

TOWNSHIP OF ADMASTON/BROMLEY

AGENDA

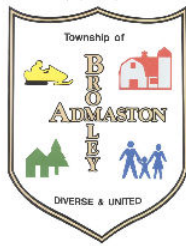
PUBLIC PLANNING MEETING

June 6th, 2024 at 7:00 pm

Zoning By-Law Amendment

- Owner: Ross Peever & Lila Peever
- Applicant: Same as above
- 1520 Hwy 132, Concession 2, Part Lot 10 Admaston/Bromley ON
- Geographic Township of Admaston

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



ZONING BY-LAW AMENDMENT REPORT TO THE COUNCIL OF THE TOWNSHIP OF ADMASTON/BROMLEY

PART A - BASIC INFORMATION

1. **FILE NO.:** ZB2442.1
2. **APPLICANT:** Ross and Lila Peever
3. **MUNICIPALITY:** Township of Admaston/Bromley
(geographic Township of Admaston)
4. **LOCATION:** Part of Lot 10, Concession 2
STREET: 1520 Highway 132

SUBJECT LANDS

- | | |
|---|---|
| 5. COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s): | Agriculture |
| 6. TWP OF ADMASTON/
BROMLEY (#2004-13)
Zone Category(s): | Agriculture – Exception Forty-Two (A-E42) |

7. **DETAILS OF ZONING BY-LAW AMENDMENT REQUEST:**

The submitted application proposes a zoning by-law amendment to the Township of Admaston/Bromley Zoning By-law to:

- Rezone the severed lands in Consent File No. B37/23 from Agriculture – Exception Forty-Two (A-E42) to Highway Commercial (HC) to ensure the entire enlarged lot is in the same zone.

The rezoning is a condition of consent for Consent File No. B37/23.

8. **SITE CHARACTERISTICS**

The owners are in the process of completing a lot addition to add land to the abutting property that is 0.73 hectares in area with 80.48 metres of road frontage. The application would sever 0.29 hectares of land with 16.76 metres

ZB2442.1

of road frontage along Highway 132. There is an existing retail store, garages, apartments and quonset on the lands to be enlarged. There is an existing dwelling, garage, sheds and barns on the retained lands.

The air photograph below shows the severed lands in red, and the lands to be enlarged in blue. The balance of the retained lands are shown in green.



PART B – POLICY REVIEW

9. PROVINCIAL POLICY STATEMENT:

2.3.1 *Prime agricultural areas* shall be protected for long-term use for agriculture.

10. OFFICIAL PLAN:

The subject lands are designated Agriculture in the County of Renfrew Official Plan.

The Agricultural designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for primary agricultural uses; namely, farm residences and related buildings and structures which support the farm operation being the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; and maple syrup production.



ZB2442.1

Section 6.3(3) states that numerous small land holdings are scattered throughout the Agricultural designation. These land holdings contain a variety of land uses but are mostly rural residences. Council may recognize these uses in the implementing local zoning by-laws.

11. ZONING BY-LAW:

The severed lands are zoned Agriculture-Exception Forty Two (A-E42) in the Township Zoning By-law. The permitted residential uses in the Agriculture (A) zone are a maximum two single detached dwellings accessory to a farm use, single detached dwelling on an existing lot or legally created lot, and group home. Permitted non-residential uses include farm, farm limited, and home industry.



The minimum lot area requirement in the A Zone is 20 hectares, and the minimum lot frontage requirement is 45 metres.

The Agriculture-Exception Forty-Two (A-E42) zone prohibits the keeping of livestock.

Permitted residential uses in the Highway Commercial (HC) zone include an accessory dwelling unit, EXCEPT, in the case of an automobile service station or commercial garage where the accessory dwelling unit shall be a single detached dwelling, and a single detached dwelling. Non-residential uses include, but are not limited to, automotive – body shop, automotive – service station, retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment, boats, recreational vehicles, motorcycles, snowmobiles, and mini storage establishment.

The minimum lot area requirement in the HC Zone is 4047 square metres, and the minimum lot frontage requirement is 30 metres.

12. SUMMARY OF STUDIES:

No studies were submitted.

