

**TOWNSHIP OF TYENDINAGA**  
**Minutes of the Public Meeting - NO. 2014-07 Public**

**Municipal Council Chambers, 859 Melrose Road, Shannonville**  
**Wednesday April 9, 2014 at 7:00 pm**

Meeting was called to order at 7:01 p.m.

|          |                |                              |
|----------|----------------|------------------------------|
| PRESENT: | Rick Phillips  | Reeve                        |
|          | Iain Gardiner  | Deputy Reeve                 |
|          | Adam Hannafin  | Councillor                   |
|          | Wayne Chadwick | Councillor                   |
|          | Steve Mercer   | Chief Administrative Officer |

ABSENT: Councillor Margaret Walsh - vacation

Declaration of Pecuniary Interest: None declared

**ZONING HEARING**  
**Purpose (and Explanation) of the Proposed Amending By-Law 13-68 Percy**

The requested zoning amendment will, if put into force and effect, serve the following purposes:

- To rezone one parcel of land (severed) in Part Lots 14, 15, Con 1 - (see sketch attached), from “**Marginal Agriculture**” to “**Rural Residential**”.
- To rezone one parcel of land (retained) in Part Lot 14, 15, Con 1 - (see sketch attached), from “**Marginal Agriculture & Environmentally Sensitive Overlay**” to “**Special Marginal Agriculture**”. The Environmentally Sensitive Overlay will be removed as it has been determined that it is a mapping error.

This Special Marginal Agriculture shall:

- Recognize the resulting lot area and lot frontage of the retained lot as the minimum required
- To permit the existing accessory structure to be on the lands without a principle structure; and
- To prohibit the raising or keeping of livestock in an existing building

The requested zoning amendments are conditions of land severance number B68/13.

Written Submissions:

- Justin Harrow, Planner County of Hastings, October 17, 2013 – no objection
- Quinte Conservation – March 27, 2014 – no objection

Verbal Submissions:

In Favour:

Catherine Percy and John St Armand were in the gallery, as the applicants, and spoke in support of the application:

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- Their plans are to build a home on the retained portion that is more supportive of a mature lifestyle
- They intend to continue to take hay of the land
- They indicated that there are two wells currently on the retained property and that the one they have checked appears to have ample water
- Their plans are no more than to have a sizeable hobby farm where they can spend their mature years

Opposed/Concerned:

Cecil Courneyea and Cheryl Harrington were in the gallery to speak of some concerns and questions they would like addressed. They attended on behalf of Paulette Seltenrich a neighbouring property who was unable to be in attendance.

- They were concerned that given the unopened road allowance at the east side of the property that there would be additional severances and even a subdivision
- They were concerned about the aquifer and that additional building would compromise the water quality and quantity for the wells in the area
- They were also concerned about multiple driveways to the property and that it may compromise safety

Responses:

- Council and Staff assured Mr. Courneyea that there had never been any talk of opening the road allowance and that is not part of any long term plan either
- There have been no overtures concerning subdivisions or any further development
- It was also explained that the proposed retained portion, with its “special” designation is for the purpose of determining that this is the minimum lot size for this parcel, i.e. No more severances
- The applicants explained how the driveway was proposed to be configured and assured that there was ample water in the area
- The County Planners did not indicate any need for hydrological testing on the application

MOVED BY: Deputy Reeve Iain Gardiner

SECONDED BY: Councillor Adam Hannafin

THAT Council asks the CAO to prepare and present a by-law in the Regular Meeting for passage.

**CARRIED**

MOVED BY: Councillor Adam Hannafin

SECONDED BY: Councillor Wayne Chadwick

That this Public Council Meeting be adjourned 7:13 pm.

**CARRIED**

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Rick Phillips, Reeve

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Steve Mercer, CAO