



**THE CORPORATION OF THE
TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MINUTES OF
WEDNESDAY, OCTOBER 27TH, 2010 -7:00 P.M.**

Council met in Municipal Planning Session on Wednesday, October 27th, 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
Bill Holmes
Art Jeninga
Cathie Ritchie
Rosemarie Robins

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

Others Present: Jim Fell
Karen Linkie
Anja Hertle
Henry Jansen
Bob Mitro
Gary Ford
Shasta Morey
Wendell Litton
Gerry & Joe Johnston
Joan Stover
John Logel
Gritt and Ernie Koehl
Margaret E. Mitro
Lynn McVety
Sandra Jaynes
Barry Surerus

I. CALL TO ORDER

Mayor Finley called the meeting to order at 7:00 p.m.

II. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Councillor Ritchie declared a pecuniary interest pertaining to the Formal Consent #AH-11/2009.

Councillor Jeninga advised that he may be departing from the meeting early.

III. APPROVAL OF AGENDA AS CIRCULATED

Moved by Councillor Jeninga, seconded by Councillor Bennis;

"Be it resolved that the Agenda as circulated for the Municipal Planning Session of Wednesday, October 27, 2010, be approved. CARRIED."

IV. MOTION TO ADJOURN TO PUBLIC MEETING

Moved by Councillor Holmes, seconded by Councillor Bennis;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, adjourn to a Public Meeting for Zoning Amendments at, 7:04 p.m. CARRIED."

7:04 P.M. - Lynn and Marie McVety, **By-Law No. 105-2010**, Concession 3, Part Lot 11 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Coordinator, Terry Korotki, "By what method, what date and what notice of this meeting was sent?"

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

Notification:

The notice of the Public Meeting was circulated on October 7, 2010, to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 16.83 hectares from which a 0.41 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-19/2010 is vacant land.

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

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

The Planning Coordinator, advised that there was no one present objecting to this application.

Mayor Finley asked, "Are there any written comments received?" The Planning Coordinator advised the following comments were received from ministries and agencies:

-Pine Ridge Municipal Planning Agency:

The application proposes to rezone a 0.43-hectare (1.06-acre) residential lot in the hamlet of Vernonville from a Development (D) zone to a Hamlet Residential (HR) zone to permit hamlet residential uses. The parcel is currently vacant and has frontage on Vernonville Road. Approval of rezoning of the parcel is a condition of consent No. A/H-19/2010.

The proposed lot is designated Hamlet in the Township's Official Plan. The Hamlet of Vernonville is a settlement area as defined in the Provincial Policy Statement (PPS). Settlement areas are intended to be the focus of growth in a municipality and as such, new residential uses are permitted and appropriate within this designation.

Therefore, PRMPA recommends that zoning bylaw amendment application 105-2010 be approved as it is consistent with the PPS with respect to development in the settlement areas of the municipality and meets the intent of the Official Plan with regard to residential development the Hamlet designation.

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

- Lower Trent Conservation Authority: Lower Trent Conservation has no concerns with the approval of the above noted application for Zoning By-law Amendment (105-20 IO). Please refer to Lower Trent Conservation's plan review of consent application AH19/2010.

7:11 P.M. - Robert and Marg Mitro, **By-Law No. 106-2010**, Concession 4, Part Lot 2, (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

Mayor Finley asked the Planning Coordinator, Terry 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 7, 2010, to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 40.24 hectares from which a 1.12 hectare parcel is to be created by consent to land severance File AH-08/2010. The severed parcel to result from severance consent application AH-08/2010 is vacant land but will have a single family dwelling house and garage erected thereon in the future. The severed parcel to result from the severance consent application AH-09/2010 is a 2.02 hectare parcel of land that is vacant land but will have a single family dwelling house and garage erected thereon in the future. The proposed Zoning By-Law Amendment would change the zone category from Rural (RU) to Rural Residential (RR) and Rural Exception No. 267 (RU-267) Zone.

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

The Planning Coordinator advised there was no one present objecting to this application. Mayor Finley asked, "Are there any written comments received?" The Planning Coordinator advised that the following comments were received from ministries and agencies:

-Pine Ridge Municipal Planning Agency:

The application proposes to rezone 19.98 hectares (49.38 acres) fronting on the north side of Shelter Valley Road from a Rural (RU) zone to a Rural Residential (RR) zone and to a Rural Exception No. 267 (RU-267) zone to recognize the reduced lot area and frontage of the RU-267 zone. The rezoning is a requirement of consent application nos. AH-10/2010 and AH-11/2010.

The subject lands are designated Rural and Environmental Protection in accordance with the Township's Official Plan. The Environmental Protection designation lies within the north half of the subject lands. The Conservation Authority should be consulted regarding setbacks for any development in the vicinity of the EP lands.

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

Based on the above, PRMPA recommends that Zoning Bylaw Amendment Application ZBA 106-2010 be approved, as it is consistent with the Provincial Policy Statement and meets the intent of the Township's Official Plan regarding rural residential development.

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

-Lower Trent Conservation Authority: Lower Trent Conservation has no concerns in principle with the approval of the above noted application for Zoning By-law Amendment (106-2010). Please refer to Lower Trent Conservation's plan review of consent applications AH-08/2010 and AH-09/2010 for the comments pertaining to the identified steep slope and the implications of Ontario Regulation 163/06 on the retained lot.

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

7:17 P.M. - Marg Mitro, Bob Mitro: Agent, **By-Law No. 107-2010**, Concession 4, Part Lot 3 (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Coordinator, Terry 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 7, 2010, to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 20.25 hectares from which a 0.405 hectare parcel is to be created by consent to land severance File AH-10/2010. The severed parcel to result from severance consent application AH-10/2010 is vacant land but will have a single family dwelling house and garage erected thereon in the future. The severed parcel to result from severance consent application AH-11/2010 is also a 0.405 hectare parcel of land that is vacant land but will have a single family dwelling house and garage erected thereon in the future. The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Residential (RR) and Rural Exception No. 268 (RU-268) Zone.

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

The Planning Coordinator, advised that there was no one present objecting to this application.

Mayor Finley asked, "Are there any written comments received?" The Planning Coordinator advised the following comments were received from ministries and agencies:

-Pine Ridge Municipal Planning Agency:

The application proposes to rezone approximately 20.25 hectares (50.0 acres) fronting on the north side of Shelter Valley Road from a Rural (RU) zone to a Rural Residential (RR) and a Rural Exception No. 268 (RU-268) zone to permit the development of part of the subject lands for rural residential uses and to recognize the reduced lot area and frontage of remaining part of the subject lands. The rezoning is a requirement of consent application nos. AH-10/2010 and AH-11/2010.

The subject lands are designated Rural and Environmental Protection in accordance with the Township's Official Plan. The Rural designation permits rural residential development. The Environmental Protection designation lies within the north half of the subject lands. The Conservation Authority should be consulted regarding setbacks for any development in the vicinity of the EP lands.

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

Based on the above, PRMPA recommends that Zoning Bylaw Amendment Application No. 107-2010 be approved, as it 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.

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

-Lower Trent Conservation Authority:

Lower Trent Conservation has no concerns in principle with the approval of the above noted application for Zoning By-law Amendment (107-2010), provided that the following be amended to Schedule "An to By-law No.107-2010.

I. The Environmental Protection (EP) Zone associated with the watercourse currently demarcated on Schedule "An to Bylaw No. 107-2010 be amended to reflect the correct location, as mapped in the 2010 Comprehensive Zoning By-law for Alnwick-Haldimand Township (Map No. 25); and

II. The two additional watercourses plus a 30 meter setback top-of-bank be rezoned as Environmental Protection (EP) Zone, and amended to Schedule "An to By-law No. 107-2010; and

III. The noted Oak Ridges Moraine Environmental Zone be amended to Schedule "A" to By-law No. 107-2010, as mapped in the 2010 Comprehensive Zoning By-law for Alnwick Haldimand Township (Map No. 25).

