

HASTINGS



COUNTY

**NOTICE OF PUBLIC MEETING**

**Application for Zoning By-Law Amendment**

**Wednesday, June 7, 2023 at 4:00pm  
Hybrid In-person  
(363 McFarlane Road – Recreation Hall)  
and Virtual Meeting Format**

**Please register to attend here:**  
[www.tyendinagatownship.com/meeting-registrations](http://www.tyendinagatownship.com/meeting-registrations)

Your online registration will give you the ability to attend either online or by telephone. If you need assistance with the registration process or cannot access the registration link, please call 613-396-1944, on or before 4:00pm on the meeting date.

**Civic Address:** Read Road (B5/23)  
**Registered Owner:** 2787572 Ontario limited (Casey Whalen)  
**Agent:** Watson Land Surveyors Ltd.  
**Legal description:** PT LT 21 CON 3  
**Having access on:** Read Road & Blessington Road

**Assessment roll number:**  
12 01 000 025 03101 0000

**What is being proposed?** The Municipality is seeking input on development application within 120 metres of your property that would require a zoning by-law amendment.

**The purpose and effect of Zoning By-law Amendment D14-08-2023:** To amend the Municipality’s Zoning By-law 2003-16 to rezone a portion of the severed lot in Part Lot 21, Con 3 from the Marginal Agriculture (MA) Zone to the Rural Residential (RR) Zone. In addition, the portion of the property that has been

identified as wetland (hazard land) by Quinte Conservation, noted in yellow, will be rezoned from the Marginal Agriculture (MA) Zone to the Environmental Protection (EP) Zone.

A sketch is attached.

**The effect of this By-law** is to meet a requirement of land severance number B5/23.

**Why?** This meeting is an opportunity to learn about the proposed Zoning By-law amendments and provide feedback.

**Written comments are requested by May 31, 2023** so that they may be read at the public meeting for the benefit of everyone in attendance.

**What can I expect at the Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposal. Attendees can hear a brief presentation about the proposal, ask questions, and/or make verbal or written statements either in favour of, or in opposition to the proposed Zoning By-law Amendment. At the meeting members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

**When will a decision be made?**

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future Council meeting.

**Want to be notified of a decision?** You must make a request in writing, to the Clerk, if you wish to receive a notice of any decision of Council on this proposal.

**Your rights to appeal a decision:**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Tyendinaga to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Tyendinaga before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to the Township of Tyendinaga before the proposed Zoning By-law is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**A note about information you may submit to the Municipality:**

Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record and may be made available through the Council agenda process.

This document can be made available in other accessible formats as soon as practical, upon request.

**Where do I submit my comments?**

Please submit written comments to the Clerk, Yvonne Murphy of Township of Tyendinaga  
859 Melrose Road  
Shannonville, ON  
K0K 3A0  
Fax: 613-396-2080  
Email: [clerk@tyendinagatownship.com](mailto:clerk@tyendinagatownship.com)  
Phone: 613-396-1944

