



**Township of Stirling-Rawdon  
Planning Advisory Committee Meeting Agenda  
Tuesday, July 7, 2026 @ 6:00 PM  
Council Chambers**



**1. Call to Order**

Hastings County is situated on treaty land that is rich in Indigenous history and home to many First Nations, Métis and Inuit people. We honour their cultures and celebrate their commitment to this land. We acknowledge our shared obligation to respect, honour and sustain these lands and the natural resources contained within.

**2. Adoption of Agenda**

2.1. Planning Advisory Committee Meeting Agenda - July 7, 2026

That the agenda for the Planning Advisory Committee meeting held on July 7, 2026 be adopted as presented.

**3. Declaration of Interest and the General Nature Thereof**

**4. Public Meeting**

4.1. Motion to Open Public Meeting

That a Public Meeting now be held regarding:

- ZBA26-07 - 555 Squire Road

4.2. Zoning By-Law Amendment ZBA26-07 - 555 Squire Road

[Application Overview - McComb](#)

**Applicant:** James & Glenda McComb

**Address:** 555 Squire Road

**Purpose and Effect:** To rezone approximately 0.4 hectares (1 acre) of land legally described as Con 9, Part Lot 9, municipally located at 555 Squire Road from the Marginal Agriculture (MA) Zone to the Rural Residential (RR) Zone to create a residential building lot, and to satisfy a condition of severance. The field verified wetlands, along with their associated regulatory setback (30 metres) on both the severed and retained lands will be rezoned to the Environmental Protection (EP) Zone.

The Chair will ask the Secretary if notice of the meeting has been given to all persons and agencies entitled to receive notice and on what date the notices were given.

The Chairman will ask the Secretary if any written submissions that have been received.

The Chair will ask any persons from the public present if they wish to

provide any representations.

4.3. Adjournment of Public Meeting

That the Public Meeting held on June 16, 2026 adjourn at \_\_:\_\_ p.m.

**5. Staff Reports**

5.1. ZBA26-07 - 555 Squire Road  
[Deputy Clerks Report - ZBA26-07](#)

4 - 22

That Zoning By-Law Amendment ZBA26-07 for lands municipally known as 555 Squire Road and legally described as Con 9, Part Lot 9; and further

That same shall be forwarded to Council for approval by by-law.

5.2. Planning Application Status Updates as of June 23, 2026  
[Planning Application Status Updates as of June 23, 2026 - Pdf](#)

23 - 25

That Staff Report CLK-26-113 regarding Planning Application Status Updates as of June 23, 2026, be received.

**6. Adjournment**

6.1. Motion to Adjourn

That this Planning Advisory Committee meeting now adjourn at \_\_:\_\_ p.m.

# Planning Application Overview



**DATE:** July 7, 2026

**OWNER:** James & Glenda McComb

**LOCATION:** 555 Squire Road

**APPLICATION(S):** Zoning By-Law Amendment – ZBA26-07

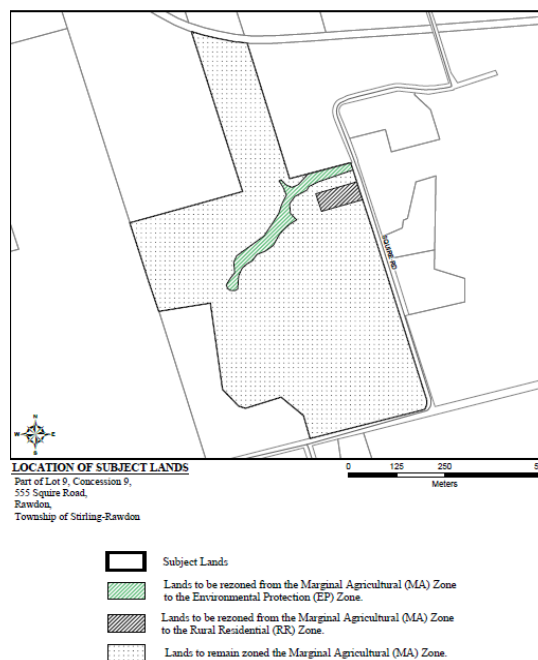
## **ZONING: Marginal Agricultural (MA)**

### **PURPOSE:**

To rezone approximately 0.4 hectares (1 acre) of land legally known as Concession 9, Pt Lot 9, municipally located at 555 Squire Road, from the Marginal Agricultural (MA) Zone to the Rural Residential (RR) Zone to create a residential building lot, and to satisfy a condition of severance B26/24. The field verified wetlands, along with their associated regulatory setback (30 metres) on both the severed and retained lands will be rezoned to the Environmental Protection (EP) Zone.

The subject lands are currently vacant, appearing to be forested with a mix of coniferous and deciduous tree growth.

### **MAP:**





## Report to the Planning Advisory Committee

**To:** Planning Advisory Committee  
**From:** Sydney Dodson, Deputy-Clerk  
**Date:** July 7, 2026  
**Subject:** **Application for a Zoning By-Law Amendment**  
**File No.** ZBA26-07  
**Applicant:** Township of Stirling Rawdon  
**Municipal Address:** 555 Squire Road  
**Legal Description:** Con 9 Part Lot 9

Lot Size	Current Zoning	Proposed New Zoning	Reason for Proposed New Zoning
0.4 (hectares) - 1 acre	Marginal Agricultural (MA)	Rural Residential (RR)	To create a residential building lot  To satisfy a condition of severance B26/24

### Staff Recommendation:

**That** the Zoning By-Law Amendment for 0.4 hectares (1 acre) of land legally described as Con 9, Part Lot 9, Township of Stirling-Rawdon, to be rezoned from the Marginal Agricultural (MA) Zone to the Rural Residential (RR) Zone to create a residential building lot, and to satisfy a condition of severance, be approved.

### Background:

On May 7th, 2026, the Township received a complete Zoning By-Law Amendment application to rezone lands located at 555 Squire Road, Township of Stirling-Rawdon, County of Hastings.

It is noted that the subject lands have field verified wetlands on the property. The field verified wetlands, along with their associated regulatory setback (30 metres) on both the severed and retained lands will be rezoned to the Environmental Protection (EP) Zone.

Please note, Township Council is the authority responsible for making decisions with regards to the Comprehensive Zoning By-Law No. 320-03 amendments.

**Zoning By-Law:**

The subject land is zoned Marginal Agricultural (MA) under the Township of Stirling-Rawdon Comprehensive Zoning By-law 320-03, as amended.

