



**THE CORPORATION OF THE
TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF
WEDNESDAY, NOVEMBER 24TH, 2010 -7:00 P.M.**

Council met in Municipal Planning Session on Wednesday, November 24th, 2010 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
Art Jeninga
Cathie Ritchie
Rosemarie Robins

Members Absent with Notification: Councillor Bill Holmes

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

Others Present: Betty Carruthers
Joan Stover
John Logel
Sandra Jaynes
Gritt and Ernie Koehl
Jim Fell
Joe Mehelcic
Barry Surerus
Bob Stebeleski

I. CALL TO ORDER – 7:04

Mayor Finley called the meeting to order at 7:04 p.m.

II. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest at this time.

III. APPROVAL OF AGENDA AS CIRCULATED

Moved by Councillor Bennis, seconded by Councillor Jeninga;

“Be it resolved that the Agenda for the Municipal Planning Meeting of November 24, 2010, be approved with addendums. CARRIED.”

IV. FORMAL CONSENT(S)

7:05 P.M. - Gabriel Lachapelle, Estate of Linda Vanschyndel, AH-27/2010, Concession 1, Part Lot 25 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. RE: Non Farm.

Mr. Lachapelle and the Estate of Linda Vanschyndel are requesting a severance for the creation of a residential lot. The severed lot will be approximately 4.0 acres and the retained parcel will be 15.45 acres from a parcel of approximately 19.45 acres. The subject property fronts on County Road #2 and also Brimley Road South. The subject property is not located on the Oak Ridges Moraine. The Official Plan designation is Environmental Protection and the Zoning is Agricultural (A) and Environmental Protection (EP). All ministries and agencies were circulated and the following comments were received:

-Pine Ridge Municipal Planning Agency:

The consent application proposes the severance of a parcel encompassing approximately 1.6 hectares (4.0 acres) which is currently vacant, to be used for single detached rural residential purposes. The retained parcel encompasses approximately 6.3 hectares (15.5 acres) and is currently developed with a single-detached dwelling and two outbuildings including one used for the sale of antiques. Both parcels have frontage on County Road 2. There is a second application (file no. AH-28/2010) for consent to sever from the subject lands.

The subject lands are designated Environmental Protection in accordance with the Township's Official Plan. The Environmental Protection designation provides for "the preservation and conservation of the natural land and/or environment, and should be managed in such a fashion as to complement adjacent land uses and protect such uses from physical hazards" (Alnwick-Haldimand Official Plan Section 5.12.1). The Provincial Policy Statement requires the protection of natural heritage features such as surface water features for their economic, environmental and social benefits.

The Township's Official Plan (OP) Section 5.12.3 states that the Zoning Bylaw (ZB) shall delineate the precise location of the boundaries of Environmental Protection (EP) lands. The Township's Zoning Bylaw zones the subject lands as Environmental Protection. The EP zone delineates two water courses on the subject lands. The OP and the ZB do not permit buildings or structures on environmental protection lands other than those required for conservation purposes in an EP area. It is recommended that Lower Trent Conservation be consulted regarding the delineation of the Environmental Protection zone on the subject lands.

A site visit was conducted on November 2nd, 2010. There is residential development to the west and commercial development to the east of the subject lands. There appears to be a large area on the subject lands lying outside the paths of the watercourses that may be available for a building envelope. This building envelope should be defined in conjunction with the recommended review by Lower Trent Conservation, and comment on the location of the proposed access should be sought. Should an acceptable building envelope be delineated on the proposed lot, it is recommended that no Official Plan amendment be required.

The Township's Official Plan (Section 5.12.3) states that "where it is determined that lands within the Environmental Protection designation are not environmental constraint lands, the development of such lands shall be reviewed on the basis of the adjoining land use designation, the policies of Section 3.6 of the Plan (Protection of Environment), and the general intent and purpose of this Plan". Lands to the north across County Road 2 are designated Rural and Environmental Protection and are vacant. Lands to the south are designated Agricultural. However, these lands appear to be physically divided from the Agricultural lands by Environmental Protection lands (a watercourse). Lands to the east are designated Environmental Protection. Lands to the west are designated Rural.

The Provincial Policy Statement permits limited residential development in *Rural Areas* of the municipality. 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.

Provided that the issues raised above concerning delineation of a building envelope and provision of access are addressed, the PRMPA recommends that Consent Application AH-27/2010 be approved as it is consistent with the Provincial Policy Statement regarding development in *Rural Areas* and meets the intent of the Township's Official Plan regarding rural residential development.

-Alnwick/Haldimand Public Works Department - Not applicable, County Road.

-Lower Trent Conservation Authority:

Lower Trent Conservation has no concerns in principle with the approval of consent applications AH-27/2010 and AH-28/2010, provided the following be amended as a condition of approval:

1. The applicant(s) demonstrate through a survey by an accredited Ontario Land Surveyor (OLS) that an appropriate development envelope, respecting the minimum 30 meter development setback from the top-of-bank of the identified watercourses, and any other applicable municipal setback requirements, be completed on the severed lot subject to consent application AH-27/2010 and the retained lot.

Lower Trent Conservation additionally recommends that:

1. The applicant(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 163/06), and the need for written approval from the Conservation Authority for any development within the aforementioned regulated areas on the subject lands.
2. The applicant(s) be advised of the *Fisheries Act*.
3. The applicant(s) are encouraged to maintain, and where possible enhance, the natural riparian vegetation adjacent to the watercourses and wetland on the subject lands.

-Haliburton Kawartha Pine Ridge District Health Unit:

After a discussion with Dave Marriott of the Lower Trent Conservation Authority it was decided that we need to review a surveyed site plan to determine if there is adequate space on the property to locate a sewage system after the requirement of the L.T.C.A. are applied. Therefore, we request that any decision be deferred, or made subject to Health Unit approval, to allow for our office to review the required site plan, with the required clearance distances from the L.T.C.A. clearly indicated.

Moved by Councillor Bennis, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent File #AH-27/2010 for Gabriel Lachapelle and Estate of Linda Vanschyndel, Concession 1, Part Lot 25 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED."

