

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF NOVEMBER 25TH, 2009- 7:00 P.M.**

Council is to meet in the Municipal Planning meeting on Wednesday, November 25th, 2009, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

Members Present:

Members Absent with Notification: Councillor Raymond Bennis

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

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

III. APPROVAL OF AGENDA AS CIRCULATED

Moved by
Seconded by

"Be it resolved that the Agenda as circulated for the Municipal Planning Meeting of the Council of the Township of Alnwick/Haldimand of Wednesday, November 25th, 2009, be approved. CARRIED."

IV. PUBLIC MEETING – 7:02 P.M.:

MOTION TO COMMENCE A PUBLIC MEETING

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee and Committee of Adjustment, commence a Public Meeting for the purposes of hearing Rezoning Applications, at 7:02 p.m. CARRIED."

Rezoning:

7:02 p.m. – Lloyd and Dorothy Brown, **By-Law No. 106-2009**, Concession 1, Part Lot 9 (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 November 5th, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 2.11 hectares from which a 0.405 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-05/2009 is vacant land.

The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Residential (RR) to permit the severed and retained parcels of land to be used for residential purposes. The Rural Residential (RR) Zone will be used for the construction of a single family dwelling house and garage to be erected in the future on the severed parcel of land and recognize the existing single family dwelling house and detached garage on the retained parcel of land.

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."

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 one present objecting to this application.

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

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

➤ **Pine Ridge Municipal Planning Agency:** The application is to rezone 2.11 hectares (5.2 acres) from a Rural (RU) to a Rural Residential (RR) zone to fulfill a condition of approval of consent application AH-05/2009. Part of the lands is currently vacant and is to be used for single detached residential purposes. The remaining portion is developed with a house and garage and the rezoning will recognize this rural residential use.

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

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality.

Based on the above, PRMPA recommends that Rezoning Application ZBA 106-2009 be approved.

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.
- **Lower Trent Conservation Authority:** Lower Trent has reviewed the above note zoning by-law application and as was determined under the consent application (AH05/2009) for this property, we have no concerns; as there appears to be no significant natural heritage or natural hazards on the subject lands.

7:10 p.m. – John David Hayward, **By-Law No. 107-2009**, Concession A, Part Lot 22 (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 November 5th, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 2.36 hectares from which a 0.405 hectare parcel for two (2) residential lots is to be created by consent to land severance. The severed parcel to result from severance consent applications AH-23/2009 and AH-24/2009 is vacant land and will be used for residential purposes.

The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Hamlet Residential (HR). The Hamlet Residential (HR) Zone will allow for the construction of a single family dwelling house on each lot.

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."

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 one present objecting to this application.

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

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

- **Pine Ridge Municipal Planning Agency:** The application proposes to rezone lands encompassing 2.36 hectares (5.8 acres) from a Rural (RU) zone to a Hamlet Residential (HR) zone for residential purposes. The application is unclear but it is believed that these lands encompass four lots resulting from approval of consent applications AH-23/2009 and AH-24/2009. The lands are currently vacant.

The subject lands are designated Hamlet in accordance with the Township's Official Plan.

The Provincial Policy Statement (PPS) directs residential development to settlement areas (hamlets) of the municipality.

Based on the above, PRMPA recommends that Zoning Bylaw Amendment Application ZBA 107-2009 be approved.

- **Haliburton, Kawartha, Pine Ridge District Health Unit:** No objections.
- **Lower Trent Conservation Authority:** Lower Trent has reviewed the above note zoning by-law application and as was determined under the consent applications (AH23/2009 & AH24/2009) for this property, we have no concerns; as there appears to be no significant natural heritage or natural hazards on the subject lands.

7:20 p.m. – Carol Cragg, Agent: Albert Benne, **By-Law No. 108-2009**, Concession A, Part Lot 25 (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 November 5th, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 0.23 hectares from which a 0.78 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application AH-21/2009 is vacant land but is to merge with land to the west and north and this land is described as Property Assessment Roll Number 1450 116 020 21601 0000, (Owner: Albert Benne and Elizabeth Jean Benne).

The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Residential (RR) to acknowledge the increased lot area and the existing single family dwelling house, attached garage and storage shed erected thereon as to their existing locations on the property.

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."

