

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
MUNICIPAL PLANNING MEETING OF SEPTEMBER 23RD, 2009- 7:00 P.M.**

Council is to meet in the Municipal Planning meeting on September 23rd, 2009, at 7:00 p.m. in the Council Chambers with Mayor William Finley presiding.

Members Present:

Members Absent with Notification: Councillor Raymond Bennis

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

Others: Peter Josephs, Municipal Planner

I. CALL TO ORDER

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

II. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

III. APPROVAL OF AGENDA AS CIRCULATED

Moved by
Seconded by

"Be it resolved that the Agenda as circulated for the Municipal Planning Meeting of the Council of the Township of Alnwick/Haldimand of September 23rd, 2009, be approved. CARRIED."

IV. PUBLIC MEETING – 7:02 P.M.:

MOTION TO COMMENCE A PUBLIC MEETING

Moved by
Seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand commence a Public Meeting at 7:02 p.m. CARRIED."

Rezoning:

7:02 p.m. - Corcair Farms Ltd. Agent: Bob Clark, Clark Consulting Services
By-Law 83-2009, Part of Lot 22, Concession "A" , (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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

Notification:

The notice of Public Meeting was circulated on September 2nd, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

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

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

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

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

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

Pine Ridge Municipal Planning Agency:

Lower Trent Conservation Authority: No objections.

County of Northumberland: No concerns. We note, however, that the conditions provided previously in response to the Consent application AH-22/2008 remain outstanding and would request that the Township of Alnwick/Haldimand ensure that the conditions are cleared.

Haliburton Kawartha Pine Ridge District Health Unit: No objections.

7:10 p.m. - Lorna Carney-Fernandez Agent: Tim Post, **By-Law 84-2009**, Part of Lots 3 and 4, Concession "A", (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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

Notification:

The notice of Public Meeting was circulated on September 2nd, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

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

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

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

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

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

Pine Ridge Municipal Planning Agency:

Lower Trent Conservation Authority: In review of Schedule "A" to By-Law No. 84-2009 as submitted to LTC, we request confirmation that the two rural exception zones with the holding provision are being placed on the two vacant parcels of land. The property (retained parcel) maintaining the existing dwelling and accessory structure(s) was not requested to be have the holding provision on its zoning. LTC understood that the developed lot (retained parcel) was the most easterly lot with its eastern lot boundary abutting the unopened road allowance between Lots 2 and 3.

The following section of the Provincial Policy Statement applies to the subject lands: 3.1 Natural Hazards (hazardous sites).

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

Lower Trent Conservation is satisfied with the use of the holding symbol in this zoning amendment and the conditions for removal of the holding symbol on the two vacant lots. Therefore, if "Schedule "A"" to By-Law 84-2009 correctly depicts the zones for each of the vacant and retained (existing developed lot), Lower Trent Conservation has no concerns with the proposed zoning amendment approval.

County of Northumberland: No concerns.

Haliburton Kawartha Pine Ridge District Health Unit: No objections.

7:20 p.m. - Janice and Mark Knight, **By-Law 85-2009**, Part of Lot 13, Concession 5, (former Township of Haldimand), now in the Township of Alnwick/Haldimand

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

Notification:

The notice of Public Meeting was circulated on September 2nd, 2009 to property owners within four hundred (400') feet of the subject property and all affected ministries and agencies.

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

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

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

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

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

Pine Ridge Municipal Planning Agency:

Lower Trent Conservation Authority: No concerns.

Haliburton Kawartha Pine Ridge District Health Unit: No objections.

MOTION TO RECONVENE TO MUNICIPAL PLANNING MEETING

Moved by
Seconded by

"Be it resolved that the Council of the Corporation of the Township of Alnwick/Haldimand reconvene to the Regular Municipal Planning Session at 7:29 p.m. CARRIED."

V. FORMAL CONSENT(S) – 7:30 P.M.:

7:30 p.m. - Estate of Edith May Watson, (Agent: Colin Watson) – File **AH-25/2009, (Consent # 1)** – Concession A, Part Lot 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet Consent

The Estate of Edith Mae Watson, (Agent: Colin Watson) is requesting a severance for a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.00 acre and the retained parcel will be approximately 21.00 acres from a parcel of approximately 22.00 acres.

The Planning Coordinator Terrence Korotki advised the said lands are located on Purdy Road. The proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

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

- **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. Brushing is required to the north for vehicular visibility.
- **Haliburton, Kawartha, Pine Ridge District Health Unit:** We cannot indicate the lots are satisfactory for sewage disposal as under applicable law of the Ontario Building Code. The Conservation Authority and the Ministry of Natural Resources would have to give approval first. Therefore, we object to the proposed severances at this time. If the Conservation Authority and the Ministry of Natural Resources approval is received, we will re-assess the application.
- **Lower Trent Conservation Authority:**

In accordance with the verbal request of Kelly Weste, Lower Trent Conservation Authority, of the applicant, an Environmental Impact Statement has been completed by asiOtus Natural Heritage Consultants of Peterborough, ON dated August 2009.