**Questions? Want more information?** Ask the Clerk or CAO

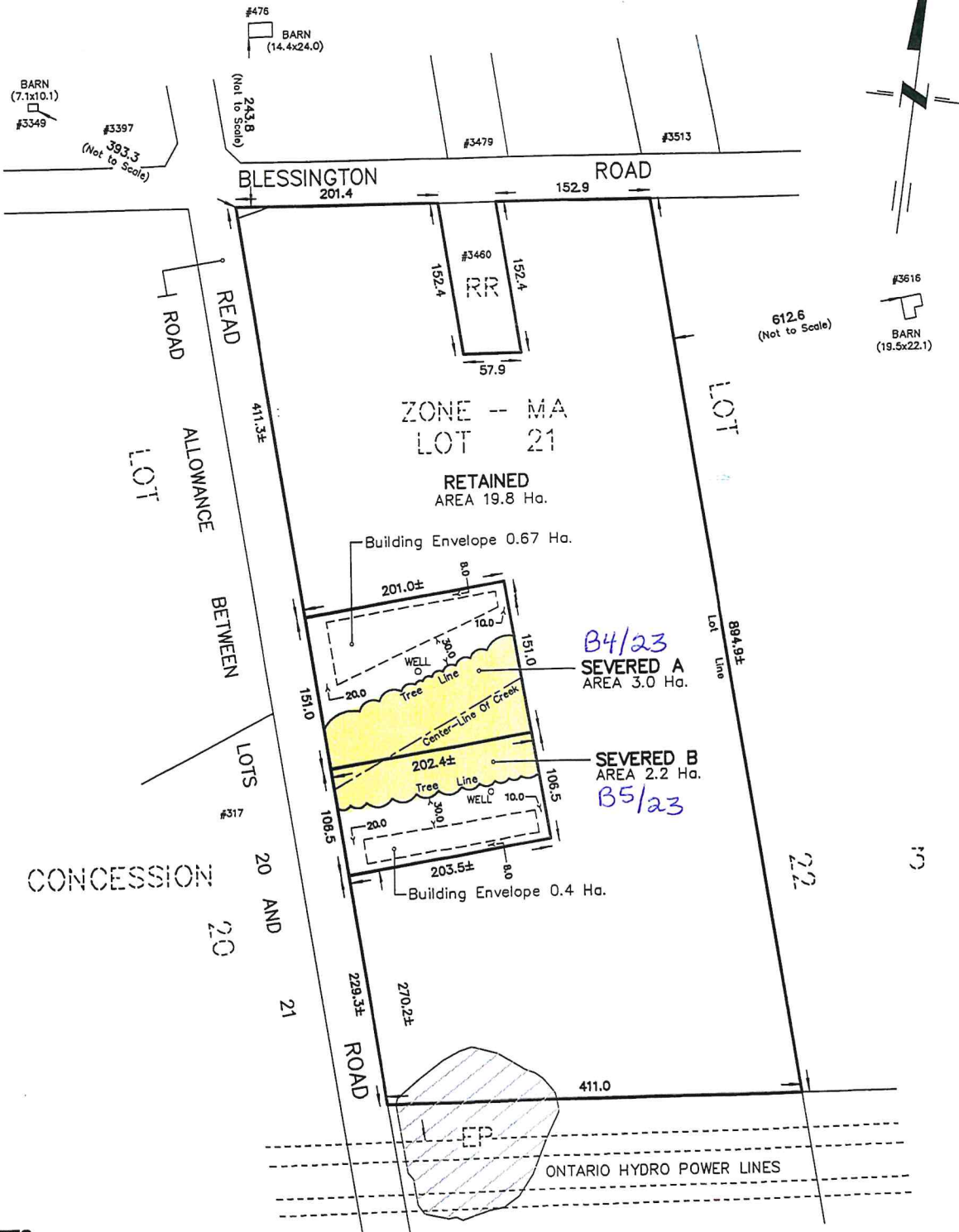
**Visit:** 859 Melrose Road, Shannonville, ON, Monday to Friday, 8:30am to 4:00pm

**Phone:** 613-396-1944 | **Email:** [clerk@tyendinagatownship.com](mailto:clerk@tyendinagatownship.com)

**Website:** [www.tyendinagatownship.com](http://www.tyendinagatownship.com)

# SKETCH for SEVERANCE APPLICATION

METRIC SCALE 1 : 4000



**NOTES :**

READ ROAD  
 PART OF LOT 21  
 CONCESSION 3  
 TOWNSHIP OF TYENDINAGA  
 COUNTY OF HASTINGS

RURAL RESIDENTIAL SETBACKS APPLIED  
 (i) MINIMUM FRONT YARD SETACK 20.0m.  
 (ii) MINIMUM SIDE YARD SETACK 8.0m.  
 (iii) MINIMUM REAR YARD SETACK 10.0m.

TREE LINE SETBACK 30.0m. PER QUINTE CONSERVATION AUTHORITY.  
 DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM  
 PLANS 21R-4878, 21R-7406, 21R-23670 AND MUNICIPAL RESOURCES.  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SEPTEMBER 14, 2022

**CAUTION**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

218 CHURCH STREET  
 BELLEVILLE, ONTARIO

**WATSON**  
 LAND SURVEYORS Ltd.

K8N - 3C3  
 (613) 962 - 9521