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 one present objecting to this application.

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

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

- **Pine Ridge Municipal Planning Agency:** The application is to rezone lands encompassing 1.01 hectares (2.51 acres) from a Rural (RU) zone to a Rural Residential (RR) zone "to recognize the revised lot area resulting from a consent application for a lot addition". The lands are located in the Agricultural designation of the Township's Official Plan. Such a zone does not conform to the Agricultural designation. PRMPA recommended against the creation of the lot when it reviewed consent application AH-21/2009 for a lot addition. The Township gave conditional approval to the application for consent on August 26th, 2009.

The Provincial Policy Statement (PPS) was issued under the authority of Section 3 of the Planning Act. The PPS came into effect on March 1, 2005. Decisions affecting planning matter 'shall be consistent with' policy statements issued under the Act.

Section 2.3.5 of the Provincial Policy Statement (PPS) (2005) permits rural residential uses in *prime agricultural areas* in specific circumstances only. The Agricultural designation represents a *prime agricultural area*.

In light of the above-noted policies, Zoning Bylaw Amendment application 108-2009 does not meet the intent of the Official Plan, nor is it consistent with the Provincial Policy Statement.

Therefore, the PRMPA recommends that the application be either denied or deferred until an agriculture study has deemed that the subject land is not within a *Prime Agricultural Area*, as defined in the PPS.

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.
- **Lower Trent Conservation Authority:** Lower Trent Conservation provided comments (letter dated August 19, 2009) relative to this property during a consent application AH21/2009.

The proposed severed parcel (to be attached to recipient property known as 416 Brimley Road South) is traversed by a watercourse that is a tributary of Barnum House Creek. The watercourse and its associated floodplain appear to be zoned as Environmental Control in the Municipality's Comprehensive Zoning By-law No. 619. Therefore, Lower Trent had no concerns with this property exchange given that the natural heritage feature is protected through the existing zoning. It is unclear as to whether this zoning amendment application (108-2009) applies strictly to the property known as 416 Brimley Road South or also encompasses the lot addition parcel under the above noted consent. If the lot addition land is included in the zoning amendment, Lower Trent is not in support of the zoning change. We are not supportive of taking land that is already zoned (EC) out of this protective zoning. Please provide clarification. We have also provided a map for a visual understanding of the land that should be zoned Environmental Control (EC). Additionally, we would like to re-iterate that the watercourse and a 30 metre setback on either side of the watercourse are regulated by the Conservation Authority and as such any development proposed in this area would be required to be reviewed by the Authority.

7:30 p.m. – Larry and Debra Westbrook, **By-Law No. 109-2009**, Concession A, Part Lot 24 (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 November 5th, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 8.95 hectares from which a 0.50 hectare parcel for two (2) residential lots are to be created by consent to land severance. The severed parcels to result from severance consent applications A/H-17/2009, and AH-18/2009 are vacant lands but are to be used for residential purposes. The severed parcel to result from severance consent application AH-19/2009 has an existing single family dwelling house and two (2) storage sheds erected thereon.

The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Hamlet Residential (HR); Rural Exception No. 466 (RU-466) and Rural Exception No. 467 (RU-467). The Hamlet Residential (HR) Zone will allow for the construction of a single family dwelling house and garage on each lot. The Rural Exception No. 466 (RU-466) Zone acknowledges the existing single family dwelling house and two (2) storage sheds erected thereon. The Rural Exception No. 467 (RU-467) Zone will allow for the construction of a single family dwelling house and garage.

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."

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 one present objecting to this application.

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

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

- **Pine Ridge Municipal Planning Agency:** The application proposes to rezone lands encompassing 8.95 hectares (22.12 acres) from a Rural (RU) zone to a Hamlet Residential (HR) zone to permit residential uses, and from a Rural (RU) zone to a Rural Exception (RU-466) zone to recognize the reduced lot area and frontage in the Rural zone, and to a Rural Exception (RU-467) to recognize the reduced lot area and frontage in a Rural zone. The application is a condition of approval of consent applications AH-18-2009, AH-18-2009 and AH-19-2009.

The subject lands are designated Hamlet in accordance with the Township's Official Plan.

The Provincial Policy Statement (PPS) directs residential development to settlement areas (hamlets) of the municipality.