7:05 P.M. - Gabriel Lachapelle and Estate of Linda Vanschyndel, AH-28/2010, Concession 1, Part Lot 25 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non Farm.

Mr. Lachapelle and the Estate of Linda Vanschyndel are requesting a severance for the creation of a residential lot.

The severed lot will be approximately 10.0 acres and the retained parcel will be 9.45 acres from a parcel of approximately 19.45 acres. The subject property fronts on County Road #2 and also Brimley Road South. The subject property is not located on the Oak Ridges Moraine. The Official Plan designation is Environmental Protection and the Zoning is Agricultural (A) and Environmental Protection (EP).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes the severance of a parcel encompassing approximately 4.0 hectares (10.0 acres), which is currently developed with a single detached dwelling and two outbuildings including one used for the sale of antiques. The retained parcel encompasses approximately 4.0 hectares (10.0 acres) and is currently vacant. Both parcels have frontage on County Road 2. There is a second application (file no. AH-27/2010) for consent to sever from the subject lands.

The subject lands are designated Environmental Protection in accordance with the Township's Official Plan. The Environmental Protection designation provides for "the preservation and conservation of the natural land and/or environment, and should be managed in such a fashion as to complement adjacent land uses and protect such uses from physical hazards" (Township Official Plan Section 5.12.1). The Provincial Policy Statement requires the protection of natural heritage features such as surface water features for their economic, environmental and social benefits.

The Township's Official Plan (OP) Section 5.12.3 states that the Zoning Bylaw (ZB) shall delineate the precise location of the boundaries of Environmental Protection (EP) lands. The Township's Zoning Bylaw zones the subject lands as Environmental Protection. The EP zone delineates two water courses on the subject lands. The OP and the ZB do not permit buildings or structures on environmental protection lands other than those required for conservation purposes in an EP area. It is recommended that Lower Trent Conservation be consulted regarding the delineation of the Environmental Protection zone on the subject lands.

A site visit was conducted on November 2nd, 2010. There is vacant land and residential development to the west and commercial development to the east of the subject lands. There appears to be a large area on the retained lands lying outside the paths of the watercourses that may be available for a building envelope. As the retained lands will constitute a building lot, this building envelope should be defined in conjunction with the recommended review by Lower Trent Conservation. Guidance as to the location of the point of access should also be sought. Should an acceptable building envelope be delineated on the retained lot, it is recommended that no Official Plan amendment be required prior to any development. The EP lands delineating the watercourse on the proposed severed lands should also be delineated to provide guidance regarding any additional proposed development.

The Township's Official Plan (Section 5.12.3) states that "where it is determined that lands within the Environmental Protection designation are not environmental constraint lands, the development of such lands shall be reviewed on the basis of the adjoining land use designation, the policies of Section 3.6 of the Plan (Protection of Environment), and the general intent and purpose of this Plan". Lands to the north across County Road 2 are designated Rural and Environmental Protection and are vacant.

Lands to the south are designated Agricultural. However, these lands appear to be physically divided from the Agricultural lands by Environmental Protection lands (a watercourse). Lands to the east are designated Hamlet. Lands to the west are designated Environmental Protection and Rural.

The Provincial Policy Statement permits limited residential development in *Rural Areas* of the municipality. 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.

Provided that the issues raised above concerning delineation of a building envelope and provision of access are addressed, the PRMPA recommends that Consent Application AH-28/2010 be approved as it is consistent with the Provincial Policy Statement regarding development in *Rural Areas* and meets the intent of the Township's Official Plan regarding rural residential development.

-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.

-Lower Trent Conservation Authority:

Lower Trent Conservation has no concerns in principle with the approval of consent applications AH-27/2010 and AH-28/2010, provided the following be amended as a condition of approval:

1. The applicant(s) demonstrate through a survey by an accredited Ontario Land Surveyor (OLS) that an appropriate development envelope, respecting the minimum 30 meter development setback from the top-of-bank of the identified watercourses, and any other applicable municipal setback requirements, be completed on the severed lot subject to consent application AH-27/2010 and the retained lot.

Lower Trent Conservation additionally recommends that:

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

2. The applicant(s) be advised of the *Fisheries Act*.

3. The applicant(s) are encouraged to maintain, and where possible enhance, the natural riparian vegetation adjacent to the watercourses and wetland on the subject lands.

-Haliburton Kawartha Pine Ridge District Health Unit:

After a discussion with Dave Marriott of the Lower Trent Conservation Authority it was decided that we need to review a surveyed site plan to determine if there is adequate space on the property to locate a sewage system after the requirement of the L.T.C.A. are applied. Therefore, we request that any decision be deferred, or made subject to Health Unit approval, to allow for our office to review the required site plan, with the required clearance distances from the L.T.C.A. clearly indicated.

Moved by Councillor Ritchie, seconded by Councillor Jeninga;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent File #AH-28/2010 for Gabriel Lachapelle and Estate of Linda Vanschyndel, Concession 1, Part Lot 25 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED."

7:10 P.M. - Sharon and Norm Peck, AH-29/2010, Concession 2, Part Lot 11 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non Farm.

Mrs. Sharon peck was present.

Mr. and Mrs. Peck are requesting a severance for the creation of a residential lot. The severed lot will be approximately 1.0 acre and the retained parcel will be 13.45 acres from a parcel of approximately 14.45 acres. The subject property fronts on Vernonville Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural (RU).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes the severance of a 0.4-hectare (1.0-acre) lot which is currently vacant to be used for single detached rural residential purposes. The retained parcel encompasses 4.85 hectares (12.0 acres) and is currently developed with a single-detached dwelling and two sheds. Both parcels have frontage on Vernonville Road.

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. The subject lands are located adjacent to and immediately north of an area designated Aggregate Resource in the Township's Official Plan. The Official Plan Section 3.10 states that "sensitive land uses (as defined in Section 3.1.2 of this plan" ...(i.e. includes residential uses)... "should not be permitted to locate within 150 metres of existing sand and gravel pit operations that are above the water table and within 300 metres of existing sand and gravel pit operations that are below the water table, or within 150 metres of lands designated as Aggregate Resource, or within 500 metres of existing quarry operations or lands designated for future quarries, unless studies are completed to demonstrate that the encroachment of the sensitive land uses will not be impacted by such matters as groundwater interference, noise, dust, traffic and vibration.... Existing licensed mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact."

