

STIRLING-RAWDON PLANNING ADVISORY COMMITTEE
MEETING AGENDA
TUESDAY, MARCH 12, 2019 – 7:00 P.M.

1. CALL MEETING TO ORDER

2. ADOPTION OF AGENDA

3. DECLARATION OF PECUNIARY INTEREST

4. DELEGATION

Justin Harrow, Director Planning and Development, County of Hastings to discuss/ review the Official Plan.

5. MINUTES

A. Approval of the minutes of the Planning Advisory Committee public and regular meetings held on January 8, 2019.

6. NEW BUSINESS / CORRESPONDENCE

A. Application for Re-zoning – Franklin K. Cross
18 North Street (former Village of Stirling)

The purpose of the proposed by-law is to rezone a parcel of land encompassing approximately 0.07 acres, known as 18 North Street, Township of Stirling-Rawdon (former village of Stirling) (see key map) from a “Community Facility (CF)” zone to a “Urban Commercial (UC)” zone. This proposal will permit the former masonic lodge to be used for a retail business on ground floor and residential unit on second floor.

B. Application for Re-zoning – Harvest Glen Subdivision
374 West Front Street (Con 1, Pt Lt 13 former Village of Stirling)

The purpose of the by-law is to rezone the lands subject to subdivision File 12T-17-001 located in the Township of Stirling-Rawdon (former Village of Stirling), Con. 1 Pt Lot 13 (374 West Front Street). The subject lands (Harvest Glen Subdivision) would be rezoned from the Urban Industrial (UI) Zone and Residential Second Density (R2) Zone to a Special Residential Second Density holding (R2-6-h) Zone, a Special Multiple Residential holding (MR-6-h) Zone, Community Facility (CF) Zone and Open Space (OS) Zone to permit development of thirty-eight single detached residential dwellings, thirty-five townhouse units, a stormwater management pond and a 4 metre walking path.

- C. Application for Consent – Dennis Watson (B8-19)
150 Joywind Road (Pt Lot 17 & 18, Con 11, former Rawdon Township)

If the Committee approves this application it is recommended that the following conditions apply:

- a) that the applicant provide the Township with a copy of the survey of the severed lot;
- b) that the severed lot be re-zoned to the Marginal Agricultural (MA) Zone;
- c) that road widening across the frontage of the severed and retained lands be deeded to the Township to the satisfaction of the Public Works Manager.

- D. Application for Consent – Kenneth & Rhonda Wannamaker (B12/19)
113 Bronson Rapid Road (Pt Lot 2, Con 10, former Rawdon Township)

If the Committee approves this application it is recommended that the following conditions apply:

- a) that the applicant provide the Township with a copy of the survey of the severed lot;
- b) that the severed lot be re-zoned to the Rural Residential (RR) Zone;
- c) that road widening across the frontage of the severed and retained lands be deeded to the Township to the satisfaction of the Public Works Manager;
- d) that a safe site entrance be available for the severed lot.

- E. Application for Consent – William Aide (B16/19)
298 West Front Street (former Village of Stirling)

If the Committee approves this application it is recommended that the following conditions apply:

- a) that the applicant provide the Township with a copy of the survey of the severed lot;
- b) that the applicant enter into a Sewage Allocation Agreement with the Township of Stirling-Rawdon;
- c) that road widening across the frontage of the severed and retained lands be deeded to the Township to the satisfaction of the Public Works Manager;
- d) that a safe site entrance be available for the severed lot.

- F. Application for Consent – Chris, Lydia & Brett Sarles (B19/19)
501 Sarles Road (E. Pt. Lot 7, Con 7, former Rawdon Township)

If the Committee approves this application it is recommended that the following conditions apply:

- a) that the applicant provide the Township with a copy of the survey of the severed lot;
- b) that the severed lot be re-zoned to Rural Residential;
- c) that road widening across the frontage of the severed and retained lands be deeded to the Township to the satisfaction of the Public Works Manager.

- G. Application for Consent – June & Thomas Westerman
1749 Springbrook Road ((Pt. Lot 6, Con 9, former Rawdon Township)

If the Committee approves these applications it is recommended that the following conditions apply:

- a) that the applicant provide the Township with a copy of the survey of the severed lot;
- b) that a minimum of 3.5 gallons per minute of potable water be available on the severed lot;
- c) that road widening across the frontage of the severed and retained lands be deeded to the Township to the satisfaction of the Public Works Manager;
- d) that a safe site entrance be available for the severed lot.

H. Applications for Consent – Glenn Brubacher (B22/19 & 23/19)
Part lot 22, Con. 12 & 13 (former Rawdon Township)

If the Committee approves this application it is recommended that the following conditions apply:

- a) that the applicant provide the Township with a copy of the survey of the severed lots;
- b) that the severed lot be rezoned to Limited Service Residential (LSR) Zone;
- c) that the area zoned Permanent Agriculture (PA) Zone on the retained lands be rezoned to Special Marginal Agricultural (MA-X) Zone to recognize the deficient frontage on St. Mark's Road.
- d) that road widening across the frontage of the severed and retained lands be deeded to the Township to the satisfaction of the Public Works Manager;
- e) that the applicant enter into a private lane agreement with the Township of Stirling-Rawdon outlining that the municipality will not ever be responsible for assuming the ROW, that the lots may not be accessible to emergency vehicles, and the road will be maintained to municipal standards.

I. Notice of Decision: Tom & Christine Reid (B95/18)
Hutwelker, Anne and Lana & Louis Acciaccferro
(B109/18, 110/18, 111/18 & 112/18)

7. PRESS/ PUBLIC QUESTION PERIOD

8. ADJOURNMENT