Moved by
Seconded by

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

- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of a **\$4,664.00** Residential Development Fee;
- Conditional upon payment of **\$4,181.00** Communal Water System Development Fee;
- Conditional upon payment of **\$436.99** for one streetlight as a contribution to the installation of streetlights in the Hamlet of Grafton.

CARRIED."

7:35 p.m. - Estate of Edith May Watson, (Agent: Colin Watson) – File **AH-26/2009, (Consent #2)** – Concession A, Part Lot 22, (former Township of Haldimand), now in the Township of Alnwick/Haldimand RE: Hamlet Consent

The Estate of Edith Mae Watson, (Agent: Colin Watson) is requesting a severance for a residential lot in the Hamlet of Grafton. The severed lot will be approximately 1.00 acre and the retained parcel will be approximately 21.00 acres from a parcel of approximately 22.00 acres.

The Planning Coordinator Terrence Korotki advised the said lands are located on Purdy Road. The proposed parcel is not located in the Oak Ridges Moraine Conservation Plan Area. The Official Plan designation is Hamlet and the zoning classification is Rural Exception No. 367 (RU-367).

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

- **Alnwick/Haldimand Public Works Department:** An entrance is allowed only at location approved by the Public Works Superintendent at the expense of the property owner.
- **Haliburton, Kawartha, Pine Ridge District Health Unit:** We cannot indicate the lots are satisfactory for sewage disposal as under applicable law of the Ontario Building Code. The Conservation Authority and the Ministry of Natural Resources would have to give approval first. Therefore, we object to the proposed severances at this time. If the Conservation Authority and the Ministry of Natural Resources approval is received, we will re-assess the application.
- **Lower Trent Conservation Authority:**

In accordance with the verbal request of Kelly Weste, Lower Trent Conservation Authority, of the applicant, an Environmental Impact Statement has been completed by asiOtus Natural Heritage Consultants of Peterborough, ON dated August 2009.

Moved by
Seconded by

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

- Conditional upon an amendment to Restricted Area Zoning By-Law 619 coming into force and effect;
- Conditional upon payment of a **\$4,664.00** Residential Development Fee;
- Conditional upon payment of **\$4,181.00** Communal Water System Development Fee;
- Conditional upon payment of **\$436.99** for one streetlight as a contribution to the installation of streetlights in the Hamlet of Grafton.

CARRIED.”

VI. PLANNING BY-LAWS – 7:40 P.M.:

By-Law No. 83-2009- Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Corcair Farms Ltd., Lot 22, Concession "A", (former Township of Haldimand), now in the Township of Alnwick/Haldimand.

Moved by
seconded by

"Be it resolved that **By-Law No. 83-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Corcair Farms Ltd., Lot 22, Concession "A", (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 23rd day of September, 2009. CARRIED."

By-Law No. 84-2009- Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Lorna Fernandez-Carney, Lots 3 and 4, Concession "A", (former Township of Haldimand), now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 84-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Lorna Fernandez-Carney, Lots 3 and 4, Concession "A", (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 23rd day of September, 2009. CARRIED."

By-Law No. 85-2009- Being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Janice and Mark Knight, Lot 13, Concession 5, (former Township of Haldimand), now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 85-2009**, being a by-law to amend the Restricted Zoning By-Law No. 619 of the Township of Alnwick/Haldimand for Janice and Mark Knight, Lot 13, Concession 5, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 23rd day of September, 2009. CARRIED."

By-Law No. 87-2009 - Being a by-law to Authorize the Signing and Execution of an Agreement between The Corporation of the Township of Alnwick/Haldimand and Lillian Shirley Mann pertaining to Restriction for usage of an Agricultural Building (barn) in Concession 3, Part Lot 34 (former Township of Haldimand) now in the Township of Alnwick/Haldimand.

Moved by
Seconded by

"Be it resolved that **By-Law No. 87-2009**, being a by-law to authorize the signing and execution of an Agreement between The Corporation of the Township of Alnwick/Haldimand and Lillian Shirley Mann pertaining to Restriction for usage of an Agricultural Building (barn) in Concession 3, Part Lot 34 (former Township of Haldimand) now in the Township of Alnwick/Haldimand, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 23rd day of September, 2009. CARRIED."

By-Law No. 89-2009 - Being a by-law to declare that a portion of a Highway, Street or Walkway is assumed for Public Use for a portion of the Road Allowance between Lots 18 and 19, Concession 9, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, denoted as the extension/upgrade of Montgomery Road.