**Staff / Public Comments Received:**

The proposed rezoning was circulated to the Building Department, Fire Department, Municipal Law Enforcement Department, Environmental Department and the Public Works Department. No concerns were noted at the time of the rezoning.

**Notice Provisions:**

Pursuant to the requirements of the Planning Act, the notice of Statutory Public Meeting was provided by mail to a total number of 14 property owners (according to the latest Assessment Roll) within 120 metres of the subject property. Once a decision has been rendered by the Planning Advisory Committee, the Draft By-Law will be sent to the next Township of Stirling-Rawdon Council Meeting for Approval. Once approved, a Form 1 Notice will be sent to surrounding property owners within 120 metres of the subject property.

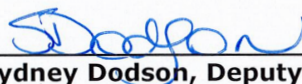
**Financial Implications:**

None.

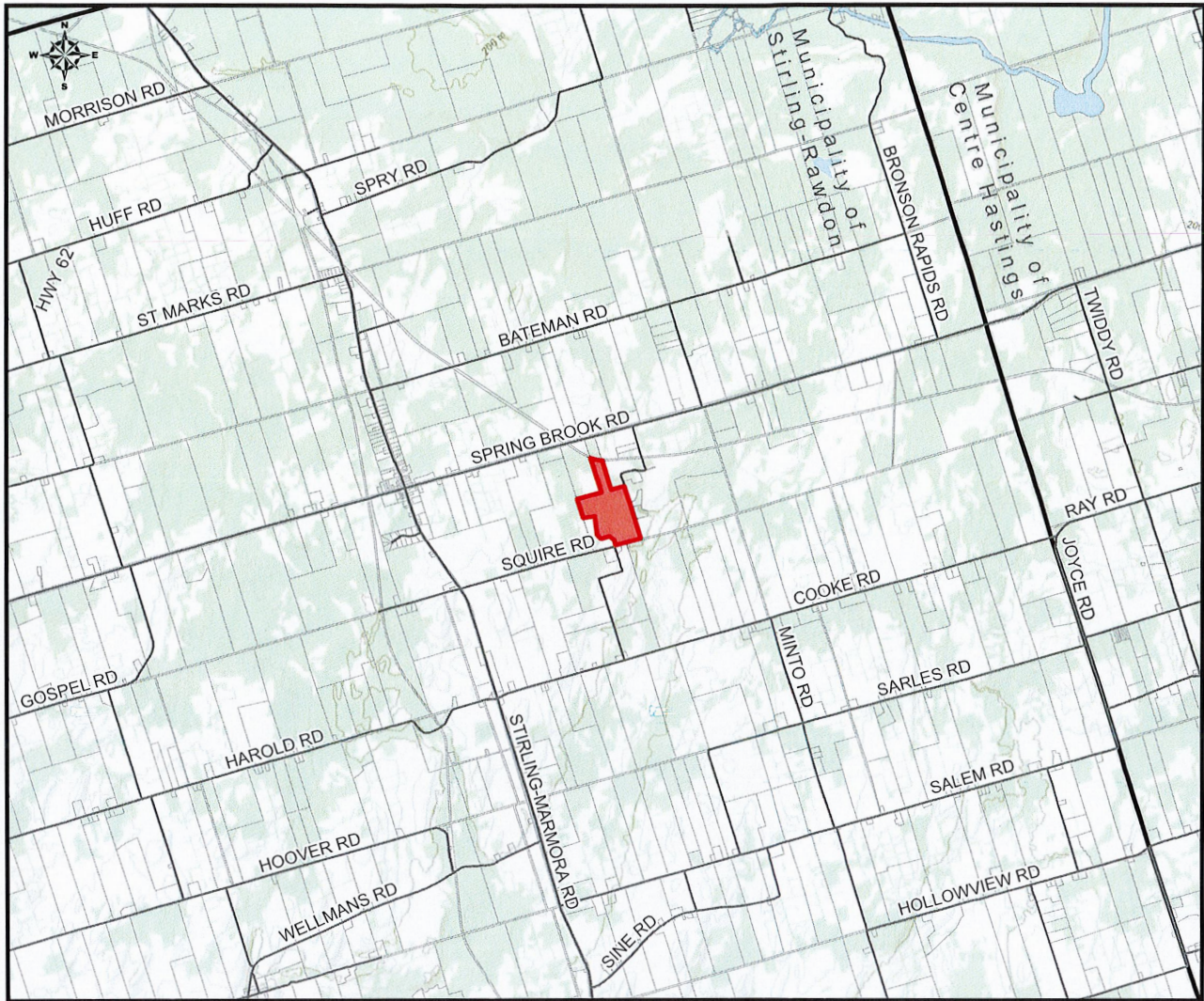
**Attachments:**

- 1) Key Map
- 2) Hastings County Staff Report
- 3) Lower Trent Conservation Report
- 4) Draft By-Law

**Signature:**

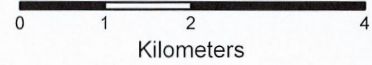
  
\_\_\_\_\_  
Sydney Dodson, Deputy-Clerk


# KEY MAP



## LOCATION OF SUBJECT LANDS

Part of Lot 9, Concession 9,  
555 Squire Road,  
Rawdon,  
Township of Stirling-Rawdon



 Subject Lands



Prepared For:  
Municipality of Stirling-Rawdon  
Prepared By:  
County of Hastings GIS Services  
Date: 2026-06-04

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# Planning Advisory Committee STAFF REPORT



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**Report to:** Planning Advisory Committee  
**Prepared By:** Katherine van Beek, Planner, Hastings County  
**Date:** June 29<sup>th</sup>, 2026  
**Subject:** ZBA 26-07 – Pt Lt 9, Con 9, 555 Squire Rd,  
Township of Stirling-Rawdon, County of Hastings

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**Purpose:**

The purpose of this report is to provide the Planning Advisory Committee with information concerning an application to amend the Township of Stirling-Rawdon Zoning By-law (ZBA 26-07) and to seek the Committee's direction with respect to a decision on the application.

**Recommendation:**

That Staff Report, dated June 29<sup>th</sup>, 2026, regarding Zoning By-law Amendment File No. 26-07, for the property legally described as Part of Lot 9, Concession 9, municipally known as 555 Squire Road, Township of Stirling-Rawdon, County of Hastings, **BE RECEIVED**; and further

That it be recommended to the Committee that the Zoning By-law Amendment for the property legally described as Part of Lot 9, Concession 9, municipally known as 555 Squire Road, Township of Stirling-Rawdon, County of Hastings, **BE APPROVED**.

