

TOWNSHIP OF ADMASTON/BROMLEY
AGENDA
PUBLIC PLANNING MEETING
September 4th, 2025 at 7:00 pm

Zoning By-Law Amendment

- Owner: Glen Cardiff
- Applicant: Karl Murphy
- Part of Lot 4, Concession 10, 531 Whelan Rd.
- 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. [Planner's Response – General Inquiry](#)
 - iii. [Planner's Report - ZBA](#)
 - iv. [Notice of Application and Public Meeting](#)
 - v. [Draft Zoning By-Law Amendment](#)
 - vi. [Planner's Report – Consent Reports](#)
 - i. [B106-19](#)
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):

KARL MURPHY

*+ Address:

415 BARRETT CHURCH RD CALABOGUE ON K0J 1H0

*+ Phone #: Home:

(613) 432-0113 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:

GLEN CARDIFF

+ Address of Owner:

523 WHELAN ROAD RENFREW ON K7V 3Z7

+ Phone #: Home:

(613) 312-0083 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:

NONE

Address:

Name:

Address:

3. *+PROVIDE A DESCRIPTION OF THE SUBJECT LAND

Street Address:

531 WHELAN RD, RENFREW ON K7V 3Z7

Municipality:

AMMSTON / BROMLEY

Geographic Twp:

Concession: 10Lot: P. Lot 4

Registered Plan No.:

49R-19570

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

Part 2

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) ☐ No10. ***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 Applicable15. ***INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:****WATER**☐ Publicly owned and operated piped system☐ Privately owned and operated individual well☐ Privately owned and operated communal well☐ Lake or other water body☐ Other means:**SEWAGE**☐ Publicly owned and operated piped sanitary sewage system☐ Privately owned and operated communal septic system☐ Privately owned and operated communal individual septic system☐ Privy☐ 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?**
PROPOSED USES 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?** RU-E2

28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED: TO ADD ADDITIONAL PERMITTED USES
29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? TO ADD ADDITIONAL PERMITTED USES
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: 47.93 Depth: 85.27 Area: 4087 m²
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:

N/A

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

#1 Automotive Repair Since: 1994 / 31 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?

1989

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

Automotive Contractor - General Shop/Window/Door Business
OUT DOOR STORAGE FORESTAL

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>GARAGE</u>	<u>GARAGE/SHOP</u>	<u>ATTICK'S CARPORT</u>		
Setback from the front lot line	<u>11.9 M</u>	<u>70.4 M</u>	<u>70.4 M</u>		
Setback from the rear lot line	<u>73.4 M</u>	<u>2.8 M</u>	<u>19.8 M</u>		
Setbacks from the side lot lines	<u>24.3 M/2.9 M</u>	<u>13.5 M</u>	<u>13.5 M</u>		
Height (in meters)	<u>5.5 M</u>	<u>5.5 M</u>	<u>2 M</u>		
Dimensions or floor area	<u>569 sq M</u>	<u>498.3 sq M</u>	<u>17.8 sq M</u>		
Date constructed, if known	<u>1994</u>	<u>1994</u>	<u>1994</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: _____

- ☐ 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.: _____ 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.):

- SURVEY FROM 2019
- AERIAL PHOTO

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) GLEN CARSIFF of the Townships
of ADMASTON BROMLEY in the County of Renfrew do hereby authorize
KARL MURPHY to act as my (our) agent in this application.
Glen Carriff Signature of Owner(s) JULY 17/25 Date

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

I (we), KARL MURPHY of the TWA
of Greater Admaston 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 17th day of July, 2025.

Karl Murphy Signature of Owner or Authorized Agent JULY 17/25 Date
Kelly Coughle Corporation of the Township of Admaston/Bromley
A Commissioner for Taking Affidavits in the Province of Ontario by virtue of office July 17, 2025 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)

"COMPLETE" APPLICATION AND FEE OF \$ 950.⁰⁰ RECEIVED BY THE MUNICIPALITY:
July 17, 2025 Kelly Coughlin
Date Signature of Municipal Employee

Roll # 531 Whelan Road.

