

Township of Admaston/Bromley
First Monthly Meeting
Thursday, November 2nd, 2023 @ 7:30 p.m.

AGENDA

1. Call Meeting to Order
2. Moment of Silence
3. Approval of Agenda
4. Disclosure of Pecuniary Interest
5. Minutes
- 5a Resolution to adopt Minutes of Council Meeting [October 19th, 2023](#)
6. Delegations and Guests
7. **Planning and Economic Development Committee** – Chair Keith Gourley, Committee Member Kevin LeGris
 - 7a [ZB2342.5 Clark Zoning By-law amendment](#)
 - 7b [B57/23 Consent Application](#)
 - i) [Application](#)
 - ii) [Planners Report](#)
 - iii) [CBO & PW Comments](#)
 - 7c [B58/23 Consent Application](#)
 - i) [Application](#)
 - ii) [Planners Report](#)
 - iii) [CBO & PW Comments](#)
 - 7d [B62/23 Consent Application](#)
 - i) [Application](#)
 - ii) [Planners Report](#)
 - iii) [CBO & PW Comments](#)
 - 7e [B63/23 Consent Application](#)
 - i) [Application](#)
 - ii) [Planners Report](#)
 - iii) [CBO & PW Comments](#)
8. **Community Service Committee** – Chair Angela Field, Committee Member Brian Hamilton
 - 8a [Use of Council Chambers](#)

9. **Operations Committee** – Chair Brian Hamilton, All of Council

9a

10. **Waste Management Committee** – Chair Michael Donohue, All of Council

10a

11. **Finance and Administration Committee** – Chair Michael Donohue, All of Council

11a [Debenture By-law – Grader](#)

11b [Ontario Municipal Partnership Fund \(OMPF\) 2024 Allocation Notification](#)

12. **Protective Services Committee** – Chair Kevin LeGris, Committee Member Angela Field

12a

13. **County of Renfrew** – Mayor Michael Donohue

13a [County Council October 2023 Summary](#)

14. **By-Laws**

14a [2023-55 – Debenture By-law](#)

[2023-56 – Zoning By-Law Amendment](#)

15. Old Business

15a [Action Tracking List](#)

16. New Business

17. **Closed Session**

17a Douglas Fire Department

As per Section 239 2 (b) – Personal matters about an identifiable individual, including municipal or local board employees.

More specifically to discuss the Douglas Fire Department.

18. Confirmatory By-Law

18a [2023-57](#) being a by-law to confirm proceedings of Council Meeting

19. Question Period

20. Adjournment

PLEASE NOTE “Submissions received by the public, either orally or in writing may become part of the public record/package”.

Council Information

Township of Admaston/Bromley
Second Monthly Meeting

Council met for their second monthly meeting on Thursday October 19th, 2023. Present were Mayor Michael Donohue, Deputy Mayor Kevin LeGris, Councillors Angela Field, Keith Gourley and Brian Hamilton

Staff Members present were CAO/Clerk Jennifer Charkavi, Treasurer-Deputy CAO/Clerk Kelly Coughlin, Public Works Superintendent (Acting) Steve Visinski, Fire Chief McHale and Finance Clerk Meagan Jessup. Also present was Audio/Video System Specialist Nate MacIsaac.

Agenda Items 1 and 2 – Call Meeting to Order and Moment Silence

Mayor Donohue called the Meeting to Order at 7:34 pm. A moment of silence followed.

Agenda Item 3 – Approval of Agenda

Resolution No. 16/10/23

Moved by Keith Gourley, seconded by Brian Hamilton

BE IT RESOLVED that Council approve the Agenda for October 19th, 2023, Regular Council Meeting.

Carried

Agenda Item 4 – Disclosure of Pecuniary Interest

None.

Agenda Item 5 – Minutes

5a Resolution to adopt Minutes of the Regular Council Meeting October 5th, 2023.

Resolution No. 17/10/23

Moved by Keith Gourley, seconded by Brian Hamilton

BE IT RESOLVED that Council adopt the following meeting Minutes:

- October 5th, 2023, Regular Council Meeting

Carried

Agenda Item 6 – Delegations and Guests

None.

Agenda Item 7 – Planning and Economic Development Committee – Chair Keith Gourley, Committee Member Kevin LeGris

7a Building and Sewage Report – September

Staff will be working on a new format to report the building and sewage information.

Resolution No. 18/10/23

Moved by Keith Gourley, seconded by Brian Hamilton

BE IT RESOLVED THAT Council accepts Building and Sewage Reports for September 2023 as information.

Carried

Agenda Item 8 – Community Service Committee – Chair Angela Field, Committee Member Brian Hamilton

None.

Agenda Item 9 – Operations Committee – Chair Brian Hamilton, All of Council

9a September Public Works Report

Resolution No. 19/10/23

Moved by Brian Hamilton, seconded by Keith Gourley

BE IT RESOLVED THAT the Council receive the Public Works September 2023 Report as information.

Carried

Agenda Item 10 – Waste Management Committee – Chair Michael Donohue, All of Council

Councillor Hamilton is opposed to the resolution and requested a recorded vote.

10a Authorization By-Law

Resolution No. 20/10/23

Moved by Brian Hamilton, seconded by Keith Gourley

WHEREAS, Section 74 of the Municipal Act 2001 provides that a municipality may, if one of the purposes for so acting is for its own purposes, exercise its powers under subsection 10 (1) or 11 (1), paragraph 7 of subsection 10 (2), paragraph 7 of subsection 11 (2) or paragraph 3 of subsection 11 (3) in relation to waste management in the municipality, in another municipality or in unorganized territory;

AND WHEREAS Council for the Township of Admaston/Bromley considers it necessary and desirable for the public to provide for the expansion of the Osceola Landfill for the purposes of waste management;

AND WHEREAS provision for a Contamination Attenuation Zone (CAZ) has been identified as a requirement for an application for such expansion;

NOW THEREFORE BE IT RESOLVED that Council pass By-Law 2023-53, being an authorization by-law to make an application for expropriation of lands required for the Osceola Landfill expansion.

Councillor Field	For	
Councillor Gourley	For	
Councillor Hamilton		Against
Deputy Mayor LeGris	For	
Mayor Donohue	For	

Carried

Agenda Item 11 – Finance and Administration Committee – Chair Michael Donohue, All of Council

11a September Year to Date – Financial Overview Report

Treasurer-Deputy CAO/Clerk reviewed the financial overview and noted some of the items and why they were reflected this way.

Councillor Field wondered on the difference between the amount for Douglas Recreation and Admaston Recreation. Mayor Donohue and Deputy Mayor LeGris explained the loan that was provided to Admaston Recreation and the reduction in budget amount was tied to the loan repayment. Councillor Field thought the loan repayment was completed, staff will review.

Resolution No. 21/10/23

Moved by Brian Hamilton, seconded by Keith Gourley

BE IT RESOLVED THAT Council accept the September 2023 Year to Date Financial Overview Report (attached) as information as submitted and circulated.

Carried

11b Payment Register – September 2023

Resolution No. 22/10/23

Moved by Brian Hamilton, seconded by Keith Gourley

BE IT RESOLVED THAT Council approve the Payment Register for September 2023.

Carried

11c Fence Viewers Report

Resolution No. 23/10/23

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED THAT Council approve By-Law 2023-52, being a by-law to appoint Fence Viewers.

Carried

Agenda Item 12 – Protective Services Committee – Chair Kevin LeGris,
Committee Member Angela Field

12a Fire Committee Minutes – June and September 2023

Resolution No. 24/10/23

Moved by Kevin LeGris, seconded by Angela Field

BE IT RESOLVED THAT Council receive the Douglas Fire Committee Minutes from June and September 2023.

Carried

12b Fire Chief's Reports – July to October 2023

Deputy Mayor LeGris thanked Fire Chief McHale for his continued work on engaging with the Mennonite community.

Resolution No. 25/10/23

Moved by Kevin LeGris, seconded by Angela Field

BE IT RESOLVED THAT Council receive the Douglas Fire Chief's Reports from June to October 2023.

Carried

Agenda Item 13 – County of Renfrew – Mayor Michael Donohue

None.

Agenda Item 14 – By-Laws

- 14a** 2023-52 – Fence Viewers
 2023-53 – CAO/Clerk Authorization By-Law

Resolution No. 26/10/23

Moved by Kevin LeGris, seconded by Angela Field

BE IT RESOLVED THAT the Council adopt the following by-laws:

- 2023-52 – Fence Viewers
- 2023-53 – CAO/Clerk Authorization By-Law

Carried

Agenda Item 15 – Old Business

- 15a** Action Tracking List

Resolution No. 27/10/23

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED that Council receive the Action Tracking List as information.

Carried

Agenda Item 16 – New Business

Fire Chief McHale showcased the new Self Contained Breathing Apparatus (SCBA) that were purchased by Council.

Agenda Item 17 – Closed Session

None.

Agenda Item 18 – Confirmatory By-Law

- 18a** By-law 2023-54 being a by-law to confirm proceedings of Council Meeting

Resolution No. 28/10/23

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED that By-law 2023-54, being a By-law to Confirm the Proceedings of the Council of the Township of Admaston/Bromley at the meeting held October 19th, 2023, be now numbered, deemed read three times and passed.

Carried

Agenda Item 19 – Question Period

None.

Agenda Item 20 – Adjournment

Resolution No. 29/10/23

Moved by Angela Field, seconded by Kevin LeGris

BE IT RESOLVED that the Thursday, October 19th, 2023, Township of Admaston/Bromley Council meeting be adjourned at 8:47 p.m.

Carried

Mayor

CAO/Clerk

Township of Admaston/Bromley
477 Stone Road, R.R. #2
Renfrew, ON
K7V 3Z5
E-Mail Address – info@admastonbromley.com

613-432-2885 Stone Road Office
613-432-4052 Fax

613-432-3175 Stone Road Garage
613-646-7918 Cobden Road Garage

REPORT

Date: November 2nd, 2023

To: Council

Re: Amend the Zoning By-Law 2004-13 (ZB2342.5)

From: Jennifer Charkavi

At the Public Planning meeting held on November 2nd, 2023, there was a proposal to amend the zoning By-Law 2004-13 which is a condition of approval of Consent File B06/23 which will amend By-Law 2004-13 to rezone the severed lands in File No. B06/23 from Agriculture (A) to Agriculture – Exception Forty-Five (A-E45) to reduce the Minimum Distance Separation 1 (MDS1) setback from 162 metres to 120 metres and to rezone the retained lands in File No. B06/23 from Agriculture (A) to Agriculture Forty-Six (A-E46) to prohibit residential uses. All other provisions of the Zoning By-Law apply.

Recommendation:

BE IT RESOLVED that Council approves By-Law 2023-56 being a By-Law to amend By-law Number 2004-13 for the purpose of rezoning the severed lands and retained lands, in Consent File No. B06/23.

Township of Admaston/Bromley
477 Stone Road, R.R. #2
Renfrew, ON
K7V 3Z5
E-Mail Address – info@admastonbromley.com

613-432-2885 Stone Road Office
613-432-4052 Fax

613-432-3175 Stone Road Garage
613-646-7918 Cobden Road Garage

REPORT

Date: November 2, 2023
To: Council
From: Jennifer Charkavi
Re: Consent Application B57/23

Background:

A Consent application was submitted to the County of Renfrew for the purpose of two (2) new lots. The applicant is proposing to sever to parcels (B57 and B58) from a 30-hectare parcel located at 494 Fourth Chute Road in the geographic township of Admaston (Township of Admaston/ Bromley). The property is approximately 1.5km from the village of Douglas. This is one of two proposed severances for this property. Severed Parcel “A” contains the existing residential dwelling, barn, and workshop.

Financial Implications:

None at this time.

People Consulted:

County of Renfrew – Development and Property Department
Chief Building Official
Public Works Superintendent (Acting)
Drainage Superintendent

Recommendation for Council:

BE IT RESOLVED that Admaston/Bromley Council accept in principle Consent Application B57/23 submitted by Menno & Mary Hoover, so long as requirements of commenting agencies are satisfied.

APPLICATION FOR CONSENT

Under Section 53 of the Planning Act

Please print and complete or (✓) appropriate box(es).
Black arrows (▶) denote prescribed information required under Ontario Regulation 197/96.

MAR 15 2023

1. OWNER INFORMATION (Please use additional page for owners with different addresses.)

▶ 1.1 Name of Owner(s): <i>Menno & Mary Hoover</i>			
Mailing Address: <i>5653 Hwy 60</i>	Town/City: <i>Douglas</i>	Province: <i>ON</i>	Postal Code: <i>K0J-1S0</i>
Telephone No.: (Home)	(Work)	(Fax):	
Email Address:			
▶ 1.2 Name of Owner's Authorized Agent /authorized Purchaser (if applicable):			
Mailing Address:	Town/City	Province:	Postal Code:
		<i>ON</i>	
Telephone No.: (Home)	(Work)	(Fax):	
Email Address:			
▶ 1.3 Please specify to whom all communications should be sent: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Both			

2. DESCRIPTION OF THE SUBJECT LAND (Severed and Retained)

Complete **applicable** boxes in 2.1

▶ 2.1 Municipality: --Select One-- <i>Admaston / Bromley</i>	Subdivision Lot(s) No.: _____
Former Township: --Select One-- <i>Bromley</i>	Subdivision Plan No.: _____
Lot(s) No.: <i>6</i>	Part(s) No.: _____
Concession: <i>10</i>	Reference Plan No.: _____
Civic Address of Subject Lands/Road Name: <i>494 Fourth Chute Rd</i>	49R- _____
▶ 2.2 Are there any existing easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes , describe each easement or covenant and its effect.	

3. PURPOSE OF THIS APPLICATION

▶ 3.1 Type and purpose of proposed transaction (✓ appropriate box):

<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Lot Addition/Lot Line Adjustment (see also 3.2)	<input type="checkbox"/> Create Easement/Right-of-Way
<input type="checkbox"/> Certificate for Retained Lands (see also 8.1)	<input type="checkbox"/> A Charge / Mortgage	<input type="checkbox"/> A Lease
<input type="checkbox"/> A Correction of Title	<input type="checkbox"/> Other Purpose:	

▶ 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Soloman Bauman

4. INFORMATION REGARDING THE LAND INTENDED TO BE SEVERED, THE LAND TO BE RETAINED AND THE LAND TO BE ADDED TO (if applicable)

▶ 4.1 Dimensions		Severed	Retained	Lands being enlarged/ added to
Road Frontage		<i>357</i> m	<i>45</i> m	m
Depth		<i>374</i> m	<i>427</i> m	m
Area		<i>10.2</i> ha	<i>9.8</i> ha	ha
▶ 4.2 Use of the Property	Existing Use(s)	<i>Residential</i>	<i>Bush lot</i>	
	Proposed Use(s)	<i>Same</i>	<i>Residential</i>	
▶ 4.3 Buildings or Structures	Existing	<i>House - Barn Workshop</i>	<i>none</i>	
	Proposed	<i>None</i>	<i>House</i>	
▶ 4.4 Official Plan Designation		<i>Rural-Env. Prot.</i>	<i>Rural. Env. Prot.</i>	
▶ 4.5 Current Zoning		<i>RU. EP.</i>	<i>RU. EP.</i>	

▶ 4.6 Access (✓ appropriate space)		Severed	Retained	Lands being enlarged/ added to
Provincial Highway		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road, maintained all year		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Road, seasonally maintained		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County Road		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crown Road		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Road		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Registered Right of Way (see 4.7)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Private Road (Unregistered) (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water Access (see below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If water access only, state the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road (attach schedule if more room is required):

▶ 4.7 If access to the subject land is not by a public road, you MUST include proof of your right of access. (include Transfer/Deed).
Will a road extension be required? ☐ Yes ☐ No

		Severed	Retained	Lands being enlarged/ added to
▶ 4.8 Water Supply (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.9 Sewage Disposal (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.10 Other Services (✓ if service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	School Busing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. PROVINCIAL POLICY STATEMENT

▶ 5.1 Is the requested consent consistent with the Provincial Policy Statement issued under Section 3(1) of the Planning Act?

☒ Yes ☐ No

6. HISTORY OF THE SUBJECT LAND

▶ 6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, or an application for Consent (Severance) under Section 53 of the Planning Act?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
--	---------------------------------	---	-------------------------------------

If you answered **Yes** in 6.1, and if you **Know**, please specify the file number of the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application and provide the previous file number.

▶ 6.3 Has any land been severed from the parcel originally acquired by the current owner of the subject land?

☐ Yes ☒ No

If **Yes**, provide for each parcel severed, the date of transfer, the name of the transferee and the land use on the severed land:

7. OTHER CURRENT APPLICATIONS

▶ 7.1 Is the subject land the subject of any other application under the Planning Act such as an additional Application for Consent (ie. severance), Zoning By-Law amendment, Official Plan amendment, Minister's Zoning order, Minor Variance, or approval of a Plan of Subdivision?

☒ Yes ☐ No ☐ Unknown

If **Yes**, and if **Known**, specify the appropriate file number and status of the application.

Concurrent Severance Ap.

8. REQUEST FOR CERTIFICATE FOR RETAINED LANDS

▶ 8.1 Does the application include a request referred to in clause 53 (42.1) (a) of the Act for a Certificate of Official for the Retained lands.

☐ Yes ☒ No

▶ 8.2 If yes, has the applicant provided a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

☐ Yes ☐ No

▶ 8.3 And, has the lawyer's statement must also provide a legal description for use in the requested Certificate of Official for the retained lands.

☐ Yes ☐ No

9. SKETCH

▶ 9.1 Please attach a sketch to the one original and one duplicate consent applications. Each sketch shall have the severance parcel outlined in red and the retained parcel in green.

▶ 9.2 The sketch shall show the following information:

- a. the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b. the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing;
- c. the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- d. the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are
 - i. located on the subject lands and on land that is adjacent to it, and

- ii. in the applicant's opinion may affect the application;
- f. the current uses of land that is adjacent to the subject land (for example residential, agricultural or commercial);
- g. the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
- h. if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- i. the location and nature of any easement affecting the subject land.

* Please show the location of any well, septic tank, septic field, or weeping bed on both the severed and retained parcels and the setbacks for any existing well, septic tank, septic field and/or weeping bed from the proposed new lot line.

10. OTHER INFORMATION

- 10.1 Is there any other information that you think may be useful to the County of Renfrew or other agencies in reviewing this application? If so, explain below or attach on a separate page.

11. AFFIDAVIT OR SWORN DECLARATION OF APPLICANT/AUTHORIZED PURCHASER

- 11.1 Affidavit or Sworn Declaration for the Prescribed Information

I, Merno Hoover of the Town(ship) of Admaston-Bromley in the County of Renfrew solemnly declare that the information required by O. Regulation 547/06 and all other information required in this application, including supporting documentation, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act.**

Merno Hoover
Signature of Applicant

Sworn (or declared) before me at the Township of Admaston/Bromley in the County of Renfrew this 8th day of March, 2023.

[Signature]
A Commissioner for Taking Affidavits, etc.

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 County to such persons as the County 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.

[Signature]
Corporation of the Township of Admaston/Bromley
A Commissioner for Taking Affidavits in the Province
of Ontario by virtue of office

12. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION
(Please complete either 12.1, 12.2 or 12.3 whichever is applicable.)

► 12.1 If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, Mary Hoover, am the owner(s) of the land
that is the subject of this application for a consent and I/we authorize
Menno Hoover to make this application and
provide instruction/information on my/our behalf.

Mar 13 2023
Date

Mary Hoover
Signature of Owner

Date

Signature of Owner

► 12.2 If the owner is a Corporation, and is not making the application, the following owner's
authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am an Officer/Director of the
Corporation, that is the owner of the land that is the subject of this Application for Consent, and I
hereby authorize _____ to make this application and
provide instruction/information on behalf of the Corporation.

Name of Corporation:

Date

Signature of Corporate Representative & Title

Date

Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

► 12.3 If the owner is not making the application, the following owner's authorization is required.

Signature of Power of Attorney

I am the Power of Attorney for _____
the owner/applicant of the subject lands appointed on the _____ day of _____, 20____.
The Power of Attorney document is currently in force and has not been revoked.

