

HASTINGS  
*Tyendinaga*  
COUNTY  
**NOTICE OF PUBLIC MEETING**

**Application for Zoning By-Law Amendment**

**July 15<sup>th</sup>, 2026 at 4:00pm  
Hybrid (In-Person & Virtual)**

**363 McFarlane Road  
Tyendinaga Recreation Hall**

**Please register to attend here:**

[www.tyendinagatownship.com/meeting-registrations](http://www.tyendinagatownship.com/meeting-registrations)

The 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 noon on the meeting date.

**Civic Address:** 1906 Casey Road  
**Registered Owner:** James & Larry Sherman  
**Legal description:** Pt Lt 3, Con 2  
**Assessment roll number:**  
1201 000 020 02800

**What is being proposed?** The Municipality is seeking input on a 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 D14-06-2026:** To amend the Township’s Comprehensive Zoning By-law 03-16, as amended, to rezone a portion of the subject property, from the Marginal Agriculture (MA) Zone and the Rural Industrial (RI) Zone to the Rural Residential (RR) Zone to align with the zoning of the benefitting property (1892 Casey Rd). This amendment will fulfill Condition No. 8 of Consent Application B84/25, given provisional approval on March 17<sup>th</sup>, 2026. All other provisions of the By-law shall apply.

**A key map is attached.**

**The effect of this By-law** is to bring the property into compliance with the Township’s Comprehensive Zoning By-law 03-16, as amended.

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

**Written comments are requested seven (7) days prior to the meeting** so that they can be reviewed by Planning Staff before a final recommendation report is prepared and so 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 Council meeting, which may occur following the public meeting on the same date.

**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:**

Any specified person or public body may appeal the above-noted zoning by-law amendment to the Ontario Land Tribunal by filing with the Clerk of the Township of Tyendinaga by no later than the specified date on the Notice of Decision. A notice of appeal and the reasons for the appeal, together with the required fee of \$1,100.00, paid by certified cheque or money order, made payable to the Ontario Minister of Finance. If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from their website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca) or by calling toll-free 800-855-1155.

Only individuals, corporations, and public bodies may appeal a zoning by-law amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**Please note that third parties (anyone who is not a specified person or public body as defined in the Planning Act) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.**

If no notice of appeal is filed within the above-described time period, the zoning by-law shall be deemed to have come into force on the day it was passed.