Based on the above, the PRMPA recommends that Zoning Bylaw Amendment Application 109-2009 be approved.

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.
- **Lower Trent Conservation Authority:** We understand that the purpose of application is to rezone the subject property from Rural (RU) Zone to Hamlet Residential (HR), Rural Exception 466 and Exception 467 as a condition of the above noted consent applications.

GENERAL COMMENTS

Lower Trent identified in a letter dated July 17,2009, a watercourse and wetland on the proposed severed lot (AH-18/2009) and retained lot under the above noted consent applications. Lower Trent indicated that a minimum of a 30 metre setback from the watercourse and the wetland should be implemented where no development (including site alteration) is to occur. Lower Trent has attached a map indicating the area of the watercourse and wetland as well as a 30 metre buffer from these features. We requested that the municipality place these lands into an Environmental Control (EC) zone to protect the ecological and hydrological features and functions of these natural features. It does not appear that this recommendation has been included in zoning by-law amendment application 109-2009 as submitted. Additionally, under the same consent application, Lower Trent expressed concerns relative to the possible overall size of the building envelope in relation to the 30 metre setback from the ecological features. We requested that confirmation be provided by an Ontario Land Surveyor through a detailed site plan to demonstrate an appropriate building envelope with the required setbacks from the watercourse and wetland feature. To our knowledge this was not completed or submitted to Lower Trent for review. Given the above comments, we are not supportive of the zoning amendment as presented. Lower Trent would like to have the opportunity to review a revised zoning schedule which includes the EC zoning on the watercourse and wetland feature plus a 30 metre buffer around these features.

DEVELOPMENT, INTERFERENCE WITH WETLANDS & ALTERATIONS TO SHORELINES & WATERCOURSES REGULATION

All watercourses & wetlands are subject to the Authority's area of regulation. Ontario Regulation 163/06 requires that no person shall:

- Undertake development, or permit another person to undertake development in or on areas within the jurisdiction of the Conservation Authority that are subject to hazards associated with flooding, erosion, dynamic beaches, unstable slopes; or
- straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or change or interfere with a wetland without the prior written approval of the Conservation Authority.

For your information we wish to provide you with the following definitions;
Development:

1. The construction, re-construction, erection or placing of a building or structure of any kind;
 2. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
 3. site grading; or,
 4. the temporary or permanent placing, dumping, or removal of any material, originating on the site or elsewhere
- Watercourse: an identifiable depression in the ground in which a flow of water regularly or continuously occurs
- Wetland is land that:
1. is seasonally or permanently covered by shallow water or has a water table close to or near its surface;
 2. directly contributes to the hydrological function of a watershed through connection with a surface watercourse;
 3. has hydric soils, the formation of which has been caused by the presence of abundant water; and,
 4. has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water, but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause (c) or (d).

It should be confirmed that these lots are regulated by the Conservation Authority and that written permission for any proposed development will be required prior to the issuance of a municipal building permit. Additionally, the applicant will be required to provide a site plan prepared by a qualified OLS for the future proposed development on the lot created under consent application AH-18-2009, which will demonstrate the building area and the required setback from the ecological features. Lower Trent Conservation requests that EC zoning as delineated on the attached map be included in and form part of Schedule 'A' of the Notice of Application and the proposed By-law Amendment.

7:40 p.m. – John and Cathie Ritchie, **By-Law No. 110-2009**, Concession 1, Part Lot 3 (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 November 5th, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 6.94 hectares from which a 0.67 hectare parcel is to be created by consent to land severance AH-10/2009 and another 5.67 hectare parcel is to be created by consent to land severance AH-11/2009. The retained parcel resulting from the two (2) consents to land severance will have a lot area of approximately 0.81 hectares.

The Rural Exception No. 468 (RU-468) Zone will have a single family dwelling house and garage erected in the future. The Rural Exception No. 468 (RU-468) Zone has insufficient lot area to comply with the provisions of a Rural (RU) Zone.

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."

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 one present objecting to this application.