PART C: PLANNING ANALYSIS

13. CONSULTATION:

At the time of writing this report, no comments have been received or considered.

14. ANALYSIS:

The owners are in the process of severing a parcel of land from their property to add to the abutting property. There are existing structures on the severed

lands that belong to the lands to be enlarged. This lot addition will ensure the existing structures are on the proper property.

The severed lands are zoned Agriculture – Exception Forty-Two (A-E42), and the lands to be enlarged as zoned Highway Commercial (HC). As a result of the lot addition, the enlarged property created by Consent File B37/23 will be split zoned Agriculture-Exception Forty Two (A-E42) and Highway Commercial (HC).

A zoning by-law amendment is required as a condition of consent to rezone the severed lands in Consent Application B37/23 from Agriculture-Exception Forty Two (A-E42) to Highway Commercial (HC) to ensure the entire enlarged lot is in the same zone.

15. RECOMMENDATIONS:

That, subject to any additional concerns or information raised at the public meeting, the zoning by-law amendment be passed.

Date: May 29, 2024
Prepared By: Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner

Application For Official Plan And/Or Zoning By-Law Amendment

Note: The "*" identifies prescribed information for Official Plan Amendments outlined in Ontario Regulations 543/06; the "+" identifies prescribed information for Zoning By-law Amendments outlined in Ontario Regulation 545/06. Until Council has received the prescribed information and material, Council may refuse to accept or further consider this application.

PART I GENERAL INFORMATION

1. TYPE OF AMENDMENT

Official Plan [] Zoning By-law [] Both []

2. APPLICANT/OWNER INFORMATION

a) *+ Applicant's Name(s): ROSS PEEVER; LILA PEEVER
 *+ Address: 1520 HWY 132 RENFREW ONT K7U3Z5
 *+ Phone #: Home: (613) 432-5394 Work: (613) 433-1133 Fax: ()

b) The applicant is: [] the registered owner
 [] an agent authorized by the owner

c) If the applicant is an agent authorized by the owner, please complete the following:

+ Name of Owner: _____
 + Address of Owner: _____
 + Phone #: Home: () _____ Work: () _____ Fax: () _____

d) To whom should correspondence be sent? [] Owner [] Applicant [] Both

e) + If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:

Name: _____ Address: _____
 Name: _____ Address: _____

3. *+PROVIDE A DESCRIPTION OF THE SUBJECT LAND

Street Address: 1520 HWY 132 RENFREW, ONT K7U3Z5
 Municipality: ADMASTON / BROMLEY Geographic Twp: ADMASTON Concession: 2 Lot: P.L.T. 10
 Registered Plan No.: RP49R20133 Block or Lot No(s). in the Plan: _____
 Reference Plan No.: _____ Part No(s).: 2

4. *+CURRENT DESIGNATION OF THE SUBJECT LAND IN THE OFFICIAL PLAN (IF ANY):

AGRICULTURAL

PART II OFFICIAL PLAN AMENDMENT (Proceed to PART III, if an Official Plan Amendment is not proposed)

5. *NAME OF OFFICIAL PLAN TO BE AMENDED: _____
6. *NAME OF MUNICIPALITY REQUESTED TO INITIATE PLAN AMENDMENT: _____
7. *DATE THE REQUEST FOR OFFICIAL PLAN AMENDMENT WAS MADE: _____
8. *LAND USES AUTHORIZED BY THE CURRENT DESIGNATION: _____

9. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

- | | | |
|--|---|-----------------------------|
| *Change a policy in the Official Plan | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Replace a policy in the Official Plan | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Delete a policy in the Official Plan | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Add a policy in the Official Plan | <input type="checkbox"/> Yes (go to question #11) | <input type="checkbox"/> No |
| *Change or replace a designation in the Official Plan | <input type="checkbox"/> Yes (go to question #12) | <input type="checkbox"/> No |
| *Alter any boundary of, or establish a new settlement area | <input type="checkbox"/> Yes (go to question #13) | <input type="checkbox"/> No |
| *Remove the subject land from an employment area | <input type="checkbox"/> Yes (go to question #14) | <input type="checkbox"/> No |

