

TOWNSHIP OF TYENDINAGA
Minutes of the Public Meeting - NO. 2017-17 Public

Municipal Council Chambers, 859 Melrose Road, Shannonville
Monday September 18, 2017 at 7:00 pm

PRESENT:

| | |
|----------------|------------------------------|
| Rick Phillips | Reeve |
| Wayne Chadwick | Councillor |
| Don McFarlane | Councillor |
| Heather Lang | Councillor |
| Steve Mercer | Chief Administrative Officer |

ABSENT: Deputy Reeve Adam Hannafin – work commitment

Declaration of Pecuniary Interest: None declared

MOVED BY: Councillor Heather Lang

SECONDED BY: Councillor Wayne Chadwick

THAT the Public Meeting Agenda of September 18, 2017 be adopted and the Public Meeting be opened at 7:00pm.

CARRIED

The following persons were in the gallery

- Sue Monro, Melrose Rd
- Shannon Bray, Tweed News
- Mark Pedersen, Hastings County Planner
- Enzo Strati, Mississauga – Proponent
- Carmelo Strati, Mississauga – Proponent
- Petra Allen, Daley Rd
- Robin Tyner, Hogs Back Rd
- Thomas Pawlick, Hogs Back Rd – Municipality of Tweed
- Jillian Osborne, Hogs Back Rd
- Melyssa Gloude, Centre Hastings News
- Colleen Cremasco, Naphan Rd
- Judy Hunt, Naphan Rd
- Terrance Glover, Burlington – Planning Agent for Proponent
- Patrick Johnston, Naphan Rd – Minor Variance Applicant

Zoning Hearing – Strati – Artisan Distillery

Reeve Phillips read the Public Notice of Meeting

Location of Subject Lands:

The requested zoning amendment applies to Concession 10, Part Lot 38, Hogs Back 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 38, Concession 10, from “Marginal Agriculture” to “Marginal Agriculture Special”
 - The Special Amendment is to permit an Artisan Distillery and accessory uses on the property

Written Submissions:

- Mark Pedersen, Planner County of Hastings, September 13, 2017 – no objection
- Sam Carney, Quinte Conservation, September 15, 2017 – no objection
- Marian Petelycky, neighbour, September 16, 2017 – concerns regarding water use and waste management from facility
- Tom Pawlick, neighbour, various materials
 - Baudoinia Fungus (black gunk)
 - Butyric acid
 - Fish kills related to water pollution
 - Fire hazards related to ethanol

Verbal Submissions:

Mr. Terrance Glover, Planner for the proponents, presented an overview of the project from a planning point of view that demonstrated congruence with the Municipal Zoning By-Law, Official Plan and Provincial Policy Statement. Mr. Glover stated that if there were technical questions (non-planning) related to the proposal that they could be fielded by proponent Enzo Strati.

The Reeve asked the gallery if they had any questions for the proponents.

Mr. Allen spoke, and asked about water usage and disposal of mash

- Glover responded that hopefully the mash would be used as farm feed for area farmers and confirmed that the maximum ground water they would be taking at peak periods would be 8,000 litres per week
- There would be no septic discharge of by-product
- Many of the new technologies that they would be implementing would in fact recycle water
- The test well had shown 14 gpm

Mr. Pawlick, spoke and asked a few questions

- What was the industry experience of the proponents?
 - Enzo Strati responded and spoke of his training and post secondary education in the fermenting and distilling industry in Kelowna
 - He has received his Master Distillers Certification
 - His father, Carmelo Strati has been a hobby wine maker all his life
- What are the timelines
 - If everything goes according to plan, production could start in early 2018
 - The building is planned to be approximately 3,500 sq. ft.
- Mr. Pawlick was concerned about black mold

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- Mr. Strati advised that yes, this was an industry concern and that places like the Jack Daniels distillery, producing millions of litres of product had to take significant measures due to off gassing at the amount they were producing
- The amount of production planned at this proposed facility should have minimal off gassing, and should not pose a significant issue
- Mr. Strati advised that it was also in the business's best interests to remove any indication of black mold
- The Reeve also added that he had done some community research and spoke with many people who had worked at the long standing Corby's distillery. They also indicated that black mold was not an issue in a professionally run operation
- Mr. Pawlick inquired about butyric acid
 - Mr. Strati advised that yes, this was a problem that destroys the product, but would be mitigated as it had a devastating effect on bottom line profits
 - It is avoided at all costs, early detection is the key
 - This problem has to be managed as it destroys the product
- Mark Pedersen – Hastings County Planner asked to make a couple of comments
 - He advised that the County was a commenting agency and that under our planning documents this is considered dry industrial, under the official plan
 - That this proposal was consistent with our planning regime
- Robin Tyner was concerned about traffic and road wear in the area
 - Mr. Strati advised that this was not a tasting facility and that all product would be trucked off site
 - The will not be visitors to the facility, only small scale trucking out, it is not intended to be a destination
- Colleen Cremasco had a similar concern and also about septic issues related to tourism
 - Mr. Strati advised again that there would be no tours, that this was not a tourism venture
 - He advised that if production and the business grew they would likely need to move the entire facility to an industrial/urban area
 - Mr. Strati is aware of the production limitations given the current proposal
 - The septic discharge will only be domestic, no septic will be discharged during production
- Councillor Don McFarlane inquired about the amount of grain required for production
 - On average 1.5 lbs. of grain are required per gallon
 - This translates to about 230-280 lbs. of grain per 600 litre batch
 - The drilled well on the property provides 14 gpm, but that water would be trucked in if drought conditions persisted, but that was not the preference
- Everyone recognized that although this year is very wet, last year we had severe drought conditions throughout the Township

MOVED BY: Councillor Wayne Chadwick

SECONDED BY: Councillor Don MacFarlane

THAT this Council receives the Hastings County Planning Report dated September 13, 2017

CARRIED

MOVED BY: Councillor Heather Lang

SECONDED BY: Councillor Wayne Chadwick

THAT Council asks the CAO to prepare and present a By-Law as amended (facility size upset footage to 3,500 sq. ft. from 3,000 sq. ft.) for passage at the Regular Meeting.

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CARRIED

The Meeting continued after a short recess as Committee of Adjustment

Minor Variance Application – Patrick Johnston

Reeve Phillips read the Public Notice of Meeting

Location of Subject Lands:

The requested zoning amendment applies to Concession 9, Part Lot 31, 971 Naphan, Township of Tyendinaga

Purpose of Application:

- Minor Variance to allow an accessory building to be located in front of the house (between house and roadway) contrary to Section 8.3(b) and Section 5.25.2 of By-law 03-16. Set back required is reduced to 15.24m from the required 20m as per 8.3.a.iii

Written Submissions:

- Mark Pedersen, Planner County of Hastings, September 13, 2017 – no objection

Verbal Submissions:

- Mr. Johnston was in the gallery and spoke in support of the application
- The issue is in the winter with freezing rain and the fact that the house is in a low lying area below grade
- The owners often have difficulty getting up the hill and onto Naphan Rd
- With the garage closer to the road it would help mitigate this issue

MOVED BY: Councillor Don McFarlane

SECONDED BY: Councillor Wayne Chadwick

THAT Council asks the CAO to prepare and present an approval decision for passage at the Regular Meeting.

CARRIED

MOVED BY: Councillor Wayne Chadwick

SECONDED BY: Councillor Heather Lang

That this Public Council Meeting be adjourned 8:01 pm.

CARRIED

Rick Phillips, Reeve

Steve Mercer, CAO