

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 22ND, 2008- 7:00 P.M.**

Council is to meet in the Municipal Planning Meeting on Wednesday, October 22nd, 2008 at 7:00 p.m. in the Council Chambers at the Municipal Office in Grafton, with Mayor William Finley presiding.

Members Present:

Members Absent with Notification:

Staff Present:

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. PUBLIC MEETING FOR A MINOR VARIANCE – 7:01 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/Committee of Adjustment, commence a Public Meeting for a Minor Variance Application at 7:01 p.m. CARRIED.”

7:02 p.m. - Vaughn and Kendra Shaw, **MV-04/2008**, Concession 10, Part Lot 21 (former Alnwick Township) now in the Township of Alnwick/Haldimand RE: Relief from Height Restriction of Fifteen (15) Feet to Nineteen (19.8 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 October 1st, 2008 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),

To allow the construction of an accessory building for storage purposes as it is being constructed to a height of nineteen feet and six inches (19 feet, 8 inches) which exceeds the maximum height of fifteen (15) feet as stipulated in Section 10. 1.(c) in Zoning By-Law 619. The property is located on Part Lot 21, Concession 10 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?"

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

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:** A site inspection was conducted on Wednesday, October 8, 2008. The Minor Variance is to allow the construction of an accessory building which does not include any bedrooms, sanitary fixtures or living space. The drilled well was noted a being in front of the house and it appeared the sewage system is located south of the house. The accessory building is located in excess of 100 metres south of the leaching bed and will, therefore, not negatively impact on the system. The Health Unit has not objections.
- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted application for minor variance.
- **Pine Ridge Municipal Planning Agency:** The minor variance application proposes to increase the maximum height of an accessory building from 15 feet to 25 feet on a property encompassing 6.3 acres. The property is located in the Oak Ridges Moraine (Hamlet of Fenella) and as such, is subject to the provisions of that plan. Accessory uses and buildings to a single detached dwelling are permitted in all designations in the Oak Ridges Moraine Conservation Plan area. A minor variance can be supported if the location of the accessory building is not within a natural heritage feature or a hydro-geologically-sensitive feature. It would appear that neither of these features is present at the proposed location. A detailed site plan should be forwarded to the Conservation authority for comment prior to approval of the minor variance. Therefore, PRMPA recommends that minor variance application MV-04/2008 be supported insofar as it conforms to Provincial Policy and provided there is no adverse impact on any natural heritage feature or hydro-geologically-sensitive feature on the subject lands.
- **Alnwick/Haldimand Public Works Department:** No concerns.

MOTION TO ADJOURN THE PUBLIC MEETING – 7:08 P.M.:

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 7:08 p.m. CARRIED."

APPROVAL OF MINOR VARIANCE:

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 the Minor Variance for Vaughn and Kendra Shaw, **MV-04/2008**, Concession 10, Part Lot 21 (former Alnwick Township) now in the Township of Alnwick/Haldimand to construct an accessory building for storage purposes as it is being constructed to a height of nineteen feet and six inches (19 feet, 8 inches) which exceeds the maximum height of fifteen (15) feet as stipulated in Section 10.1.(c) in Zoning By-Law 619. CARRIED."

IV. INFORMAL CONSENT(S) 7:10 P.M.:

7:10 p.m. – Corcair Farms Ltd., Bob Clark, Clark Consulting Services – Agent,
Concession 2, Part Lot 22, (former Township of Haldimand). **CONSENT #1**

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 to circulate the Consent Application **AH -2008**, as submitted by Corcair Farms Ltd., Agent: Bob Clark, Clark Consulting Services, Concession 2, Part Lot 22, (former Haldimand Township) now in the Township of Alnwick/Haldimand. **CARRIED.”**

7:20 p.m. – Corcair Farms Ltd., Bob Clark, Clark Consulting Services – Agent,
Concession 2, Part Lot 22, (former Township of Haldimand). **CONSENT #2**

