

TOWNSHIP OF ADMASTON/BROMLEY

AGENDA

PUBLIC PLANNING MEETING

August 1st, 2024 at 7:00 pm

Zoning By-Law Amendment

- Owner: Levi & Velina Weber
- Agent: Aaron Weber
- 2126 Stone Road, Part of Lot 24, Concession 7
- Geographic Township of Admaston/Bromley

1. Call public planning meeting to order
2. Disclosure of Pecuniary Interest
3. Background Information
 - i. Zoning By-Law Amendment Application
 - ii. Notice of Application and Public Meeting
 - iii. Planner's Report – ZBA
 - iv. Planning Justification Report
 - v. Draft Zoning By-Law Amendment
 - vi. Planner's Report – Consent Report B32/24
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

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): Aaron Weber
*+ Address: 3060 South McNaughton Rd Douglas Ont.
*+ Phone #: Home: () Work: () 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: Levi Weber and Veling Weber
+ Address of Owner: 2126 Stone Rd R2 Renfrew K7V 3Z5
+ 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: 2126 Stone Rd

Municipality: Admeston/Bromley Geographic Twp: Admeston Concession: 7 Lot: 24

Registered Plan No.: _____ Block or Lot No(s). in the Plan: _____

Reference Plan No.: _____ Part No(s).: _____

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

Agriculture

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

- 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?**

Agriculture

25. **+HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?**

Schools are permitted in Agriculture for horse driven communities

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?**

Agriculture

28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED: _____

To permit a school on one acre.

29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? _____

To permit a school in Agriculture zone

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: 1000 ft Depth: 4300 ft Area: 99.2 acres

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: County Road

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 Residential & Agriculture Since: _____ / 9 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?

_____ 2013

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

_____ A school on one acre

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):

Type of building or structure	EXISTING			PROPOSED	
	House	Barn	Shop	School	
Setback from the front lot line	15m	85m	35m	32.91m	
Setback from the rear lot line	~1300m	~1300m	~1300m	~1300m	
Setbacks from the side lot lines	40m	30m	60m	200m 100m	
Height (in meters)	9m	18m	12m	7.5m	
Dimensions or floor area	30'X50'	100'X100'	60'X100'	150 m ²	
Date constructed, if known			2014		

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 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 type="checkbox"/> Privately owned and operated Individual septic system |
| <input type="checkbox"/> Lake or other water body | <input checked="" type="checkbox"/> Privy |
| <input checked="" type="checkbox"/> Other means: <u>brought in</u> | <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.: Unknown Status: _____

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 IV OTHER SUPPORTING INFORMATION

51. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS (e.g., Environmental Impact Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.):

PART V AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION:

(If affidavit (Part VI) is signed by an Agent on owner's behalf, the Owner's written authorization below must be completed)

I (we) Levi + Velina Weber of the township
of Admaston Bromley in the County of Renfrew do hereby authorize
Aaron Weber to act as my (our) agent in this application.

Levi Weber Velina Weber
Signature of Owner(s)

April 3 2024
Date

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

I (we), Aaron Weber of the Twp
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 in the County of Renfrew this 3rd day of April, 2 024.

Aaron Weber
Signature of Owner or Authorized Agent

April 3 2024
Date

[Signature]
Signature of Commissioner

April 3 2024
Date

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

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.

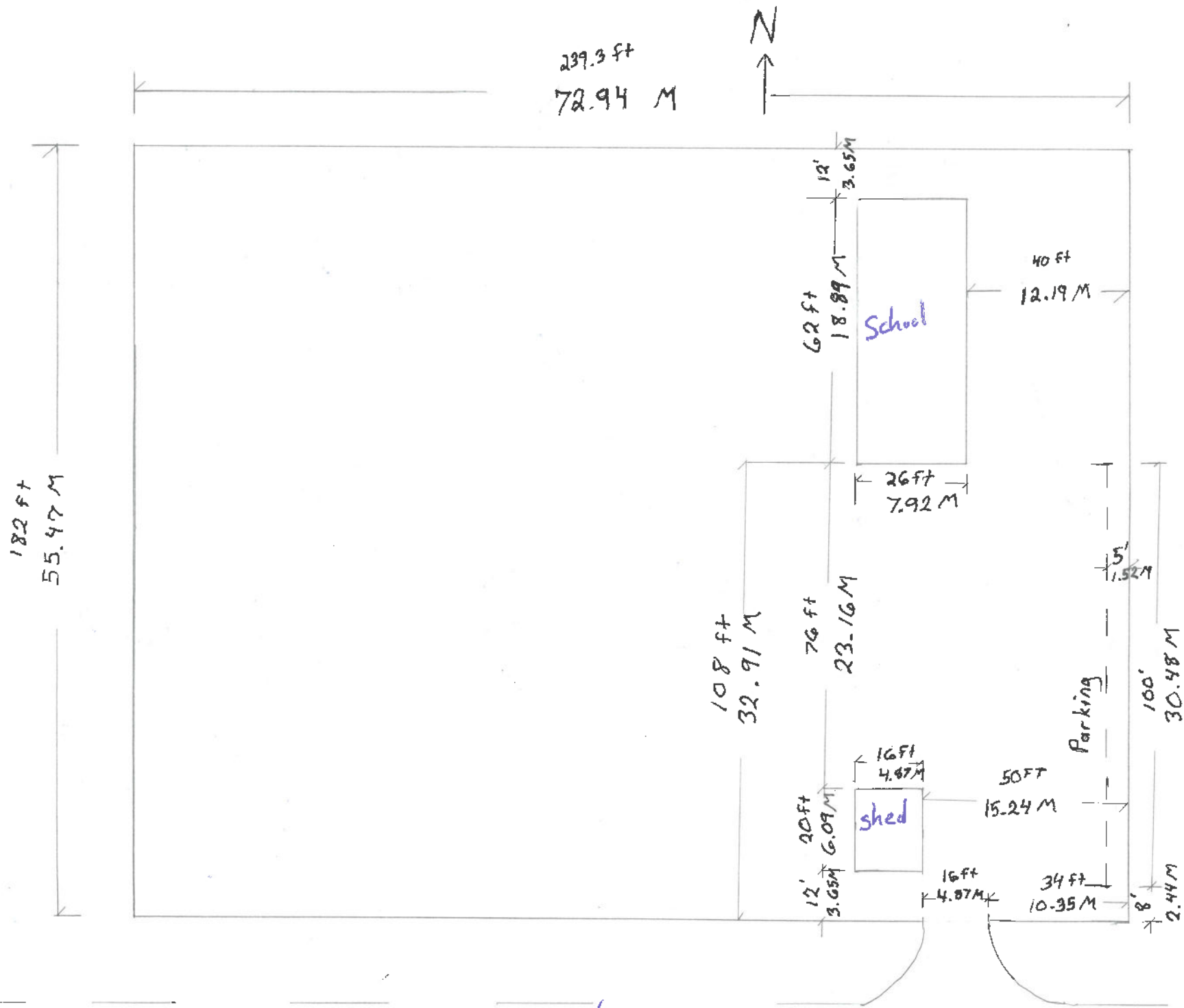
(To be completed by the Municipality)

APPLICATION RECEIVED BY MUNICIPALITY May 30 / 2024
Date

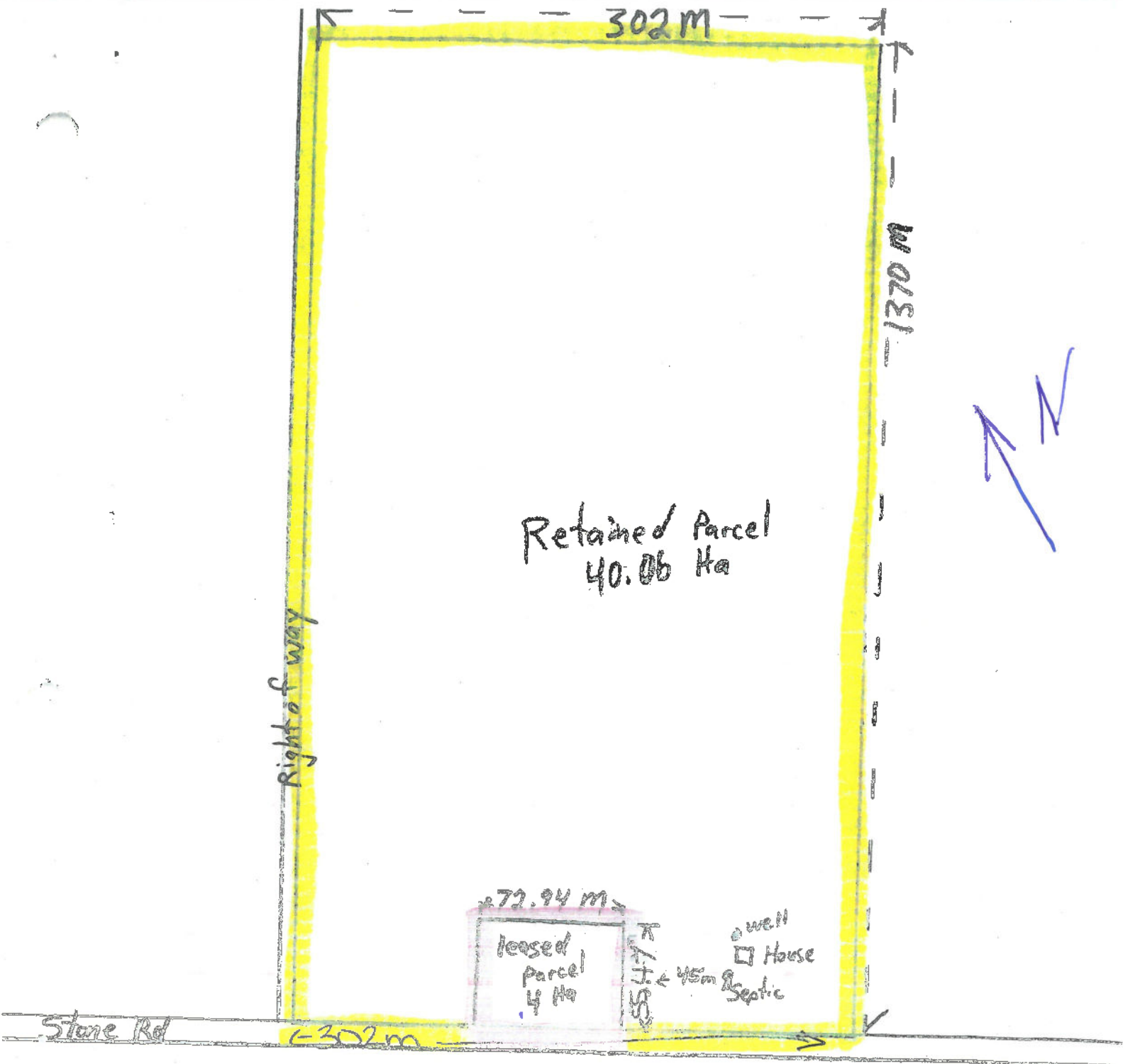
FEE OF \$ 950.00 RECEIVED BY THE MUNICIPALITY.

Andrea Leclerc
Signature of Municipal Employee

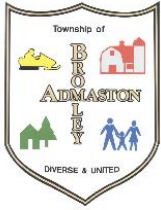
Roll # 054-015-07200



Stone Road



Lot Part Lot 24
 Con 7
 Twp. Admaston
 Municipality Admaston/Bramley
 Civic Address 2126 Stone Rd



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 24, Concession 7, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and known municipally as 2126 Stone Road, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on **August 1st, 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. B32/24. The purpose of the amendment is to rezone the severed lands, in Consent File No. B32/24, from Agriculture (A) to Agriculture-Exception Forty-Seven (A-E47) to add a Mennonite school as an additional permitted use.

Mennonite School means a school establishment used for the education of Mennonite youths and where access to the site is primarily by horse drawn vehicles.

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.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

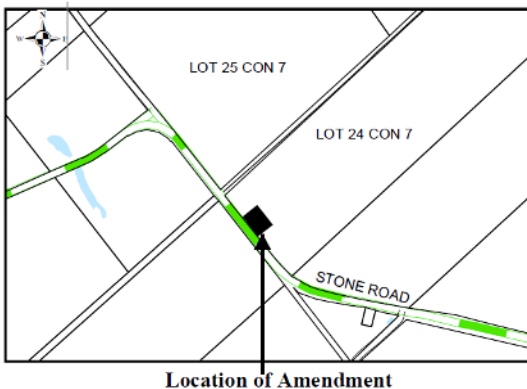
Other Applications

Consent application B32/24 is also being considered with this application.

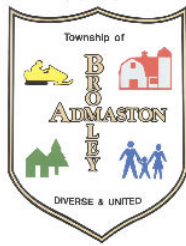
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 11th day of July, 2024.

Key Map



Rajat Ali
Junior Planner
Development & Property Department
County of Renfrew
Telephone: (613) 735-7288
rali@countyofrenfrew.on.ca



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

PART A - BASIC INFORMATION

1. **FILE NO.:** ZB2442.2

2. **APPLICANT:** Levi & Velina Weber (Owner)
Aaron Weber (Agent)

3. **MUNICIPALITY:** Township of Admaston/Bromley
(geographic Township of Admaston)

4. **LOCATION:** Part of Lot 24, Concession 7

STREET: 2126 Stone Road

SUBJECT LANDS

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

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. B32/24, from Agriculture (A) to Agriculture-Exception Forty-Seven (A-E47) to add a Mennonite school as an additional permitted use.

The rezoning is required as a condition of consent for Consent File No. B32/24.

8. **SITE CHARACTERISTICS**

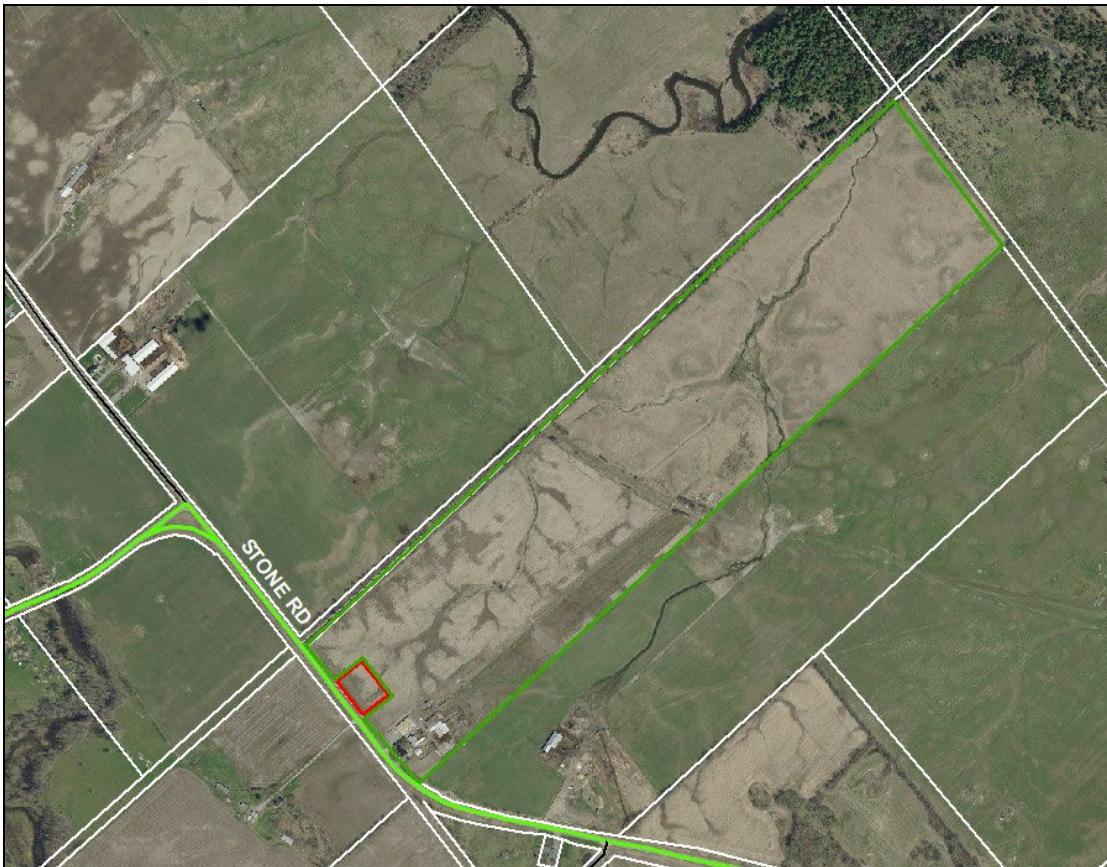
The owners are in the process of completing a consent application to lease a 1 acre parcel of land on the Weber property to build a Mennonite School. The

ZB2442.2

school is proposed to be for 14 to 15 students and to be used by the Mennonite community. The proposed lands to be leased are 0.4 hectare (1 acre) land with 72.94 metres of road frontage on Stone Road. The proposed lands to be leased are currently vacant. There is an existing dwelling, garage, sheds and barns on the balance of the property (retained lands).

The surrounding area consists primarily of agricultural uses with some rural residential land uses along Stone Road. There are also watercourses and wetlands. Pettigrew Creek runs through properties to the north of the subject lands.

The air photograph below shows the leased lands in red, and the balance of the property (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.

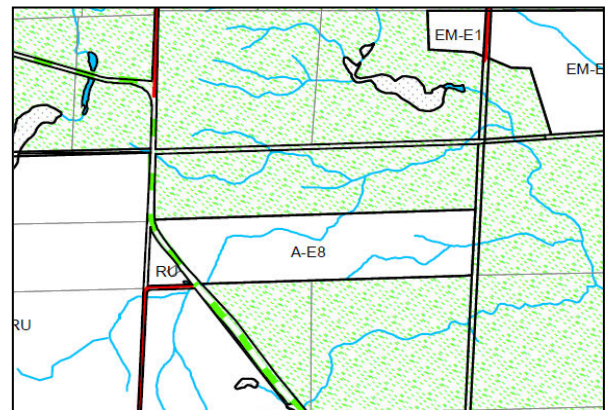
The Agricultural designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for primary agricultural uses; namely, farm residences and related buildings and structures which support the farm operation being the growing of crops, including nursery and horticultural crops;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



Section 2.2(33) of the County of Renfrew Official Plan sets out provides a policy framework for the horse drawn vehicle communities in the area and provides guidance for their growth. The policies of Section 2.2(33) apply to lands designated as Rural and Agriculture. New schools, churches and cemeteries are permitted within the Agriculture designation where such facilities serve the immediate horse drawn vehicle community, provided certain criteria are met.

11. ZONING BY-LAW:

The severed lands are zoned Agriculture 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.

12. SUMMARY OF STUDIES:

A Planning Justification Report (PJR), prepared by Jp2g Consultant Inc., dated January 31, 2024, was submitted in support of the consent application to address how the land uses conform to the Official Plan policies.

The PJR report makes several recommendation relating to the leased (severed) lot with regards to the proposed use, the proposed zoning by-law amendment complies with the policies of the Section 2.2(23), and the Agriculture designation of the County's Official Plan. The report concludes that proposed

use can be considered as good planning provided a zoning by-law amendment be filed for a site-specific amendment to re-zone a portion of the subject property to Agriculture-Exception to allow for the construction of a Mennonite Parochial School.

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 leasing 1 acre of land from their property to construct a school to be used for the Mennonite Community.

The leased lands are designated Agriculture in the County of Renfrew Official Plan. Section 2.2(33) of the Official Plan states that new schools, churches and cemeteries are permitted within the Agriculture designation where such schools, churches, cemeteries service the immediate community which relies on horse drawn vehicles as their primary means of transportation subject to certain criteria. Section 2.2(33) of the Official Plan states that in the case of schools, the use of long-term leases shall be encouraged.