Please refer to the attached map for the recommended Environmental Protection (EP) Zone amendments. In addition, please refer to Lower Trent Conservation's plan review of consent applications AH-10/2010 and AH-11/2010 for the comments pertaining to the identified steep slope and the implications of Ontario Regulation 163/06 on the retained lot.

7:24 P.M. - Christopher and Laura Campbell, **By-Law No. 108-2010**, Concession A, Part Lot 25 (former Township of Haldimand) now in the Township of Alnwick/Haldimand).

Mayor Finley asked the Planning Coordinator, "By what method, what date and what notice of this meeting was sent?"

Notification:

The notice of the Public Meeting was circulated on October 7, 2010 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 0.25 hectares. The parcel of land has an existing single family dwelling house which will allow for the expansion of permitted uses in this building under the zoning by-law amendment and also allow as a permitted use in the accessory building (garage) the storage and garden nursery sales and supply establishment. The amended General Commercial Exception No. 6 (GC-6) Zone will delete "a motor hotel" as a permitted use. The proposed Zoning By-Law Amendment would amend the permitted uses on the subject property in the General Commercial Exception No. (GC-6) Zone.

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

The Planning Coordinator, advised that there was no one present objecting to this application.

Mayor Finley asked, "Are there any written comments received?" The Planning Coordinator advised the following comments were received from the ministries and agencies:

-Pine Ridge Municipal Planning Agency:

The application is to rezone lands encompassing 0.25 hectares (0.62 acres) located along the south side of County Road 2 at Brimley Road just outside the west boundary of Grafton from General Commercial Exception NO.6 (GC-6) to an amended General Commercial Exception No.6 (GC-6) zone. The application states that the amended GC-6 zone will add a garden nursery sales and supply establishment in the existing building (garage), an accessory dwelling unit, a business, professional or administrative office, including a bank or financial institution, a day nursery, a medical, dental or veterinarian clinic, a retail commercial establishment for clothing, and a bed and breakfast establishment to an existing list of general commercial uses. The amended GC-6 zone will not permit additional buildings or structures on the subject lands and will recognize a reduced minimum lot area and frontage on the subject lands. Existing uses in the GC-6 zone include only an eating establishment, antique sales outlet and a motor hotel. The amended GC-6 zone will delete the use of a 'motor hotel' as a permitted use from the currently permitted uses.

A site visit was conducted on October 13th, 2010, A watercourse was observed running northeast to south-west through the rear of the property. There is an existing house of some age and a wooden garage on the property both of which are located to the north of the water course. The garage appears to have been used for the storage and/or sale of antiques. The location of the garage also appears (windshield survey only) to meet the 3D-metre minimum setback from the watercourse, as required by the Township's Zoning Bylaw. The area along County Road 2 consists of a mixture of commercial, institutional and residential uses. There are commercial uses immediately to the west along County Road 2 (i.e. antique sales). There are vacant lands across County Road 2. The subject lands are designated Environmental Protection in accordance with the Township's Official Plan (OP). The Environmental Protection designation permits uses such as agriculture, nursery and market gardening, forestry, and recreational uses where compatible with adjacent land uses.

The Township's Official Plan states that the boundaries of the Environmental Protection designation are approximate and that it is the intent of the OP to have the precise location of the EP area delineated in the Zoning Bylaw. The Township's Comprehensive Zoning Bylaw zones the rear of the subject lands as Environmental Protection to recognize the existence of the watercourse. In addition to the General Commercial Exception NO.6 (GC-6) on the front of the subject lands, there may also be a small section of the rear of the subject lands that is zoned Agricultural (A).

The OP states that an amendment to Schedule 'A' of the Official Plan shall not be required to make minor modifications to the Environmental Protection designation provided that the overall intent of the Plan is maintained". It is recommended that Lower Trent Conservation be consulted as to the delineation of the environmental protection area on the subject lands to ensure that the application meets the standard of 'minor modifications' as it relates to the need for any possible Official Plan amendment.

The Provincial Policy Statement (PPS) directs development to settlement areas. As such, the impact of commercial development outside the settlement area (albeit on the edge of the area) should be considered. However, the commercial development is immediately adjacent to the settlement area boundary. Such location prevents scattering of this type of use elsewhere in the rural area of the Township. Its continued existence does represent a clustering of development as close to the hamlet commercial core as is possible without being in the hamlet. The commercial use on this property has existed for some time, as has commercial development to the immediate west of the subject lands. The principle of commercial development has been recognized for some time, given the commercial zoning and activity on the front of the site.

The PRMPA has concerns related to the nature of some of the proposed uses. Issues such as servicing should be investigated further to ensure that the various proposed uses can be accommodated on the site. Access is onto County Road 2 and comment should be sought from the County regarding safety and design of access, given the increased levels of traffic that the proposed uses would generate.

PRMPA has concerns regarding the conservation of the dwelling on the site. The existing dwelling appears to be a built heritage resource. The PPS directs that significant built heritage resources shall be conserved. It is not known if the dwelling is designated under the Ontario Heritage Act. If so, there are requirements under the act should alterations be proposed.

PRMPA has concerns regarding the integrity of the dwelling should it be altered to accommodate the proposed uses.

As the current and proposed amended zoning is a commercial zoning, it is recommended that the Township implement site plan control for development of the site. PRMPA has concerns relating to the Provincial Policy Statement which requires the protection of natural heritage features such as surface water features for their economic, environmental and social benefits. Given the possible materials to be stored on-site, it is recommended that the Township require site plan control to delineate and restrict the location and storage of any materials that have the potential to compromise the hydro-geo-logical integrity of the watercourse. The proposed zoning bylaw amendment as currently written might also be amended to restrict the use of such materials within the revised GC-6 zone.

Should the Township be confident that issues relating to the possible need for an Official Plan amendment, access and servicing, built heritage conservation and maintenance of the hydro-geo-logical integrity of the watercourse can be addressed, PRMPA recommends that Zoning Bylaw Amendment Application ZBA 108-2010 be approved as it would be consistent with the Provincial Policy Statement and would meet the intent of the Official Plan with regard to commercial development in rural areas of the Township.

-Haliburton Kawartha Pine Ridge Health Unit: No objections.

-Lower Trent Conservation Authority: Lower Trent Conservation has no concerns in principle with the approval of the above noted application for Zoning By-law Amendment (108-2010).

Lower Trent Conservation recommends that:

- I. The applicant(s) implement appropriate controls for the storage of any potential hazardous substances (ie. fertilizers) within the detached garage on the subject lot, to ensure water quality on the site is not negatively impacted pursuant to policy 2.2.1 of the PPS.

- II. The applicant(s) be advised of the applicability of Ontario Regulation 163/06 on the subject lot, and the need for written approval from the Conservation Authority for any development within the aforementioned regulated area.
- III. Lower Trent Conservation be contacted to determine any potential implications of the *Fisheries Act*.
- IV. Lower Trent Conservation recommends that the natural riparian vegetation cover along the watercourse be maintained and/or enhanced on the subject lot by the applicant(s), to further protect fish habitat and water quality pursuant to policy 2.1.2 of the PPS.

-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.

7:40 P.M. - Beatrice Prentice, Agent: Karen Linkie, **By-Law No. 109-2010**, Concession A, Part Lot 2 (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Coordinator, "By what method, what date and what notice of this meeting was sent?"

Notification:

The notice of the Public Meeting was circulated on October 7, 2010 to property owners within four hundred (400") feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 0.22 hectares. The proposed Zoning By-Law Amendment would change the Zone category from Environmental Protection (EP) to Environmental Protection Exception No. 11 (EP-11) Zone.

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

The Planning Coordinator advised that Joe Johnston and Gerry Johnston and Ms. Anja Hertle were present requesting clarification of this application.