10. *SECTION NUMBER(S) OF POLICY TO BE CHANGED, REPLACED OR DELETED: _____
11. *PURPOSE OF THE PROPOSED AMENDMENT, IF A POLICY IS TO BE CHANGED, REPLACED, DELETED OR ADDED: _____
12. *DESIGNATION TO BE CHANGED OR REPLACED: _____
13. *SECTION NUMBER(S) OF POLICY DEALING WITH THE ALTERATION OR ESTABLISHMENT OF A SETTLEMENT AREA: _____
14. *SECTION NUMBER(S) OF POLICY DEALING WITH THE REMOVAL OF LAND FROM AN EMPLOYMENT AREA: _____ Not Applicable
15. *INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:

- | WATER | | SEWAGE | |
|---|--------------------------|---|--------------------------|
| <input type="checkbox"/> Publicly owned and operated piped system | <input type="checkbox"/> | <input type="checkbox"/> Publicly owned and operated piped sanitary sewage system | <input type="checkbox"/> |
| <input type="checkbox"/> Privately owned and operated individual well | <input type="checkbox"/> | <input type="checkbox"/> Privately owned and operated communal septic system | <input type="checkbox"/> |
| <input type="checkbox"/> Privately owned and operated communal well | <input type="checkbox"/> | <input type="checkbox"/> Privately owned and operated communal individual septic system | <input type="checkbox"/> |
| <input type="checkbox"/> Lake or other water body | <input type="checkbox"/> | <input type="checkbox"/> Privy | <input type="checkbox"/> |
| <input type="checkbox"/> Other means: | <input type="checkbox"/> | <input type="checkbox"/> Other means: | <input type="checkbox"/> |

16. *IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?
 Yes No

IF YES, THE FOLLOWING PROFESSIONALLY PREPARED REPORTS ARE REQUIRED TO BE SUBMITTED WITH THIS APPLICATIONS:

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

17. ***IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?**
 Yes No
18. ***APPROXIMATE AREA OF LAND COVERED BY THE PROPOSED AMENDMENT (IF APPLICABLE & IF KNOWN):**

19. ***LAND USES THAT WOULD BE AUTHORIZED BY THE PROPOSED AMENDMENT:**

20. ***HAS THE APPLICANT APPLIED FOR APPROVAL OF ANY OF THE FOLLOWING FOR THE SUBJECT LAND OR FOR LAND WITHIN 120 METRES OF THE SUBJECT LAND?**
- | | | |
|-------------------------|------------------------------|-----------------------------|
| Official Plan Amendment | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Zoning By-law Amendment | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Minor Variance | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Plan of Subdivision | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Consent (Severance) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Site Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Minister's Zoning Order | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
21. ***IF THE ANSWER TO QUESTION 20 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION, IF KNOWN:**
- File No. of Application: _____
- Name of Approval Authority: _____
- Lands Affected by the Application: _____
- Purpose of Application: _____
- Status of Application: _____
- Effect of that Application on the proposed Plan Amendment: _____
22. ***PLEASE ATTACH THE TEXT OF THE PROPOSED AMENDMENT ON A SEPARATE PAGE, IF A POLICY IS BEING CHANGED, REPLACED, DELETED OR ADDED.**
23. ***PLEASE ATTACH THE PROPOSED (MAP) SCHEDULE AND THE ACCOMPANYING TEXT, IF THE PROPOSED AMENDMENT CHANGES OR REPLACES A (MAP) SCHEDULE.**

PART III ZONING BY-LAW AMENDMENT (Proceed to PART IV, if a Zoning By-law Amendment is not proposed)

24. **+WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?**
AGRICULTURAL
25. **+HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?**
LIMITED COMMERCIAL IS PERMITTED
26. **+IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?**
 Yes No
27. **+WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND?** A-E 42

28. **+PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED:** _____
TO ENSURE LARGE LOT IS IN THE SAME ZONE
29. **+WHAT IS THE REASON WHY THE REZONING IS REQUESTED?** _____
REQUIRED AS CONDITION OF CONSENT
30. **+IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY?** Yes No
IF YES, WHAT ARE THE DENSITY REQUIREMENTS? _____
31. **+IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY?** Yes No
IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? _____
32. **+DOES THE REQUESTED AMENDMENT ALTER OR IMPLEMENT A NEW SETTLEMENT AREA?**
 Yes No
IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: _____