**Background:**

The Township of Stirling- Rawdon is in receipt of an application for a Zoning By-law Amendment (ZBA), submitted by James & Glenda McComb. The subject lands are located in Part of Lot 9, Concession 9, Township of Stirling-Rawdon, municipally known as 555 Squire Road. The County GIS mapping denotes that the subject property is an irregular shaped parcel of land approximately 38.4 hectares (95 acres) in size with approximately 985 m of frontage on Squire Road. The subject property is currently undeveloped. Much of the southern portion of the subject property appears to contain lands cleared for agricultural purposes (rotational cropping). The northern half of the subject property appears to be forested with a mix of coniferous and deciduous tree growth as well as containing an unevaluated wetland and watercourse.

The applicant received provisional approval for consent on February 10<sup>th</sup>, 2025 (please refer to the attachments for the consent sketch). Condition No. 8 of Consent Application B26/24 requires that the proposed severed lands be rezoned from the Marginal Agriculture (MA) Zone to the Rural Residential (RR) Zone as the new lot will not meet the minimum lot area requires of the Marginal Agriculture (MA) Zone. Further, Condition No. 9 requires that the Lower Trent Conservation Authority field-verified wetlands and their associated regulatory setback of 30 metres on both the proposed severed and retained lands be rezoned from the Marginal Agriculture (MA) Zone to the Environmental Protection (EP) Zone (please refer to the attachments for LTC Mapping).

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ZBA 26-07

Property Details:

<b>Location:</b>	Part of Lot 9, Concession 9, municipally known as 555 Squire Road	
<b>Official Plan Designation:</b>	Rural/Waterfront [Schedule A] Extractive Reserve [Schedule C]	
<b>Zoning:</b>	Marginal Agriculture (MA)	
<b>Access:</b>	Squire Road (Publicly Maintained Road)	

**Planning Analysis:**

Decisions under the Planning Act must be consistent with the Provincial Planning Statement (PPS) and conform to Official Plan policies.

**Provincial Planning Statement, 2024**

Under the policies of the PPS the subject property is considered part of the rural area, more specifically being the rural lands. Permitted uses on rural lands include residential development, which can be sustained by rural service levels. The use would therefore be permitted in the context of the PPS.

The application is consistent with the policies of the PPS.

**Hastings County Official Plan**

The subject property is designated Rural and Waterfront in the Hastings County Official Plan (Section 5.4). The Rural and Waterfront land use designation permits a wide range of economic, residential, and recreational uses that contribute to a healthy rural community.

The designation permits the establishment of low-density residential uses, such as the construction of a single detached dwelling. Further, the Official Plan prescribes a minimum lot area of 0.4 hectares for new non-farm residential lots in the Rural and Waterfront land use designation (Section 5.5.2.2). As proposed, the severed and retained parcels satisfy the minimum lot requirements stipulated in the Rural and Waterfront designation of the Official plan.

The application is deemed to conform to the County Official Plan.

**Township of Stirling-Rawdon Zoning By-law 320-03**

The subject property is zoned Marginal Agriculture (MA) Zone in the Township of Stirling-Rawdon Zoning By-law 320-03. As previously noted, Condition No. 8 of Consent Application B26/24 requires that the proposed severed lands be rezoned from the Marginal Agriculture (MA) Zone to the Rural Residential (RR) Zone as the new lot will not meet the minimum lot area requires of the Marginal Agriculture (MA) Zone. Further, Condition No. 9 requires that the Lower Trent Conservation Authority field-verified wetlands and their associated regulatory setback of 30 metres on both the proposed severed and retained lands be rezoned from the Marginal Agriculture (MA) Zone to the Environmental Protection (EP) Zone.

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ZBA 26-07

**Public and Agency Comments:**

As of the date of writing this report, no public or agency comments have been received to date. Should any comments be received in advance of the meeting, they will be provided at that time.

**Financial Implications:**

There are no financial implications to the 2026 budget.

Respectfully submitted,



Katherine van Beek, RPP, MCIP,  
Planner, Hastings County

**Attachments:**

- 1) Consent Sketch
- 2) Quinte Conservation Mapping
- 3) Zoning By-law Schedule

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ZBA 26-07

# 555 Squire Rd Consent



**Legend**


- Assessment Parcel


This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) shall not be liable in any way for the use or any information on this map, of, or reliance upon, this map.

PL-24-067


555 Squire Road  
SR Rawdon  
Con 9, Lot 9


Legend

 O.Reg. 163/06 Screening Area

 Parcels


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
 Stream

 Virtual Flow Connector


Wetlands (MNR)


 Unevaluated wetland


 Evaluated wetland (PSW)

 Evaluated wetland (non-PSW)

Field Verified Wetland

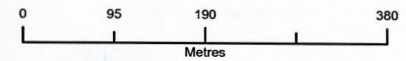
 Yes (Present)

 No (Not Present)

 Potential (Desktop ID)