Signature of Power of Attorney

FOR OFFICE USE ONLY

Committee File No.: BS7/23(1)

Hearing Date (if appl.): _____

Date of Receipt of Application: Mar 15/23

Date deemed complete: Mar 15/23

Checked by: 8

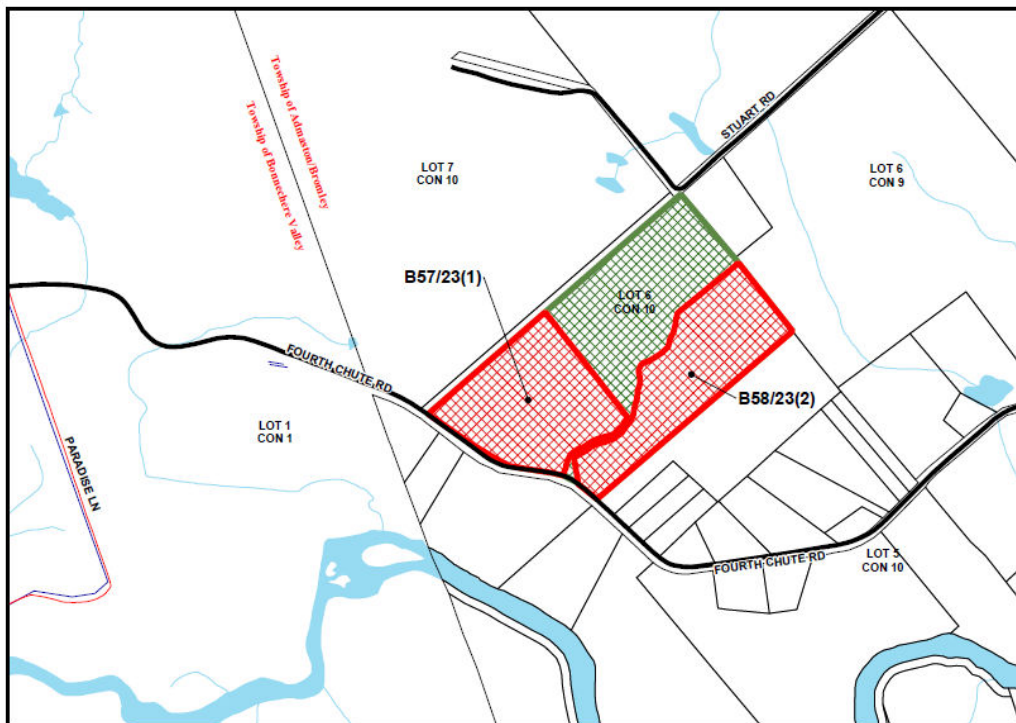
Authorization of Owner Received: Yes ☐ No ☐ N/A ☒

Date: Mar 29/23 Alana Zadow

Secretary-Treasurer, Land Division Committee

PART A - BACKGROUND

1. FILE NO.: **B57/23(1)**
2. APPLICANTS: Menno & Mary Hoover
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Bromley)
4. LOT: Part Lot 6 CON.: 10 STREET: 494 Fourth Chute Road
5. PURPOSE: Creation of a new lot
6. DESCRIPTION OF APPLICATION: The applicant is proposing to sever to parcels (B57 and B58) from a 30 hectare parcel located at 494 Fourth Chute Road in the geographic township of Admaston (Township of Admaston/Bromley). The property is approximately 1.5km from the village of Douglas.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage	Area	Structures
Existing Lot	463 m	29.5 Ha	Residential Dwelling, Barn and Workshop
Severed	357 m	10.2 Ha	Residential Dwelling, Barn and Workshop
Retained	45 m	9.8 Ha	Vacant

Note: This is one of two proposed severances for this property. Severed Parcel A contains the existing Residential Dwelling, Barn and Workshop

8. SEVERANCE HISTORY

Number of new lots from original holding (1971) no previous severances

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed Rural
Environmental Protection

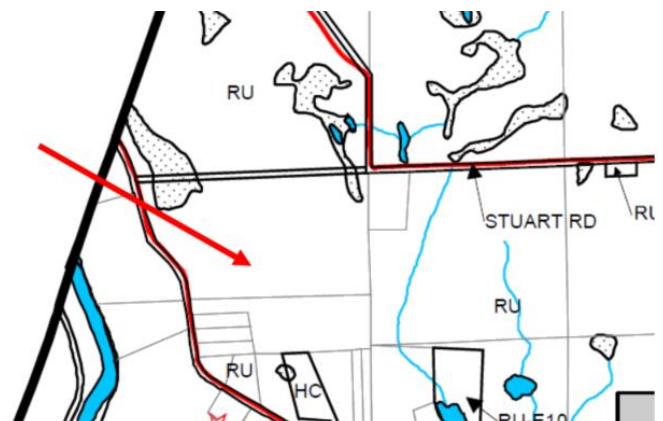
Retained Rural
Environmental Protection



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

Severed Rural (RU)
Environmental Protection
(EP)

Retained Rural (RU)
Environmental Protection
(EP)



Zone Requirements:

	<u>Proposed Lot Frontage</u>	<u>Minimum Required</u>	<u>Proposed Lot Area</u>	<u>Minimum Required</u>
Severed	357 m	45 m	10.2 Ha	4047 m ²
Retained	45 m	45 m	9.8 Ha	4047 m ²

PART B – COMMENTS**1. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA**Policies Considered:

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

Sections Considered:

Section 1.1.4 Rural Areas in Municipalities

Section 1.1.5 Rural Lands in Municipalities

Section 1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

Section 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

Section 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Section 1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

Section 1.1.5.8, New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

Section 1.2.6 Land Use Compatibility

Section 1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 1.6.7 Transportation Systems

Section 2.1 Natural Heritage

Section 2.1.1 Natural features and areas shall be protected for the long term.

Section 2.2 Water

Section 2.3 Agriculture

Section 2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

Section 3.1 Natural Hazards - Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of Hazardous Sites. Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Section 3.1.8 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.

2. **OFFICIAL PLAN**

Policies Considered:

Sections:

- 2.2 (2) Minimum Distance Separations (MDS)
- 2.2.9 (c) Karst topography
- 2.2.9(d) Wildland Fire Hazards
- 5.3(1) Permitted Uses in the Rural Designation
- 5.3(2) Residential Development in the Rural Designation
- 8.2(1)-(2) – uses permitted in the Environmental Protection designation
- 13.3(1) Provincial Highways
- 14.3(1) Consent Conformity
- 14.3(3-4) Number of Consents

3. **ZONING BY-LAW**

Provisions Considered:

Sections:

- 3.25 (a) Separation distances from a livestock
- 3.26(a) Setback from Provincial Highway
- 21.1 Permitted Uses in the Rural Zone
- 21.2 Provisions for Rural Zone

4. **SUBMITTED STUDIES**

None

5. **AGENCY COMMENTS**

Twp. of Admaston / Bromley	The municipal comments while limited however overall were favourable.
-------------------------------	--

6. **GENERAL PLANNING COMMENTS**

The proposed severed lots and retained lands are designated Rural and Environmental Protection in the County of Renfrew Official Plan and zoned as Rural (RU) in the Township of Admaston/Bromley Zoning By-law.

Consent conformity:

Section 14.3(1) of the Consent policies of the Official Plan require that both the severed and retained lots meet the requirements of the Official Plan and the local Zoning By-law.

Number of Consents:

According to the Official Plan, the maximum number of new lots permitted to be created for residential purposes from an original holding shall be three (3) lots. Our records indicate that there have been no previous lot created from the original holding (from 1971 on). These proposed lots would constitute the 1st and 2nd new lots.

Minimum Distance Separation (MDS):

Any new residential lots must meet Minimum Distance Separation 1 (MDS 1) requirements from existing livestock facilities on the retained lands and neighbouring properties. MDS 1 must be calculated for all livestock facilities within 750 meters of the proposed severed lot. Our records indicate that the following properties have barns within 750 meters: 1654 Stuart Road, 174 Fourth Chute Road and 595 Fourth Chute Road. The application also indicated that there was a barn located on proposed Parcel A.

If these barns contain or are capable of containing livestock, or there is manure storage on the property, an MDS 1 form must be completed for each livestock facility and/or manure storage and returned to our office to determine the minimum separation distance for the proposed lot. In the absence of the MDS 1 forms, the calculations were performed by the County using the Ministry of Agriculture's Agrisuities Application. The following separation distances were calculated by the Agrisuities application:

1. 1654 Stuart Road, - 200 metres
2. 174 Fourth Chute Road - 262 metres
3. 595 Fourth Chute Road - 153 metres

The properties identified were all located on the periphery of the 750 metre buffer. The proposed severed and retained parcels have an ample separation distance from the existing livestock facilities. However, there was no available information with respect to the capacity or size of the livestock facility identified on the application depicted as Parcel A on the severance sketch. As a condition of approval the applicant will need to provide the completed MDS 1 form and the MDS1 results must be favourable.

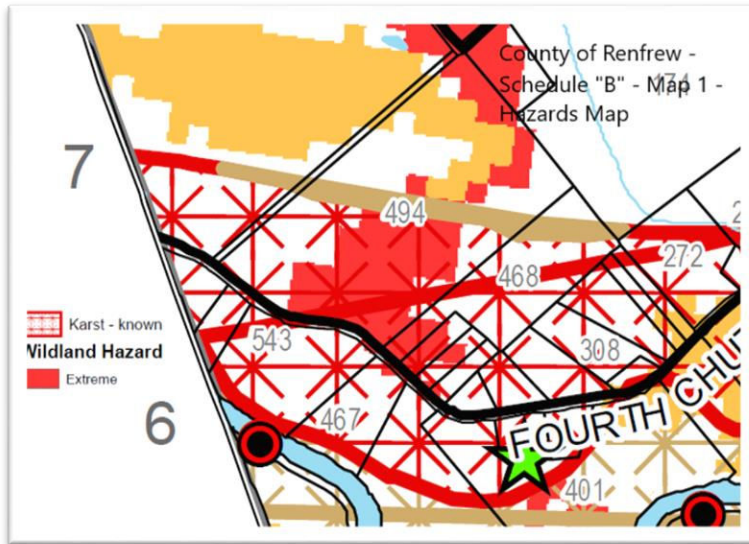
Wildland Fire Hazards:

The proposed Parcel A and Parcel B (See sketch provided with application) falls within an area that pose a wildland fire risk, as identified on Schedule B-Map 1-Hazards, to the County of Renfrew Official Plan. Under Section 2.2(9)(d) of the Official Plan, development may be permitted in an area with a wildland fire risk, provided the risk is mitigated in accordance with Ministry of Natural Resource and Forestry (MNRF) assessment and standards.

A completed Wildland Fire Risk Assessment Form for the severed and retained lands will need to be completed and submitted to the County of Renfrew as a condition of approval. This form is available on the County of Renfrew Website, alongside a short guide on mitigating wildland fire risks. <https://www.countyofrenfrew.on.ca/en/business-and-development/wildland-fire.aspx>.

Karst Topography:

The east end of the property, which encompasses both severed Parcels A and B and a portion of the retained lands, is identified on Official Plan Schedule B-Map 1-Hazards as being located in an area of karst topography. Karst terrains of limestone and dolostone are marked by sinkholes and caverns that influence surface water and ground water flows. Karst topography presents a potential hazard to human safety and is required to be mitigated through development controls and approvals. The policies of 2.2(9)(c), attached, set out the process required to address karst.



As a condition of approval, the owner is required to dig three test holes on both the severed and retained lands: one hole in a proposed location of where a septic system could go, and two holes on either side of the proposed building envelope (for a total of 6 holes). The holes are to be inspected by the local Municipality's Chief Building Official or Septic Inspector. If there is generally more than one metre of in-situ (natural)

overburden material between the surface and bedrock, no further action is required. If there is less than one metre of overburden, additional study is required: initially a scoped geotechnical investigation and professional opinion by a qualified individual would be required to confirm karst on site. Where karst is determined to be a risk to development, a geotechnical study would be required to satisfy the requirements of this policy. A favourable geotechnical study would also be a condition of approval should it be determined by the local Municipality's Chief Building Official or Septic Inspector that further investigation is necessary.

Environmental Protected Area:

The subject property contains an Environmental Protected area as identified on the Township of Admaston/Bromley Zoning Map Schedule A. The proposed lots and the retained parcel are large enough to allow for future development. The proposal conforms to the Official Plan and meets the minimum zoning by-law standards. Portions of the property are designated and zoned Environmental Protection – No development is permitted in these areas.

Transportation:

The severed and retained lands have road frontage on Fourth Chute Road, which is a municipal road. Entrances (new and shared) to Fourth Chute Road would require approval from the Township of Admaston/Bromley.

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:
 - ☐ Minor Variance:
 - ☐ Private Road Agreement:
 - ☐ Development Agreement:
 - ☐ Site Plan Control Agreement:
 - ☐ Notice on Title:
 - ☐ Shoreline Road Allowance Closure / Acquisition:
 - ☒ Other: The following conditions must be satisfied prior to the issuance of a certificate:
 1. The completion of an MDS 1 form for Parcel A on the severance sketch, with favourable results.
 2. A completed Wildland Fire Risk Assessment Form for the severed and retained lands submitted to the County of Renfrew.
 3. Confirmation of the lack of karst from the chief building official.
- (e) There are serious planning concerns, refusal is recommended. ☐
- (f) Other Recommendations: ☐

Date: October 12, 2023

Prepared by: Paul Moreau
Planner

Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning Services

JUL/2022

TOWNSHIP OF ADMASTON/BROMLEY



477 Stone Road, RR 2
Renfrew, ON K7V 3Z5

Date: June 15, 2023

To: Alana L. Zadow
Secretary-Treasurer
Land Division Committee

From: Dennis Fridgen, Building & Sewage Inspector

Re: Private Sewage Disposal

Severance Application No: B57/23

Owner: Menno & Mary Hoover

I **APPROVE** the suitability of the above severed lands for private sewage disposal.



I **DO NOT APPROVE** the suitability of the above severed & retained lands for private sewage disposal.



COMMENTS:

ALL SYSTEMS MUST COMPLY WITH THE O.B.C AND ALL APPLICABLE LAW

Signature Building & Sewage Inspector

TOWNSHIP OF ADMASTON/BROMLEY
R. R. #2
RENFREW, ON K7V 3Z5

Date: June 15, 2023

To: Admaston/Bromley Township

From: Acting Road Superintendent

Re: Municipal Public Road – Fourth Chute Road

Severance Application No. B57/23

Owner: Menno & Mary Hoover

Type of Municipal Road the subject lot fronts on:

	Year Round	Seasonally	Other
Severed Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retained Lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Will provide entrance permit off Municipal road	Will not provide entrance permit off Municipal road	Approved entrance already exists off Municipal Road
Severed Lot:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retained Lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is road widening or dedication required? Yes ☒ No

Would approval of this severance create any civic addressing conflicts. Yes ☒ No

Does a school bus service the area at the present time? ☒ Yes No

Would the proposed use of land place an undue burden on the provision of municipal services such as road maintenance?

Yes ☒ No

Comments:

Will provide entrance if proper sightlines are met.


Acting Road Superintendent
Steve Visinski

Township of Admaston/Bromley
477 Stone Road, R.R. #2
Renfrew, ON
K7V 3Z5
E-Mail Address – info@admastonbromley.com

613-432-2885 Stone Road Office
613-432-4052 Fax

613-432-3175 Stone Road Garage
613-646-7918 Cobden Road Garage

REPORT

Date: November 2, 2023
To: Council
From: Jennifer Charkavi
Re: Consent Application B58/23

Background:

A Consent application was submitted to the County of Renfrew for the purpose of two (2) new lots. The applicant is proposing to sever to parcels (B57 and B58) from a 30-hectare parcel located at 494 Fourth Chute Road in the geographic township of Admaston (Township of Admaston/ Bromley). The property is approximately 1.5km from the village of Douglas. This is one of two proposed severances for this property. Severed Parcel "A" contains the existing residential dwelling, barn and workshop.

Financial Implications:

None at this time.

People Consulted:

County of Renfrew – Development and Property Department
Chief Building Official
Public Works Superintendent (Acting)
Drainage Superintendent

Recommendation for Council:

BE IT RESOLVED that Admaston/Bromley Council accept in principle Consent Application B58/23 submitted by Menno & Mary Hoover, so long as requirements of commenting agencies are satisfied.



County of Renfrew
Ontario . Canada
Experience Our History, Share Our Future!

Name of Approval Authority:
County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5
Tel: 613-735-7288
Fax: 613-735-2081
Toll Free: 1-800-273-0183
www.countyofrenfrew.on.ca

APPLICATION FOR CONSENT

Under Section 53 of the Planning Act

Please print and complete or (✓) appropriate box(es).

Black arrows (▶) denote prescribed information required under Ontario Regulation 197/96.

B.
MAR 15 2023

1. OWNER INFORMATION (Please use additional page for owners with different addresses.)

▶ 1.1 Name of Owner(s): <i>Menno Hoover - Mary Hoover</i>			
Mailing Address: <i>5653 Hwy 60</i>	Town/City: <i>Douglas</i>	Province: ON	Postal Code: <i>K0J-1S0</i>
Telephone No.: (Home)	(Work)	(Fax):	
Email Address:			
▶ 1.2 Name of Owner's Authorized Agent /authorized Purchaser (if applicable):			
Mailing Address:	Town/City	Province: ON	Postal Code:
Telephone No.: (Home)	(Work)	(Fax):	
Email Address:			
▶ 1.3 Please specify to whom all communications should be sent: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Both			

2. DESCRIPTION OF THE SUBJECT LAND (Severed and Retained)

Complete **applicable** boxes in 2.1

▶ 2.1 Municipality: --Select One-- <i>Adnastan-Bromley</i>	Subdivision Lot(s) No.:
Former Township: --Select One-- <i>Bromley</i>	Subdivision Plan No.:
Lot(s) No.: <i>6</i>	Part(s) No.:
Concession: <i>10</i>	Reference Plan No.:
Civic Address of Subject Lands/Road Name: <i>494 Fourth Chute Rd</i>	49R- _____
▶ 2.2 Are there any existing easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes , describe each easement or covenant and its effect.	

3. PURPOSE OF THIS APPLICATION

► 3.1 Type and purpose of proposed transaction (✓ appropriate box):

<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Lot Addition/Lot Line Adjustment (see also 3.2)	<input type="checkbox"/> Create Easement/Right-of-Way
<input type="checkbox"/> Certificate for Retained Lands (see also 8.1)	<input type="checkbox"/> A Charge / Mortgage	<input type="checkbox"/> A Lease
<input type="checkbox"/> A Correction of Title	<input type="checkbox"/> Other Purpose:	

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Unknown

4. INFORMATION REGARDING THE LAND INTENDED TO BE SEVERED, THE LAND TO BE RETAINED AND THE LAND TO BE ADDED TO (if applicable)

► 4.1 Dimensions		Severed	Retained	Lands being enlarged/ added to
	Road Frontage	51.5 m	45 m	m
	Depth	620 m	427 m	m
	Area	9.5 ha	9.8 ha	ha
► 4.2 Use of the Property	Existing Use(s)	Bush lot	Bush lot	
	Proposed Use(s)	Residential	Residential	
► 4.3 Buildings or Structures	Existing	none	none	
	Proposed	house	House	
► 4.4 Official Plan Designation		Rural	Ru. Env. Prot.	
► 4.5 Current Zoning		RU	RU. EP	

► 4.6 Access (✓ appropriate space)		Severed	Retained	Lands being enlarged/ added to
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Municipal Road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	County Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crown Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Registered Right of Way (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Private Road (Unregistered) (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (see below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If water access only, state the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road (attach schedule if more room is required):

▶ 4.7 If access to the subject land is not by a public road, you MUST include proof of your right of access. (include Transfer/Deed).
Will a road extension be required? ☐ Yes ☐ No

		Severed	Retained	Lands being enlarged/ added to
▶ 4.8 Water Supply (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.9 Sewage Disposal (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.10 Other Services (✓ if service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	School Busing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. PROVINCIAL POLICY STATEMENT

▶ 5.1 Is the requested consent consistent with the Provincial Policy Statement issued under Section 3(1) of the Planning Act? ☒ Yes ☐ No

6. HISTORY OF THE SUBJECT LAND

▶ 6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, or an application for Consent (Severance) under Section 53 of the Planning Act?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
--	---------------------------------	---	-------------------------------------

If you answered **Yes** in 6.1, and if you **Know**, please specify the file number of the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application and provide the previous file number.

▶ 6.3 Has any land been severed from the parcel originally acquired by the current owner of the subject land?

☐ Yes

☒ No

If **Yes**, provide for each parcel severed, the date of transfer, the name of the transferee and the land use on the severed land:

7. OTHER CURRENT APPLICATIONS

▶ 7.1 Is the subject land the subject of any other application under the Planning Act such as an additional Application for Consent (ie. severance), Zoning By-Law amendment, Official Plan amendment, Minister's Zoning order, Minor Variance, or approval of a Plan of Subdivision?

☒ Yes

☐ No

☐ Unknown

If **Yes**, and if **Known**, specify the appropriate file number and status of the application.

Concurrent Severance Ap.

8. REQUEST FOR CERTIFICATE FOR RETAINED LANDS

▶ 8.1 Does the application include a request referred to in clause 53 (42.1) (a) of the Act for a Certificate of Official for the Retained lands.

☐ Yes

☒ No

▶ 8.2 If yes, has the applicant provided a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

☐ Yes

☐ No

▶ 8.3 And, has the lawyer's statement must also provide a legal description for use in the requested Certificate of Official for the retained lands.