Mayor Finley asked the Planning Coordinator, "Are there any written comments received?" The Planning Coordinator advised the following comments were received from ministries and agencies:

-Pine Ridge Municipal Planning Agency:

The application proposes to rezone a 0.22-hectare (0.56-acre) parcel in the hamlet of Grafton from an Environmental Protection (EP) zone to an Environmental Protection Exception (EP-11) zone to permit hamlet residential uses. The parcel is currently developed with a garage and small shed and has frontage on Aird Street. The rezoning will permit a residential use (not permitted in an EP zone), establish a maximum gross floor area, minimum front yard depth, minimum interior side yard width and maximum building height. A single-detached dwelling house encompassing 102 sq m (1100 sq ft) is proposed for the site.

Grafton is serviced by municipal water only. Consequently, the proposed dwelling house will have to be serviced by an individual private septic sewage disposal system.

A site visit was conducted on October 13th, 2010. The area is residential. There is no obvious evidence of recent use of the parcel for a single-detached dwelling, which would thereby introduce the possibility of the reconstruction of a permitted existing use (i.e. a non-conforming use). The application does not provide any information regarding recent uses. It was noted that the EP zone delineates a water course which flows in a north-easterly to south-westerly direction across the rear of the property.

The subject lands are designated Hamlet in the Township's Official Plan. The Hamlet 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, new residential uses are permitted and appropriate within this designation.

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 in their entirety as Environmental Protection. 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. The EP zone delineates a water course. It is recommended that Lower Trent Conservation be consulted regarding the delineation of the Environmental Protection zone on the site. The Zoning By-law requires a 30-metre setback from the high water mark of all water bodies for all new development. However, it is understood from discussion with Lower Trent Conservation that, based on its review, it is to require a 15-metre setback from top-of-bank for any development on the site. This requirement should address the PRMPA concerns regarding protection of the surface water feature I.e. the watercourse on the site. The PRMPA also recommends that the Township require vegetative planting within the 15-metre setback to assist with the protection of surface water quality in the watercourse.

The PRMPA has concerns regarding the ability of the site to provide an adequate building envelope within which to construct the proposed dwelling house. Given the need for a setback from the water course, the necessity to service by septic sewage disposal and the size of the proposed dwelling house, it is recommended that a surveyed building envelope be completed by an Ontario Land Surveyor before approval is granted for the application. This survey would demonstrate that there is adequate area in which to develop the proposed dwelling and meet all requirements including installation of a septic sewage system. Finally it is recommended that, should the site be shown to be capable of providing an adequate building envelope for the proposed development, the proposed zoning bylaw amendment reflect the proposed residential use through rezoning to a residential zone and to an EP zone as delineated by Lower Trent Conservation. If the above-noted requirements can be met, the PRMPA recommends that zoning bylaw amendment application 109-2010 be approved as it would be consistent with the PPS with respect to the protection of natural heritage features such as surface water features and would meet the intent of the Official Plan with regard to the preservation and conservation of "the natural land and/or environment".

-Lower Trent Conservation Authority: Lower Trent Conservation has no concerns in principle with the approval of the above noted application for Zoning By-law Amendment (109-2010), provided that the following be amended as a condition of approval and a provision to the proposed Environmental Protection Exception II (EP-II) Zone:

- i. The applicant(s) demonstrate through an appropriate survey by a qualified professional (i.e. Ontario Land Surveyor) that an appropriate development envelope exists on the subject lot, in context to the required 15 meter setback from the top-of-bank of the watercourse.
- ii. Section 20.6.11 Environmental Protection Exception No. II (EP-II) be amended to include a subparagraph (viii), stating that a 15 meter setback from the top-of-bank of the watercourse will be maintained on the subject lot for any development (excluding the existing detached garage).

Lower Trent Conservation additionally recommends that:

- I. The applicant(s) be advised of the applicability of Ontario Regulation 163/06 on the subject lot, and the need for written approval from the Conservation Authority for any development within the aforementioned regulated area.
- II. Lower Trent Conservation be contacted to determine any potential implications of the *Fisheries Act*.

Lower Trent Conservation recommends that the natural riparian vegetation cover along the watercourse be maintained and/or enhanced on the subject lot 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:

A site visit was carried out by the undersigned on October 13, 2010. It was found that a small stream traverses the property from north to south and is contained within a gully area with distinct banks. With the meandering nature of the stream within the gully, the required clearance distance to a sewage system is measured from the top of the bank. Once the required clearance distance of fifteen metres is applied, there is inadequate space left on the property to install a sewage disposal system and be in compliance with the Ontario Building Code. Therefore, our office objects to the re-zoning as there is inadequate space on the property to install a sewage disposal system.

-Letter from Joe and Gerry Johnston:

Please consider this a formal objection to the proposed zoning change for Part of lot 23, Concession 1 on the east side of Aird St. We would like to know in writing the result of any environmental study that has been done for this site including soil testing for erosion etc. What are the assurances to prevent the erosion or contamination of the creek flowing through the property and onward to Lake Ontario?

What is the amount of deposit the Township will seek to cover the cost of any such damages or contamination?

How will the inspection and approval process work during construction? We would also like in writing the commitment from either the building or the township, how they will replace any damages done to existing trees along the fence line on the North side of the property. We would like written assurances that no trees will be removed or destroyed and that a time period of three years be imposed for this, in the event of root damages that may not show right away.

We would also like to know the foot print size being allowed should this development proceed and it's specific location. Thank you for addressing our concerns.

-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.

Mr. Johnston asked if the setback would be from the property line or the centre of the road way. Mr. Korotki advised that it is determined from the property line.

7:51 P.M. - Omni Corporation Limited, Agent: Rachel Dunbrack, **By-Law No. 110-2010**, Concession 3, Part Lot 5, (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Coordinator, "By what method, what date and what notice of this meeting was sent?"

Notification:

The notice of the Public Meeting was circulated on October 7th, 2010 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 8.45 hectares from which a 2.91 hectare parcel is to be created by consent to land severance application AH-21/2010 and also a 2.80 hectare parcel is to be created by consent to land severance application. The severed parcels to result from severance Consent applications AH-21/2010 and AH-22/2010 are vacant land but are to be used for residential purposes. The retained parcel resulting from the two (2) consents to land severance applications is vacant land and this parcel of land will also be used for residential purposes. The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) Zone to Rural Residential (RR) Zone. The Rural Residential (RR) Zone will allow for the construction of a single family dwelling house on each lot.

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

The Planning Coordinator advised that Mrs. Gritt Koehl was in attendance requested the location of the property and was advised that the property fronts on Turk Road. Mr. Korotki noted that there was no one was present objecting to this application. Mayor Finley asked the Planning Coordinator, "Are there any written comments?"

The Planning Coordinator advised the following comments were received from the following ministries and agencies:

-Pine Ridge Municipal Planning Agency:

The application proposes to rezone 8.45 hectares (20.87 acres) having frontage on the south side of Turk Road from a Rural (RU) zone to a Rural Residential (RR) zone to permit rural residential uses. The lands are currently vacant. The lands were the subject of consent application nos. AH-21/2010 and AH-22/2010.

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The subject lands are designated Rural in accordance with the township's Official Plan. The Rural designation permits rural residential development. The subject lands lie within the Waste Disposal Assessment Area of a former solid waste land fill site.

Policies in the Township's Official Plan Section 5.13.9 outline requirements for any proposed development, including consultation with the Ministry of the Environment and various studies as required by the Township and the Ministry. These policies must be addressed in order to proceed with any development on the subject lands.

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

Subject to comments made *above*, the PRMPA recommends that Zoning Bylaw Amendment Application 10-2010 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.

7:59 P.M. - Henricus and Margaret Jansen, **By-Law No. 111-2010**, Concession 3, Part Lot 6 (former Haldimand Township) now in the Township of Alnwick/Haldimand.

Mayor Finley asked the Planning Coordinator, "By what method, what date and what notice of this meeting was sent?"

Notification:

The notice of the Public Meeting was circulated on October 7, 2010 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 145.56 hectares from which a 1.06 hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application A/H-20/2010 has a single family dwelling house and a garage; equipment storage building; two (2) sheds and a greenhouse erected thereon and the dwelling is used for residential purposes. The proposed Zoning By-Law Amendment would change the Zone category from Rural (RU) to Rural Residential No. 151 (RR-151). The Rural Residential Exception No. 151 (RR-151) will recognize the location of the existing buildings and structures on the parcel of land.