Flood & Erosion Lines

 Floodlines



Map produced by Lower Trent Conservation

Includes material Copyright 2024 Queen's Printer for Ontario

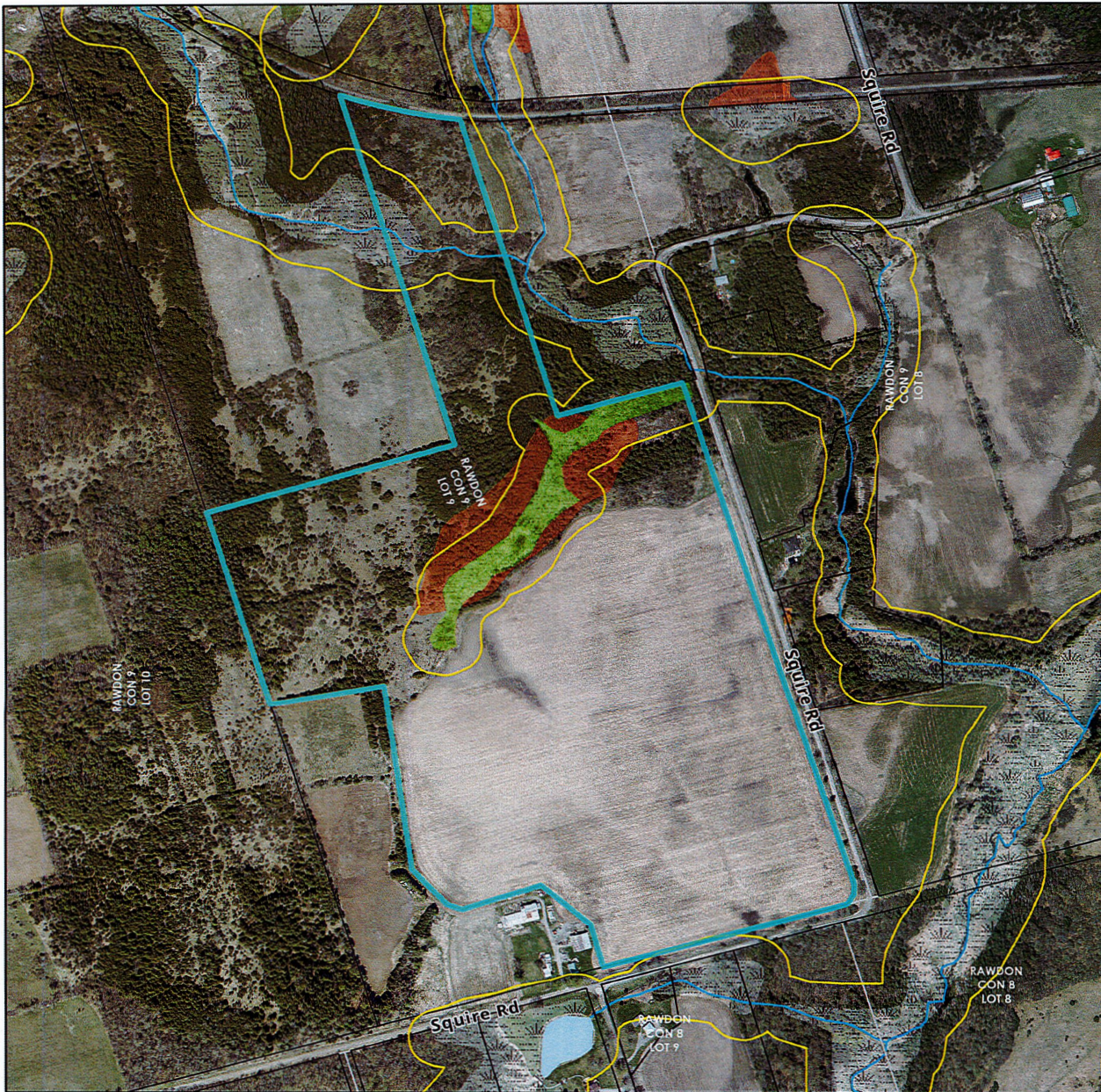
Note: Property lines shown on this map are approximate only and may be an inaccurate representation of the legal property limits. A legal survey is required to define the legal property limits.



LOWER TRENT  
CONSERVATION

lbr:cm4


April 19, 2024 11:46 AM




PL-24-067

555 Squire Road  
SR Rawdon  
Con 9, Lot 9


Legend

 O.Reg. 41/24 Screening Area


 Parcels


Water


 Stream

 Virtual Flow Connector


Wetlands (MNR)


 Unevaluated wetland


 Evaluated wetland (PSW)

 Evaluated wetland (non-PSW)


Field Verified Wetland

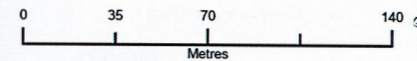
 Yes (Present)

 No (Not Present)

 Potential (Desktop ID)

Flood & Erosion Lines

 Floodlines



Map produced by Lower Trent Conservation

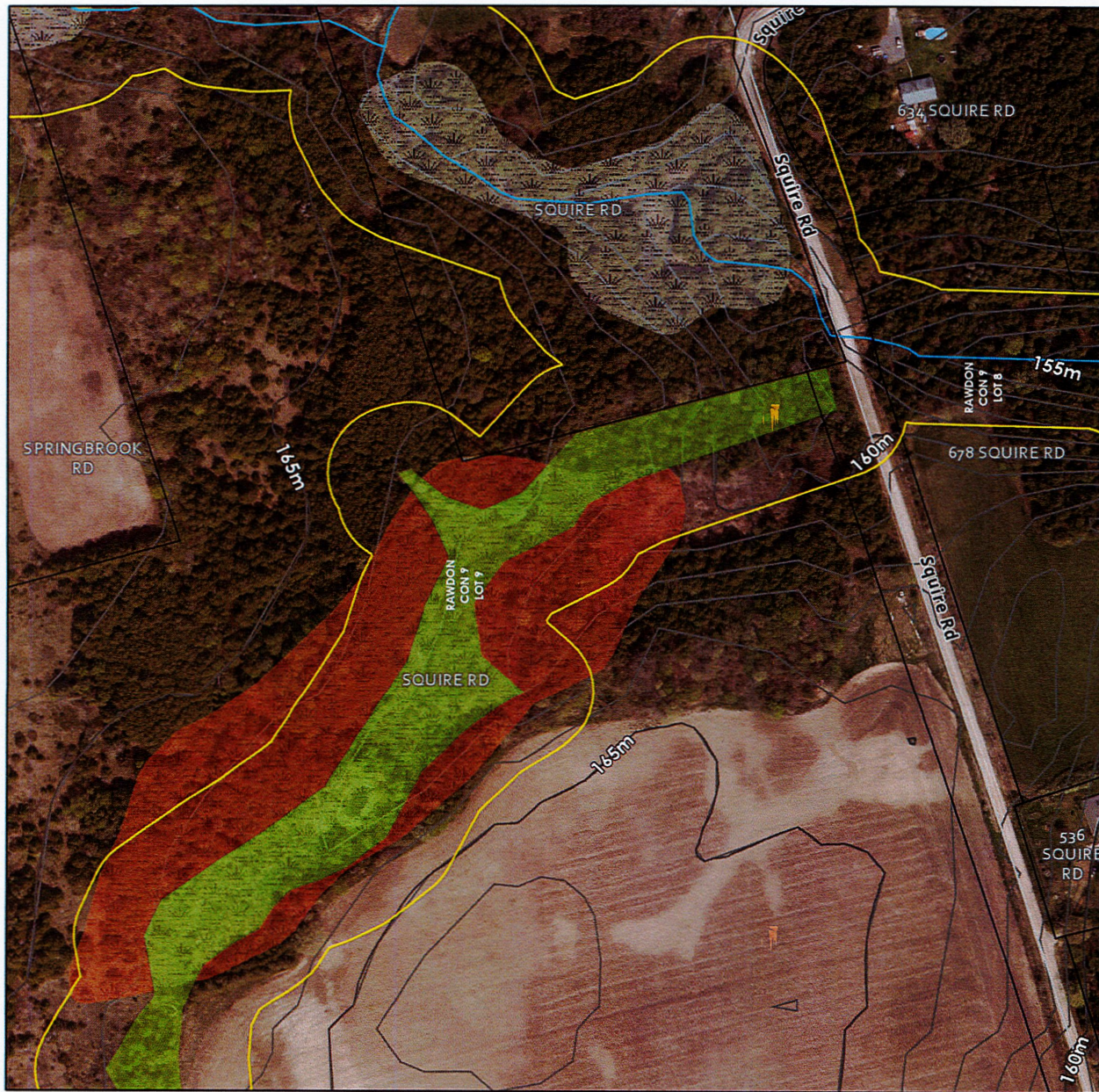
Includes material Copyright 2025 Queen's Printer for Ontario

