

TOWNSHIP OF ADM ASTON/ BROMLEY
AGENDA
PUBLIC PLANNING MEETING
September 19th, 2024 at 7:00 pm

Zoning By-Law Amendment

- Owner: Michael Kelly and Tina Philippe
 - Applicant: Michael Kelly and Tina Philippe
 - Dragonfly Way, Part of Lots 17 & 18, Concession 8
 - 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 B141/23](#)
 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.

TOWNSHIP OF
ADMASTON / BROMLEY

JUL 12 2024

RECEIVED

PART I GENERAL INFORMATION

1. TYPE OF AMENDMENT

Official Plan [] Zoning By-law Both []

2. APPLICANT/OWNER INFORMATION

a) *+ Applicant's Name(s): Michael Kelly and Tina Philippe

*+ Address: 58 Dragonfly Way, Renfrew, ON, K7V 3Z5

*+ Phone #: Home: (819)4581200 Work: (343)572-6673 Fax: ()

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

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

+ Name of Owner: _____

+ Address of Owner: _____

+ Phone #: Home: () Work: () Fax: ()

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

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

Name: _____ Address: _____

Name: _____ Address: _____

3. *+PROVIDE A DESCRIPTION OF THE SUBJECT LAND

Street Address: 58 Dragonfly Way

Municipality: Admaston/Bromley Geographic Twp: Admaston Concession: 8 Lot: 17 & 18

Registered Plan No.: 4742 042 030 25200 Block or Lot No(s). in the Plan: 54

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

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

WATER		SEWAGE	
<input type="checkbox"/> Publicly owned and operated piped system	<input type="checkbox"/> 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?**
Permits residential _____

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?** RU

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

Required for lot addition application

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

Ensure enlarged lot is in the same 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? Maximum height 10.5m

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: 20m Depth: 76m Area: 0.15ha

36. **+PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:**

Provincial Highway Municipal Road Maintained Year-round
 Municipal Road Maintained Seasonally Right of Way Water
 Other: _____

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

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

#1 Vacant Since: October 10, 2010 / 13 years

#2 Vacant Since: Unknown / _____ 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?**

May 25, 2020

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

Vacant

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					
Setback from the front lot line					
Setback from the rear lot line					
Setbacks from the side lot lines					
Height (in meters)					
Dimensions or floor area					
Date constructed, if known					

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

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

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

Yes No

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

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

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

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.: B141/23 Status: Lot additions applications ongoing

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) _____ of the _____
of _____ in the County of Renfrew do hereby authorize
_____ to act as my (our) agent in this application.

Signature of Owner(s) Date

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

I (we), Michael Kelly of the Township
of Admaston - Bromley in the County of Renfrew solemnly declare that
all of the information required under Ontario Regulation 543/06 and/or Ontario Regulation 545/06,
and the statements contained in this application are true, and I (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect as if
made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the _____ of _____ in the
County of Renfrew this _____ day of _____, 2 _____.

[Signature]
Signature of Owner or Authorized Agent

July 12, 2024
Date

[Signature]
Signature of Commissioner

July 12, 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.

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

[Signature]

(To be completed by the Municipality)

"COMPLETE" APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY:

Date

Signature of Municipal Employee

Roll # _____

X:\Planning\Data\COUNTY\D - DEVELOPMENT & PLANNING\D00 DEVELOPMENT & PLANNING - GENERAL\PLANNING APPLICATIONS & FORMS\CURRENT APPLICATIONS\OP-ZB AMENDMENT FORM-Feb 2016.doc



Legend

- Property Parcels
- Roads**
 - County Road
 - Crown Road
 - Municipal Maintained Road
 - Municipal Seasonal Road
 - Off-Ramp
 - On-Ramp
 - Private Road
 - Proposed Road
 - Provincial Highway
 - Quebec Road
 - Water Access Only
- World Street Map



Depending on the number of layers visible not all may be shown in the legend.

Notes

54 (58) Dragonfly Way severance to 37 Loon Call Way.