The Provincial Policy Statement Section 2.5 provides for the long-term protection of mineral aggregate resources. It directs that "in areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or access to the resources are only permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed".

A site visit was conducted on November 5, 2010. There is scattered residential development along Vernonville Road and an existing house is located between the proposed lot and the aggregate extractive area on the west side (same side) as the area. There are several houses on the east side of Vernonville Road. The pit operation appears to be located at the extreme south end of the mineral aggregate area and takes access from Telephone Road.

Staff met with the Township's contract planner who had completed additional research on the Ministry of Natural Resources aggregate extraction license no. 3215. The extraction operation on the licensed area occurs above the water table. The licensed area abuts the subject lands. Therefore it was concluded and agreed that the proposed severed parcel lies within 150 metres of lands designated Aggregate Resource.

Council may consider requesting additional planning justification to address the criteria noted above, as provided for in the Township's Official Plan. However, unless adequate planning justification can be provided, the PRMPA recommends that Consent Application AH-29/2010 be denied as it is not consistent with the Provincial Policy Statement regarding the long-term protection of mineral aggregate resources.

-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.

-Lower Trent Conservation Authority:

Lower Trent Conservation has **no concerns** with approval of the above noted application for consent (AH-29/2010).

Haliburton, Kawartha, Pine Ridge District Health Unit: A raised septic system may be required due to the high water table within the area. Three to five feet of sand fill, loading rate area and 50 foot mantle may be required.

Councillor Ritchie noted that this consent application should be approved as the existing creek traversing the lands restricting the extraction operations of the pit and due to the fact there is an existing residential dwelling in closer proximity to the extraction operation than this proposed severed parcel.

Moved by Councillor Jeninga, 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 Consent File #AH-29/2010 for Sharon and Norm Peck, Concession 2, Part Lot 11 (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 100-2010 coming into force and effect; and
- Conditional upon payment of a **\$4,729.00** Residential Development Fee.

CARRIED."

7:24 P.M. - Omni Corporation Limited, Agent: Rachel Dunbrack, File AH-30/2010, Concession 3, Part Lot 5 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Non Farm Consent #1

Rachel Dunbrack was present in favour of this application.

Omni Corporation Limited Agent: Rachel Dunbrack are requesting a severance for the creation of a residential lot. The severed lot will be approximately 3.77 acres and the retained parcel will be 10.80 acres from a parcel of approximately 14.57 acres. The subject property fronts on Turk Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural (RU).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes the severance of a 1.5-hectare (3.77-acre) parcel to be used for rural residential purposes. The proposed severed lot is currently developed with a single detached dwelling, garage and shed. The retained parcel encompasses 4.37 hectares (10.8 acres). According to statements in the application, the retained parcel is developed with a single detached dwelling, garage and shed. However, the application sketch indicates that the parcel is vacant.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for rural residential uses. The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. A single lot severance would be considered limited residential development. The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990. The Provincial Policy Statement (PPS) permits limited residential development in *Rural Areas* of the municipality.

The severed lands appear to lie within a waste disposal assessment area, as identified in the Township's Official Plan Schedule "A". Policies in section 5.13.9 of the Township's Official Plan require that the Ministry of the Environment and the Municipality be satisfied that development of the lands may take place safely. The applicant should consult with the Township and the Ministry to ensure that any proposed development satisfies the requirements of both. According to the application, there is a utility corridor (Hydro One) located on the rear of the severed and retained lands. The PPS Section 1.6.6 requires that infrastructure corridors be protected to meet current and projected needs. The Township's Official Plan Section 9.7 requires that new development be designed so as to reduce any potential conflicts between the proposed use and the existing facilities. The Township should satisfy itself that any proposed development is able to meet the requirements of these policies. It is recommended that Hydro One be consulted regarding the application to ensure protection of its corridor.

Subject to the comments and requirements mentioned above, the PRMPA recommends that Consent Application AH-30/2010 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.

-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.

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

-Lower Trent Conservation Authority:

Lower Trent Conservation has **no concerns in principle** with the approval of consent applications AH-30/2010 and AH-31/2010. Lower Trent Conservation recommends that:

1. In the absence of municipal policy (municipality is the planning approval authority) pertaining to significant woodlands and sensitive groundwater features (e.g. SGRA), it is recommended that the applicant(s) apply appropriate best management practices on the site in context to the identified features.

Moved by Councillor Bennis, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent File #AH-30/2010 for Omni Corporation Limited, Concession 3, Part Lot 5 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, until such time as comments have been received from Hydro One with respect to this consent application. CARRIED."

7:20 P.M. - Omni Corporation Limited Agent: Rachel Dunbrack, AH-31/2010, Consent #2, Concession 3, Part Lot 5 (former Township of Haldimand) now in the Township of Alnwick/Haldimand

Omni Corporation Limited Agent: Rachel Dunbrack are requesting a severance for the creation of a residential lot. The severed lot will be approximately 3.71 acres and the retained parcel will be 10.86 acres from a parcel of approximately 14.57 acres. The subject property fronts on Turk Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural (RU).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes the severance of a 1.5-hectare (3.71-acre) parcel to be used for rural residential purposes. The proposed severed lot is currently developed with a single detached dwelling, garage and shed. The retained parcel encompasses 4.41 hectares (10.9 acres). According to statements in the application, the retained parcel is developed with a single detached dwelling, garage and shed. However, the application sketch indicates that the parcel is vacant. The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for rural residential uses. The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. A single lot severance would be considered limited residential development. The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990.

The Provincial Policy Statement (PPS) permits limited residential development in *Rural Areas* of the municipality.

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

According to the application, there is a utility corridor (Hydro One) located on the rear of the severed and retained lands. The PPS Section 1.6.6 requires that infrastructure corridors be protected to meet current and projected needs. The Township's Official Plan Section 9.7 requires that new development be designed so as to reduce any potential conflicts between the proposed use and the existing facilities. The Township should satisfy itself that any proposed development is able to meet the requirements of these policies. It is recommended that Hydro One be consulted regarding the application to ensure protection of its corridor.