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

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



Whelan Rd

34

1596

Whelan Rd

34

28976ft

28975ft

117722ft

523

NOTES
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE COMPUTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - - STANDARD BORN BAR
 - - IRON BAR
 - - OBSERVED REFERENCE POINT
 - - 488-10894
 - - 488-15413
 - - 488-15439
 - - SET
 - - MEASURED
 - - GIBSON, SUE & ROME LTD.
 - - 1452 - SUE, ROME & KASHEBAK LTD.
 - - ADAM KASHEBAK SURVEYING LTD.
 - - PROPERTY IDENTIFIER NUMBER
 - - CUT WIRE
 - - UTILITY POLE

PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES OF NOVEMBER 08, 2019

SCHEDULE		
LOT	CONVEYANCE	PLAN
1	PART OF 4	10
2	PART OF 4	10

PLAN 49R-
RECEIVED AND DEPOSITED
DATE _____
REPRESENTATIVE FOR THE
LAND TITLES DIVISION OF
RENEW (1/4)

**PLAN OF SURVEY OF
PART OF LOT 4
CONVEYANCE 10
GEOGRAPHIC TOWNSHIP OF ADMASTON
TOWNSHIP OF ADMASTON/BROMLEY
COUNTY OF RENEW**

SCALE 1:500
FAIRHALL, MOFFATT & WOODLAND LIMITED
ON-ROAD LAND SURVEYORS

NOTES
1. BOUNDARIES ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS
(1) AND (2) BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED
TO THE CANADIAN MEAN: 75.00°W LONGITUDE 47°N LATITUDE
NAD(83) (SRS: 2010C).

2. DISTANCES ARE SHOWN AND CAN BE COMPUTED TO GRID BY
MULTIPLYING BY THE CORRECTION FACTOR 0.99982.

OBSERVED REFERENCE POINTS (COPY'S, UTM ZONE 18, NAD(83) (SRS: 2010C))		
POINT ID	NORTHING	EASTING
ORP A	502518.905	555220.453
ORP B	502519.023	555242.558

