

MINUTES OF THE TOWNSHIP OF STIRLING-RAWDON PLANNING ADVISORY COMMITTEE REGULAR MEETING HELD ON JULY 9, 2019

MEMBERS PRESENT: Chair Bob Mullin and Committee Members Sari Watson, Grant Hagerman, Jeremy Solmes, John Rock, and Don Stewart

MEMBER ABSENT: Dean Graff

ALSO PRESENT: Justin Harrow, County of Hastings, Director of Planning
Tammy Wells, Secretary
Roxanne Hearn, CAO

The meeting was called to order by the Chair.

ADOPTION OF THE AGENDA

MOTION #1

Moved by Jeremy Solmes

Seconded by Don Stewart

“The Committee recommends that the Planning Advisory Committee Agenda for July 9, 2019 be adopted as circulated.”

MINUTES

MOTION #2

Moved by Grant Hagerman

Seconded by Don Stewart

“The Committee recommends that the minutes of the Stirling-Rawdon Planning Advisory Committee public and regular meetings held on May 14, 2019 be approved.”

NEW BUSINESS/CORRESPONDENCE

MOTION #3

Moved by Jeremy Solmes

Seconded by Grant Hagerman

“The Committee acknowledges receipt of a zoning by-law amendment setting out the definitions for ‘*cannabis*’ and ‘*cannabis production and processing*’ along with general provisions that any Cannabis Production and Processing would be subject to

and further the recommends that the same be forwarded to Council for approval by by-law.”

Justin Harrow from County of Hastings reiterated that the above by-law is not allowing for ‘*cannabis*’ and ‘*cannabis production and processing*’ in any zone at this time. Each application would be looked at on an individual basis.

MOTION #4

Moved by John Rock

Seconded by Don Stewart

“The Committee acknowledges receipt of an application to rezone approximately 110 acres of a 190-acre parcel of land legally described as Part Lot 21 & 22, Concession 12 & 13, Township of Stirling-Rawdon from a “Permanent Agriculture (PA)” zone to a “Marginal Agricultural Exception (MA-10)” zone. This rezoning will reflect the change in the Official Plan designation from Agricultural to Rural and recognize the deficient frontage on St. Marks Road. Additionally, 39 acres currently in the Marginal Agricultural zone will be re-zoned to Limited Service Residential (LSR) zone. This re-zoning is a condition of severance B22/19. **Note:** “Environmental Protection (EP) and Environmental Protection Wetland (EPW)” zones shall remain unchanged

and further recommends that the same be forwarded to Council for approval by by-law.”

Recorded vote: Don Stewart – yes

John Rock – yes

Jeremy Solmes – yes

Bob Mullin – yes

Grant Hagerman – yes

Sari Watson - No

MOTION #5

Moved by Grant Hagerman

Seconded by Jeremy Solmes

“The Committee acknowledges receipt of an application to rezone approximately 143 acres of land legally described as Part Lot 19, Concession 7, Township of Stirling-Rawdon from the “Permanent Agricultural (PA)” zone as follows: 5.3 acres to Rural Residential (RR) Zone to recognize an existing single family dwelling and existing accessory buildings; the remainder (137 acres) to be rezoned “Permanent Agricultural Exception (PA-29)” to prohibit residential uses. Note: “Environmental Protection (EP)” zone shall remain unchanged. This Zoning By-law Amendment is a condition of severance B102/18 to dispose of a surplus dwelling for a bonafide farmer

and further recommends that the same be forwarded to Council for approval by by-law.”

MOTION #6

Moved by Jeremy Solmes

Seconded by Grant Hagerman

“The Committee acknowledges receipt of an application to rezone approximately 105 acres of land legally described as Part Lot 11, Concession 9, Township of Stirling-Rawdon from the “Permanent Agricultural (PA)” zone to a “Permanent Agricultural Exception (PA-30)” zone to recognize the second dwelling unit and deficient front yard setback of the existing single detached dwelling. Condition of severance B73/18

and further recommends that the same be forwarded to Council for approval by by-law.”

MOTION #7

Moved by John Rock

Seconded by Jeremy Solmes

“The Committee acknowledges receipt of an application to rezone approximately 50 acres of land legally described as Part Lot 5, Concession 8, Township of Stirling-Rawdon from the “Permanent Agricultural (PA)” and Marginal Agricultural (MA) zones to a “Marginal Agricultural Exception (MA-11)” zone. To allow an exception to section 5.23 of the comprehensive zoning by-law (No. 320-03), and permit the installation of a maximum of three (3) pre-fabricated (8’ x 40’) buildings to be used in a hydroponic grow-operation for vegetables. This rezoning will also reflect the change in the Official Plan designation from Agricultural to Rural

and further recommends that the same be forwarded to Council for approval by by-law.”

MOTION #8

Moved by Don Stewart

Seconded by Grant Hagerman

“The Committee recommends that the Application for Consent – Patrick Jeffs (Owner), P.A. Miller (Agent) – B60/19 -1098 Harold Road (Pt Lt 20, Con 8, former Rawdon Township) be granted approval subject to the following conditions:

- a) that the applicant provide the Township with a copy of the survey of the severed lot;
- b) that the severed lot be rezoned to the Rural Residential Zone; and the retained lands zoned Permanent Agricultural be re-zoned to Marginal Agricultural zone to be consistent with the Hastings County Official Plan;
- c) that road widening across the frontage of the severed and retained lands be deeded to the Township of Stirling-Rawdon to the satisfaction of the Public Works Manager.”

Recorded vote: Don Stewart – yes

John Rock – yes

Jeremy Solmes – yes

Bob Mullin – yes

Grant Hagerman – yes

Sari Watson - No

MOTION #9

Moved by Jeremy Solmes

Seconded by Grant Hagerman

“The Committee recommends that the following Notices of Decision be received and filed:

- Brad & Sandra Krueger (B100/18) Amended;
- Glenn Brubacher (B22/19 and B23/19);
- Wells Ford Sales Ltd. (B38/19).”

MOTION #10

Moved by Don Stewart

Seconded by Sari Watson

“The Committee acknowledges receipt of an e-mail dated July 3, 2019 from the owner of 152 North Street interested in converting the existing building to apartments. The Committee agreed in principal with the proposal, noting that the required zoning by-law amendment must conform to the policies of the Provincial Policy Statement and the Hastings County Official Plan.”

ADJOURNMENT

There being no further business the meeting was adjourned by the Chair.

CHAIR

SECRETARY