**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 Planner, Katherine van Beek of the County of Hastings at:

228 Church Street

P.O. Bag 6300

Belleville, ON

K8N 5E2

**Email:** [vanbeekk@hastingscounty.com](mailto:vanbeekk@hastingscounty.com)

**Phone:** 613-966-1311 Ext. 3613

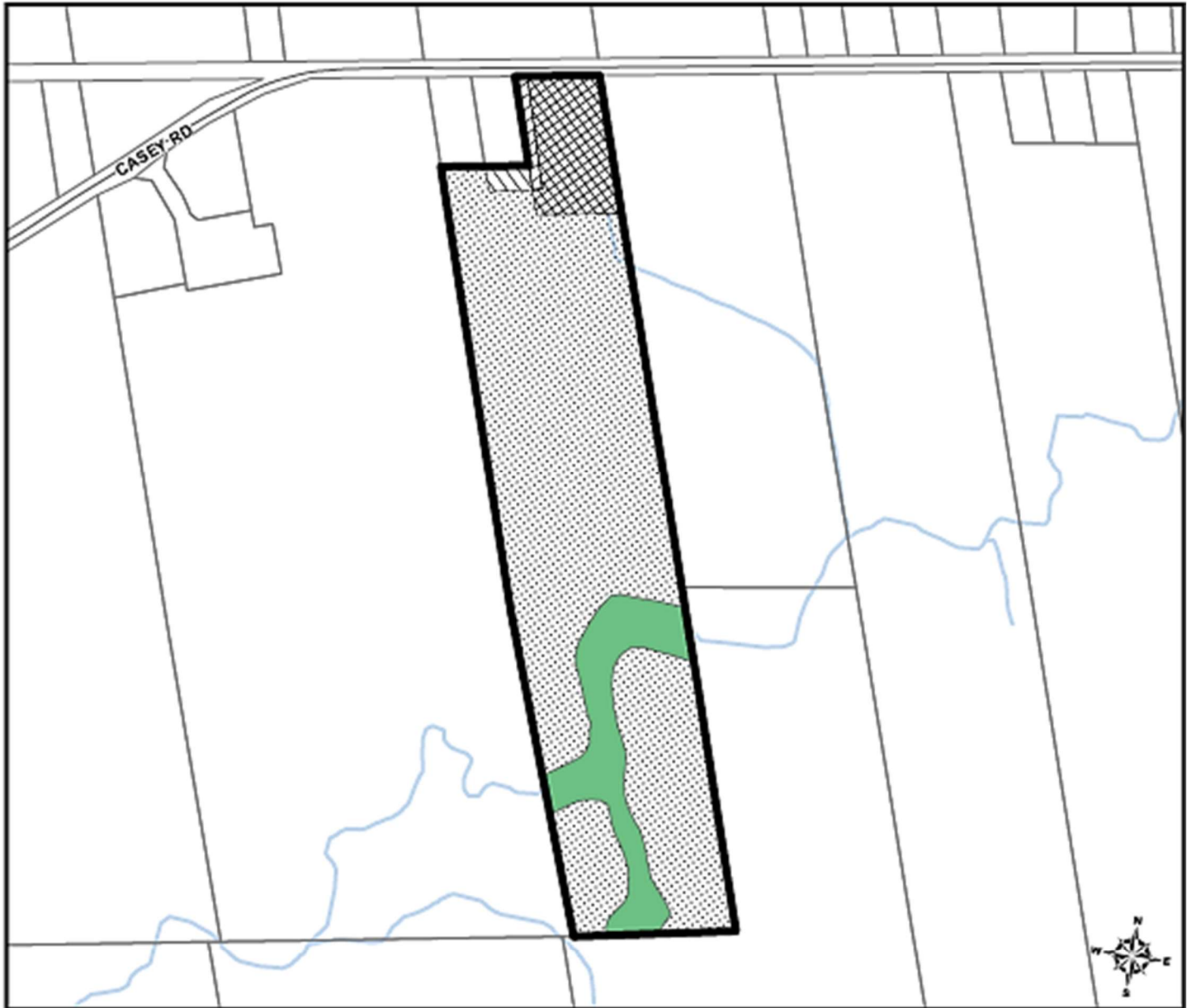
**Questions? Want more information?** Ask the Planner

**Visit:** 228 Church Street, Belleville, ON, Monday to Friday, 8:30am to 4:30pm

**Phone:** 613-966-1311 Ext. 3613 | **Email:** [vanbeekk@hastingscounty.com](mailto:vanbeekk@hastingscounty.com)

**Website:** <https://hastingscounty.com/communities/services/planning-development>

# Zoning Sketch



## LOCATION OF SUBJECT LANDS

Part of Lot 3, Concession 2,  
Save and Except Part 1 of RP 21R4169  
& Part 1 of RP 21R4771,  
1906 Casey Road,  
Township of Tyendinaga



Subject Lands



Lands to be rezoned from the Marginal Agriculture (MA) Zone  
to the Rural Residential (RR) Zone.



Lands to be rezoned from the Rural Industrial (RI)  
to the Rural Residential (RR) Zone.



Lands to remain zoned the Rural Industrial (RI) Zone.