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON
11/2/2019

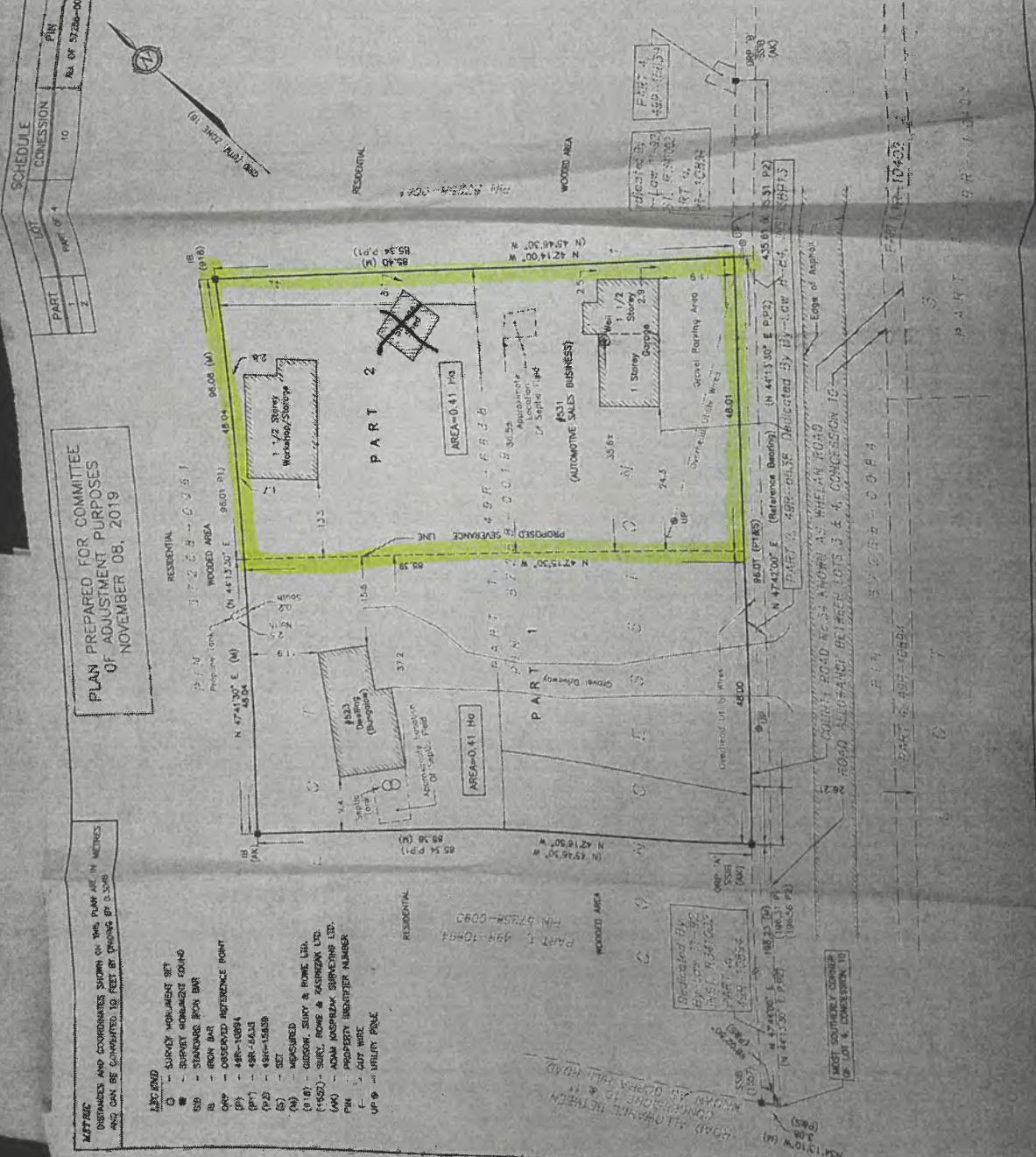
ONE

D. S. MCGARRAN
CHIEF LAND SURVEYOR

**Fairhall
Moffatt &
Woodland**
LIMITED
ON-ROAD LAND SURVEYORS
100-1000 Highway 104, Suite 100, Ottawa, Ontario, Canada
K1H 8H9
TEL: (613) 881-3800 FAX: (613) 881-1465
www.fairhall.ca

REFERENCE No.
6 - 10 ADMASTON
50-2012-0000-0000-2019-11-27
dip2702.dwg (1/4)

REFERENCE No.
6 - 10 ADMASTON
50-2012-0000-0000-2019-11-27
dip2702.dwg (1/4)



METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048

- LEGEND**
- SURVEY MONUMENT SET
 - STANDARD IRON FOUND
 - IRON BAR
 - IRON BAR
 - OBSERVED REFERENCE POINT
 - OBSERVED REFERENCE POINT
 - SET
 - MEASURED
 - ORIGIN, SURVEY & ROWS LTD.
 - SURVEY, ROWS & ASSOCIATED LTD.
 - ADAM KESTERMAN SURVEYING LTD.
 - PROPERTY IDENTIFIER NUMBER
 - CITY WIRE
 - UTILITY POLE

PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES
NOVEMBER 08, 2019

SCHEDULE

PART	LOT	CONVEYANCE	PIN
1	PART OF #	IN	ALL OF 3728-0019
2	PART OF #	IN	ALL OF 3728-0019

PLAN 48R
REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: _____

DATE: _____

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF RENFREW (N 43)

D. S. MANDRAN, O.L.S.

PLAN OF SURVEY OF PART OF LOT 4 CONCESSION 10
TOWNSHIP OF ADMASTON
TOWNSHIP OF ADMASTON/BROMLEY
COUNTY OF RENFREW

SCALE 1:500

FAIRHALL, MORTFATT & WOODLAND LIMITED
ONTOARIO LAND SURVEYORS

NOTES

1. BEARINGS ARE GRID, DERIVED FROM DEEPEWATER REFERENCE POINT (1) AND (2) BY REAL TIME KINEMATIC (RTK) MEASUREMENTS. BEARINGS ARE EXPANDED TO THE CENTRAL MERIDIAN, 7500'N LONGITUDE UTM ZONE 18, NAD83(2011).

2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999999999.