Note: Property lines shown on this map are approximate only and may be an inaccurate representation of the legal property limits. A legal survey is required to define the legal property limits.



LOWER TRENT  
CONSERVATION

User: communications January 8, 2025 12:02 PM



**CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON  
SCHEDULE 'A'**

**THIS IS SCHEDULE 'I' TO BY-LAW NO. \_\_\_\_\_ AMENDING  
COMPREHENSIVE ZONING BY-LAW 320-03, AS AMENDED, FOR THE  
TOWNSHIP OF STIRLING-RAWDON**

**PASSED THIS 7th DAY OF JULY, 2026.**

**Bob Mullin**

**Mayor**

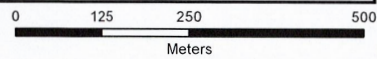
**Kathy Pearl**





**Clerk**



**LOCATION OF SUBJECT LANDS**

Part of Lot 9, Concession 9,  
555 Squire Road,  
Rawdon,  
Township of Stirling-Rawdon



-  Subject Lands
-  Lands to be rezoned from the Marginal Agricultural (MA) Zone to the Environmental Protection (EP) Zone.
-  Lands to be rezoned from the Marginal Agricultural (MA) Zone to the Rural Residential (RR) Zone.
-  Lands to remain zoned the Marginal Agricultural (MA) Zone.



Prepared For: Township of Stirling-Rawdon  
Prepared By: County of Hastings GIS Services

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# LOWER TRENT CONSERVATION

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Registered Charitable Organization No. 107646598RR0001

June 4, 2026

LTC File No. PL-26-066

Sydney Dodson  
Deputy-Clerk  
Township of Stirling-Rawdon

**RE: Application for Zoning By-Law Amendment – MCOMB  
555 Squire Road, Township of Stirling-Rawdon  
Concession 9, Lot 9, Geographic Township of Rawdon  
Application No: ZBA – 26/07**

Dear Sydney,

Lower Trent Conservation (LTC) is in receipt of the above noted application, which was circulated to our office on May 14, 2026, for review and comment. We understand that the purpose of the zoning by-law amendment application is to satisfy a condition of consent application B26/24. The application proposes to amend the Zoning By-Law from Marginal Agriculture (MA) to Rural Residential (RR) to create a residential building lot. The application further proposes to rezone the field verified wetlands, along with their associated regulatory setback (30 metres) on both the severed and retained lands will be rezoned to the Environmental Protection (EP) Zone.

It appears there is a discrepancy between Notice of a Complete Application for this Zoning By-Law Amendment and the Notice of Decision (NOD) for the associated severance. The difference is regarding the location of the proposed RR lot. The following review is based on the location illustrated in the NOD for severance as the severed lot appears to be entirely outside of the wetland setback in the NOD, whereas it appears to be within the regulated area in the Notice for the subject application. LTC's comments reflect the location of the severed parcel as depicted in the NOD.

#### Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted:

- Notice of Complete Application and Public Meeting (ZBA 26-07), dated May 14, 2026; and,
- Application for amendment to zoning by-law no. 320-03 Township of Stirling-Rawdon dated May 14, 2026.

#### **SITE CHARACTERISTICS**

Existing mapping indicates that a portion of Squires Creek is present at the northern extent of the subject property. This creek is associated with an unevaluated wetland. Toward the centre of the property, there is another tributary which was identified using Hastings County mapping and it is associated with a field verified wetland (September 6, 2022, by LTC staff).

The subject lands are in an area designated as 'potential karst' and 'known karst' through Ontario Geological Survey (OGS) mapping.

The southern portion of the property appears to have been cleared for agricultural purposes.

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*Member of Conservation Ontario  
Representing Ontario's 36 Conservation Authorities*

The property is currently designated Rural/Waterfront [Schedule A] and Extractive Reserve [Schedule C] in the Hastings County Official Plan, and zoned Marginal Agriculture (MA) in Zoning By-Law No. 320-03, as amended.

**RECOMMENDATION**

**Please be advised that Lower Trent Conservation (LTC) would have no objection to the approval of this application.**

**During development of the site, if bedrock with karst features is encountered, it is recommended that a geotechnical engineer assess the risk for unstable bedrock and identify a development envelope that is situated accordingly with consideration for the hazard. All recommendations from the resulting report are to be included in all future development applications.**

**Note:** the landowner has been provided with a copy of this letter whereby they are advised of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 on the subject lands and that, a permit or formal clearance from LTC may be required for development and/or site alteration prior to the commencement of any on-site work. Landowner(s) will need to contact LTC to confirm permitting requirements and restrictions.

*Refer to the following sections for context.*

**DELEGATED RESPONSIBILITY AND STATUTORY COMMENTS**

**1. LTC staff have reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024).**

- Policies 5.2.2 and 5.2.3 of the PPS apply to this application. Here it is stated:
  - 5.2.2 Development shall generally be directed to areas outside of:
    - b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*;
    - c) *hazardous sites*.
  - 5.2.3 *Development* and *site alteration* shall not be permitted within:
    - d) a *floodway*...

