



**Township of Stirling-Rawdon
Planning Advisory Committee Meeting Agenda
Tuesday, June 16, 2026 @ +/- 6:00 PM
Council Chambers**



Page

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 - June 16, 2026

That the agenda for the Planning Advisory Committee meeting held on June 16, 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:

- ZBA26-04 - 2779 Springbrook Road
- ZBA26-06 - 101 Goods Road
- ZBA26-05 - Administrative Amendments

4.2. Zoning By-law Amendment - 2779 Springbrook Road

[Application Overview - Jackson](#)

Applicant: Norma Jackson

Agent: Denise Jackson

Address: 2779 Springbrook Road

Purpose and Effect: To rezone approximately 6 hectares (15 acres) of land legally described as Concession 9 N, Part of Lot 15, municipally located at 2779 Springbrook Road from the Marginal Agriculture (MA) Zone to the Marginal Agriculture Exception (MA-14) Zone to prohibit development within 300 metres of an area constituting 5 or more existing dwellings/lots occupying 4 hectares of land or less.

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 to read any written submissions that have been received.

5

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

- 4.3. Zoning By-Law Amendment - 101 Goods Road
[Application Overview - Byler](#)

6

Applicant: Gideon Byler
Agent: Daniel Byler
Address: 101 Goods Road

Purpose and Effect: To rezone approximately 0.4 hectares (1 acre) of land legally described as Concession 1, Part Lot 6, municipally located at 101 Goods Road from the Marginal Agriculture (MA) Zone to the Community Facility Exception (CF-4) Zone to permit the construction of a schoolhouse for the Amish Community, while permitting an accessory building in front of the primary building.

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 to read any written submissions that have been received.

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

- 4.4. Zoning By-Law Amendment - Administrative Amendments
[Application Overview - Admin Amendments](#)

7

Applicant: Township of Stirling-Rawdon (municipally-initiated)
Address: Township Wide

Purpose and Effect: To amend certain provisions regarding additional residential units, accessory uses in commercial buildings, outdoor woodburning furnaces, swimming pools, and accessory building height restrictions. The amendment will also include a definition for additional residential units, and minor clerical updates such as numbering and formatting.

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 to read any written submissions that have been received.

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

- 4.5. Motion to Close Public Meeting

That the Public Meeting held on June 16, 2026 adjourn at __:__p.m.

- 5.1. ZBA26-04 - 2779 Springbrook Road 8 - 26
[Deputy Clerk's Report - 2779 Springbrook Road](#)
- That Committee receives a Zoning By-Law Amendment with regard to land legally described as Concession 9N Part of Lot 15; and further
- That same shall be forwarded to Council for approval by by-law.
- 5.2. ZBA26-06 - 101 Goods Road 27 - 42
[Deputy Clerk's Report - 101 Goods Road](#)
- That Committee receives a Zoning By-Law Amendment with regard to land legally known as Concession 1, Pt Lot 6; and further
- That same shall be forwarded to Council for approval by by-law.
- 5.3. ZBA26-05 - Administrative Amendments to Comprehensive Zoning By-law No. 320-03, as amended 43 - 55
[Deputy Clerk's Report - Administrative Amendments](#)
- That Committee receives a Zoning By-Law Amendment with regard to amending the Township of Stirling-Rawdon's Comprehensive Zoning By-Law No. 320-03, as amended; and further
- That same shall be forwarded to Council for approval by by-law.
- 5.4. Application for Consent B1/26 - 44 Harold Road
- 5.5. Planning Application Status Updates as of June 10, 2026 56 - 58
[Planning Application Status Updates as of June 10, 2026 - Pdf](#)
- That Staff Report CLK-26-107 regarding Planning Application Status Updates as of June 10, 2026 be received.
- 5.6. Application for Consent B1/26 - Steven Webb - 44 Harold Road 59 - 70
[Application for Consent B1/26 - Steven Webb - 44 Harold Road - Pdf](#)
- That Staff Report CLK-26-106 regarding Application for Consent B1/26 - Steven Webb - 44 Harold Road be received; and further
- That Committee approves the application with the following conditions:
- That the applicant provides the Township with a copy of the survey on the severed lands;
 - 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;
 - That the retained lands be rezoned to the Permanent Agriculture Exception (PA-XX) Zone to prohibit residential development;
 - That the severed lands be rezoned to the Rural Residential Exception (RR-XX) Zone;
 - That a sworn affidavit signed by the owners be submitted to the Land Division Secretary that confirms the retained lands

are currently owned or will be conveyed to a bona fide farming operation;

- That safe site entrances on the severed and retained lands be reviewed and/or established.

6. **Adjournment**

6.1. Motion to Adjourn

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

Planning Application Overview



DATE: June 16, 2026

OWNER: Norma Jackson

AGENT: Denise Jackson

LOCATION: 2779 Springbrook Road

APPLICATION(S): Zoning By-Law Amendment – ZBA26-04

ZONING: Marginal Agricultural (MA)

PURPOSE:

To rezone lands legally known as Concession 9N, Pt Lot 15, municipally located at 2779 Springbrook Road, from the Marginal Agricultural (MA) Zone to the Marginal Agricultural Exception (MA-14) Zone to prohibit development within 300 metres of an area constituting 5 or more existing dwellings/lots occupying 4 hectares of land or less.

The subject lands are currently undeveloped with future residential development planned.

MAP:



Planning Application Overview



DATE: June 16, 2026

OWNER: Gideon Byler

AGENT: Daniel Byler

LOCATION: 101 Goods Road

APPLICATION(S): Zoning By-Law Amendment – ZBA26-06

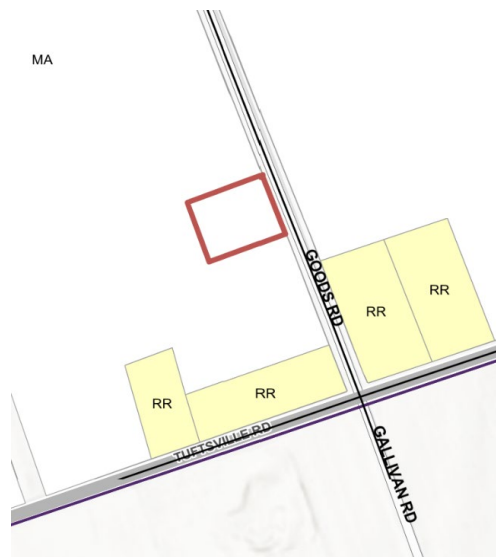
ZONING: Marginal Agricultural (MA)

PURPOSE:

To rezone lands legally known as Concession 1, Pt Lot 6, municipally located at 101 Goods Road, from the Marginal Agricultural (MA) Zone to the Community Facility Exception (CF-4) Zone to permit the construction of a schoolhouse for the Amish Community, while permitting an accessory building in front of the primary building.

The subject lands are currently developed with a dwelling, an industrial building, and several agricultural accessory buildings.

MAP:



Planning Application Overview



DATE: June 16, 2026

APPLICANT: Township of Stirling-Rawdon

LOCATION: Township Wide

APPLICATION(S): Zoning By-Law Amendment – ZBA26-05

PURPOSE:

To amend certain provisions regarding additional residential units, accessory uses in commercial buildings, outdoor woodburning furnaces, swimming pools, and accessory building height restrictions. The amendment will also include a definition for additional residential units, and minor clerical updates such as numbering and formatting.

MAP:

This is a Township-wide amendment; therefore, a description of the subject land or key map is not provided.



Report to the Planning Advisory Committee

To:	Planning Advisory Committee
From:	Sydney Dodson, Deputy-Clerk
Date:	June 16, 2026
Subject:	Application for a Zoning By-Law Amendment
File No.	ZBA26-04
Applicant:	Township of Stirling Rawdon
Municipal Address:	2779 Springbrook Road
Legal Description:	Con 9N, Part of Lot 15

Lot Size	Current Zoning	Proposed New Zoning	Reason for Proposed New Zoning
6 (hectares) - 15 acres	Marginal Agricultural (MA)	Marginal Agricultural Exception (MA-14)	To prohibit development within 300 m of an area constituting 5 or more existing dwellings / lots occupying 4 hectares of land or less

Staff Recommendation:

That the Zoning By-Law Amendment for 6 hectares (15 acres) of land legally described as Con 9N Part of Lot 15, Township of Stirling-Rawdon, to be rezoned from the Marginal Agricultural (MA) Zone to the Marginal Agricultural Exception (MA-14) to prohibit development within 300 m of an area constituting 5 or more existing dwellings/lots occupying 4 hectares of land or less; and to satisfy a condition of severance B97/25, be approved.

Background:

On May 7th, 2026, the Township received a complete Zoning By-Law Amendment application to rezone lands located at 2779 Springbrook Road, Township of Stirling-Rawdon, County of Hastings.

The proposed rezoning will permit a future residential building area, while prohibiting development within 300 m of an area constituting 5 or more existing dwellings/lots occupying 4 hectares of land or less.

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) and Environmental Protection Wetland (EPW) 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 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 8 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:

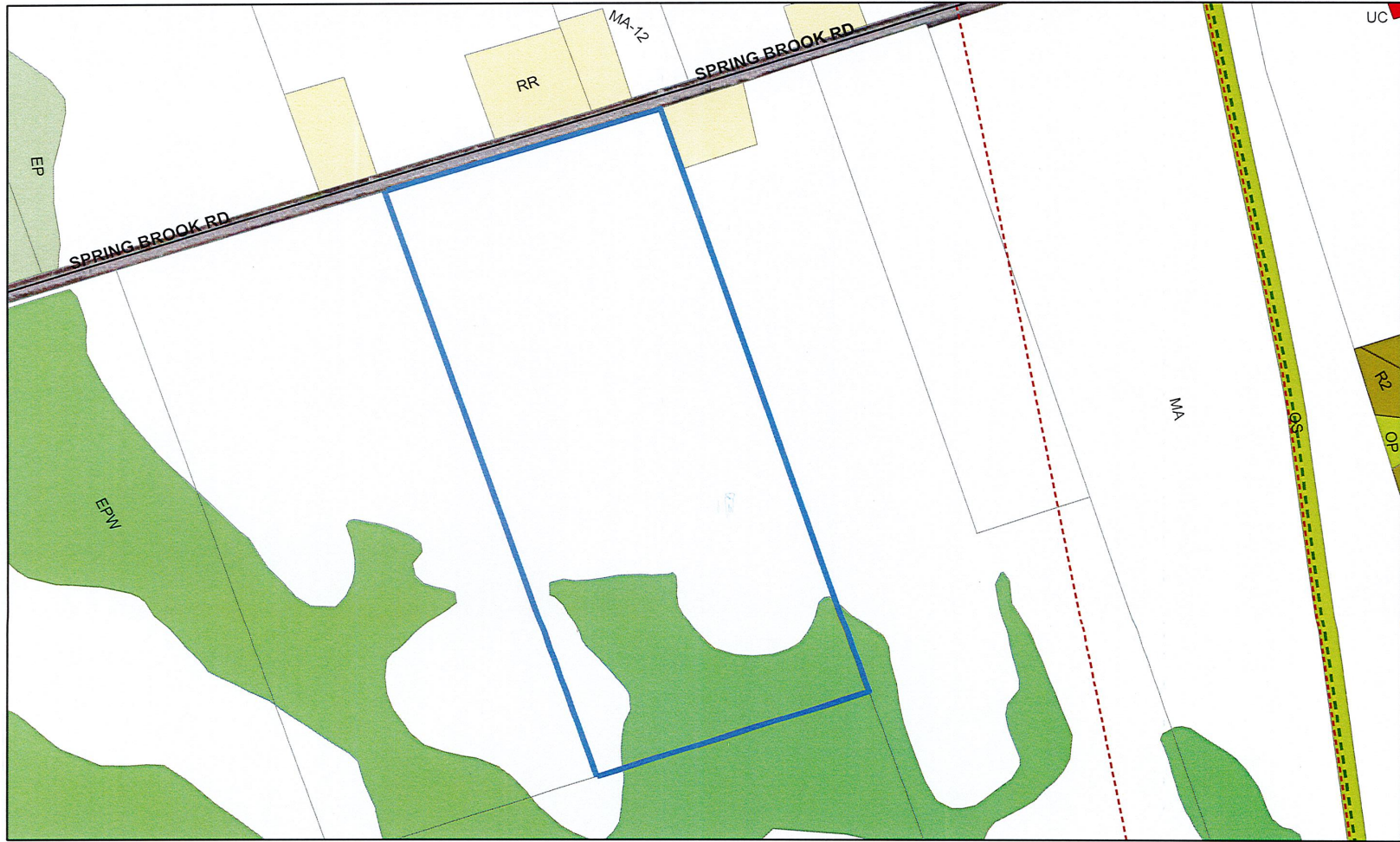
- 1) Key Map
- 2) Aerial Map
- 3) Hastings County Staff Report
- 4) Lower Trent Conservation Report
- 5) Draft By-Law

Signature:



Sydney Dodson, Deputy-Clerk

County & Municipal Staff Planning Map



2026-05-11, 2:12:45 p.m.

