

**TOWNSHIP OF TYENDINAGA**  
**Minutes of the Public Meeting - NO. 2020-08 Public**  
**August 5, 2020**  
**Teleconference**

**1) PRESENT:**

Rick Phillips	Reeve
Adam Hannafin	Deputy Reeve
Heather Lang	Councillor
Don McFarlane	Councillor
Claire Kennelly	Councillor
Brad Roach	Chief Administrative Officer

**2) ABSENT:** None

**3) Declaration of Pecuniary Interest:** None

MOVED BY: Councillor Kennelly

SECONDED BY: Deputy Reeve Hannafin

THAT the Public Meeting Agenda of August 5, 2020 be adopted, and the Public Meeting be opened at 7:00pm.

**CARRIED**

**4) NEW BUSINESS**

**a) Township wide and initiated administrative amendments- Addition of Cannabis Definitions to Zoning By-law 2003-16- Proposed By-law 20-13**

Reeve Phillips read the Public Notice of Meeting

**Location of Subject Lands:**

The purpose of the proposed amendment to The Corporation of the Township of Tyendinaga Zoning By-law 03-16 Exhibit "A", as amended, is a general amendment to the zoning by-law that applies to all lands with the Township of Tyendinaga.

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

The purpose of the proposed amendments is to amend and add Definitions to Section 3 and to add provisions to Section 5 entitled "General Provisions" immediately after item 5.50.

The effect of the amendment to Zoning By-law 03-16, as amended, would be as follows:

- Within Section 3 entitled "DEFINITIONS", the following definitions will be added:
- "AIR TREATMENT CONTROL"
- "CANNABIS"
- "CANNABIS PRODUCTION AND PROCESSING FACILITY"
- Add the following to the end of existing subsection 3.6 "AGRICULTURAL/AGRICULTURAL USE"  
", but does not include a Cannabis Production and Processing Facility."
- Within Section 5 entitled "GENERAL PROVISIONS" immediately after item 5.50 the following will be added:
- "5.51 Cannabis Production and Processing Facility"
- Add the following to subsection 5.31.1 "Minimum Parking Space Requirements":

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**Written Submissions:**

- *County of Hastings* – That the recommended Administrative Amendments attached to the Planning Staff Report for the Township of Tyendinaga Comprehensive Zoning By-law Number 3-16, Township of Tyendinaga. BE APPROVED
- *Wendy Edworthy*- Request for more information regarding the by-law’s language.

**Verbal Submissions:**

- Eric Reid-
  - These are expressed opinions of Mr. Reid, he self-identified that he was not an expert in cannabis production or farming, nor was he belittling farming. Also not originally from Tyendinaga.
  - To his understanding a single cannabis plant consumes 1 litre of water every 3 days, whereas a cow, especially if lactating could consume up to 100 litres of water per day.
  - Water quality- his understanding is that a cannabis plant, grown organically, does not use chemicals, fertilizers etc. However, cows and horses drink from streams and creeks and in some cases leave excrements in the streams and creeks. He has heard of situations where people have fenced off cattle from being able to drink from creeks and streams.
  - His pet peeve is flies, and cattle & horses bring flies. When the farm next door had horses, Mr. Reid’s house was covered in flies. Now that the horses have left the fly issue has ceased.
  - Air quality- cannabis can produce a slight odor when maturing. However, farmers spread manure and this is far worse. Some farmers, particularly in the Napanee area are spreading human feces as fertilizer.
  - Guard dogs, yes these grow operations have guard dogs, but so do people who farm chickens and sheep.
  - Tyendinaga Township should not tell any farmer what they can and cannot grow or farm. This should be regulated provincially and federally.
  - There are acres upon acres of farmland that ancestors of Tyendinaga have cleared that has now gone to brush, prickly ash and ironwood. We should encourage new types of agriculture to come and work the lands and grow from a new tax base.
  - He and his wife along with several neighbours have no problem at all with cannabis grow operations in their neighbourhood.

**Council Comments:**

- Councillor McFarlane- questioned how the municipality would understand and regulate the usage of water. The CAO pointed out that the site plan control application will cover off this type of guideline.

MOVED BY: Councillor McFarlane

SECONDED BY: Councillor Kennelly

THAT the County of Hastings Planning Staff Report dated July 14, 2020 regarding the recommended administrative amendments to the Township of Tyendinaga Comprehensive Zoning By-Law 03-16, Township of Tyendinaga BE RECEIVED

**CARRIED**

MOVED BY: Councillor McFarlane

SECONDED BY: Councillor Kennelly

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THAT the recommended Administrative Amendments attached to the Planning Staff Report for the Township of Tyendinaga Comprehensive Zoning By-Law Number 03-16, Township of Tyendinaga BE APPROVED.