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

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

- **Pine Ridge Municipal Planning Agency:** The application is to rezone lands encompassing a total area of 6.94 hectares (17.14 acres). Lands subject to this application are currently zoned Rural (RU) and are to be rezoned as a condition of approval of consent files AH-10/2009 and AH-11/2009. Part of the lands is to be rezoned to a Special Rural (RU-468) to recognize insufficient lot area of 4.05 hectares (10 acres). A portion of the lands is to be rezoned Rural Residential (RR) to permit residential uses. A third portion is to be rezoned to an Environmental Control (EC) zone. The EC lands will be permitted to be included in determining minimum lot area and frontage.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits limited non-farm residential uses.

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality.

Based on the above, the PRMPA recommends that Zoning Bylaws Amendment Application ZBA 110-2009 be approved.

- **Haliburton Kawartha Pine Ridge District Health Unit:** Please be advised that our office has not yet received the requirements set forth in our letter dated June 15th, 2009. By providing this information detailing how a house, driveway, well and sewage system will fit on the proposed lot, it will allow our office to submit our comments to yourself regarding the severance and now the proposed zoning. Therefore, our office is requesting that this zoning application be deferred until such time that Mr. and Mrs. Ritchie provide our office the proper information as requested on June 15th, 2009 letter.
- **Lower Trent Conservation Authority:**
- **Ministry of Transportation:** The MTO is in receipt of the proposed rezoning of the Ritchie property located in the northeast quadrant of Highway 401 and Danforth Road. The MTO offers the following comments.

Although the MTO has no objections to the zoning by-law amendment, the Ritchie's should be made aware that under the authority of the Public Transportation and Highway Improvement Act, the ministry, through the issuance of permits, controls all land use within the intersection of the highway and any intersecting road. All development within the control area is subject to ministry approval and it is the responsibility of the landowner to acquire all necessary permits prior to the commencement of any construction. Applications for permits should be directed to Brenda Johnston, MTO Port Hope area Office. I urge the Ritchie's to contact Brenda to discuss MTO requirements in regards to their proposal, setbacks required from Highway 401, and permit fees.

MOTION TO RECONVENE TO MUNICIPAL PLANNING MEETING

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, reconvene to the Municipal Planning Meeting at 7:50 p.m. CARRIED."

V. FORMAL CONSENT(S) – 7:51 P.M.:

7:51 p.m. - Doris Riley, Agent: Greg Thompson, **AH-28/2009**, Concession 7, Part Lot 20, (Former Township of Alnwick) now in Township of Alnwick/Haldimand RE: Lot Addition

Doris Riley, (Agent: Greg Thompson) is requesting a severance for a lot addition. The severed lot will be approximately 0.80 acres and the retained parcel will be approximately 0.83 acres from a parcel of approximately 1.63 acres.

The Planning Coordinator Terrence Korotki advised that the said lands are located on a private road. 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 Seasonal Residential (SR). The following ministries and agencies were circulated and following comments were received:

- **Pine Ridge Municipal Planning Agency:** According to the application, the consent application proposes to sever a 0.3-hectare (0.8-acre) vacant lot addition for seasonal residential purposes to be added to a benefitting lot of unknown area. The retained parcel encompasses 0.3 hectares (0.8 acres) and is developed with a seasonal dwelling and boat house. The sketch accompanying the application is based on a survey. The lot addition appears to be much larger than the retained lot although both are described on the application as having the same area.

The application states that access to the retained lands will be by water (i.e. Rice Lake). It is not clear if this will be the only means of access or whether the right-of-way over the proposed lot addition is to be maintained on title to the enlarged benefitting lot and the retained lot to continue to provide access to the retained parcel. If the access to the retained parcel is to be by water exclusively, the committee may wish to assure itself that there is a dedicated point of departure (dock, marina etc.) to provide perpetual access to the water-access-only retained lot that is to be created should this application be approved and should the existing right-of-way to the parcel no longer be available across the proposed lot addition. The proposed retained lot will encompass only 0.3 hectares (0.8 acres). The retained lot may be undersized for the requirements of the rural residential zone. The committee may wish to assure itself that the lot is large enough to accommodate any updated septic sewage disposal system that may be required in the future, as there are required setbacks from Rice Lake and from existing buildings. The lands are designated Rural in the Township's Official Plan. The Rural designation permits limited rural residential uses.

Subject to the above comments, PRMPA recommends that consent application AH-28/2009 be approved as it meets the intent of the Official Plan and is consistent with the Provincial Policy Statement regarding the creation of a lot addition for seasonal residential purposes.

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.
- **Lower Trent Conservation Authority:** No concerns. However, we recommend the following: 1. That the landowners be advised of the applicability of the Development, Interference with Wetlands and Alterations to Shorelines & Watercourses Regulation and the Federal Fisheries Act.

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve, defer, deny) the Consent for Doris Riley, Agent: Greg Thompson, **AH-28-2009**, Concession 7, Part Lot 20 (former Township of Alnwick) now in the Township of Alnwick/Haldimand;

- Conditional upon

VI. FORMAL MINOR VARIANCE – 8:00 P.M.:

MOTION TO ADJOURN TO A PUBLIC MEETING

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee and Committee of Adjustment, adjourn to a Public Meeting for the purposes of hearing a Minor Variance Application, at 8:00 p.m.
CARRIED."

8:00 p.m. - Arnaud and Helene Raymond, **MV-03/2009**, Concession A, Part Lot 22, (former Township of Haldimand) now in the Township of Alnwick/Haldimand
RE: Request Relief to Reduce the Front Yard Set back from 25 feet to 20 feet

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 November 3rd, 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 No. 619 (former Township of Haldimand), as amended to allow for the construction of an extension to the existing single family dwelling house that is being constructed within twenty (20') feet of the required front yard setback instead of twenty-five (25') feet as stipulated in Plate "C", Column B, Line 7 of Restricted Area Zoning By-law 619, for lands which are located on Part Lot 22, Concession A, in the former Township of Haldimand, now in the Township of Alnwick/Haldimand.

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

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

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

- **Haliburton Kawartha Pine Ridge District Health Unit:** No objections.
- **Alnwick/Haldimand Public Works Department:** An entrance is allowed only at location approved by the Public Works Superintendent at the expense of the owner.

MOTION TO RECONVENE TO MUNICIPAL PLANNING MEETING

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, reconvene to the Municipal Planning Meeting at 8:10 p.m. CARRIED."

VII. FORMAL MINOR VARIANCE – 8:00 P.M.:

Arnaud and Helene Raymond, (MV-03/2009, Concession A, Part Lot 22, (former Township of Haldimand) now in the Township of Alnwick/Haldimand

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve, defer, deny) the Minor Variance Application **MV-03/2009**, for Arnaud and Helene Raymond, Concession A, Part Lot 22, (former Township of Haldimand) now in the Township of Alnwick/Haldimand to allow for the construction of an extension to the existing single family dwelling house that is being constructed within twenty (20') feet of the required front yard setback instead of twenty-five (25') feet as stipulated in Plate "C", Column B, Line 7 of Restricted Area Zoning By-law 619, for lands which are located on Part Lot 22, Concession A, in the former Township of Haldimand, now in the Township of Alnwick/Haldimand. CARRIED."

VIII. PLANNING BY-LAWS – 8:10 P.M.:

By-Law No. 106-2009 - Being a by-law to amend the Restricted Zoning By-Law No. 619, for Lloyd and Dorothy Brown, Concession 1, Part Lot 9, (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 106-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619, for Lloyd and Dorothy Brown, Concession 1, Part Lot 9, (former Haldimand Township) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 25th day of November, 2009. CARRIED."

By-Law No. 107-2009 - Being a by-law to amend the Restricted Zoning By-Law No. 619, for John David Hayward, Concession A, Part Lot 22, (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 107-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619, for John David Hayward, Concession A, Part Lot 22, (former Haldimand Township) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 25th day of November, 2009. CARRIED."

By-Law No. 108-2009 - Being a by-law to amend the Restricted Zoning By-Law No. 619, for Carol Cragg, Agent: Albert Benne, Concession A, Part Lot 25, (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 108-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619, for Carol Cragg, Agent: Albert Benne, Concession A, Part Lot 25, (former Haldimand Township) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 25th day of November, 2009. CARRIED."

By-Law No. 109-2009 - Being a by-law to amend the Restricted Zoning By-Law No. 619, for Larry and Debra Westbrook, Concession A, Part Lot 24, (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 109-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619, for Larry and Debra Westbrook, Concession A, Part Lot 24, (former Haldimand Township) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 25th day of November, 2009. CARRIED."

By-Law No. 110-2009 - Being a by-law to amend the Restricted Zoning By-Law No. 619, for John and Cathie Ritchie, Concession 1, Part Lot 3, (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 110-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619, for John and Cathie Ritchie, Concession 1, Part Lot 3, (former Haldimand Township) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 25th day of November, 2009. CARRIED."

IX. FORMAL CONSENT(S) – 8:20 P.M.:

8:20 p.m. – Estate of Edith May Watson, Agent: Colin Watson, AH-25/2009

The public meeting for the formal consent was held on October 28th, 2009 and the following are additional comments received from the Lower Trent Conservation Authority, as were pending at that time with respect to this Consent Application:

"Based on the our review of the application and the applicable policies, plans and regulations, Lower Trent Conservation deems that the findings of the Environmental Impact Study are satisfactory and should the mitigation measures/recommendations of the report and our letter be implemented, that there should be no negative impacts to the ecological integrity of the area. We have no concerns with approval of the consent application AH-25 ad -26/2009. Further we briefly outline the recommended mitigation measures set out in the EIS as well as added some additional recommendations:

From EIS:

- The period of earth-moving construction should avoid the spring and fall equinox storm periods.
- The applicant should use border filter cloth around the excavation site.
- The implementation/maintenance of a native species/vegetative buffer around the proposed property boundaries to be no less that 10m in width.

From Lower Trent Conservation:

- The landowners are required to get written permission under Ontario Regulation 163/06 for future site development/alteration.
- All development and site alteration is to be setback a minimum of 30 metres from the PSW boundary.
- The landowners should avoid/minimize soil exposure to wind and rain.
- Lower Trent requests that the landowners be required to enhance the native vegetation planted along the frontage of Purdy Road in order to help water quality and quantity rates for runoff into the road side ditch leading to the PSW.
- That the landowners are encouraged to avoid fertilizer use and other chemicals on lawns, plantings, and driveways.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application **AH-25/2009 (Consent #1)**, for the Estate of Edith May Watson, (Agent: Colin Watson), Concession A, Part Lot 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon amendment to Restricted Area Zoning **By-Law No. 619** coming into force and effect
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**;
- Conditional upon payment of **\$436.99** for one (1) streetlight as a contribution to the installation of a streetlights
- Conditional upon payment of **\$4,181.00**; Communal Water System Development Fee. CARRIED."

8:25 p.m. – Estate of Edith May Watson, Agent: Colin Watson, AH-26/2009

The public meeting for the formal consent was held on October 28th, 2009 and the following are additional comments received from the Lower Trent Conservation Authority, as were pending at that time with respect to this Consent Application:

“Based on the our review of the application and the applicable policies, plans and regulations, Lower Trent Conservation deems that the findings of the Environmental Impact Study are satisfactory and should the mitigation measures/recommendations of the report and our letter be implemented, that there should be no negative impacts to the ecological integrity of the area. We have no concerns with approval of the consent application AH-25 ad -26/2009. Further we briefly outline the recommended mitigation measures set out in the EIS as well as added some additional recommendations:

From EIS:

- The period of earth-moving construction should avoid the spring and fall equinox storm periods.
- The applicant should use border filter cloth around the excavation site.
- The implementation/maintenance of a native species/vegetative buffer around the proposed property boundaries to be no less that 10m in width.

From Lower Trent Conservation:

- The landowners are required to get written permission under Ontario Regulation 163/06 for future site development/alteration.
- All development and site alteration is to be setback a minimum of 30 metres from the PSW boundary.
- The landowners should avoid/minimize soil exposure to wind and rain.
- Lower Trent requests that the landowners be required to enhance the native vegetation planted along the frontage of Purdy Road in order to help water quality and quantity rates for runoff into the road side ditch leading to the PSW.
- That the landowners are encouraged to avoid fertilizer use and other chemicals on lawns, plantings, and driveways.

Moved by
seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent Application **AH-26/2009 (Consent #2)**, for the Estate of Edith May Watson, (Agent: Colin Watson), Concession A, Part Lot 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,

- Conditional upon amendment to Restricted Area Zoning **By-Law No. 619** coming into force and effect
- Conditional upon payment of Development Charges Fee in the amount of **\$4,664.00**;
- Conditional upon payment of **\$436.99** for one (1) streetlight as a contribution to the installation of a streetlights
- Conditional upon payment of **\$4,181.00**; Communal Water System Development Fee. CARRIED.”