Subject to the comments and requirements mentioned above, the PRMPA recommends that Consent Application AH-31/2010 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.

-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.

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

-Lower Trent Conservation Authority:

Lower Trent Conservation has **no concerns in principle** with the approval of consent applications AH-30/2010 and AH-31/2010. Lower Trent Conservation recommends that:

1. In the absence of municipal policy (municipality is the planning approval authority) pertaining to significant woodlands and sensitive groundwater features (e.g. SGRA), it is recommended that the applicant(s) apply appropriate best management practices on the site in context to the identified features.

Moved by Deputy Mayor McDonald, seconded by Councillor Ritchie;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, defer Consent File #AH-31/2010 for Omni Corporation Limited, Concession 3, Part Lot 5 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, until such time as comments have been received from Hydro One with respect to this consent application. CARRIED."

7:30 P.M. - Joe Mihelcic, AH-32/2010 (replaces AH-12/2009), Part Lot 29, Concession 1 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Non Farm

Mr. J. Mihelcic is requesting a severance for creation of a lot. The approximate size of the lot will be 2.01 acres and the retained parcel will be approximately 13.07 acres from a parcel of land of approximately 15.08 acres. The said lands are not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Rural Exception No. 157 (RU-157). The subject property fronts on Finley and Gully Roads.

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes the severance of a 0.8-hectare (2.013-acre) parcel to be used for rural residential purposes. The proposed severed lot is currently vacant. The retained parcel encompasses 5.3 hectares (13.07 acres) and is vacant. This application was reviewed previously as AH-12/2009 but the provisional consent lapsed. More detailed mapping with this application indicates that the severed lands lies close to but just outside a waste disposal assessment area located to the west of the proposed severed parcel.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for rural residential uses.

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. A single lot severance would be considered limited residential development. The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990. According to the application, there is a barn located within 500 metres of the subject lands. The Township should satisfy itself that any proposed development is able to meet the requirements of the Minimum Distance Separation Guidelines of the Ministry of Agriculture, Food and Rural Affairs.

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

Subject to the comments and requirements mentioned above, the PRMPA recommends that Consent Application AH-32/2010 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.

-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.

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

-Lower Trent Conservation Authority:

Lower Trent Conservation has no concerns in principle with the subject application for consent AH-32/2010 provided that 1. The applicant(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 163/06), and the need for written approval from the Conservation Authority for any development within the identified regulated area. Please be advised that Lower Trent Conservation recommends the following be amended as conditions of approval of the subject consent application (AH-32/2010): 1. Development be prohibited on and directly adjacent to the identified steep slope on the severed lot (equal to or exceeding a slope 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 2. If any development is proposed on or directly adjacent (within the regulated area) to the identified steep slope (equal to or exceeding a slope ratio of 3(h): 1 (v)), the applicants must provide a geotechnical study to the satisfaction of the planning authority prior to the granting of an approval under the *Planning Act*.

Moved by Councillor Ritchie, 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 Consent File #AH-32/2010 (replaces AH-12/2009) for Joe Mihelcic, Concession 1, Part Lot 29 (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- Conditional upon payment of Development Charges Fee in the amount of **\$4,729.00**;
- Conditional upon the applicant conveying and registering on title lands sufficient for road improvement purposes relating to Gully Road and Finley Road. CARRIED."

7:30 P.M. - Wendell Litton, AH-33/2010, Concession 3, Part Lot 11 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Lot Addition

Mr. Litton is requesting a severance to merge a parcel of land. The severed lot will be approximately 0.47 acres and the retained parcel will be 0.95 acres from a parcel of approximately 1.42 acres. The subject property fronts on Victoria Street and is not located on the Oak Ridges Moraine. The Official Plan designation is Hamlet and the Zoning is Hamlet Residential (HR) and Environmental Control (EC).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes to sever a 0.19-hectare (0.47-acre) residential lot addition in the hamlet of Vernonville to be added to an existing lot of record to enable residential uses. The proposed lot addition is vacant. The benefitting area encompasses approximately 0.18 hectares (0.45 acres). The retained lands encompass 0.38 hectares (0.95 acres). The retained lot is developed with a house, garage and attached workshop. All parcels front onto Shelter Valley Road and Victoria Street.

A site visit was conducted on November 5th, 2010. A portion of the lot addition, benefitting lot and retained parcel along Shelter Valley Road is low. The application indicates this is a wetland or low seasonally wet area. It is recommended that Lower Trent Conservation be consulted to provide guidance regarding any proposed development within 30 metres of the area and to assist with determining a point of access to the new lot being created, should it be taken from Shelter Valley Road.

The proposed lot addition 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, residential lot additions are permitted and appropriate within this designation.

Therefore, the PRMPA recommends that consent application AH-33/2010 be approved as it is consistent with the PPS with respect to development in the settlement areas of the municipality.

-Alnwick/Haldimand Public Works Department:

An entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.

Haliburton Kawartha Pine Ridge District Health Unit:

There is ample room on the property to install a new sewage disposal system if the existing system were to fail.

-Lower Trent Conservation Authority:

Lower Trent Conservation has no concerns in principal with approval of the subject application for consent (AH-33/2010), provided that the following be amended as a condition of approval:

1. The applicant(s) demonstrate through a survey by an accredited Ontario Land Surveyor (OLS) that an appropriate development envelope, respecting the minimum 6 meter development setback from the floodplain of Shelter Valley Creek and any other applicable municipal setback requirements, is afforded to the recipient lot.

Lower Trent Conservation additionally recommends that:

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

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

3. Lower Trent recommends that the natural riparian vegetation cover along Shelter Valley Creek be maintained and/or enhanced on the subject lands by the applicant(s), to further protect fish habitat and water quality pursuant to policy 2.1.2 of the PPS.