**CARRIED**

MOVED BY: Councillor Kennelly

SECONDED BY: Deputy Reeve

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

**CARRIED**

**b) Re-Zoning Application: Callaghan (B87/19- Con 5 Pt Lot 14)- Proposed By-law 20-15**

Reeve Phillips read the Public Notice of Meeting

**Location of Subject Lands:**

The requested zoning amendment applies to **Concession 5, Part Lot 14, Harmony Road**, Township of Tyendinaga. A sketch showing the location of the subject property is attached to this Notice.

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

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

- To rezone one parcel of land in **Part Lot 14, Con 5 - (see sketch attached)**, from **“Marginal Agriculture”** to **“Rural Residential”**.

The requested zoning amendment is a condition of land severance number **B87/19**.

**Written Submissions:**

- County of Hastings – no objection
- Quinte Conservation- No objection but noted that owners will need to apply to CA for a permit prior to development within 120m of the unnamed wetlands

**Verbal Submissions:**

- None

**Council Comments**

- None

MOVED BY: Deputy Reeve Hannafin

SECONDED BY: Councillor Lang

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

**CARRIED**

**c) Re-Zoning Application: Sheppard (Con 1 Pt Lot 30 – 7768 Old Hwy 2)- Proposed By-law 20-16**

Reeve Phillips read the Public Notice of Meeting

**Location of Subject Lands**

The requested zoning amendment applies to **Concession 1, Part Lot 30, 7768 Old Hwy #2**, Township of Tyendinaga. A sketch showing the location of the subject property is attached to this Notice.

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

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

- To rezone one parcel of land in **Part Lot 30, Con 1 - (see sketch attached), from “Rural Industrial-9 (RI-9)” to “Residential Second Density (R2)”**.

The requested zoning amendment will NO longer allow the operation of an Automobile Service Station specializing in tire services upon the subject lands. The permitted uses upon the subject lands shall be as stated under the Residential Second Density (R2) Zone in By-law 2003-16, as amended.

**Written Submissions:**

- County of Hastings – no objection
- Quinte Conservation- No objection but noted that owners will need to apply to CA for a permit prior to development within 45m of the unnamed wetlands

**Verbal Submissions:**

- None

**Council Comments:**

- None

MOVED BY: Councillor Kennelly

SECONDED BY: Councillor McFarlane

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

**CARRIED**

**d) Re-Zoning Application: Durkin (B25/20- Con 5 Pt Lot 22)- Proposed By-law 20-17**

Reeve Phillips read the Public Notice of Meeting

**Location of Subject Lands**

The requested zoning amendment applies to **Concession 5, Part Lots 21 & 22, Enright Road**, Township of Tyendinaga. A sketch showing the location of the subject property is attached to this Notice.

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

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

- To rezone one parcel of land in **Part Lots 21 & 22, Con 5 - (see sketch attached), from “Marginal Agriculture” to “Rural Residential”**.

The requested zoning amendment is a condition of land severance number **B25/20**.

**Written Submissions:**

- County of Hastings – no objection
- Quinte Conservation- No objection but noted that owners will need to apply to CA for a permit prior to development within 120m of the unnamed wetlands

**Verbal Submissions:**

- None

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**Council Comments:**

- Councillor Lang has questions for Hastings County regarding the MDS setbacks from the barn.

MOVED BY: Councillor Kennelly

SECONDED BY: Councillor McFarlane

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

**CARRIED**

**e) Re-Zoning Application: Latta (B38/20- Con 7 Pt Lt 6) Proposed By-law 20-18**

Reeve Phillips read the Public Notice of Meeting

**Location of Subject Lands**

The requested zoning amendment applies to **Concession 7, Part Lot 6, Shannonville Road**, Township of Tyendinaga. A sketch showing the location of the subject property is attached to this Notice.

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

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

- To rezone one parcel of land **in Part Lot 6, Con 7 - (see sketch attached), from “Marginal Agriculture” to “Rural Residential”**.

The requested zoning amendment is a condition of land severance number **B38/20**.

**Written Submissions:**

- County of Hastings – no objection

**Verbal Submissions:**

- None

**Council Comments:**

- None

MOVED BY: Councillor Kennelly

SECONDED BY: Councillor McFarlane

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

**CARRIED**

MOVED BY: Councillor Kennelly

SECONDED BY: Deputy Reeve Hannafin

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

**CARRIED**

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Rick Phillips, Reeve

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Brad Roach, CAO