The proposed lands are zoned Agriculture (A) on Schedule "A" to the Comprehensive Zoning By-law No. 2004-13 of the Township of Admaston/Bromley. The Agriculture zone does not list a school as a permitted use, therefore a site-specific zoning amendment is required to permit the proposed development.

A zoning by-law amendment is required as a condition of consent to rezone the severed lands in Consent Application B32/24 from Agriculture (A) to Agriculture-Exception Forty-Seven (A-E47) to add a Mennonite School as an additional use.

The proposed development is subject to the site plan control. A scoped Site Plan application will be required from the applicant to submit to the township office prior to building permit issuance.

15. RECOMMENDATIONS:

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

Date: July 22, 2024
Prepared By: Rajat Ali
Junior Planner

Reviewed
By:

Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner

Jp2g No. 24-7004A

FEB. 28 2024

January 31, 2024

Aaron Weber
3060 South McNaughton Road
Douglas, ON
K0J 1S0

Attn Aaron Weber

**Re Planning Justification Report for a Proposed Mennonite School, Part Lot 24, Concession 7,
Geographic Township of Admaston, Now in the Township of Admaston/Bromley.
Our File No. 24-7004A**

Dear Mr. Weber:

We have prepared this Planning Justification in support of an application for zoning by-law amendment to permit a Mennonite School on property located at 2126 Stone Road, in the Township of Admaston/Bromley.

Introduction

A Planning Response from the County of Renfrew dated October 24, 2023, states that a zoning by-law amendment is required in order to permit the construction of a school on the subject property. The County have also asked that a Planning Justification report be prepared in support of the application. This Report has been prepared in accordance with the relevant policies of the County of Renfrew Official Plan and relevant provisions of the Township Zoning By-law. Please find the following information attached in support of the proposed land severance:

- A 'Key Map' showing the location of the subject lands;
- Map 1: Site and Surrounding Land Use; and
- Map 2: Zoning Sketch.

Site and Surrounding Land Use

The proposed development is located within Part Lot 24, Concession 7, Township of Admaston/Bromley. The subject lands are designated as Agriculture on Schedule 'A' to the County of Renfrew Official Plan. The subject lands are zoned Rural (RU) and Environmental Protection (EP) on Schedule 'A' to the Township of Admaston/Bromley Zoning By-law No. 2004-13. The location of the subject lands is shown on the attached Key Map.

The subject lands are approximately 40.1 hectares in area with approximately 303 metres of road frontage on Stone Road, a County Road. The property consists primarily of agricultural fields and contains an existing dwelling, barns and other outbuildings. The school is proposed to accommodate 14 to 15 students and will be located on 0.4 hectares (1 acre) of the subject property. The location of the proposed school is shown on Map 1: Site and Surrounding Land Use.

**Ottawa**
1150 Morrison Dr., #410
Ottawa, ON, K2H 8S9
T: 613-828-7800
Ottawa@jp2g.com**Pembroke**
12 International Dr.
Pembroke, ON, K8A 6W5
T: 613-735-2507
Pembroke@jp2g.com**Arnprior**
16 Edward St. S., #211
Arnprior, ON, K7S 3W4
T: 613-626-0780
Arnprior@jp2g.com



The surrounding area consists primarily of agricultural uses with some rural residential land uses along Stone Road and watercourses and wetlands. Pettigrew Creek runs through properties to the north of the subject lands.

County of Renfrew Official Plan

The subject lands are designated Agriculture on Schedule "A" to the County of Renfrew Official Plan. Given the proposed school is intended to serve the local Mennonite community, the application has been assessed against the policies pertaining to Horse Drawn Vehicle Communities in Section 2.2 (33) of the Official Plan.

Horse Drawn Vehicle Communities (Section 2.2(33))

Section 2.2(33) of the County of Renfrew Official Plan sets out provides a policy framework for the horse drawn vehicle communities in the area and provides guidance for their growth. The policies of Section 2.2(33) apply to the lands designated as Rural and Agriculture. New schools, churches and cemeteries are permitted within the Agriculture designation where such facilities serve the immediate horse drawn vehicle community, provided the following criteria are met:

- (a) *Reasonable justification in support of the selected site must be provided. Such justification must give consideration to alternative sites on non-prime farmland areas and hamlet areas in the vicinity;*

The school is proposed to be located at the front of the property, adjacent to the existing dwelling and disturbed area. The closest hamlet is approximately 7.0 kilometres away by road and the majority of the surrounding area is farmland or contains natural features such as wetlands and watercourses. The proposed school is located on a property that is close to the intended pupils of the school, who will either walk to school or arrive by horse drawn vehicle.

- (b) *Permitted land areas for these uses shall be as follows:*
- i. *Not more than 5 Hectares for a freestanding school;*
 - ii. *Not more than 9 Hectares for a church cemetery; and*
 - iii. *Not more than 13 Hectares for a combined school, church and cemetery;*

The school is proposed to be on no more than 0.4 hectares (1.0 acre) of land.

- (c) *The schools, churches, and cemeteries are required to satisfy the minimum distance separation provisions of MDS I. To assist in meeting the provisions of MDS I, a school and/or church may be located on a farm property as a part of a farm building cluster and served by the principal farm access driveway. Due to the passive nature of the use, a freestanding cemetery on a separate lot shall be interpreted as similar to a passive recreational use and will be considered a "Type A" land use for the purpose of MDS I;*

It is our understanding that Mr. Weber will be completing the MDS calculations separately. If the MDS calculations are not favourable for the proposed location, it may be necessary to move the school further away from the existing livestock facilities. It would appear that there is ample opportunity to accommodate an alternate location for the school if required.

- (d) *In the case of schools, the use of long-term leases shall be encouraged;*

It is our understanding that the school will be located on leased lands rather than a new lot.

- (e) *Acceptable arrangements must be made for the perpetual care of proposed cemeteries;*

No cemetery is proposed.



(f) New schools, churches and cemeteries must meet the requirements of the local zoning by-law;

The proposed zoning by-law amendment will result in a site-specific amendment to 0.4 hectares of the subject property in order to permit the proposed school in the agricultural designation.

(g) New schools, churches, and cemeteries are subject to site plan control.

A scoped Site Plan application will be submitted prior to building permit issuance.

It is therefore concluded that the proposed school complies with the Horse Drawn Vehicle Communities policies set forth in the Official Plan.

Agriculture Designation

The subject lands are designated Agriculture on Schedule 'A' to the County of Renfrew Official Plan. The subject lands are predominantly used for agricultural purposes. As mentioned in the previous section, a school serving the immediate horse drawn vehicle community is permitted in the Agriculture designation.

Zoning By-law No. 2010-14

The subject lands are zoned Agriculture (A) on Schedule "A" to the Comprehensive Zoning By-law No. 2004-13 of the Township of Admaston/Bromley. The Agriculture zone does not list a school as a permitted use, therefore a site-specific zoning by-law amendment is required to permit the proposed development. The proposed site-specific amendment will cover approximately 0.4 hectares if the property and the wording is suggested, similar to the wording in RU-E21, as follows:

"Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E47 Zone, being a portion of the property known as 2126 Stone Road, and located in part of Lot 24, Concession 7, in the geographic Township of Admaston, a Mennonite Parochial School shall be an additional permitted use.

Mennonite Parochial School means a school establishment used for the education of Mennonite youths and where access to the site is primarily by horse drawn vehicles."

The proposed location of the site-specific zoning by-law amendment is shown on Map 2: Zoning Sketch, attached.

Conclusions and Recommendations

The proposed zoning by-law amendment complies with the policies of the Section 2.2(33) and the Agriculture designation of the County's Official Plan and can be considered as good planning provided a zoning by-law amendment be filed for a site-specific amendment to re-zone a portion of the subject property to Agriculture – Exception to allow for the construction of a Mennonite Parochial School. As noted, MDS calculations will be required to demonstrate that the required separation distance can be accommodated.

It is recommended that this Planning Justification Letter Report be filed in support of this Application for Zoning By-law Amendment.

Trusting this is satisfactory. Please do not hesitate to contact our office if you have any questions.

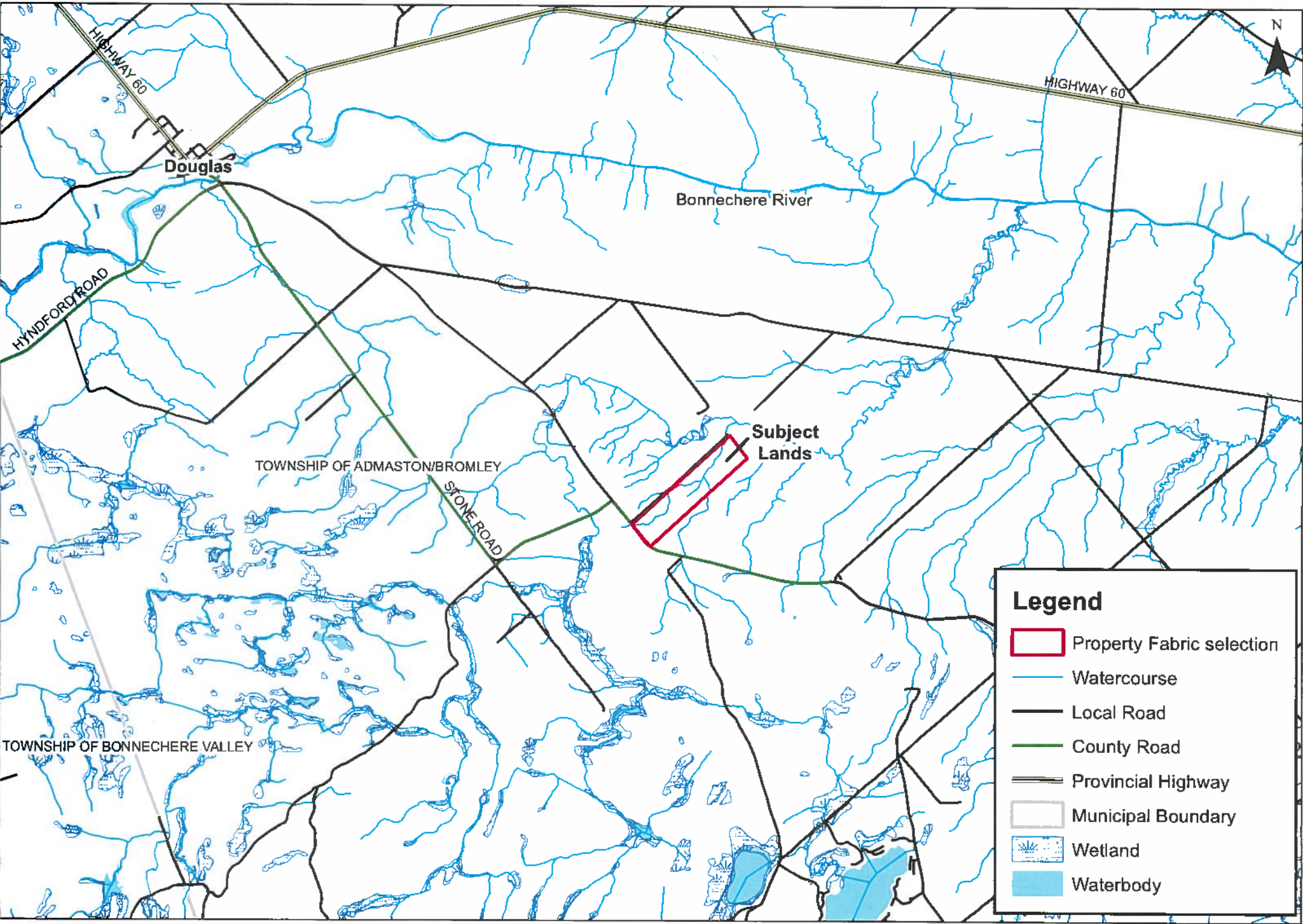
Yours truly,
Jp2g Consultants Inc.



A handwritten signature in black ink that reads 'A Hommik'.

Anthony Hommik, MCIP, RPP
Manager – Planning Services | Senior Planner

Key Map



0 800 1,600 3,200 Meters

1:50,000

Key Map










Legend

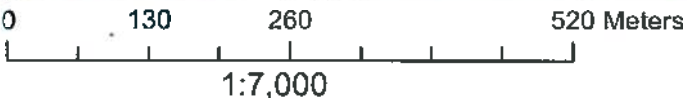
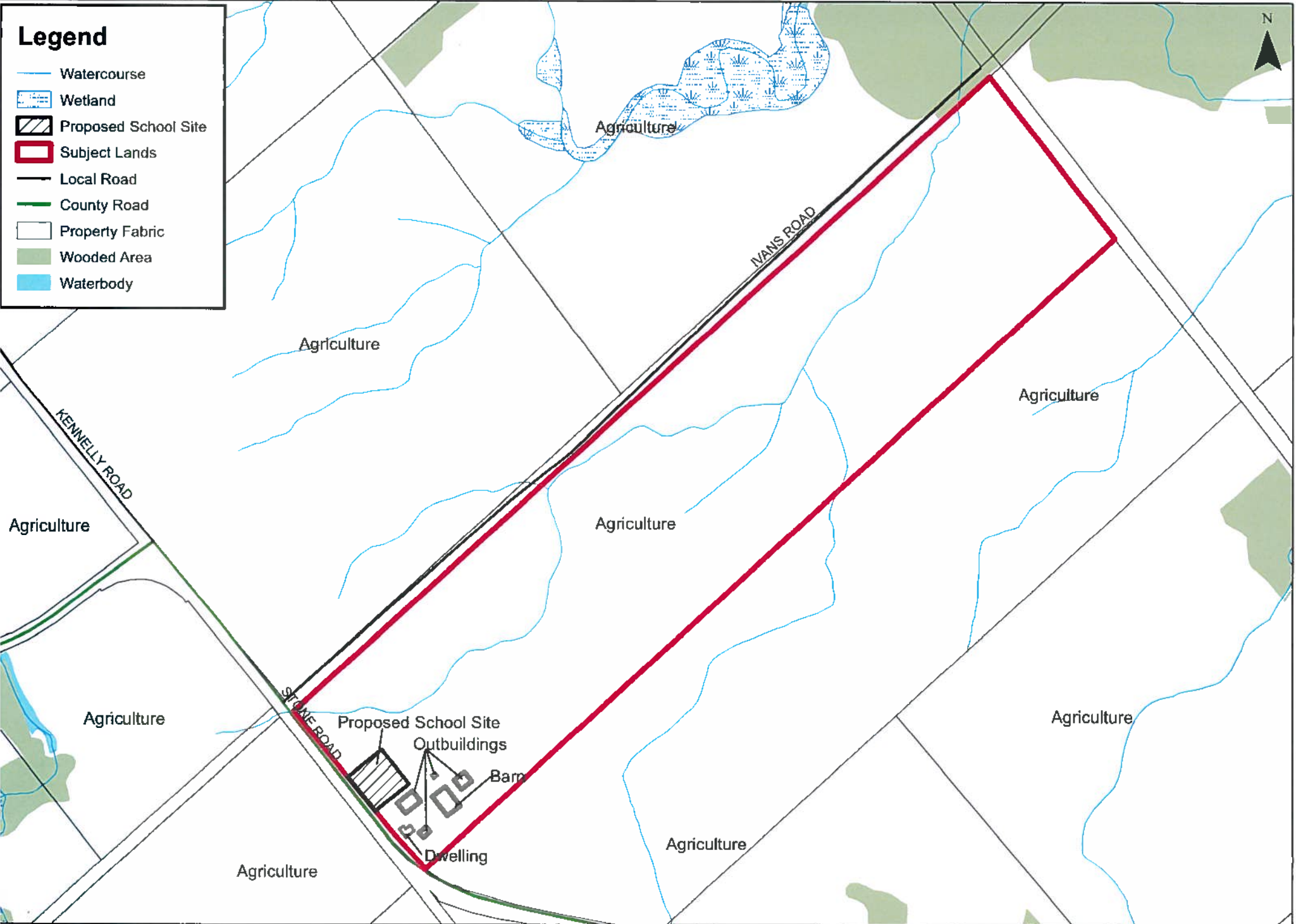
- Property Fabric selection
- Watercourse
- Local Road
- County Road
- Provincial Highway
- Municipal Boundary
- Wetland
- Waterbody

Project No. 24-7004A
Prepared by: Jp2g Consultants Inc.
Date: January 2024

Map 1: Site and Surrounding Land Use

Legend

-  Watercourse
-  Wetland
-  Proposed School Site
-  Subject Lands
-  Local Road
-  County Road
-  Property Fabric
-  Wooded Area
-  Waterbody









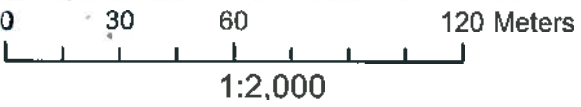
Site and Surrounding Land Use

Project No. 24-7004A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2024

Map 2: Zoning Sketch

Legend

-  Watercourse
-  From A to A-EX
-  Subject Property
-  Local Road
-  County Road
-  Property Fabric



Zoning Sketch

Project No. 24-7004A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2024

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

BY-LAW NUMBER 2024-xx

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 subsection to Section 22.0 – Requirements for Agriculture (A) Zone, immediately after Section 22.3(tt):

“(uu) Agriculture-Exception Forty-Six (A-E47)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-47 Zone, being a portion of the property known as 2126 Stone Road, and located in part of Lot 24, Concession 7, in the geographic Township of Admaston, a Mennonite School shall be an additional permitted use.

Mennonite School means a school establishment used for the education of Mennonite youths and where access to the site is primarily by horse drawn vehicles.”

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.

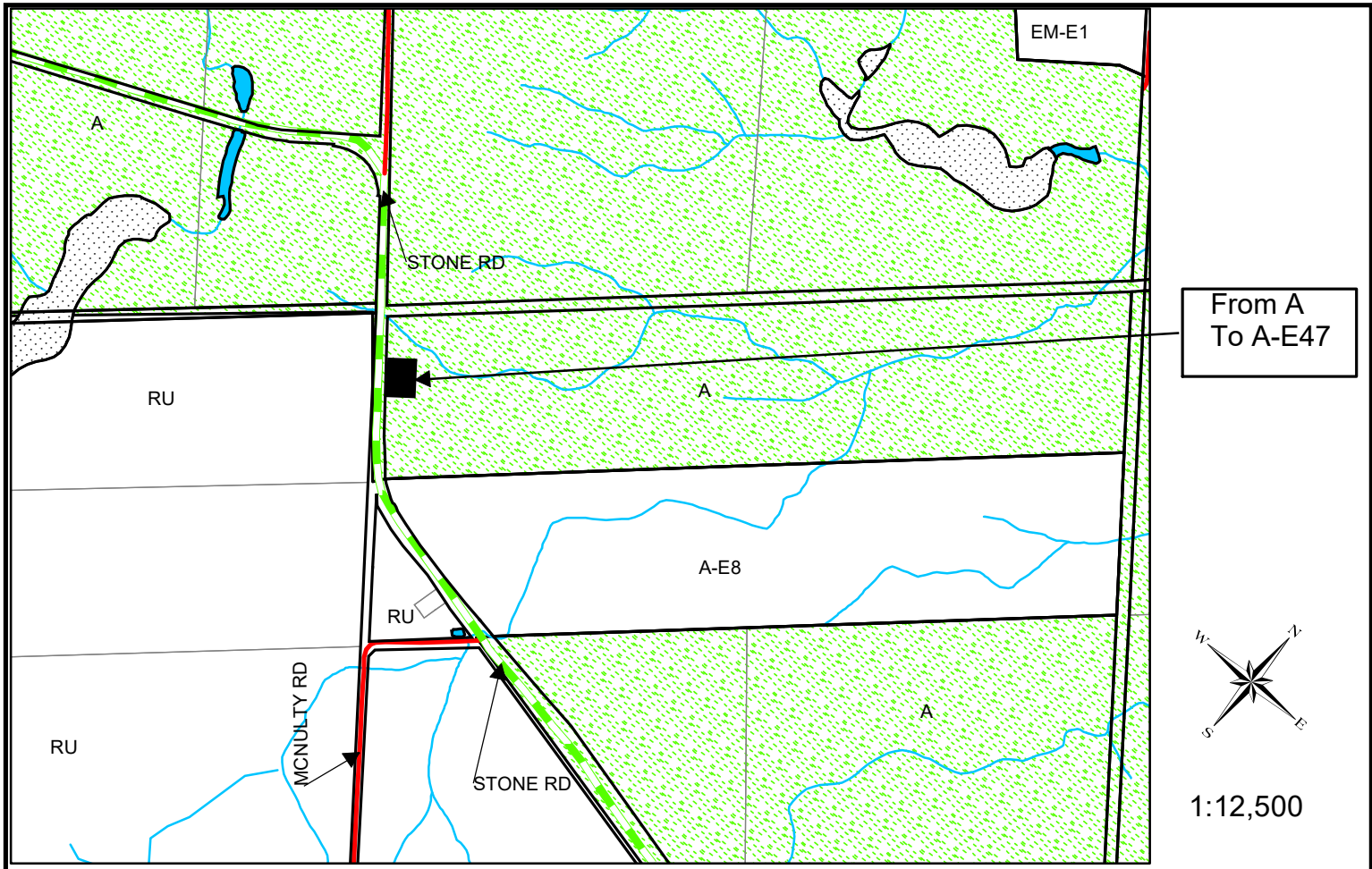
This By-law given its FIRST and SECOND reading this _____ day of _____, 2024.