458.6 0 229.31 458.6 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 9,028



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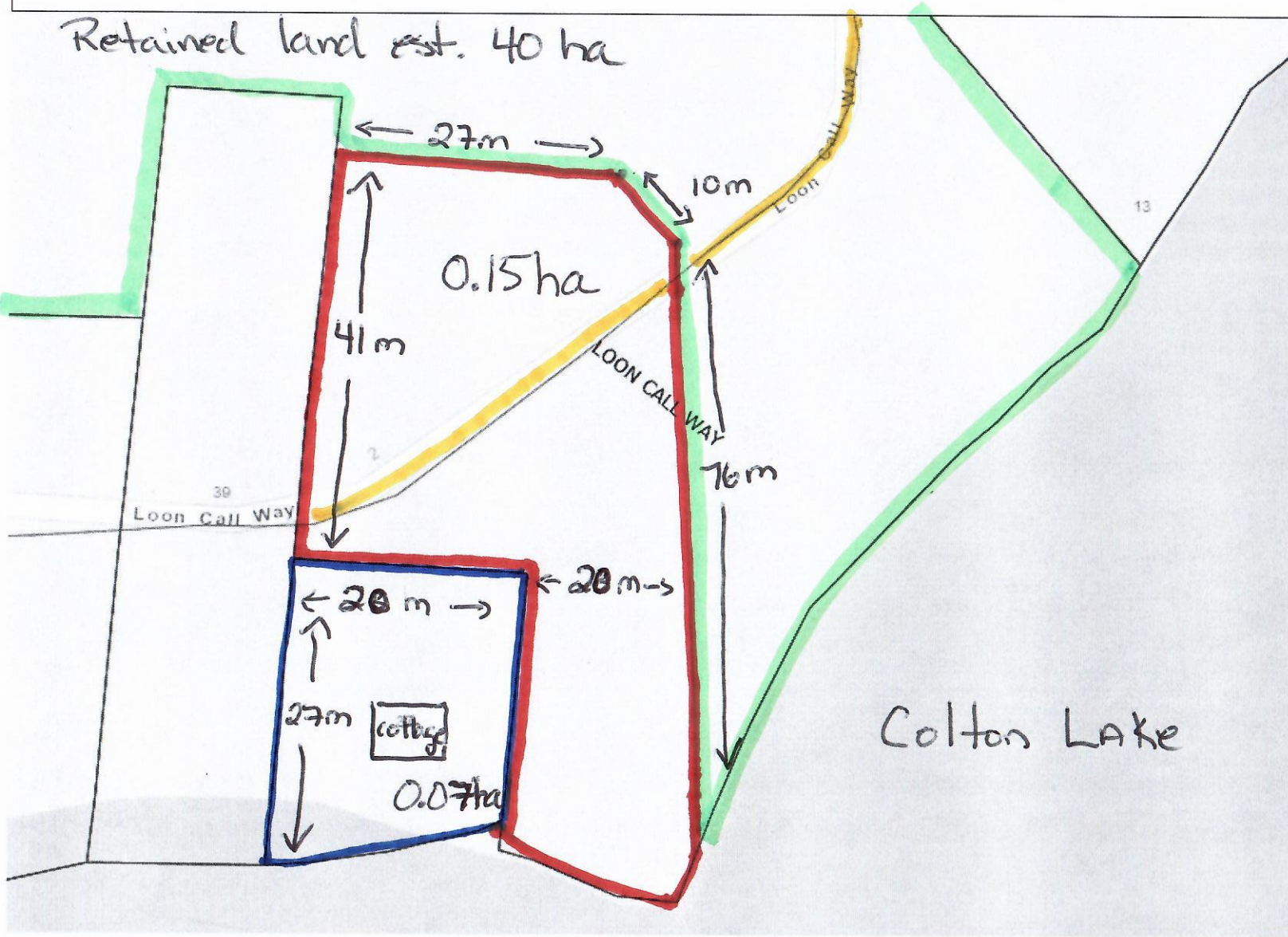
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Legend

- Property Parcels
- Roads**
 - County Road
 - Crown Road
 - Municipal Maintained Road
 - Municipal Seasonal Road
 - Off-Ramp
 - On-Ramp
 - Private Road
 - Proposed Road
 - Provincial Highway
 - Quebec Road
 - Water Access Only
- World Street Map

Retained land est. 40 ha

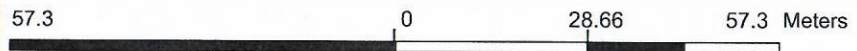


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Notes

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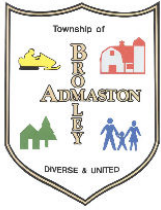
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1: 1,128

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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 17, Concession 8, 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 **September 19th, 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. B141/23, from Rural (RU) to Limited Service Residential (LSR) to ensure the entire enlarged lot is in the same zone.

