

**STIRLING-RAWDON PLANNING ADVISORY COMMITTEE**  
**MEETING AGENDA**  
**TUESDAY, MAY 14, 2019 – 7:00 P.M.**

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**1. CALL MEETING TO ORDER**

**2. ADOPTION OF AGENDA**

**3. DECLARATION OF PECUNIARY INTEREST**

**4. MINUTES**

A. Approval of the minutes of the Planning Advisory Committee special, public and regular meetings held on March 12, 2019.

**5. NEW BUSINESS / CORRESPONDENCE**

A. Application for Re-zoning – Thomas & Christine Reid  
5338 Stirling-Marmora Road (Con 11, part of Lots 12 & 13)

The purpose of the proposed by-law is to rezone two potential severed lots located at Part of Lots 12 & 13, Concession 11, Township of Stirling-Rawdon (former Township of Rawdon) currently zoned Marginal Agricultural (MA) as follows:

- 1) as a condition of severance B53/18 – 1.6± acres rezoned to rural residential to permit a building lot for a single family dwelling;
- 2) as a condition of severance B95/18 – 6.8± acres rezoned to rural residential to permit a building lot for a single family dwelling.

Note: the retained lands, 17.9± acres shall remain Marginal Agricultural (MA) zone.

B. Application for Re-zoning – Kenneth & Rhonda Wannamaker (Owners)  
Chris Blackburn & Colby Love (Agents)  
113 Bronson Rapids Road (Con 10, Part of Lot 2)

The purpose of the proposed by-law is to rezone a parcel of land legally described as Part Lot 2 Concession 10, Township of Stirling-Rawdon. As a condition of severance (B12/19) 12.5± acres of the said property currently in the Marginal Agricultural zone will be re-zoned to the “Rural Residential (RR)” zone to permit a single detached dwelling. The retained 23.5± acres will remain in the “Marginal Agricultural (MA)” zone.

C. Application for Re-Zoning – Dennis Watson  
150 Joywind Road (Con 11, Part of Lots 17 & 18)

The purpose of this by-law is to rezone approximately 56 acres of a 160 acre parcel of land legally described as Part Lot 17 & 18, Concession 11, Township of Stirling-Rawdon from a “Permanent Agriculture (PA)” zone to a “Marginal Agricultural (MA)” zone. This rezoning will reflect the change in the Official

Plan designation from Agricultural to Rural and match the current Marginal Agricultural zone on the remaining acreage. Note: “Environmental Protection (EP)” zone shall remain unchanged. The Marginal Agricultural zone will allow for a land severance of 16 acres including the existing house, barn and garage. (Condition of severance (B8/19))

D. Application for Re-zoning – Steven Wells  
48 Belleville Road (Con 9, Pt Lt 24)

The purpose of the proposed by-law is to rezone a portion of the parcel of land described as 48 Belleville Road, Stirling (Part Lot 24 Concession 9) 0.85 acres of the said property currently in the Urban Commercial Zone will be re-zoned to the “Open Space (OS)” Zone. The said rezoning is a condition of Consent B38/19 to sever the noted portion as a lot addition to the adjacent property currently in the Open space (OS) Zone. Note: the retained land (5.15 acres) shall remain in the Urban Commercial (UC) Zone

E. Application for Consent – Steven and Ilan Thomson (Owners), Tim Trustham  
(Agent) - B41/19  
51 Sweet Road (Pt Lot 24, 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) that a safe site entrance be available for the severed lot.

F. Application for Consent – Bradford Mountain and Carol-Ann Watson (Owners),  
P.A. Miller Surveying (Agent) - B42/19  
409 Bateman Road (West Part of Lot 9, 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 a minimum of 3.5 gallons per minute of potable water be available on the severed lot;
- c) that the severed lot be re-zoned to the Rural Residential (RR) Zone;
- 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 a safe site entrance be available for the severed lot.

- G. Application for Consent – Wells Ford Sales Ltd. (B38/19)  
48 Belleville Road (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 severed lot be re-zoned to the Open Space (OS) 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.

- H. Notice of Decision: William Aide (B16/19)  
Kenneth & Rhonda Wannamaker (B12/19)  
Dennis Watson (B8/19)

- I. Draft of by-law for Cannabis and Processing for discussion.

- J. Email from Minister Steven Clark, Ministry of Municipal Affairs and Housing  
Re: New Bill 108 introduced the proposed More Homes, More Choice Act, 2019.

- K. Letter dated April 17, 2019 from Lower Trent Conservations Re: Client Service and Streamlining Initiative.

- L. E-mail from Brad McNevin, Quinte Conservation Re: Planning Service Delivery Agreement.

**6. PRESS/ PUBLIC QUESTION PERIOD**

**7. ADJOURNMENT**