33. **+DOES THE REQUESTED AMENDMENT REMOVE LAND FROM AN EMPLOYMENT AREA?**
 Yes No Not Applicable
+IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: _____

34. **+IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY?**
 Yes No Not Applicable
+IF YES, PROVIDE DETAILS OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN POLICIES RELATING TO ZONING WITH CONDITIONS: _____

35. **+DIMENSIONS OF THE SUBJECT LAND:**
 Frontage: 16.76 m Depth: 174.01 m Area: 0.29
36. **+PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:**
 Provincial Highway Municipal Road Maintained Year-round
 Municipal Road Maintained Seasonally Right of Way Water
 Other: _____

37. +IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:

38. +WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND IF KNOWN, HOW LONG HAVE THEY CONTINUED?

#1 AGRICULTURAL Since: 1978 / _____ years
 #2 _____ Since: _____ / _____ years

39. +ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?

Yes No

40. +IF KNOWN, WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?

1978

41. +WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?

Highway Commercial

42. +WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?

Yes No

43. +PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND (use a separate page if necessary):

	EXISTING		PROPOSED	
Type of building or structure	<u>DICKER TANKS</u>			
Setback from the front lot line				
Setback from the rear lot line				
Setbacks from the side lot lines				
Height (in meters)				
Dimensions or floor area				
Date constructed, if known				

44. +INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:

- | WATER | | SEWAGE | |
|-------------------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | Publicly owned and operated piped water system | <input type="checkbox"/> | Publicly owned and operated piped sanitary sewage system |
| <input checked="" type="checkbox"/> | Privately owned and operated individual well | <input type="checkbox"/> | Privately owned and operated communal septic system |
| <input type="checkbox"/> | Privately owned and operated communal well | <input checked="" type="checkbox"/> | Privately owned and operated individual septic system |
| <input type="checkbox"/> | Lake or other water body | <input type="checkbox"/> | Privy |
| <input type="checkbox"/> | Other means: _____ | <input type="checkbox"/> | Other means: _____ |

45. **+IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?**

Yes No

+IF YES, THE FOLLOWING PROFESSIONALLY PREPARED REPORTS ARE REQUIRED TO BE SUBMITTED WITH THIS APPLICATIONS:

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

46. **+HOW IS STORM DRAINAGE PROVIDED?** Sewers Ditches Swales Other Means

47. **+IS THE SUBJECT LAND ALSO THE SUBJECT OF AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONSENT?** Yes No Don't know

+IF YES, PLEASE STATE, IF KNOWN, THE FILE NUMBER AND THE STATUS OF THE APPLICATION:

File No.: B 37/23 Status: CONDITION APPROVAL

48. **+HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 34 OF THE PLANNING ACT?** Yes No Don't know

49. **+HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF A MINISTER'S ZONING ORDER?** Yes No

+IF YES, PLEASE STATE IF KNOWN, THE ONTARIO REGULATION NUMBER OF THAT ORDER: _____

50. APPLICATION SKETCH

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: (In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- +Boundaries and the dimensions of the subject land for which the amendment is being sought.
- +The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.
- +The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- +The current uses on land that is adjacent to the subject land.
- +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.
- +If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- +The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities.
- Planting strips and landscaped areas.
- Buildings to be demolished or relocated.

PART VI *+AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner):

I (we), ROSS PEEVER; LISA PEEVER of the TOWNSHIP
of ADMASTON/BROMLEY in the County of Renfrew solemnly declare that
all of the information required under Ontario Regulation 543/06 and/or Ontario Regulation 545/06,
and the statements contained in this application are true, and I (we), 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.**

DECLARED before me at the Township of Admaston/Bromley of 43 in the
County of Renfrew this 8th day of April, 2024.