All other provisions of the Zoning By-law will apply.

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

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

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

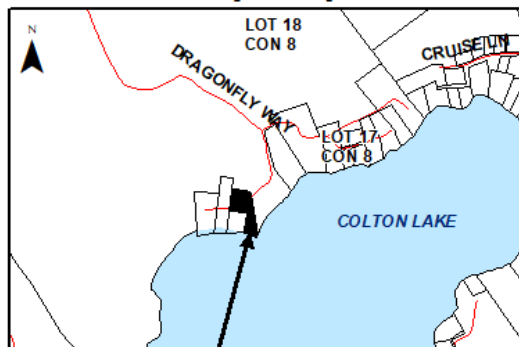
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Admaston/Bromley before the by-law is passed by the Township of Admaston/Bromley, the person or public body may not be added as a party to the hearing of an appeal before the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

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.

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 28th day of August, 2024.

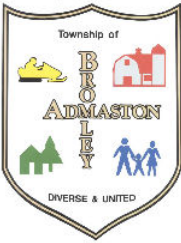
Township of Admaston/Bromley Key Map



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.:** ZB2442.3
2. **APPLICANT:** Michael Kelly and Tina Philippe
3. **MUNICIPALITY:** Township of Admaston/Bromley
(geographic Township of Admaston)
4. **LOCATION:** Part of Lots 17 & 18, Concession 8
STREET: 58 Dragonfly Way

SUBJECT LANDS

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

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. B141/23, from Rural (RU) to Limited Service Residential (LSR) to ensure the entire enlarged lot is in the same zone.

8. **SITE CHARACTERISTICS**

The owners are in the process of completing a lot addition application to add a vacant parcel of land to the abutting property at 37 Loon Call Way. As a result of the lot addition, the lot to be enlarged will increase in area from 0.07 hectares to 0.22 hectares. There is no change in lot frontage. There is an existing dwelling and two sheds on the lot to be enlarged. The lot to be enlarged is accessed by a private road, Loon Call Way.

The final retained lands will be 40 hectares in area with 740 metres of road frontage. There is an existing residential dwelling, cabin and shed on the retained lands. There is a private road through the property that provides access to the main dwelling.

The surrounding area consists of rural lands and waterfront, residential lots. Colton Lake is located to south of the property.

The air photograph below shows the severed lands in red, the lands to be enlarged are in blue, and a portion of 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 2.2 Water - Planning authorities shall protect, improve or restore the quality and quantity of water.

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, farm, farm limited, and home industry.

For a single detached dwelling in the RU zone, the minimum lot area requirement is 4047 square metres, and the minimum lot frontage requirement is 45 metres.



The only permitted use in the Limited Service Residential (LSR) is a limited service dwelling. The minimum lot area requirement is 4047 square metres, and the minimum lot frontage requirement is 45 metres.

Section 3.16.4 states that nothing in the by-law shall prevent an undersized lot from being enlarged even if the enlargement does not result in a lot that meets the minimum frontage and/or area required by this by-law.

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 finalizing a lot addition application, Consent Application File No. 141/23, to add 0.15 hectares of vacant land to the abutting property. As a result of the lot addition application, the lands to be enlarged will increase in size from 0.07 hectares to 0.22 hectares.

The severed lands are zoned Rural (RU) in the Township of Admaston/Bromley Zoning By-law, and the lands to be enlarged are zoned Limited Service Residential (LSR). Because of the lot addition, the final enlarged lot is split zoned – Rural (RU) and Limited Service Residential (LSR). This zoning by-law amendment will rezone the severed lands from Rural (RU) to Limited Service Residential (LSR) to ensure that the entire enlarged lot is in the same zone.