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 to circulate the Consent Application **AH -2008**, as submitted by Corcair Farms Ltd., Agent: Bob Clark, Clark Consulting Services, Concession 2, Part Lot 22, (former Haldimand Township) now in the Township of Alnwick/Haldimand. **CARRIED.”**

V. FORMAL CONSENT(S) – 7:30 P.M.:

7:30 p.m. - Corservices Ltd. (Agent: Rachel Dunbrack) – Concession 2, Pt. Lots 21 and 22, (former Township of Haldimand), **(AH-20/2008) – Consent # 1**
(Re: Non-Farm)

Corservices Ltd. (Agent: Rachel Dunbrack) is requesting a severance for creation of a lot. The approximate size of the lot will be 9.6 acres and the retained parcel will be approximately 123.36 acres from a parcel of approximately of 134.0 acres. Mr. John Corcoran was present.

The Planning Coordinator Terrence Korotki advised that the said lands are not located in the Oak Ridges Moraine Plan Area. The Official Plan designations are Rural and Environmental Protection. The Zoning of said lands is Rural (RU) and Environmental Control (EC). The Planning Co-ordinator, Terrence Korotki, advised the following comments were received from the following ministries and agencies:

- **Alnwick/Haldimand Public Works Department:** No concerns.
- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted applications for consent. However, we recommend the following:
 - 1) The landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation.
 - 2) The existing Environmental Control (EC) zoning be maintained.
 - 3) The landowner(s) is encouraged to use Best Management Practices when carrying out any clearing of the wooded areas on the retained lands.

- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of an approximately 9.64 acre lot from a 133-acre lot. The lands to be severed are currently vacant and are intended to be developed with a single detached dwelling and garage. The lands which are to be retained are developed with a single-detached dwelling, garage and barn.

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 new lots are created at the same time from any one holding. To the south of the proposed severed lot is an area of land designated as Environmental Protection which identifies a watercourse. These lands are not Provincially Significant. The Lower Trent Conservation Authority will provide guidance as to required setbacks from the flood plain.

There is an existing barn on the proposed retained lands. The Township should be assured that the severance conforms to the Minimum Distance Separation requirements (MDS) of the Ontario Ministry of Agriculture, Food and Rural Affairs.

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

Based on the above, PRMPA recommends that Consent Application AH-20/2008 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 non-farm residential uses.

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-20/2008**, as submitted by Corservices Ltd., Concession 2, Part Lots 21 & 22, (former Haldimand Township) now in the Township of Alnwick/Haldimand,

- Conditional upon
- Conditional upon
- Conditional upon

7:40 p.m. – Corservices Ltd. (Agent: Rachel Dunbrack) – Concession 2, Pt. Lots 21 and 22, (former Township of Haldimand), **(AH-21/2008) Consent # 2** – (Re: Non-Farm)

Corservices Ltd. (Agent: Rachel Dunbrack) is requesting a severance for creation of a lot. The approximate size of the lot will be 34.43 acres and the retained parcel will be approximately 99.57 acres from a parcel of approximately of 134.0 acres. Mr. John Corcoran was present.

The Planning Coordinator Terrence Korotki advised that the said lands are not located in the Oak Ridges Moraine Plan Area. The Official Plan designations are Rural and Environmental Protection. The Zoning of said lands is Rural (RU) and Environmental Control (EC). The Planning Co-ordinator, Terrence Korotki, advised the following comments were received from the following ministries and agencies:

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

- **Lower Trent Conservation Authority:** Lower Trent Conservation has **no concerns** with approval of the above noted applications for consent. However, we recommend the following:
 - 1) The landowner(s) be advised of the applicability of the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation.
 - 2) The existing Environmental Control (EC) zoning be maintained.
 - 3) The landowner(s) is encouraged to use Best Management Practices when carrying out any clearing of the wooded areas on the retained lands.
- **Pine Ridge Municipal Planning Agency:** The consent application proposes the severance of an approximately 34.43 acre lot from a 133-acre lot. The lands to be severed are currently vacant and are intended to be developed with a single detached dwelling and garage. The lands which are to be retained are developed with a single-detached dwelling, garage and barn.