Ross Peever
Lisa Peever
Signature of Owner or Authorized Agent

April 8, 2024
Date

[Signature]
Signature of Commissioner for Taking Affidavits in the Province

April 8, 2024
Date

Corporation of the Township of Admaston/Bromley
A Commissioner for Taking Affidavits in the Province

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/local Municipality to such persons as the County/local Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

(To be completed by the Municipality)

APPLICATION RECEIVED BY MUNICIPALITY _____
Date

FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY.

Signature of Municipal Employee

Roll # _____

DULE	
PIN	AREA (HA)
	29.817
All 57266-0074 (LT)	0.375
	6.006
Pt. 57266-0096 (LT)	0.438
All 57266-0111 (LT)	0.307

RE ALL OF PIN 57266-0074 (LT).
PIN 57266-0111 (LT).

PLAN 49R - 20133

RECEIVED AND DEPOSITED
 (date) August 03, 2022

[Signature]

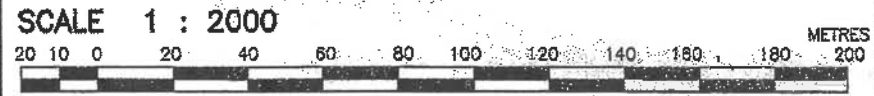
Representative for LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF RENFREW (No. 49)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT

DATE: AUGUST 2, 2022

_____ *[Signature]* _____
ADAM KASPRZAK

PLAN OF SURVEY
OF PART OF
LOTS 9 & 10
CONCESSION 2
AND PART OF
ROAD ALLOWANCE BETWEEN
LOTS 9 & 10
(FRONTING CONCESSION 2)
GEOGRAPHIC TOWNSHIP OF ADMASTON
TOWNSHIP OF ADMASTON/BROMLEY
COUNTY OF RENFREW



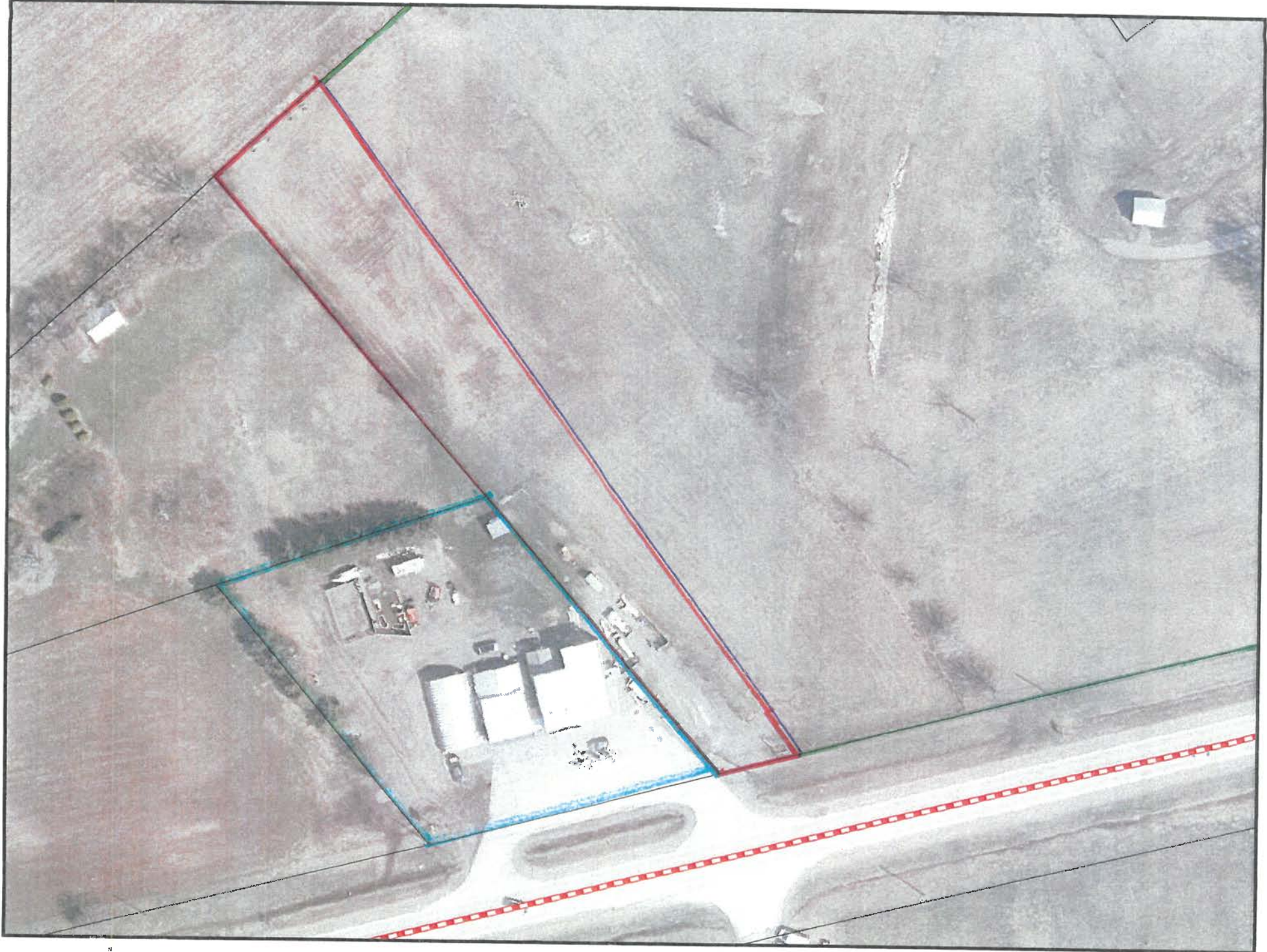
ADAM KASPRZAK SURVEYING LTD.