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

The Planning Coordinator advised that there was no one present objecting to this application. Mayor Finley asked the Planning Coordinator, "Are there any written comments?"

The Planning Coordinator advised the following comments were received from the following ministries and agencies:

- Pine Ridge Municipal Planning Agency:

The comments contained herein are being provided for the review and consideration of Council to assist in determining the merits of the above noted applications.

The comments and recommendations outlined in this letter focus on identifying and protecting matters of Provincial interest. Other issues of a local nature including the Township's Official Plan policies should be considered in Council's review of this application.

The application proposes to rezone a parcel encompassing approximately 1.06 hectares (2.62 acres) from the Rural (RU) zone to a Special Rural Residential No. 151 (RR-151) zone to recognize a reduced front yard depth of 6.0 metres (19.68 feet). The parcel is currently developed with a dwelling house, garage, 2 equipment storage buildings, 2 sheds and a green house. The parcel has frontage on Shelter Valley Road. Approval of rezoning of the parcel is a condition of consent no. A/H-20/2010. The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits limited non-farm residential uses. There appears to be a small area of Environmental Protection (EP) zoning on the east side of the lands. This EP zoning will not change.

Most of the subject lands including the severed parcel appear to lie within the Waste Disposal Assessment Area of a former solid waste land fill site. Policies in the Township's Official Plan Section 5.13.9 outline requirements for any proposed development, including consultation with the Ministry of the Environment and various studies as required by the Township and the Ministry.

Provided that any concerns of the Ministry of the Environment regarding its location within the waste disposal assessment area can be met, the PRMPA recommends that Zoning Bylaw Amendment application 111-2010 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.

-Lower Trent Conservation Authority:

Lower Trent Conservation Authority has no concerns in principle with the approval of the above noted application for Zoning By-law Amendment (111-2010), provided that the Environmental Protection (EP) Zone on the severed lot be amended to include the identified on-line pond on Schedule "A" to By-Law No. 111-2010. Please refer to Lower Trent Conservation's plan review of consent application AH-20/2010 for the comments pertaining to the implications of Ontario Regulation 163/06 on the subject lands.

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

8:04 P.M. - Tony Helps, **By-Law No. 112-2010**, Concession 4, Part Lot 1 (former Haldimand Township) now in the Township Alnwick/Haldimand.

Mayor Finley asked the Planning Coordinator, "By what method, what date and what notice of this meeting was sent?"

Notification:

The notice of the Public Meeting was circulated on October 7th, 2010 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

Purpose:

The subject property has a land area of approximately 39.49 hectares from which a 1.22 hectare parcel is to be created by consent to land severance application AH-06/2010 and a second parcel of land of approximately 4.24 hectares is to be created by consent to land severance application AH-07/2010. The retained parcel of land subsequently will be approximately 34.03 hectares in area.

This retained parcel of land will continue to be used for rural purposes including a residential use. The proposed Zoning By-Law Amendment would change the Zone category from Rural Exception No. 34 (RU-34) and Rural Residential (RR) and amend the Rural Exception No. 34 (RU-34) Zone. The Rural Residential Zone has insufficient lot area and lot frontage to comply with the provisions of the Rural (RU) Zone.

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

The Planning Coordinator advised that there was no one present objecting to this application. Mayor Finley asked the Planning Coordinator, "Are there any written comments?"

The Planning Coordinator advised the following comments were received from the following ministries and agencies:

-Pine Ridge Municipal Planning Agency:

The application proposes to rezone lands encompassing approximately 39.49 hectares (97.52 acres) from a Rural Exception No. 34 (RU-34) zone to a Rural Residential (RR) zone to recognize the existing residential development of single-detached dwelling and 3 storage buildings on part of the subject lands and to amend the existing Rural Exception no. 34 (RU-34) zone to recognize the reduced lot area and frontage of another part of the subject lands. The subject lands have frontage on Shelter Valley Road. The lands were subject to consent application nos. AH-06/2010 and AH-07/2010 and the rezoning is a condition of final approval of the consent applications.

The subject lands are designated Rural and Environmental Protection in accordance with the Township's Official Plan. The Environmental Protection designation lies on the north half of the subject lands and the Environmental Control (EC) zoning on these area will not be amended. The Conservation Authority should be consulted regarding setbacks for any development in the vicinity of the EC zoning.

The Provincial Policy Statement permits limited residential development in the rural areas of the municipality. Based on the above, PRMPA recommends that Zoning Bylaw Amendment Application 112-2010 be approved, as it is consistent with the Provincial Policy Statement and meets the intent of the Township's Official Plan regarding rural residential development.

V. MOTION TO RECONVENE TO THE MUNICIPAL PLANNING MEETING

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, reconvene to the Municipal Planning Session at 8:10 p.m. CARRIED."

VI. INFORMAL CONSENT(S):

8:10 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).

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 the circulation of 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."

7:45 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).

Moved by Councillor Jeninga, seconded by Councillor Holmes;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the circulation of 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."

8:12 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.

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).

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

Moved by Councillor Robins, seconded by Deputy Mayor McDonald;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the circulation of 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.

CARRIED."

8:13 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.

Omni Corporation Limited Agent: Rachel Dunbrack is 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).

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 the circulation of 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.

CARRIED."

8:13 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 is 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).

Moved by Councillor Holmes, 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 the circulation of 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.

CARRIED."

8:14 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.

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

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, approve the circulation of 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. CARRIED."

8:15 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).

Moved by Councillor Robins, 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 the circulation of Consent File #AH-33/2010 for Wendell Litton, Concession 3, Part Lot 11 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED."

8:16 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).

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 the circulation of 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. CARRIED."

8:17 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).

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

Moved by Councillor Ritchie, 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 the circulation of 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. CARRIED."

8:18 P.M. - Margot Ann Forbell Agent: Barry Surerus, AH-36/2010, Concession 7, Part Lot 20 (former Township of Alnwick) now in the Township of Alnwick/Haldimand RE: Non Farm.

Ms. Forbell is requesting a severance for the creation of a residential lot. The severed lot will be approximately 19.0 acre and the retained parcel will be 43.0 acres from a parcel of approximately 62.0 acres. The subject property fronts on 7th Line Road and is not located on the Oak Ridges Moraine. The Official Plan designation is Rural and the Zoning is Rural Exception No.238 (RU-238).

Councillor Robins inquired as to the acreage of the proposed severed parcel and would it be severable again in the future. The Planning Coordinator advised that the owners of the property could alter the size of the parcel of lands in the future by a lot line adjustment to address the acreage and no it is not severable again, only for the lot line adjustment purposes.

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, approve the circulation of Consent File #AH-36/2010 for Margot Ann Forbell Agent: Barry Surerus, Concession 7, Part Lot 20 (former Township of Alnwick) now in the Township of Alnwick/Haldimand. CARRIED."

8:21 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).

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 the circulation of Consent File #AH-37/2010 for Gary and Marsha Jones Agent: Gary Ford, Concession A, Part Lot 23 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED."

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

8:22 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. 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).

Moved by Councillor Holmes, 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 the circulation of Consent File #AH-38/2010 for John James, Concession 4, Part Lot 8 (former Township of Alnwick) now in the Township of Alnwick/Haldimand. CARRIED."

8:24 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).

Mr. Kevin Eagleson has filed an application for a severance of his property located at part of Lot 3, Concession 2, in the former Township of Alnwick. The municipal address of the property is 7264 and 7214 County Road No. 18.

I prepared a planning report for a similar severance application for this property in 2005, but that severance proposal did not proceed. A copy of my report dated April 25, 2005 is attached for reference. I would note that the 2005 report does not provide an up-to-date analysis of the current severance application in the context of the new Official Plan and Zoning By-law for the Township of Alnwick/Haldimand.