Moved by Councillor Jeninga, seconded by Councillor Ritchie;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent File #AH-33/2010 for Wendell Litton, Concession 3, Part Lot 11 (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment, if required, to Restricted Area Zoning By-Law 100-2010 coming into force and effect;
 - Conditional upon the applicant(s) demonstrating, through a survey by an accredited Ontario Land Surveyor (OLS), that an appropriate development envelope, respecting the minimum six (6) metre development setback from the floodplain of Shelter Valley Creek and any other applicable municipal setback requirements, is afforded to the recipient lot.
- CARRIED."

7:35 P.M. - Milton Mazeruk and Saba Mian Agent: Milton Mazeruk, AH-34/2010, Consent #1, Concession B, Part Lots 3 and 4 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Non Farm.

Mr. Mazeruk is requesting a severance for the creation of a residential lot. The severed lot will be approximately 1.40 acre and the retained parcel will be 42.83 acres from a parcel of approximately 44.23 acres. The subject property fronts on Lakeport Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural (RU).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes to sever a 0.57-hectare (1.4-acre) parcel with frontage on Lakeport Road for rural residential purposes. The proposed severed lot is vacant. The retained lot encompasses 0.58 hectares (1.43 acres) and is developed with a dwelling house, a (storage) barn and four grain bins. There is a second application (File No. AH-35) for consent to sever a rural residential lot from the existing parcel.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for residential purposes provided the lot fronts on a maintained township road and can be adequately serviced with on-site water and sewage disposal systems. It 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 application mentions the presence of a (storage) barn on the subject lands. The lands directly across Lakeport Road are designated Agricultural. The Township should ensure that the proposed severed parcel meets the requirements of the Ministry of Agriculture, Food and Rural Affairs' Minimum Distance Separation (MDS) Guidelines.

The Provincial Policy Statement permits limited residential development in the municipality. Individual lot severances are considered limited residential development.

Provided that the comments above can be addressed successfully, the PRMPA recommends that Consent Application AH-34/2010 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 lots for residential development in the *rural areas* of the municipality.

-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.

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

-Lower Trent Conservation Authority:

Lower Trent Conservation has **no concerns in principle** with the approval of consent applications AH-34/2010 and AH-35/2010. However, Conservation Authority staff recommends the following in context to the Lakeport provincially significant earth science ANSI on the subject lands:

1. The municipal planning approval authority review Section 8.7 subparagraph (i) (Areas of Natural Scientific Interest) of the Alnwick/Haldimand Township Official Plan (April 2006) in context to the subject applications for consent, to ensure the *Planning Act* applications have demonstrated consistency with the relevant policies of the Official Plan.

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, Consent File #AH-34/2010 for Milton Mazeruk and Saba Mian Agent: Milton Mazeruk, Concession B, Part Lots 3 and 4, (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 100-2010 coming into force and effect; and
- Conditional upon payment of a **\$4,729.00** Residential Development Fee. CARRIED."

7:48 P.M. - Milton Mazeruk and Saba Mian Agent: Milton Mazeruk, AH-35/2010, Consent #2, Concession B, Part Lots 3 and 4 (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Non Farm.

Mr. Mazeruk is requesting a severance for the creation of a residential lot. The severed lot will be approximately 1.40 acre and the retained parcel will be 42.83 acres from a parcel of approximately 44.23 acres. The subject property fronts on Lakeport Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural (RU).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes to sever a 0.57-hectare (1.4-acre) parcel with frontage on Lakeport Road for rural residential purposes. The proposed severed lot is vacant. The retained lot encompasses 0.58 hectares (1.43 acres) and is developed with a dwelling house, a (storage) barn and four grain bins.

There is a second application (File No. AH-34) for consent to sever a rural residential lot from the existing parcel.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for residential purposes provided the lot fronts on a maintained township road and can be adequately serviced with on-site water and sewage disposal systems. It 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 application mentions the presence of a (storage) barn on the subject lands. The lands directly across Lakeport Road are designated Agricultural. The Township should ensure that the proposed severed parcel meets the requirements of the Ministry of Agriculture, Food and Rural Affairs' Minimum Distance Separation (MDS) Guidelines.

The Provincial Policy Statement permits limited residential development in the municipality. Individual lot severances are considered limited residential development.

Provided that the comments above can be addressed successfully, the PRMPA recommends that Consent Application AH-35/2010 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 lots for residential development in the *rural areas* of the municipality.

-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.

-Lower Trent Conservation Authority:

Lower Trent Conservation has **no concerns in principle** with the approval of consent applications AH-34/2010 and AH-35/2010. However, Conservation Authority staff recommends the following in context to the Lakeport provincially significant earth science ANSI on the subject lands:

1. The municipal planning approval authority review Section 8.7 subparagraph (i) (Areas of Natural Scientific Interest) of the Alnwick/Haldimand Township Official Plan (April 2006) in context to the subject applications for consent, to ensure the *Planning Act* applications have demonstrated consistency with the relevant policies of the Official Plan.

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 File #AH-35/2010 for Milton Mazeruk and Saba Mian Agent: Milton Mazeruk, Concession B, Part Lots 3 and 4 (former Township of Haldimand) now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 100-2010 coming into force and effect; and
 - Conditional upon payment of a **\$4,729.00** Residential Development Fee
- CARRIED."

8:13 P.M. - Gary and Marsha Jones Agent: Gary Ford, AH-37/2010, Concession A, Part Lot 23, (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Lot Addition

Mr. and Mrs. Jones, Agent: Gary Ford are requesting a severance to merge a parcel of land. The severed lot will be approximately 0.03 acre and the retained parcel will be 0.50 acres from a parcel of approximately 0.53 acres. The subject property fronts on Old Danforth Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Hamlet and the Zoning is Hamlet (HR).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes to sever a 0.012-hectare (0.03-acre) lot addition in the village of Grafton to be added to an existing lot of record which is currently developed with a dwelling house and a detached garage. The proposed lot addition is vacant. The area of the benefitting lot is not given in the application. It is an irregularly-shaped parcel fronting on County Road 2 and shown as Ford's Garage on the sketch accompanying the application. The retained lands encompass 0.212 hectares (0.526 acres). The retained lot is developed with a single detached dwelling house.

The proposed lot addition is designated Hamlet in the Township's Official Plan. The village of Grafton 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, lot additions are permitted and appropriate within this designation.