X. INFORMAL CONSENT(S) – 8:30 P.M.:

8:30 p.m. - Paul DeGraauw (Hamlet)

8:35 p.m. - John and Paula DeGraauw (Easement)

XI. PLANNING DELEGATIONS – 8:30 P.M. – 9:00 P.M.:

8:30 p.m. – 9:00 p.m.: Ms. Heather Sadler, EcoVue Consultants – White Island Project. (Note this was confirmed with Terry verbally and Heather via email on October 9, 2009).

9:00 p.m. – 9:30 p.m.: Mrs. Christie Alexander, Chief Administrative Officer and Mayor Marc Coombs of the Township of Cramahe RE: Water and Sewage Upgrade and Extension (Lakeport).

XII. APPROVAL OF MINUTES – 9:31 P.M.:

Municipal Planning Meeting Minutes of October 28th, 2009.

Moved by
Seconded by

“Be it resolved that the Minutes of the Municipal Planning Meeting of October 28th, 2009, be adopted. CARRIED.”

Minutes of the Public Meeting held on September 21, 2009 RE: Official Plan Amendment and Zoning By-Law Amendment – Robins Pit Applications.

Moved by
Seconded by

“Be it resolved that the Minutes of the Public Meeting held on September 21, 2009 for Robins Pit Official Plan Amendment and Zoning By-Law Amendment Applications, be adopted. CARRIED.”

XIII. BUSINESS ARISING FROM PREVIOUS MINUTES – 9:31 P.M.:

XIV. CORRESPONDENCE - 9: 35 P.M.:

Letter from Pine Ridge Municipal Planning Agency dated October 14, 2009 RE: Revised Policies Regarding Draft Plan Approval Lapsing Clauses.

Moved by
Seconded by

“Be it resolved that (Council direction required)

Letter from the Pine Ridge Municipal Planning Agency dated October 27, 2009 RE: Tariff of Fees By-Law No. 1038/2009.

Moved by
Seconded by

“Be it resolved that the letter from the Pine Ridge Municipal Planning Agency dated October 27, 2009 regarding the new Tariff of Fees By-Law No. 1038/2009, be received and filed. CARRIED.”

Letter from Cecilia Quarrington dated October 20, 2009 RE: Request to close road allowance.

Moved by
Seconded by

"Be it resolved that (Council direction required)

Letter from Peter A. Josephs & Associates dated October 26, 2009 to Mr. Bernie Fuhrmann RE: Robins Pit Proposal.

Moved by
Seconded by

"Be it resolved that the letter from Peter A. Josephs & Associates dated October 26, 2009 to Mr. Bernie Fuhrmann regarding the Robins Pit Proposal, be received and filed. CARRIED."

Letter from Reg, Shelley, Nicholas and Jamie Newton dated October 27, 2009 RE: Robins Pit Proposal.

Moved by
Seconded by

"Be it resolved that the letter from Reg, Shelley, Nicholas and Jamie Newton dated October 27, 2009 in support of the Pit Proposal as submitted by Mr. Shawn Robins, be received and filed. CARRIED."

Memorandum from Mr. Peter A. Josephs & Associates dated October 23, 2009 RE: Grasshopper Island.

Moved by
Seconded by

"Be it resolved that (Council direction required)

Email from Mr. Peter A. Josephs, Municipal Planner dated November 1, 2009 RE: Meeting held on October 30, 2009 regarding Consent Application AH-20/2009 (DeJong).

Moved by
Seconded by

"Be it resolved that (Council direction required)

XV. BUSINESS FROM COUNCILLORS – 10:00 P.M.:

XVI. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 10:15 P.M.:

CONFIRMING BY-LAW:

By-Law No. 113-2009 - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, November 25th, 2009 of the Council of the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 113-2009**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, November 25th, 2009 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 25th day of November, 2009. CARRIED."

XVII. ADJOURNMENT:

Moved by
Seconded by

"Be it resolved that the Municipal Planning Meeting of Wednesday, November 25th, 2009, be adjourned at p.m. CARRIED."