Mr. Eagleson has also provided a planning report dated June 5, 2009, prepared by Mr. John Wood. I had an opportunity to meet with Mr. Wood when he was preparing his report last year. I believe that Mr. Wood has provided some of the information that I recommended in my 2005 report.

The severance proposal is intended to create a severed lot with an area of 0.776 acres, with a shoreline frontage of 86 feet. The severed parcel contains an existing cottage. The severance application form indicates a "frontage" of 100 feet, but this is not shown on the sketch.

The retained parcel contains an existing single detached dwelling. The retained parcel has an area of 1.0 acre, with a frontage on County Road 18 of 200 feet (based on the sketch). However, there also appears to be conflicting information in the application form. The sketch of the retained parcel indicates a frontage of 200 feet on the County Road, but the severance form indicates a frontage of 160 feet on the County Road.

The Township Official Plan designates the subject property as "Shoreline" designation. The shoreline designation permits both seasonal and permanent residential uses. Section 5.4.7 of the Shoreline designation ("Lot Area Requirements") states that "The minimum area for a building lot where private water and sewage disposal services are provided shall not be less than 0.4 hectares [1.0 acre], provided the average lot area over all building lots in the subdivision is not less than 0.6 hectares." While this policy refers to the creation of new lots in a plan of subdivision, it may also apply to lots created by consent. Section 4.2 of the Official Plan outlines guidelines for land severance approvals. Consideration should be given to the following policies of Section 4.2 and Section 4.2.2:

- Both the severed and retained parcels will front onto a public road, but the County of Northumberland should confirm the suitability of street access arrangements for both parcels.
- As outlined below for the Zoning By-law, approval of this severance will require rezoning of both the severed and retained parcels.
- It should be confirmed that this lot was not created by consent after January 1, 1990, since such a lot may not be further subdivided by a consent to sever.
- The size of the severed and retained parcels should be appropriate for the proposed use and the services available. As noted below, the severed parcel will be under-sized in terms of zoning requirements. The Health Unit should confirm the suitability of the severed parcel for private sewage disposal services.

The subject property (severed and retained parcels) is zoned Rural Residential-15 (RR-15) in Zoning By-law No. 100-2010. The provisions for the RR-15 zone are set out in Section 7.4.15 of the By-law, and indicate that the maximum number of dwellings and dwelling units shall be two (2), consisting of a single detached dwelling and a seasonal dwelling. The RR-15 zone essentially recognizes the existing use of the lot for two existing dwellings. All other provisions of the RR zone apply to the lot.

The Rural Residential (RR) zone requires a minimum lot area of 0.4 hectares (0.99 acres) and a minimum lot frontage of 45 metres (147.6 feet). The retained parcel will comply with these dimensions. The applicant has not provided sufficient information regarding the location of the existing dwelling to confirm if the existing building setbacks comply with all setback requirements of the RR zone.

The area of the severed parcel (0.776 acres) and the frontage of the severed parcel (86 feet on the shoreline and 60 feet on County Road No. 18) will be deficient with respect to the requirements of the RR zone. For a lot that abuts a navigable waterway, the shoreline is deemed to be the front lot line.

If the Shoreline Residential (SR) zone was applied to the severed parcel, the minimum lot area would also be 0.4 hectares (0.99 acres), but the minimum lot frontage would be 60 metres (196.8 feet). The SR zone would allow either a permanent dwelling or a seasonal dwelling. If either the RR zone or the SR zone were applied to the severed parcel, the existing cottage could possibly be converted to a permanent single detached dwelling.

The location of the existing cottage on the severed parcel may be less than 30 metres from the shoreline of Rice Lake, which would not be consistent with the minimum water yard of the SR zone (30 metres). However, the cottage is an existing structure. The Conservation Authority should be requested to provide comments on the location of the cottage in relation to possible flood hazards associated with Rice Lake, in accordance with Section 4.27.4 of the Zoning By-law. This could be a particular concern if the cottage were to be converted into a permanent dwelling.

I noted in my planning report dated April 25, 2005 that the applicant should provide additional information regarding the size of surrounding lots to demonstrate that the proposed severed lot is not out of character with neighbouring lots. Mr. Wood's report states that "the severed lot would be considerably larger than four of the other waterfront lots (0.3 acres)." These lots would appear to be the "Units" 2 through 5 listed on page 2 of Mr. Wood's report. However, some of these lots would appear to have a greater frontage than 86 feet. The area of the proposed severed parcel does not appear to be inconsistent with some nearby lots, but the shoreline frontage is relatively small.

An advantage of this severance application is to improve the existing situation where there are two dwellings on one lot, which is not consistent with the intent of the Zoning By-law for either the RR or SR zones. On the other hand, the severance would create a deficient lot with respect to minimum lot area and frontage requirements (for the severed parcel only).

Given the existing shoreline frontage within this built-up stretch of shoreline (i.e., there is no ability to increase the existing shoreline frontage for the severed parcel), and the existing situation of two dwellings on one lot, I believe that the severance application may be considered favourably. However, approval of the application should be subject to the approval of: (1) the County of Northumberland with respect to street access for both lots; (2) the Health Unit for private services on both lots; and (3) the Conservation Authority with respect to shoreline environmental and flood hazard constraints.

If this application is approved, a condition of consent should be the rezoning of both the severed and retained parcels to the satisfaction of the Township.

Moved by Councillor Ritchie, seconded by Councillor Holmes;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve the circulation of Consent File #AH-39/2010 for Kevin Eagleson, Concession 2, Part Lot 3 (former Township of Haldimand) now in the Township of Alnwick/Haldimand. CARRIED."

Break 8:45 p.m. – 9:00 p.m.

VII. FORMAL CONSENT(S):

Councillor Ritchie declared a pecuniary interest pertaining to Consent Application No. AH-11/2009 and departed from the chambers.

8:48 P.M. - John and Cathie Ritchie, File AH-11/2009, Consent #2, Concession 1, Part Lot 31 (former Haldimand Township) now in the Township of Alnwick/Haldimand RE: Non Farm.

Mr. and Mrs. J. Ritchie are requesting a severance for creation of a lot. The approximate size of the lot will be 14.00 acres and the retained parcel will be approximately 3.14 acres from a parcel of land of approximately 17.14 acres.

The Planning Coordinator Terry Korotki advised that the said lands are not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is rural and the Zoning is Rural (RU). The lands are located on Danforth Road.

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

Haliburton, Kawartha, Pine Ridge District Health Unit:

The HKPR District Health Unit conducted an inspection of 10759 Danforth Rd. and due to the steep slopes and small level area, we are unable to determine if a sewage system can be placed on the lot. We have requested that the applicant provide a surveyed site plan detailing where a house, well and septic system would be placed. We ask that this consent be deferred until we receive the above-noted information and we will forward our report accordingly.

Pine Ridge Municipal Planning Agency:

There are two consent applications (AH-10/2009 and AH-11-2009) for lands owned by the /applicants. The parcel that is subject to the applications encompasses approximately 7.3 hectares (18 acres). This consent application proposes the severance of a 5.7-hectare (14.0 acre) lot, which is currently vacant. It is to be used for single detached residential purposes. Should application no. AH-10/2009 be approved, the retained parcel will encompass 0.8 hectares (2.0 acres). The retained parcel is currently developed with a house and three sheds. The severed parcel is currently vacant.

The subject lands are designated Rural in accordance with the Township's Official Plan. The Rural designation permits the creation of lots for non-farm residential uses, provided that no more than two lots are created from any one holding.

The number of lots shall be determined based on the size of the original parcel as it existed on January 1, 1990.

The lands are also designated Environmental Protection. This designation represents a watercourse on the severed lands. The applicant should consult with the Conservation Authority to ensure that proper setbacks for development from the watercourse are maintained on the lands.

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 rear lot line of both the severed and retained parcels abuts the right-of-way of the Ministry of Transportation (Highway 401). It is noted that the setback for residential development adjacent to Highway 401 is 14 metres (45.9 ft).

Based on the above, PRMPA recommends that Consent Application AH-11/2009 be approved.

Alnwick/Haldimand Public Works Department: No objections.