There is a watercourse and natural gas or petroleum pipeline located on the subject lands. Lower Trent Conservation and the appropriate utility should be consulted for any additional development within 30 metres of the watercourse or pipeline.

Settlement areas are intended to be the focus of growth in a municipality and as such, lot additions are permitted and appropriate within this designation.

Therefore, the PRMPA recommends that consent application AH-37/2010 be approved as it is consistent with the PPS with respect to development in the settlement areas of the municipality.

- Alnwick/Haldimand Public Works Department: Not applicable.

-Lower Trent Conservation Authority:

Lower Trent Conservation has **no concerns in principle** with the approval of consent application AH-37/2010. Lower Trent Conservation recommends that:

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

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

3. The applicant(s) are encouraged to maintain, and where possible enhance, the natural riparian vegetation adjacent to the watercourse.

-Haliburton Kawartha Pine District Health Unit:

If the existing sewage system were to fail, a holding tank will likely be required due to lack of space.

Moved by Councillor Ritchie, 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, Gary and Marsha Jones Agent: Gary Ford, AH-37/2010, Concession A, Part Lot 23 (former Township of Haldimand) now being the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 100-2010 coming into force and effect. CARRIED."

8:17 P.M. - John James, AH-38/2010, Concession 4, Part Lot 8 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Lot Addition

Mr. and Mrs. James were in attendance.

Mr. James is requesting a severance to merge a parcel of land. The severed lot will be approximately 12.84 acre and the retained parcel will be 3.00 acres from a parcel of approximately 15.84 acres. The subject property fronts on Shearer Point Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Environmental Control and the Zoning is Rural (RU) and Environmental Control (EC).

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

-Pine Ridge Municipal Planning Agency:

The consent application proposes the severance of a 6.4-hectare (15.8-acre) lot addition which is currently vacant to be added to a benefitting parcel encompassing approximately 0.48 hectares (1.2 acres) which is currently developed for single detached rural residential purposes. The retained parcel encompasses 1.2 hectares (3.0 acres) and is currently developed with a single-detached dwelling, garage and a boat house. It provides dockage for 6 boats and parking for 16 cars. All parcels have frontage on Shearer Point Road.

The proposed severed lands are designated Rural and Environmental Protection in accordance with the Township's Official Plan. The retained lands are designated Resort.

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 Environmental Protection designation delineates a provincially significant wetland (PSW) in the Township's Official Plan. No development or site alteration as defined in the Official Plan are permitted in the wetland (PSW). Development within 120 metres of a PSW requires the completion of an Environmental Impact Study as per the requirements of Section 8.4 of the Township's Official Plan.

The Provincial Policy Statement (PPS) permits limited residential development in the rural areas of the municipality. The PPS does not permit development and site alteration in *significant wetlands*.

It is recommended that the Township consult with Lower Trent Conservation regarding delineation of the wetland boundary should any additional development be proposed on the enlarged parcel.

Subject to the above comments, the PRMPA recommends that Consent Application AH-38/2010 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.

-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.

-Lower Trent Conservation Authority:

Lower Trent Conservation has no concerns in principle with the subject application for consent (AH-38/2010); provided that:

- i. The applicant(s) be advised of the applicability of the *Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 163/06)*, and the need for written approval from the Conservation Authority for any development within the identified regulated area.
- ii. *Lower Trent Conservation additionally recommends that:*
 - i. The current Environmental Protection Zone on the subject lands be maintained to continue the protection of the Curtis Point PSW.
 - ii. The applicant(s) contact Parks Canada Trent Severn Waterway in regards to the *Fisheries Act*.
 - iii. Lower Trent Conservation recommends that the natural riparian vegetation cover along the PSW and shoreline of the Trent River be maintained and/or enhanced on the subject lands by the applicant(s), to further protect fish habitat and water quality pursuant to policy 2.1.2 of the PPS.

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

Moved by Councillor Bennis, seconded by Councillor Jeninga;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, a Consent File #AH-38/2010 for John James, Concession 4, approve Part Lot 8 (former Township of Alnwick) now in the Township of Alnwick/Haldimand,

- Conditional upon an amendment to Restricted Area Zoning By-Law 100-2010 coming into force and effect. CARRIED."

8:20 P.M. - Kevin Eagleson, AH-39/2010, Concession 2, Part Lot 3 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Non Farm.

Mr. Eagleson is requesting a severance for the creation of a residential lot. The severed lot will be approximately 0.97 acre and the retained parcel will be 1.0 acres from a parcel of approximately 1.97 acres. The subject property fronts on County Road #18 and is not located on the Oak Ridges Moraine.

The Official Plan designation is Rural and Shoreline and the Zoning is Rural Residential Exception No.15 (RU-15).

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

-Pine Ridge Municipal Planning Agency:

The application is for consent to sever land fronting on Rice Lake and County Road 18 to create a separate lot for an existing seasonal residential cottage which is currently situated on the same parcel as an existing year-round dwelling. 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 information provided in the application is contradictory and incomplete. PRMPA staff met with Township contract planning staff to determine the details of the application as he has some history with the file (although no involvement with the current application). The conclusion was that additional information and clarification are required before a review of the application can be completed.

It is noted that the red and green outlines of the retained and severed parcels on the sketch accompanying the application do not match the written description of the parts included in both. Written description of the frontages of both does not match the frontages shown on the sketch. It is also suspected that the proposed severed parcel has road frontage as well as water frontage if part of Part 2 is included in the proposed severance as indicated in the written description. There is mention in the written description of Part 3 providing access to Unit 6 but it appears on the sketch that it also provides access to Unit 7. If this is the case, it must be clarified since this right-of-way must be protected in the severance process. Part 12 and a second part number that is cut off the sketch also appear to be a right-of-way. Explanation and clarification are needed.

An additional fee is required to review any subsequent application.

- Alnwick/Haldimand Public Works Department: Not Applicable.

-Lower Trent Conservation Authority:

Lower Trent Conservation has no concerns in principal with approval of the subject application for consent (AH-39/2010). Conservation Authority staff recommends that:

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

-The planning approval authority consider the applicability of the identified moderate-to-steep slope on the subject lands for any future development, prior to the issuance of a Building Permit.