- Floodplain mapping is not currently available for the mapped tributaries of Squires Creek and as such, the extent of potential flooding on the property that may be associated with these watercourses are unknown. Based on our review of the characteristics of the watercourse and the contributing drainage areas, engineered floodplain mapping would be warranted to define the flooding hazard for the northern tributary of Squires Creek on this property. Floodplain mapping would not be warranted for the mapped tributary in the northeastern corner of the subject lands along Squire Road.

If floodplain mapping is conducted, the entire extent of the floodplain would be considered the *floodway*, where *development* and *site alteration* would be prohibited in accordance with the PPS.

Floodplain mapping is not being required to support the subject application due to the distance from the northern tributary and rezoning of riparian wetland and setback. This restrictive rezoning addresses concerns around flooding along the southern tributary. It should be noted that LTC has concluded this using the Notice of Decision site location.

- The subject property is located within an area of 'known' and 'potential' karst as mapped by the Ontario Geological Survey (OGS). Karst (unstable bedrock) is considered a *hazardous site* under the PPS.

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Based on available mapping, there are 'potential karst' and 'known karst' formations to exist on the subject lands. A wetland assessment that was completed September 6, 2022, was not specific to reviewing for surficial karst conditions, however; there were no comments noting that surficial karst conditions were observed on-site. Additionally, there was a site visit to adjacent properties to verify mapping through on-site surficial observations, per LTC's Karst Investigation Guidelines. No surficial indications of karst features were observed during these scoped site visit. Therefore, a Karst Hazard Assessment is not required currently. However, since a site visit was not completed on the subject lands for the purpose of a karst review, LTC would require any development proposals be circulated to complete a formal review.

During development of the site, if bedrock with karst features is encountered, LTC recommends that a geotechnical engineer assess the risk for unstable bedrock and identify a development envelope that is situated accordingly with consideration for the hazard. All recommendations from the report are to be included in all future development applications.

- **It is the opinion of LTC that this application is consistent with Section 5.2 of the PPS.**
- 2. **LTC has reviewed the application as per our responsibilities as a regulatory authority under Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Section 28 of the *Conservation Authorities Act* enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, unstable soil, or unstable bedrock are not affected. LTC also regulates the changes to or interference in any way with a watercourse or wetland.**
- Portions of the subject lands are within areas that are subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Specifically, tributaries of Squires Creek and multiple wetlands (field verified and unevaluated) are present on the subject property. Using Ontario Geological Survey (OGS) Karst mapping, the property is mapped in an area of 'known' and 'potential karst' features.

In accordance with Section 28(1) of the *Conservation Authorities Act*, no person shall:

- 1) Straighten, change, divert or interfere in any way with the existing channel or a river, creek, stream or watercourse, or change or interfere in any way with a wetland; OR
- 2) Undertake development activities (including site alterations), or permit another person to undertake development in or on areas within the jurisdiction of the Conservation Authority that are: hazardous lands; river or stream valleys; wetlands; and other areas within 30 metres of a wetland;

without the prior written approval of the Authority (i.e., LTC).

Any development activity\* within 30 metres of all wetlands, within areas of unstable bedrock, or within 15 metres of the stable top of bank or delineated floodplain of a watercourse (whichever is greater), any watercourse alterations (e.g., dredging, culvert installation, bridge construction, etc.), and/or any activities that would interfere in any way with the wetlands on site would require a permit from our office prior to the commencement of any on-site work.

\*Development activity is defined in Ontario Regulation 41/24 as:

- i. The construction, re-construction, erection or placing of a building or structure of any kind,

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- ii. Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
  - iii. Site grading; or,
  - iv. The temporary or permanent placing, dumping, or removal of any material, originating on the site or elsewhere.
- Mapping of known and potential areas subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 in LTC's jurisdiction is available to the public at <https://ltc.on.ca/planning-permits/map-viewer/>.
  - LTC Board-approved policies for the administration of the *Conservation Authorities Act* and Ontario Regulation 41/24 state that development and interference shall not be permitted within a wetland nor within 30 metres of the boundary of the wetland. This area is intended to remain as a natural vegetated buffer area to mitigate impacts of adjacent development and activities on the hydrologic function of the wetland.
  - It is noted that unevaluated wetlands have been mapped by the Ministry of Natural Resources (MNR) using the best available information (e.g., air photographs and topographic mapping) but have not all been assessed on the ground. LTC has incorporated the MNR unevaluated wetland mapping into our screening mapping to identify areas of potential wetland across the watershed.

LTC staff visited this site to field-verify a wetland. This was conducted on September 6, 2022.

- It is important to note that not all features or areas described in Ontario Regulation 41/24 have been mapped in the LTC watershed and included in our screening mapping. The *Conservation Authorities Act* and Ontario Regulation 41/24 are text-based legislation. This means that if a feature or area exists on the landscape that meets the description of a regulated feature or area in the Regulation, it is subject to the Act and Regulation regardless of whether it is included in the LTC screening mapping.  
Ontario Hydro Network (OHN) 2024 and Hastings County mapping indicate that a watercourse is present in the northeastern corner of the subject lands and is generally encompassed by the wetland location.
- LTC is supportive of wetland and all associated setbacks to be included into the Environmental Protection (EP) zoning. This will promote consistency between regulatory policies and municipal zoning provisions.
- Any proposed future development on this property will require regulatory review by staff at LTC.
- Please note that if karst is confirmed on site, through the geotechnical investigation noted in the preceding section of this letter, these areas will be regulated and subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 and a permit from LTC will be required prior to any further development or site alteration.
- Landowner(s) are encouraged to contact LTC to discuss this matter directly if they have any questions or concerns. LTC's permitting policy document is available to the public at <https://ltc.on.ca/planning-permits/policies-guidelines/>.

#### ADVISORY COMMENTS

3. Pursuant to Ontario Regulation 596/22: Prescribed Acts, LTC will not be providing comments regarding Sections 4.1 (Natural Heritage) and 4.2 (Water) of the PPS.

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Member of Conservation Ontario  
Representing Ontario's 36 Conservation Authorities

4. LTC has reviewed the application through our role as a public commenting body, pursuant to the *Planning Act*.
  - LTC has no further comments to add in this role.
5. LTC has reviewed the application in terms of the *Trent Source Protection Plan*, prepared under *Clean Water Act, 2006*. The Source Protection Plan came into effect on January 1, 2015, and contains policies to protect sources of municipal drinking water from existing and future land use activities.
  - The subject lands are not located within an identified drinking water source protection area.