County of Northumberland:

No comment, as the subject property is not located on a County Road.

Lower Trent Conservation Authority:

"Lower Trent Conservation recommends that this application *be deferred* in order for further investigation and to demonstrate that there is a suitable building envelope on the proposed severed lands.

Below, Lower Trent provides some options for the applicant:

The applicant should provide an Ontario Land Surveyor site plan which demonstrates a building envelope which includes the proposed dwelling footprint, well and septic location as well as illustrating the top of slope and the 15 metre offset for soil stability. The 30-metre setback from the watercourse should also be plotted on the site plan.

Alternatively, the applicant could provide geotechnical documentation by a qualified geotechnical engineer to the satisfaction of Lower Trent Region Conservation which illustrates that the slope is stable. The engineer's report should recommend the type of foundation, earthworks, and impervious cover required for the proposed development. The report should also recommend a minimum setback from the top of stable slope for all development.

Lower Trent would be pleased to review the outcomes/documentation for any of all of these suggested proposals."

-Letter from GENIVAR Consultants LP JULY 26/2010:

At your request, a geotechnical assessment was completed to evaluate the stability of the slope at the location of a proposed house to be constructed on the property. It is understood that the slope stability analysis was required as part of the process of severing a portion of the above-noted 5.7 ha (14 acre) property.

A site plan is attached as Figure 1. It is noted that the parcel outlined "Part 1" is not the entire piece of the property to be severed. The proposed location for a house is shown on the plan. The proposed house is located at the crest of a slope which extends in a southerly direction to Highway 401, which is located approximately 275 m south of the proposed house.

To complete our geotechnical assessment we inspected the site on June 3, 2010, and observed subsoils exposed within two test pits, one located at the top of the slope and one test pit cut into the slope at the proposed house location. The locations of the house, the test pit and the slope are illustrated on Figure 1.

The test pit soil profiles are as follows.

Depth (m) Description of Soils –

TP10-1

0.0 - 0.1 Brown topsoil, moist.

0.1 - 0.5 Brown sandy gravel, moist

0.5 -1.2 Brown sand and gravel, some cobbles, moist, compact

1.2 End. (Dry)

TP10-2

0.0 - 0.1 Brown topsoil, moist.

0.1-1.5 Brown cobbly gravelly sand, moist, compact to dense

1.5 End. (Dry)

Dynamic probe penetration tests were completed at selected depths within the test pits. The dynamic penetration test consists of driving a 19 mm diameter steel rod into the subsoil with an 8 kg hammer falling 760 mm.

The blows for each 150 mm of penetration are recorded and these values provide an indication of soil density and consistency conditions. The sand and gravel to cobbly gravelly sand deposits are classified as compact to dense based on dynamic penetration resistances ranging from 5 to over 20 blows per 150 mm. Physiographic mapping of the site area indicates that the site is located on part of an esker which runs northeast from Cobourg. It appears that portions of the upper part of the slope have been modified by the historic addition of minor amounts of topsoil and fill. Base maps for the site area indicate that the main

part of the slope from the proposed building site towards Highway 401 has an inclination of about 4 horizontal (H):1 vertical (V), while the upper portion of the slope in the vicinity of the proposed house has an approximate average inclination of 2 H:1 V. The general slope profile is shown on the attached output from a slope stability analysis. The groundwater table was below the base of the test pits on June 3, 2010 and based on the well drained soil conditions encountered, groundwater is not expected to be a concern within the anticipated excavation depths. Based on a visual inspection, the lower portion of the slope is inferred to be very stable, as it is covered with large, straight, mature trees, and exhibits no evidence of erosion or gulying. Run-off erosion in the upper slope area is unlikely because of the existing vegetation and the high infiltration capacity of the granular soils at the site. However, as a precaution, it is recommended that any sections of the slope that are disturbed during construction be seeded or sodded as soon as possible, and that rainwater from downspouts be directed away from the steeper portions of the slope.

Slope stability analyses based on soil properties inferred from the test pit investigation indicated the slope will be very stable against deep soil movement and near surface sloughing. Safety factors against deeper rotational failures exceed 1.85 and the safety factor for wedge type movements exceeds 2.0. Loads from the proposed house were included in the stability analyses and the results indicated that the overall stability of the slope should not be affected by the proposed construction. The surficial stable angle of repose is estimated to be steeper than 1.5 H:1 V.

We understand that the house will be a single storey structure with a walk-out basement. Exterior footings should be set a minimum of 1.2 m (4 feet) below existing grade for frost protection. All footings should be set within the native inorganic granular soils. Allowable bearing capacities are inferred to exceed 150 kPa (3000 psf), based on field digging observations and dynamic penetration testing, so conventional size footings can be used. Internal drainage of the sand and gravel soils is excellent and infiltration water is unlikely to enter perimeter drains around the basement.

We trust that the information and comments are sufficient for your requirements. However, should you have any questions, please do not hesitate to contact us.

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

-Lower Trent Conservation Authority dated October 7, 2010:

Lower Trent Conservation is in receipt of the 10259 Danforth Road Slope Assessment Study and the Site Plan/Lot Grading Plan submitted in support of the deferred AH-11/2009 Consent Application, and offers the following comments for your consideration: The Road Slope Assessment study concluded that the overall stability of the slope should not be affected by the proposed construction. However, the geotechnical study has made several recommendations in context to the proposed development, including but not limited to a) stabilizing disturbed areas on the slope during the undertaking, b) stormwater form downspouts be directed away from the slope, and c) exterior footings be set a minimum of 1.2 meters below existing grade for frost protection within the native inorganic granular soils. Conservation Authority staff are of the opinion that consent application AH-11/2009 has satisfactorily addressed Lower Trent Conservation concerns noted in the June 16, 2009 plan review, provided that the development on the site adheres to the recommendations of the 10259 Danforth Road Slope Assessment study and the Site Plan/Lot Grading Plan.

Moved by Deputy Mayor McDonald, seconded by Councillor Jeninga;

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, approve Consent application **AH-11/2009, (Consent #2)** for a non-farm consent as submitted by John and Cathie Ritchie, (Agent: John Ritchie) Concession 1, Part Lot 31, (former Township of Haldimand), now in the Township of Alnwick/Haldimand,
-Conditional upon amendment to Comprehensive Zoning By-Law 100-2010 coming into force and effect;
-Conditional upon payment of Development Charges Fee in the amount of **\$4,729.00.** CARRIED."

VIII. APPROVAL OF MINUTES

Municipal Planning Meeting Minutes of August 25, 2010 – 8:50

Moved by Councillor Holmes, seconded by Councillor Robins;

"Be it resolved that the Minutes of the Municipal Planning Meeting of Wednesday, August 25th, 2010, be approved. CARRIED."

Municipal Planning Meeting Minutes of September 22, 2010.

Moved by Councillor Bennis, seconded by Councillor Robins;

"Be it resolved that the Municipal Planning Meeting Minutes of Wednesday, September 22, 2010, be approved. CARRIED."

IX. BUSINESS ARISING FROM PREVIOUS MINUTES

There was no business arising from the minutes.

X. COMMITTEE REPORTS – 8:52

None to report at this time.

XI. COMMUNICATIONS – 8:54

Letter from Ministry of Natural Resources dated October 1, 2010 RE: Request for OMB Hearing Pit Licence Application - Robins, Part Lot 14, Concession 4 (former Township of Alnwick) now in Alnwick/Haldimand Township.

Moved by Councillor Jeninga, seconded by Deputy Mayor McDonald;

"Be it resolved that the letter from Ministry of Natural Resources dated October 1, 2010 RE: Request for OMB Hearing Pit Licence Application - Robins, Part Lot 14, Concession 4 (former Township of Alnwick) now in Alnwick/Haldimand Township, be received and filed. CARRIED."

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF OCTOBER 27TH, 2010 - 7:00 P.M.**

Letter from Environment and Land Tribunals Ontario dated October 12, 2010
RE: Appointment for Hearing for DeGraauw.