-Parks Canada – Trent Severn Waterway be contacted to determine any potential implications of the *Fisheries Act* for any future development on the severed lot.

-Haliburton Kawartha Pine Ridge District Health Unit:

Severed: Holding tank will likely be required if the existing septic system were to fail due to steep slopes and clearance distances. Retained: There is adequate space to install a new sewage disposal system if the existing system were to fail.

-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:

1. That the applicant shall layout and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the severed portion of County Road 18 save and except the existing entrance.
2. That the applicant shall layout and dedicate by deed to the County of Northumberland a 0.3 metre (1 foot) reserve along the frontage of the retained portion of County Road 18 save and except the existing entrance.
3. That the applicant shall register sufficient covenants on the title of the severed and retained portions to protect overland surface water drainage patterns to ensure that drainage from the adjacent County road allowance properties shall remain unimpeded over the properties. The purpose of Conditions No.1 and No.2 is to prohibit further entrances being made onto the adjacent County roadway. The purpose of Condition No. 3 is to ensure that surface water drainage from the adjacent County roadway may continue to drain overland and unimpeded.

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, defer Consent File #AH-39/2010 for Kevin Eagleson, Concession 2, Part Lot 3 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, until such time as the concerns expressed by the Pine Ridge Municipal Planning Agency have been addressed. CARRIED."

Grafton Communal Water Financial Accounts:

Moved by Deputy Mayor McDonald, seconded by Councillor Bennis;

"Be it resolved that the Financial Accounts for the Grafton Communal Water System, in the amount of **\$13,645.22**, be approved. CARRIED."

VI. APPROVAL OF MINUTES – 8:25 P.M.:

Municipal Planning Meeting Minutes of October 27, 2010

Moved by Councillor Bennis, seconded by Deputy Mayor McDonald;

"Be it resolved that the Minutes of the Municipal Planning Meeting of October 27, 2010, be approved. CARRIED."

IX. COMMUNICATIONS - 8:30 P.M.:

Letter from the Ministry of Municipal Affairs and Housing dated October 22, 2010 RE: Status of Decision on Amendment No. 2 to the Official Plan of the Township of Alnwick/Haldimand (Robins Pit).

Moved by Councillor Jeninga, seconded by Councillor Bennis;

"Be it resolved that the letter from the Ministry of Municipal Affairs and Housing dated October 22, 2010 regarding the Status of Decision on Amendment No. 2 to the Official Plan of the Township of Alnwick/Haldimand (Robins Pit), be received and filed. CARRIED."

Letter from the Environmental and Land Tribunals Ontario (Ontario Municipal Board) dated October 21, 2010 RE: Appeal by Murata.

Moved by Councillor Bennis, seconded by Councillor Robins;

"Be it resolved that the letter from the Environmental and Land Tribunals Ontario (Ontario Municipal Board) dated October 21, 2010 pertaining to Mr. Murata's appeal, be received and filed. CARRIED."

Letter from M.K. Ince and Associates Ltd. dated October 26, 2010 RE: Package forwarded to Diane Cane, Clerk, County of Northumberland pertaining to the Municipal Consultation Form for Clean Breeze Wind Park, near Centreton.

Moved by Councillor Jeninga, seconded by Councillor Robins;

"Be it resolved that the letter from M.K. Ince and Associates Ltd. dated October 26, 2010 regarding a Package forwarded to Diane Cane, Clerk, County of Northumberland pertaining to the Municipal Consultation Form for Clean Breeze Wind Park, near Centreton, be received and filed. CARRIED."

Letter from the Municipal Property Assessment Corporation dated October 26, 2010 RE: Golf Course Appeals.

Moved by Deputy Mayor McDonald, seconded by Councillor Robins;

"Be it resolved that the letter from the Municipal Property Assessment Corporation dated October 26, 2010 regarding Golf Course Appeals, be received and filed. CARRIED."

Letter from the Ministry of Natural Resources dated October 18, 2010 RE: Consideration of ways to modernize provincial requirements for the design, construction and management of dams in Ontario.

Moved by Deputy Mayor McDonald, seconded by Councillor Bennis;

"Be it resolved that the letter from the Ministry of Natural Resources dated October 18, 2010 regarding consideration of ways to modernize provincial requirements for the design, construction and management of dams in Ontario, be referred to Mr. Cam Ward, Public Works Superintendent and Mr. Mike Godin, CBO/MBEO for their perusal. CARRIED."

Email from Tina Arruda dated November 11, 2010 RE: Inquiring whether a Class Environmental Assessment has been completed and approved with respect to a Development Agreement dated December 2, 2005 RE: Ruthben Holdings Ltd.

Moved by Councillor Bennis, seconded by Deputy Mayor McDonald;

"Be it resolved that the email from Tina Arruda dated November 11, 2010 inquiring whether or not a Class Environmental Assessment has been completed and approved with respect to a Development Agreement dated December 2, 2005 pertaining to Ruthben Holdings Ltd., be received and filed.

CARRIED."

Email from Jeff Paine, Municipal Solicitor dated November 18, 2010 RE: Assumption of internal roads within the Shearer Point Estates Subdivision.

Moved by Deputy Mayor McDonald, seconded by Councillor Ritchie;

"Be it resolved that the Public Works Superintendent, Cam Ward be directed to prepare a letter in conjunction with Dianne Nicholls, Administrative Assistant to Mr. Nick Stanoulis, Owner of the Shearer Point Estates Subdivision to request a Road Maintenance Deposit in the amount of \$2,500.00 for the Winter Season of 2010/2011 and \$2,500.00 for the Winter Season of 2011/2012 in order to cover the cost related to summer/winter maintenance that shall be required on Hampton Crescent and Parkview Drive with the Shearer Point Estates Subdivision, in accordance with Section 39 of the Subdivision Agreement; and further that this correspondence be forwarded to Mr. Stanoulis by Registered and Regular Post.

CARRIED."

Letter from Templeman Menninga dated November 16, 2010 RE: Murata Appeal of Comprehensive Zoning By-Law 100-2010.