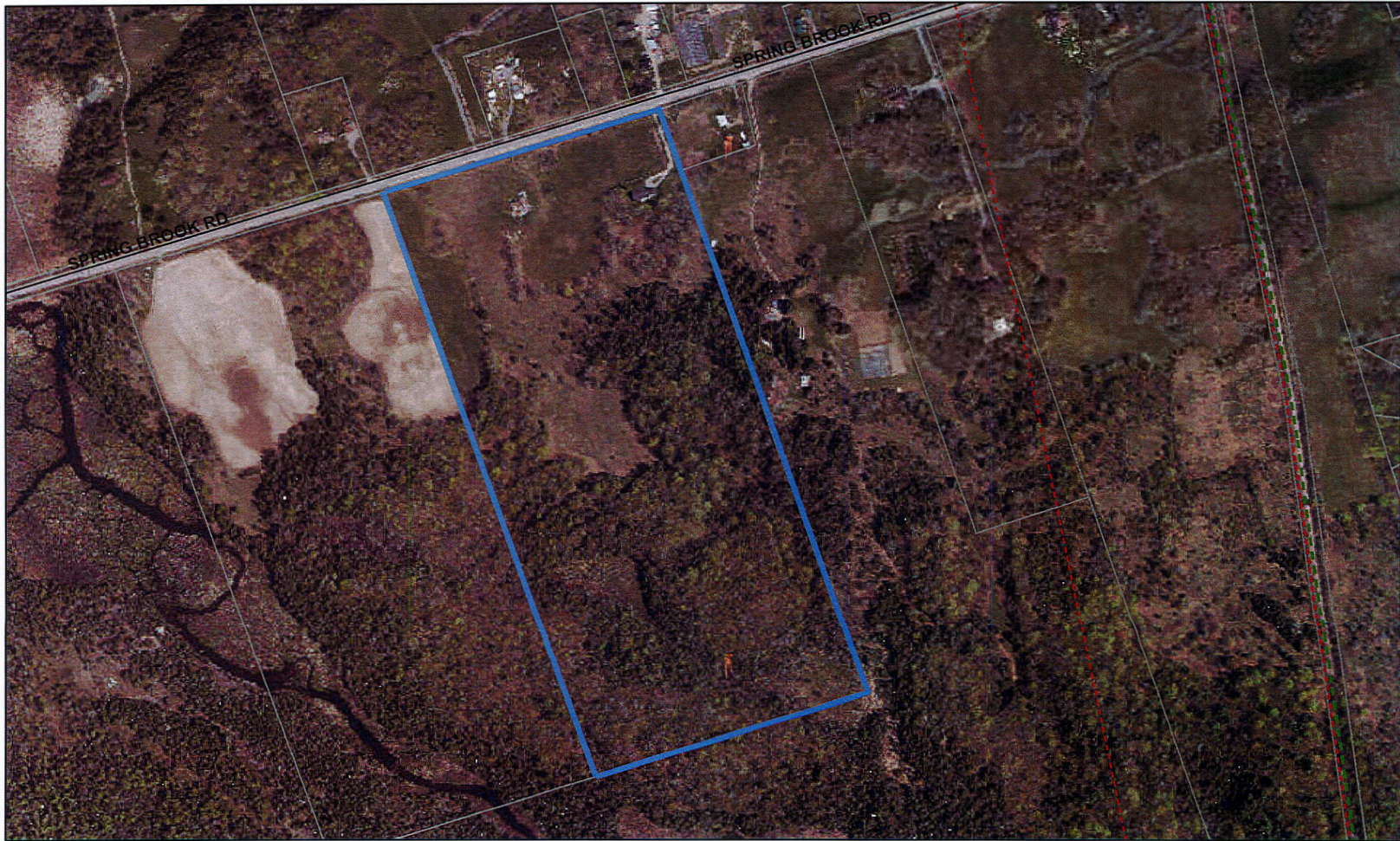
— Roads	Stirling-Rawdon Zoning	Open Space (OP)	Properties
- - - Hastings Heritage Trail	□ Marginal Agriculture (MA)	Environmental Protection (EP)	Canada_Hillshade
- - - Trans Canada Trail	□ Rural Residential (RR)	Environmental Protection Wetland (EPW)	World_Hillshade
	■ Residential Second Density (R2)	Urban Commercial (UC)	

Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.

County & Municipal Staff Planning Map



2026-05-11, 2:15:31 p.m.

— Roads

- - - - Trans Canada Trail

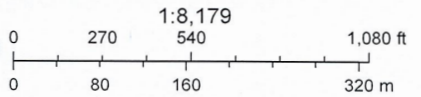
Canada_Hillshade

- - - - Hastings Heritage Trail

□ Properties

World_Hillshade

World_Hillshade



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.



Planning Advisory Committee STAFF REPORT

Report to: Planning Advisory Committee
Prepared By: Katherine van Beek, Planner, Hastings County
Date: June 11th, 2026
Subject: ZBA 26-04 – Pt Lt 15, Con 9 N, 2779 Springbrook Rd,
Township of Stirling-Rawdon, County of Hastings

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 26-04) and to seek the Committee's direction with respect to a decision on the application.

Recommendation:

That Staff Report, dated June 11th, 2026, regarding Zoning By-law Amendment File No. 26-04, for the property legally described as Part of Lot 15, Concession 9N, municipally known as 2779 Springbrook 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 15, Concession 9N, municipally known as 2779 Springbrook Road, Township of Stirling-Rawdon, County of Hastings, **BE APPROVED**.

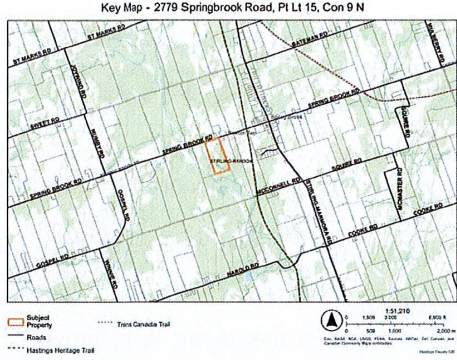
Background:

The Township of Stirling- Rawdon is in receipt of an application for a Zoning By-law Amendment (ZBA), submitted by Norma Jackson. The subject lands are located in Part of Lot 15, Concession 9N, Township of Stirling-Rawdon, municipally known as 2779 Springbrook Road. The County GIS mapping denotes that the subject property is a rectangular shaped parcel of land approximately 20 hectares (50 acres) in size with approximately 301 m of frontage on Springbrook Road. The subject property is currently developed with a single detached dwelling in the northeastern portion of the property and is serviced by a private septic system and well. The northern extent of the subject property appears to have been historically cleared for agricultural purposes, with the balance of the property containing a mix of coniferous and deciduous tree growth. The southern extent of the property appears to contain unevaluated wetlands that are likely associated with Hoards Creek that is located south of the subject property.

The applicant received provisional approval for consent on May 6th, 2026 (please refer to the attachments for the consent sketch). Condition No. 7 of Consent Application B97/25 requires that the proposed severed lands be rezoned from the Marginal Agriculture (MA) Zone to the Marginal Agriculture Exception 14 (MA-14) Zone to prohibit development within 300 m of an area constituting 5 or more existing dwellings/lots occupying 4 hectares of land or less in lieu of completing a hydrogeological study. The retained lands will remain zoned Marginal Agriculture (MA) and the lands currently zoned Environmental Protection Wetland (EPW) on both the proposed severed and retained lands will remain.

ZBA 26-04

Property Details:

Location:	Part of Lot 15, Concession 9N, municipally known as 2779 Springbrook Road	
Official Plan Designation:	Rural/Waterfront & Environmental Protection [Schedule A] Deer Wintering Stratum 2 [Schedule B]	
Zoning:	Marginal Agriculture (MA) & Environmental Protection Wetland (EPW) Zone	
Access:	Springbrook 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.

Section 6.3.3.2 of the Official Plan states “Within the “rural” areas of the Rural and Waterfront designation, a consent application may be granted in accordance with the policies of this Plan for farm and resource-based consents provided the following criteria are met:

- a) The minimum lot size is approximately 6 hectares (15 acres);
- b) The lot size and frontage is considered characteristic of the general area; and,
- c) The lands provide viable opportunities for resource based recreational or economic activities.”

As proposed, the severed and retained parcels satisfy the requirements stipulated in the Rural and Waterfront designation of the Official Plan.

Section 7.8.9.1 b) of the Official Plan requires that a hydrogeological or water quality assessment be completed by a qualified person for a severance request in an area constituting 5 or more existing dwellings/lots occupying 4 hectares (10 acres) of land or less within 300 m of the new lot

ZBA 26-04

boundary. Therefore, a 300-metre buffer was mapped around the proposed new lot. The buffer area encompassed 5 existing dwellings/ lots with less than 4 hectares in area.

The result of consent application B97/25 will compound an existing cluster of residential lots with limited separation between private individual services, thereby introducing the potential for influence upon adjacent water wells. To ensure that adjacent wells will not be adversely affected by the creation of this new lot, Condition No. 7 of application B97/25 requires a hydrogeological study be prepared by a qualified professional demonstrating there will be no adverse effects upon adjacent wells or alternatively a rezoning of the severed lands to prohibit development within 300 m of an area constituting 5 or more existing dwelling/lots occupying 4 hectares of land or less would be required as a condition of consent.

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 and Environmental Protection Wetland (EPW) Zone in the Township of Stirling-Rawdon Zoning By-law 320-03. As a result of Consent Application B97/25, Condition No. 7 notes that in lieu of completing the required hydrogeological study, the proposed severed lot is to be rezoned to “to prohibit development within 300 m of an area constitution 5 or more existing dwellings/lots occupying 4 hectares of land or less” which is in keeping with Section 7.8.9.1 b) of the Hastings County Official Plan.

For ease of implementation, it is recommended that the site-specific zoning by-law provision reflect a minimum front yard setback of 200 m, which will prohibit development within 300 m of an area constituting 5 of more existing dwellings/lots occupying 4 hectares of land or less. Should the property owner wish to develop closer to Springbrook Road in the future, a rezoning to reduce the front yard setback, supported by a hydrogeological study would be required.

Recommended Zoning Provision:

- i. Setback (Minimum) from Springbrook Road 200 m

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

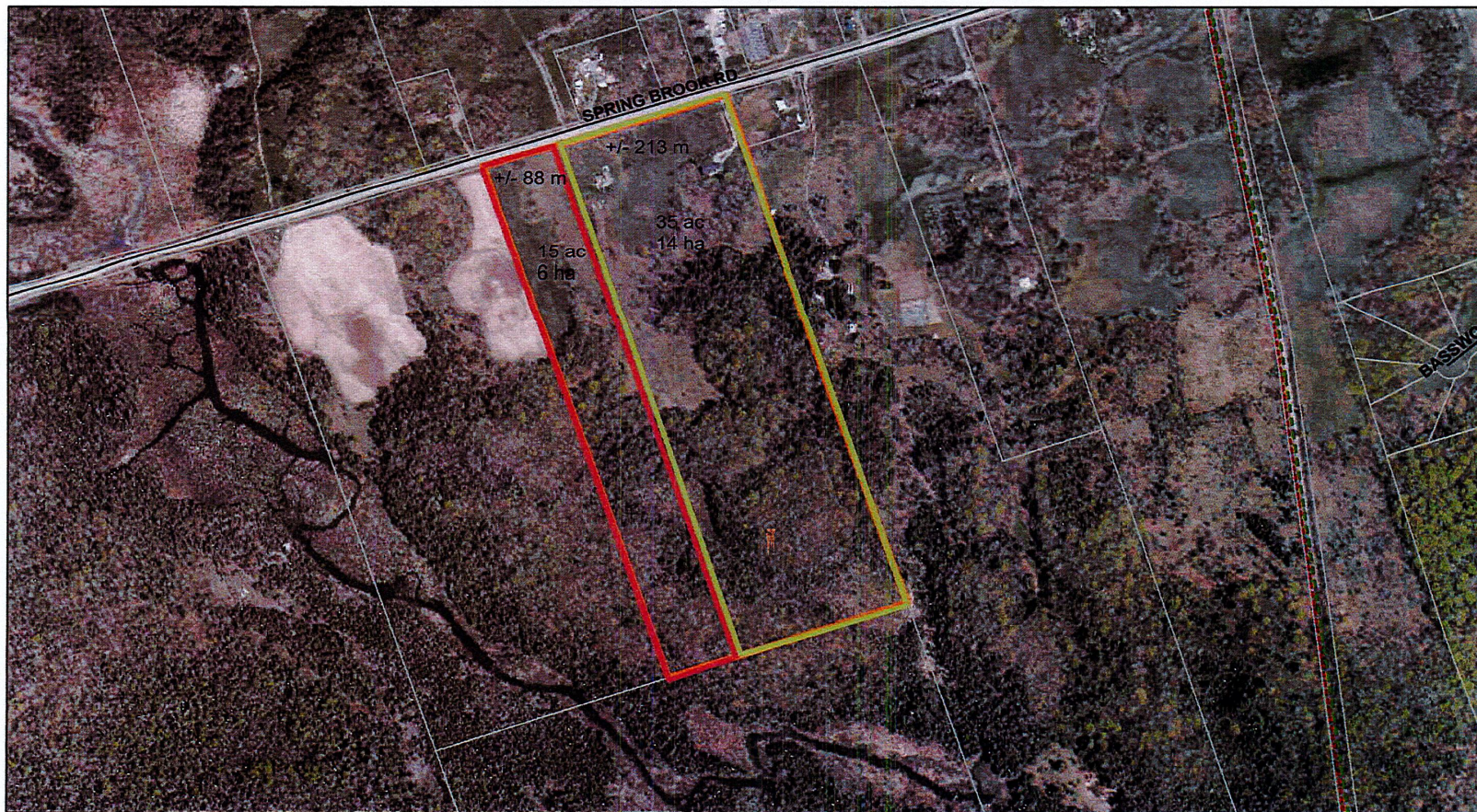
ZBA 26-04

Attachments:

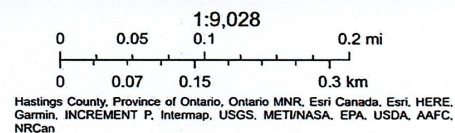
- 1) Consent Sketch
- 2) Hydrogeological Study 300 m Radius Map