BEARING NOTE:

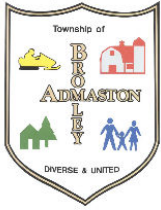
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS ON ORP1 AND ORP2, HAVING A RESULTANT BEARING OF N48°52'00"E, UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS) (1997).

ASTRONOMIC BEARINGS CAN BE CALCULATED BY ROTATING THE GRID BEARINGS COUNTER CLOCKWISE 1°23'00" AS REFERRED TO PLAN 49R-13352.

METRIC NOTE:



1 centimeter = 10 meters



TOWNSHIP OF ADMASTON/BROMLEY NOTICE OF APPLICATION AND PUBLIC MEETING

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

- i) Application to amend the Zoning By-law 2004-13 of the Township of Admaston/Bromley.*
 - ii) A public meeting regarding an application for an amendment to the Zoning By-law 2004-13 of the Township of Admaston/Bromley.*
-

Subject Lands Part of Lot 10, Concession 2, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and known municipally as 1520 Highway 132, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on **June 6th, 2024 at 7 p.m.** at the municipal office of the Township of Admaston/Bromley.

Proposed Zoning By-law Amendment

The applicant has requested a zoning by-law amendment, which is a condition of approval of Consent File No. B37/23. The purpose of the amendment is to rezone the severed lands, in Consent File No. B37/23, from Agriculture-Exception Forty Two (A-E42) to Highway Commercial (HC) to ensure the entire enlarged lot is in the same zone. All other provisions of the Zoning By-law will apply.

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

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

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

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Admaston/Bromley before the by-law is passed by the Township of Admaston/Bromley, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land

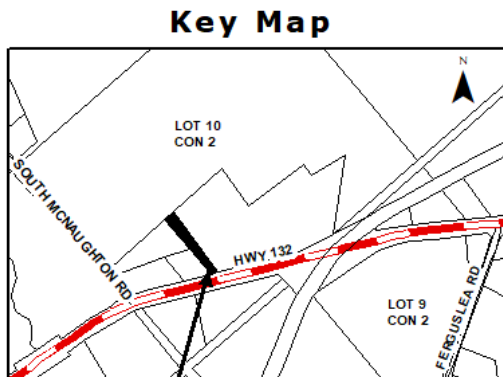
Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Other Applications

Consent application B37/23 is also being considered with this application.

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

Dated at the Township of Admaston/Bromley this 10th day of May, 2024.



Location of Amendment

Lindsey Bennett-Farquhar

Lindsey Bennett-Farquhar, MCIP RPP
Senior Planner
Development & Property Department
County of Renfrew
Telephone: (613) 735-7288
lbennett@countyofrenfrew.on.ca