Moved by
Seconded by

"Be it resolved that **By-Law No. 89-2009**, being a by-law to declare that a portion of a Highway, Street or Walkway is assumed for Public Use for a portion of the Road Allowance between Lots 18 and 19, Concession 9, (former Township of Haldimand) now in the Township of Alnwick/Haldimand, denoted as the extension/upgrade of Montgomery Road, be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 23rd day of September, 2009. CARRIED."

By-Law No. 93-2009 - Being a by-law to Authorize the signing and execution of an Agreement between The Corporation of The Township of Alnwick/Haldimand And Her Majesty The Queen In Right of Ontario As Represented By The Deputy Premier And Minister of Energy And Infrastructure And The Minister of Agriculture, Food And Rural Affairs, (Referred To Herein As "OMAFRA" In The Latter Case) RE: Infrastructure Stimulus Fund (ISF)

Moved by
Seconded by

"Be it resolved that **By-Law No. 93-2009**, being a by-law to authorize the signing and execution of an Agreement between The Corporation of The Township of Alnwick/Haldimand And Her Majesty The Queen In Right of Ontario as represented by The Deputy Premier And Minister of Energy And Infrastructure and The Minister of Agriculture, Food And Rural Affairs, (Referred To Herein As "OMAFRA" In The Latter Case) be given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 23rd day of September, 2009. CARRIED."

VII. INFORMAL CONSENT(S)- 8:00 P.M.:

Henry and Jane DeJong, Agent: Geraldine Miedema, Part Lot 24, Concession 4, (former Township of Haldimand) now in the Township of Alnwick/Haldimand RE: Lot Addition

Mr. and Mrs. DeJong, Agent: Geraldine Miedema, are requesting a severance for a lot addition. The Planning Coordinator Mr. Terry Korotki advised that said lands are located on Grills Road and the proposed parcel is located in the Countryside and Environmental zones as illustrated on Schedule "A1" Oak Ridges Moraine Conservation Plan Zoning and the Zoning is Rural (RU) and Environmental Control (EC) in accordance with Restricted Area Zoning By-Law No. 619.

Moved by
seconded by

"Be it resolved that the Council of the Township of Alnwick/Haldimand, being the Land Division Committee/Committee of Adjustment, (approve/defer/deny) the circulation of Consent application for a lot addition as submitted by Henry and Jane DeJong, Concession 4, Part Lot 24, (former Township of Haldimand), now in the Township of Alnwick/Haldimand. CARRIED."

VIII. APPROVAL OF MINUTES – 8:10 P.M.:

Municipal Planning Meeting Minutes of August 26th, 2009.

Moved by
Seconded by

"Be it resolved that the Minutes of the Municipal Planning Meeting of August 26th, 2009, be adopted. CARRIED."

IX. BUSINESS ARISING FROM PREVIOUS MINUTES – 8:11 P.M.:

X. CORRESPONDENCE – 8:12 P.M.:

Email correspondence dated August 24th, 2009 from Iain Rayner, GIS Database Technician, Ontario Ministry of Natural Resources, Peterborough District RE: Evaluated Wetland Updates

Copies of the email correspondence notifying the municipality of some wetland boundary revisions within the Township of Alnwick/Haldimand jurisdiction were distributed for information purposes to Mr. Peter Josephs, (Municipal Planner) and members of Council.

Moved by
Seconded by

"Be it resolved that the email correspondence dated August 24th, 2009 from Iain Rayner, GIS Database Technician, Ontario Ministry of Natural Resources, Peterborough District regarding the Evaluated Wetland Updates, be received and filed. CARRIED."

Letter dated September 4th, 2009 from Kristi M. Ross RE: Energy Farming Ontario Inc. (EFO), Clean Breeze Wind Park proposed for the Township of Alnwick/Haldimand

Moved by
Seconded by

"Be it resolved that the letter from Kristi M. Ross dated September 4th, 2009, regarding the proposed Energy Farming Ontario Inc. (EFO), Clean Breeze Wind Park, be received and filed. CARRIED."

Letter from the Oak Ridges Moraine Foundation dated August 20, 2009 RE: 2008 Annual Report.

Moved by
Seconded by

"Be it resolved that the letter from the Oak Ridges Moraine Foundation dated August 20, 2009 regarding the submission of their 2008 Annual Report, be received and filed. CARRIED."

Notice of Passing of Zoning by-law from the Township of Cramahe dated August 18, 2009.

Moved by
Seconded by

"Be it resolved that the Notice of Passing of Zoning by-law from the Township of Cramahe dated August 18, 2009, be received and filed. CARRIED."

Facsimile from Mr. John Morgan dated August 11, 2009 RE: Copy of Mr. Morgan's letter to Mr. Jim Martherus, Senior Environmental Officer, Ministry of Environment dated August 7, 2009.

Moved by
Seconded by

"Be it resolved that the facsimile from Mr. John Morgan dated August 11, 2009, providing a copy of his letter to Mr. Jim Martherus, Senior Environmental Officer, Ministry of Environment dated August 7, 2009, be received and filed. CARRIED."

Letter dated September 3rd, 2009 from Mike Keene, Planner, Municipal Services Office – Eastern RE: Status of Decision on Amendment No. 1 – Township of Alnwick/Haldimand – Part of Lot 2, Concession 8, (former Township of Haldimand) RE: MMAH File No. 14-OP-0155-001

Moved by
Seconded by

"Be it resolved that the letter dated September 3rd, 2009 from Mike Keene, Planner, Municipal Services Office-Eastern regarding the status of decision on Amendment No. 1 – Township of Alnwick/Haldimand – Part of Lot 2, Concession 8, (former Township of Haldimand) RE: MMAH File No. 14-OP-0155-001, be received and filed. CARRIED."

Letter dated September 1st, 2009 from Joanne Marchand, (for Jean Patenaude, Assistant General Counsel) CN Railway Company RE: Proposed modifications to the Existing Bridge over Barnum House Creek at Mile 258.20 on the Kingston Subdivision, in the Township of Alnwick/Haldimand

Moved by
Seconded by

"Be it resolved that the letter dated September 1st, 2009 from Joanne Marchand, (for Jean Patenaude, Assistant General Counsel) CN Railway Company regarding the proposed modifications to the Existing Bridge over Barnum House Creek at Mile 258.20 on the Kingston Subdivision, in the Township of Alnwick/Haldimand, be received and filed. CARRIED."

Letter dated August 28th, 2009 from Jozef Mihelcic RE: Consent Application **AH-12/2009** – Comments on Conditions as Stipulated in the Notice of Decision

The Planning Coordinator read the letter from Mr. Mihelcic in respect to his comments on the conditions as stipulated in this Notice of Decision for Consent application **AH-12/2009** and also reviewed with Council the Draft response letter to Mr. Mihelcic which outlined the municipality's policy concerning the fulfillment of conditions placed on Consent applications.

Moved by
Seconded by

"Be it resolved that the letter dated August 28th, 2009 from Jozef Mihelcic regarding Consent Application **AH-12/2009** with respect to his comments pertaining to the Conditions as stipulated in the Notice of Decision, be received and filed. CARRIED."

Letter dated September 14th, 2009 from Union Gas RE: Application and Copy of the Notice of Application to approve and fix rates and charges for the sale and distribution of gas as of January 1st, 2010

Moved by
Seconded by

"Be it resolved that the letter dated September 14th, 2009 from Union Gas regarding their Application and Copy of the Notice of Application to approve and fix rates and charges for the sale and distribution of gas as of January 1st, 2010, be received and filed. CARRIED."

XI. DELEGATION – 8:30 P.M.:

8:30 p.m. - Mr. Peter Josephs, Municipal Planner will be providing a report with respect to the following two items:

- a) DeJong Family Farm Inc. Consent application.
- b) Ontario Farm Wind Energy Proposal.

XII. FINANCIAL ACCOUNTS – 9:00 P.M.:

Moved by
Seconded by

"Be it resolved that the Financial Accounts, Voucher Nos. 25 and 26, be approved as follows:

CARRIED."

XIII. BUSINESS FROM COUNCILLORS – 9:05 P.M.:

XIV. QUESTIONS FROM THE PRESS/PUBLIC/GALLERY – 9:15 P.M.:

MOTION TO ADJOURN TO COMMITTEE OF THE WHOLE IN CAMERA

Moved by
Seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand adjourn to a Committee of the Whole In Camera Session in accordance with Section 239(2)(b)(d) of the Municipal Act 2001, as amended, at 9:25 p.m. CARRIED.”

The purpose of the Committee of the Whole In Camera Session is to discuss proposed Personnel Polices and Procedures.

MOTION TO RECONVENE TO THE MUNICIPAL PLANNING SESSION

Moved by
Seconded by

“Be it resolved that the Council of the Township of Alnwick/Haldimand reconvene to the Municipal Planning Session, at 9:35 p.m. CARRIED.”

CONFIRMING BY-LAW – 9:36 P.M.:

By-Law No. 92-2009 - Being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, September 23rd, 2009 of the Council of the Township of Alnwick/Haldimand.

Moved by
Seconded by

“Be it resolved that **By-Law No. 92-2009**, being a by-law to confirm the proceedings of the Municipal Planning Meeting held on Wednesday, September 23rd, 2009 of the Council of the Township of Alnwick/Haldimand, be read a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 23rd day of September, 2009. CARRIED.”

XV. ADJOURNMENT – 9:37 P.M.:

Moved by
Seconded by

“Be it resolved that the Municipal Planning Meeting of September 23rd, 2009, be adjourned at 9:37 p.m. CARRIED.”