ZBA 26-04

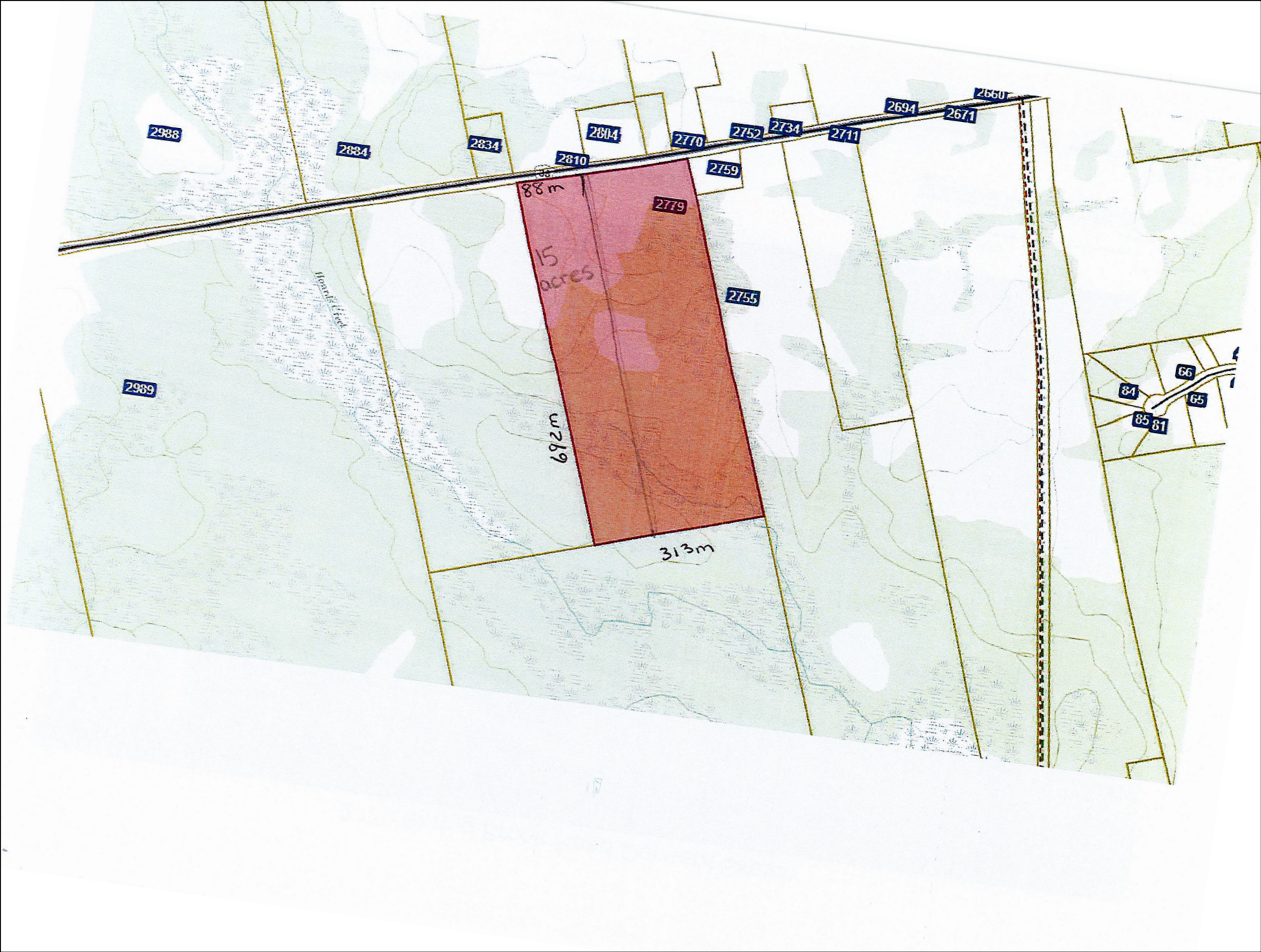
2779 Spring Brook Road Consent Sketch



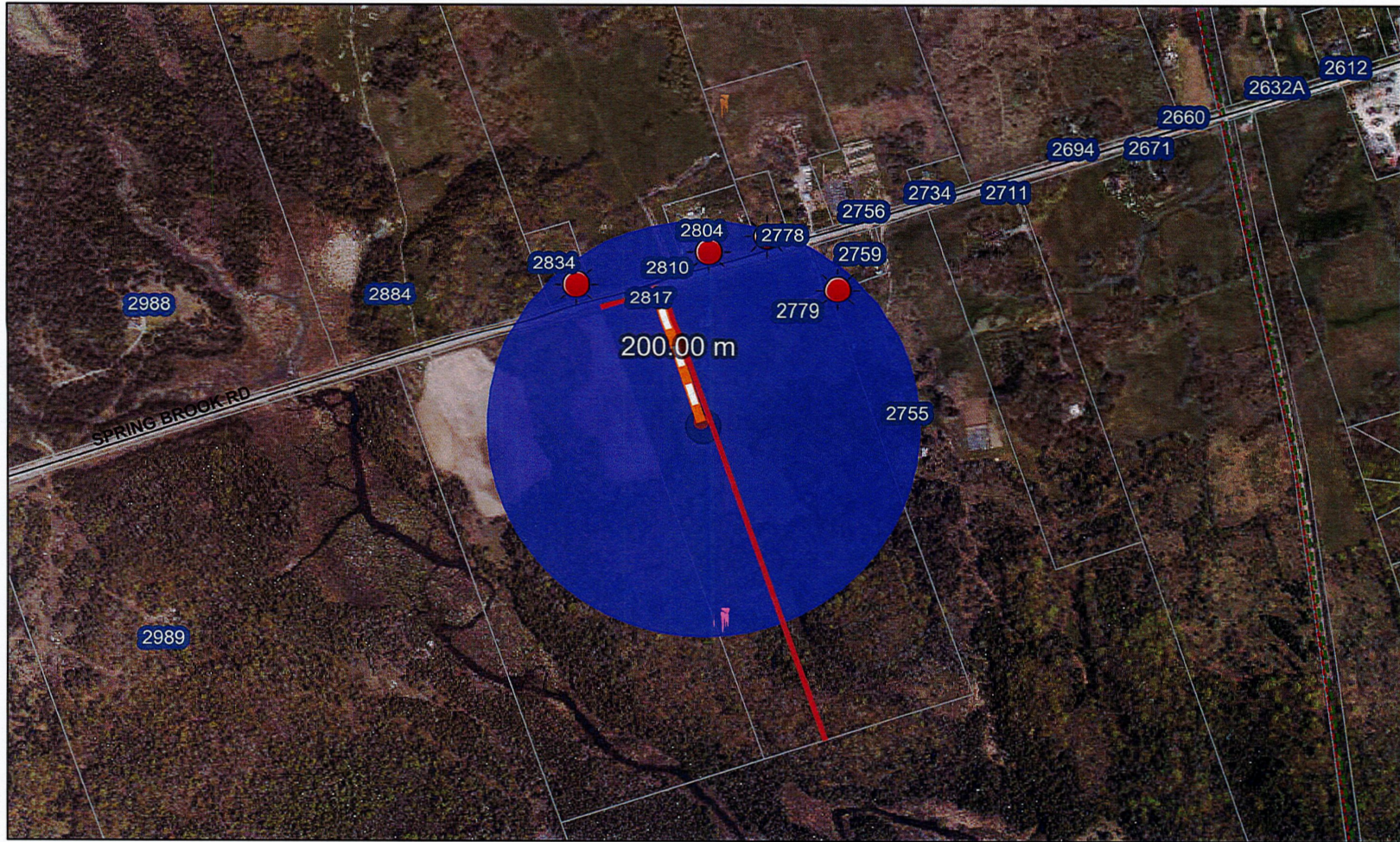
- Severed
- Retained
- Subject Property
- Roads
- Trans Canada Trail
- Hastings Heritage Trail



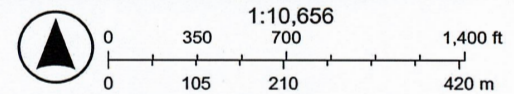
Hastings County 2024
 Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.



Hydrogeological Study 300 M Radius Map



- Properties within 300m of new development
- Roads
- 200 m Setback
- - - Hastings Heritage Trail
- - - Trans Canada Trail



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.



LOWER TRENT CONSERVATION

714 Murray Street, R.R. 1, Trenton, Ontario K8V 0N1

■ Tel: 613-394-4829 ■ Fax: 613-394-5226 ■ Website: www.ltc.on.ca ■ Email: information@ltc.on.ca

Registered Charitable Organization No. 107646598RR0001

June 1, 2026

LTC File No. PL-26-062

Sydney Dodson
Deputy Clerk
Township of Stirling-Rawdon

**RE: Application for Zoning By-Law Amendment – JACKSON
2779 Springbrook Road, Township of Stirling-Rawdon, County of Hastings
Concession 9, Part Lot 15, Geographic Township of Rawdon
Application No: ZBA26-04**

Dear Sydney,

Lower Trent Conservation (LTC) is in receipt of the above noted application, which was circulated to our office on May 11, 2026, for review and comment. We understand that the purpose of the zoning by-law amendment application is to fulfill a condition of consent B97/25. The application proposes to rezone approximately 6 hectares (15 acres) of land from the Marginal Agriculture (MA) Zone to the Marginal Agriculture Exception (MA-14) Zone to prohibit development within 300 m of an area constituting 5 or more existing dwellings/lots occupying 4 hectares of land or less.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted:

- Notice of a Complete Application and Public Meeting, dated May 11, 2026; and,
- Zoning By-Law Amendment Application, signed April 13, 2026.

SITE CHARACTERISTICS

Existing mapping indicates that much of the subject property is forested, contained unevaluated wetlands and tributaries of Hoards Creek. Portions of the lands appear to have been cleared for agricultural purposes. A dwelling is present in the northeastern corner of the lands. The topography of the site varies considerably throughout, with drumlins and valleys appearing to be present.

Further, the subject lands are currently designated Rural/Waterfront, Environmental Protection, and Deer Wintering Stratum 2 in the Hastings County Official Plan and zoned Marginal Agriculture (MA) Zone and Environmental Protection Wetland (EPW) Zone.

RECOMMENDATION

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

LTC notes that a condition of consent related to the *hazardous sites* policies of the PPS has not yet been addressed. No further requirements are being applied to the proposed rezoning related to *hazardous sites* as the consent condition encompasses LTC's requirements.

LTC recommends that existing Environmental Protection zoning remain in place. If a detailed review of the

Working with Local Communities to Protect our Natural Environment



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

Environmental Impact Study is requested, an amendment of the EP Zone to include any additional wetland areas verified in the report and accepted by LTC would be recommended.

Note: it is recommended that the agent and/or landowner be 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 has 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 Hoards 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 watercourses and the contributing drainage areas, engineered floodplain mapping would not be warranted to define the flooding hazard for the western headwater tributary, but would be warranted for the eastern tributary.

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.

Given the topography of the site, that the underlying zoning of the severed lot is not changing, and other existing zoning, LTC is not requiring engineered floodplain mapping at this time.
- The subject property is located within an area of potential karst as mapped by the Ontario Geological Survey (OGS). Karst (unstable bedrock) is considered a *hazardous site* under the PPS.

The proposed retained lands are currently developed with a dwelling, while the proposed severed lands are currently vacant, with residential development proposed as a future use. Based on available mapping, there is potential for karst formations to exist on the lands.

A site visit and/or Karst Hazard Assessment would be warranted to verify mapping through on-site surficial observations and identify potential development risk. Where surficial features are present, or if identified later during development activities, a geotechnical engineer would need to 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 should be included in all future development applications.

Consent Condition #8 states:

Confirmation be received from Lower Trent Conservation Authority that a site visit and/or karst hazard assessment has been completed following Lower Trent Conservation's Karst Investigation

"Working with Local Communities to Protect our Natural Environment"



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

Guidelines and that LTC is satisfied that the risk of unstable bedrock, and thereby hazardous sites policies of the PPS, have been addressed. NOTE: There may be an opportunity for the scope of the karst hazard assessment to be included within the hydrogeological study as required in Condition 7. Recommendations of the karst hazard assessment shall be implemented through a zoning by-law amendment, site plan approval, and/or development agreement as deemed appropriate by the Municipality, the County, and its peer reviewer. Development agreements shall be registered on title to the severed lands, and a copy of the registered document shall be provided to the County of Hastings' Land Division Secretary. Any required fees shall be at the sole cost of the Owner.

As the consent condition addresses *hazardous sites* policies of the PPS, LTC does not have further requirements for the subject application, but notes that the consent condition has not yet been filled.

- 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 situated within areas that are subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Specifically, tributaries of Hoards Creek and multiple unevaluated wetlands are present on the subject lands. The lands are mapped in an area of potential karst.

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,
- 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

"Working with Local Communities to Protect our Natural Environment"



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

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/>.
- 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 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 did not complete a detailed review of the Environmental Impact Study submitted in support of the consent application. If the Township or applicants would like LTC to complete a review of the report, LTC kindly requests a digital copy of the report with all maps.

If a detailed review of the Environmental Impact Study is requested, an amendment of the Environmental Protection Zone to include any additional wetland areas verified in the report and accepted by LTC would be recommended.

- 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.

There appears to be sufficient space outside of mapped wetlands and associated setbacks to situate a development envelope on the severed lands.

- 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. Similarly, if a mapped feature does not meet the regulatory definition when assessed in the field, it would not be regulated.
- **A permit or formal clearance from LTC would be required for proposed development activities on either resultant parcel prior to the commencement of activities.**
- 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. It is anticipated that the Township will share these comments with the landowner(s) so that they are aware of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 on their property. LTC's permitting policy document is available to the public at <https://ltc.on.ca/planning-permits/policies-guidelines/>.

"Working with Local Communities to Protect our Natural Environment"



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

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.
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. LTC is satisfied that the consent condition addresses Section 5.2 of the PPS;
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. Informing landowner(s) of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 is important and has been reflected in our recommendation above.

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,



Kim Stephens, M.Env.Sc
Environmental Planner
613-394-3915 ext. 238

"Working with Local Communities to Protect our Natural Environment"




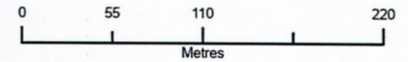
Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

PL-26-062

2779 Springbrook Road
SR Rawdon
Con 9, Lot 15

Legend

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



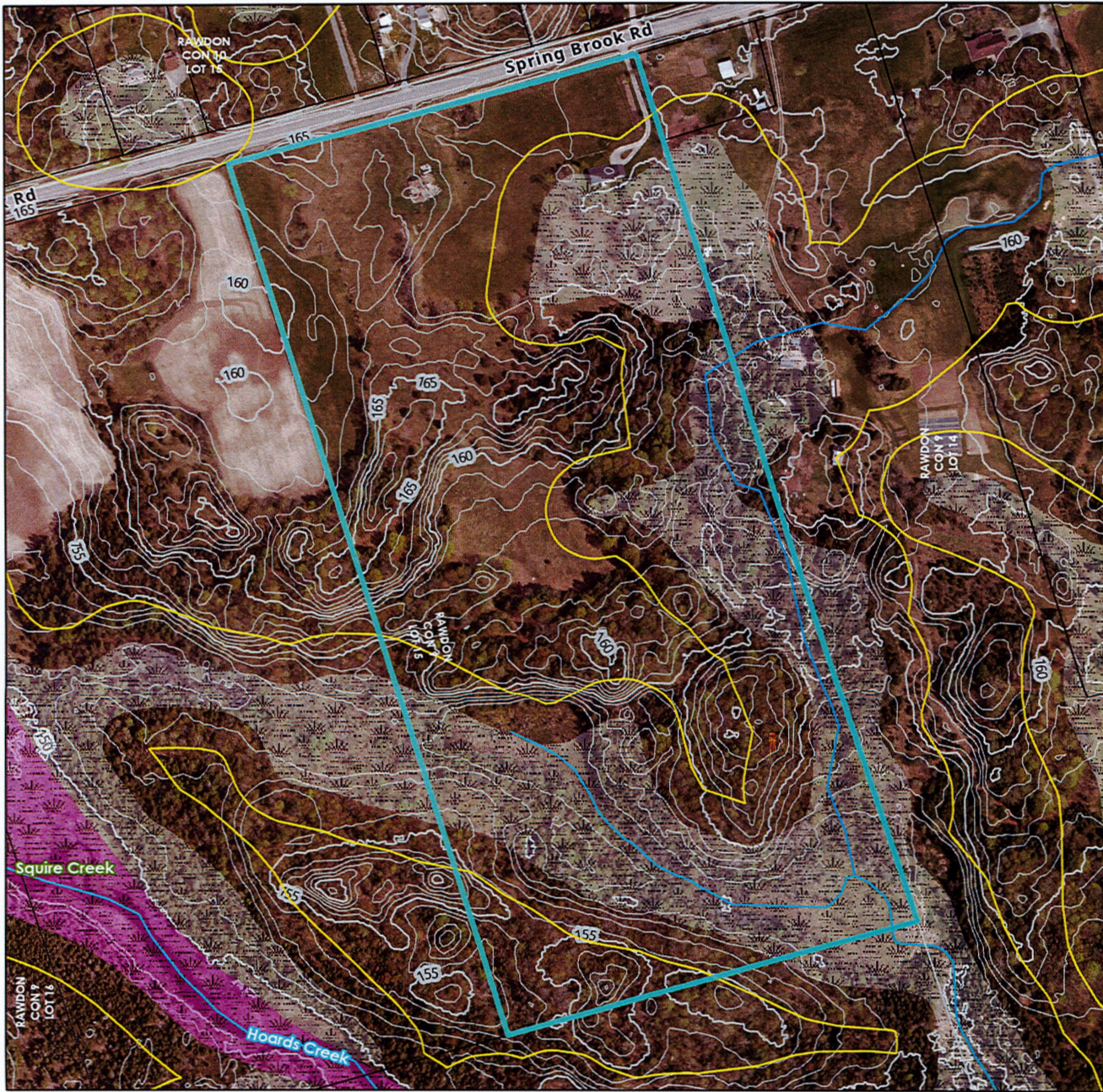
Map produced by Lower Trent Conservation
Includes material Copyright 2026 King's Printer for Ontario

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**

Lower Trent Conservation | May 12, 2026 11:48 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 9N, Part of Lot 15 – former Rawdon Township

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; 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 Con 9N Part of Lot 15, 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 "A" 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 *Marginal Agriculture Exception (MA-13) Zone* designation thereon in accordance with Schedule "A" to this By-law.
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 DD^{PD} day of Month, 2026.

