

MINUTES OF THE TOWNSHIP OF STIRLING-RAWDON PLANNING ADVISORY COMMITTEE PUBLIC MEETING HELD ON MAY 14, 2019

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

MEMBERS ABSENT: Dean Graff

ALSO PRESENT: Tawnya Donald, Secretary
Roxanne Hearn, CAO

The meeting was called to order by the Chair.

MOTION #1

Moved by Jeremy Solmes

Seconded by John Rock

“That the Committee go into a public meeting to deal with matters under Section 34 of the Planning Act.”

Zoning By-law Amendments

Location: 5338 Stirling-Marmora Road, Con 11, Part of Lots 12 & 13

Applicant: Thomas & Christine Reid

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.

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 18th day of April, 2019.

The Secretary advised that no written submissions have been received.

The Chair asked if anyone present wished to give a verbal or written presentation.

Committee member Sari Watson stated her concerns with the trend of using up our forested areas for residential lots, we need to preserve what we have.

Committee member Don Stewart noted that the said property is privately owned and the owner should be allowed to use it to his benefit.

Location: 113 Bronson Rapids Road, Conc 10, Part of Lot 2
Applicant: Kenneth & Rhonda Wannamaker (Owner)
Chris Blackburn & Colby Love (Agents)

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.

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 18th day of April, 2019.

The Secretary advised that no written submissions have been received.

The Chair asked if anyone present wished to give a verbal or written presentation. There were none.

Location: 150 Joywind Road, Conc 11, Part Lots 17 & 18
Applicant: Dennis Watson

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)

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 18th day of April, 2019.

The Secretary advised that no written submissions have been received.

The Chair asked if anyone present wished to give a verbal or written presentation.

Committee member Sari Watson asked why the County of Hastings is downgrading our Permanent Agricultural properties to Marginal Agricultural.

Chairman Bob Mullin explained noting the recently approved Official Plan changes and the reasoning between the different classes of agricultural lands.

Location: 48 Belleville Road, Con 9, Part Lot 24
Applicant: Steven Wells

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

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 18th day of April, 2019.

The Secretary advised that a letter was received from County of Hastings Planning & Development noting no concerns. Also an e-mail and Clearance Notice from Lower Trent Conservation was received noting no concerns with the current application regarding source water protection.

The Chair asked if anyone present wished to give a verbal or written presentation.

Committee member Sari Watson asked what the open space is for and how it will affect all the neighbours.

Steven Wells noted that there is a temporary lane on the subject property, a severance is needed to clear up legal and liability issues, and the re-zoning is a condition of severance.

The Chair noted that if anyone present wished to receive a copy of the above noted Notices of Decision they should leave their name and address with the Secretary.

MOTION #2

Moved by Jeremy Solmes

Seconded by Don Stewart

"That the public meeting be closed and the Committee reconvene to deal with general business."

CHAIR

SECRETARY