Moved by Councillor Holmes, seconded by Councillor Bennis;

"Be it resolved that the letter from Environment and Land Tribunals Ontario dated October 12, 2010 advising of the Appointment for Hearing for DeGraauw, be received and filed. CARRIED."

Moved by Councillor Holmes, seconded by Councillor Bennis;

"Be it resolved that the Clerk/Administrator/Planning Coordinator, Terry Korotki contact Mr. Martin DeGraauw to discuss the Appointment of Hearing to be held on December 9, 2010. CARRIED."

Letter from Templeman Meninga dated October 21, 2010 RE: Comprehensive
Zoning By-Law 100-2010 - Murata Appeal.

Moved by Councillor Jeninga, seconded by Councillor Holmes;

"Be it resolved that the letter from Templeman Meninga dated October 21, 2010 regarding the Comprehensive Zoning By-Law 100-2010 - Murata Appeal, be received and filed. CARRIED."

Letter from the Ministry of the Environment dated September 28, 2010 RE:
Invitation to Joint the Transfer of Review Program.

Moved by Deputy Mayor McDonald, seconded by Councillor Bennis;

"Be it resolved that the letter from the Ministry of the Environment dated September 28, 2010 regarding the invitation to Joint the Transfer of Review Program be referred to Mr. Jim MacFarlane for comment; and further that this correspondence be deferred until such comments have been received. CARRIED."

Ontario Trillium Foundation Application as presented to Council at the Regular
Session held on October 20, 2010 - Recreation and Culture
Initiative.

Moved by Councillor Ritchie, seconded by Councillor Robins;

"Be it resolved that the Council of the Township of Alnwick/Haldimand accept and approve the proposed Ontario Trillium Foundation Application as present by the Treasurer, Beth Vosbourgh, on October 20, 2010 for the Recreation and Culture Initiatives within the municipal boundaries of the Township of Alnwick/Haldimand. CARRIED."

Letter from Sylvester and Brown dated October 18, 2010 RE: Shearer Point
Right-of-Way Status.

Moved by Councillor Holmes, seconded by Deputy Mayor McDonald;

"Be it resolved that the letter from Sylvester and Brown dated October 18, 2010 regarding the status of the Shearer Point Right-of-Ways, be received and filed. CARRIED."

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Moved by Councillor Ritchie, seconded by Councillor Holmes;

"Be it resolved that the Deputy Clerk, Robin van de Moosdyk prepare a letter to Mrs. Stello Riccio and to Mr. Nick Stanoulis to advise that this is a civil matter of which the municipality is not a party to; and further that a copy of the correspondence received from Sylvester and Brown dated October 18, 2010 pertaining to this matter, be forwarded to Mrs. Riccio and Mr. Stanoulis for their perusal. CARRIED."

Letter from the Ministry of Municipal Affairs and Housing dated September 24, 2010 RE: Notice of Decision of approval of Official Plan Amendment No. 2 - Robins.

Moved by Councillor Bennis, seconded by Councillor Holmes;

"Be it resolved that the letter from the Ministry of Municipal Affairs and Housing dated September 24, 2010 pertaining to the Notice of Decision of approval of Official Plan Amendment No. 2 – Robins, be received and filed. CARRIED."

Letter from Bernie Fuhrmann dated September 27, 2010 RE: Request for Financial Information on behalf of Mr. Larry Robins, his client.

Moved by Councillor Holmes, seconded by Deputy Mayor McDonald;

"Be it resolved that a letter be prepared and forwarded to Mr. Bernie Fuhrmann, Consultant for Mr. Robins to advise that the Planning Coordinator, Mr. Korotki will be compiling a report pertaining to this matter by December 15, 2010; and further that the Council of the Township of Alnwick/Haldimand would like to acknowledge should it be determined upon completion of the review, a refund is required, a cheque will be issued to represent this amount. CARRIED."

Letter from Heather Rielly, Pine Ridge Municipal Planning Agency dated September 29, 2010 RE: White Island meeting September 22, 2010.

Moved by Councillor Holmes, seconded by Councillor Bennis;

"Be it resolved that the letter from Heather Rielly, Pine Ridge Municipal Planning Agency dated September 29, 2010 RE: White Island meeting September 22, 2010, be received and filed. CARRIED."

Councillor Jeninga departing from the meeting at 9:27 p.m.

Letter from M.K. Ince and Associated Ltd. dated September 24, 2010 RE: Clean Breeze Wind Park Project Description Report and letter dated October 7, 2010 RE: Location of Heritage Properties in the area of the Clean Breeze Wind Park.

Moved by Councillor Robins, seconded by Councillor Bennis;

"Be it resolved that the letter from M.K. Ince and Associated Ltd. dated September 24, 2010 regarding the Clean Breeze Wind Park Project Description Report and letter dated October 7, 2010 regarding to the Location of Heritage Properties in the area of the Clean Breeze Wind Park, be received and filed; and further that the notice information be incorporated on the municipal website and posted at the Post Office in Grafton. CARRIED."

XII. **BY-LAWS – 9:30 P.M.:**

By-Law No. 105-2010- To Amend the Comprehensive Zoning By-Law No. 100-2010 for Lynn and Marie McVety, Concession 3, Part Lot 11

Moved by Deputy Mayor McDonald, seconded by Councillor Holmes;

"Be it resolved that By-Law No. 105-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Lynn and Marie McVety, Concession 3, Part Lot 11, be read and deemed to be passed this 27th day of October, 2010. CARRIED."

By-Law No. 106-2010 - To amend Comprehensive Zoning By-Law 100-2010 for Robert and Marg Mitro, Concession 4, Part Lot 2.

Moved by Councillor Ritchie, seconded by Councillor Bennis;

"Be it resolved that By-Law No.106-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Robert and Marg Mitro, Concession 4, Part Lot 2, be read and deemed to be passed this 27th day of October, 2010. CARRIED."

By-Law No. 107-2010 - To amend Comprehensive Zoning By-Law 100-2010 for Marg Mitro, Concession 4, Part Lot 3.

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 amend the Schedule "A" Map of By-Law 107-2010 in accordance with the Lower Trent Conservation Authority recommendations. CARRIED."

Moved by Councillor Holmes, seconded by Councillor Ritchie;

"Be it resolved that By-Law No. 107-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Marg Mitro, Concession 4, Part Lot 3, be read and deemed to be passed this 27th day of October, 2010. CARRIED."

By-Law No. 108-2010 - To amend Comprehensive Zoning By-Law 100-2010 for Christopher and Laura Campbell, Concession A, Part Lot 25

Moved by Councillor Holmes, seconded by Councillor Bennis;

"Be it resolved that By-Law No. 108-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Christopher and Laura Campbell, Concession A, Part Lot 25, be read and deemed to be passed this 27th day of October, 2010. CARRIED."

By-Law No. 109-2010 - To amend Comprehensive Zoning By-Law No. 100-2010 for Beatrice Prentice, Concession A, Part Lot 2

Moved by Councillor Bennis, seconded by Councillor Ritchie;

"Be it resolved that By-Law No. 109-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Beatrice Prentice, Concession A, Part Lot 2, be deferred until such time as the Applicant's Agent has had sufficient time to review this matter with the staff of the Haliburton Kawartha Pine Ridge District Health Unit. CARRIED."

By-Law No. 110-2010 - To amend Comprehensive Zoning By-Law 100-2010 for Omni Corporation, Concession 3, Part Lot 15

Moved by Councillor Robins, seconded by Councillor Holmes;

"Be it resolved that By-Law No. 109-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Omni Corporation, Concession 3, Part Lot 5, be read and deemed to be passed this 27th day of October, 2010.
CARRIED."

By-Law No. 111-2010 - To amend Comprehensive Zoning By-Law No. 100-2010 for Henricus and Margaret Jansen, Concession 3, Part Lot 6.

Moved by Deputy Mayor McDonald, second by Councillor Robins;

Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment amend the Schedule "A" Map of By-Law 111-2010 in accordance with the Lower Trent Conservation Authority recommendations.
CARRIED."