Robert Mullin, Mayor

Becky O'Hara, Clerk

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

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

PASSED THIS XXX DAY OF XXXX, 2026.

Bob Mullin

Mayor

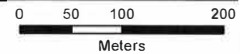
Becky O'Hara

Clerk



LOCATION OF SUBJECT LANDS

Part of Lot 15, Concession 9 N,
2779 Springbrook Road,
Rawdon,
Township of Stirling-Rawdon



Subject Lands



Lands to be rezoned from the Marginal Agricultural (MA) Zone to the Marginal Agriculture - Exception Fourteen (MA-14) Zone.



Lands to remain zoned the Marginal Agricultural (MA) Zone.



Lands to remain zoned the Environmental Protection Wetland (EPW) Zone.



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

Produced by the County of Hastings with data supplied under license by members of the Ontario Geospatial Data Exchange. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication.



Report to the Planning Advisory Committee

To: Planning Advisory Committee
From: Sydney Dodson, Deputy-Clerk
Date: June 16, 2026
Subject: **Application for a Zoning By-Law Amendment**
File No. ZBA26-06
Applicant: Township of Stirling Rawdon
Municipal Address: 101 Goods Road
Legal Description: Con 1 Part Lot 6

Lot Size	Current Zoning	Proposed New Zoning	Reason for Proposed New Zoning
0.4 (hectares) - 1 acre	Marginal Agricultural (MA)	Community Facility Exception (CF-4)	To permit the construction of a schoolhouse for the Amish Community, while permitting an accessory building in front of the primary building

Staff Recommendation:

That the Zoning By-Law Amendment for 0.4 hectares (1 acre) of land legally described as Con 1, Part Lot 6, Township of Stirling-Rawdon, to be rezoned from the Marginal Agricultural (MA) Zone to the Community Facility Exception (CF-4) to permit the construction of a schoolhouse for the Amish Community, while permitted an accessory building in front of the primary building, be approved.

Background:

On May 13th, 2026, the Township received a complete Zoning By-Law Amendment application to rezone lands located at 101 Goods Road, Township of Stirling-Rawdon, County of Hastings.

Township staff met with the applicant on April 13th, 2026 to review the proposed plans for the property. The applicants were able to provide answers to the concerns brought forward by staff.

The proposed rezoning will permit a schoolhouse for the Amish Community, while permitting an accessory building to be in front of the primary dwelling.

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 23 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:

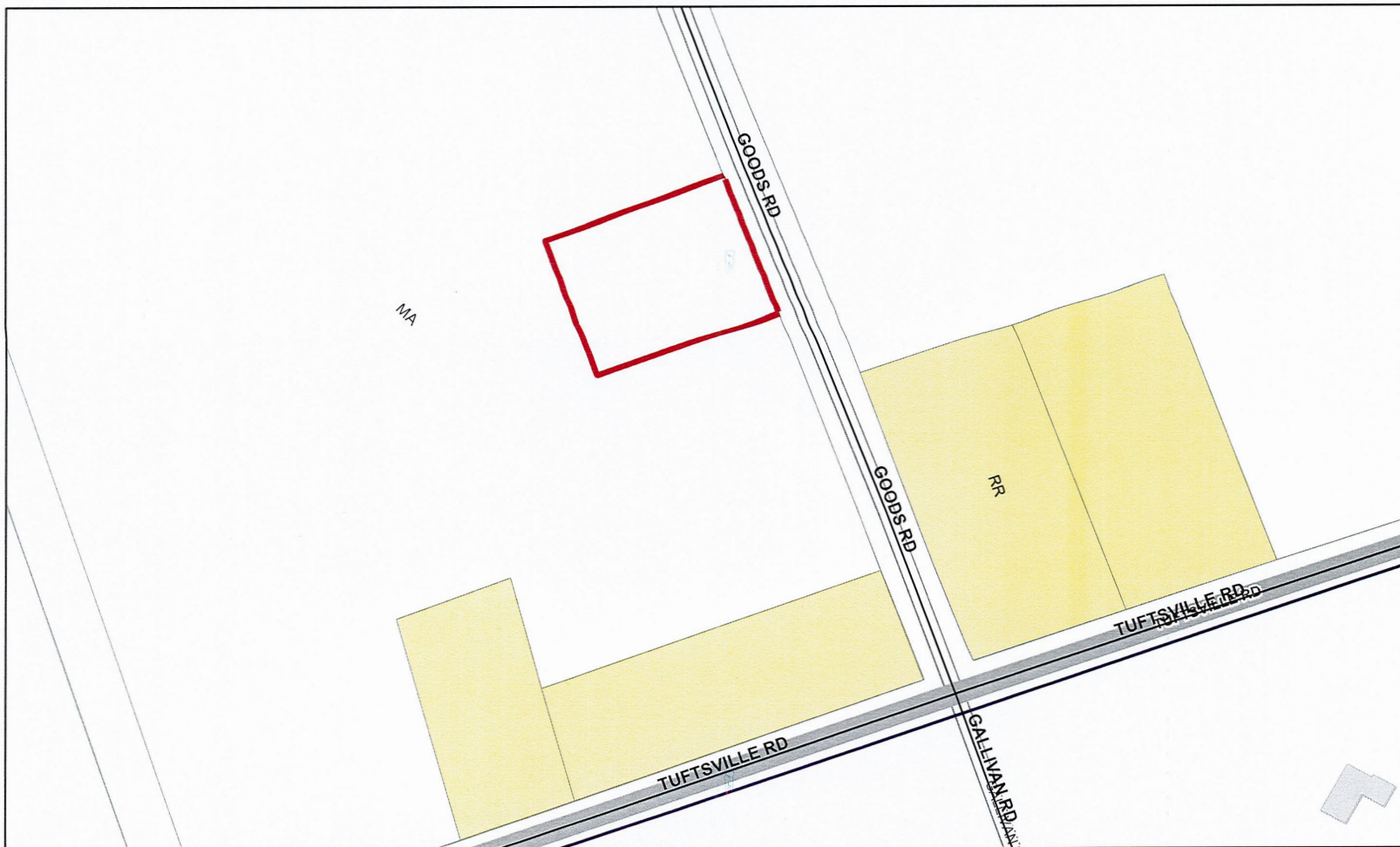
- 1) Key Map
- 2) Aerial Map
- 3) Hastings County Staff Report
- 4) Lower Trent Conservation Report
- 5) Draft By-Law

Signature:



Sydney Dodson, Deputy-Clerk

County & Municipal Staff Planning Map



2026-05-12, 12:11:05 p.m.

— Roads

Rural Residential (RR)

World_Hillshade

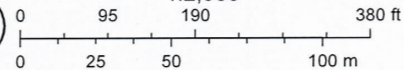
Stirling-Rawdon Zoning

Properties

Marginal Agriculture (MA)



1:2,933



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR,

Hastings County GIS

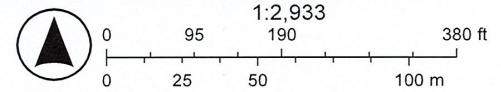
Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.

County & Municipal Staff Planning Map



2026-05-12, 12:09:31 p.m.

- Roads World_Hillshade
- Properties



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR,

Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.

Planning Advisory Committee STAFF REPORT



Report to: Planning Advisory Committee
Prepared By: Katherine van Beek, Planner, Hastings County
Date: June 11th, 2026
Subject: ZBA 26-06 – Part of Lot 6, Concession 1, Geographic Township of Rawdon, municipally known as 101-241 Goods Road, Township of Stirling-Rawdon, County of Hastings.

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 26-06) and to seek the Committee's direction with respect to a decision on the application.

Recommendation:

That Staff Report, dated June 11th, 2026, regarding Zoning By-law Amendment File No. 26-06, for the property legally described as Part of Lot 6, Concession 1, Geographic Township of Rawdon, municipally known as 101-241 Goods 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 6, Concession 1, Geographic Township of Rawdon, municipally known as 101-241 Goods 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 Daniel Byler on behalf of Gideon Byler. The subject lands are legally described as Part of Lot 6, Concession 1, Geographic Township of Rawdon, Township of Stirling-Rawdon, municipally known as 101-241 Goods Road. The County GIS mapping denotes that the subject property is an irregular shaped parcel comprising an area of approximately 88 acres in size with approximately 120 m of Tuftsville Road and 1,157 m on Goods Road. The subject property is currently developed with a single detached dwelling and accessory structures in the north end; a rural industrial business in the central portion of the property (North Land Metal Products); and a barn south of the rural industrial business, with the balance of the lands largely in agricultural production.

The applicants are proposing to rezone a 1-acre square parcel of the subject property to construct a 640 square foot (32' x 20') schoolhouse for Amish children with a 160 square foot (10' x 16') horse shelter in the front yard (see attached drawings). The proposed schoolhouse is to initially accommodate 10 pupils, with a maximum capacity of 20 pupils. The property is to be serviced by a privy and toted potable water from the residence at the north end of the property.

ZBA 26-06 [BYLER]

County and Town Staff met to discuss the application on March 6th, 2026 (please see attached staff pre-consultation summary notes). A pre-consultation was then held with the applicants, Hastings County and Township Staff, on April 14th, 2026, where the applicant addressed the initial questions and concerns noted by Staff. It was determined that a site-specific zoning by-law amendment was required.

To facilitate the proposed development, a portion of the subject property is required to be rezoned from the Marginal Agriculture (MA) Zone to the Community Facility Exception Four (CF-4) Zone. All other provisions of the Township of Stirling-Rawdon Zoning By-law would apply to the subject property.

Property Details:

Location:	Pt Lt 6, Con 1, Geographic Township of Rawdon, municipally known as 101-241 Goods Road, Township of Stirling-Rawdon	
Official Plan Designation:	Rural/Waterfront [Schedule A]	
Zoning:	Marginal Agriculture (MA) & Rural Industrial Exception 1 (RI-1)	
Access:	Goods Road & Tuftsville Road (publicly maintained roads)	

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. Within the rural lands, development that can be sustained by rural service levels should be promoted. 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.

Section 5.4.2.1 e) of the Official Plan states:

ZBA 26-06 [BYLER]

"The permitted uses and activities of the Rural and Waterfront designation shall relate to the management or use of resources, resource-based recreational uses (including recreational dwellings), limited residential development, home occupations and home industries, and other rural land uses; more specifically as follows:

- e) "Small-scale" community facilities including assembly halls, churches, cemeteries and schools, but excluding uses that would require large sub surface septic systems of greater than 10,000 litres/day;"

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 and Rural Industrial Exception One (RI-1) in the Township of Stirling-Rawdon Zoning By-law 320-03. As noted herein, to facilitate the proposed development, a one acre portion of the subject property is required to be rezoned from the Marginal Agriculture (MA) Zone to the Community Facility Exception Four (CF-4) Zone to permit only the development of a schoolhouse for Amish children and to permit an accessory structure in the front yard with a front yard setback of 50 ft or 15.24 m. All other provisions of the Township of Stirling-Rawdon Zoning By-law would apply to the subject property.

Public and Agency Comments:

As of the date of writing this report, no comments on the application have been received from members of the public or agencies. 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.

Conclusions:

Staff recommend that the proposed zoning by-law amendment application to rezone the subject property as detailed above be approved. A copy of the Council's decision and zoning by-law amendment (if approved) is requested. Should you have any questions or require additional information please contact the undersigned.

Respectfully submitted,



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

Attachments

- Staff Pre-Consultation Summary Notes
- Site Plan (April 17th, 2026)
- Revised Drawings (March 23rd, 2026)

ZBA 26-06 [BYLER]

PLANNING & DEVELOPMENT
235 Pinnacle St.
Postal Bag 4400
BELLEVILLE, ONTARIO, K8N 3A9



Phone: 613.966.6712
Fax: 613.966.7654
Toll Free: 1.866.321.9563

Staff Pre-Consultation Summary Notes

TO: Sydney Dodson, Deputy Clerk, Township of Stirling-Rawdon
FROM: Katherine van Beek, Planner, Hastings County
RE: Zoning By-law Amendment Application – 101 Goods Road [Byler]
DATE: March 6th, 2026

The Township of Stirling-Rawdon and County of Hastings Staff have reviewed the submitted Zoning By-law Amendment application for the property municipally known as 101 Goods Road. The application proposes to rezone a 16,000 sq ft square located in the southern portion of the subject property municipally known as 101 Goods Road. The proposed area for rezoning has frontage on Goods Road and is proposed to be rezoned from the Marginal Agriculture (MA) Zone to the Community Facility (CF) Zone “to build a schoolhouse for Amish community.”

Township and County Staff discussed the application on March 6th, 2026, and noted the following:

- The property is designated as “Rural/Waterfront” in the Hastings County Official Plan. Section 5.4.2.1 e) of the Official Plan allows small scale community facilities including schools within the Rural designation. No Official Plan Amendment would be required.
- Additional information is required with respect to the proposed structure (building drawings; site plan (i.e. school yard/entrance/ parking lot/ well & septic/privy locations))
 - o The size and type of building determines which provisions of the OBC and Fire Code are applicable.
- Additional information is required with respect to the proposed use (how many students are anticipated; frequency of use (i.e. is the structure only to be used as a schoolhouse or as a community/assembly hall); are there future plans to expand the schoolhouse to accommodate more students?)
- Concerns with respect to traffic and the safe transportation of students along Goods Road to/from the property; further, concerns with respect to the damage to the road caused by horse & carriages traffic.
- The proposed size of the rezoned lands is undersized for the Community Facility (CF) Zone which requires 43,057.1 sq ft & 45 m of frontage; It is recommended that the proposed rezoned lands be enlarged to accommodate the proposed use (i.e. schoolhouse; private services (privy/septic & well); school yard; parking lot)

The additional information noted above is requested ahead of scheduling a pre-consultation meeting with the applicant to advise on how to proceed with the application.