The minimum lot area requirement in the LSR zone is 4047 square metres. As mentioned above, the newly enlarged lot will only be 0.22 hectares in size. However, section 3.16.4 of the zoning by-law states that nothing in the by-law shall prevent an undersized lot from being enlarged even if the enlargement does not result in a lot that meets the minimum frontage and/or area required by this by-law. An undersized lot is not permitted to be further reduced in size. This entire lot complies with this provision of the zoning by-law.

15. RECOMMENDATIONS:

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

Date: September 10, 2024
Prepared By: Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner

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

BY-LAW NUMBER 2024-44

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) Schedule "B" to the Township of Admaston/Bromley Zoning By-law is amended by rezoning those lands described as Part of Lot 17, Concession 8, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, from Rural (RU) to Limited Service Residential (LSR), 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.

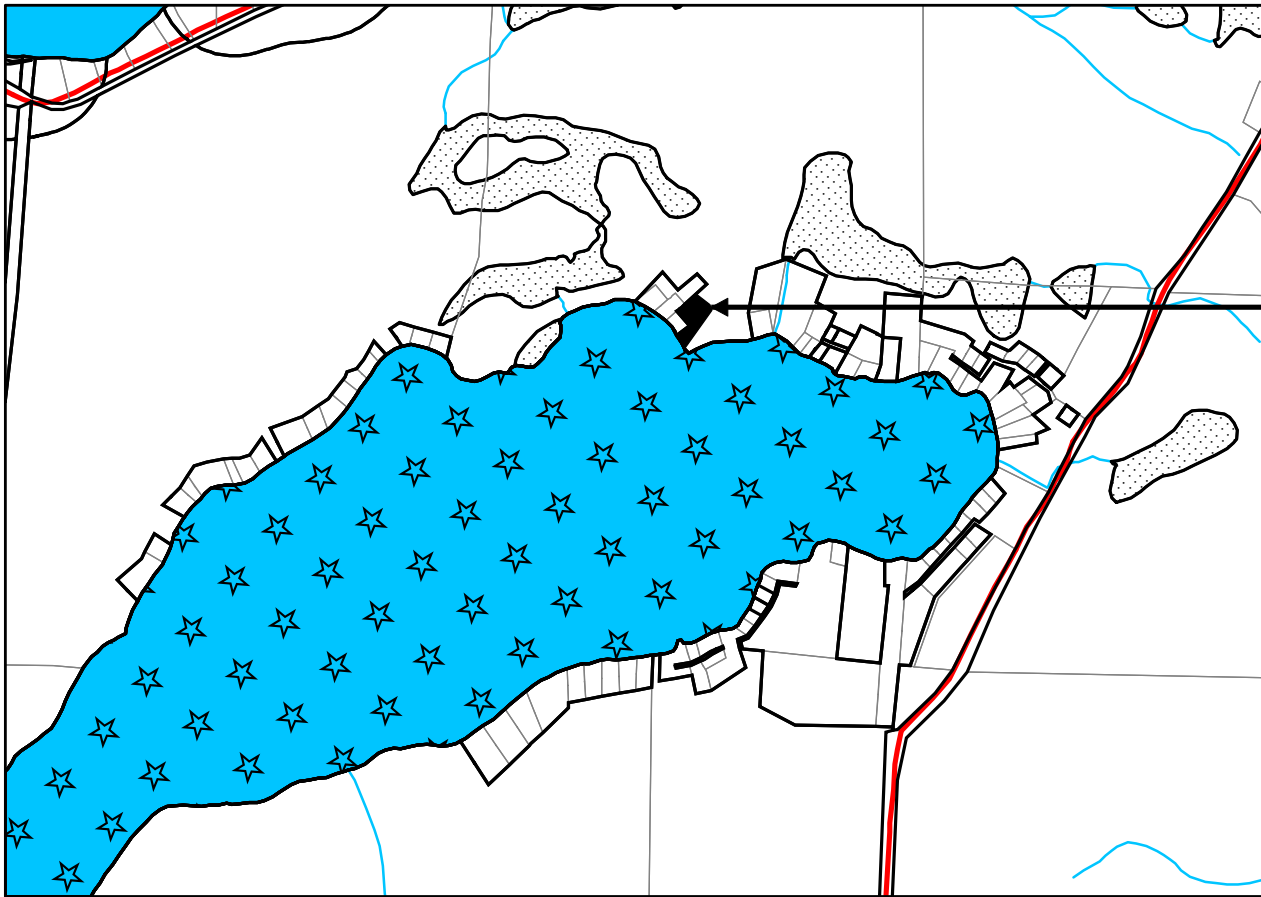
This By-law given its FIRST and SECOND reading this 19th day of September, 2024.