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

"Be it resolved that the letter from Templeman Menninga dated November 16, 2010 pertaining to the Murata Appeal of Comprehensive Zoning By-Law 100-2010, received for information.

CARRIED."

NOTICE OF MOTION:

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand instruct Mr. David Demille, of the firm Templeman, Menninga (Barristers and Solicitors) to initiate the documentation to author and forward a "Notice of Motion" to the Ontario Municipal Board, (O.M.B.) requesting approval of Comprehensive Zoning By-Law 100-2010 and acknowledge the existing appeal for the site specific property only, relating to Municipal By-Law 52-2010, concerning property owned by 2213816 Ontario Inc. (President: Ms. Ramanveer Kaur Nijjar), Appellant: Mr. Toyosabura (San) Murata, in Concession A, Part Lot 23, in the Township of Alnwick/Haldimand.

CARRIED."

Memo from the Pine Ridge Municipal Planning Agency dated August 31, 2010 RE: Response to review of the Provincial Policy Statement (PPS).

Moved by Councillor Jeninga, seconded by Councillor Bennis;

"Be it resolved that the Memo received from the Pine Ridge Municipal Planning Agency dated August 31, 2010 pertaining to their response to the Provincial Policy Statement Review submission to the Ministry of Municipal Affairs and Housing, be received and filed. CARRIED."

X. BY-LAWS

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

XI. C.A.O. REPORT/UPDATES

There were no updates or reports at this time.

XII. BUSINESS FROM COUNCILLORS 9:56

Councillor Ritchie noted that she is still waiting to see the Accessibility Report for 2009 and now for 2010, as required to be submitted to the Ministry.

Councillor Ritchie suggested that a copy of the Municipal Act 2001, as amend, be given to the new Members of Council for their information.

Councillor Jeninga noted that Mr. Eagleson has contacted him to advise that the Centreon Community Centre requires a new furnace. Councillor Jeninga was of the opinion that the Township should be paying the utilities of this building and not having them split between the Committee and the Library.

Councillor Robins noted that the grass is still not cut in the Hamlet of Roseneath.

Councillor Robins asked if the Waldie's would be paid by the end of November and she was advised that it would be December 22, 2010.

XIII. QUESTIONS FROM THE RATEPAYERS

Mr. Surerus noted that the Council and staff should review the requirements of part 20 as listed on the Consent Application, just for clarification purposes if anything.

Mrs. Koehl noted that she had reviewed the comments written by Mrs. Heather Rielly, Planner, Pine Ridge Municipal Planning Agency and stated that there are some very valid comments in this document that address some of the issues of this area that the residents have had many concerns regarding over the past year.

Mr. Koehl stated that in respect to the designation of an ANSI, the Official Plan of the Municipality is wrong or we just don't know why the province has designated this area as such. The questions need to be asked to make the Official Plan of the Township as accurate as possibly.

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF WEDNESDAY, NOVEMBER 24TH, 2010 -
7:00 P.M.**

Mr. Fell questioned when the Special Meeting was to be held on December 1, 2010, and was advised that it would be held in Grafton at 3:00 p.m. Mr. Fell also noted that he would be attending the open house or information session with respect to the Clean Breeze Wind Project in Roseneath on Friday evening.

Mrs. Stover offer thanks to Councillors Robins, Ritchie and Jeninga, as well as, Mayor Finley for all their hard work and dedication to the Township. Mrs. Stover also noted that if you know of a family or individual needing assistance this Christmas, please refer the information on to Deputy Mayor McDonald.

Mr. Logel noted that he would be attending the training session at the Keeler Centre on Thursday, November 25, 2010. Mr. Logel also thanked Council for their hard work and stated that he looked forward to seeing them out and about the municipality.

Mrs. Carruthers inquired as to whom would have the discretionary power under the Site Plan Control Area By-Law, the Council or the Building Inspector and was advised that it would be the Building Inspector.

XIV. MOTION TO ADJOURN TO IN CAMERA SESSION – 9:20 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)(d) of the Municipal Act 2001, as amended, at 9:20 p.m. CARRIED."

MOTION TO RECONVENE TO MUNICIPAL PLANNING SESSION

Moved by Councillor Jeninga, seconded by Councillor Bennis;

"Be it resolved that the Council of the Township of Alnwick/Haldimand reconvene to the Municipal Planning Meeting at 9:40 p.m. CARRIED."

Moved by Councillor Robins, seconded by Councillor Ritchie;

"Be it resolved that the Confidential Letter dated November 23, 2010, be received and referred to the Deputy Clerk, Robin van de Moosdyk and the Municipal Treasurer, Beth Vosbough for further action on behalf of the Council of the Township of Alnwick/Haldimand. CARRIED."

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve the retention of Township Planner, Mr. Peter Josephs to represent The Corporation of the Township of Alnwick/Haldimand in relation to the Ontario Municipal Board (O.M.B.) hearing to be held on Thursday, December 9th, 2010; and further that the appeal relates to Consent application AH-18/2010 (Owner: Mr. John DeGraauw) with the appellant being Mr. Ernie Koehl; and further that all costs incurred for the planning services provided by Mr. Peter Josephs will be invoiced to the applicant, Mr. John DeGraauw. CARRIED."

XV. APPROVAL OF CONFIRMING BY-LAW

By-Law No. 121- 2010 - Being a by-law to confirm the proceedings of the Municipal Planning Session held on Wednesday, November 24th, 2010 of the Council of the Township of Alnwick/Haldimand.

Moved by Deputy Mayor McDonald, seconded by Councillor Ritchie;

"Be it resolved the **By-Law No. 121 - 2010**, being a by-law to confirm the proceedings of the Municipal Planning session held on Wednesday, November 24th, 2010 of the Council of the Township of Alnwick/Haldimand, be read and deemed to be PASSED this 24th day of November, 2010. CARRIED."

XVI. ADJOURNMENT

Moved by Councillor Bennis, seconded by Councillor Jeninga;

"Be it resolved that the Municipal Planning Session held on Wednesday, November 24th, 2010, be adjourned at 9:42 p.m. CARRIED."

Mayor, William Finley

Clerk/Administrator, Terry Korotki