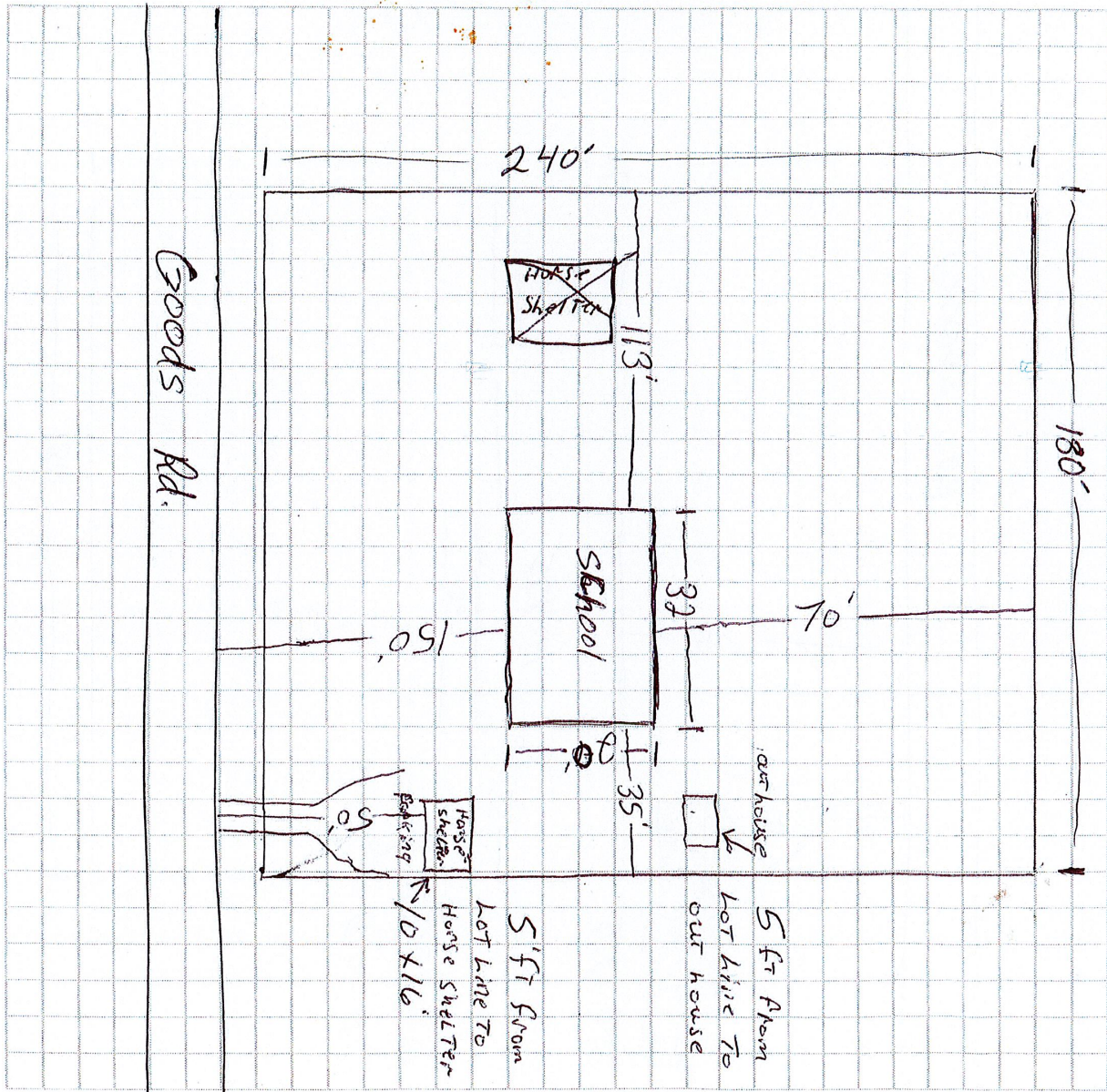
Should you have any questions or require additional information please contact the undersigned.

Sincerely,

Katherine van Beek, RRP, MCIP
Planner

NORTH LAND METAL PRODUCTS

**Your Supplier for a Complete Line of
Metal Roofing, Siding & Accessories**
773 Tuftsville Rd., R.R.#4 Stirling, ON K0K 3E0



WE MANUFACTURE



LOWER TRENT CONSERVATION

714 Murray Street, R.R. 1, Trenton, Ontario K8V 0N1

■ Tel: 613-394-4829 ■ Fax: 613-394-5226 ■ Website: www.ltc.on.ca ■ Email: information@ltc.on.ca

Registered Charitable Organization No. 107646598RR0001

June 4, 2026

LTC File No. PL-26-065

Sydney Dodson
Deputy Clerk
Township of Stirling-Rawdon

**RE: Application for Zoning By-Law Amendment –BYLER
101 Goods Road, Township of Stirling-Rawdon, Hastings County
Concession 1, Lot 6, Geographic Township of Rawdon
Application No.: ZBA 26-06**

Dear Sydney,

Lower Trent Conservation (LTC) is in receipt of the above-noted submission, which was circulated to our office on May 13, 2026, for review and comment. We understand that the purpose of this zoning by-law amendment application is to rezone approximately 0.4 hectares (1 acres) of land from the Marginal Agriculture (MA) Zone to the Community Facility Exception (CF-4) Zone to construct a Schoolhouse for the Amish community, while permitting an accessory building in front of the primary building.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted:

- Application for Zoning By-Law Amendment, deemed complete on dated May 12, 2024; and,
- Notice of Complete Application and Public meeting (Received May 13, 2026).

RECOMMENDATION

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

Note: it is recommended that the landowner be 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.

SITE CHARACTERISTICS

Existing mapping indicates that the property as a whole (ARN 1220119101020000000) contains unevaluated wetlands, and two tributaries of Rawdon Creek. The Ontario Hydro Network (OHN) 2024 shows watercourse in the north of the property and the Hastings County mapping identifies another watercourse in the centre of the property.

Working with Local Communities to Protect our Natural Environment



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

The southern extent of the property, where the proposal would be located, appears to be mostly cleared for agricultural purposes. There are three distinguishable buildings at the centre of the property, one of which appears to be a detached dwelling, and the remaining two are associated with North Metal Products company.

The proposed location of the school subject to this application appears to have primarily been cleared for agricultural purposes. The topography appears to indicate minor changes – relatively flat. There are no mapped regulated features within this proposed location.

The property is currently designated Rural/Waterfront in the Hastings County Official Plan, and zoned Marginal Agriculture (MA) and Rural Industrial Exception (RI-1) in Zoning By-Law No. 320-03, as amended.

DELEGATED RESPONSIBILITY AND STATUTORY COMMENTS

1. LTC has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the PPS.

- Policies 5.2.2 and 5.2.3 of the PPS may 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;*
 - 5.2.3 *Development and site alteration shall not be permitted within:*
 - d) *a floodway...*
- There are mapped watercourses and a suspected stream valley on the property. However, the area subject to the rezoning application appears to be a sufficient distance from the features that LTC is satisfied that *development* (i.e., land use change) is proposed outside of *flooding and erosion hazards*.
- **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 situated within areas that are subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Specifically, there are two mapped watercourses, one in the northern portion and the other in the centre of the subject property. There are also unevaluated wetlands in the northern portion and one slightly more south.

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 of 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).

"Working with Local Communities to Protect our Natural Environment"



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

Any development activity* within 30 metres of all wetlands, 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,
 - 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/>.
 - 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 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 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 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.

In the case of the subject property, the Ontario Hydro Network (OHN) 2024 depicts a watercourse in the northern portion of the property, and Hastings County mapping depicts a watercourse at the centre of the property and another branch of the northern one where it was not previously identified on LTC mapping. Any associated stream valley would also be regulated by LTC. A site visit would be required to confirm whether features meeting the regulatory definition of a watercourse and stream valley are present in the mapped areas, and if so, determine the extent of regulated features on site. This would be necessary if any future development is proposed to the rear of the business to determine if sufficient room is available to accommodate the proposed works.

- **Any future development activities proposed on the subject lands should be reviewed by our office to ensure compliance with Ontario Regulation 41/24.**

"Working with Local Communities to Protect our Natural Environment"



Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

- Landowner(s) are encouraged to contact LTC to discuss this matter directly if they have any questions or concerns. LTC's permitting policy document can be found at the following link: <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.
4. LTC has reviewed the application through our role as a public commenting body, pursuant to the *Planning Act*.
 - We have 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. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 apply to the subject property. 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 property is 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. Informing landowner(s) of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 is important and has been reflected in our recommendation above.

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,

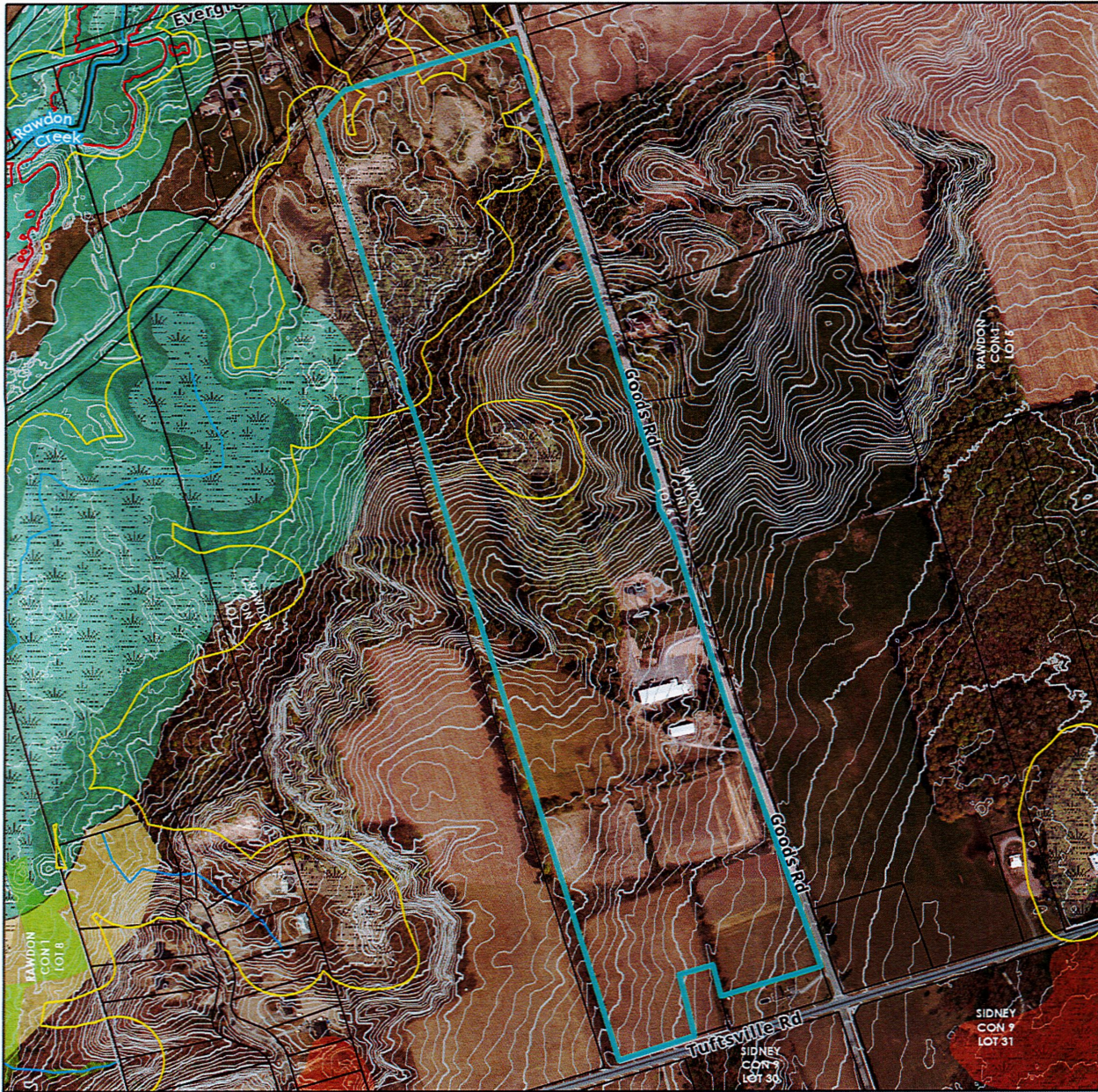


Jaclyn Elliott, B.Sc., (candidate) M. Planning
Planning Ecologist
613-394-3915 ext. 220

"Working with Local Communities to Protect our Natural Environment"














Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

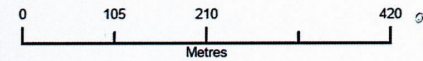


PL-26-065

101 Goods Road
SR Rawdon
Con 1, Lot 6

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**

liber.communism1 May 14, 2026 2:31 PM

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 1, Part lot 6 – 101 Goods Road – former Rawdon Township

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; 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 1, Part Lot 6 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 "D" 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 *Community Facility Exception (CF-4) Zone* designation thereon in accordance with Schedule "A" to this By-law.
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.

Read and passed this DD^{DD} day of Month, 2026.

Robert Mullin, Mayor

Becky O'Hara, Clerk

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

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

PASSED THIS XXXX DAY OF XXXX, 2026.

Bob Mullin Mayor





Becky O'Hara Clerk



LOCATION OF SUBJECT LANDS

Part of Lot 6, Concession 1,
101-241 Goods Rd,
Rawdon,
Township of Stirling-Rawdon



-  Subject Lands
-  Lands to be rezoned from the Marginal Agricultural (MA) Zone to the Community Facility - Exception Four (CF-4) Zone.
-  Lands to remain zoned the Rural Industrial - Exception One (Ri-1) Zone.
-  Lands to remain zoned the Marginal Agricultural (MA) Zone.



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

Produced by the County of Hastings with data supplied under license by members of the Ontario Geospatial Data Exchange. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication.



Report to the Planning Advisory Committee

To:	Planning Advisory Committee
From:	Sydney Dodson, Deputy-Clerk
Date:	June 16, 2026
Subject:	Application for a Zoning By-Law Amendment
File No.	ZBA26-05
Applicant:	Township of Stirling Rawdon
Municipal Address:	Township Wide

Staff Recommendation:

That the Zoning By-Law Amendment to amend Comprehensive Zoning By-Law 320-03, as amended, be approved.

Background:

On November 27th, 2025, Hastings County completed an Official Plan Amendment to introduce the Additional Residential Unit policies, among other updates. The Township Zoning By-law must comply with the Hastings County Official Plan.

The proposed amendments will bring By-Law No. 320-03, as amended, into compliance with the Hastings County Official Plan. The amendments include adding certain provisions regarding additional residential units, accessory uses in commercial buildings, outdoor woodburning furnaces, swimming pools, and accessory building height restrictions. The amendment will also include a definition for additional residential units, and minor clerical updates such as numbering and formatting.

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

Staff / Public Comments Received:

The proposed rezoning was circulated internally to Township Staff, and externally to relevant stakeholders. No concerns were noted.