This By-law read a THIRD time and finally passed this 19th day of September, 2024.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO/Clerk



From RU
to LSR



1:12,000

CORPORATION OF THE TOWNSHIP OF ADMASTON/BROMLEY

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

Signatures of Signing Officers:

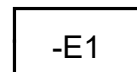
Mayor

Clerk

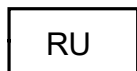
LEGEND



Limited Service Residential



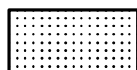
Exception Zone



Rural



Area affected by this
Amendment:
From RU To LSR



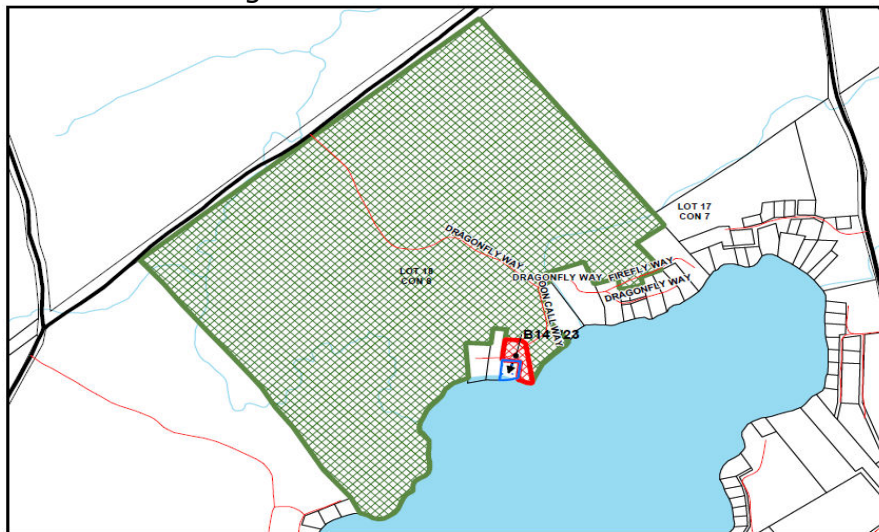
Environmental Protection (EP)



Sensitive Lakes

PART A - BACKGROUND

1. FILE NO.: **B141/23**
2. APPLICANTS: Michael Kelly & Tina Philippe
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Admaston)
4. LOT: Part Lots 17 & 18 CON.: 8 STREET: 58 Dragonfly Way
5. PURPOSE: Lot addition to 37 Loon Call Way, Owner Terry Edwards
6. DESCRIPTION OF APPLICATION: The Applicant is proposing to sever a 0.15 hectare parcel from pt. Lot 17 and 18 Con 8 (54 Dragonfly Way) owned by Michael Kelly and Tina Philippe. The newly created lot will increase in size from 0.07 hectares to 0.22 hectares. There is a private road through the property that provides access to the main dwelling (538 metres of frontage on Loon Call Way via Dragonfly Way). There is an existing dwelling on the property, along with two sheds. The existing dwelling is proposed to be converted into a personal workshop and replaced with a modular home. The new modular dwelling would tie in to the existing well and septic systems in place for the current dwelling.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage	Area	Structures
Existing Lot	420 m	40.67 Ha	Residential dwelling, Cabin and shed
Severed	20.00 m	0.15 Ha	Vacant
Lot to be enlarged	0 m	0.07 Ha	Residential dwelling, 2 sheds
Retained	740.00 m	40.00 Ha	Residential dwelling, Cabin and shed

8. SEVERANCE HISTORY

Number of new lots from original holding (1971) 2 previous severances: B205/91 Refused, B41/93 Refused, B147/10(1) & B148/10(2)

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed	Rural At Capacity Lake
Lot to be Enlarged	Rural
Retained	Rural At Capacity Lake Environmental Protection



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

- Severed Rural (RU)
Sensitive Lakes
- Lot to be Enlarged LSR
- Retained Rural (RU)
Sensitive Lakes
Environmental Protection (EP)



Zone Requirements:

	<u>Proposed</u> <u>Lot Frontage</u>	<u>Minimum</u> <u>Required</u>	<u>Proposed</u> <u>Lot Area</u>	<u>Minimum</u> <u>Required</u>
Severed	20.00 m	45 m	0.15 Ha	4047 m²
Total, if Lot Addition	20.00 m	45 m	0.22 Ha	4047 m²
Retained	740.00 m	45 m	40.00 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 1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management

of Resources and Section 3: Protecting Public Health and Safety.

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

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

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

Section 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

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

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

Section 1.2.6 Land Use Compatibility

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

Section 1.6.7 Transportation Systems

Section 2.1 Natural Heritage

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

Section 2.2 Water - Planning authorities shall protect, improve or restore the quality and quantity of water.

Section 3.1 Natural Hazards

2. OFFICIAL PLAN

Policies Considered:

Sections:

- 2.2(2) – Minimum distance separations relating to agriculture
- 2.2(9)(d) – Wildland fire risk
- 2.2(11) – Water Setback and Protection of Shoreline Integrity
- 2.2(12) – Servicing policies
- 5.3(1),(2) – Permitted uses and provisions for residential development in the Rural designation
- 8.3(1) – Permitted uses in the Environmental Protection designation
- 9.3(2) – Provisions for At Capacity Lakes
- 13.3(4) – Private roads

3. ZONING BY-LAW

Provisions Considered:

Sections:

- 3.3 – Accessory uses, buildings and structures
- 3.5 – Buildings to be moved
- 3.7 – Dwellings per lot
- 3.25(a) – Separation distances for dwellings
- 3.26(c) – Setbacks from other roads
- 3.29 – Sensitive Lake
- 3.30 – Temporary construction uses permitted
- 21.1, 21.2 – Permitted uses and provisions for Rural (RU) Zone
- 24.1, 24.2 – Permitted uses and provisions for Environmental Protection (EP) Zone

4. SUBMITTED STUDIES

None

5. AGENCY COMMENTS

Twp. of Admaston /
Bromley

The Township of Admaston/Bromley provided the following comments:

1. The property is serviced by a private well.
2. Access is via a private road not maintained by the Township.
3. Ensure all on-site septic systems conforms to OBC requirements and regulations.

In separate correspondence dated November 22, 2023 the Building and Sewage Inspector indicated that the property was suitable for a private sewage disposal system. Further, all on-site sewage systems must

comply with the OBC and all applicable laws. Additional comments were also provided by the Acting Public Works Superintendent. He noted that Loon Call Way is a private road and not maintained by the Municipality.

6. GENERAL PLANNING COMMENTS

County of Renfrew Official Plan - Consent Policies:

Section 14.3(14) indicates that a consent may be granted for lot additions provided the lot to be added to, together with the lot addition, or any retained parcels of land, are not undersized or irregularly shaped for the purpose for which they are to be used. Where it is not possible to create a standard size lot resulting from a lot addition, the approval authority may grant consent provided the retained land is not rendered undersized. Consents for lot additions shall not be considered new lots in terms of determining the number of lots previously severed from an original holding.

The Applicant is proposing to increase the existing lot size from 0.07 hectares to 0.22 hectares. While the lot will continue to be undersized the increase in lot size is an improvement to the current situation.

This application is only considering the lot addition and does not give approval or imply support for any future development or construction on the property. It is recommended that you consult with the Township CBO about any requirements regarding the conversion of the existing structure to an accessory structure or any future building plans.

Environmental Protection Area:

The proposed building lot contains many large low, wet areas that are designated and zoned Environmental Protection. No development or site alteration is permitted in these areas.

7. RECOMMENDATIONS

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

- Minor Variance:
- Private Road Agreement:
- Development Agreement:
- Site Plan Control Agreement:
- Notice on Title:
- Shoreline Road Allowance Closure / Acquisition:
- Other: • Standard lot consolidation condition

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

(f) Other Recommendations:

Date: January 23, 2023
Prepared by: Paul Moreau
 Planner
Reviewed by: Bruce Howarth, MCIP, RPP
 Manager of Planning Services