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 new lots are created at the same time from any one holding. To the north of the proposed severed lot is an area of land designated as Environmental Protection which identifies a watercourse. These lands are not Provincially Significant. The Lower Trent Conservation Authority will provide guidance as to required setbacks from the flood plain.

There is an existing barn on the proposed retained lands. The Township should be assured that the severance conforms to the Minimum Distance Separation requirements (MDS) of the Ontario Ministry of Agriculture, Food and Rural Affairs.

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

Based on the above, PRMPA recommends that Consent Application AH-21/2008 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 non-farm residential uses.

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-21/2008**, as submitted by Corservices Ltd., Concession 2, Part Lots 21 & 22, (former Haldimand Township) now in the Township of Alnwick/Haldimand,

- Conditional upon
- Conditional upon
- Conditional upon

VI. APPROVAL OF MINUTES – 7:50 P.M.:

Special Meeting Minutes of September 22nd, 2008.

Moved by
Seconded by

"Be it resolved that the Minutes of the Special Meeting of September 22nd, 2008, be adopted. CARRIED."

Municipal Planning Meeting Minutes of September 24th, 2008.

Moved by
Seconded by

"Be it resolved that the Minutes of the Municipal Planning Meeting of September 24th, 2008, be adopted. CARRIED."

VII. PLANNING DELEGATIONS – 8:00 P.M.:

8:00 p.m. – 8:30 p.m. - Ms. Heather Watson, EcoVue Consulting, Oak Heights Estate Winery.

8:30 p.m. – Mr. John Morgan, Shelter Valley Aggregates, Environmental Assessment for Extension of Turk Road as required.

VIII. CORRESPONDENCE- 8:40 P.M.:

Request for Authorization Signature for the Ministry of Environment Application and Submission for a Sewage System by Oak Heights Estate Winery dated October 8, 2008.

Moved by
Seconded by

"Be it resolved that the Clerk/Administrator, Terrence Korotki be authorized to execute Section 14, of the Ministry of the Environment application, by signing as requested, which is to be submitted by Mr. Ian Fraser for the Oak Heights Estate Winery sewage system proposal. CARRIED."

Notice from the Ministry of Energy and Infrastructure dated October 10, 2008 RE: Places to Grow Summit on November 5, 2008 at the Hilton Garden Inn, Vaughan (Note: registration closed on October 27, 2008).

Moved by
Seconded by

"Be it resolved that (Council action – anyone wishing/should attend)

Letter from Shelter Valley Aggregates dated September 22, 2008 RE: Compliance Report filed with the Ministry of Natural Resources.

Moved by
Seconded by

"Be it resolved that the letter and Compliance Report as submitted by Mr. John Morgan, Shelter Valley Aggregates dated September 22, 2008 of which was submitted to the Ministry of Natural Resources, be received and filed; and further that copy be made available to individuals requesting of such. CARRIED."

Letter from the Ontario Municipal Board dated October 9, 2008 RE: OMB Case No. PL968084 – Referral No. 2 of Township of Haldimand Official Plan by Roman Zakrajsek, Greg Lackey and Michael Banks.

Moved by
Seconded by

“Be it resolved that the letter from the Ontario Municipal Board dated October 9, 2008 RE: OMB Case No. PL968084 – Referral No. 2 of Township of Haldimand Official Plan by Roman Zakrajsek, Greg Lackey and Michael Banks, be received and filed. CARRIED.”

Letter from the Alderville First Nation dated October 14, 2008 RE: Invitation to participate in the Remembrance Day Service

Moved by
Seconded by

“Be it resolved that (Council Action)

Memo from Bernadette Murray, (Administrative Assistant) – Planning Report for the Month of October, 2008

IX. BUSINESS FROM COUNCILLORS – 8:50 P.M.:

X. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 9:00 P.M.:

XI. ADJOURNMENT – 9:10 P.M.:

Moved by
Seconded by

“Be it resolved that the Municipal Planning Meeting of October 22, 2008, be adjourned at 9:10 p.m. CARRIED.”