Attachments:

- 1) Zone Comparison Table
- 2) Hastings County Staff Report
- 3) Draft By-Law

Signature:

Sydney Dodson, Deputy-Clerk



The Corporation of the Township of Stirling-Rawdon
 2529 Stirling-Marmora Road
 Box 40
 Stirling, ON K0K 3E0
 Phone: 613-395-3380 Fax: 613-395-0864

**Zone Comparison Table: Township of Stirling-Rawdon
 Comprehensive Zoning By-Law Number 320-03**

Existing Zone Provision	Recommended Zone Provision	Comment	Current Section of By-law
SECTION 3: DEFINITIONS			
No Definition exists	"Additional Residential Unit" (ARU) shall mean a dwelling unit which is ancillary and subordinate to the primary dwelling unit that may be contained within the primary dwelling on a lot or in an accessory structure.	Add definition to clearly define an Additional Residential Unit.	
SECTION 5: GENERAL PROVISIONS			
92.9 square metres (1000 square feet)	55.7 square metres (600 square feet)	In 2023, the minimum square footage was changed to 55.7 square metres. Mirroring those changes.	5.19 a)
One dwelling unit shall be permitted in a non-residential building provided it is located on the second storey of such building	Dwelling units shall be permitted in a non-residential building, provided it is located on the second storey of such building, or at the rear of such building if on the main floor, with a minimum	Changed in 2023 to only permit dwelling units on the second story of a building in a commercial zone.	5.19 f)

**Zone Comparison Table: Township of Stirling-Rawdon
Comprehensive Zoning By-Law Number 320-03**

Existing Zone Provision	Recommended Zone Provision	Comment	Current Section of By-law
	gross floor area of 55.7 square metres (600 square feet)		
Non Existent	The gross floor area of the residential portion of a non-residential building in a Commercial Zone shall not exceed thirty percent (30) percent of the non-residential floor area.	Allows Commercial properties to have dwelling units, while preserving the commercial space.	To be inserted in 5.19
Swimming Pools	Remove this Section	Swimming Pools are covered by By-Law 26-2026	5.24
Any accessory building which is not part of the main building shall be erected to the rear of the projected front or exterior side wall of the main building.	<p>Any accessory building which is not part of the main building in the rural area, may be erected in front of the main building, contingent upon all other setbacks are adhered to.</p> <p>Any accessory building which is not part of the main building in the urban area, shall be erected to the rear of the projected front or exterior side wall of the main building.</p>		5.25.2

**Zone Comparison Table: Township of Stirling-Rawdon
Comprehensive Zoning By-Law Number 320-03**

Existing Zone Provision	Recommended Zone Provision	Comment	Current Section of By-law
An outdoor woodburning furnace shall be permitted to be located only within PA and MA zones	An outdoor woodburning furnace shall be permitted to be located only within the PA, MA, and RR Zones.	Allows woodburning furnaces in more zones, contingent upon complying with the regulations as outlined in section 5.44 of CZBL 320-03, as amended.	5.44
A lot line abutting a residential zone – 100 metres (328 ft)	Minimum distance from outdoor woodburning furnace to a lot line abutting a residential zone – 30 metres (98.43 ft)	Removes restriction on properties having woodburning furnaces	5.44
Any other lot line	Remove provision	Covered by above	5.44
Signs	Remove	Sign By-Law 606-07 regulates signs	5.50
Additional Residential Units (ARU)			
Currently By-law 1308-19			Repeal 1308-19
	An Additional Residential Unit shall only be permitted: a) In the Marginal Agriculture (MA), Permanent Agriculture (PA), Rural Residential (RR), Residential First Density (R1), Residential Second Density (R2), and Multiple Residential (MR) Zones; b) Within a single detached, semi detached, or row/townhouse dwelling where such use is listed as	Add Section 5.58 – Additional Dwelling Units	

**Zone Comparison Table: Township of Stirling-Rawdon
Comprehensive Zoning By-Law Number 320-03**

Existing Zone Provision	Recommended Zone Provision	Comment	Current Section of By-law
	<p>a permitted use within the zone;</p> <p>c) Within the primary dwelling or in a building accessory thereto. A maximum of one additional residential unit may be permitted in an accessory building, where the primary single detached, semi detached, or row/townhouse contains no more than two residential units and no other building or structure ancillary to the primary dwelling contains any addition residential units;</p> <p>d) Shall be permitted only on a lot with frontage on a "Street";</p> <p>e) Shall comply with Section 5.31 of Comprehensive Zoning By-Law 320-03.</p>		
	<p>Additional Residential Units on lands not subject to municipal water/sewer services:</p>		

**Zone Comparison Table: Township of Stirling-Rawdon
Comprehensive Zoning By-Law Number 320-03**

Existing Zone Provision	Recommended Zone Provision	Comment	Current Section of By-law
	<ul style="list-style-type: none"> a) ARU's shall generally be located within close proximity to the existing/principal dwelling unit, which shall, wherever possible, include utilizing the same driveway and being located with an existing building cluster, to cluster existing residential units and to prevent further negative impacts on surround lands and farming operations; b) Demonstration of an adequate supply of potable water and ability to provide a suitable septic system, or confirmation of sufficient septic capacity by a qualified professional to support the additional residential unit(s) to the satisfaction of the appropriate approval authority; 		

**Zone Comparison Table: Township of Stirling-Rawdon
Comprehensive Zoning By-Law Number 320-03**

Existing Zone Provision	Recommended Zone Provision	Comment	Current Section of By-law
	<ul style="list-style-type: none"> c) The minimum lot size shall be 1 acre; d) A consent for lot creation will not be permitted for additional residential units, unless the proposed lots will meet all other policies, requirements and intent of the Official Plan; e) Shall comply with the Minimum Distance Separation Formulae. 		
Accessory Building Height Restrictions			
Change height restriction in accessory building not attached to the Principal Building from 4.5 metres (14.8 ft)	Maximum Height of an accessory building to be 6.5 metres (21.33 ft)	Allows for a 10-foot wall in an accessory building Reduces Minor Variance Applications	PA Zone – 6.3 (b)(iv) MA Zone – 7.3(c)(iv) RR Zone – 8.3(b)(iv) LSR Zone – 9.3(b)(iv) WR Zone – 10.3(b)(iv) R1 Zone – 12.3(b)(iv) R2 Zone – 13.3(d)(iv) MR Zone – 14.3(b)(iv) RC Zone – 17.3(d)(iv) RRC Zone – 18.3(b)(iv) UI Zone – 19.3(b)(iv) RI Zone – 20.3(b)(iv) CF Zone – 23.3(b)(iv)

**Zone Comparison Table: Township of Stirling-Rawdon
Comprehensive Zoning By-Law Number 320-03**

Existing Zone Provision	Recommended Zone Provision	Comment	Current Section of By-law
Add Maximum Height for accessory buildings not attached to the principal building in the Urban Commercial Zone	Maximum Height of an accessory building not attached to the principal building in the Urban Commercial Zone to be 6.5 metres (21.33 ft)	Currently not included	
Zoning Changes			
Accessory in Commercial Buildings	Amend 5.19(vi) to permit dwelling units on the second story of a commercial building, with a minimum square footage of 55.7 square metres (600 square ft)	February 14, 2023 Planning Meeting discussion surrounding issues	5.19(vi)
Other Administrative Changes			
Housekeeping		<ul style="list-style-type: none"> • Renumber definitions to be in sequence with the added definitions • Formatting issues 	

PLANNING & DEVELOPMENT
235 Pinnacle St.
Postal Bag 4400
BELLEVILLE, ONTARIO, K8N 3A9



Phone: 613.966.6712
Fax: 613.966.7654
Toll Free: 1.866.321.9563

11 June 2026

Sydney Dodson
Deputy Clerk, Township of Stirling-Rawdon
2529 Stirling-Marmora Road
P.O. Box 40
Stirling, On
K0K 3E0

RE: Amendment to Comprehensive Zoning By-Law 320-03 [ZBA 26-05]

Hastings County Planning and Development Department has received notice of a zoning by-law amendment (ZBA 26-05) for the proposed amendment to Comprehensive Zoning By-law 320-03, as amended. The notice notes that "the effect of this Zoning Bylaw Amendment will amend certain provisions regarding additional residential units, accessory uses in commercial buildings, outdoor woodburning furnaces, swimming pools, and accessory building height restrictions. The amendment will also include adding a definition for additional residential units, and minor clerical updates such as numbering and formatting."

Hastings County planning staff have reviewed the Zone Comparison Table as provided and understand that a large component of the proposed amendments are to reflect the Additional Residential Unit policies as introduced through the Hastings County Official Plan Amendment (OPA) # 14, which came into effect via Hastings County By-law No. 2025-0026 on November 27th, 2025. The changes as reflected in the Zone Comparison Table appear to be in compliance with the direction of OPA # 14.

Therefore, please be advised that County Planning staff have no concerns with the proposed zoning by-law amendments.

A copy of the Council's decision and zoning by-law amendment (if approved) is requested. Should you have any questions or require additional information please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to be "Katherine van Beek".

Katherine van Beek, RPP, MCIP
Planner



Attachments

- Zone Comparison Table

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

Administrative Amendments – Township Wide

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; and

Whereas the Council of the Corporation of the Township of Stirling-Rawdon deems it appropriate to amend By-law No. 320-03, as amended; 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 By-law No. 320-03 as amended, is hereby further amended by the addition of the following to Section 3 entitled "Definitions":
 - a) **"Additional Residential Unit"** (ARU) shall mean a dwelling unit which is ancillary and subordinate to the primary dwelling unit that may be contained within the primary dwelling on a lot or in an accessory structure.
2. That Section 5.19 a) is hereby further amended by repealing the words 92.9 square metres (1,000 sq. ft.) and replacing it with 55.7 square metres (600 sq. ft).
3. That Section 5.19 f) is hereby further repealed and replaced with the following:

In a Commercial Zone, dwelling units shall be permitted in a non-residential building, provided it is located on the second storey of such building, or at the rear of such building if on the main floor. The gross floor area of the residential portion on the main floor in a non-residential building in a

Commercial Zone shall not exceed thirty (30) percent.

4. That Section 5.24 be repealed.

5. That Section 5.25.2 be repealed and replaced with the following:

Any accessory building which is not part of the main building in the rural area (former Township of Rawdon), may be erected in front of the main building, contingent upon adherence to all other setbacks.

Any accessory building which is not part of the main building in the urban area (former Village of Stirling), shall be erected to the rear of the projected front or exterior side wall of the main building. Where accessory buildings are located behind the main buildings, they shall be located in accordance with the provisions of the particular zone.

6. That Section 5.44 be repealed and replaced with the following:

An outdoor woodburning furnace shall be permitted to be located only within PA, MA and RR Zones, and shall comply with the following regulations:

Minimum setback from:

A lot line abutting a zone that permits a residential use – 30 metres (98.43 ft).

That no outdoor furnace shall be constructed or installed on a lot without the issuance of a building permit for construction from the municipality. For the purposes of this subsection, the term "construction" has the same meaning as set out in Section 1(1) of the Building Code Act, S.O. 1992, c. 23 as amended.

7. That Section 5.50 be repealed.

8. That directly under Section 5.57, Section 5.58 Additional Residential Units be added, with the following:

An Additional Residential Unit shall only be permitted:

- a) In the Marginal Agriculture (MA), Permanent Agriculture (PA), Rural Residential (RR), Residential First Density (R1), Residential Second Density (R2) and Multiple Residential (MR) Zones;
- b) Within a single detached, semi detached, or row/townhouse dwelling where such use is listed as a permitted use within the zone;
- c) Within the primary dwelling, or in a building accessory thereto. A maximum of one additional residential unit may be permitted in an accessory building, where the primary single detached, semi-detached, or row/townhouse contains no more than two residential units and no other

- building or structure ancillary to the primary dwelling contains any additional residential units;
- d) Shall be permitted only on a lot with frontage on a "Street";
- e) Shall provide a minimum of one parking space per additional unit.

Additional Residential Units on lands not subject to municipal water/sewer services:

- a) ARU's shall utilize the same driveway and shall be located not farther than 60 metres from the primary residential use;
 - b) Demonstration of an adequate water supply of potable water and ability to provide a suitable septic system, or confirmation of sufficient septic capacity by a qualified professional to support the additional residential unit(s) to the satisfaction of the appropriate approval authority;
 - c) The minimum lot size shall be 1 acre;
 - d) A consent for lot creation will not be permitted for additional residential units, unless the proposed lots will meet all other policies, requirements and intent of the Official Plan;
 - e) Shall comply with the Minimum Distance Separation Formulae.
9. That the Maximum Height of Accessory buildings is hereby amended to be 6.5 metres (21.33 ft) in the following Zones:

Permanent Agriculture (PA)
 Marginal Agriculture (MA)
 Rural Residential (RR)
 Limited Service Residential (LSR)
 Waterfront Residential (WR)
 Residential First Density (R1)
 Residential Second Density (R2)
 Multiple Residential (MR)
 Urban Commercial (UC)
 Rural Commercial (RC)
 Recreational/Resort Commercial (RRC)
 Urban Industrial (UI)
 Rural Industrial (RI)
 Community Facility (CF)

- 10. That By-law 1308-19, being a By-law to amend By-law 320-03 as amended, with respect to Second Dwelling Units be repealed.
- 11. That the Clerk and/or his/her designate is authorized to make such minor additions, deletions, or correct other grammatical, clerical errors or changes, and general housekeeping changes such as fonts, spacing, numbering etc.
- 12. That this by-law shall come into full force and effect on final passing thereof.

Read and passed this XXXX day of XXXX, 2026.

Robert Mullin, Mayor

Becky O'Hara, Clerk

DRAFT



STAFF REPORT CLK-26-107



Meeting Date: 16 Jun 2026
Report To: Planning Advisory Committee
Report From: Sydney Dodson Deputy Clerk
Subject: Planning Application Status Updates as of June 10, 2026

Staff Recommendation: **X Receive for Information** ___ **Action Required**
That Staff Report CLK-26-107 regarding Planning Application Status Updates as of June 10 2026 be received.

Background:

The attached tables are updates on the current planning application status as of June 10, 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](#)
[Zoning By-Law Amendments](#)

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 - 11 Jun 2026
Approved - 12 Jun 2026

Consents

Year	Applicant/Owner	Severance No.	Address or Lot/Con	Lapse Date	Status
2026	Steven & Brenda Webb	B1/26	44 Harold Road		On Agenda
2025	Reeves/Carswell & Brandt	B100/25	230 Church - 236 Church Street		In Progress
2025	Norma Jackson / Denise Jackson	B97/25	2779 Springbrook Road	May 7 2028	In Progress
2025	Steven Webb, Josie Webb, Jacob Tompkins	B96/25	798 Gospel Road		Waiting NoD
2025	Merrick Livestock Ltd.	B42/25	281 Spencer Road	September 17 2027	In Progress
2025	Barbara Moore	B26/25	241 Bateman Road	July 14 2027	In Progress
2024	BTI Holdings Ltd.	B139/24	23-119 Maple Road	March 18 2027	In Progress
2024	Christopher, Lydia & Brett Sarles	B136/24	445 Salem Road	March 19 2027	In Progress
2024	Robert Young	B68/24	597 Harold Road	August 28 2026	In Progress
2024	Jim & Glenda McComb	B26/24	555 Squire Road	February 13 2027	In Progress
2023	Agnes Vinnicombe	B100/23	330 Bronson Rapids Road		Waiting NoD

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
Preston / Whalen	ZBA26-03	MA	MA-13	Springbrook Road		Completed	May 19 2026
Jackson	ZBA26-04	MA	MA-14	Springbrook Road	B97/25	On Agenda	June 16 2026
Admin Amendments	ZBA26-05			Township Wide		On Agenda	June 16 2026
Byler	ZBA26-06	MA	CF-4	251 Goods Road		On Agenda	June 16 2026
McComb	ZBA26-07	MA	RR	555 Squire Road		In Circulation	July 7 2026



STAFF REPORT CLK-26-106



Meeting Date: 16 Jun 2026
Report To: Planning Advisory Committee
Report From: Sydney Dodson Deputy Clerk
Subject: Application for Consent B1/26 - Steven Webb - 44 Harold Road

Staff Recommendation: **Receive for Information** **Action Required**

That Staff Report CLK-26-106 regarding Application for Consent B1/26 - Steven Webb - 44 Harold Road be received; and further

That Committee approves the application with the following conditions:

- That the applicant provides the Township with a copy of the survey of the severed lands;
- That property taxes be paid to date;
- 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;
- That the retained lands be rezoned to the Permanent Agriculture Exception (PA-XX) Zone to prohibit residential development;
- That the severed lands be rezoned to the Rural Residential Exception (RR-XX) Zone;
- That a sworn affidavit signed by the owners be submitted to the Land Division Secretary that confirms the retained lands are currently owned or will be conveyed to a bona fide farming operation;
- That safe site entrances on the severed and retains lands be reviewed and/or established.