This By-law read a THIRD time and finally passed this _____ day of _____, 2024.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO/Clerk



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

This is Schedule "A" to By-law Number _____
Passed the _____ day of _____, 20____.

Signatures of Signing Officers:

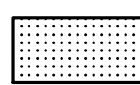
Mayor

Clerk


LEGEND

RU Rural

 Agriculture (A)

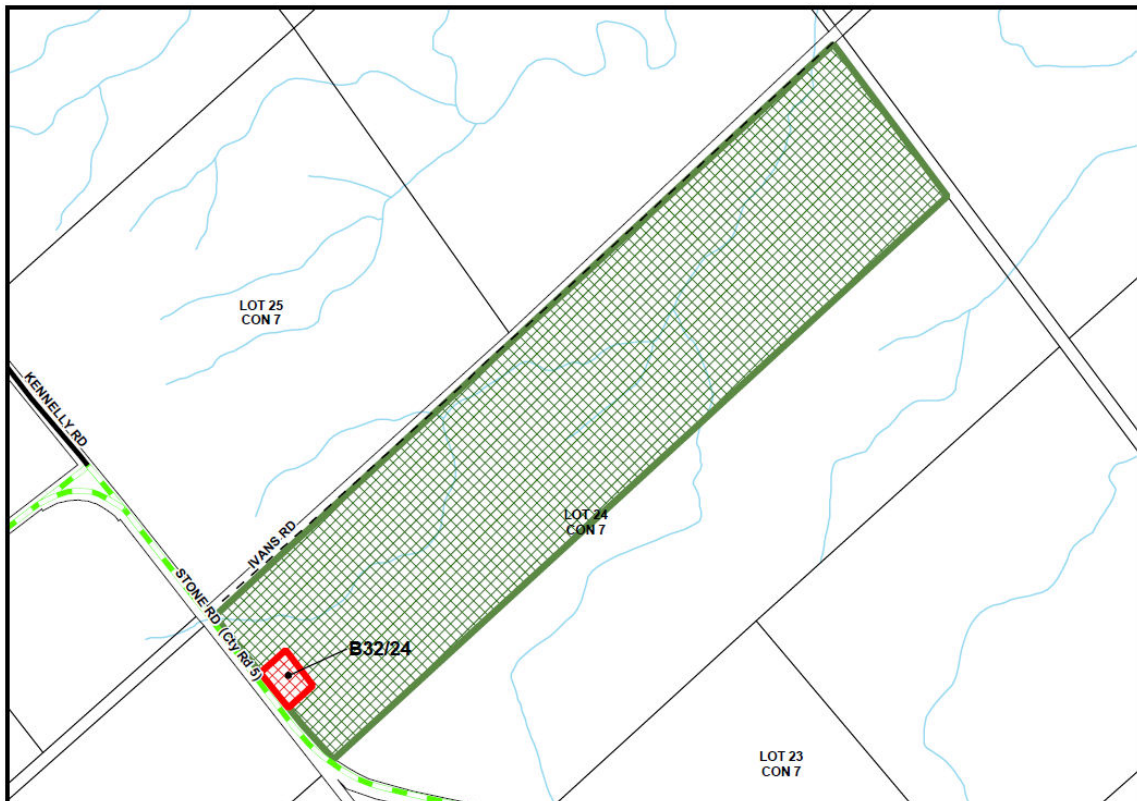
 Environmental Protection (EP)

-E1 Exception One (Numbered consecutively for each respective zone classification e.g. RU-E1, RU-E2, etc.)

 Area affected by this Amendment From A to A-E47

PART A - BACKGROUND

1. FILE NO.: **B32/24**
2. APPLICANTS: Levi & Velina Weber
Agent: Aaron Weber
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Admaston)
4. LOT: Part Lot 24 CON.: 7 STREET: 2126 Stone Road
5. PURPOSE: Creation of a long-term lease.
6. DESCRIPTION OF APPLICATION: The proposal is to build a Mennonite School for 14 to 15 students on the Weber property to be used by the Mennonite community. The school would be located on 0.4 hectare of the Weber property with road frontage on Stone Road (County Road).



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage	Area	Structures
Existing Lot	305 m	40.11 Ha	A house, garage, sheds, barns and interior stripper room
Severed	72.94 m	0.4 Ha	Vacant
Retained	305 m	40.11 Ha	A house, garage, sheds, barns and interior stripper room

8. SEVERANCE HISTORY

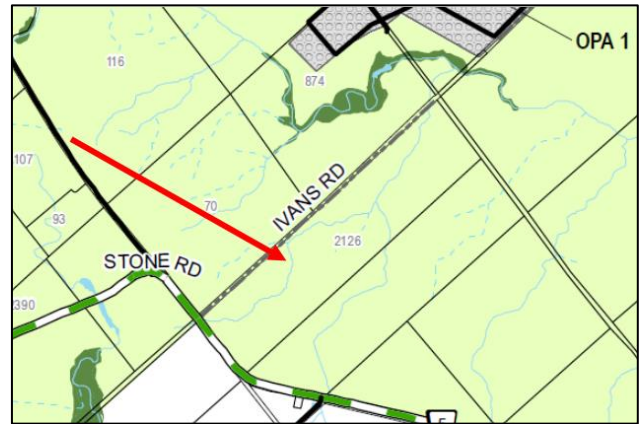
Number of new lots from original holding (1971) No previous severances

