

TOWNSHIP OF ADMASTON/BROMLEY  
AGENDA  
PUBLIC PLANNING MEETING  
Thursday, December 1<sup>st</sup>, 2022 at 7:15 pm

Zoning By-Law Amendment

- Owner: Clare Bennett
- Applicant: Brian Bennett
- Part of Lot 7, Concession 1, 677 Opeongo Road
- Geographic Township of Admaston

1. Call public planning meeting to order
2. Disclosure of Pecuniary Interest
3. Background Information
4. Purpose of Meeting
5. Clerk's Report of Notice
6. Reading of Written Comments
7. Public Participation
  - i. Comments/Questions from the Public
  - ii. Comments from applicant
8. Comments/Questions from Council
9. Information on appeal process
10. Additional Information and Notification of Decision
11. Closure of Public Planning Meeting

**TOWNSHIP OF ADMASTON/BROMLEY**  
**NOTICE OF APPLICATION AND PUBLIC MEETING**

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***In the matter of Section 34 of the Planning Act, the Township of Admaston/Bromley hereby gives NOTICE OF THE FOLLOWING:***

- i) Application to amend the Zoning By-law 2004-13 of the Township of Admaston/Bromley.*
  - ii) A public meeting regarding an application for an amendment to the Zoning By-law 2004-13 of the Township of Admaston/Bromley.*
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**Subject Lands** Part of Lot 7, Concession 1, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and known municipally as 677 Opeongo Road, as shown on the attached Key Map.

**Public Meeting** A public meeting to inform the public of the proposed zoning amendment will be held on December 1<sup>st</sup>, 2022 at 7:15 p.m. at the municipal office of the Township of Admaston/Bromley.

**Proposed Zoning By-law Amendment**

The applicant has requested a zoning by-law amendment, which is a condition of approval of Consent File No. B205/21(2). The purpose and effect of the amendment is to rezone the severed lands in Consent File No. B205/21(2) from Rural (RU) to Highway Commercial (HC) to ensure the entire enlarged lot is in the same zone. All other provisions of the Zoning By-law will apply.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Admaston/Bromley Municipal Office during regular office hours.

*If you wish to be notified of the decision of the Township of Admaston/Bromley on the proposed zoning by-law amendment, you must make a written request to the Township of Admaston/Bromley.*

*If a person or public body would otherwise have an ability to appeal the decision of the Township of Admaston/Bromley to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Admaston/Bromley before the by-law is passed, the person or public body is not entitled to appeal the decision.*

*If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Admaston/Bromley before the by-law is passed by the Township of Admaston/Bromley, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.*

**Other Applications**

Consent application B205/21(2) is also being considered with this application.

**NOTE:** One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

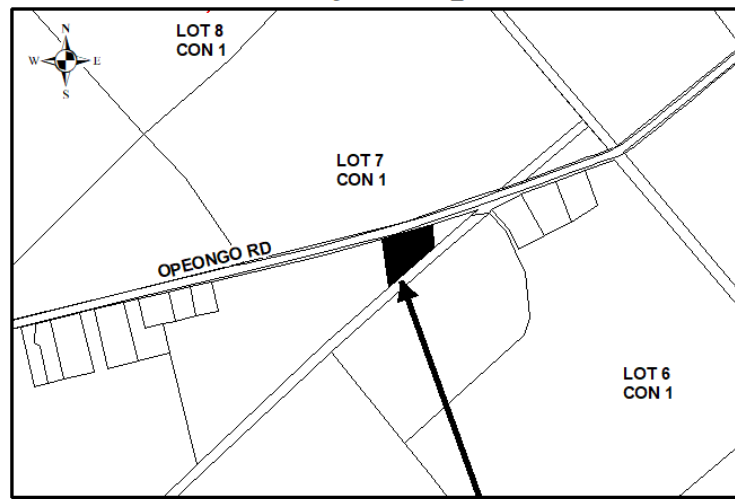
Dated at the Township of Admaston/Bromley this 14<sup>th</sup> day of October, 2022.

*Jennifer Charkavi*

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Jennifer Charkavi, CAO/Clerk  
Township of Admaston/Bromley  
477 Stone Road, R.R. #2  
RENFREW, ON K7V 3Z5  
Telephone: (613) 432-2885  
[cao@admastonbromley.com](mailto:cao@admastonbromley.com)

## Township of Admaston/Bromley Key Map



**Location of Amendment**

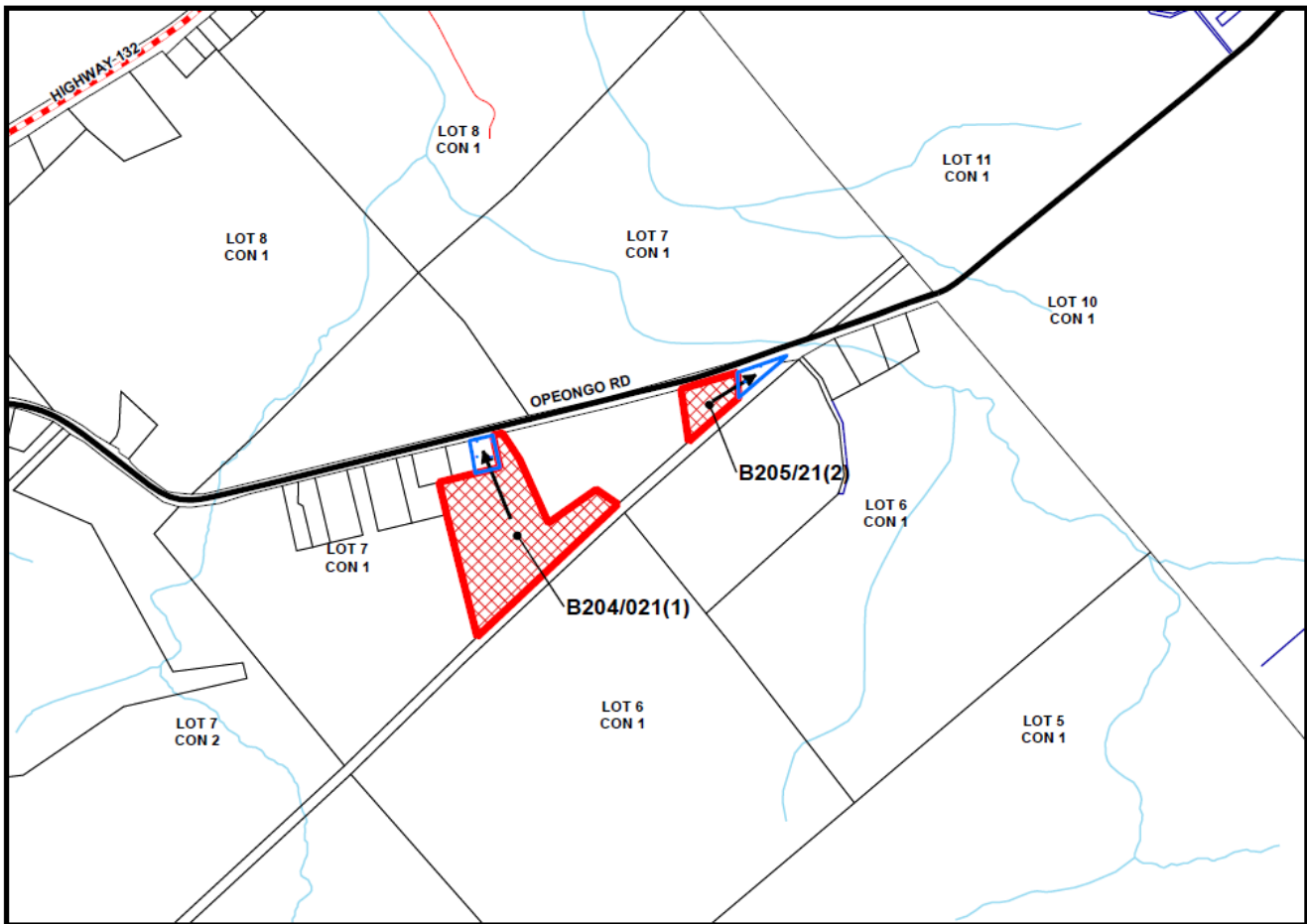
**PART A - BACKGROUND**

1. FILE NO.: **B205/21(2)**
  
2. APPLICANTS: Clare & Bert Bennett  
Agent: Bruce Bennett
  
3. MUNICIPALITY: Township of Admaston/Bromley  
(Geographic Township of Admaston)
  
4. LOT: Part Lot 7 CON.: 1 STREET: 759 Opeongo Road
  
5. PURPOSE: Lot addition to abutting property at 677 Opeongo Road owned by Brian and Coleen Bennett
  
6. DESCRIPTION OF APPLICATION:
 

The owners are severing 5.47 hectares in area with 18.28 metres of road frontage along Opeongo Road to add to the abutting property owned by Bruce and Sandi Bennett which is 0.29 hectares in area with 45.72 metres of road frontage. The severed lands have ten sheds and one barn. The Bennett property has one dwelling.

The owners are also severing 0.82 hectares in area with 111.67 metres of road frontage along Opeongo Road to add to an abutting property owned by Brian and Coleen Bennett which is 0.26 hectares in area with 109.63 metres of road frontage. The severed lands have 1 existing shed. The Bennett property has one house and one shed.

The final retained lands will be 4.87 hectares in area with 339.88 metres of road frontage along Opeongo Road and will contain an existing dwelling (unfinished) and two barns that are used as storage.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage	Area	Structures
Existing Lot	469.83 m	11.16 Ha	Dwelling, barns and sheds
Severed	111.67 m	0.82 Ha	1 shed
Lot to be enlarged	109.63 m	0.26 Ha	Dwelling and shed
Retained	358.16 m	10.34 Ha	Dwelling, sheds and barns

8. SEVERANCE HISTORY

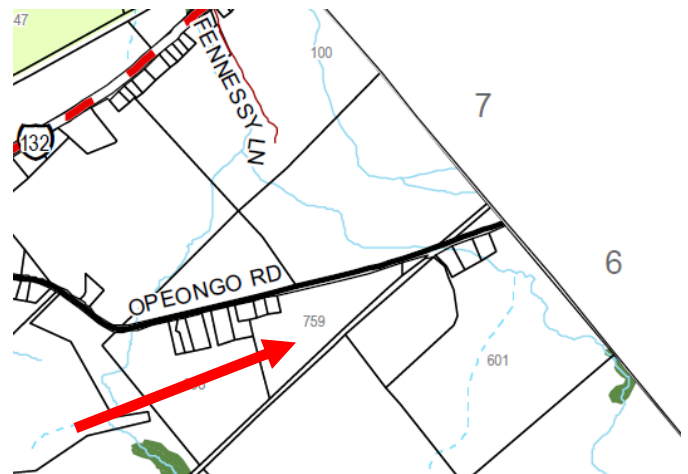
Number of new lots from original holding (1971)      4 Previous Severances: B540/73, B324/84, B66/92 & B82/92

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW  
 Official Plan Designation(s):

Severed Rural

Lot to be Enlarged Rural

Retained Rural

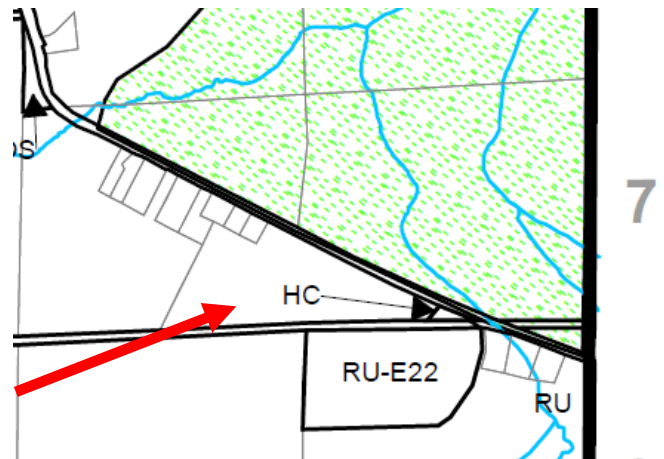


10. ZONING BY-LAW OF THE TOWNSHIP OF ADMASTON/BROMLEY (#2004-13)  
 Zone(s):

Severed Rural (RU)

Lot to be Enlarged Highway Commercial (HC)

Retained Rural (RU)



Zone Requirements:

	<u>Proposed Lot Frontage</u>	<u>Minimum Required</u>	<u>Proposed Lot Area</u>	<u>Minimum Required</u>
Severed	111.67 m	<b>45 m</b>	5.47 Ha	<b>4047 m<sup>2</sup></b>
Total, if Lot Addition	221.3 m	<b>30 (HC) m</b> <b>45 (RU) m</b>	0.29 Ha	<b>4047 (HC/RU) m<sup>2</sup></b>
Retained	358.16 m	<b>45 m</b>	10.34 Ha	<b>4047 m<sup>2</sup></b>

\*Note: there are two concurrent lot additions applications. If both applications are granted, the final retained lands will be 4.87 hectares in area with 339.88 metres of road frontage.

**PART B – COMMENTS**

**1. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA**

No Concerns  Concerns

Explanation of Concerns:

No issues

**2. CONFORMITY WITH OFFICIAL PLAN**

- (a) The proposal conforms with the Official Plan, based on the information available to this Department.
- (b) The proposal will conform with the Official Plan if/when, (Sec. Nos. )
- (c) The proposal does not meet the intent of the Official Plan because,

**3. CONFORMITY WITH ZONING BY-LAW**

- (a) The proposal appears to meet the requirements of the Zoning By-law.
- (b) The severed/retained portion/overall proposal would contravene the By-law because,   
 The severed and enlarged lot will be split zoned – Highway Commercial (HC) and Rural (RU).

**4. SUBMITTED STUDIES**

**5. AGENCY COMMENTS**

Twp. of  
Admaston/Bromley

Favourable comments were received from the Township.

The Building and Sewage Inspector approves the suitability of the severed and retained lands for private sewage disposal provided systems must comply with the Ontario Building Code and all applicable law.

**6. GENERAL PLANNING COMMENTS**

As indicated in Part B-Section 3 of this Report, there are no Provincial land use planning issues to be addressed.

As a result of the lot addition the property would increase from 0.26 hectares to 1.08 hectares, and the road frontage would increase from 109.63 metres to 221.3 metres. The existing lot is considered to be an undersized lot. As a result of the lot addition, the enlarged lot will meet the lot area requirements in the Township Zoning By-law.

**Consent Policies**

Section 50(12) of the Planning Act provides that where a parcel of land is severed under Section 53, no further planning approval is required for subsequent conveyance of the identical parcel of land. The provision embodies the concept of "once a consent, always a consent." The issue is that the proposed lot addition parcel will not merge with the property located at 677 Opeongo Road.

To allow the lots to properly merge on title, severance B324/1984 will need to be cancelled. To do so, an application to cancel severance B324/1984 must be submitted to the County of Renfrew. This cancellation can be accomplished as a condition of approval for the proposed lot addition application

**Transportation**

The severed and retained lands have road frontage along Opeongo Road.

Favourable comments were received from the Township Public Works Department.

**Zoning By-law**

The severed lands are zoned Rural (RU), and the lands to be enlarged are zoned Highway Commercial (HC). As a result of the lot addition, the entire enlarged lot will be split zoned: RU and HC.

A zoning by-law amendment is required as a condition of the consent to ensure the enlarged lot is in the same zone.

**7. RECOMMENDATIONS**

- (a) Planning concerns have NOT been identified in this report. Therefore, consent can be granted.
- (b) There are some planning concerns that must be dealt with as follows, before determining whether the consent can be supported or not.
- (c) The proposal may be acceptable when the following matters are addressed and resolved:
- (d) Conditions to the giving of consent should be considered for the following:
  - Registered Plan of Survey:



- Zoning By-law Amendment: Rezone the severed lands to ensure the entire enlarged lot is in the same zone.
- Minor Variance:
- Private Road Agreement:
- Development Agreement:
- Site Plan Control Agreement:
- Notice on Title:
- Shoreline Road Allowance Closure / Acquisition:
- Other: Certificate of cancellation  
Standard lot consolidation requirement

(e) There are serious planning concerns, refusal is recommended.

(f) Other Recommendations:

Date: July 26, 2022  
Prepared by: Lindsey Bennett-Farquhar, MCIP, RPP  
County Planner  
Reviewed by: Bruce Howarth, MCIP, RPP  
Manager of Planning Services

NOV/2021