Attachments:

[B1_26 Preliminary Report Incl Attachments \(1\)](#)

Consultation:

The application was received on May 27, 2026 and was circulated to the Building Department, the Public Works Department and the Fire Department.

The Chief Building Official noted "if barn is to remain, then it would have to be evaluated by an engineer to ensure it meets the requirements of a residential accessory building as it was probably constructed under the farm code, which would not be applicable in an RR Zone. Having a barn on RR property encourages illegal livestock".

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 - 12 Jun 2026

Approved - 12 Jun 2026



235 Pinnacle Street
 Postal Bag 4400
 Belleville, ON
 K8N 3A9

25th May 2026

PRELIMINARY REPORT

Owner: Steven & Brenda Webb
Agent: Meaghan Dalley
Civic Address: 44 Harold Road
Legal Description: Part of Lots 12-13, Part Road Allowance, Concession 8, (Rawdon), Township of Stirling-Rawdon, County of Hastings

Severed Lot	Frontage: +/- 82 m	Area: +/- 0.89 ha (2.2 acres)
Retained Lot	Frontage: +/- 339 m (Harold Rd) +/- 122 m (Stirling-Marmora Rd)	Area: +/- 44.2 ha (109.3 acres)
Official Plan Designation	Prime Agriculture, Environmental Protection [Schedule A]	
Existing Zoning	Permanent Agriculture (PA); Environmental Protection (EP); Environmental Protection Wetland (EPW)	
Previous Consents	B545/89; B76/01 (Lot Addition)	
Type of Consent	New Lot (X)	Lot Addition () Other:

The County of Hastings has received the above-mentioned application for severance. Further review and a site inspection will be undertaken that may result in additional comments and conditions to be incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report, please contact me at this office. After a preliminary review, we offer the following comments:

Description of Proposal

The subject property is an irregular-shaped parcel of land approximately 45 hectares (111.5 acres) in size with approximately 421 m of frontage on Harold Road and 122 m of frontage on Stirling-Marmora Road, which are both year-round municipally maintained roads in the Township of Stirling-Rawdon. Please refer to Attachment 1. The subject property is currently developed with a single detached dwelling, a barn, accessory structures (sheds), and is serviced by a private septic system and well.

The applicant proposes to create one new non-farm residential lot from the south-eastern portion of the subject property, which fronts Harold Road. The new lot is for the purpose of a farm consolidation, with the existing dwelling being deemed surplus to the farming operation. The proposed lot is to be approximately 0.89 hectares (2.2 acres) in size, with 82 m of frontage on Harold Road. Please refer to Attachment 2. The proposed lot is currently developed with a single detached dwelling, a barn, accessory structures (sheds), and private services. The retained lot will be approximately 44.2 hectares (109.3 acres) in area and have approximately 339 m of intermittent frontage on Harold Road while maintaining the existing 122 m on Stirling-Marmora Road. The retained lands have been largely cleared and are utilized for agricultural purposes (cropping) with a barn, an old milkhouse and a driveshed located in the eastern extent; further, an unevaluated wetland is contained in the north-eastern extent of the subject property connected to an unevaluated wetland in the south-central extent of the subject property via an unnamed watercourse.

Surrounding Land Uses:

- North:** agriculture (crop lands); unevaluated wetlands; rural residential lots
- South:** Harold Road; agriculture (crops lands); unevaluated wetland and watercourse
- East:** agriculture (crop lands); rural residential cluster; historic Springbrook Quarry
- West:** Trans Canada & Hastings Heritage Trail; unevaluated wetlands & unnamed watercourse



235 Pinnacle Street
Postal Bag 4400
Belleville, ON
K8N 3A9

Planning Act

The application for consent appears to be complete. The proposed application appears to satisfy Section 53 of the Planning Act.

Provincial Planning Statement

The Provincial Planning Statement (2024) (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests. Under Section 3 of the Planning Act, all municipal decisions regarding planning matters “shall be consistent with” applicable provincial policy. The Hastings County Official Plan obtained Ministry approval in August 2018. The Hastings County Planning and Development Department has reviewed the new PPS against the policies of the Official Plan. It was determined that the relevant policies of the Official Plan remain consistent with the policies of the PPS, and therefore, a proposed development, which, upon review, is determined to be in conformity, will also be consistent with the policies of the PPS.

It appears based upon a preliminary review that this application is consistent with the PPS.

Official Plan
Prime Agriculture

The subject property is designated Agricultural in the Hastings County Official Plan (Section 4.7). Please refer to Attachment 3. The Agricultural land use designation permitted uses are limited to agricultural uses, agriculture-related uses, and on-farm diversified uses as defined in the PPS. Lot Creation for residential development is not permitted; however, Section 4.7.3.4 of the Official Plan states (in part): “Consents may be permitted for the following purposes in accordance with other policies of this Plan:

- c) *A residence surplus to a farming operation as a result of farm consolidation, provided that:*
 - i) *The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
 - ii) *The Member Municipality ensures that new residential dwellings are prohibited in the comprehensive zoning by-law on any vacant remnant parcel of farmland created by the severance. This Plan intends that any future applications to rezone the vacant remnant parcel to permit a dwelling are refused.*
 - iii) *The farm consolidation may occur between adjacent parcels or where a farmer owns and farms other lands that are not adjacent to the newly acquired land.”*

Therefore, the above policy will allow for the severance of the residence (and accessory structures) if it has been deemed surplus to a farmer who is consolidating the farming operation. To ensure the above criteria are met, conditions of consent approval will include rezoning the retained lands to prohibit residential development, and requiring a sworn affidavit signed by the owners be submitted to the Land Division Secretary that confirms that the retained lands are currently owned by or will be conveyed to a bona fide farming operation.



235 Pinnacle Street
Postal Bag 4400
Belleville, ON
K8N 3A9

Environmental Protection

Section 4.5.2.6 of the Official Plan notes that “Development and site alteration shall not be permitted within or adjacent to lands designated Environmental Protection as required within this Plan. Exceptions may be considered in accordance with the policies of this Plan, provided that the ecological function of the natural feature, where it constitutes a natural heritage feature, has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or its associated ecological functions.”

Section 4.5.4.10 of the Official Plan further notes “Development and/or site alteration adjacent to wetlands within 30m of areas designated Environmental Protection or within 120 m of Environmental Protection ‘EP-W’ may be permitted provided it has been demonstrated through an approved EIS in accordance with Section 7.8.6 of this Plan that there will be no negative impacts on the wetland feature or its associated ecological function.” The proposed severed lot is approximately 550 m south of the EP designated lands, further no new residential development will be permitted on the proposed retained lands, therefore it is anticipated that the creation of a new lot would not negatively impact this natural feature, and an EIS is not required.

Natural Hazards – Karst

On Map A-4.3 of the Official Plan, the subject property is identified as having known & potential karst topography. Section 4.4.3.2 of the Official Plan directs that “Where development is deemed to have the potential to be located within or adjacent to and/or impact upon a known, inferred or potential karst topographical area..., the owner/proponent may be required to retain a qualified person to undertake a site evaluation report and/or an environmental impact statement in accordance with Sections 7.8.6 and 7.8.8 of this Plan to ensure that the site and its access, as well as surrounding habitable areas, would be safe using acceptable provincial and environmentally appropriate standards; this should consider whether future site alteration on or adjacent to a site would increase the hazard.” Therefore, Lower Trent Conservation will be circulated for review and comment.

Extractive Reserve & Abandoned Mine

Schedule C of the Official Plan identifies an Extractive Reserve area approximately 400 m north of the proposed severed lot on the subject property. Please refer to Attachment 4. The Official Plan establishes a minimum setback of 500 metres for sensitive land uses from existing pits and quarries as well as extractive reserve areas. The policies of Section 4.6.3.3 of the Official Plan identify residences as a sensitive land use. Section 4.6.3.4 of the OP further notes “Incompatible uses on lands surrounding and within “Extractive” designations and “Extractive Reserves Areas” shall be prohibited through careful review of amendments to the Official Plan and zoning by-laws, applications for consent and plans of subdivision and other development proposals, in consultation with the MNRF, the Ministry of Northern Development and Mines, the MOECC, Member Municipalities and the County peer review agent, as may be required.” Therefore, the Ministry of Mines and the MNRF will be circulated for review and comment.

Schedule C of the Official Plan also identifies an abandoned mine (Springbrook quarry) approximately 395 metres northeast of the proposed severed lot. Section 4.6.3.9 c) of the Official Plan notes “Applicants for development proposals affecting lands with 1000 meters of known abandoned mine hazards shall, in consultation with the Ministry of Northern Development and Mines, conduct an impact assessment to determine whether hazards existing and, if so, whether they can be mitigated sufficiently to permit development to proceed.” Therefore, due to the identified abandoned mine (quarry), the aforementioned agencies will be circulated for review and comment.



235 Pinnacle Street
Postal Bag 4400
Belleville, ON
K8N 3A9

Minimum Distance Separation I (MDS I)

New development, including lot creation, must comply with the Minimum Distance Separation I (MDS I) Formulae. Guideline # 9 of Publication 853 directs that for a severance of a residence surplus to a farming operation, “where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application...because a potential odour conflict may already exist between those surrounding livestock facilities or anaerobic digesters and the existing dwelling.”

Further, Guideline #6 of Publication 853 directs that as part of municipal consideration of planning or building permit applications, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use (lower density human occupancy) shall be investigated and MDS I setback calculations undertaken where warranted. MDS I setbacks are generally applied from the existing barn to the closest lot line of a proposed new lot.

The proposed retained lot contains a barn in the eastern extent. However, it was confirmed that the barn is currently being demolished, therefore MDS I setback calculations are not required.

Subject to agency review and comment, it appears that this application is consistent with the relevant policies of the Official Plan.

Zoning By-law

The property is zoned Permanent Agriculture (PA) and Environmental Protection (EP) in the Township of Stirling-Rawdon Zoning By-law 320-03. Please refer to Attachment 5. The proposed severed parcel will not comply with the minimum lot area of the PA Zone and will be required to be rezoned to a more appropriate zone classification, such as the Rural Residential (RR) Zone. Further, as the severed lot will contain a barn, the lot will require site-specific zoning to prohibit the keeping of livestock, being ‘Rural Residential Exception (RR-X)’.

The retained lands will be required to be rezoned to a Permanent Agriculture Exception “X” (PA-X) Zone to prohibit residential development, as a condition of consent, with the Environmental Protection (EP) and Environmental Protection Wetland (EPW) zoned lands to remain.

Servicing/Roads/Other

The Municipality is encouraged to review the width of Harold Road and consider requiring that the applicant convey lands for the purpose of road widening across the frontage of the severed lands, as necessary.

The Municipality may also wish to review existing and proposed entrances to the retained and severed lands and verify that safe site entrances have been established.

Additional conditions may include applying cash-in-lieu of parkland dedication, and the municipality ensuring that all taxes and municipal fees have been paid prior to the stamping of the deed.



235 Pinnacle Street
Postal Bag 4400
Belleville, ON
K8N 3A9

Should you have any questions or require additional information, please contact the undersigned.

Sincerely,

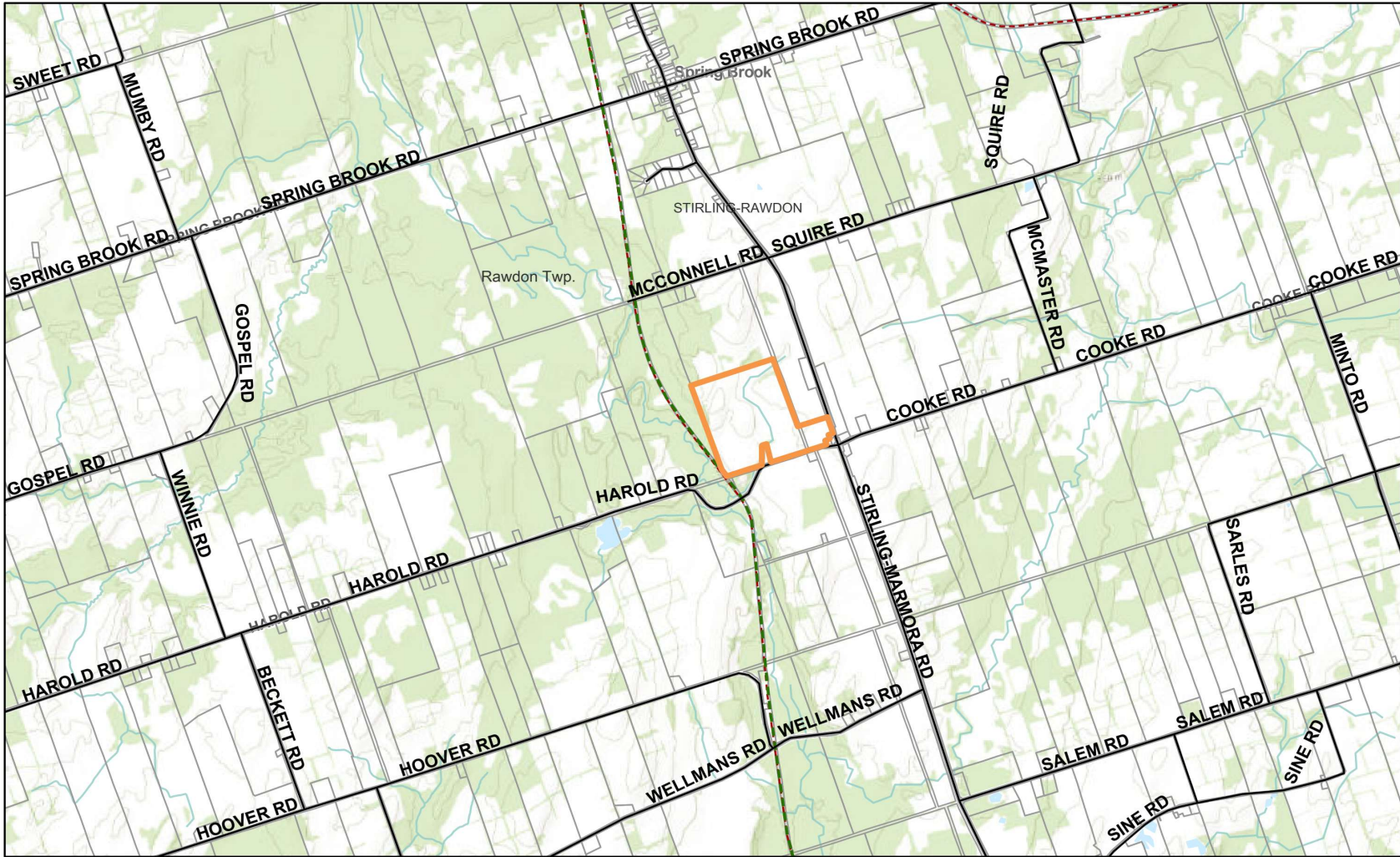
Katherine van Beek, RPP, MCIP
Planner



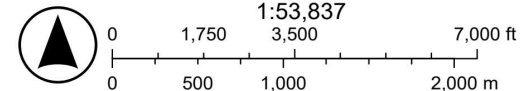
Attachments:

- Attachment 1 - Key Map
- Attachment 2 - Consent Sketch
- Attachment 3 - Official Plan Land Use Designation [Schedule A]
- Attachment 4 - Official Plan Land Use Designation [Schedule C]
- Attachment 5 - Current Zoning

Key Map - 44 Harold Road, Pt Lts 12-13, Pt Rd Allow, Con 8



-  Roads
-  Trans Canada Trail
-  Hastings Heritage Trail



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.