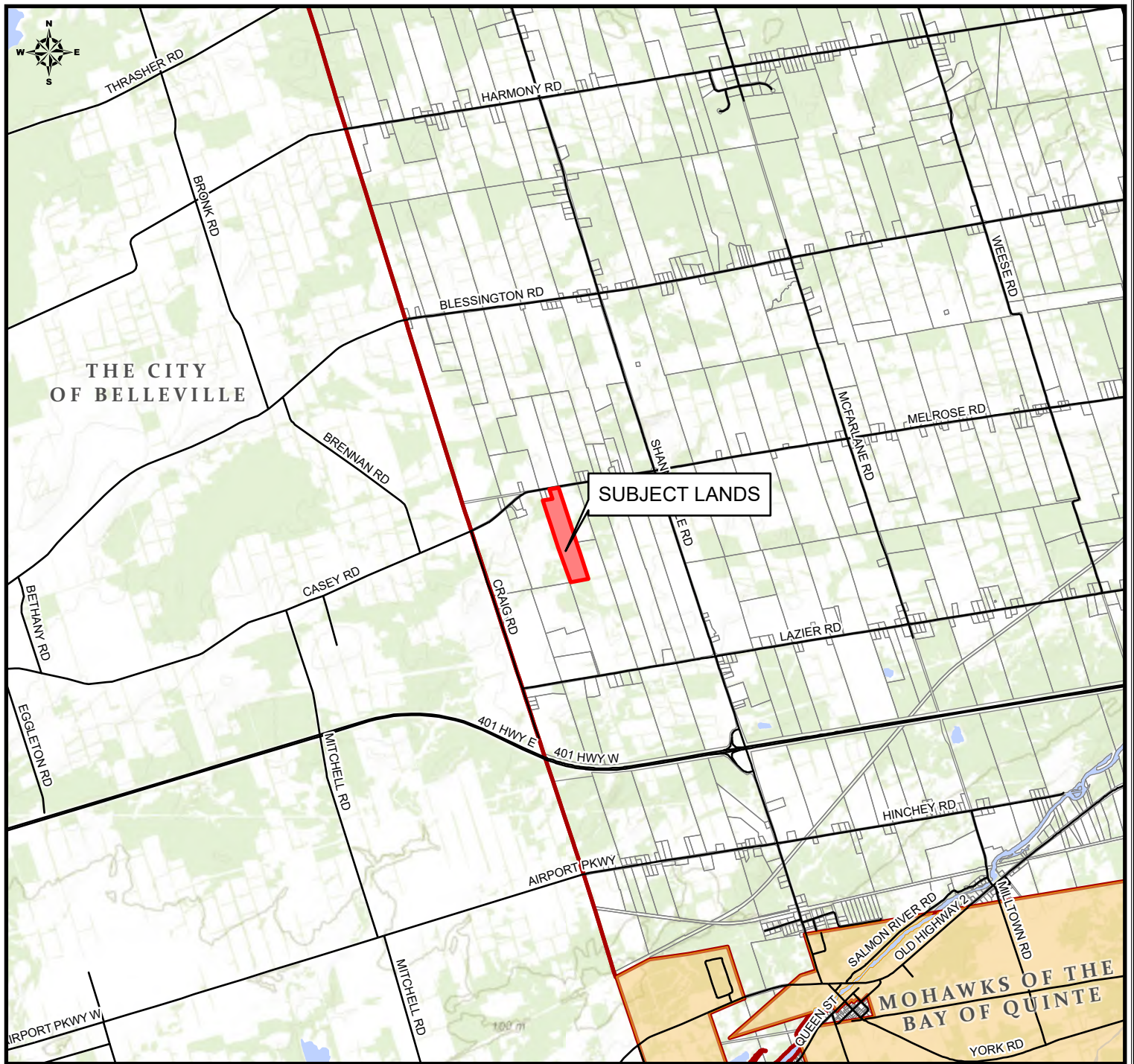
Lands to remain zoned the Marginal Agriculture (MA) Zone.



Lands to remain zoned the Environmental Protection (EP) Zone.



# KEY MAP



## LOCATION OF SUBJECT LANDS

Part of Lot 3, Concession 2,  
Save and Except Part 1 of RP 21R4169  
& Part 1 of RP 21R4771,  
1906 Casey Road,  
Township of Tyendinaga



Prepared For:  
Tyendinaga Township

Prepared By:  
County of Hastings GIS Services

Produced by the County of Hastings with data supplied under license by members of the Ontario Geospatial Data Exchange. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication.