

TOWNSHIP OF ADM ASTON/ BROMLEY

AGENDA

PUBLIC PLANNING MEETING

October 3rd, 2024 at 7:00 pm

Zoning By-Law Amendment

- Owner: David and Rebecca Martin
 - Applicant: Moses H. Martin
 - Part of Lots 21, Concession 7, Stone Road
 - 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. [Draft Zoning By-Law Amendment](#)
 - v. [Planner's Report – Consent Report B03/ 24 \(02\)](#)
 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): Moses H Martin
*+ Address: 834 Rice line RR#1 Douglas Ont. K0S1S0
*+ Phone #: Home: (N/A) Work: (N/A) Fax: ()

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

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

+ Name of Owner: David + Rebecca Martin
+ Address of Owner: 1663 Stone Rd. RR#2 Renfrew Ont. K7U3Z5
+ Phone #: Home: (none) Work: () Fax: ()

d) To whom should correspondence be sent? [] Owner [] Applicant [X] 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: 1663 Stone Rd.
Municipality: Admaston/Branley Geographic Twp: Admaston Concession: 7 Lot: 20-21
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):

Rural

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?**
Rural
25. **+HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?**
Cemeteries are permitted in Rural
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?** Rural

28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED: To permit a meeting house. To reduce the min. lot area

29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? To have a commentary and Meeting House

30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY? [] Yes [X] No
IF YES, WHAT ARE THE DENSITY REQUIREMENTS? _____

31. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY? [] Yes [X] No
IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? _____

32. +DOES THE REQUESTED AMENDMENT ALTER OR IMPLEMENT A NEW SETTLEMENT AREA? [] Yes [X] 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 [X] 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 [X] 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: 99 m Depth: 180 m Area: 1 ha

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 Agriculture Since: 2018 / 7 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?

2017

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

Meeting house and cemenetary

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>Meeting House</u>				
Setback from the front lot line	<u>Will meet</u>	<u>zoning</u>	<u>provisions</u>		
Setback from the rear lot line	<u>"</u>	<u>"</u>	<u>"</u>		
Setbacks from the side lot lines	<u>"</u>	<u>"</u>			
Height (in meters)	<u>20ft</u>				
Dimensions or floor area	<u>40'x 60'</u>				
Date constructed, if known	<u>unknown</u>				

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

WATER

SEWAGE

- [] Publicly owned and operated piped water system
- [] Privately owned and operated individual well
- [] Privately owned and operated communal well
- [] Lake or other water body
- [] Other means: Bringing it in

- [] Publicly owned and operated piped sanitary sewage system
- [] Privately owned and operated communal septic system
- [] Privately owned and operated individual septic system
- [] Privy
- [] 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.: B03-24C 27 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) David and Rebecca Martin of the Township
County
of Admeston Braamley in the County of Renfrew do hereby authorize
Moses H Martin to act as my (our) agent in this application.

David B Martin
Signature of Owner(s)

Aug 7, 2024
Date

Rebecca Martin

Aug 7 2024

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

I (we), (M^{rs}) David + Rebecca Martin of the Township
of Admaston/Bramley 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/Bramley in the
County of Renfrew this 16th day of August, 2024.

Moses H Martin
Signature of Owner or Authorized Agent

August 16 2024
Date

[Signature]
Signature of Commissioner

August 16, 2024
Date

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

August 16, 2024
Date

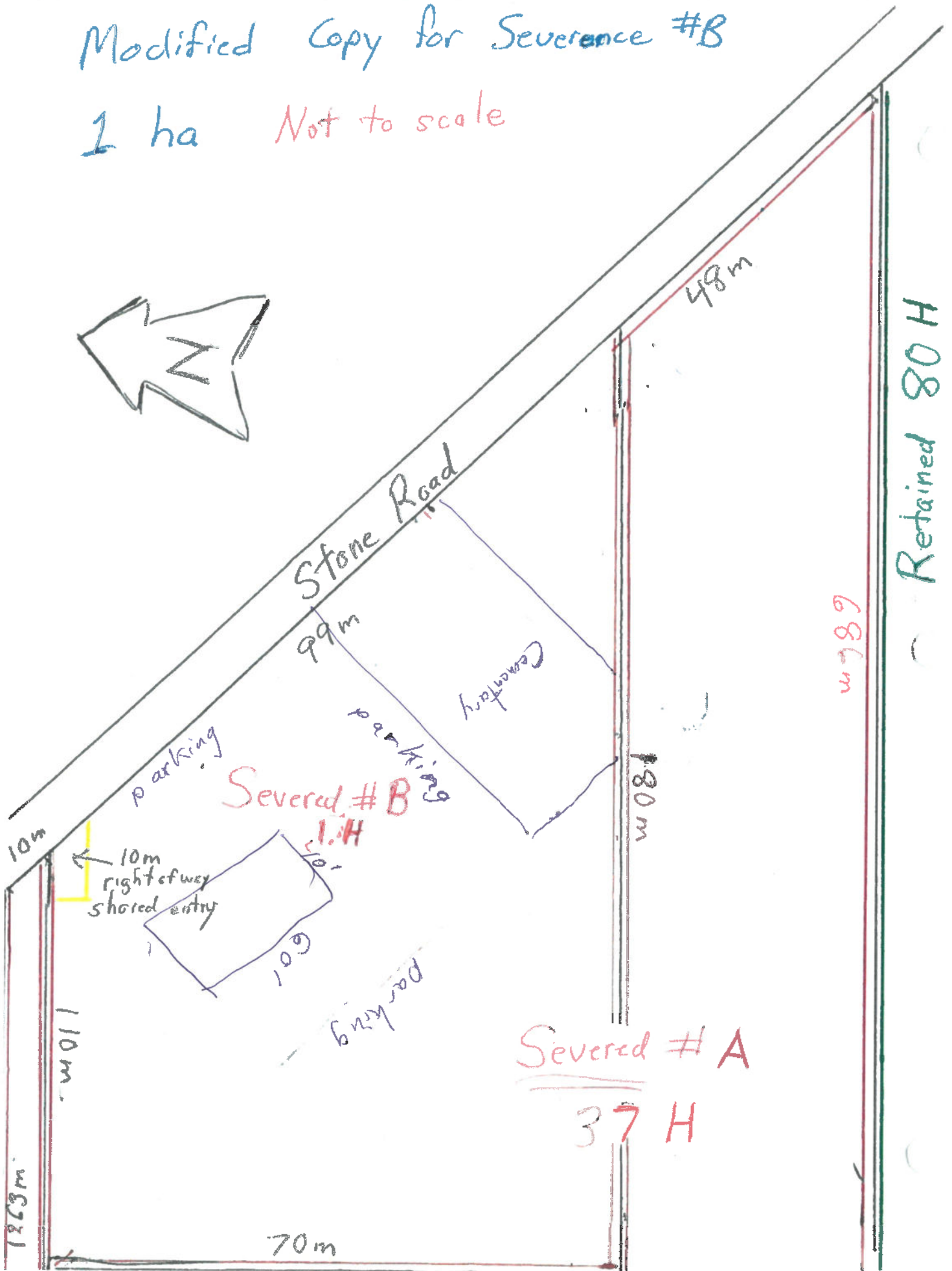
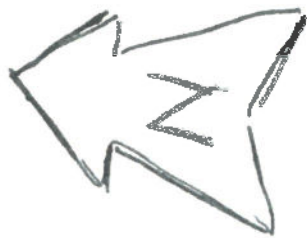
FEE OF \$ 950⁰⁰ RECEIVED BY THE MUNICIPALITY.

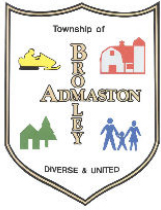
[Signature]
Signature of Municipal Employee

Roll # _____

Modified Copy for Severance #B

1 ha Not to scale





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 21, Concession 7, in the geographic Township of Admaston now in the Township of Admaston/Bromley, 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 **October 3rd, 2024 at 7 p.m.** at the municipal office of the Township of Admaston/Bromley.

Proposed Zoning By-law Amendment

The purpose and effect of the amendment is to rezone the severed lands, in Consent File No. B03/24(2), from Rural (RU) to Rural – Exception Twenty Eight (RU-E28) to define and permit a meeting house, and to reduce the minimum lot area from 2 hectares to 1 hectares.

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.

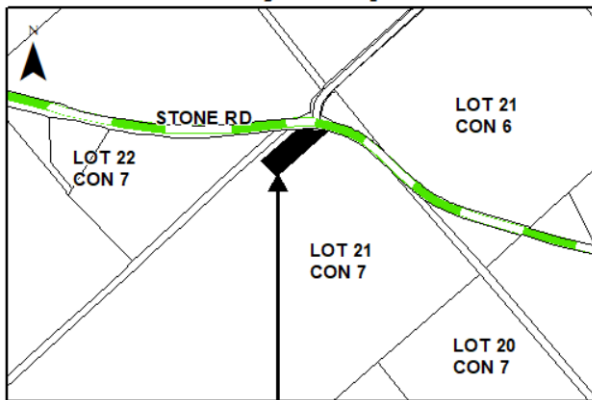
Other Applications:

Consent Application File No. B03/24(2) is also being considered.

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 12th day of September, 2024.

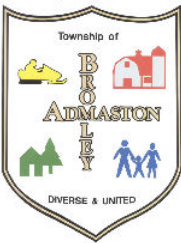
**Township of Admaston/Bromley
Key Map**



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



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

PART A - BASIC INFORMATION

1. **FILE NO.:** ZB2442.4
2. **APPLICANT:** Moses H. Martin
(Owners: David and Rebecca Martin)
3. **MUNICIPALITY:** Township of Admaston/Bromley
(geographic Township of Admaston)
4. **LOCATION:** Part of Lots 21, Concession 7
STREET: Stone Road

SUBJECT LANDS

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

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. B03/24(2), from Rural (RU) to Rural – Exception Twenty Eight (RU-E28) to define and permit a meeting house, and to reduce the minimum lot area from 2 hectares to 1 hectare.

8. **SITE CHARACTERISTICS**

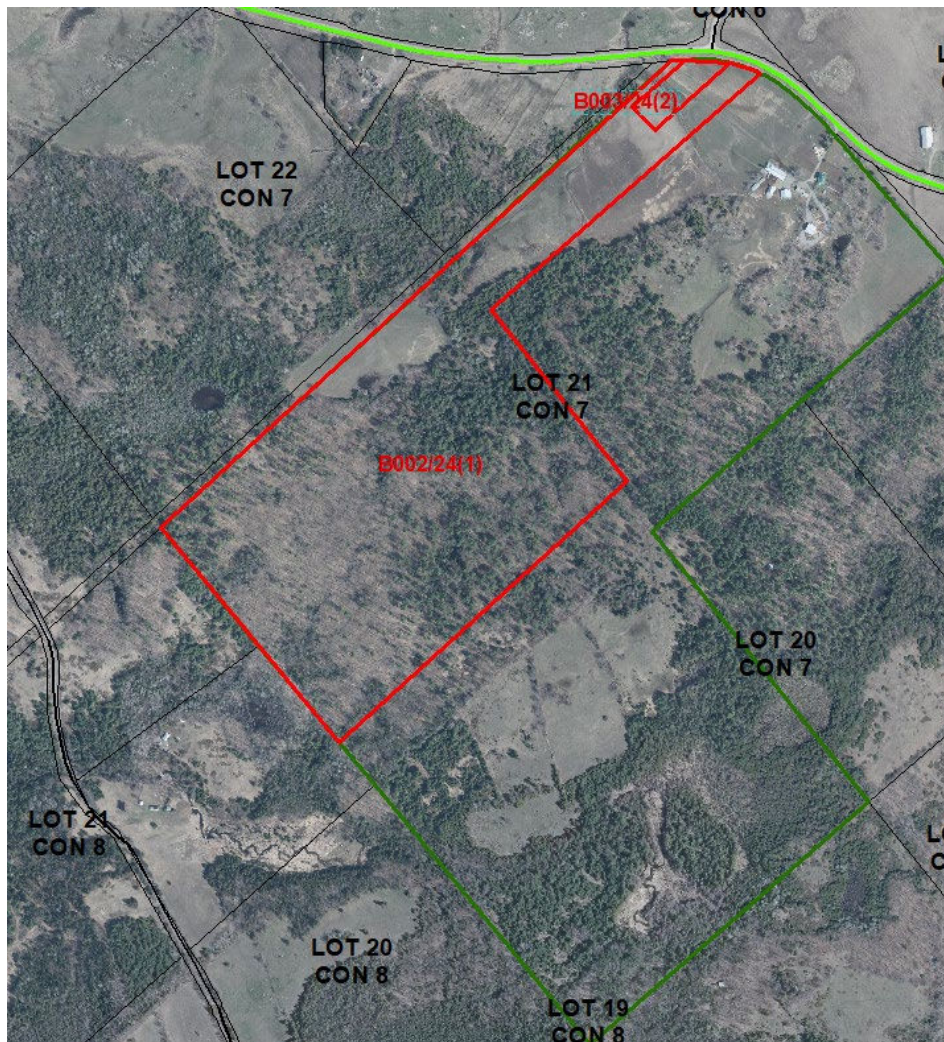
The owners are in the process of severing two lots from an existing parcel. The first lot, severed lands in Consent File No. B02/24(1), is proposed to be 38 hectares in area with 48 metres of road frontage along Stone Road and to be used for agriculture. The second lot, Consent File No. B03/24(2), is proposed

ZB2442.4

to be 1 hectare in area with 99 metres of road frontage on Stone Road and is to be used for a meeting house and cemetery for the Mennonite Community.

The final retained lands will be 80.4 hectares in area with 178 metres of road frontage along Stone Road. The retained lands will continue to be used for residential and agriculture uses. There is an existing dwelling, barn and outbuildings.

The air photograph below shows both of the severed parcels in red, and the retained lands are shown in green.



PART B – POLICY REVIEW

9. PROVINCIAL POLICY STATEMENT:

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.

10. OFFICIAL PLAN:

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

The Rural designation on the Land Use Schedule(s) shall mean that the permitted uses shall include agricultural, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource-based recreational uses (including recreational dwellings), and conservation uses.



11. ZONING BY-LAW:

The severed lands are zoned Rural (RU) in the Township Zoning By-law.

The permitted residential uses in the (RU) zone are single detached dwelling, semi-detached dwelling, duplex dwelling, a limited service dwelling on an existing lot of record, and group home. Permitted non-residential uses include, but are not limited to, cemetery, farm, farm limited, and home industry.

For permitted uses other than single detached dwelling, semi-detached dwelling, limited service dwelling, home industry or duplex dwelling in the RU



zone, the minimum lot area requirement is 2 hectares, and the minimum lot frontage requirement is 45 metres.

12. SUMMARY OF STUDIES:

None

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 two parcels of lands. The severed lands in Consent Application B03/24(2) are proposed to be used for a cemetery and a meeting house for the Mennonite Community.

The severed lands are currently zoned Rural (RU) in the Township of Admaston/Bromley Zoning By-law. The RU zone permits a cemetery, religious education facility, and a private club, but it does not permit a meeting house. The minimum lot area requirement for a cemetery in the RU zone is 2 hectares. The proposed lot area for the severed lands is 1 hectare.

A zoning by-law amendment is required to rezone the severed lands in Consent Application B03/24(2) to reduce the minimum lot area from 2 hectares to 1 hectare, and to permit a meeting house. The RU zone does permit a private club and a religious education facility. Adding the meeting house as a permitted use is seen as a clarification as this is the term used in the Mennonite Community. A previous zoning by-law amendment was completed in 2019 that also added a meeting house as a permitted use. A meeting house will be defined as a building used for public assembly and especially for the horse drawn vehicle community.

15. RECOMMENDATIONS:

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

Date: September 24, 2024
Prepared By: Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner

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

BY-LAW NUMBER _____

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 21.0 – Requirements for Rural (RU) Zone, immediately after Section 21.3(aa):

“(bb) Rural-Exception Twenty Eight (RU-E28)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E28 Zone, within Part of Lot 21, Concession 7, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, a meeting house will be permitted and the following provision shall apply:

i) Lot Area (minimum) 1 hectare

MEETING HOUSE means a building used for public assembly and especially for the horse drawn vehicle community.”

(b) Schedule “B” is amended by rezoning those lands described above from Rural (RU) to Rural – Exception Twenty Eight (RU-E28), as shown 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.

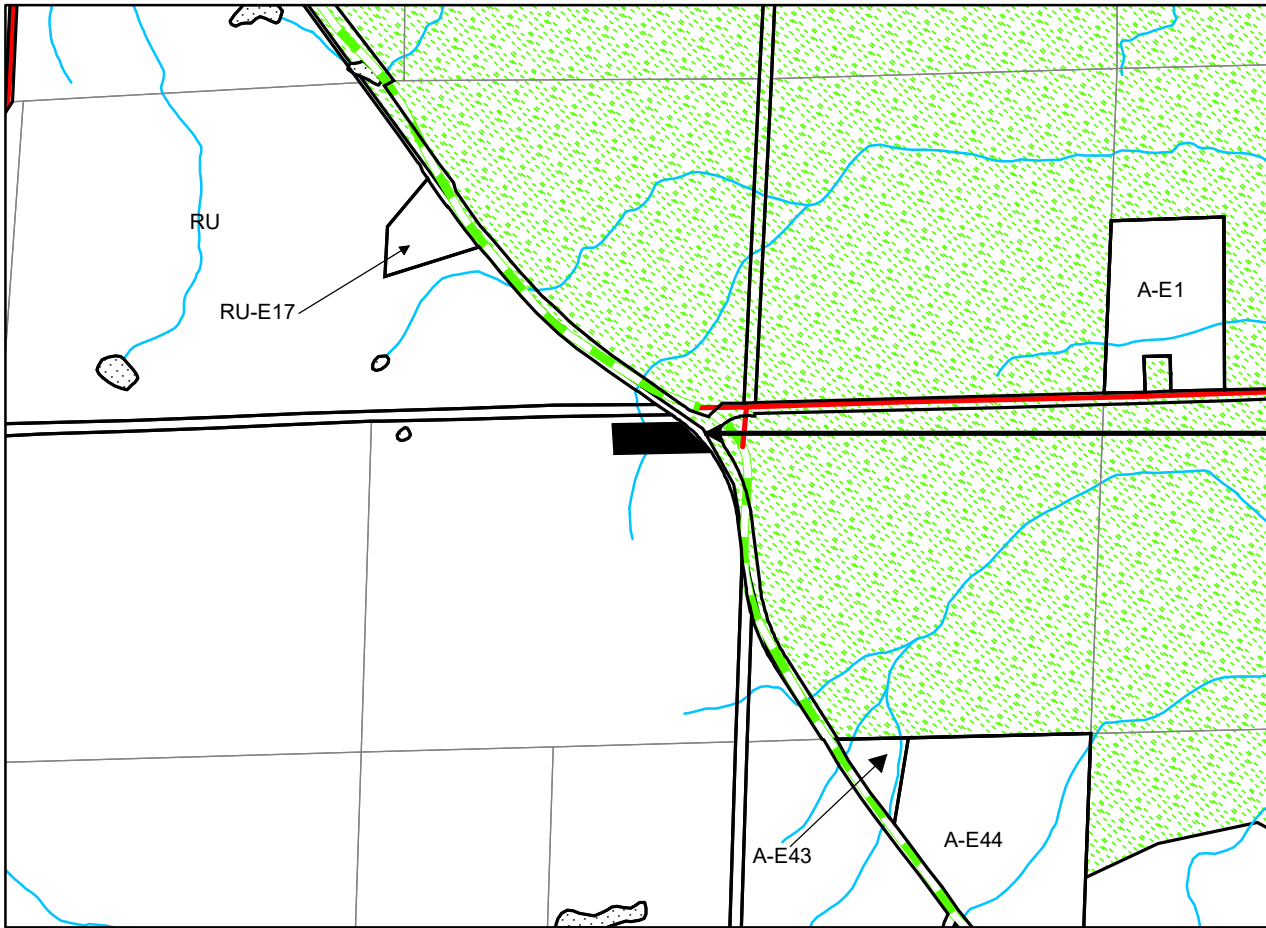
This By-law given its FIRST and SECOND reading this _____ day of _____, 2024.

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

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO/Clerk



From RU
To RU-E28



1:14,000

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

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

Signatures of Signing Officers:

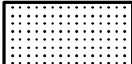
Mayor

Clerk

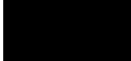
LEGEND

RU Rural

 Agriculture (A)

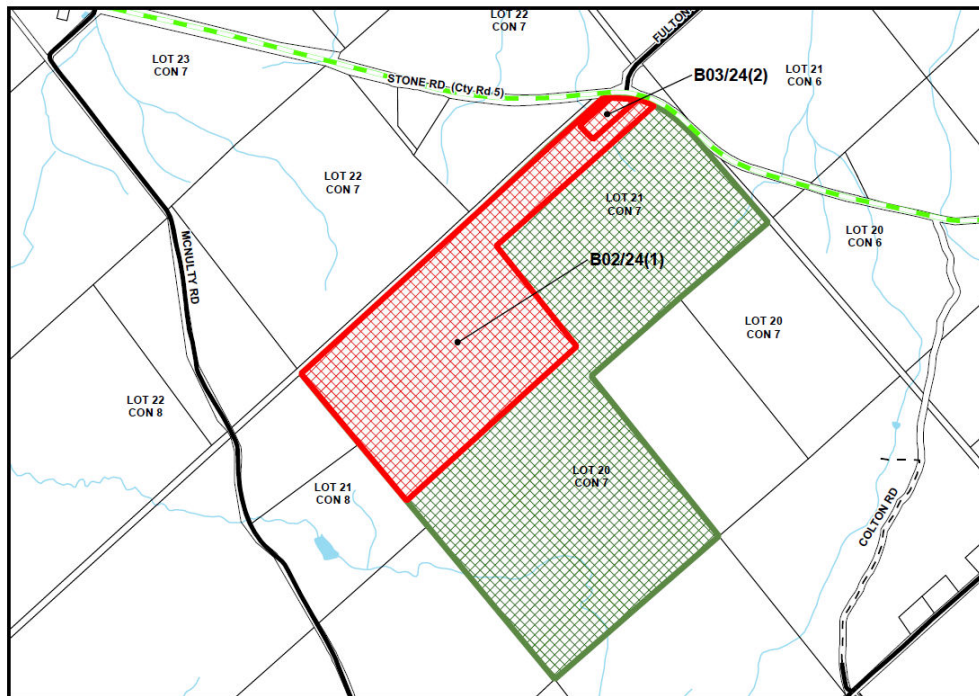
 Environmental Protection (EP)

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

 Area affected by this Amendment
From RU to RU-E28

PART A - BACKGROUND

1. FILE NO.: **B03/24(2)**
2. APPLICANTS: David & Rebecca Martin
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Admaston)
4. LOT: Part Lots 20 & 21 CON.: 7 STREET: Stone Road
5. PURPOSE: Creation of a new lot together with and subject to a right-of-way
6. DESCRIPTION OF APPLICATION: The Applicant is proposing to sever two (2) lots from an existing parcel that is approximately 120.4 hectares in size. The severed and retained parcels are located along Stone Road in the Township of Admaston/Bromely. Proposed Lot A (B02/24(1)) is approximately 38 hectares and proposed lot B (B03/24) is approximately 1.0 hectares. The proposed retained parcel is 80.4 hectares.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage	Area	Structures
Existing Lot	320 m	120.4 Ha	1 house, 4 sheds, 7 barns, 1 workshop
Severed	99 m	1 Ha	Vacant
Retained	178 m	80 Ha	1 house, 4 sheds, 7 barns, 1 workshop

Note: Concurrent application with B03/24

8. SEVERANCE HISTORY

Number of new lots from original holding (1971) 1 previous severance: B456/73

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed Rural

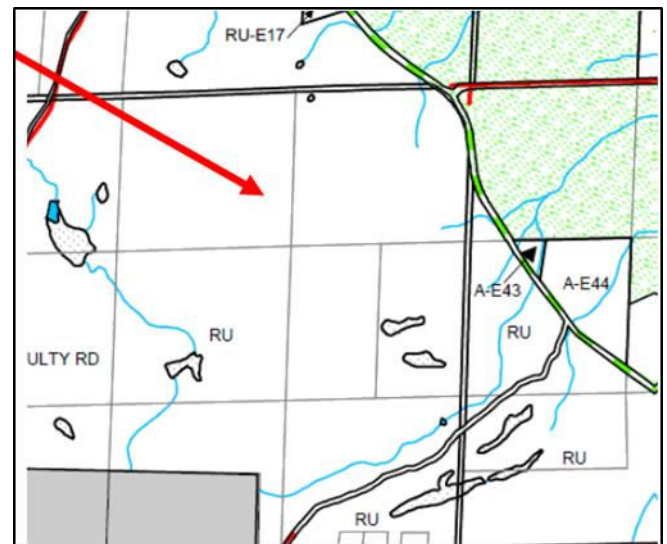
Retained Rural
Environmental Protection



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

Severed Rural (RU)

Retained Rural (RU)
Environmental Protection (EP)



Zone Requirements:

	<u>Proposed Lot Frontage</u>	<u>Minimum Required</u>	<u>Proposed Lot Area</u>	<u>Minimum Required</u>
Severed	99 m	45 m	1 Ha	20000 m²
Retained	178 m	45 m	80 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(8)(e) Significant Woodland

2.2(8)(f) Significant Valleyland

2.2(11)(b) Lot size

2.2(23) Environmental Impact Study(EIS)

2.2(33) Horse Drawn Vehicle Communities

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(2) County Roads

14.3(1) Consent Conformity

14.3(3-4) Number of Consents

17.5 Site Plan Control Policies

3. ZONING BY-LAW

Provisions Considered:

Sections:

- 3.25 (a) Separation distances from a livestock
- 3.26(b) Setback from County Road
- 21.1 Permitted Uses in the Rural Zone
- 21.2 Provisions for Rural Zone
- 24.1 Permitted Uses in the Environmental Protection Zone (EP)
- 24.2 Provisions of Environmental Protection Zone (EP)

4. SUBMITTED STUDIES

None

5. AGENCY COMMENTS

- | | |
|-----------------------------------|--|
| Twp. of Admaston/Bromely | In their response dated March 25 th , 2024, the Township provided the following comments: <ul style="list-style-type: none">1. The property abuts county road ways2. Any new buildings or septic systems shall conform to the standards and requirements of the OBC.3. They were not aware of any municipal drains servicing this property. |
| County Public Works & Engineering | In a letter dated March 20 th , 2024 the County of Renfrew Department of Public Works and Engineering indicated that they had reviewed the Applications for Consent and did not have any concerns with the proposal. |

6. GENERAL PLANNING COMMENTS

The owner is proposing to sever a vacant 1 hectare lot with approximately 99 metres road frontage on Stone Road (County Road) for the purposes of establishing a meeting house and cemetery for the local community. The retained land would be approximately 80.4 hectare in area with approximately 178 metres of road frontage on Stone Road.

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

Minimum Distance Separation (MDS):

Section 2.2(2) of the County of Renfrew Official Plan and Section 3.25(a)(i) of the Township of Admaston/Bromley Zoning By-law both require the new lot to meet the MDS 1 from neighbouring properties within 750 metres of the severed lot. Guideline #37 of the Minimum Distance Separation (MDS) Document (Publication 853, 2016) states that normally churches, schools and cemeteries are considered to be Type B land uses; however 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 (i.e., land uses characterized by a lower density of human occupancy and therefore less sensitive to impacts). 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: 429 McNulty Road, 592 Fulton Road, 1620, 1574 & 1663 Stone Road.

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

1. 429 McNulty Road - separation distance of 106 metres (note: 1.4km separation)
2. 592 Fulton Road - NA
3. 1620 Stone Road - NA
4. 1574 Stone Road - NA
5. 1663 Stone Road - separation distance of 138 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.

Significant Valleyland:



Both the proposed new lots are impacted by significant valleylands, as identified on Official Plan Schedule B-Map 4-Natural Heritage Features and Sections 2.2(8)(f). This is a natural feature that is required to be protected from negative impacts from development. Proposed development that occurs in or within 120 meters of this feature is typically required to be supported by an Environmental Impact Study (EIS) that demonstrates there will be no negative impacts on the valleylands. As the proposal is for a large agricultural property the EIS would not be

required. The areas shown as significant valleylands should be protected from development/site alteration that would impact them.