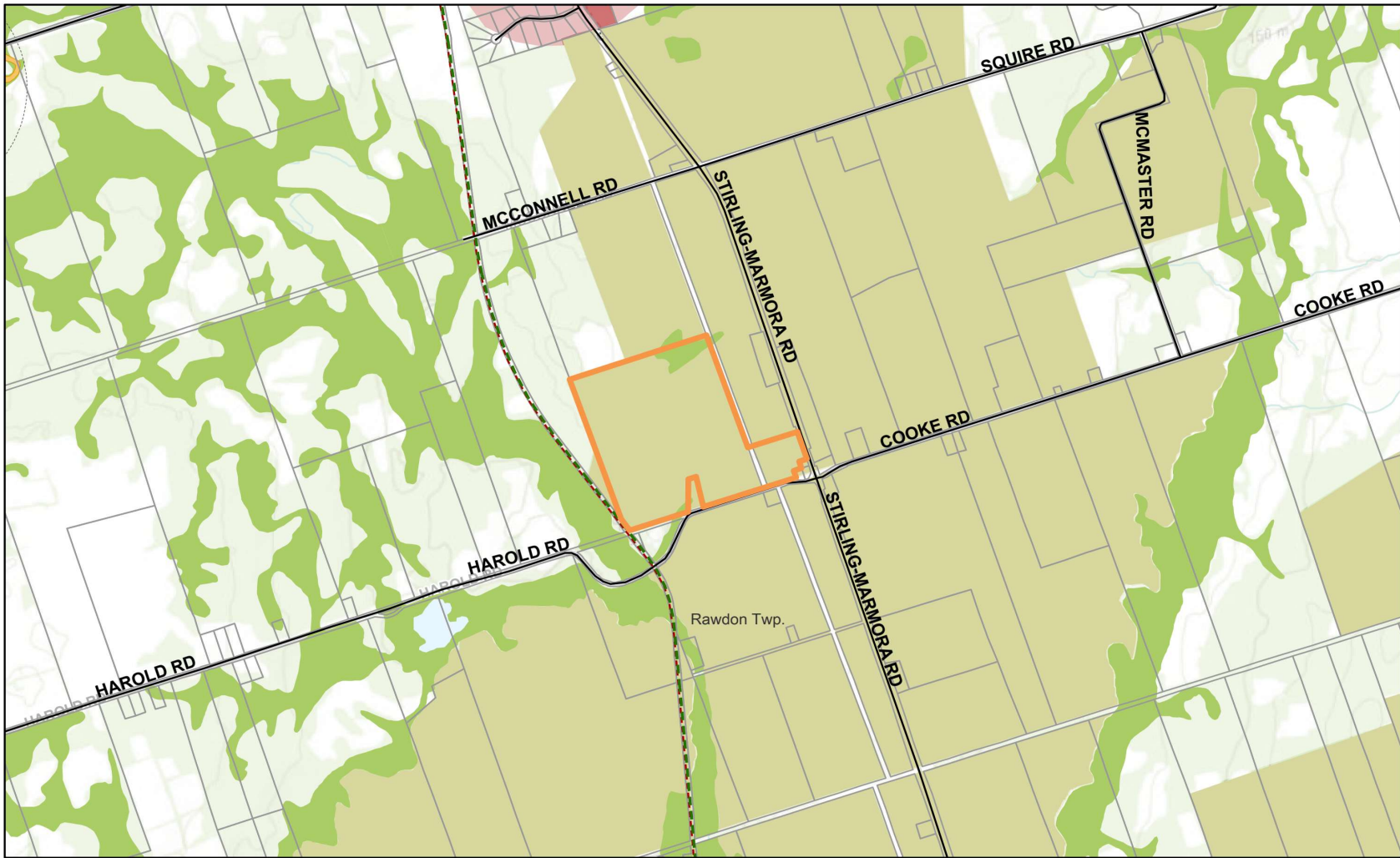


Sketch for Consent Application
 Part Lot 12 & 13, Pt. Rd Allowance
 Concession 8
 Rawdon
 Stirling-Rawdon
 County of Hastings

Proposed Severance - ±2.2 Acres/±0.89ha
 Retained Lands - ±109.3 Acres/±44.2ha

Our File - 25-12704

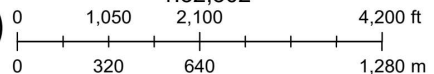
Official Plan Designation [Schedule A] - 44 Harold Road, Pt Lts 12-13, Pt Rd Allow, Con 8



- Roads
- Hastings Heritage Trail
- - - Trans Canada Trail
- Environmental Protection
- OP-A: Rural Landuse Designations
- Prime Agriculture
- OP-A: Hamlets
- OP-A: Waste Disposal Sites - 500m
- OP-A: PSW
- Rural/Waterfront



1:32,302

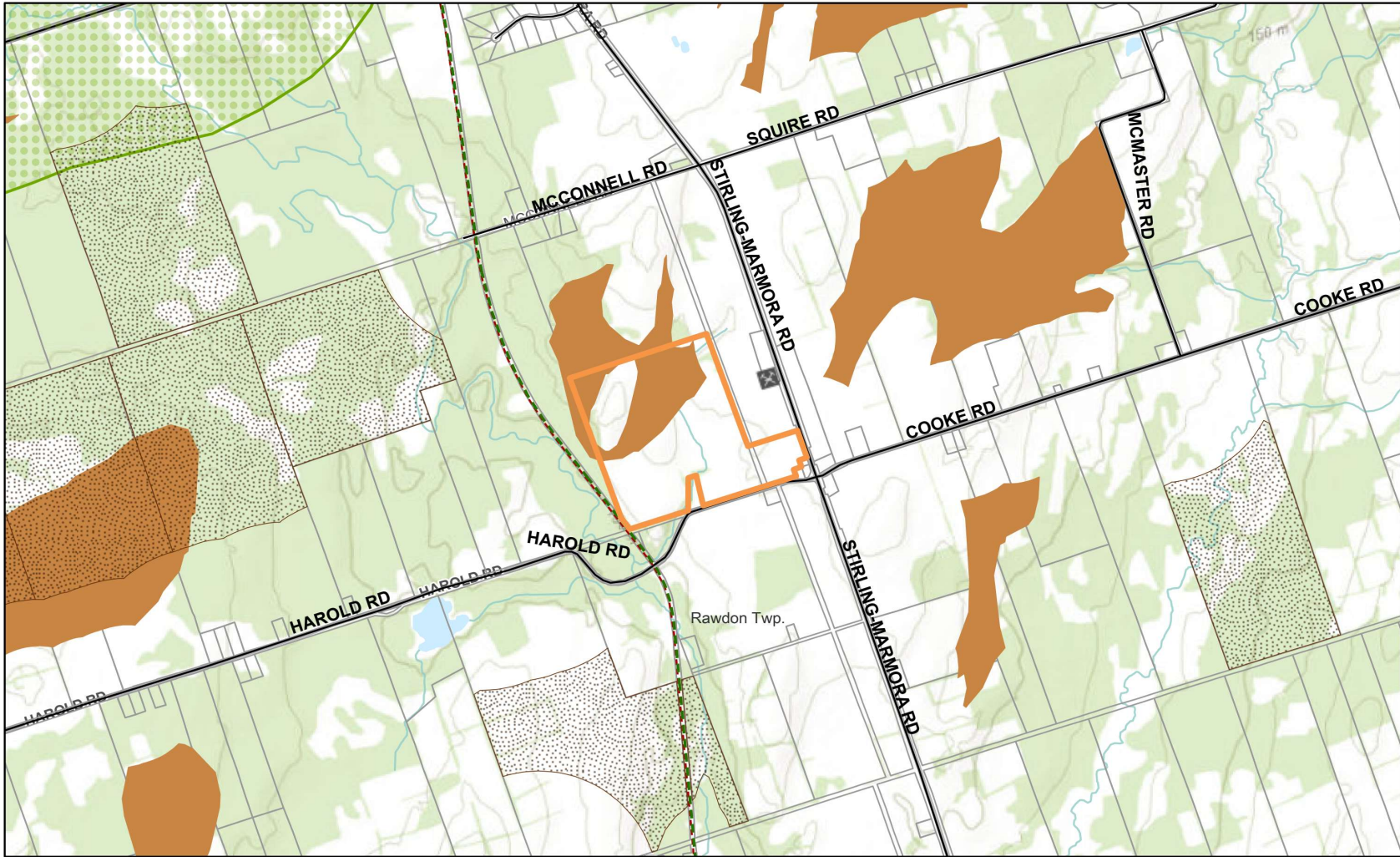


Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

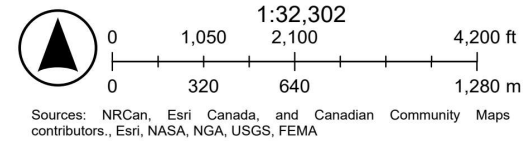
Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.

Official Plan Designation [Schedule C] - 44 Harold Road, Pt Lts 12-13, Pt Rd Allow, Con 8

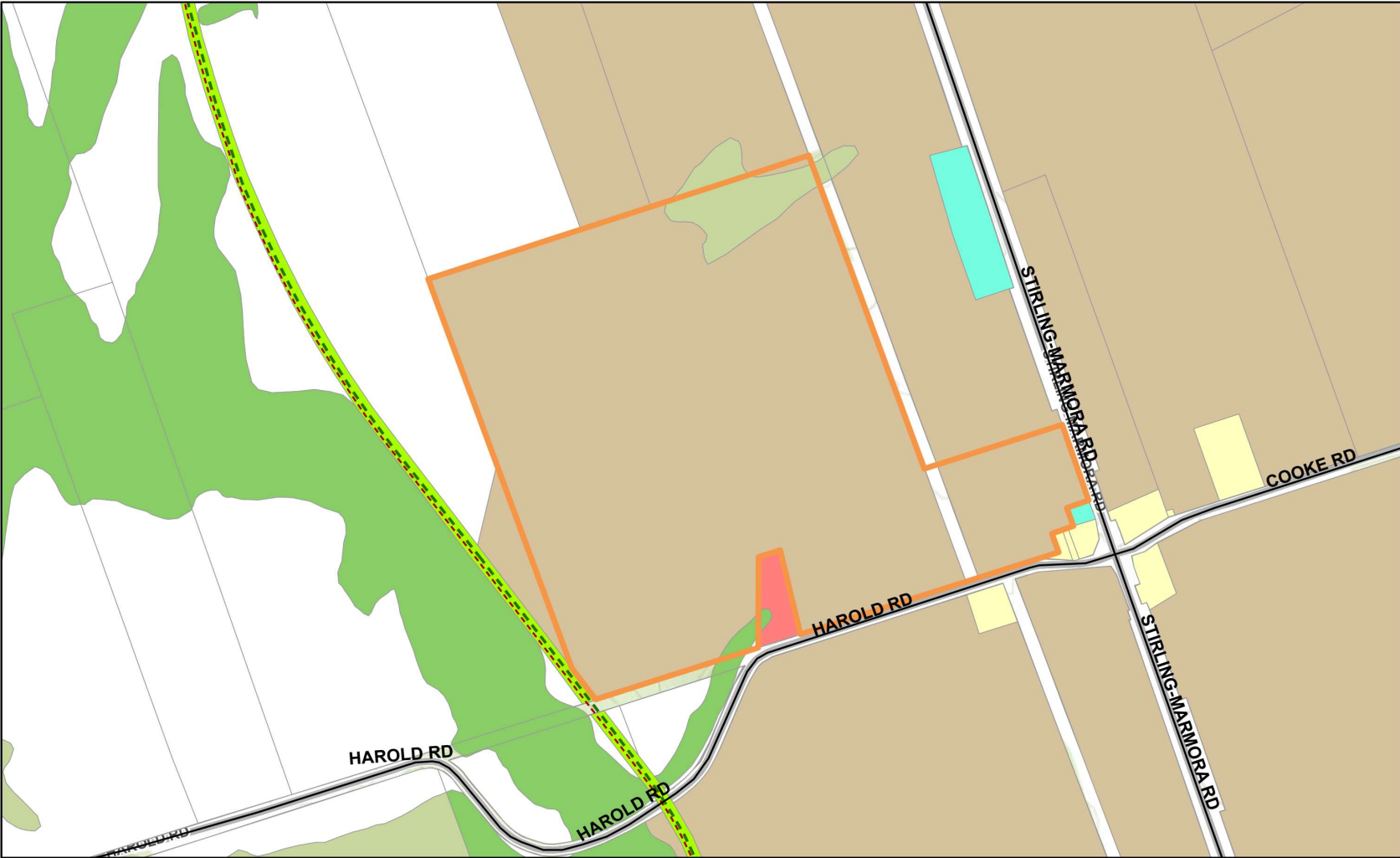


-  OP- C: Abandoned Mine
-  OP-C: Bedrock Aggregate Reserve
-  OP-C: Extractive Reserve
-  OP-B: Significant Wildlife Habitat
-  Deer Wintering Area (Stratum 2)
-  Roads
-  Hastings Heritage Trail
-  Trans Canada Trail

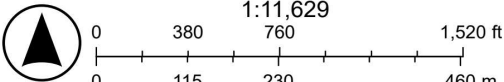


Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC. Hastings County GIS

Zoning - 44 Harold Road, Pt Lts 12-13, Pt Rd Allow, Con 8



- | | | | |
|-------------------------------|-----------------------------|--|----------------------------|
| — Roads | Stirling-Rawdon Zoning | Environmental Protection (EP) | Permanent Agriculture (PA) |
| - - - Hastings Heritage Trail | □ Marginal Agriculture (MA) | Environmental Protection Wetland (EPW) | |
| - - - Trans Canada Trail | □ Rural Residential (RR) | Rural Commercial (RC) | |
| | □ Open Space (OP) | Community Facility (CF) | |



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.