

**TOWNSHIP OF TYENDINAGA**  
**Minutes of the Public Meeting - NO. 2017-20 Public**

**Municipal Council Chambers, 859 Melrose Road, Shannonville**  
**Monday November 6, 2017 at 7:00 pm**

**PRESENT:**

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

**ABSENT:** None

Declaration of Pecuniary Interest: None declared

**MOVED BY:** Councillor Heather Lang

**SECONDED BY:** Councillor Don McFarlane

THAT the Public Meeting Agenda of November 6, 2017 be adopted and the Public Meeting be opened at 7:00pm.

**CARRIED**

The following persons were in the gallery

- Oliver Haan
- Renate Haan
- Leah Haan
- Noah Haan
- Rebecca Haan
- Rolf Haan
- Christel Haan
- Alysha Dejong
- Keven Brennan
- Paul Gartland

**Zoning Hearing – Brennan B13/17 & B14/17**

Reeve Rick Phillips read the Public Notice of Meeting

**Location of Subject Lands:**

The requested zoning amendment applies to Concession 4, Part Lot 28, Blessington Rd, Township of Tyendinaga

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**Purpose (and explanation) of the Proposed Amending By-Law:**

- The requested zoning amendment, will put into force and effect, serve the following purposes:
  - To rezone one parcel of land in Part Lot 28, Concession 4, from “Marginal Agriculture” to “Rural Residential Special”
  - To rezone one parcel of land in Part Lot 28, Concession 4, from “Marginal Agriculture” to “Rural Residential Special”
  - The Special Amendment is to recognize a site specific minimum front yard depth to the satisfaction of the Land Division office

Written Submissions:

- Mark Pedersen, Planner County of Hastings, November 2 (incl. attachment from Aug 3) – no objection
- Tim Trustham, Quinte Conservation, November 2 – no objection, permit required for work within 30m of top of the bank/seasonal high water mark of Fisher Creek and within 30m of any wetland boundary

Verbal Submissions:

- Kevin Brennan – opposed to zoning amendment
  - Explained that they are a young couple and lifelong residents of the Township
  - These new lots help to impede the future of farming
  - Mr. Brenna explained that there appears to be a preference of residential development over farming
- Oliver Haan – opposed to zoning amendment
  - Explained that he was there on behalf of his family and the future of his farm
  - He explained that this application will inhibit the growth of his farm in years to come
  - He explained that his children are interested in farming and that the Haan Farm could easily become one of the few 3<sup>rd</sup> generation family farms in the area
  - These are lands that are very good and can produce good crops
  - These lots are part of land that was being used for agricultural purposes
  - Mr. Haan took issue also with the way the MDS calculations had been applied to the application
  - Mr. Hann further explained that he felt his concerns at the time of Consent were not addressed in any real way
  - Mr. Haan felt that statements in the Official Plan ran contrary to what was being proposed
  - He felt that various statements of the Official Plan supported farming, and that this development runs contrary to those statements
  - Mr. Haan feels he should be considered “intensive” agriculture and that those special provisions should apply
  - He feels development like this in this area is handcuffing future generations who wish to farm or expand existing farm operations
  - Mr. Haan is also concerned about water quality and quantity if these lots and buildings were able to proceed
  - Mr. Haan suggested that the matter be deferred until there was further investigation into his concerns

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Council Comments

- Reeve Phillips
  - Explained that all the matters Mr. Haan had brought forward had been dealt with at the County level at the Application for Consent process
  - The Ministry had been brought in to address MDS considerations
  - The applicants application was entirely consistent with the Planning Act and Official Plan considerations and that there was no reason to deny the rezoning application as it is those documents that guide our decisions
- Councillor Lang
  - Suggested that the matter be deferred for further information
- Councillor McFarlane
  - Expressed, that of the issues raised by Mr. Haan and Mr. Brennan, that he too was a bit concerned about water quality/quantity given continued development
- Deputy Reeve Hannafin
  - Expressed his respect for Mr. Haan's position and commitment to agriculture but that decisions are guided by the Planning Act and Official Plan, which the applicant seems to be consistent with

MOVED BY: Deputy Reeve Adam Hannafin

SECONDED BY: Councillor Wayne Chadwick

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

**CARRIED**

MOVED BY: Councillor Heather Lang

SECONDED BY: Councillor Wayne Chadwick

That this Public Council Meeting be adjourned 7:35 pm.

**CARRIED**

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Rick Phillips, Reeve

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Steve Mercer, CAO