☐ Yes

☐ No

9. SKETCH

▶ 9.1 Please attach a sketch to the one original and one duplicate consent applications. Each sketch shall have the severance parcel outlined in red and the retained parcel in green.

▶ 9.2 The sketch shall show the following information:

- a. the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b. the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing;
- c. the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- d. the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are
 - i. located on the subject lands and on land that is adjacent to it, and

- ii. in the applicant's opinion may affect the application;
- f. the current uses of land that is adjacent to the subject land (for example residential, agricultural or commercial);
- g. the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
- h. if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- i. the location and nature of any easement affecting the subject land.

* Please show the location of any well, septic tank, septic field, or weeping bed on both the severed and retained parcels and the setbacks for any existing well, septic tank, septic field and/or weeping bed from the proposed new lot line.

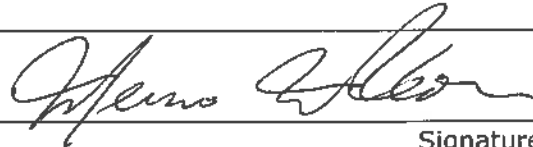
10. OTHER INFORMATION

- ▶ 10.1 Is there any other information that you think may be useful to the County of Renfrew or other agencies in reviewing this application? If so, explain below or attach on a separate page.

11. AFFIDAVIT OR SWORN DECLARATION OF APPLICANT/AUTHORIZED PURCHASER

- ▶ 11.1 Affidavit or Sworn Declaration for the Prescribed Information

I, Menno Hoover of the Town(ship) of Admaston - Bromley in the County of Renfrew solemnly declare that the information required by O. Regulation 547/06 and all other information required in this application, including supporting documentation, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act.**




Signature of Applicant

Sworn (or declared) before me at the Township of Admaston/Bromley in the County of Renfrew this 8th day of March, 2023.



A Commissioner for Taking Affidavits, etc.

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 County to such persons as the County 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.


Corporation of the Township of Admaston/Bromley
A Commissioner for Taking Affidavits in the Province
of Ontario by virtue of office

12. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION

(Please complete either **12.1**, **12.2** or **12.3** whichever is applicable.)

► 12.1 If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, Mary Hoover, am the owner(s) of the land
that is the subject of this application for a consent and I/we authorize
Menno Hoover to make this application and
provide instruction/information on my/our behalf.

March 13 2023
Date

Mary Hoover
Signature of Owner

Date

Signature of Owner

► 12.2 If the owner is a Corporation, and is not making the application, the following owner's
authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am an Officer/Director of the
Corporation, that is the owner of the land that is the subject of this Application for Consent, and I
hereby authorize _____ to make this application and
provide instruction/information on behalf of the Corporation.

Name of Corporation:

Date

Signature of Corporate Representative & Title

Date

Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

► 12.3 If the owner is not making the application, the following owner's authorization is required.

Signature of Power of Attorney

I am the Power of Attorney for _____
the owner/applicant of the subject lands appointed on the _____ day of _____, 20____.
The Power of Attorney document is currently in force and has not been revoked.

Signature of Power of Attorney

FOR OFFICE USE ONLY

Committee File No.: BS8/23(2)

Hearing Date (if appl.): _____

Date of Receipt of Application: Mar 15/23

Date deemed complete: Mar 15/23

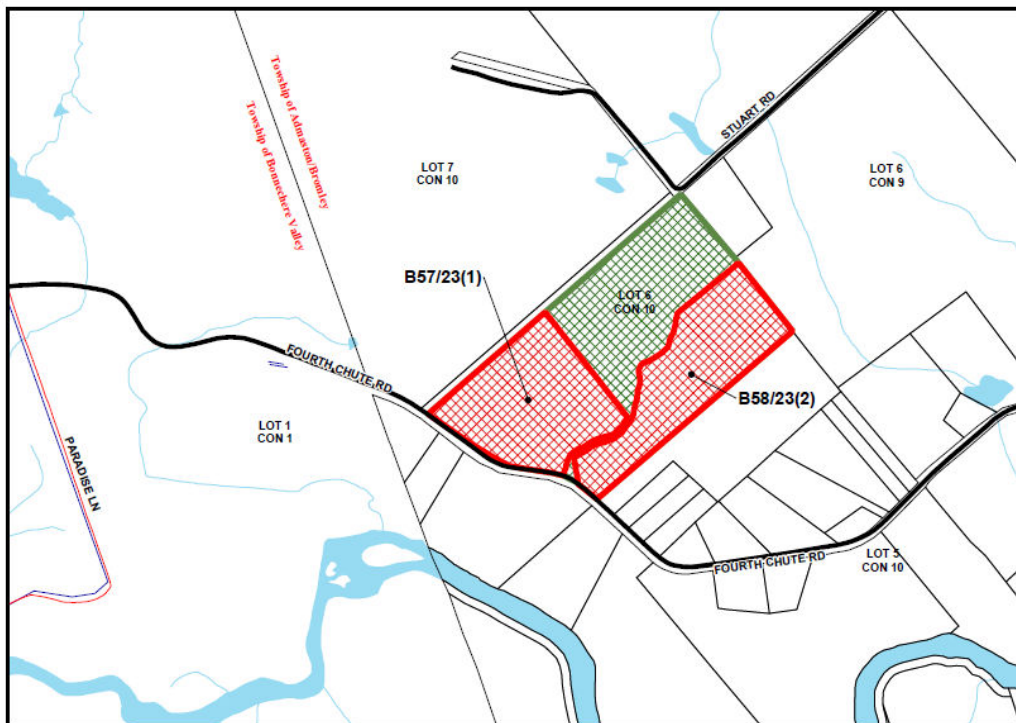
Checked by: 8

Authorization of Owner Received: Yes ☒ No ☐ N/A ☐

Date: Mar 29/23 Alana Zadow
Secretary-Treasurer, Land Division Committee

PART A - BACKGROUND

1. FILE NO.: **B58/23(2)**
2. APPLICANTS: Menno & Mary Hoover
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Bromley)
4. LOT: Part Lot 6 CON.: 10 STREET: 494 Fourth Chute Road
5. PURPOSE: Creation of a new lot
6. DESCRIPTION OF APPLICATION: The applicant is proposing to sever to parcels (B57 and B58) from a 30 hectare parcel located at 494 Fourth Chute Road in the geographic township of Admaston (Township of Admaston/Bromley). The property is approximately 1.5km from the village of Douglas.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage	Area	Structures
Existing Lot	463 m	29.5 Ha	Residential Dwelling, Barn and Workshop
Severed	51.5 m	9.5 Ha	Vacant
Retained	45 m	9.8 Ha	Vacant

Note: This is one of two proposed severances for this property. Severed Parcel A contains the existing Residential Dwelling, Barn and Workshop

8. SEVERANCE HISTORY

Number of new lots from original holding (1971) no previous severances

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed Rural
Environmental Protection

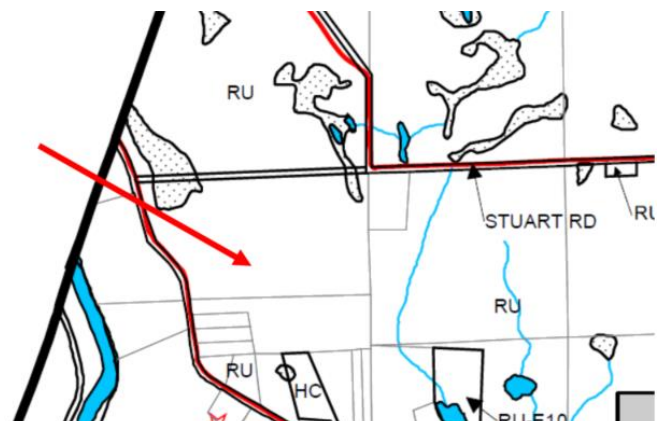
Retained Rural
Environmental Protection



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

Severed Rural (RU)
Environmental Protection
(EP)

Retained Rural (RU)
Environmental Protection
(EP)



Zone Requirements:

	<u>Proposed Lot Frontage</u>	<u>Minimum Required</u>	<u>Proposed Lot Area</u>	<u>Minimum Required</u>
Severed	51.5 m	45 m	9.5 Ha	4047 m ²
Retained	45 m	45 m	9.8 Ha	4047 m ²

PART B – COMMENTS**1. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA**Policies Considered:

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

Sections Considered:

Section 1.1.4 Rural Areas in Municipalities

Section 1.1.5 Rural Lands in Municipalities

Section 1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

Section 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

Section 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Section 1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

Section 1.1.5.8, New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

Section 1.2.6 Land Use Compatibility

Section 1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 1.6.7 Transportation Systems

Section 2.1 Natural Heritage

Section 2.1.1 Natural features and areas shall be protected for the long term.

Section 2.2 Water

Section 2.3 Agriculture

Section 2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

Section 3.1 Natural Hazards - Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of Hazardous Sites. Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Section 3.1.8 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.

2. **OFFICIAL PLAN**

Policies Considered:

Sections:

- 2.2 (2) Minimum Distance Separations (MDS)
- 2.2.9 (c) Karst topography
- 2.2.9(d) Wildland Fire Hazards
- 5.3(1) Permitted Uses in the Rural Designation
- 5.3(2) Residential Development in the Rural Designation
- 8.2(1)-(2) – uses permitted in the Environmental Protection designation
- 13.3(1) Provincial Highways
- 14.3(1) Consent Conformity
- 14.3(3-4) Number of Consents

3. **ZONING BY-LAW**

Provisions Considered:

Sections:

- 3.25 (a) Separation distances from a livestock
- 3.26(a) Setback from Provincial Highway
- 21.1 Permitted Uses in the Rural Zone
- 21.2 Provisions for Rural Zone

4. **SUBMITTED STUDIES**

None

5. **AGENCY COMMENTS**

Twp. of Admaston / Bromley	The municipal comments while limited however overall were favourable.
-------------------------------	--

6. **GENERAL PLANNING COMMENTS**

The proposed severed lots and retained lands are designated Rural and Environmental Protection in the County of Renfrew Official Plan and zoned as Rural (RU) in the Township of Admaston/Bromley Zoning By-law.

Consent conformity:

Section 14.3(1) of the Consent policies of the Official Plan require that both the severed and retained lots meet the requirements of the Official Plan and the local Zoning By-law.

Number of Consents:

According to the Official Plan, the maximum number of new lots permitted to be created for residential purposes from an original holding shall be three (3) lots. Our records indicate that there have been no previous lot created from the original holding (from 1971 on). These proposed lots would constitute the 1st and 2nd new lots.

Minimum Distance Separation (MDS):

Any new residential lots must meet Minimum Distance Separation 1 (MDS 1) requirements from existing livestock facilities on the retained lands and neighbouring properties. MDS 1 must be calculated for all livestock facilities within 750 meters of the proposed severed lot. Our records indicate that the following properties have barns within 750 meters: 1654 Stuart Road, 174 Fourth Chute Road and 595 Fourth Chute Road. The application also indicated that there was a barn located on proposed Parcel A.

If these barns contain or are capable of containing livestock, or there is manure storage on the property, an MDS 1 form must be completed for each livestock facility and/or manure storage and returned to our office to determine the minimum separation distance for the proposed lot. In the absence of the MDS 1 forms, the calculations were performed by the County using the Ministry of Agriculture's Agrisuities Application. The following separation distances were calculated by the Agrisuities application:

1. 1654 Stuart Road, - 200 metres
2. 174 Fourth Chute Road – 262 metres
3. 595 Fourth Chute Road – 153 metres

The properties identified were all located on the periphery of the 750 metre buffer. The proposed severed and retained parcels have an ample separation distance from the existing livestock facilities. However, there was no available information with respect to the capacity or size of the livestock facility identified on the application for Parcel A. As a condition of approval the applicant will need to provide the completed MDS 1 form and the MDS1 results must be favourable.

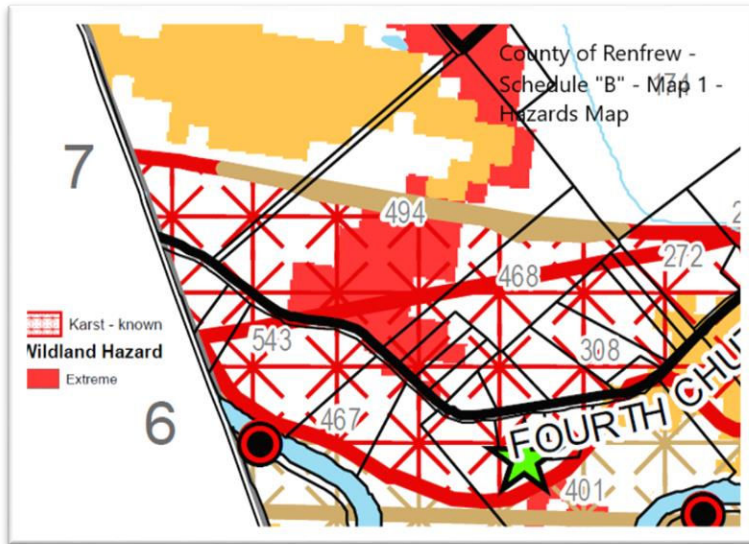
Wildland Fire Hazards:

The proposed Parcel A and Parcel B (See sketch provided with application) falls within an area that pose a wildland fire risk, as identified on Schedule B-Map 1-Hazards, to the County of Renfrew Official Plan. Under Section 2.2(9)(d) of the Official Plan, development may be permitted in an area with a wildland fire risk, provided the risk is mitigated in accordance with Ministry of Natural Resource and Forestry (MNRF) assessment and standards.

A completed Wildland Fire Risk Assessment Form for the severed and retained lands will need to be completed and submitted to the County of Renfrew as a condition of approval. This form is available on the County of Renfrew Website, alongside a short guide on mitigating wildland fire risks. <https://www.countyofrenfrew.on.ca/en/business-and-development/wildland-fire.aspx>.

Karst Topography:

The east end of the property, which encompasses both severed Parcels A and B and a portion of the retained lands, is identified on Official Plan Schedule B-Map 1-Hazards as being located in an area of karst topography. Karst terrains of limestone and dolostone are marked by sinkholes and caverns that influence surface water and ground water flows. Karst topography presents a potential hazard to human safety and is required to be mitigated through development controls and approvals. The policies of 2.2(9)(c), attached, set out the process required to address karst.



As a condition of approval, the owner is required to dig three test holes on both the severed and retained lands: one hole in a proposed location of where a septic system could go, and two holes on either side of the proposed building envelope (for a total of 6 holes). The holes are to be inspected by the local Municipality's Chief Building Official or Septic Inspector. If there is generally more than one metre of in-situ (natural)

overburden material between the surface and bedrock, no further action is required. If there is less than one metre of overburden, additional study is required: initially a scoped geotechnical investigation and professional opinion by a qualified individual would be required to confirm karst on site. Where karst is determined to be a risk to development, a geotechnical study would be required to satisfy the requirements of this policy. A favourable geotechnical study would also be a condition of approval should it be determined by the local Municipality's Chief Building Official or Septic Inspector that further investigation is necessary.

Environmental Protected Area:

The subject property contains an Environmental Protected area as identified on the Township of Admaston/Bromley Zoning Map Schedule A. The proposed lots and the retained parcel are large enough to allow for future development. The proposal conforms to the Official Plan and meets the minimum zoning by-law standards. Portions of the property are designated and zoned Environmental Protection – No development is permitted in these areas.

Transportation:

The severed and retained lands have road frontage on Fourth Chute Road, which is a municipal road. Entrances (new and shared) to Fourth Chute Road would require approval from the Township of Admaston/Bromley.

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:
 - ☐ Minor Variance:
 - ☐ Private Road Agreement:
 - ☐ Development Agreement:
 - ☐ Site Plan Control Agreement:
 - ☐ Notice on Title:
 - ☐ Shoreline Road Allowance Closure / Acquisition:
 - ☒ Other: The following conditions must be satisfied prior to the issuance of a certificate:
 1. The completion of an MDS 1 form for Parcel A with favourable results.
 2. A completed Wildland Fire Risk Assessment Form for the severed and retained lands submitted to the County of Renfrew.
 3. Confirmation of the lack of karst.
- (e) There are serious planning concerns, refusal is recommended. ☐
- (f) Other Recommendations: ☐

Date: October 12, 2023

Prepared by: Paul Moreau
Planner

Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning Services

JUL/2022

TOWNSHIP OF ADMASTON/BROMLEY



477 Stone Road, RR 2
Renfrew, ON K7V 3Z5

Date: June 15, 2023

To: Alana L. Zadow
Secretary-Treasurer
Land Division Committee

From: Dennis Fridgen, Building & Sewage Inspector

Re: Private Sewage Disposal

Severance Application No: B58/23

Owner: Menno & Mary Hoover

I **APPROVE** the suitability of the above severed lands for private sewage disposal.



I **DO NOT APPROVE** the suitability of the above severed & retained lands for private sewage disposal.



COMMENTS:

ALL SYSTEMS MUST COMPLY WITH THE O.B.C AND ALL APPLICABLE LAW

Signature Building & Sewage Inspector

TOWNSHIP OF ADMASTON/BROMLEY
R. R. #2
RENFREW, ON K7V 3Z5

Date: June 15, 2023

To: Admaston/Bromley Township

From: Acting Road Superintendent

Re: Municipal Public Road – Fourth Chute Road

Severance Application No. B58/23

Owner: Menno & Mary Hoover

Type of Municipal Road the subject lot fronts on:

	Year Round	Seasonally	Other
Severed Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retained Lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Will provide entrance permit off Municipal road	Will not provide entrance permit off Municipal road	Approved entrance already exists off Municipal Road
Severed Lot:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retained Lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is road widening or dedication required? Yes ☒ No

Would approval of this severance create any civic addressing conflicts. Yes ☒ No

Does a school bus service the area at the present time? ☒ Yes No

Would the proposed use of land place an undue burden on the provision of municipal services such as road maintenance?

Yes ☒ No

Comments:

Will provide entrance if proper sightlines are met


Acting Road Superintendent

Steve Visinski

Township of Admaston/Bromley
477 Stone Road, R.R. #2
Renfrew, ON
K7V 3Z5
E-Mail Address – info@admastonbromley.com

613-432-2885 Stone Road Office
613-432-4052 Fax

613-432-3175 Stone Road Garage
613-646-7918 Cobden Road Garage

REPORT

Date: November 2, 2023
To: Council
From: Jennifer Charkavi
Re: Consent Application B62/23

Background:

A Consent application was submitted to the County of Renfrew for the purpose a new lot. The Applicant is proposing to sever two (2) lots from an existing parcel that is approximately 13.35 hectares in size. The severed and retained parcels are located along highway 132 approximately 8km from the Town of Renfrew. The proposed severed lots are designated as Rural (RU) and Environmental Protection (EP) in the County of Renfrew Official Plan and zoned as Rural (RU) in the Township of Admaston/Bromley Zoning By-Law

Financial Implications:

None at this time.

People Consulted:

County of Renfrew – Development and Property Department
Chief Building Official
Public Works Superintendent (Acting)
Drainage Superintendent

Recommendation for Council:

BE IT RESOLVED that Admaston/Bromley Council accept in principle Consent Application B62/23 submitted by Jody Kelly, so long as requirements of commenting agencies are satisfied.



Experience Our History, Share Our Future!

County of Renfrew
Ontario . Canada

Name of Approval Authority:
County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5
Tel: 613-735-7288
Fax: 613-735-2081
Toll Free: 1-800-273-0183
www.countyofrenfrew.on.ca

1362123(1)

APPLICATION FOR CONSENT

Under Section 53 of the Planning Act

Please print and complete or (✓) appropriate box(es).

Black arrows (▶) denote prescribed information required under Ontario Regulation 197/96.

MAR 29 2023

1. OWNER INFORMATION (Please use additional page for owners with different addresses.)

▶ 1.1 Name of Owner(s): Jody Kelly			
Mailing Address: 2630 Highway 132		Town/City: Renfrew	Province: ON
Postal Code: K7V 3Z7			
Telephone No.: (Home) (613) 433-9520	(Work) (613) 433-1035	(Fax):	
Email Address: Kellyhomes78@gmail.com			
▶ 1.2 Name of Owner's Authorized Agent /authorized Purchaser (if applicable): Not Applicable			
Mailing Address:		Town/City:	Province: ON
Postal Code:			
Telephone No.: (Home)	(Work)	(Fax):	
Email Address:			
▶ 1.3 Please specify to whom all communications should be sent: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Both			

2. DESCRIPTION OF THE SUBJECT LAND (Severed and Retained)

Complete applicable boxes in 2.1

▶ 2.1 Municipality: <u>Admaston/Bromley</u>	Subdivision Lot(s) No.: <u>N/A</u>
Former Township: <u>Admaston</u>	Subdivision Plan No.: <u>N/A</u>
Lot(s) No.: <u>PT LT 7,</u>	Part(s) No.: _____
Concession: <u>CON 6</u>	Reference Plan No.: _____
Civic Address of Subject Lands/Road Name: <u>2630 Highway 132, Renfrew On K7v 3z7</u>	<u>49R- 179684</u>
▶ 2.2 Are there any existing easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes , describe each easement or covenant and its effect.	