**SUMMARY**

Given the above comments, it is the opinion of the LTC that:

1. A geotechnical investigation to address the hazardous sites policy of the PPS would be appropriate if bedrock with karst features is encountered during the development/siting stage, to ensure that the future development envelope remains outside of any confirmed karst area. Consistency with Section 5.2 of the PPS has otherwise been demonstrated;
2. Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 apply to the subject lands. A permit or formal clearance from LTC would be required prior to any development activities taking place (refer to the Ontario Regulation 41/24 definition of development activity); and,
3. The subject lands are not located within an area that is subject to the policies contained in the Trent Source Protection Plan.

LTC would therefore have no objection to the approval of this application.

The above comments reflect our understanding at the time of writing of applicable policies, legislation, and the development proposal. I trust this letter meets your information requirements. However, should you require any further information or have any questions please do not hesitate to contact me.

Please inform this office of any decision made regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Sincerely,



Jaclyn Elliott, B.Sc., (candidate) M. Planning  
Planning Ecologist  
613-394-3915 ext. 220

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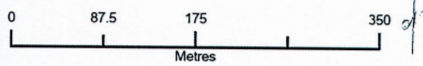
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**PL-26-066**

555 Squire Road  
SR Rawdon  
Con 9, Lot 9

**Legend**

-  O.Reg. 41/24 Screening Area
-  Parcels
- Water**
  -  Stream
  -  Virtual Flow Connector
- Wetlands (MNR)**
  -  Unevaluated wetland
  -  Evaluated wetland (PSW)
  -  Evaluated wetland (non-PSW)
- Field Verified Wetland**
  -  Yes (Present)
  -  No (Not Present)
  -  Potential (Desktop ID)
- Flood & Erosion Lines**
  -  Floodlines



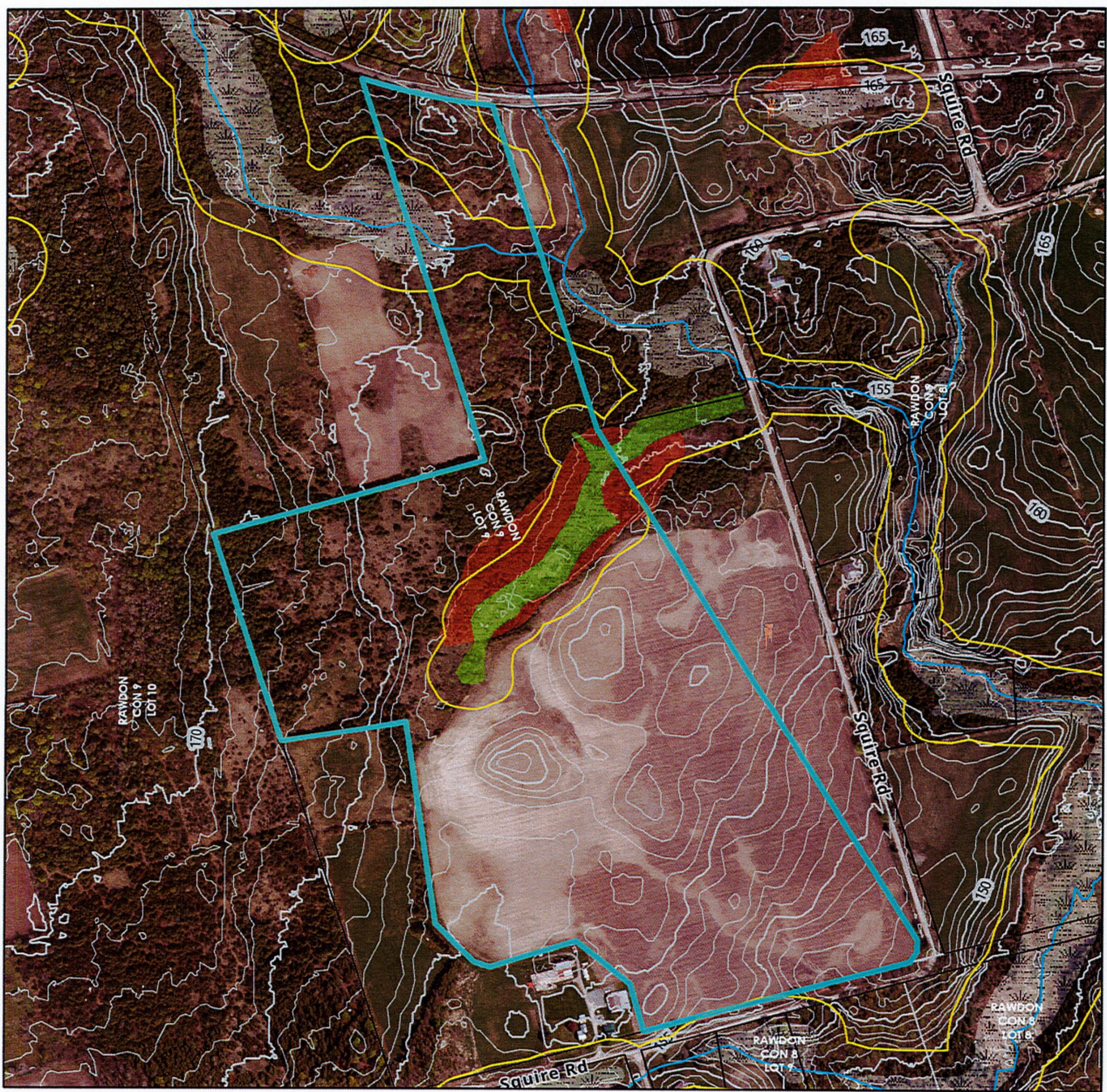
Map produced by Lower Trent Conservation  
Includes material Copyright 2026 King's Printer for Ontario

Note: Property lines shown on this map are approximate only and may be an inaccurate representation of the legal property limits. A legal survey is required to define the legal property limits.



