

STIRLING-RAWDON PLANNING ADVISORY COMMITTEE
MEETING AGENDA
TUESDAY, JULY 9, 2019 – 7:00 P.M.

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 of Adjustment, public and regular meetings held on May 14, 2019.

5. NEW BUSINESS / CORRESPONDENCE

- A. Application for Re-zoning – General Amendment re definitions for cannabis

The proposed by-law is a general amendment to the Township of Stirling-Rawdon's Comprehensive Zoning By-law No. 320-03, to establish definitions and requirements for "Cannabis Production and Processing". The by-law will establish a consistent set of standards/requirements for lands uses relating to the production and the processing of cannabis in the Township of Stirling-Rawdon.

- B. Application for Re-zoning – Glenn Brubacher
Con 12 & 13, Part of Lots 21 & 22)

The purpose of this by-law is 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.**

- C. Application for Re-Zoning – Collin & Beth Lake
738 Hoover Road (Con 7, Part of Lots 19)

The purpose of this by-law is 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.

- D. Application for Re-zoning – Joseph & Dianne Mechetuk
2349 Springbrook Road (Con 9, Part Lot 11)

The purpose of this by-law is 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.

- E. Application for Rezoning – Brad Bell
863 Cooke Road (Con 8, Part Lot 5)

The purpose of this by-law is 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.

- F. Application for Consent – Patrick Jeffs (Owner), P.A. Miller (Agent) – B60/19
1098 Harold Road (Pt Lt 20, Con 8, former Rawdon Township)

If the Committee approves the 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 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.

- G. Notice of Decision: Brad & Sandra Krueger (B100/18) Amended
Glenn Brubacher (B22/19 and B23/19)
Wells Ford Sales Ltd. (B38/19)

H. Email dated July 3, 2019 from Chris and Dawn Davies interested in rezoning 152 North Street from an Urban Commercial zone to a zone permitting 1 or 2 residential units downstairs and 1 residential unit upstairs which already exists. Would like committee's approval in principle.

6. PRESS/ PUBLIC QUESTION PERIOD

7. ADJOURNMENT