3. PURPOSE OF THIS APPLICATION

► 3.1 Type and purpose of proposed transaction (✓ appropriate box):

<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Lot Addition/Lot Line Adjustment (see also 3.2)	<input type="checkbox"/> Create Easement/ Right-of-Way
<input type="checkbox"/> Certificate for Retained Lands (see also 8.1)	<input type="checkbox"/> A Charge / Mortgage	<input type="checkbox"/> A Lease
<input type="checkbox"/> A Correction of Title	<input type="checkbox"/> Other Purpose:	

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Unknown

4. INFORMATION REGARDING THE LAND INTENDED TO BE SEVERED, THE LAND TO BE RETAINED AND THE LAND TO BE ADDED TO (if applicable)

► 4.1 Dimensions		Severed	Retained	Lands being enlarged/ added to
	Road Frontage	756.00 m	424.00 m	m
	Depth	128.00 m	237.40 m	m
	Area	5.02 ha	8.09 ha	ha
► 4.2 Use of the Property	Existing Use(s)	Vacant	Residential	
	Proposed Use(s)	Residential <i>semi detached</i>	Residential	
► 4.3 Buildings or Structures	Existing	Vacant mixed forest and fields	Residence plus 2 detached shops	
	Proposed	Residential unit <i>Two units</i>	Residence plus 2 detached shops	
► 4.4 Official Plan Designation		Rural	Rural & Environmental Protection	
► 4.5 Current Zoning		RU	RU	

► 4.6 Access (✓ appropriate space)		Severed	Retained	Lands being enlarged/ added to
	Provincial Highway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Municipal Road, maintained all year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	County Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crown Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Registered Right of Way (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Private Road (Unregistered) (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (see below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If water access only, state the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road (attach schedule if more room is required):

▶ 4.7 If access to the subject land is not by a public road, you MUST include proof of your right of access. (Include Transfer/Deed).
Will a road extension be required? ☐ Yes ☒ No

		Severed	Retained	Lands being enlarged/ added to
▶ 4.8 Water Supply (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.9 Sewage Disposal (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.10 Other Services (✓ if service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	School Busing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. PROVINCIAL POLICY STATEMENT

▶ 5.1 Is the requested consent consistent with the Provincial Policy Statement issued under Section 3(1) of the Planning Act? ☒ Yes ☐ No

6. HISTORY OF THE SUBJECT LAND

▶ 6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, or an application for Consent (Severance) under Section 53 of the Planning Act?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
--	--	--------------------------------	-------------------------------------

If you answered **Yes** in 6.1, and if you **Know**, please specify the file number of the application.
B577/77

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application and provide the previous file number.

No previous application

▶ 6.3 Has any land been severed from the parcel originally acquired by the current owner of the subject land?

☐ Yes ☒ No

If **Yes**, provide for each parcel severed, the date of transfer, the name of the transferee and the land use on the severed land:

7. OTHER CURRENT APPLICATIONS

▶ 7.1 Is the subject land the subject of any other application under the Planning Act such as an additional Application for Consent (ie. severance), Zoning By-Law amendment, Official Plan amendment, Minister's Zoning order, Minor Variance, or approval of a Plan of Subdivision?

☒ Yes ☐ No ☐ Unknown

If **Yes**, and if **Known**, specify the appropriate file number and status of the application.

Multiple applications for severance from original parcel. (2 new lots plus one retained lot)

8. REQUEST FOR CERTIFICATE FOR RETAINED LANDS

▶ 8.1 Does the application include a request referred to in clause 53 (42.1) (a) of the Act for a Certificate of Official for the Retained lands.

☐ Yes ☒ No

▶ 8.2 If yes, has the applicant provided a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

☐ Yes ☒ No

▶ 8.3 And, has the lawyer's statement must also provide a legal description for use in the requested Certificate of Official for the retained lands.

☐ Yes ☒ No

9. SKETCH

▶ 9.1 Please attach a sketch to the one original and one duplicate consent applications. Each sketch shall have the severance parcel outlined in red and the retained parcel in green.

▶ 9.2 The sketch shall show the following information:

- a. the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b. the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing;
- c. the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- d. the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are
 - i. located on the subject lands and on land that is adjacent to it, and

- ii. in the applicant's opinion may affect the application;
- f. the current uses of land that is adjacent to the subject land (for example residential, agricultural or commercial);
- g. the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
- h. if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- i. the location and nature of any easement affecting the subject land.

* Please show the location of any well, septic tank, septic field, or weeping bed on both the severed and retained parcels and the setbacks for any existing well, septic tank, septic field and/or weeping bed from the proposed new lot line.

10. OTHER INFORMATION

- 10.1 Is there any other information that you think may be useful to the County of Renfrew or other agencies in reviewing this application? If so, explain below or attach on a separate page.

The Owner wishes to sever 2 lots from his existing oversized lot of approximately 38 acres located on Highway 132, for the purpose of creating two building lots for residential use. Referred to as "New Severed Lot A" and New Severed Lot B".

11. AFFIDAVIT OR SWORN DECLARATION OF APPLICANT/AUTHORIZED PURCHASER

- 11.1 Affidavit or Sworn Declaration for the Prescribed Information

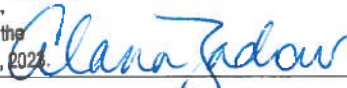
I, Jody Kelly of the Town(ship) of Admaston - Bromley in the County Of Renfrew solemnly declare that the information required by O. Regulation 547/06 and all other information required in this application, including supporting documentation, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act.**



Signature of Applicant

Sworn (or declared) before me at the City of Pembroke
in the Province of Ontario
this 29 day of March, 2023.

Alana Leigh Zadow, a Commissioner, etc.,
County of Renfrew, for the Corporation of the
County of Renfrew. Expires November 17, 2026.



A Commissioner for Taking Affidavits, etc.

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 County to such persons as the County 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.

12. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION

(Please complete either **12.1**, **12.2** or **12.3** whichever is applicable.)

▶ **12.1** If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am the owner(s) of the land that is the subject of this application for a consent and I/we authorize

_____ to make this application and provide instruction/information on my/our behalf.

Date

Signature of Owner

Date

Signature of Owner

▶ **12.2** If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am an Officer/Director of the Corporation, that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize _____ to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation:

Date

Signature of Corporate Representative & Title

Date

Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

► 12.3 If the owner is not making the application, the following owner's authorization is required.

Signature of Power of Attorney

I am the Power of Attorney for _____
the owner/applicant of the subject lands appointed on the _____ day of _____, 20 ____.
The Power of Attorney document is currently in force and has not been revoked.

Signature of Power of Attorney

FOR OFFICE USE ONLY

Committee File No.: B62/23(1)

Hearing Date (if appl.):

Date of Receipt of Application: Mar 29/23

Date deemed complete: Mar 29/23

Checked by: 

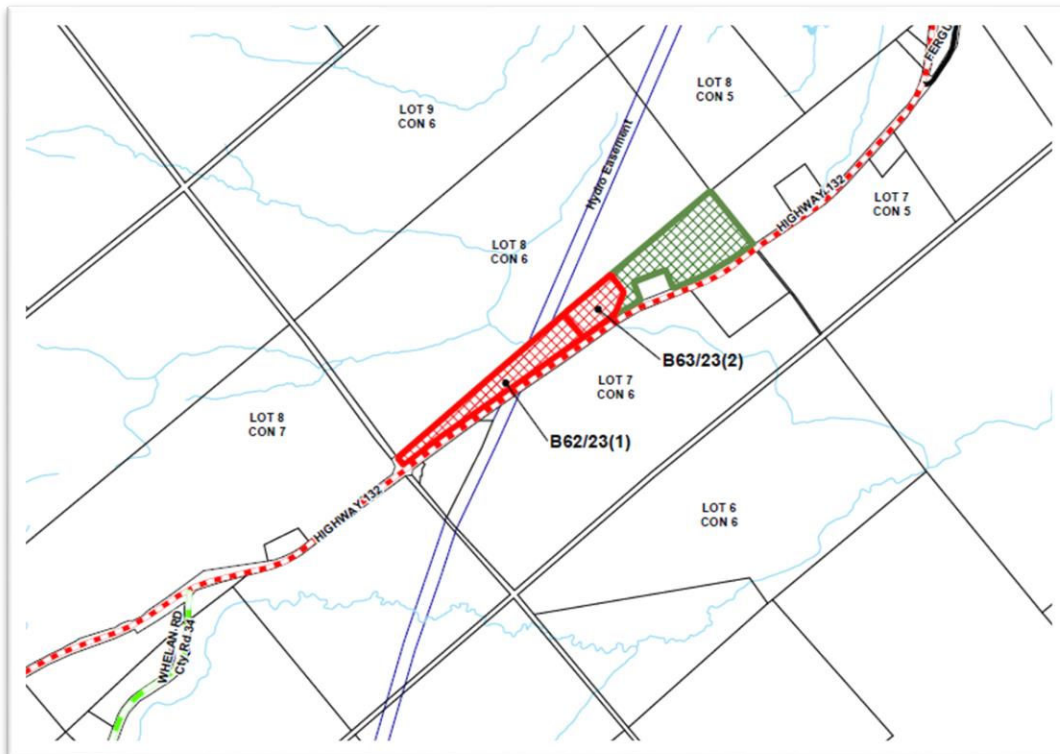
Authorization of Owner Received: Yes ☒ No ☐ N/A ☒

Date: Apr 3/23 

Secretary-Treasurer, Land Division Committee

PART A - BACKGROUND

1. FILE NO.: **B62/23(1)**
2. APPLICANT: Jody Kelly
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Admaston)
4. LOT: Part Lot 7 CON.: 6 STREET: 2630 Highway 132
5. PURPOSE: Creation of a new lot
6. DESCRIPTION OF APPLICATION: The Applicant is proposing to sever two (2) lots from an existing parcel that is approximately 13.35 hectares in size. The severed and retained parcels are located along highway 132 approximately 8km from the Town of Renfrew.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage		Area		Structures
Existing Lot	424.00 m		13.11 Ha		1 Dwelling, 2 garage, 1 shed, 1 carport, 1 outdoor pool, 1 workshop, 1 wood frame
Severed	756 m		5.02 Ha		Vacant – proposed semi-detached (two units)
Retained	424.00 m		8.09 Ha		1 Dwelling, 2 garage, 1 shed, 1 carport, 1 outdoor pool, 1 workshop, 1 wood frame

8. SEVERANCE HISTORY

Number of new lots from original holding (1971) 1 previous severance: B577/77

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed Rural

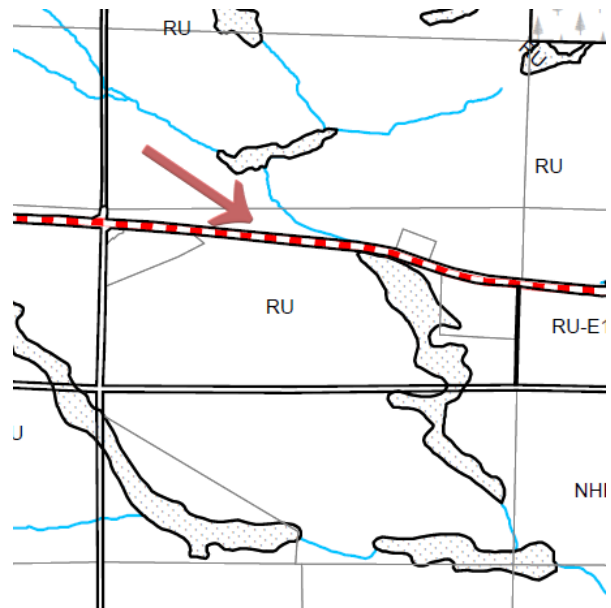
Retained Rural
Environmental Protection



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

Severed Rural (RU)

Retained Rural (RU)



Zone Requirements:

	<u>Proposed</u> <u>Lot Frontage</u>	<u>Minimum</u> <u>Required</u>	<u>Proposed</u> <u>Lot Area</u>	<u>Minimum</u> <u>Required</u>
Severed	756.00 m	45 m	5.02 Ha	4047 m²
Retained	424.00 m	45 m	8.09 Ha	4047 m²

PART B – COMMENTS

1. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA

Policies Considered:

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

Sections Considered:

Section 1.1.4 Rural Areas in Municipalities

Section 1.1.5 Rural Lands in Municipalities:

Section 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

Section 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Section 1.1.5.8, New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

Section 1.2.6 Land Use Compatibility

Section 1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 1.6.7 Transportation Systems

Section 2.1 Natural Heritage

Section 2.1.1 Natural features and areas shall be protected for the long term.

Section 2.2 Water

Section 2.3 Agriculture

Section 2.3.4 Lot Creation and Lot Adjustments

Section 3.1 Natural Hazards - Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

b) hazardous lands adjacent to river, stream and small inland lake systems

2. OFFICIAL PLAN

Policies Considered:

Sections:

- 2.2 (2) Minimum Distance Separations (MDS)
- 2.2.9(d) Wildland Fire Hazards
- 5.3(1) Permitted Uses in the Rural Designation
- 5.3(2) Residential Development in the Rural Designation
- 8.2(1)-(2) – uses permitted in the Environmental Protection designation
- 13.3(1) Provincial Highways
- 14.3(1) Consent Conformity
- 14.3(3-4) Number of Consents

3. ZONING BY-LAW

Provisions Considered:

Sections:

- 3.25 (a) Separation distances from a livestock

- 3.26(a) Setback from Provincial Highway
- 21.1 Permitted Uses in the Rural Zone
- 21.2 Provisions for Rural Zone

4. SUBMITTED STUDIES

None

5. AGENCY COMMENTS

Twp. of
Admaston/Bromley

Overall the municipal comments were favourable.

Hydro One

In a letter dated July 5, 2023 Hydro One Networks provided the following comments:

- Hydro One Networks Inc. ("HONI") has completed a preliminary review of the above noted consent to sever application. As the subject property is abutting and/or bisected by a HONI high voltage transmission corridor (the "transmission corridor"), HONI has no objection in principle to the proposed severance, provided HONI's easement rights are protected and maintained.
- Any placement of permanent structures, facilities or landscaping within the transmission corridor is prohibited without the prior written approval of HONI.
- If in the future the owner proceeds with a site plan, plan of subdivision and/or plan of condominium application, the owner must make arrangements satisfactory to HONI for lot grading and drainage, and any proposed uses on the transmission corridor. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this proposal will become the responsibility of the developer.

Ministry of
Transportation

In a letter dated August 23, 2023 the Ministry of Transportation indicated that Ministry of Transportation that they reviewed the applications and have no objection, provided a right of way is registered on title to provide access to 2690 Highway 132.

The applicant should be made aware that the subject properties are within the Ministry's permit control area as defined in the Public Transportation and Highway Improvement Act R.S.O. 1990.

An Entrance and a Building and Land Use Permit Applications will need to be submitted for our approval if any buildings are located within 45 m from the property line. The Applicant can apply for these permits online at www.hcms.mto.gov.on.ca

6. GENERAL PLANNING COMMENTS

The proposed severed lots and retained lands are designated Rural and Environmental Protection in the County of Renfrew Official Plan and zoned as Rural (RU) in the Township of Admaston/Bromley Zoning By-law.

Consent conformity:

Section 14.3(1) of the Consent policies of the Official Plan require that both the severed and retained lots meet the requirements of the Official Plan and the local Zoning By-law.

Number of Consents:

According to the Official Plan, the maximum number of new lots permitted to be created for residential purposes from an original holding shall be three (3) lots. Our records indicate that there have been 1 new lot created from the original holding (from 1971 on). These proposed lots would constitute the 2nd and 3rd new lots. Under Section 14.3(4) of the Official Plan, an additional 2 lots are permitted above the 3 lots normally considered, provided certain criteria are considered. The criteria is that the proposed lots do not conflict with abutting uses; do not lead to demand for increased municipal services; complete the development potential of the holding; do not create a concern with ribbon development; the first three lots severed under subsection 14.3(3) have been developed; and that the lots can be adequately serviced with potable water and a private sewage disposal system.

The severance of the two additional lots meets the criteria under section 14.3(4).

Minimum Distance Separation (MDS):

Any new residential lots must meet Minimum Distance Separation 1 (MDS 1) requirements from existing livestock facilities on the retained lands and neighboring properties. MDS 1 must be calculated for all livestock facilities within 750 meters of the proposed severed lot. Our records indicate that the following properties have barns

within 750 meters: 2690 Highway 132, and 2705 Highway 132 which includes Con 7, PT Lot 7.

The Ministry of Agriculture's Argisuite application calculated the following separation distances:

1. 2690 Highway 132 – **N/A**
2. 2705 Highway 132 inclusive of Con 7, PT Lot 7. – **93 metres**

Based on the MDS data submitted and the setbacks generated through the Agrisuite application there appears to be adequate area on the severed parcels for development to occur while meeting the required setbacks.

Transportation – MTO:

The subject lands are in close proximity to Highway 132. MTO has provided comments on the application noting that the Ministry has no objection, provided a right of way is registered on title to provide access to 2690 Highway 132. As a condition of approval the Applicant will be required to have the access to 2690 Highway 132 on title.

Further, an Entrance and a Building and Land Use Permit Applications will need to be submitted for approval if any buildings are located within 45 m from the property line.

Wildland Fire Hazards:

The proposed lot 1 fall within an area that pose a wildland fire risk, as identified on Schedule B-Map 1-Hazards, to the County of Renfrew Official Plan. Under Section 2.2(9)(d) of the Official Plan, development may be permitted in an area with a wildland fire risk, provided the risk is mitigated in accordance with Ministry of Natural Resource and Forestry (MNRF) assessment and standards.

The completed Wildland Fire Risk Assessment Form identified that the property falls within the extreme category with a score of 37. It recommended that the proponent take appropriate steps to mitigate the risks associated with wildfires. The mitigation guide can be found at <https://www.countyofrenfrew.on.ca/en/business-and-development/wildland-fire.aspx>;

7. RECOMMENDATIONS

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

- ☐ Zoning By-law Amendment:
- ☐ Minor Variance:
- ☐ Private Road Agreement:
- ☐ Development Agreement:
- ☐ Site Plan Control Agreement:
- ☐ Notice on Title:
- ☐ Shoreline Road Allowance Closure / Acquisition:
- ☒ Other: As a condition of approval the Applicant will be required to have the access to 2690 Highway 132 on title.

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

(f) Other Recommendations: ☐

Date: October 12 2023

Prepared by: Paul Moreau
Planner

Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning Services

JUL/2022

TOWNSHIP OF ADMASTON/BROMLEY



477 Stone Road, RR 2
Renfrew, ON K7V 3Z5

Date: July 5, 2023

To: Alana L. Zadow
Secretary-Treasurer
Land Division Committee

From: Dennis Fridgen, Building & Sewage Inspector

Re: Private Sewage Disposal

Severance Application No: B62/23

Owner: Jody Kelly

I **APPROVE** the suitability of the above severed lands for private sewage disposal.



I **DO NOT APPROVE** the suitability of the above severed & retained lands for private sewage disposal.



COMMENTS:

ALL SYSTEMS MUST COMPLY WITH THE OBC
AND ALL APPLICABLE LAW

Signature Building & Sewage Inspector

**TOWNSHIP OF ADMASTON/BROMLEY
R. R. #2
RENFREW, ON K7V 3Z5**

Date: July 5, 2023

To: Admaston/Bromley Township

From: Acting Road Superintendent

Re: 2630 Highway 132

Severance Application No. B62/23

Owner: Jody Kelly

Type of Municipal Road the subject lot fronts on:

	Year Round	Seasonally	Other
Severed Lot	_____	_____	_____
Retained Lot	_____	_____	_____
	Will provide entrance permit off Municipal road	Will not provide entrance permit off Municipal road	Approved entrance already exists off Municipal Road

Severed Lot: _____

Retained Lot _____

Is road widening or dedication required? Yes No

Would approval of this severance create any civic addressing conflicts. Yes No

Does a school bus service the area at the present time? Yes No

Would the proposed use of land place an undue burden on the provision of municipal services such as road maintenance? Yes No

Comments:

Lots front onto MTO Highway 132


Acting Road Superintendent

Steve Nisinski

E:\Roads
Severance Access Approval

Township of Admaston/Bromley
477 Stone Road, R.R. #2
Renfrew, ON
K7V 3Z5
E-Mail Address – info@admastonbromley.com

613-432-2885 Stone Road Office
613-432-4052 Fax

613-432-3175 Stone Road Garage
613-646-7918 Cobden Road Garage

REPORT

Date: November 2, 2023
To: Council
From: Jennifer Charkavi
Re: Consent Application B63/23

Background:

A Consent application was submitted to the County of Renfrew for the purpose a new lot. The Applicant is proposing to sever two (2) lots from an existing parcel that is approximately 13.35 hectares in size. The severed and retained parcels are located along highway 132 approximately 8km from the Town of Renfrew. The proposed severed lots are designated as Rural (RU) and Environmental Protection (EP) in the County of Renfrew Official Plan and zoned as Rural (RU) in the Township of Admaston/Bromley Zoning By-Law

Financial Implications:

None at this time.

People Consulted:

County of Renfrew – Development and Property Department
Chief Building Official
Public Works Superintendent (Acting)
Drainage Superintendent

Recommendation for Council:

BE IT RESOLVED that Admaston/Bromley Council accept in principle Consent Application B63/23 submitted by Jody Kelly, so long as requirements of commenting agencies are satisfied.



**County of
Renfrew**
Ontario . Canada

Experience Our History, Share Our Future!

B63/23(2)
Name of Approval Authority:
County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5
Tel: 613-735-7288
Fax: 613-735-2081
Toll Free: 1-800-273-0183
www.countyofrenfrew.on.ca

APPLICATION FOR CONSENT

Under Section 53 of the Planning Act

Please print and complete or (✓) appropriate box(es).

Black arrows (▶) denote prescribed information required under Ontario Regulation 197/96.

MAR 29 2023

1. OWNER INFORMATION (Please use additional page for owners with different addresses.)

▶ 1.1 Name of Owner(s): Jody Kelly			
Mailing Address: 2630 Highway 132		Town/City: Renfrew	Province: ON
Postal Code: K7V 3Z7			
Telephone No.: (Home) (613) 433-9520	(Work) (613) 433-1035	(Fax):	
Email Address: Kellyhomes78@gmail.com			
▶ 1.2 Name of Owner's Authorized Agent /authorized Purchaser (if applicable): Not Applicable			
Mailing Address:		Town/City	Province:
			ON
Postal Code:			
Telephone No.: (Home)	(Work)	(Fax):	
Email Address:			
▶ 1.3 Please specify to whom all communications should be sent: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Both			

2. DESCRIPTION OF THE SUBJECT LAND (Severed and Retained)

Complete **applicable** boxes in 2.1

▶ 2.1 Municipality: <u>Admaston/Bromley</u>	Subdivision Lot(s) No.: <u>N/A</u>
Former Township: <u>Admaston</u>	Subdivision Plan No.: <u>N/A</u>
Lot(s) No.: <u>PT LT 7,</u>	Part(s) No.: _____
Concession: <u>CON 6</u>	Reference Plan No.: _____
Civic Address of Subject Lands/Road Name: <u>2630 Highway 132, Renfrew On K7v 3z7</u>	<u>49R- 179684</u>
▶ 2.2 Are there any existing easements or restrictive covenants affecting the subject land? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes , describe each easement or covenant and its effect. <u>150' wide Hydro One Easement diagonally crossing property</u>	

3. PURPOSE OF THIS APPLICATION

▶ 3.1 Type and purpose of proposed transaction (✓ appropriate box):

<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Lot Addition/Lot Line Adjustment (see also 3.2)	<input type="checkbox"/> Create Easement/ Right-of-Way
<input type="checkbox"/> Certificate for Retained Lands (see also 8.1)	<input type="checkbox"/> A Charge / Mortgage	<input type="checkbox"/> A Lease
<input type="checkbox"/> A Correction of Title	<input type="checkbox"/> Other Purpose: _____	

▶ 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Unknown

4. INFORMATION REGARDING THE LAND INTENDED TO BE SEVERED, THE LAND TO BE RETAINED AND THE LAND TO BE ADDED TO (if applicable)

▶ 4.1 Dimensions		Severed	Retained	Lands being enlarged/ added to
	Road Frontage	128.00 m	424.00 m	m
	Depth	128.00 m	237.40 m	m
	Area	2.06 ha	8.09 ha	ha
▶ 4.2 Use of the Property	Existing Use(s)	Vacant	Residential	
	Proposed Use(s)	Residential - <i>semi-detached</i>	Residential	
▶ 4.3 Buildings or Structures	Existing	Vacant mixed forest and fields	Residence plus 2 detached shops	
	Proposed	Residential unit <i>Two units</i>	Residence plus 2 detached shops	
▶ 4.4 Official Plan Designation		Rural & Environmental Protection	Rural	
▶ 4.5 Current Zoning		RU	RU	

▶ 4.6 Access (✓ appropriate space)		Severed	Retained	Lands being enlarged/ added to
	Provincial Highway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Municipal Road, maintained all year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	County Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crown Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Registered Right of Way (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Private Road (Unregistered) (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water Access (see below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If water access only, state the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road (attach schedule if more room is required):

▶ 4.7 If access to the subject land is not by a public road, you **MUST** include proof of your right of access. (Include Transfer/Deed).
Will a road extension be required? ☐ Yes ☒ No

		Severed	Retained	Lands being enlarged/ added to
▶ 4.8 Water Supply (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.9 Sewage Disposal (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.10 Other Services (✓ if service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	School Busing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. PROVINCIAL POLICY STATEMENT

▶ 5.1 Is the requested consent consistent with the Provincial Policy Statement issued under Section 3(1) of the Planning Act? ☒ Yes ☐ No

6. HISTORY OF THE SUBJECT LAND

▶ 6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, or an application for Consent (Severance) under Section 53 of the Planning Act?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
--	--	--------------------------------	-------------------------------------

If you answered **Yes** in 6.1, and if you **Know**, please specify the file number of the application.
B577/77

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application and provide the previous file number.

No previous application

► 6.3 Has any land been severed from the parcel originally acquired by the current owner of the subject land?

☐ Yes ☒ No

If **Yes**, provide for each parcel severed, the date of transfer, the name of the transferee and the land use on the severed land:

7. OTHER CURRENT APPLICATIONS

► 7.1 Is the subject land the subject of any other application under the Planning Act such as an additional Application for Consent (ie. severance), Zoning By-Law amendment, Official Plan amendment, Minister's Zoning order, Minor Variance, or approval of a Plan of Subdivision?

☒ Yes ☐ No ☐ Unknown

If **Yes**, and if **Known**, specify the appropriate file number and status of the application.

Multiple applications for severance from original parcel. (2 new lots plus one retained lot)

8. REQUEST FOR CERTIFICATE FOR RETAINED LANDS

► 8.1 Does the application include a request referred to in clause 53 (42.1) (a) of the Act for a Certificate of Official for the Retained lands.

☐ Yes ☒ No

► 8.2 If yes, has the applicant provided a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

☐ Yes ☒ No

► 8.3 And, has the lawyer's statement must also provide a legal description for use in the requested Certificate of Official for the retained lands.

☐ Yes ☒ No

9. SKETCH

► 9.1 Please attach a sketch to the one original and one duplicate consent applications. Each sketch shall have the severance parcel outlined in red and the retained parcel in green.

► 9.2 The sketch shall show the following information:

- a. the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b. the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing;
- c. the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- d. the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are
 - i. located on the subject lands and on land that is adjacent to it, and

- ii. in the applicant's opinion may affect the application;
- f. the current uses of land that is adjacent to the subject land (for example residential, agricultural or commercial);
- g. the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
- h. if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- i. the location and nature of any easement affecting the subject land.

* Please show the location of any well, septic tank, septic field, or weeping bed on both the severed and retained parcels and the setbacks for any existing well, septic tank, septic field and/or weeping bed from the proposed new lot line.

10. OTHER INFORMATION

- 10.1 Is there any other information that you think may be useful to the County of Renfrew or other agencies in reviewing this application? If so, explain below or attach on a separate page.

The Owner wishes to sever 2 lots from his existing oversized lot of approximately 38 acres located on Highway 132, for the purpose of creating two building lots for residential use. Referred to as "New Severed Lot A" (5.02 ha or 12.4 acres) and New Severed Lot B" (2.06 ha or 5.1 acres).

11. AFFIDAVIT OR SWORN DECLARATION OF APPLICANT / AUTHORIZED PURCHASER

- 11.1 Affidavit or Sworn Declaration for the Prescribed Information

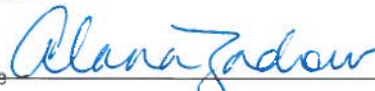
I, Jody Kelly of the Town(ship) of Admaston - Bromley in the County Of Renfrew solemnly declare that the information required by O. Regulation 547/06 and all other information required in this application, including supporting documentation, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act.**



Signature of Applicant

Sworn (or declared) before me at the City of Pembroke
in the Province of Ontario
this 29 day of March, 20 23.

Alana Leigh Zadow, a Commissioner, etc.,
County of Renfrew, for the Corporation of the
County of Renfrew. Expires November 17, 2023.



A Commissioner for Taking Affidavits, etc.

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 County to such persons as the County 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.

12. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION

(Please complete either **12.1**, **12.2** or **12.3** whichever is applicable.)

▶ **12.1** If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am the owner(s) of the land that is the subject of this application for a consent and I/we authorize

_____ to make this application and provide instruction/information on my/our behalf.

Date

Signature of Owner

Date

Signature of Owner

▶ **12.2** If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am an Officer/Director of the Corporation, that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize _____ to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation:

Date

Signature of Corporate Representative & Title

Date

Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

► 12.3 If the owner is not making the application, the following owner's authorization is required.

Signature of Power of Attorney

I am the Power of Attorney for _____
the owner/applicant of the subject lands appointed on the _____ day of _____, 20 ____.
The Power of Attorney document is currently in force and has not been revoked.

Signature of Power of Attorney

FOR OFFICE USE ONLY

Committee File No.: B63/23(2)

Hearing Date (if appl.):

Date of Receipt of Application: Mar 29/23

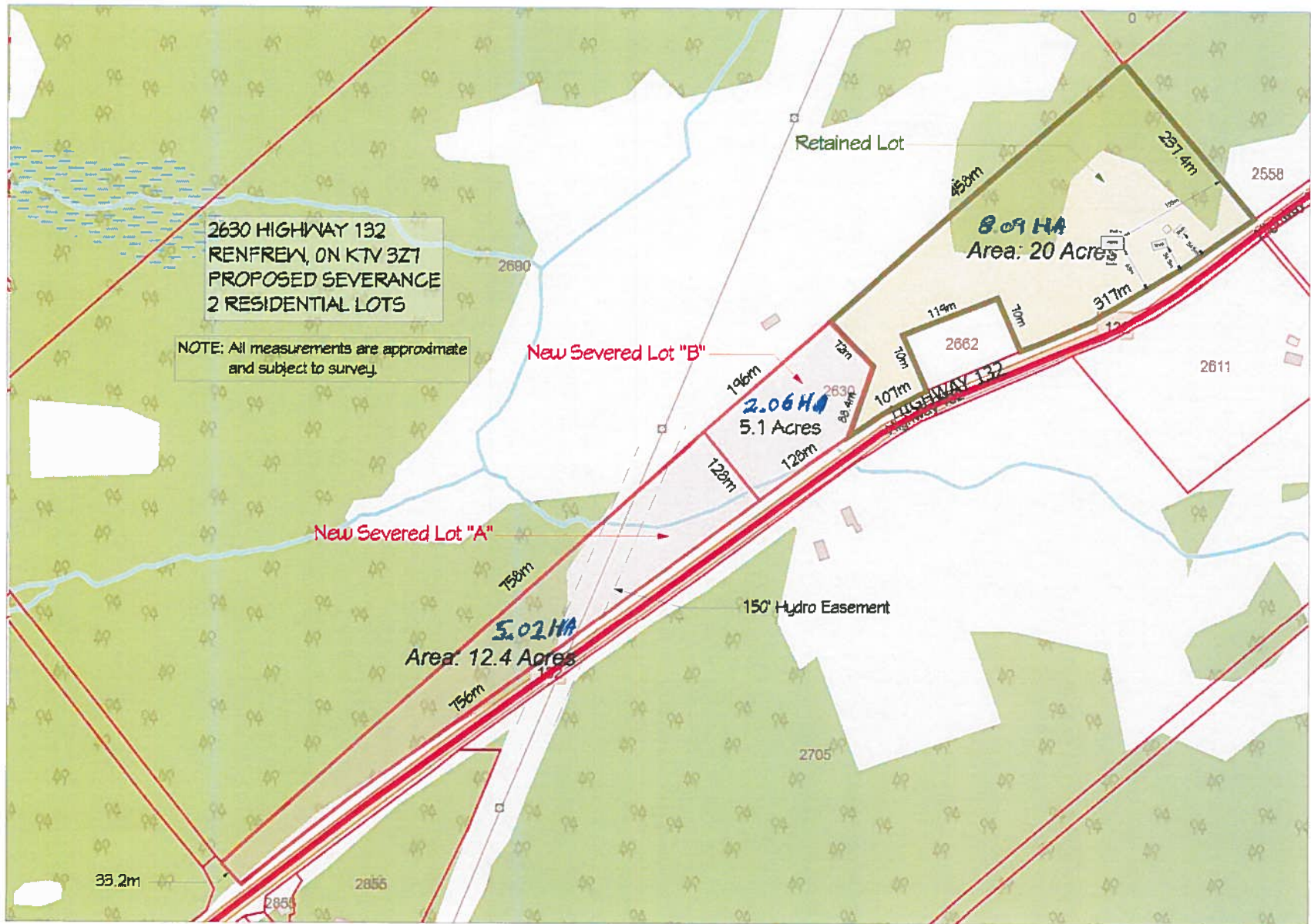
Date deemed complete: Mar 29/23

Checked by: 

Authorization of Owner Received: Yes ☐ No ☐ N/A ☒

Date: Apr 3/23 

Secretary-Treasurer, Land Division Committee



DATE	REVISION	BY	DESCRIPTION

2630 HWY 132
JODY KELLY
SEVERANCE APP.

**LOT SEVERANCE
GENERAL LAYOUT
WITH DETAILS**

DRAWING PROVIDED BY:
AVAL BROS
47 Emslie Ave
Burlington, ON L7R 4G5
book@avalbros.com
613-970-0565

DATE:

3/22/2023

SCALE:

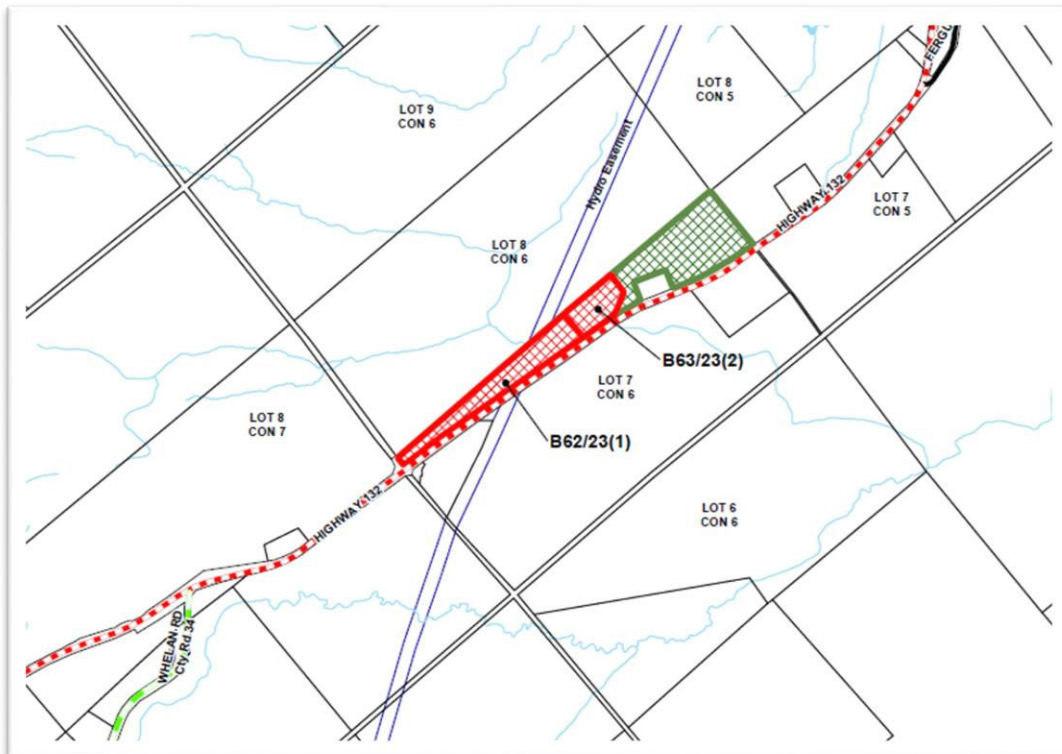
NTS

SHEET:

5-3

PART A - BACKGROUND

1. FILE NO.: **B63/23(2)**
2. APPLICANT: Jody Kelly
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Admaston)
4. LOT: Part Lot 7 CON.: 6 STREET: 2630 Highway 132
5. PURPOSE: Creation of a new lot
6. DESCRIPTION OF APPLICATION: The Applicant is proposing to sever two (2) lots from an existing parcel that is approximately 13.35 hectares in size. The severed and retained parcels are located along highway 132 approximately 8km from the Town of Renfrew.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage		Area		Structures
Existing Lot	424.00	m	13.11	Ha	1 Dwelling, 2 garage, 1 shed, 1 carport, 1 outdoor pool, 1 workshop, 1 wood frame
Severed	128	m	2.06	Ha	Vacant – proposed semi-detached (two units)
Retained	424.00	m	8.09	Ha	1 Dwelling, 2 garage, 1 shed, 1 carport, 1 outdoor pool, 1 workshop, 1 wood frame

8. SEVERANCE HISTORY

Number of new lots from original holding (1971) 1 previous severance: B577/77

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed Rural

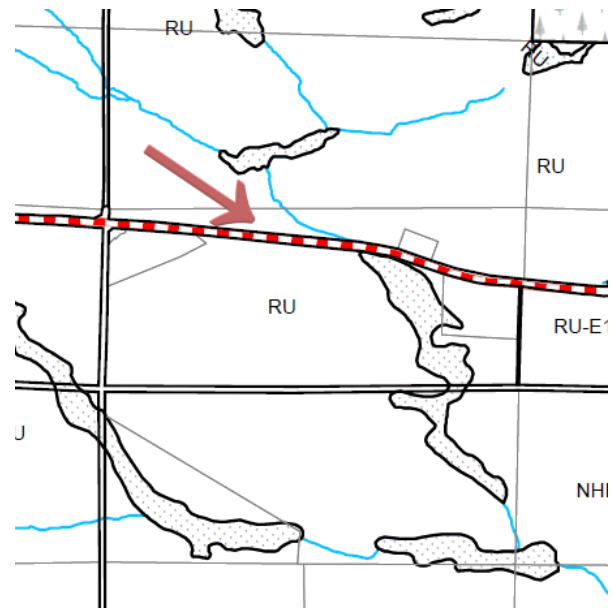
Retained Rural
Environmental Protection



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

Severed Rural (RU)

Retained Rural (RU)



Zone Requirements:

	<u>Proposed Lot Frontage</u>	<u>Minimum Required</u>	<u>Proposed Lot Area</u>	<u>Minimum Required</u>
Severed	128 m	45 m	2.06 Ha	4047 m²
Retained	424.00 m	45 m	8.09 Ha	4047 m²

PART B – COMMENTS

1. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA

Policies Considered:

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

Sections Considered:

Section 1.1.4 Rural Areas in Municipalities

Section 1.1.5 Rural Lands in Municipalities:

Section 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

Section 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Section 1.1.5.8, New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

Section 1.2.6 Land Use Compatibility

Section 1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 1.6.7 Transportation Systems

Section 2.1 Natural Heritage

Section 2.1.1 Natural features and areas shall be protected for the long term.

Section 2.2 Water

Section 2.3 Agriculture

Section 2.3.4 Lot Creation and Lot Adjustments

Section 3.1 Natural Hazards - Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

b) hazardous lands adjacent to river, stream and small inland lake systems

2. OFFICIAL PLAN

Policies Considered:

Sections:

- 2.2 (2) Minimum Distance Separations (MDS)
- 2.2.9(d) Wildland Fire Hazards
- 5.3(1) Permitted Uses in the Rural Designation
- 5.3(2) Residential Development in the Rural Designation
- 8.2(1)-(2) – uses permitted in the Environmental Protection designation
- 13.3(1) Provincial Highways
- 14.3(1) Consent Conformity
- 14.3(3-4) Number of Consents

3. ZONING BY-LAW

Provisions Considered:

Sections:

- 3.25 (a) Separation distances from a livestock

- 3.26(a) Setback from Provincial Highway
- 21.1 Permitted Uses in the Rural Zone
- 21.2 Provisions for Rural Zone

4. SUBMITTED STUDIES

None

5. AGENCY COMMENTS

Twp. of
Admaston/Bromley

Overall the municipal comments were favourable.

Hydro One

In a letter dated July 5, 2023 Hydro One Networks provided the following comments:

- Hydro One Networks Inc. ("HONI") has completed a preliminary review of the above noted consent to sever application. As the subject property is abutting and/or bisected by a HONI high voltage transmission corridor (the "transmission corridor"), HONI has no objection in principle to the proposed severance, provided HONI's easement rights are protected and maintained.
- Any placement of permanent structures, facilities or landscaping within the transmission corridor is prohibited without the prior written approval of HONI.
- If in the future the owner proceeds with a site plan, plan of subdivision and/or plan of condominium application, the owner must make arrangements satisfactory to HONI for lot grading and drainage, and any proposed uses on the transmission corridor. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this proposal will become the responsibility of the developer.

Ministry of
Transportation

In a letter dated August 23, 2023 the Ministry of Transportation indicated that Ministry of Transportation that they reviewed the applications and have no objection, provided a right of way is registered on title to provide access to 2690 Highway 132.

The applicant should be made aware that the subject properties are within the Ministry's permit control area as defined in the Public Transportation and Highway Improvement Act R.S.O. 1990.

An Entrance and a Building and Land Use Permit Applications will need to be submitted for our approval if any buildings are located within 45 m from the property line. The Applicant can apply for these permits online at www.hcms.mto.gov.on.ca

6. GENERAL PLANNING COMMENTS

The proposed severed lots and retained lands are designated Rural and Environmental Protection in the County of Renfrew Official Plan and zoned as Rural (RU) in the Township of Admaston/Bromley Zoning By-law.

Consent conformity:

Section 14.3(1) of the Consent policies of the Official Plan require that both the severed and retained lots meet the requirements of the Official Plan and the local Zoning By-law.

Number of Consents:

According to the Official Plan, the maximum number of new lots permitted to be created for residential purposes from an original holding shall be three (3) lots. Our records indicate that there have been 1 new lot created from the original holding (from 1971 on). These proposed lots would constitute the 2nd and 3rd new lots. Under Section 14.3(4) of the Official Plan, an additional 2 lots are permitted above the 3 lots normally considered, provided certain criteria are considered. The criteria is that the proposed lots do not conflict with abutting uses; do not lead to demand for increased municipal services; complete the development potential of the holding; do not create a concern with ribbon development; the first three lots severed under subsection 14.3(3) have been developed; and that the lots can be adequately serviced with potable water and a private sewage disposal system.

The severance of the two additional lots meets the criteria under section 14.3(4).

Minimum Distance Separation (MDS):

Any new residential lots must meet Minimum Distance Separation 1 (MDS 1) requirements from existing livestock facilities on the retained lands and neighboring properties. MDS 1 must be calculated for all livestock facilities within 750 meters of the proposed severed lot. Our records indicate that the following properties have barns

within 750 meters: 2690 Highway 132, and 2705 Highway 132 which includes Con 7, PT Lot 7.

The Ministry of Agriculture's Argisuite application calculated the following separation distances:

1. 2690 Highway 132 – **N/A**
2. 2705 Highway 132 inclusive of Con 7, PT Lot 7. – **93 metres**

Based on the MDS data submitted and the setbacks generated through the Agrisuite application there appears to adequate area on the severed parcels for development to occur while meeting the required setbacks.

Transportation – MTO:

The subject lands are in close proximity to Highway 132. MTO has provided comments on the application noting that the Ministry has no objection, provided a right of way is registered on title to provide access to 2690 Highway 132. As a condition of approval the Applicant will be required to have the access to 2690 Highway 132 on title.

Further, an Entrance and a Building and Land Use Permit Applications will need to be submitted for approval if any buildings are located within 45 m from the property line.

Wildland Fire Hazards:

The proposed lot 1 fall within an area that pose a wildland fire risk, as identified on Schedule B-Map 1-Hazards, to the County of Renfrew Official Plan. Under Section 2.2(9)(d) of the Official Plan, development may be permitted in an area with a wildland fire risk, provided the risk is mitigated in accordance with Ministry of Natural Resource and Forestry (MNRF) assessment and standards.

The completed Wildland Fire Risk Assessment Form identified that the property falls within the extreme category with a score of 37. It recommended that the proponent take appropriate steps to mitigate the risks associated with wildfires. The mitigation guide can be found at <https://www.countyofrenfrew.on.ca/en/business-and-development/wildland-fire.aspx>;

7. RECOMMENDATIONS

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

- ☐ Zoning By-law Amendment:
- ☐ Minor Variance:
- ☐ Private Road Agreement:
- ☐ Development Agreement:
- ☐ Site Plan Control Agreement:
- ☐ Notice on Title:
- ☐ Shoreline Road Allowance Closure / Acquisition:
- ☒ Other: As a condition of approval the Applicant will be required to have the access to 2690 Highway 132 on title.

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

(f) Other Recommendations: ☐

Date: October 12, 2023

Prepared by: Paul Moreau
Planner

Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning Services

JUL/2022

TOWNSHIP OF ADMASTON/BROMLEY



477 Stone Road, RR 2
Renfrew, ON K7V 3Z5

Date: July 5, 2023

To: Alana L. Zadow
Secretary-Treasurer
Land Division Committee

From: Dennis Fridgen, Building & Sewage Inspector

Re: Private Sewage Disposal

Severance Application No: B63/23

Owner: Jody Kelly

I **APPROVE** the suitability of the above severed lands for private sewage disposal.



I **DO NOT APPROVE** the suitability of the above severed & retained lands for private sewage disposal.



COMMENTS:

ALL SYSTEMS MUST COMPLY WITH THE OBC
AND ALL APPLICABLE LAW

Signature Building & Sewage Inspector

TOWNSHIP OF ADMASTON/BROMLEY
R. R. #2
RENFREW, ON K7V 3Z5

Date: July 5, 2023

To: Admaston/Bromley Township

From: Acting Road Superintendent

Re: 2630 Highway 132

Severance Application No. B63/23

Owner: Jody Kelly

Type of Municipal Road the subject lot fronts on:

	Year Round	Seasonally	Other
Severed Lot	_____	_____	_____
Retained Lot	_____	_____	_____
	Will provide entrance permit off Municipal road	Will not provide entrance permit off Municipal road	Approved entrance already exists off Municipal Road

Severed Lot: _____

Retained Lot _____

Is road widening or dedication required? Yes No

Would approval of this severance create any civic addressing conflicts. Yes No

Does a school bus service the area at the present time? Yes No

Would the proposed use of land place an undue burden on the provision of municipal services such as road maintenance?

Yes No

Comments:

Lots Front onto MTO Highway 132


Acting Road Superintendent

Steve Visinski

E:\Roads
Severance Access Approval

This report is concerning use of Council Chambers by Committees of Council and members of the community.

As we all know, Admaston-Bromley does not have a fully functional community center for residents to use for committees, groups and families. The agreement with the RCDSB when the gym and kitchen were built at Admaston public school stated it was to be used as a community center as well as school use, but the board has made it increasingly difficult and expensive for ratepayers to use, to the point that they are essentially unable to use the school gym. Since the world has opened up after covid, I personally have reached out to the township staff as chair of the ARC with regards to resuming use of council chambers for meetings and have been denied. We were told that this was because of the amount of funding put into the AV equipment, and the concern that groups coming in would damage the equipment. Due to this, Council Chambers were no longer available for booking by ARC or members of the community.

I would like to suggest that, as in previous years, committees and ratepayers be permitted to use Chambers for meetings and get together. The large TV screens are on wheels and can be moved into offices or the hallway outside of Chambers. The doors to the offices can all be locked as they were in previous years, and the outside door to the Chambers could be the only access. If the command center is a concern, I feel quite strongly that a protective box could be installed so the CPU would not be damaged. We provide very little service to our ratepayers with regards to things like recreation and community space, and I believe we would be wise to permit use of the assets we do have.

Township of Admaston/Bromley
477 Stone Road, R.R. #2
Renfrew, ON
K7V 3Z5
E-Mail Address – info@admastonbromley.com

613-432-2885 Stone Road Office
613-432-4052 Fax

613-432-3175 Stone Road Garage
613-646-7918 Cobden Road Garage

REPORT

Date: November 2, 2023
To: Council
From: Kelly Coughlin
Re: Debenture By-law - Grader

Background:

At the September 21, 2023 council meeting, staff presented a number of financing options for council consideration related to the purchase of a grader.

Council provided staff direction to proceed with finalizing a 10-year debenture through Infrastructure Ontario as they provided the most flexible terms and lowest interest rates available.

Discussion:

n/a

Financial Implications:

The debenture is set to close on November 15, 2023. Future budgets will reflect the annual repayments set out in the terms of the by-law.

People Consulted:

Jennifer Charkavi - CAO/Clerk

Council Recommendation:

BE IT RESOLVED THAT Council receive the Debenture By-law - Grader report as information as submitted and circulated,

AND FURTHER THAT Council adopt By-law #2023-55 being a Debenture By-law in the amount of \$461,000 from Infrastructure Ontario.



Minister of Finance | Ministre des Finances
PETER BETHLENFALVY

October 20, 2023

Dear Head of Council:

I am writing to provide details on the 2024 Ontario Municipal Partnership Fund (OMPF).

During this heightened period of economic uncertainty, municipalities need predictability during their annual budget planning. To help provide that predictability, Ontario is announcing the 2024 OMPF allocations now and maintaining the overall structure of the \$500 million program.

The program will continue to be responsive to changing circumstances of individual municipalities through annual data updates and related adjustments. As in prior years, transitional assistance will ensure that in 2024 municipalities in northern Ontario receive at least 90 per cent of their 2023 OMPF allocation while municipalities in southern Ontario receive at least 85 per cent.

Maintaining a close relationship with our municipal partners remains critical as we continue to work together to build a Strong Ontario. That is why our government has continued to increase support for municipalities through the doubling of the Ontario Community Infrastructure Fund (OCIF) and the introduction of the Northern Ontario Resource Development Support (NORDS). We also recently introduced the Building Faster Fund, which will provide up to \$1.2 billion over three years for municipalities that meet or exceed their housing targets, with a portion allocated to small, rural and northern communities to address their unique needs. Our government also announced that we will restore provincial annual base funding for public health units starting in 2024.

The Ministry of Finance's Provincial-Local Finance Division will be providing your municipal treasurers and clerk-treasurers with further details on your 2024 OMPF allocation. Supporting materials are also available on the ministry's web site at ontario.ca/document/2024-ontario-municipal-partnership-fund.

.../cont'd

I look forward to our continued collaboration as we move forward with building a strong future for our province.

Sincerely,

Original signed by

Peter Bethlenfalvy
Minister of Finance

c. c. The Honourable Paul Calandra, Minister of Municipal Affairs and Housing

2024 Allocation Notice

Township of Admaston-Bromley

4742

County of Renfrew

The Township of Admaston-Bromley will receive \$434,000 through the OMPF in 2024, which is equivalent to \$305 per household.

A Total 2024 OMPF**\$434,000**

1. Assessment Equalization Grant Component	\$178,500
2. Northern Communities Grant Component	-
3. Rural Communities Grant Component	\$187,900
4. Northern and Rural Fiscal Circumstances Grant Component	\$67,600
5. Transitional Assistance	-

B Key OMPF Data Inputs

1. Households	1,423
2. Total Weighted Assessment per Household	\$260,119
3. Rural and Small Community Measure (RSCM)	100.0%
4. Farm Area Measure (FAM)	n/a
5. Northern and Rural Municipal Fiscal Circumstances Index (MFCI)	4.3
6. 2024 Guaranteed Level of Support	88.6%
7. 2023 OMPF	\$440,000

Note: See line item descriptions on the following page.

2024 Allocation Notice

Township of Admaston-Bromley

4742

County of Renfrew

2024 OMPF Allocation Notice - Line Item Descriptions

A	Sum of 2024 OMPF grant components and Transitional Assistance, which are described in the 2024 OMPF Technical Guide. This document can be accessed at: https://www.ontario.ca/document/2024-ontario-municipal-partnership-fund/technical-guide .
A5	If applicable, reflects the amount of transitional support provided to assist the municipality in adjusting to year-over-year funding changes. See the enclosed Transitional Assistance Calculation Insert for further details.
B1	Based on the 2023 returned roll from the Municipal Property Assessment Corporation (MPAC), including applicable updates.
B2	Refers to the total assessment for a municipality weighted by the tax ratio for each class of property (including payments in lieu of property taxes retained by the municipality) divided by the total number of households.
B3	Represents the proportion of a municipality's population residing in rural areas and/or small communities. For additional information, see the 2024 OMPF Technical Guide, Appendix A.
B4	Represents the percentage of a municipality's land area comprised of farm land. Additional details regarding the calculation of the Farm Area Measure are provided in the 2024 OMPF Technical Guide, Appendix B.
B5	Measures a municipality's fiscal circumstances relative to other northern and rural municipalities in the province, and ranges from 0 to 10. A lower MFCI corresponds to relatively positive fiscal circumstances, whereas a higher MFCI corresponds to more challenging fiscal circumstances. For additional information, see the enclosed MFCI Insert, and the 2024 OMPF Technical Guide, Appendix D.
B6	Represents the guaranteed level of support the municipality will receive through the 2024 OMPF. For additional information, see the 2024 OMPF Technical Guide.
B7	Line A of 2023 OMPF Allocation Notice.

Note: Grant components and Transitional Assistance are rounded up to multiples of \$100.

2024 Transitional Assistance Calculation Insert**Township of Admaston-Bromley**

4742

County of Renfrew

A 2024 OMPF Transitional Assistance (Line B2 - Line B1, if positive)**n/a**

As the municipality's 2024 OMPF identified on line B1 exceeds the guaranteed support identified on line B2, Transitional Assistance is not required.

B Supporting Details

1. Sum of 2024 OMPF Grant Components (excluding Transitional Assistance)	\$434,000
---	------------------

2. 2024 Guaranteed Support (Line B2a x Line B2b)	\$389,900
---	------------------

a. 2023 OMPF	\$440,000
--------------	-----------

b. 2024 Guaranteed Level of Support (Line C)	88.6%
--	-------

C 2024 Guaranteed Level of Support (Line C1 + Line C2)**88.6%**

1. 2024 OMPF Minimum Guarantee	85.0%
--------------------------------	-------

2. Enhancement Based on Northern and Rural Municipal Fiscal Circumstances Index	3.6%
---	------

Note: See line item descriptions on the following page.

2024 Transitional Assistance Calculation Insert**Township of Admaston-Bromley**

4742

County of Renfrew

2024 Transitional Assistance Calculation Insert - Line Item Descriptions

A	Transitional Assistance ensures that in 2024, southern municipalities will receive a minimum of 85 per cent of the support they received through the OMPF in 2023. The Township of Admaston-Bromley's 2024 OMPF exceeds their guaranteed level. As a result, Transitional Assistance is not required.
B1	Sum of the following 2024 OMPF grant components: Assessment Equalization, Northern Communities, Rural Communities, and Northern and Rural Fiscal Circumstances Grant Components.
B2	Guaranteed amount of funding through the 2024 OMPF.
B2a	Line A of 2023 OMPF Allocation Notice.
B2b	Represents the guaranteed level of support the municipality will receive through the 2024 OMPF. For additional information, see the 2024 OMPF Technical Guide.
C1	Reflects the minimum level of support for southern municipalities through the 2024 OMPF.
C2	Reflects the enhancement to the minimum level of support based on the municipality's Northern and Rural MFCI.

Note: Grant components and Transitional Assistance are rounded up to multiples of \$100.

2024 Northern and Rural Municipal Fiscal Circumstances Index

Township of Admaston-Bromley

4742

County of Renfrew

A Northern and Rural Municipal Fiscal Circumstances Index (MFCI)**4.3**

The Northern and Rural Municipal Fiscal Circumstances Index (MFCI) measures a municipality's fiscal circumstances relative to other northern and rural municipalities in the province on a scale of 0 to 10. A lower MFCI corresponds to relatively positive fiscal circumstances, whereas a higher MFCI corresponds to more challenging fiscal circumstances.

The Northern and Rural MFCI is determined based on six indicators that are classified as either primary or secondary, to reflect their relative importance in determining a municipality's fiscal circumstances.

The table below provides a comparison of the indicator values for the Township to the median for northern and rural municipalities.

B Northern and Rural MFCI - Indicators

Primary Indicators	Township of Admaston-Bromley	Northern and Rural Median
1. Weighted Assessment per Household	\$260,119	\$290,000
2. Median Household Income	\$85,000	\$82,000
Secondary Indicators		
3. Average Annual Change in Assessment (New Construction)	1.2%	1.2%
4. Employment Rate	61.0%	53.0%
5. Ratio of Working Age to Dependent Population	161.1%	152.0%
6. Per cent of Population Above Low-Income Threshold	86.6%	88.0%

Note: An indicator value that is higher than the median corresponds to relatively positive fiscal circumstances, while a value below the median corresponds to more challenging fiscal circumstances.

Additional details regarding the calculation of the Northern and Rural MFCI are provided in the 2024 OMPF Technical Guide, as well as in the customized 2024 Northern and Rural MFCI Workbook.

Note: See line item descriptions on the following page.

2024 Northern and Rural Municipal Fiscal Circumstances Index

Township of Admaston-Bromley

4742

County of Renfrew

2024 Northern and Rural Municipal Fiscal Circumstances Index - Line Item Descriptions

A	The municipality's 2024 Northern and Rural MFCI. Additional details are provided in the municipality's customized 2024 Northern and Rural MFCI Workbook.
B1	Refers to the total assessment for a municipality weighted by the tax ratio for each class of property (including payments in lieu of property taxes retained by the municipality) divided by the total number of households.
B2	Statistics Canada's measure of median income for all private households in 2020.
B3	Measures the five-year (2018 - 2023) average annual change in a municipality's assessment, for example, as a result of new construction or business property closures, excluding the impact of reassessment.
B4	Statistics Canada's measure of number of employed persons, divided by persons aged 15 and over.
B5	Statistics Canada's measure of working age population (aged 15 to 64), divided by youth (aged 14 and under) and senior population (aged 65 and over).
B6	Statistics Canada's measure of the population in private households above the low-income threshold for Ontario compared to the total population in private households.

Ontario Municipal Partnership Fund (OMPF)
2024 Cash Flow Notice



Township of Admaston-Bromley
County of Renfrew

4742

A	Total 2024 OMPF (2024 Allocation Notice, Line A)	<i>See Note below</i>	\$434,000
----------	---	-----------------------	------------------

B	2024 OMPF Quarterly Payments Schedule		\$434,000
1.	2024 OMPF First Quarter Payment	<i>Scheduled for January 2024</i>	\$108,500
2.	2024 OMPF Second Quarter Payment	<i>Scheduled for April 2024</i>	\$108,500
3.	2024 OMPF Third Quarter Payment	<i>Scheduled for July 2024</i>	\$108,500
4.	2024 OMPF Fourth Quarter Payment	<i>Scheduled for October 2024</i>	\$108,500

Note: Your municipality's 2024 OMPF allocation is identified on Line A of your 2024 OMPF Allocation Notice. Please refer to the enclosed correspondence for further details.

Ontario Municipal Partnership Fund (OMPF)
2024 Cash Flow Notice



Township of Admaston-Bromley
County of Renfrew

4742

2024 Cash Flow Notice - Line Item Descriptions

A	Total 2024 OMPF allocation. See 2024 OMPF Allocation Notice, Line A.
B1 - B4	Scheduled quarterly payments in respect of the 2024 OMPF allocation. Fourth quarter payment will be subject to holdback pending submission of all 2024 and any outstanding OMPF reporting requirements. Please refer to the Reporting Obligations section of the 2024 OMPF Technical Guide.

County Council Summary

October 25, 2023

Below you will find highlights of the County of Renfrew County Council meeting from October 25, 2023.

Please note that this summary does not constitute the official record of the meeting and approved minutes should be consulted for that purpose.

The full [County Council package](#) can be found on our website.

[October meeting](#) YouTube link.

Warden's Address

Key highlights

- On behalf of County Council, Warden Emon expressed sincere condolences to Wendy Jocko, the former Chief of the Algonquins of Pikwakanagan First Nation, on the death of her son, James Scott McMullin, who passed away on October 14.
- On November 11, we will commemorate the men and women who have served Canada's military during Remembrance Day events throughout the County. The Warden encouraged everyone to take part in a local event.

During the month of October, Warden Peter Emon attended 11 meetings on County business.

- On September 28 the Warden attended a meeting with the Ontario Homebuilders Association of Canada to discuss the Eastern Ontario Wardens' Caucus' regional housing plan, 7 in 7.
- On October 3, he attended a City of Pembroke council meeting, along with EORN representative Jim Pine and CAO Craig Kelley, to discuss the same housing strategy.
- Recently, the installation of new barriers on the Algonquin Trail's MTO Overpass in the United Townships of Head, Clara and Maria was completed. On October 6, he along with other elected officials and staff celebrated the partnership with a photo opportunity with representatives of the Ontario Federation of Snowmobile Clubs (OFSC), which contributed \$50,000 to the project.
- He participated in a research project on October 9 with Queen's University regarding the governance model of EORN. The goal was to understand how the governance model has enabled EORN to grow and whether this model could be used in other economic sectors beyond broadband.
- On October 12, Councillor Anne Giardini represented the Warden at the ribbon cutting ceremony at l'école élémentaire catholique des Deux Rivières in Arnprior and delivered a welcome message to the new Child Care Centre.
- On October 13, the Warden joined a meeting with the Western Ontario Wardens' Caucus with Western Ontario MPs and MPPs to discuss mutual priorities and collaboration opportunities between levels of government.
- On October 16 and 17, the Eastern Ontario Wardens' Caucus met on Parliament Hill with the Members of Parliament that represent many of the Counties across the region; members of the

Senate were also in attendance. The roundtable discussion concentrated on the regional strategies for Long-Term Care, Paramedic Services, and providing affordable and attainable housing for workers and most vulnerable. Meetings were also held with MP Scott Aitchison and NDP Housing Critic Jenny Kwan to discuss the regional housing plan. The Warden felt the two days were very rewarding, offering an excellent opportunity to showcase eastern Ontario to Federal representatives.

- October 18 and October 20, the Warden attended the Bonnechere Manor and Miramichi Lodge Volunteer Appreciation events. The attendance at both events was a testimony to the value of the volunteers who have provided dedication and time to ensure there is a warm, caring environment, which creates a sense of community for the residents of both long-term care homes.
- As part of Nuclear Science Week, the Chalk River Laboratories celebrated the new Science Collaboration Centre (SCC) and hosted a fascinating documentary on nuclear energy on October 19.

Delegations

- Sarah Hall, Dean, and Jamie Bramburger, Manager of Community and Student Affairs, at the Algonquin College Pembroke Campus, provided an update on enrolment, college priorities and strategic initiatives, Students' Association priorities, Labour Market Trends, and partnership opportunities, including the recent Memorandum of Collaboration with Garrison Petawawa.
- Colonel Jason Guiney, Commander of Garrison Petawawa, and Chief Warrant Officer Jimmy Cote, Formation Sergeant Major, provided an update on Garrison activities. Colonel Guiney shared his three priorities – people, relationships and innovation. The Garrison currently employs 5,500 Canadian Armed Forces personnel in addition to 1,000 civilians. Col Guiney also address recruitment challenges and the focus on recruiting members from all sectors of Canadian society, including more women, and about the challenges facing military families including access to affordable housing due to frequent postings, access to family medical care and access to childcare. The importance of relationships with local municipalities and key community partners was also stressed.
- Pembroke Mayor Ron Gervais and Councillor Troy Purcell appeared before County Council to discuss a warming centre in the City to provide a safe place for vulnerable members of the community during the winter months for 2023/24. They asked Council to consider a significant financial contribution from the County towards the initiative.

Finance & Administration Committee

Presented by: Jennifer Murphy, Chair

- On Thursday, October 5, 2023, senior staff from many lower tier municipalities met to discuss shared service opportunities. The County of Renfrew is experiencing ongoing challenges with respect to recruitment and retention, resource capacity, the pace of information and it is not alone; the same challenges are being felt in the local municipalities. In an effort to determine shared synergies, this meeting was facilitated at the County of Renfrew offices as an adjunct to a municipal treasurers meeting being held on the same day. This meeting aimed to discuss the

progress, challenges, and future prospects of shared services within our municipalities, and provided a valuable platform for collaboration and information sharing. While challenges exist, there is a strong commitment to overcoming them and continuing to reap the benefits of shared services for our municipality. The group has committed to meeting regularly to discuss opportunities, and we look forward to your guidance and support in implementing the recommendations that will be forthcoming.

- County staff deferred the Development Charges Question/Answer Summary until the October Finance and Administration Committee meeting to allow adequate time for all municipalities to provide their input. A document summarizing questions, comments and points for consideration, as well as the resulting responses from Watson & Associates, was presented as an information item this month with staff seeking Council direction at a future meeting.
- Following the approval of the 2024 Budget Schedule at the September session of County Council, Corporate Services staff has initiated the 2024 Budget process and is meeting with each department throughout the months of October and November to develop 2024 budgets. Provisions will also be made for the outcome of the Special Meeting of County Council on November 9, which will discuss the Asset Management Plan and resulting pressures to the Long-Term Financial Plan. Each Committee will review the detailed budget in January prior to the Consolidated Budget Workshop.
- The Finance Division held a Tax Policy Working Group/RCCTA Finance Sub-Committee meeting on October 5, 2023, with all the local municipal treasurers invited to attend. Common issues discussed included 2024 budget challenges, asset management plans – policy changes, asset retirement obligations, optional small on-farm business subclass and a brief discussion on development charges.
- The Municipal Benefits Committee (MBC) met with benefits consultants, Cowan Insurance, on September 27, 2023 to review disability cases and met in late October to review the 2024 Manulife renewal documents. The renewal period for these services is January 1, 2024 – December 31, 2024. By-laws will be brought forward at the November meeting for renewal of the Manulife and Cowan agreements.
- The County of Renfrew is introducing a different format for this year's County of Renfrew Service Awards and Staff Appreciation, which is taking place November 30, 2023 at 7 p.m. at Pembroke's Festival Hall. This year the County will recognize 61 service award recipients who have attained 10 to 40 years of service, as well as 16 retirees. Information is being sent out to all staff and recent retirees for this night of comedy, music, and entertainment.
- County Council approved the following submission for delegation requests for the 2024 Rural Ontario Municipal Association (ROMA) conference, taking place in Toronto from January 21-23, 2024, with the appropriate Ministers:
 - Minister of Municipal Affairs and Housing / Minister of Finance – To discuss additional funding opportunities with regards to continuous improvements and modernization (i.e. the Municipal Modernization Fund);
 - Solicitor General – Providing an update and possible funding opportunities to align communication systems amongst emergency services (Fire, Paramedic Services, Police);
 - Ministry of Municipal Affairs and Housing – Discussion and proposed solutions to housing, including the modular seniors' village project and proposed Habitat for Humanity partnership;
 - Ministry of Municipal Affairs and Housing – Discussion regarding continued and sustainable funding for housing projects in areas outside of the designated urban areas, and to assist community housing Service Managers plan for growth and revitalization;

- Ministry of Health – To showcase our mobile wellness hub proposal, and the need for specific pilot project funding;
- Ministry of Infrastructure / Ministry of Transportation – A discussion and proposal for an interim solution with regards to Highway 17 widening and traffic calming beyond Renfrew; and
- Ministry of Tourism, Culture and Sport – To advocate for a more accurate funding model and provide support as necessary for Ontario’s Highlands Tourism Organization partners, which include the counties of Renfrew, Haliburton, Lanark, Frontenac, Hastings, and Lennox and Addington.
- County Council adopted a by-law to appoint Finance Manager Daniel Burke as the Acting Treasurer for the County of Renfrew effective November 20, 2023 following the retirement of Jeffrey Foss, Director of Corporate Services/Treasurer.
- County Council adopted a by-law to establish Corporate Policies and Procedures for Tangible Capital Assets for the County of Renfrew. Effective for the year ending December 31, 2023, under Public Sector Accounting Standard 3280, municipalities must account for Asset Retirement Obligations (ARO’s). The work to meet this new accounting standard is well under way by staff members and they foresee no difficulties in complying with this required obligation. As part of the work plan, staff is bringing a new asset retirement obligation policy forward for approval.
- County Council adopted a revised Employment By-law #1 to reflect changes to the student minimum wage announced by the Ontario government, effective October 1, 2023.
- County Council approved a number of amendments to Human Resources Corporate Policies and Procedures: Criminal Record Check Policy for All Prospective County of Renfrew Volunteers and RCHC Contractors; Photograph Identification for Employees; Termination and Resignation; Retirement and Early Retirement; Code of Ethical Conduct; Personal Use of Social Networking; Promotion; Establishment of New Positions; Payroll; Uniform and Safety Footwear Allowance; Hours of Work and Overtime; and Vacation effective January 1, 2024.

Community Services Committee

Presented by: Anne Giardini, Chair

- The County of Renfrew was recognized by Build for Zero Canada for reducing chronic homelessness. As of September 2022, the average record for chronic homelessness was 17 households. Since then, there has been a reduction of at least 10% since March 2023. The [Active Chronic Homelessness & Baseline Reductions](#) chart provides a summary of the Built for Zero data. The data reflects households registered on the County’s By-Name List, which is an enumeration tool that reflects active and reported chronic homelessness. People who are registered with the County’s Built for Zero initiative are prioritized for wrap-around supports and financial benefits through the Homelessness Prevention Program. Chronic is defined as more than six months of homelessness or a repeat period of homelessness within a 12-month period.
- County Council approved a resolution stating any changes to Ontario Works Administration components of the upcoming Ontario Works budget that exceed the budgeted amounts be funded from the Social Services Fiscal Pressure Reserve.

- County Council adopted a By-law authorizing the Warden and CAO/Clerk to execute the amended Transfer Payment Agreement for the Canada-Ontario Community Housing Initiative (COCHI), the Ontario Priorities Housing Initiative (OPHI) and the Canada-Ontario Housing Benefit (COHB) programs between the County of Renfrew and the Ministry of Municipal Affairs and Housing.

Development & Property Committee

Presented by: James Brose, Chair

- Nominations are being accepted for the 2023 Warden's Community Service Awards until November 3, 2023. There are three categories to recognize community contributions, including individual, not-for-profit organization, and for-profit business. The awards will be presented at the November 29, 2023, session of County Council. More information, including application forms, is available at <https://bit.ly/3ZJu1Yd>.
- Enterprise Renfrew County (ERC) is celebrating 25 years of assisting entrepreneurs with business start-up and development. In honour of this landmark year, and long overdue on a brand refresh, staff are pleased to present Enterprise Renfrew County's new logo and [website](#).
- The harvest tenders for 2024 operations on the Renfrew County Forest are currently being advertised. Five tracts have an area available for harvest totalling 153 hectares. Bids close on November 9, 2023, at 3:00 p.m.
- Two postings were recently made to the Environmental Registry of Ontario by the Ministry of the Environment, Conservation and Parks regarding Black Ash as an endangered species as follows:
 - [ERO #019-7378](#): Protecting Black Ash and its habitat under the Endangered Species Act, 2007.
 - [ERO #019-6990](#): Developing the government response statement for Black Ash under the Endangered Species Act, 2007.

The County of Renfrew has submitted comments on several previous stages of consultation on this topic.

- The County of Renfrew provided approval for the Town of Deep River's adopted OPA 4, an amendment to modify the text of the Deep River Official Plan to implement changes that have been made to the Planning Act, resulting from the introduction of the Provincial Policy Statement, 2020, Bill 108-More Homes, More Choice Act, 2019, Bill 109-More Homes for Everyone Act, 2022, and Bill 23-More Homes Built Faster Act, 2022, as well as general housekeeping changes.
- The County of Renfrew provided approval for the Town of Deep River's adopted OPA 5, an amendment to modify the text and map schedule of the Deep River Official Plan to add the "Deep River West End Secondary Plan". The Deep River West End Secondary Plan will provide additional policies that any future development within the West End Secondary Plan area will have to comply with, in addition to the policies of the Official Plan. The goal of the plan is to provide a policy framework that guides development and provides opportunities for new investment within the Town while remaining conscious and sensitive to the existing community, natural environment, and existing recreation amenities.
- On September 26, 2023, draft approval was issued for two subdivisions on the east and west sides of Norton Road in the Township of Greater Madawaska. These two subdivisions will create

52 lots and will include blocks for stormwater management and parkland. The developer will have three years to satisfy the conditions of approval.

- County of Renfrew staff attended a kick-off meeting to participate and acquire updated DRAPE (Digital Raster Acquisition Project Eastern Ontario) air photography. This project, led by the Ontario Ministry of Natural Resources and Forestry, is a collaborative funding partnership to acquire air photography for Eastern Ontario. The County of Renfrew has historically participated in this project and has acquired air photos since 2008. The air photography acquired by the County is available to be viewed internally by both the County and local municipalities using the Enterprise ESRI GIS software. The imagery for 2014 and 2020 is also made available to be used/viewed by the general public on the County GIS website. The imagery has been used to support programs and services at both the County and local level including emergency response, planning, economic development, forestry, and public works.
- In August, the County of Renfrew awarded the Request for Proposal for Floodplain Hazard Mapping to Ahydtech Geomorphic, Guelph, Ontario. Staff continues to work towards the completion of phase one of the project. The awarded amount for the project is \$37,138. The County of Renfrew was successful in obtaining a grant for 50% of the cost, leaving an outstanding amount of \$18,569. The County proposed to cover 50% of that amount leaving \$9,284 to be received from local municipal/County contributions. Staff is proposing a contribution that is tied to the amount of shoreline along major rivers that would benefit from the floodplain mapping. At this time, the majority of local municipalities have indicated support and have agreed to the proposed cost sharing. The following have either not responded or declined to participate: the Township of Killaloe, Hagarty and Richards and the Algonquins of Pikwakanagan. The total remaining amount to be funded due to the non-participation of these municipalities is \$790.62.
- County Council approved a contract as submitted by McCrea Excavation Ltd., Pembroke, Ontario in the amount of \$499,301.35 plus applicable taxes for the supply, delivery, and placement of Granular 'A' on the Algonquin Trail from County Road 55 (Paquette Road) approximately 12.33 kilometres north, in the Towns of Petawawa and Laurentian Hills.

Health Committee

Presented by: Michael Donohue, Chair

- Council reviewed the draft Terms of Reference for a proposed mobile Mental Health, Addictions and Homelessness Health Hub for Renfrew County. The Terms of Reference included an analysis of the current state of mental health, addictions, and homelessness in Renfrew County with further statistical information sought on opioid-related deaths and emergency department visits related to mental health and addictions. Next steps will be to collaborate with community partners to complete a needs analysis to design a program and test the methodology for community engagement.
- Every municipality must form a committee responsible for overseeing the development and implementation of its Emergency Management (EM) Program. The formation of a Municipal Emergency Management Program Committee (EMPC) is a key organizational step toward making the EM process more effective at the local level. The EMPC completed a tabletop exercise to review the County of Renfrew Emergency Plan on October 11, 2023, as a requirement to maintain emergency management compliance.

Operations Committee

Presented by: Glenn Doncaster, Chair

- The Public Works and Engineering Department is required to be 50% operational by November 1, 2023, and 100% operational by November 15, 2023. Night patrol shifts are scheduled to commence on November 15, 2023, and will continue until April 1, 2024.
- County Council requested a letter be sent under the Warden's signature to the Honourable Prabmeet Singh Sarkaria, Minister of Transportation, in support of the resolutions from Cramahe Township and the City of Cambridge in regard to amending s.205.1 of the Highway Traffic Act to allow Automated Speed Enforcement (ASE) systems to operate permanently or temporarily on any roadway under the jurisdiction of the municipality.
- County Council authorized a letter be sent under the Warden's signature to the Honourable Prabmeet Singh Sarkaria, Minister of Transportation, requesting updated traffic counts for specific sections of Highway 17, including the current Highway 417, Arnprior to Renfrew Twinning, Storyland Road to Greenwood Road, Meath Hill to Deep River, and west of Deep River.
- County Council recommended that the posted speed limit remain unchanged at this time for County Road 2 (White Lake Road) between Robertson Line and Green Meadow Road.
- County Council approved the assumption of Lynch Road culvert, on Lynch Road, 0.1km west of Dragonfly Way, in the Township of Admaston/Bromley be approved; with the costs for the design and construction of Lynch Road Culvert being shared equally between the County of Renfrew and the Township of Admaston/Bromley. Staff has been directed to complete the design for the replacement of Lynch Road Culvert and plan for replacement in 2024.
- County Council adopted a By-law authorizing the designation of a Community Safety Zone (CSZ) along Queen Street (County Road 512) between 87 Queen Street and Boland Street in the Township of Killaloe, Hagarty and Richards.
- County Council approved the bid submitted by Gincor, Mattawa, Ontario, for the acquisition of three tandem truck and plow units, in the amount of \$1,254,975, plus applicable taxes. County Council also approved reassigning the sum of capital funds in the amount of \$175,593 from the offset roller and the road shouldering machine to the purchase of the three tandem plow trucks and plow units.

Additional Information

Craig Kelley, Chief Administrative Officer/Clerk

613-735-7288

THE CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

BY-LAW NUMBER 2023-55

**A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY TO
AUTHORIZE THE BORROWING UPON SERIAL DEBENTURES IN THE PRINCIPAL
AMOUNT OF \$461,000.00 TOWARDS THE COST OF GRADER**

WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the “**Act**”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation Of The Township Of Admaston/Bromley (the “**Municipality**”) has passed the By-law(s) enumerated in column (1) of Schedule “A” attached hereto and forming part of this By-law to authorize the capital work(s) described in column (2) of Schedule “A” (the “**Capital Work(s)**”), to authorize the long-term borrowing from Ontario Infrastructure and Lands Corporation (“**OILC**”) in respect of the Capital Work(s) and to confirm, ratify and approve the execution by the Treasurer of the application to OILC for financing the Capital Works (the “**Application**”) and the submission by such authorized official of the Application; and to execute and deliver to OILC the rate offer letter agreement in respect of such long-term borrowing for the Capital Works;

AND WHEREAS before authorizing the Capital Work(s) and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any) the Council of the Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Municipality authorizing the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), the Treasurer determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), would not cause the Municipality to exceed the updated limit and that the approval of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), by the Ontario Land Tribunal pursuant to such regulation was not required;

AND WHEREAS the Municipality has submitted the Application to OILC and the Application has been approved;

AND WHEREAS to provide long-term financing for the Capital Work(s) it is now deemed to be expedient to borrow money by the issue of serial debentures in the aggregate principal amount of \$461,000.00 dated November 15, 2023 and maturing on November 15, 2033, and payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the fifteenth day of May and on the fifteenth day of November, commencing on May fifteenth, 2024 in each of the years 2024 to 2033, both inclusive on the terms hereinafter set forth;

NOW THEREFORE THE COUNCIL OF The Corporation Of The Township Of Admaston/Bromley ENACTS AS FOLLOWS:

1. For the Capital Work(s), the borrowing upon the credit of the Municipality at large of the aggregate principal amount of \$461,000.00 and the issue of serial debentures therefor to be repaid in semi-annual instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Mayor and the Treasurer of the Municipality are hereby authorized to cause any number of serial debentures to be issued for such amounts of money as may be required for the Capital Work(s) in definitive form, not exceeding in total the said aggregate principal amount of \$461,000.00 (the “**Debentures**”). The Debentures shall bear the Municipality’s municipal seal and the signatures of Mayor and the Treasurer of the Municipality, all in accordance with the provisions of the Act. The municipal seal of the Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.
3. The Debentures shall be in fully registered form as one or more certificates in the aggregate principal amount of \$461,000.00, in the name of OILC, or as OILC may otherwise direct, substantially in the form attached as Schedule “B” hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on maturity upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness of the Municipality to OILC under the Debentures and to pay such amounts to OILC from the Consolidated Revenue Fund.
5. The Debentures shall all be dated November 15, 2023, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 5.18% per annum and mature during a

period of 10 year(s) years from the date thereof payable semi-annually in arrears as described in this section. The Debentures shall be paid in full by November 15, 2033 and be payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the fifteenth day of May and on the fifteenth day of November, commencing on May fifteenth, 2024 in each of the years 2024 to 2033, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, as set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**").

6. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Toronto Business Day.
7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the Municipality shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the Municipality as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

"**Prime Rate**" means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of the Debentures: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the "**Reference Banks**") as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "**Prime Rate**" shall be the arithmetic mean of the rates quoted by those Reference Banks.

8. In each year in which a payment of semi-annual instalments of combined equal principal and diminishing interest amounts becomes due in respect of the Capital Work(s) including the last 'non-equal' instalment of principal, there shall be raised as part of the Municipality's general levy the amounts of principal and interest payable by the Municipality in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other

taxes or fees or charges imposed on persons or property by a by-law of any municipality.

9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
11. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of the Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. When a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.
12. The Debentures will be transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
13. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed) furnished the Municipality with such

evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
16. Reasonable fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of any of the principal and interest cheques (if any) that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
18. The Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Clerk and Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the Municipality in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers.
19. The money received by the Municipality from the sale of the Debentures to OILC, including any premium, and any earnings derived from the investment of that money,

after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s) and to no other purpose except as permitted by the Act.

20. Subject to the Municipality's statement of investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.
21. This By-law takes effect on the day of passing.

By-law read a first and second time this 2nd day of November, 2023

By-law read a third time and finally passed this 2nd day of November, 2023

Michael Donohue
Mayor

Jennifer Charkavi
Clerk

The Corporation Of The Township Of Admaston/Bromley

Schedule "A" to By-law Number 2023-55

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Project Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years of Debentures
2023-45	Grader	\$461,000.00	\$0.00	461,000.00	10 year(s)

The Corporation Of The Township Of Admaston/Bromley

Schedule “B” to By-law Number 2023-55

No. 2023-55

\$461,000.00

C A N A D A
Province of Ontario

The Corporation Of The Township Of Admaston/Bromley

FULLY REGISTERED 5.18% SERIAL DEBENTURE

The Corporation Of The Township Of Admaston/Bromley (the “**Municipality**”), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“**OILC**”)

or registered assigns, subject to the Conditions attached hereto which form part hereof (the “**Conditions**”), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (November 15, 2033), the principal amount of

FOUR HUNDRED SIXTY ONE THOUSAND DOLLARS

----- (\$461,000.00) -----

by semi-annual instalments of combined equal principal and diminishing interest amounts on the fifteenth day of May and on the fifteenth day of November, commencing on May fifteenth, 2024 in each of the years 2024 to 2033, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Serial Debenture Schedule (the “**Amortization Schedule**”) and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (November 15, 2023), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 5.18% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the “**OILC Act, 2011**”) hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation Of The Township Of Admaston/Bromley as at the 15th day of November, 2023.

IN TESTIMONY WHEREOF and under the authority of By-law Number 2023-55 of the Municipality duly passed on the 2nd day of November, 2023 (the “**By-law**”), this debenture is sealed with the municipal seal of the Municipality and signed by the **Mayor** and by the Treasurer thereof.

Date of Registration: November 15, 2023

(Seal) _____

Michael Donohue, Mayor

Kelly Coughlin, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of serial debentures in the aggregate principal amount of \$461,000.00 dated November 15, 2023 and maturing on November 15, 2033 payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the fifteenth day of May and on the fifteenth day of November, commencing on May fifteenth, 2024 in each of the years 2024 to 2033, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "**Debenture**") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

November 15, 2023

Borden Ladner Gervais LLP

[no signature required]

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any payment date including the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding payment date.
7. The Municipality shall make all payments in respect of semi-annual instalments of combined equal principal and diminishing interest amounts on the Debentures on the payment dates commencing on May 15, 2024 and ending on November 15, 2033, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Amortization Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the rate offer agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, or if the Municipality fails to meet and pay any of its debts or liabilities when due, or uses all or any portion of the proceeds of any Debenture for any purpose other than for a Capital Work(s) as authorized in the By-Law, the Municipality shall pay to OILC the Make-Whole Amount on account of the losses that it will incur as a result of the early repayment or early termination.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **"Prime Rate"** shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable Debenture made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

THE CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

Schedule "C" to By-law Number 2023-55

Loan.....: 2815
Name.....: Admaston/Bromley, The Corporation Of The Township
Principal: 461,000.00
Rate.....: 05.1800
Term.....: 120
Matures...: 11/15/2033

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
1	05/15/2024	34,957.19	23,050.00	11,907.19	437,950.00
2	11/15/2024	34,486.13	23,050.00	11,436.13	414,900.00
3	05/15/2025	33,707.59	23,050.00	10,657.59	391,850.00
4	11/15/2025	33,282.33	23,050.00	10,232.33	368,800.00
5	05/15/2026	32,523.41	23,050.00	9,473.41	345,750.00
6	11/15/2026	32,078.53	23,050.00	9,028.53	322,700.00
7	05/15/2027	31,339.23	23,050.00	8,289.23	299,650.00
8	11/15/2027	30,874.72	23,050.00	7,824.72	276,600.00
9	05/15/2028	30,194.31	23,050.00	7,144.31	253,550.00
10	11/15/2028	29,670.92	23,050.00	6,620.92	230,500.00
11	05/15/2029	28,970.88	23,050.00	5,920.88	207,450.00
12	11/15/2029	28,467.12	23,050.00	5,417.12	184,400.00
13	05/15/2030	27,786.71	23,050.00	4,736.71	161,350.00
14	11/15/2030	27,263.31	23,050.00	4,213.31	138,300.00
15	05/15/2031	26,602.53	23,050.00	3,552.53	115,250.00
16	11/15/2031	26,059.51	23,050.00	3,009.51	92,200.00
17	05/15/2032	25,431.44	23,050.00	2,381.44	69,150.00
18	11/15/2032	24,855.71	23,050.00	1,805.71	46,100.00
19	05/15/2033	24,234.18	23,050.00	1,184.18	23,050.00
20	11/15/2033	23,651.90	23,050.00	601.90	0.00
		586,437.65	461,000.00	125,437.65	

No. 2023-55

\$461,000.00

C A N A D A
Province of Ontario
The Corporation Of The Township Of Admaston/Bromley

FULLY REGISTERED 5.18% SERIAL DEBENTURE

The Corporation Of The Township Of Admaston/Bromley (the “**Municipality**”), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“**OILC**”)

or registered assigns, subject to the Conditions attached hereto which form part hereof (the “**Conditions**”), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (November 15, 2033), the principal amount of

FOUR HUNDRED SIXTY ONE THOUSAND DOLLARS

----- (\$461,000.00) -----

by semi-annual instalments of combined equal principal and diminishing interest amounts on the fifteenth day of May and on the fifteenth day of November, commencing on May fifteenth, 2024 in each of the years 2024 to 2033, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Serial Debenture Schedule (the “**Amortization Schedule**”) and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (November 15, 2023), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 5.18% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the “**OILC Act, 2011**”) hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation Of The Township Of Admaston/Bromley as at the 15th day of November, 2023.

IN TESTIMONY WHEREOF and under the authority of By-law Number 2023-55 of the Municipality duly passed on the 2nd day of November, 2023 (the “**By-law**”), this debenture is sealed with the municipal seal of the Municipality and signed by the **Mayor** and by the Treasurer thereof.

Date of Registration: November 15, 2023

(Seal) _____

Michael Donohue, Mayor

Kelly Coughlin, Treasurer

<p>OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.</p> <p>Ontario Infrastructure and Lands Corporation</p> <table><tr><td>by: _____ Authorized Signing Officer</td><td>by: _____ Authorized Signing Officer</td></tr></table>		by: _____ Authorized Signing Officer	by: _____ Authorized Signing Officer
by: _____ Authorized Signing Officer	by: _____ Authorized Signing Officer		

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of serial debentures in the aggregate principal amount of \$461,000.00 dated November 15, 2023 and maturing on November 15, 2033 payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the fifteenth day of May and on the fifteenth day of November, commencing on May fifteenth, 2024 in each of the years 2024 to 2033, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "**Debenture**") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

November 15, 2023

Borden Ladner Gervais LLP

[no signature required]

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any payment date including the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding payment date.
7. The Municipality shall make all payments in respect of semi-annual instalments of combined equal principal and diminishing interest amounts on the Debentures on the payment dates commencing on May 15, 2024 and ending on November 15, 2033, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Amortization Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the rate offer agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, or if the Municipality fails to meet and pay any of its debts or liabilities when due, or uses all or any portion of the proceeds of any Debenture for any purpose other than for a Capital Work(s) as authorized in the By-Law, the Municipality shall pay to OILC the Make-Whole Amount on account of the losses that it will incur as a result of the early repayment or early termination.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **"Prime Rate"** shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable Debenture made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

Loan.....: 2815
 Name.....: Admaston/Bromley, The Corporation Of The Township
 Principal: 461,000.00
 Rate.....: 05.1800
 Term.....: 120
 Matures...: 11/15/2033

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal

1	05/15/2024	34,957.19	23,050.00	11,907.19	437,950.00
2	11/15/2024	34,486.13	23,050.00	11,436.13	414,900.00
3	05/15/2025	33,707.59	23,050.00	10,657.59	391,850.00
4	11/15/2025	33,282.33	23,050.00	10,232.33	368,800.00
5	05/15/2026	32,523.41	23,050.00	9,473.41	345,750.00
6	11/15/2026	32,078.53	23,050.00	9,028.53	322,700.00
7	05/15/2027	31,339.23	23,050.00	8,289.23	299,650.00
8	11/15/2027	30,874.72	23,050.00	7,824.72	276,600.00
9	05/15/2028	30,194.31	23,050.00	7,144.31	253,550.00
10	11/15/2028	29,670.92	23,050.00	6,620.92	230,500.00
11	05/15/2029	28,970.88	23,050.00	5,920.88	207,450.00
12	11/15/2029	28,467.12	23,050.00	5,417.12	184,400.00
13	05/15/2030	27,786.71	23,050.00	4,736.71	161,350.00
14	11/15/2030	27,263.31	23,050.00	4,213.31	138,300.00
15	05/15/2031	26,602.53	23,050.00	3,552.53	115,250.00
16	11/15/2031	26,059.51	23,050.00	3,009.51	92,200.00
17	05/15/2032	25,431.44	23,050.00	2,381.44	69,150.00
18	11/15/2032	24,855.71	23,050.00	1,805.71	46,100.00
19	05/15/2033	24,234.18	23,050.00	1,184.18	23,050.00
20	11/15/2033	23,651.90	23,050.00	601.90	0.00

		586,437.65	461,000.00	125,437.65	

CERTIFICATE OF THE CLERK

To: Borden Ladner Gervais LLP

And To: OILC

IN THE MATTER OF an issue of a 10 year(s), 5.18% serial debenture of The Corporation Of The Township Of Admaston/Bromley (the **"Municipality"**) in the principal amount of \$461,000.00 for the capital work(s) of the Municipality in Currency, authorized by Debenture By-law Number 2023-55 (the **"Debenture By-law"**);

AND IN THE MATTER OF authorizing by-law(s) of the Municipality enumerated in Schedule "A" to the Debenture By-law.

I, Jennifer Charkavi, Clerk of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Debenture By-law was finally passed and enacted by the Council of the Municipality on the November 02, 2023 in full compliance with the *Municipal Act, 2001*, as amended (the **"Act"**) at a duly called meeting at which a quorum was present. Forthwith after the passage of the Debenture By-law, the same was signed by the Mayor and the Clerk and sealed with the municipal seal of the Municipality.
2. The authorizing by-law(s) referred to in Schedule "A" to the Debenture By-law (the **"Authorizing By-law(s)"**) have been enacted and passed by the Council of the Municipality in full compliance with the Act at meeting(s) at which a quorum was present. Forthwith after the passage of the Authorizing By-law(s) the same were signed by the Mayor and by the Clerk and sealed with the municipal seal of the Municipality.
3. With respect to the undertaking of the capital work(s) described in the Debenture By-law (the **"Capital Work(s)"**), before the Council of the Municipality exercised any of its powers in respect of the Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any), the Council of the Municipality had its Treasurer complete the required calculation set out in the relevant debt and financial obligation limits regulation (the **"Regulation"**). Accordingly, based on the Treasurer's calculation and determination under the Regulation, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), without the approval of the Ontario Land Tribunal pursuant to the Regulation.
4. No application has been made or action brought to quash, set aside or declare invalid the Debenture By-law or the Authorizing By-law(s) nor have the same been in any way repealed, altered or amended, except insofar as some of the Authorizing By-law(s) may have been amended by any of the Authorizing By-law(s) set forth in Schedule "A" (if any), and the Debenture By-law and the Authorizing By-law(s) are now in full force and effect. Moreover, the Mayor has not provided written notice to the Council of the Municipality of an intent to consider vetoing the Debenture By-law and no written veto document in respect of the Debenture By-law has been given to the Clerk.

5. All of the recitals contained in the Debenture By-law and the Authorizing By-law(s) are true in substance and fact.

6. To the extent that the public notice provisions of the Act are applicable, the Authorizing By-law(s) and the Debenture By-law have been enacted and passed by the Council of the Municipality in full compliance with the applicable public notice provisions of the Act.

7. None of the debentures authorized to be issued by the Authorizing By-law(s) have been previously issued.

8. All of the sewer and water works which constitute part of the Capital Works and which require the approval of the Ministry of the Environment, Conservation and Parks will be or have been completely and properly approved by the Ministry of the Environment, Conservation and Parks, as the case may be.

9. The Municipality is not subject to any restructuring order under Part V of the Act or other statutory authority, accordingly, no approval of the Authorizing By-law(s) and of the Debenture By-law and/or of the issue of the OILC Debentures is required by any transition board or commission appointed in respect of the restructuring of the Municipality.

10. The Authorizing By-law(s) and the Debenture By-law and the transactions contemplated thereby do not conflict with, or result in a breach or violation of any statutory provisions which apply to the Municipality or any agreement to which the Municipality is a party or under which the Municipality or any of its property is or may be bound, or, to the best of my knowledge, violate any order, award, judgment, determination, writ, injunction or decree applicable to the Municipality of any regulatory, administrative or other government or public body or authority, arbitrator or court.

DATED at The Corporation Of The Township Of Admaston/Bromley as at the 15th day of November, 2023.

[AFFIX SEAL]

Jennifer Charkavi, Clerk

CERTIFICATE OF THE TREASURER

To: Borden Ladner Gervais LLP

And To: OILC

IN THE MATTER OF an issue of a 10 year(s), 5.18% serial debenture of The Corporation Of The Township Of Admaston/Bromley (the "**Municipality**") in the aggregate principal amount of \$461,000.00, for Capital Work(s) of the Municipality authorized by Debenture By-law Number 2023-55 (the "**Debenture By-law**");

AND IN THE MATTER OF authorizing by-laws of the Municipality enumerated in Schedule "A" to the Debenture By-law.

I, Kelly Coughlin, Treasurer of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Municipality has received from the Ministry of Municipal Affairs and Housing its annual debt and financial obligation limit for the relevant years.
2. With respect to the undertaking of the capital work(s) described in the Debenture By-law (the "**Capital Work(s)**"), before the Council of the Municipality authorized **the** Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any), the Treasurer calculated the updated relevant debt and financial obligation limit in accordance with the applicable debt and financial obligation limits regulation (the "**Regulation**"). The Treasurer thereafter determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), would not cause the Municipality to reach or to exceed the relevant updated debt and financial obligation limit as at the date of the Council's approval. Based on the Treasurer's determination, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), without the approval of the Ontario Land Tribunal pursuant to the Regulation.
3. As at the date hereof the Municipality has not reached or exceeded its updated annual debt and financial obligation limit.
4. In updating the relevant debt and financial obligation limit(s), the estimated annual amounts payable described in the Regulation were determined based on current interest rates and amortization periods which do not, in any case, exceed the lifetime of any of the purposes of the Municipality described in such section, all in accordance with generally accepted accounting principles for local governments as recommended, from time to time, by the relevant Public Sector Accounting Board.
5. The term within which the debentures to be issued for the Municipality in respect of the Capital Work(s) pursuant to the Debenture By-law are made payable does not exceed the lifetime of such Capital Work(s).

6. The aggregate principal amount now being financed through the issue of debentures pursuant to the Debenture By-law in respect of the Capital Work(s) does not exceed the net cost of each such Capital Work.
7. The money received by the Municipality from the sale of the debentures issued pursuant to the Debenture By-law, including any premium, and any earnings derived from the investment of that money after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s), and to no other purpose except as permitted by the *Municipal Act, 2001*.
8. On or before 15th day of November, 2023, I as Treasurer, signed the fully registered serial debenture numbered 2023-55 in the aggregate principal amount of \$461,000.00 dated November 15, 2023, registered in the name of Ontario Infrastructure and Lands Corporation and authorized by the Debenture By-law (the "**OILC Debenture**").
9. On or before November 15, 2023, the OILC Debenture was signed by Michael Donohue, Mayor of the Municipality at the date of the execution and issue of the OILC Debenture, the OILC Debenture was sealed with the seal of the Municipality, the OILC Debenture is in all respects in accordance with the Debenture By-law and in issuing the OILC Debenture the Municipality is not exceeding its borrowing powers.
10. The said Michael Donohue, is the duly elected Mayor of the Municipality and that I am the duly appointed Treasurer of the Municipality and that we were severally authorized under the Debenture By-law to execute the OILC Debenture in the manner aforesaid and that the OILC Debenture is entitled to full faith and credence.
11. No litigation or proceedings of any nature are now pending or threatened, attacking or in any way attempting to restrain or enjoin the issue and delivery of the OILC Debenture or in any manner questioning the proceedings and the authority under which the same is issued, or affecting the validity thereof, or contesting the title or official capacity of the said Mayor or myself as Treasurer of the Municipality, and no authority or proceedings for the issuance of the OILC Debenture or any part of it has been repealed, revoked or rescinded in whole or in part.
12. The representations and warranties of the Municipality set out in the rate offer letter agreement (as described in the Debenture By-law) were true and correct as of the date of the request to purchase the debentures in respect of the Capital Work(s) pursuant to the Debenture By-law and are true and correct as of the date hereof and the Municipality is not in material default of any of its obligations under such rate offer letter agreement.

DATED at The Corporation Of The Township Of Admaston/Bromley as at the 15th day of November, 2023.

Kelly Coughlin
Treasurer

I, Jennifer Charkavi, Clerk of the Municipality do hereby certify that the signature of Kelly Coughlin, Treasurer of the Municipality described above, is true and genuine.

[AFFIX SEAL]

Jennifer Charkavi
Clerk

**THE CORPORATION OF THE
TOWNSHIP OF ADMASTON/BROMLEY**

BY-LAW NUMBER 2023-56

A By-law to amend By-law Number 2004-13 of the Corporation of the Township of Admaston/Bromley, as amended.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13, THE TOWNSHIP OF ADMASTON/BROMLEY HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 2004-13, as amended, be and the same is hereby further amended as follows:

(a) By adding the following new subsections to Section 22.0 – Requirements for Agriculture (A) Zone, immediately after Section 22.3(rr):

“(ss) Agriculture-Exception Forty-Five (A-E45)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E45 Zone, within Part of Lot 18, Concession 1, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, the following provision shall apply:

i) Minimum Distance I (MDSI) requirement 120 metres.

(tt) Agriculture-Exception Forty-Six (A-E46)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E46 Zone, within Part of Lot 18, Concession 1, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, residential uses are not permitted.”

(b) Schedule “B” to the Township of Admaston/Bromley Zoning By-law is amended by rezoning those lands described above from Agriculture (A) to Agriculture – Forty-Five (A-E45), and from Agriculture (A) to Agriculture – Forty-Six (A-E46), as shown as Items 1 & 2 on Schedule “A” attached hereto.

2. THAT save as aforesaid all other provisions of By-law 2004-13, as amended, shall be complied with.
3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this _____ day of _____, 2023.

This By-law read a THIRD time and finally passed this _____ day of _____, 2023.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO/Clerk

ACTION TRACKING LIST

				Updated Information
				NEW
Date	Item	Assigned To	Due Date	Current Status
October 2021	UPDATE Asset Management Plan	CAO/Clerk	Early 2023	MFOA will be assisting to complete the AMP.
October 2022	Joint Roads Review	CAO/Clerk	Early 2023	Staff have been involved in working with Consultant and Townships of Whitewater Region and Greater Madawaska.
October. 2020	Fencing By-Law	Clerk/CBO	continuing	Look into updating the fencing by-law.
November. 2020	LEG report to Committee	CAO/Clerk	continuing	The CAO/Clerk is provide Council with Regular updates. Recreation
October 2021	Forced Roads	Clerk	continuing	Staff are to investigate a policy for the assumption of forced roads.
February 2023	Backyard Chickens	CAO/Clerk	continuing	Draft By-Law - Planning & EconDev Committee
June. 2023	Reserve Policy	Treasurer-Deputy CAO/Clerk	Dec-23	Bring a policy forth for reserve funds
July. 2023	Fireworks By-Law	CAO/Clerk & Fire Chief	early 2024	Work on a Fireworks by-law to prohibit fireworks during a fire ban.
Sept. 2023	Douglas Beach	CAO/Clerk	Spring 2024	Investigate ideas to rejuvenate beach

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

BY-LAW No. 2023-57

**A BY-LAW TO CONFIRM PROCEEDINGS OF
THE COUNCIL OF THE TOWNSHIP OF ADMASTON/BROMLEY
AT THE COUNCIL MEETING NOVEMBER 2, 2023.**

WHEREAS Subsection 5(1) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS Subsection 5(3) of the said Municipal Act provides that the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient and desirable that the proceedings of the Council of the Corporation of the Township of Admaston/Bromley at this meeting be confirmed and adopted by by-law;

THEREFORE the Council of the Township of Admaston/Bromley enacts as follows:

1. That the actions of the Council at its meeting held on 2nd day of November 2023 and in respect of each motion, resolution and other action passed and taken by the Council at its said meetings, is, except where the prior approval of the Ontario Municipal Board or other body is required, hereby adopted, ratified, and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Head of Council and proper officers of the Corporation of the Township of Admaston/Bromley are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain appropriate approvals where required, except where otherwise provided, and to affix the Corporate Seal of the Corporation of the Township of Admaston/Bromley to all such documents.
3. That this By-Law shall come into force and take effect upon the passing thereof.

READ a first and second time this 2nd day of November 2023.

READ a third time and finally passed this 2nd day of November 2023.

Mayor

CAO/Clerk