**LOWER TRENT  
CONSERVATION**

User: communications | May 19, 2026 9:10 AM



## **The Corporation of The Township of Stirling-Rawdon**

### **By-Law No. XX-2026**

#### **A by-law to amend Comprehensive Zoning By-Law No. 320-03, as amended**

(Concession 9, Part lot 9 – 555 Squire Road – Ward 1 Rawdon Township)

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**Whereas** authority is granted to Council under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass zoning by-laws; and

**Whereas** By-Law No. 320-03, as amended, is the main governing Comprehensive Zoning By-Law governing the lands located within the Township of Stirling-Rawdon; and

**Whereas** the Council of the Corporation of the Township of Stirling-Rawdon, has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended; and

**Whereas** the Council of the Corporation of the Township of Stirling-Rawdon, having received and reviewed an application to amend By-Law No. 320-03, as amended for the lands described as Concession 9, Part Lot 9, municipally known as 555 Squire Road, in the Township of Stirling-Rawdon, is in agreement with the proposed changes; and

**Whereas** the amendment is covered by the Official Plan of the Hastings County Planning Area;

**Now Therefore** the Council of The Corporation of the Township of Stirling-Rawdon enacts as follows:

1. That Schedule "B" to the Corporation of the Township of Stirling-Rawdon By-Law No. 320-03, as amended, is hereby amended by changing the *Marginal Agriculture (MA) Zone* designation to the *Rural Residential (RR) Zone* designation thereon in accordance with Schedule "A" to this By-Law. The field verified wetlands, along with their associated regulatory setback (30 metres) on both the severed and retained lands will be placed into the *Environmental Protection (EP) Zone* designation.
2. That Schedule "A" attached hereto, forms part of this by-law.
3. That this by-law shall come into force and take effect on final passing thereof, subject to the applicable provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended. The Deputy Clerk is hereby authorized and directed to proceed with the giving of notice and passing of this by-law in accordance with the regulations under Section 34 of the Planning Act, R.S.O. 1990, C. P. 13, as amended.

**Read and passed this 7th day of July, 2026.**

\_\_\_\_\_  
**Robert Mullin, Mayor**

\_\_\_\_\_  
**Becky O'Hara, Clerk**

**CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON  
SCHEDULE 'A'**

THIS IS SCHEDULE 'I' TO BY-LAW NO. \_\_\_\_\_ AMENDING  
COMPREHENSIVE ZONING BY-LAW 320-03, AS AMENDED, FOR THE  
TOWNSHIP OF STIRLING-RAWDON

PASSED THIS    DAY OF    , 2026.

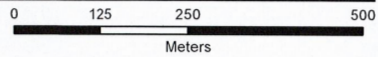
Bob Mullin                      Mayor





Becky O'Hara                      Clerk



**LOCATION OF SUBJECT LANDS**

Part of Lot 9, Concession 9,  
555 Squire Road,  
Rawdon,  
Township of Stirling-Rawdon



-  Subject Lands
-  Lands to be rezoned from the Marginal Agricultural (MA) Zone to the Environmental Protection (EP) Zone.
-  Lands to be rezoned from the Marginal Agricultural (MA) Zone to the Rural Residential (RR) Zone.
-  Lands to remain zoned the Marginal Agricultural (MA) Zone.



Prepared For: Township of Stirling-Rawdon  
Prepared By: County of Hastings GIS Services

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## STAFF REPORT CLK-26-113



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**Meeting Date:** 07 Jul 2026  
**Report To:** Planning Advisory Committee  
**Report From:** Sydney Dodson Deputy Clerk  
**Subject:** Planning Application Status Updates as of June 23, 2026

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**Staff Recommendation:**     **X Receive for Information**     \_\_\_ **Action Required**  
That Staff Report CLK-26-113 regarding Planning Application Status Updates as of June 23, 2026 be received.

### **Background:**

The attached tables are updates on the current planning application status as of June 23, 2026 that are ongoing in the Township of Stirling-Rawdon.

Of note, In Progress indicates that the applicant(s) are working on satisfying the conditions of consent.

NoD means Notice of Decision, which is authorized by Hastings County as the approval authority for consents.

### **Attachments:**

[Consents](#)  
[Rezoning](#)

### **Strategic Plan Priorities:**

- Address the infrastructure gap
- Invest in strong partnerships
- Well planned and managed growth
- Enhance quality of life for every age

**Prepared By:** Sydney Dodson

### **Approved By:**

Shelley Stedall, CAO  
Becky O'Hara, Clerk

Approved - 24 Jun 2026  
Approved - 24 Jun 2026

Consents

Year	Applicant/Owner	Severance No.	Address or Lot/Con	Lapse Date	Roll	Notes	Re-Zoning Required	Entrance Permit	Development Agreement	Status
2026	Steven & Brenda Webb	B1/26	44 Harold Road		11902009400		yes	yes		Waiting NoD
2025	Reeves/Carswell & Brandt	B100/25	230 Church - 236 Church Street		21801514800 / 21801514601	affidavit	no	no	no	In Progress
2025	Norma Jackson / Denise Jackson	B97/25	2779 Springbrook Road	May 7 2028	11903003600	hydro g OR rezoning	yes	yes	no	In Progress
2025	Steven Webb, Josie Webb, Jacob Tompkins	B96/25	798 Gospel Road		11903005000	affidavit	yes	yes	no	Waiting NoD
2025	Barbara Moore	B26/25	241 Bateman Road	July 14 2027	11903016810	MDS Setback	yes	yes	no	In Progress
2024	BTI Holdings Ltd.	B139/24	23-119 Maple Road	March 18 2027	11902002300	water / well test	no	yes	no	In Progress
2024	Christopher, Lydia & Brett Sarles	B136/24	445 Salem Road	March 19 2027	11902504600 / 11902501702	affidavit / septic	yes	yes	no	In Progress
2024	Robert Young	B68/24	597 Harold Road	August 28 2026	11902007601		yes	yes		Lapsed
2024	Jim & Glenda McComb	B26/24	555 Squire Road	February 13 2027	11903001500	water / well test	yes	yes	no	In Progress

Zoning By-Law Amendments

Applicant	File No.	Current Zoning	New Zoning	Address	Notes	Status	Meeting Date
Robertson	ZBA25-08	UC	MR-12	4840 Stirling Marmora Road		Deferred	October 14 2025
Farnsworth	ZBA26-02	CF	MR-12	40 Church Street		Deferred	February 17 2026
Jackson	ZBA26-04	MA	MA-14	Springbrook Road	B97/25	By-Law on July 7 Council Agenda	June 16 2026
Admin Amendments	ZBA26-05			Township Wide		By-Law on July 7 Council Agenda	June 16 2026
Byler	ZBA26-06	MA	CF-4	251 Goods Road		By-Law on July 7 Council Agenda	June 16 2026
McComb	ZBA26-07	MA	RR	555 Squire Road	B26/24	On Agenda	July 7 2026