

MINUTES OF THE TOWNSHIP OF STIRLING-RAWDON PLANNING ADVISORY COMMITTEE REGULAR MEETING HELD ON MARCH 12, 2019

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

ALSO PRESENT: Tawnya Donald, Secretary
Roxanne Hearn, CAO

The meeting was called to order by the Chair.

DECLARATION OF PECUNIARY INTEREST

Bob Mullin declared a pecuniary interest in the matter of the re-zoning for Harvest Glen Subdivision since as an owner of R & S Home Hardware he has a business relationship with the proponent. He refrained from discussion and voting.

ADOPTION OF THE AGENDA

MOTION #1

Moved by John Rock

Seconded by Jeremy Solmes

“The Committee recommends that the Planning Advisory Committee Agenda for March 12, 2019 be adopted as circulated.”

DELEGATION

Justin Harrow, Director Planning & Development, County of Hastings attended to provide a brief overview of the Hastings County Official Plan as it applies to the Township of Stirling-Rawdon. At the request of the Chair Mr. Harrow spoke to the question raised in the Public meeting relating to the reduced size of the lots in the proposed Harvest Glen Subdivision, noting that the size is consistent with what was originally applied for and what is commonly used in other similar subdivisions.

MINUTES

MOTION #2

Moved by Dean Graff

Seconded by John Rock

“The Committee recommends that the minutes of the Stirling-Rawdon Planning Advisory Committee public and regular meetings held on January 8, 2019 be approved.”

NEW BUSINESS/CORRESPONDENCE

MOTION #3

Moved by Jeremy Solmes

Seconded by Dean Graff

“The Committee acknowledges receipt of an application to rezone a parcel of land encompassing approximately 0.07 acres, known as 18 North Street, Township of Stirling-Rawdon (former village of Stirling) 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

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

Jeremy Solmes assumed the Chair for the next item of business, Bob Mullin left the room.

MOTION #4

Moved by John Rock

Seconded by Don Stewart

“The Committee acknowledges receipt of an application to rezone 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

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

Bob Mullin returned and resumed chairing the meeting.

MOTION #5

Moved by Jeremy Solmes

Seconded by Grant Hagerman

“The Committee recommends that the Application for Consent – Dennis Watson (B8-19) 150 Joywind Road (Pt Lot 17 & 18, Con 11, 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 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.”

MOTION #6

Moved by Jeremy Solmes

Seconded by Dean Graff

“The Committee recommends that the Application for Consent– Kenneth & Rhonda Wannamaker (B12/19) 113 Bronson Rapid Road (Pt Lot 2, Con 10, 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 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.”

MOTION #7

Moved by Don Stewart

Seconded by John Rock

“The Committee recommends that the Application for Consent – William Aide (B16/19) 298 West Front Street (former Village of Stirling) be granted 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 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.”

MOTION #8

Moved by Grant Hagerman

Seconded by Dean Graff

“The Committee recommends that the Application for Consent – Chris, Lydia & Brett Sarles (B19/19) 501 Sarles Road (E. Pt. Lot 7, Con 7, 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 re-zoned to Rural Residential;
- c) that the portion of the retained land currently zoned Permanent Agriculture be re-zoned to Permanent Agriculture exception (PA-X) to prohibit residential uses and to prohibit the existing barn on the property from housing livestock;
- 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.”

MOTION #9

Moved by Jeremy Solmes

Seconded by Don Stewart

“The Committee recommends that the Application for Consent – June & Thomas Westerman 1749 Springbrook Road ((Pt. Lot 6, Con 9, 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 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
- e) that the severed lot be rezoned to Rural Residential.”

MOTION #10

Moved by Don Stewart

Seconded by Grant Hagerman

“The Committee recommends that the Application for Consent – Glenn Brubacher (B22/19 & 23/19) Part lot 22, Con. 12 & 13 (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 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.”

MOTION #11

Moved by Jeremy Solmes

Seconded by Sari Watson

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

- Tom & Christine Reid (B95/18)
- Hutwelker, Anne and Lana & Louis Acciaccaferro (B109/18, 110/18, 111/18 & 112/18)”

ADJOURNMENT

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

CHAIR

SECRETARY