

TOWNSHIP OF TYENDINAGA
Minutes of the Public Meeting - NO. 2015-16 Public

Municipal Council Chambers, 859 Melrose Road, Shannonville
Tuesday September 8, 2015 at 7:00 pm

Meeting was called to order at 7:00 p.m.

PRESENT:	Rick Phillips	Reeve
	Adam Hannafin	Deputy Reeve
	Wayne Chadwick	Councillor
	Heather Lang	Councillor
	Don McFarlane	Councillor
	Steve Mercer	Chief Administrative Officer

ABSENT:

MOVED BY: Deputy Reeve Adam Hannafin

SECONDED BY: Councillor Heather Lang

THAT Council opens the Public Meeting and Meeting of Committee of Adjustment and approves the agenda at 7:00pm

CARRIED

Declaration of Pecuniary Interest: None declared

ZONING HEARINGS (2)

1. Purpose (and Explanation) of the Proposed Zoning Application – DeSnoo B16/15 & B17/15

Location of Subject Lands:

- The requested zoning amendment applies to Concession 4, Part Lot 36, Blessington Rd, Township of Tyendinaga

Purpose (and explanation) of Application:

- The requested zoning amendment will, if put into force and affect serve the following purpose:
 - To rezone 1 parcel of land (severed – B16/15 in Part Lot 36 Concession 4, from “Marginal Agriculture” to “Rural Residential”
 - To rezone 1 parcel of land (severed – B17/15 in Part Lot 36 Concession 4, from “Marginal Agriculture” to “Rural Residential”
 - To rezone a specific portion in one parcel of land (retained) in Part Lot 36, Con 4 from “Marginal Agriculture to “Environmental Protection”. Rezoning this specific portion to Environmental Protection will recognize the watercourse and ponds that are located on the retained parcel that are not currently zones accurately

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Written Submissions:

- Justin Harrow, Planner County of Hastings, August 19, 2015 – no objection
- Quinte Conservation, August 28, 2015 – no objection

Verbal Submissions:

- There was no-one present to speak against the application.
- There was no-one present to speak in support of the application

MOVED BY: Councillor Wayne Chadwick

SECONDED BY: Councillor Don McFarlane

THAT Council asks the CAO to prepare and present a Rezoning By-Law in the Regular Meeting for passage.

CARRIED

2. Purpose (and Explanation) of the Proposed Zoning Application – LeClair B13/15

Location of Subject Lands:

- The requested zoning amendment applies to Concession 6, Part Lot 31, Shannon Rd, Township of Tyendinaga

Purpose (and explanation) of Application:

- The requested zoning amendment will, if put into force and affect serve the following purpose:
 - To rezone 1 parcel of land in Part Lot 31 Concession 6, from “Environmental Protection” to “Environmental Protection Wetland” due to the presence of the Fisher Creek wetland

Written Submissions:

- Justin Harrow, Planner County of Hastings, August 13, 2015 – no objection
- Quinte Conservation, August 24, 2015 – no objection

Verbal Submissions:

- There was no-one present to speak against the application.
- There was no-one present to speak in support of the application

MOVED BY: Councillor Heather Lang

SECONDED BY: Deputy Reeve Adam Hannafin

THAT Council asks the CAO to prepare and present a Rezoning By-Law in the Regular Meeting for passage.

CARRIED

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COMMITTEE OF ADJUSTMENT

MINOR VARIANCE HEARING

Purpose (and Explanation) of the Proposed Minor Variance Application – Shannon Kirby

Explanation of Application:

- Applicant is requesting approval for accessory building closer to the interior side yard lot line
- Applicant is requesting approval to build the accessory building in front of the house.
- A sketch showing the location of the subject property, position of existing building and position of the proposed accessory building (garage) is attached.
- The applicant is unable to position the proposed garage and meet setbacks due to underlying septic configurations

Purpose of Application:

- To remove the Rural Residential restriction under section 8.3 b) ii) of Zoning By-law 03-16 to reduce the 9.8 ft. setback to 2ft to allow for an accessory building closer to the interior side yard than normally allowed

Written Submissions:

- Justin Harrow, Planner County of Hastings, August 12, 2015
 - Supports the application on the condition the setback be increased to 3 ft. versus 2ft
- Quinte Conservation, August 12, 2015 – no objection

Verbal Submissions:

- There was no-one present to speak against the application.
- The CAO had received a phone call from the neighbour (impacted) to the south who said they fully supported the application
- The Kirby's were in attendance in support of the application

The Council had a long discussion regarding the setback

- Was there enough room to do regular maintenance?
- Does the setback include the eve? – No it does not – therefore the eve could be closer than 3 ft.
- What about roof drainage onto the neighbour's property?
- The agreeable neighbour today may not be the agreeable neighbour in the future
- Ms. Kirby indicated that they would do everything they could so that there would be no impact on the neighbours property
- Their only reason for the application is that the present septic configuration does not give them any latitude as to where to build the garage

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MOVED BY: Councillor Wayne Chadwick

SECONDED BY: Councillor Heather Lang

THAT Council asks the CAO to prepare and present a Committee Decision in the Regular Meeting for passage with the increase of the setback to 3ft rather than the 2ft applied for.

CARRIED

MOVED BY: Councillor Wayne Chadwick

SECONDED BY: Councillor Don McFarlane

That this Public Council Meeting be adjourned 7:25 pm.

CARRIED

Rick Phillips, Reeve

Steve Mercer, CAO