2009)** - Concession 1, Part Lot 31, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm Consent

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (Council decision requested), \_\_\_\_\_ CARRIED.”

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

9:50 p.m. – Joe Mihelcic (**AH-12/2009**) – Concession 1, Part Lot 29, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Non-Farm

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (Council decision requested), \_\_\_\_\_ CARRIED.”

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

**MOTION FOR DEPUTY MAYOR TO CHAIR MEETING**

Moved by Councillor \_\_\_\_\_, and seconded by Councillor \_\_\_\_\_

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

10:00 p.m. – Jason Finley and Holly Jackson (**AH-13/2009**) – Concession A, Part Lot 13, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (Council decision requested), \_\_\_\_\_ CARRIED.”

**MOTION FOR MAYOR FINLEY TO CHAIR MEETING**

Moved by Councillor \_\_\_\_\_, and seconded by Councillor \_\_\_\_\_

“Be it resolved that Mayor Finley return to the Municipal Planning Meeting as Chair at \_\_\_\_\_ p.m., \_\_\_\_\_ CARRIED.”

**IX. APPROVAL OF MINUTES: 10:21 P.M.**

Municipal Planning Meeting Minutes of April 22<sup>nd</sup>, 2009

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

“Be it resolved that the Special Minutes of the Municipal Planning Session held on April 22<sup>nd</sup>, 2009, be adopted as printed and circulated, \_\_\_\_\_ CARRIED.”

**X. BUSINESS ARISING FROM THE MINUTES:**

**XI. PLANNING BY-LAWS: 10:30 P.M.**

**By-Law No. 40-2009-** Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for James and Tammy Worden, Lot 35, Concession A, (former Township of Haldimand), now in the Township of Alnwick/Haldimand.

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that **By-Law No. 40-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for James and Tammy Worden, Lot 35, Concession A, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27<sup>th</sup> day of May, 2009, CARRIED."

**By-Law No. 41-2009-** Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for John Krajnak, Part of Lots 3 and 4, Concession A, (former Township of Haldimand), now in the Township of Alnwick/Haldimand)

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that **By-Law No. 41-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for John Krajnak, Part of Lots 3 and 4, Concession A, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27<sup>th</sup> day of May, 2009, CARRIED."

**By-Law No. 42-2009-** Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Corservices Limited (Agent, Rachel Dunbrack) Part of Lots 21 and 22, Concession 2, (former Township of Haldimand), now in the Township of Alnwick/Haldimand)

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that **By-Law No. 42-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Corservices Limited (Agent, Rachel Dunbrack) Part of Lots 21 and 22, Concession 2, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27<sup>th</sup> day of May, 2009, CARRIED."

**By-Law No. 43-2009-** Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Garry Jewell - Part of Lot 18, Concession 8, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that **By-Law No. 43-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Garry Jewell - Part of Lot 18, Concession 8, (former Township of Haldimand), now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 27<sup>th</sup> day of May, 2009, CARRIED."

**XII. MINOR VARIANCES: 10:45 P.M.**

**MV-01-2009** RE: Bryan and Marian Box; Concession 4, Part Lot 6, (Lot 12, Plan 80); former Township of Alnwick, RE: Three (3) Variances

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Moved by Councillor \_\_\_\_\_ ; seconded by \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the Minor Variance for Bryan and Marian Box, **MV-01/2009**, Concession 4, Part Lot 6 (former Alnwick Township) now in the Township of Alnwick/Haldimand (Council direction requested), CARRIED."

**MV-02-2009** RE: John Bernard Leguard and Debra J. Leguard, Concession 4, Part Lot 5, (former Township of Alnwick), now in the Township of Alnwick/Haldimand Re: (4) Variances

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"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the Minor Variance for Bryan and Marian Box, **MV-01/2009**, Concession 4, Part Lot 6 (former Alnwick Township) now in the Township of Alnwick/Haldimand (Council direction requested), CARRIED."

**COUNCIL BREAK – 10:50 to 10:55 P.M.**

**XIII. PLANNING COORDINATOR – NEW BUSINESS – 10:55 P.M.**

1. Correspondence from Anne Marie Steger dated May 20<sup>th</sup>, 2009 RE: Erich Falkenberg, Concession 10, Part Lot 25, (former Township of Haldimand), now in the Township of Alnwick/Haldimand – Re: Road Allowances

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1. Correspondence from Anne Marie Steger dated May 20<sup>th</sup>, 2009 RE: Leo and Betty Curtis, 7637 County Road # 45, Concession 9, Part Lots 22 and 23, (former Township of Haldimand), now in the Township of Alnwick/Haldimand – Re: Road Allowance

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**XIV. CORRESPONDENCE: 11:00 P.M.**

Wayne and Jean Carr – File **AH-04/2009**, Concession 4, Part Lot 4, (former Township of Haldimand), RE: Lot Addition Consent

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**Pine Ridge Municipal Planning Agency:** (Comments received May 4<sup>th</sup>, 2009 after Public Meeting held April 22<sup>nd</sup>, 2009 Meeting)

The application proposes to sever a 29.1-hectare (72-acre) lot addition, which is developed with two accessory buildings. The lot addition will be added to an existing parcel encompassing 1.15 hectares (2.65 acres), which is developed with

a dwelling unit. The retained lot encompasses approximately 4.0 hectares (10 acres) and is developed with a dwelling unit, garage and barn. It is understood that the accessory building described on the application sketch as a cabin will not be used as a permanent dwelling unit.

The lot addition, the benefiting parcel and the retained lands are all located within the Oak Ridges Moraine Conservation Plan (ORMCP). All are designated Natural Core Area. The Oak Ridges Moraine Conservation Plan (Section 32(1)) permits the addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used.

No new lots will be created as a result of this application. There are no Minimum Distance Separation formulae issues as the barn and dwelling units are existing buildings.

There is a watercourse on the benefiting lot and on the retained lot. Should any new development be proposed on the benefiting parcel, the applicant should ensure that there will be no adverse effects on the watercourse.

There are no other matters of Provincial concern. Based on the above, PRMPA recommends that Consent Application AH-04/2009 be approved, as it conforms to the Oak Ridges Moraine Conservation Plan with respect to lot additions."

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, acknowledge receipt of the letter from Pine Ridge Municipal Planning Agency (PRMPA) in respect to Consent Application **AH-04/2009**, Concession 4, Part Lot 4, (former Township of Haldimand), RE: Lot Addition Consent and direct the Planning Coordinator to forward a copy of this correspondence to the applicants, Wayne and Jean Carr,  
CARRIED."

Letter from Linda Laliberte, CAO/Secretary-Treasurer, Ganaraska Conservation Authority RE: Cobourg Watershed Plan

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Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

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



**XVI. CONFIRMING BY-LAW: 11:20 P.M.**

**By-Law No. 56-2009** - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, May 27<sup>th</sup>, 2009 of the Council of the Township of Alnwick/Haldimand.

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Moved by  
Seconded by

"Be it resolved that **By-Law No. 56-2009**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, May 27<sup>th</sup>, 2009 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 27<sup>th</sup> day of May, 2009.  
CARRIED."

**XVII. ADJOURNMENT: 11:21 P.M.**

Moved by Councillor \_\_\_\_\_ and seconded by Councillor \_\_\_\_\_

"Be it resolved that the Municipal Planning Meeting of May 27<sup>th</sup>, 2009, be adjourned at \_\_\_\_\_ p.m. CARRIED."