

MINUTES OF THE TOWNSHIP OF STIRLING-RAWDON PLANNING ADVISORY COMMITTEE PUBLIC MEETING HELD ON JULY 9, 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: Justin Harrow, County of Hastings, Director of Planning
Tammy Wells, Secretary
Roxanne Hearn, CAO

The meeting was called to order by the Chair.

MOTION #1

Moved by Jeremy Solmes

Seconded by Don Stewart

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

Zoning By-law Amendments

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.

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 14th day of June, 2019 and advertised in Community Press on June 13, 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: Concession 12 & 13, Part Lots 21 & 22

Applicant: Glenn Brubacher

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.**

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 14th day of June, 2019.

The Secretary advised that a report from Emily Galloway, Planner, County of Hastings was received stating no objection since the proposed rezoning will fulfill conditions number 5 and 6 of consent file numbers B22/19 and B23/19.

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

Committee member Sari Watson stated her concern of entire lot being rezoned.

Justin Harrow from County of Hastings explained they look at entire property when rezoning and that the rezoning is to recognize the deficient frontage on St. Marks Road.

Location: 738 Hoover Road, Con 7, Part of Lot 19

Applicant: Colin & Beth Lake

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.

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 14th day of June, 2019.

The Secretary advised that a letter from Emily Galloway, Planner, County of Hastings was received stating no objection since the proposed rezoning will fulfill condition numbers 4 and 5 of consent file number B102/18.

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

Location: 2349 Springbrook Road, Concession 9, Part Lot 11

Applicant: Joseph & Dianne Mechetuk

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.

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 14th day of June, 2019.

The Secretary advised that a letter from Emily Galloway, Planner, County of Hastings was received stating no objection since the proposed rezoning will fulfill condition number 9 of consent file number B73/18.

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

Location: 863 Cooke Road, Concession 8, Part Lot 5

Applicant: Brad Bell

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.

The Secretary advised that notice of the meeting was given to all persons and agencies entitled to receive notice on the 14th day of June, 2019.

The Secretary advised that a letter from Emily Galloway, Planner, County of Hastings was received stating that the proposed use may be considered to meet the intent of the Official Plan, and the Provincial Policy Statement, as it maintains the agricultural character of the designations.

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

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 John Rock

Seconded by Don Stewart

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

CHAIR

SECRETARY