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed Agriculture

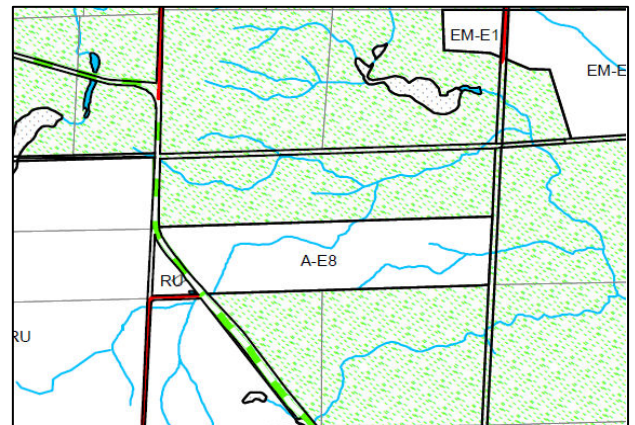
Retained Agriculture



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

Severed Agriculture(A)

Retained Agriculture (A)



Zone Requirements:

	<u>Proposed Lot Frontage</u>	<u>Minimum Required</u>	<u>Proposed Lot Area</u>	<u>Minimum Required</u>
Severed	72.94 m	45 m	0.4 Ha	20 ha
Retained	305 m	45 m	40.11 Ha	20 ha

PART B – COMMENTS

1. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA

Policies Considered:

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

2. OFFICIAL PLAN

Policies Considered:

- 2.2 (2) Minimum Distance Separations (MDS)
- 2.2(23) Environmental Impact Study(EIS)
- 2.2(33) Horse Drawn Vehicle Communities
- 6.3 Agriculture Designation
- 13.3(2) County Roads

3. ZONING BY-LAW

Provisions Considered:

- 3.25 (a) Separation distances from a livestock
- 3.26(b) Setbacks from County Road
- 22.1 & 22.2 Agriculture (A) Zone – permitted uses and zone provisions

4. SUBMITTED STUDIES

The Planning Justification Report for a proposed Mennonite School, prepared by Jp2g Consultants Inc., was submitted in February 28, 2024.

The subject lands are approximately 40.1 hectares in area with approximately 303 metres of road frontage on Stone Road. The property consist of primarily of agricultural fields and contains an existing dwellings, barns and other outbuildings. The proposal is to build a school that can accommodate 14 to 15 students and will be located on 0.4 hectare (1acre) of the subject property.

The proposed school is intended to serve the local Mennonite community, the application has been assessed against the policies pertaining to Horse Drawn Vehicle Communities in Section 2.2(33) of the Official Plan.

The subject lands are zoned Agriculture (A) in the township of Admaston/Bromley Zoning by-law. The Agriculture zone does not list a school as a permitted use, therefore a site-specific zoning amendment would be required.

A detailed summary of the recommended mitigation measures has been compiled and summarized in the Section 6 of this report.

5. AGENCY COMMENTS

- | | | |
|-----------------------------------|--------------|---|
| Twp. of Admaston/Bromley | May 08, 2024 | <ul style="list-style-type: none">• Ensure all building and on-site septic systems comply with OBC standards and requirements.• Do not believe this area is serviced by a municipal drain. |
| County Public Works & Engineering | May 1, 2024 | <ul style="list-style-type: none">• Favourable comments were received. No comments or concerns with regards to the proposal. |

6. GENERAL PLANNING COMMENTS

The County Planning office provided pre-consultation comments to the applicant in October 2023. At that time, there were following concerns were identified:

- The proposed subject lands are zoned Agriculture (A) in the Township of Admaston/Bromley. According to the Section 22.1, a Mennonite School is not a permitted use in the A zone. Therefore, a site-specific zoning by-law amendment is required to permit the proposed development. The township has confirmed that the zoning by-law amendment application has been received from the applicant for processing. As a condition of consent, the zoning by-law amendment is required to be finalized.
- The proposed development is subject to the site plan control. A scoped Site Plan application will be required from the applicant to submit to the township office prior to building permit issuance.
- One of the recommendation in the pre-consultation comments was to pre-consult with the County Public Works & Engineering. The application was circulated and favorable comments were received.

- The application was also circulated to the Township of Admaston/Bromley. The township has indicated that applicant must ensure all building and on-site septic systems comply with OBC standards and requirements. It is also believe that the proposed subject lands are not serviced by the municipal drain system. Favourable comments were received from the township.
- Section 2.2(33) of the Official Plan requires that the proposed school satisfy the minimum distance separation provisions of MDS I. MDS I mapping has been completed and our records indicated that the following properties have barns in the area:
 - 2145 Stone Road,
 - 70 Kennelly Road, and
 - The lot located in Part of Lot 24, Concession 7.

Guideline #37 in the Minimum Distance Separation (MDS) Document states that normally churches, schools and cemeteries are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, schools and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purposes of both MDS I and MDS II.

There are barns on the Weber property; however Section 2.2(33) of the Official Plan states that a school may be located on the farm property as part of a farm building cluster and served by the principal farm access driveway.

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.

Planning Justification Report conclusion and recommendations:

- Section 2.2(33) of the Official Plan states that schools are permitted within the Agricultural designated lands where such schools, churches, cemeteries service the immediate community which relies on the horse drawn vehicles as their primary means of transportation, subject to the Planning Justification in support of the selected site must be provided. The Planning Justification Report for a proposed Mennonite School, prepared by Jp2g Consultants Inc., was submitted in February 28, 2024. The following are the conclusions and recommendations:
 - The proposed zoning by-law amendment complies with the policies of the Section 2.2(23) and the Agriculture designation of the County's Official Plan and can be considered as good planning provided a zoning by-law amendment be filed for a site-specific amendment to re-zone a portion of the subject property to Agriculture-Exception to allow for the construction of a Mennonite Parochial School. As noted, MDS calculations will be required to demonstrate that the required separation distance can be accommodated.
 - It is recommended that this Planning Justification Letter Report be filed in support of this Application for Zoning By-law Amendment.

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: Zoning amendment as indicated above
- (d) Conditions to the giving of consent should be considered for the following:
 - Registered Plan of Survey:
 - Zoning By-law Amendment: A zoning by-law amendment is required:
 - To rezone to an Agriculture-Exception zone to allow for the construction of a Mennonite Parochial School
 - Minor Variance:
 - Private Road Agreement:
 - Development Agreement:
 - Site Plan Control Agreement:
 - Notice on Title:
 - Shoreline Road Allowance Closure / Acquisition:
 - Other:
- (e) There are serious planning concerns, refusal is recommended.
- (f) Other Recommendations:

Date: June 27, 2024

Prepared by: Rajat Ali
Junior Planner

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