Significant woodland:

Both the proposed lots and retained lands are within 120 m of significant woodlands, as identified on Official Plan Schedule B-Map 4-Natural Heritage Features. Section 2.2(8)(e) would typically require this natural feature to be protected from negative impacts from development. Proposed development that occurs in or within 120 metres of the feature are typically supported by an Environmental Impact Study (EIS) that demonstrates there will be no negative impacts on the woodlands. As the proposal is for a large agricultural property the EIS would not be required. The areas shown as significant woodlands should be protected from development/site alteration that would impact them.

County Roads:

The Applicant is proposing a shared entranceway accessing Stone Road. As a condition of approval the applicant will provide a draft plan of survey showing the proposed right-of-way and new proposed entrance to Stone Road. An entrance permit will be required from the County of Renfrew. Please contact Nathan Kuiack, Infrastructure Technician, with the County of Renfrew Public Works and Engineering Department at nkuiack@countyofrenfrew.on.ca or 613-732-4353, regarding any requirements that the Public Works Department may have (e.g., road widening, entrance permit etc.)

Cemetery Approval and Perpetual Care:

There are requirements for establishing a cemetery under Sections 83 to 87 of the Funeral, Burial and Cremation Services Act, 2002. The municipality may wish to ensure perpetual care is in place for the cemetery.

The Bereavement Authority of Ontario is a not-for-profit corporation governed by an independent Board of Directors, responsible for administering provisions of the Funeral, Burial and Cremation Services Act, 2002 on behalf of the Ministry of Government and Consumer Services and is responsible for the licensing of cemeteries. Their requirements are as follows:

- a) Municipal Approval: Before an applicant may apply to the Bereavement Authority for consent and a license to operate a cemetery, the applicant is required to obtain municipal approval. The municipality must publish notice of its decision once in a local newspaper.
- b) Two copies of a legal land survey, done by an Ontario Surveyor, that provides a legal description of the property and that outlines the location, dimensions and boundaries of the proposed cemetery and the location of the nearest residences, water sources and roads. Please indicate whether the cemetery is land-locked and also show the access or entry point to the cemetery.
- c) A copy of the land title deed identifying the owner of the cemetery land.
- d) A letter from the Medical Officer of Health confirming that the site is suitable for use as a cemetery and that there are no concerns with the location of the cemetery.
- e) A general sketch of the cemetery site showing the numbering system and layout of the lots in the cemetery (this may be a basic hand-drawn sketch).
- f) A copy of the letter from the Mennonite Central Committee of Ontario confirming their agreement to an exemption for the care and maintenance trust fund.

- g) A photograph of the proposed cemetery site (optional)
- h) 2 copies of the cemetery by-laws, outlining the rules of the cemetery

For further information please see their website
<http://www.bereavementauthorityontario.ca>;

Zoning By-law:

A cemetery is a permitted use in the Rural (RU) zone. The severed and retained lands meets the requirements for lot frontage in the Rural (RU) zone. The proposed severed lands do not meet the minimum required lot area of 2 hectares. As a condition of approval a zoning by-law amendment to rezone the severed lands from Rural (RU) to Rural-Exception (RU-EX) to reduce the minimum lot area, and permit a church (meeting house) will be required before the issuance of a certificate. The zoning by-law amendment can also list a church (meeting house) as a permitted use. This requirement is seen as a clarification since the RU Zone already permits a private club and a religious education facility.

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: Preceded by a draft plan of survey showing the proposed right-of-way and shared entrance.
 - Zoning By-law Amendment: A zoning by-law amendment to rezone the severed lands from Rural (RU) to Rural-Exception (RU-EX) to reduce the minimum lot area, and permit a church (meeting house)
 - Minor Variance:
 - Private Road Agreement:
 - Development Agreement: If required by the Township (parking, access, building location)
 - 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: May 24, 2024
Prepared by: Paul Moreau
Planner
Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning Services

JUL/2022