Moved by Councillor Benns, seconded by Councillor Ritchie;

"Be it resolved that By-Law No. 111-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Henricus and Margaret Jansen, Concession 3, Part Lot 6, be read and deemed to be passed this 27th day of October, 2010.
CARRIED."

By-Law No. 112-2010 - To amend Comprehensive Zoning By-Law No. 100-2010 for Tony Helps, Concession 4 Part Lot 1

Moved by Councillor Holmes, seconded by Councillor Robins;

Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment amend the Schedule "A" Map of By-Law 112-2010 in accordance with the Lower Trent Conservation Authority recommendations.
CARRIED."

Moved by Councillor Benns, seconded by Councillor Ritchie;

"Be it resolved that By-Law No. 112-2010, being a by-law to amend the Comprehensive Zoning By-Law No. 100-2010 for Tony Helps, Concession 4, Part Lot 1, be read and deemed to be passed this 27th day of October, 2010.
CARRIED."

XIII. C.A.O. REPORT/UPDATES

-Robin's Development Agreement - Update

Moved by Councillor Ritchie, seconded by Councillor Holmes;

"Be it resolved that the Draft Development Agreement as received from Templeman Meninga, Municipal Solicitors, be forwarded to Mr. Bernie Fuhrmann, Consultant for Mr. and Mrs. Robins, Mr. and Mrs. Shawn Robins, Mr. and Mrs. Larry Robins and Mr. Peter Josephs, Municipal Planner for their review and written comments; and further that this matter be brought forward at the November 24, 2010 Municipal Planning Meeting for further action. CARRIED."

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
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Email from Mrs. Heather Riley, Pine Ridge Municipal Planning Agency dated October 27, 2010 RE: Notes from White Island Meeting of October 27, 2010.

Moved by Councillor Bennis, seconded by Councillor Holmes;

"Be it resolved that the Email from Mrs. Heather Riley, Pine Ridge Municipal Planning Agency dated October 27, 2010 pertaining to the submission of her notes from White Island Meeting of October 27, 2010 at the Grafton Municipal Office, be received and filed. CARRIED."

Email from Steve Kerr, Consultant, Diamond Solutions dated October 27, 2010 RE: Audit Plan of Action.

Moved by Deputy Mayor McDonald, seconded by Councillor Holmes;

"Be it resolved that the email from Steve Kerr, Consultant, Diamond Solutions dated October 27, 2010 pertaining to the Audit Plan of Action, be received and filed. CARRIED."

Memorandum from the Deputy Clerk, Robin van de Moosdyk dated October 27, 2010 RE: Annual Staff Christmas Dinner and Dance.

Moved by Councillor Ritchie, seconded by Councillor Bennis;

"Be it resolved that the Council of the Township of Alnwick/Haldimand approve a cheque in the amount of \$35.00 payable to the L.C.B.O. and given to Mayor Elect Dalton McDonald to obtain a Special Occasion – No Sale Liquor Permit for the Council/Staff Christmas Party to be held on Saturday, November 27th, 2010 at the Fenella Community Hall;

AND FURTHER THAT the Council of the Township of Alnwick/Haldimand approve a cheque in the amount of \$400.00 to Jim Corkery for providing Disc Jockey Services for the Council/Staff Christmas Party to be held on Saturday, November 27th, 2010 at Fenella Community Hall;

AND FURTHER THAT the Council of the Township of Alnwick/Haldimand approve a cheque in the amount of \$900.00 to Mary Martorino to purchase snacks, glasses, spot dance prizes and door prizes, wrapping paper etc. for the staff Christmas Party to be held on Saturday, November 27th, 2010 at Fenella Community Hall;

AND FURTHER THAT the Council of the Township of Alnwick/Haldimand approve a cheque in the amount of \$1,100.00 to Mayor Elect Dalton McDonald to purchase wine, liquor, beer, mix and ice for the Staff Christmas Party to be held on Saturday, November 27th, 2010 at the Fenella Community Hall;

AND FURTHER THAT the Council of the Township of Alnwick/Haldimand approve the estimated cost of \$13.00 per plate from Taylor Custom Meats for the Staff Christmas Dinner and also additional fees for the setup of tables, clean up and washing of dishes after dinner, for the Council/Staff Christmas Party on November 27th, 2010 at the Fenella Community Hall; and further that Mr. Taylor shall submit an invoice after the event to determine the total number of participants is confirmed;

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
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AND FURTHER THAT Mr. Eric Childs and Mr. Gerald Bevan or alternates of the Committee who have obtained their Smart Serve Certification, be engaged as the Bartenders for the Alnwick/Haldimand Staff Christmas Party to be held on Saturday, November 27th, 2010; and further that they be provided remuneration in the amount of \$125.00 each together with a Christmas Dinner. CARRIED."

XIV. BUSINESS FROM COUNCILLORS

Councillor Benns noted that during the Fire Chiefs Meeting of the previous evening it was noted by the Administrative Assistant, Dianne Nicholls that there have been no 9-1-1 Civic Address numbers provided for two or three of the new buildings constructed on Alderville First Nation, which should be addressed.

Moved by Councillor Benns, seconded by Deputy Mayor McDonald;

"Be it resolved that the Administrative Assistant, Dianne Nicholls, be requested to prepare a letter in conjunction with the Fire Department to Alderville First Nation requesting the required Civic Address Numbers, to incorporate into the Municipal Civic Addressing System, in order to ensure that Emergency Services personnel can identify the property and location quickly in order to ensure the safety of the people of the Reserve at these specific locations. CARRIED."

Mayor Finley submitted a sample of the Financial Update that is provided to County Council Members on a quarterly basis with respect to the financial status of the County of Northumberland for the Treasury perusal.

Mayor Finley advised that he would provide a copy of Mrs. Heather Riley's submission to the Pine Ridge Municipal Planning Agency members at the last meeting with respect to her comments pertaining to the Provincial Policy Review, of which, Mayor Finley nor the Mayor of Cramahe Township supported.

County Road No. 2 – Request to County of Northumberland to make as a priority

Moved by Councillor Benns, seconded by Councillor Holmes;

"Be it resolved that the Clerk/Administrator forward a letter to the Council of the County of Northumberland requesting the reconstruction or repair of County Road No. 2, from Vernonville Road to the boundary of Hamilton Township, be placed as a high priority in the 2011 Northumberland County Road Construction Budget; and further that a written response to this request pertaining to the action taken during the 2011 Budget deliberations would be appreciated. CARRIED."

XV. QUESTIONS FROM THE RATEPAYERS - 9:50

Mrs. Koehl thanked the existing members of Council for their governance of the Municipality for the last four years and welcomed the new members as elected on Monday.

Mrs. Koehl asked if there had been any response from the Municipal Planner with respect to receiving the New Comprehensive Zoning By-Law on a Compact Disc (CD). The Clerk/Administrator noted that the estimated cost would be \$25.00 and would be available at the Municipal Office on Friday, November 5, 2010.

Mr. Logel requested clarification with respect to the audit process referenced previously in the meeting was for the period ending December 31, 2009 and was advised that he was correct.

XVI. **APPROVAL OF CONFIRMING BY-LAW - 9:51**

By-Law No. 114-2010 -Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on October 27th, 2010 of the Council of the Township of Alnwick/Haldimand.

Moved by Councillor Robins, seconded by Councillor Holmes;

"Be it resolved that, **By-Law No. 114-2010**, being a by-law to confirm the proceedings of the Municipal Planning session held on October 27th, 2010 of the Council of the Township of Alnwick/Haldimand, be read and deemed to be passed this 27th day of October, 2010. CARRIED."

XVII. **ADJOURNMENT – 9:51**

Moved by Councillor Bennis, seconded by Councillor Holmes;

"Be it resolved that the Municipal Planning Session held on October 27th, 2010, be adjourned at 9:51 p.m. CARRIED."

MAYOR, WILLIAM FINLEY

CLERK/ADMINISTRATOR/PLANNING CO-ORDINATOR, TERRY KOROTKI