OBSERVED REFERENCE POINTS (RPP'S) UTM ZONE 18, NAD83(2011)

POINT ID	NORTHING	EASTING
RPP A	502458.805	558278.452
RPP B	502458.805	558347.369

COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

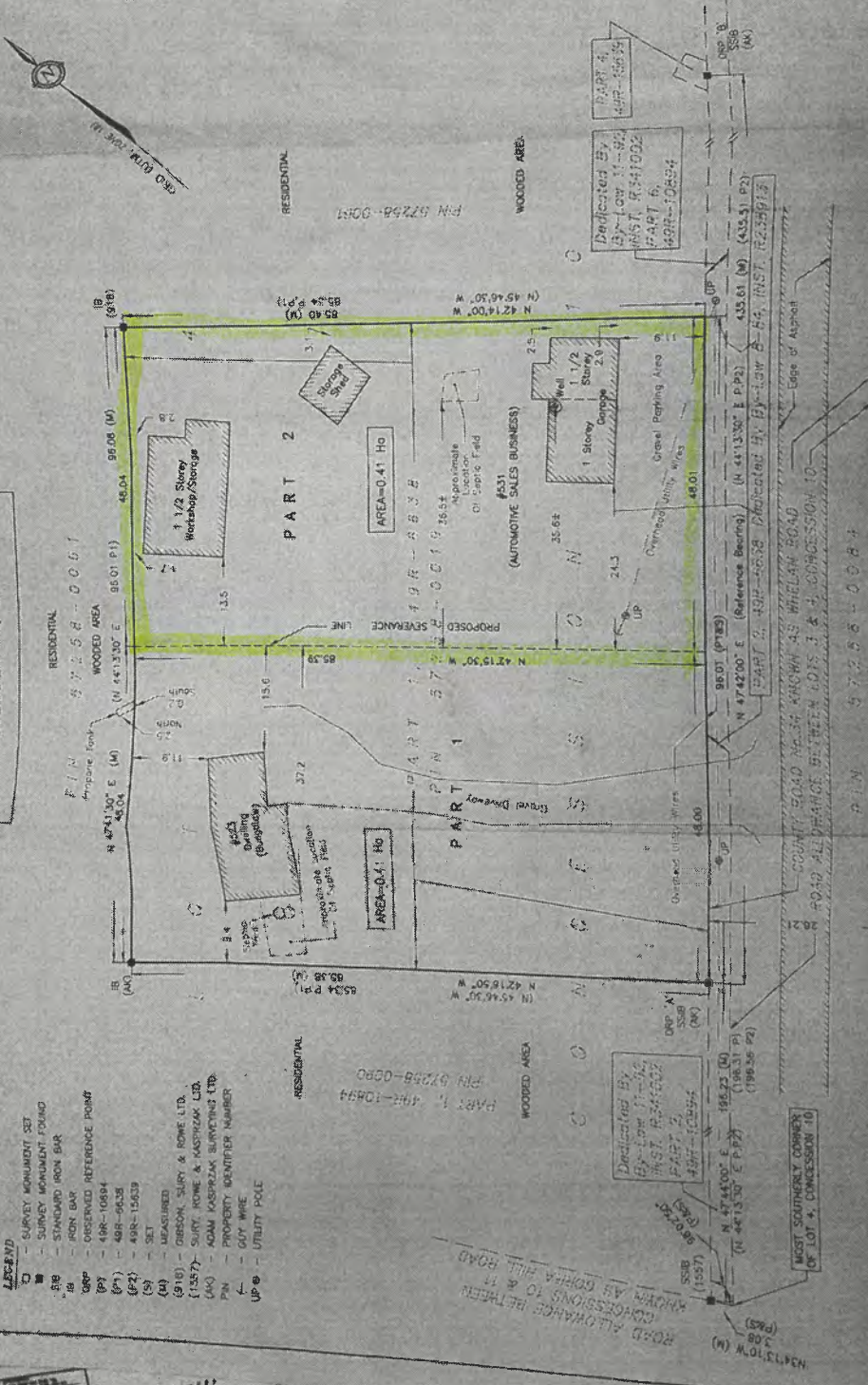
2. THE SURVEY WAS COMPLETED ON 11/12/19

D. S. MANDRAN
ONTOARIO LAND SURVEYOR

Fairhall Moffatt & Woodland
ONTOARIO LAND SURVEYORS
1000 DUNDAS STREET WEST, SUITE 100
TORONTO, ONTARIO M6J 1B5
TEL: (416) 591-1100 FAX: (416) 591-1101

REFERENCE No. 8 - 10 ADMASTON

JOB No. 222000



PLAN 48R
REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: _____

DATE: _____

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF RENFREW (N 43)

D. S. MANDRAN, O.L.S.



Development & Property Department

PLANNING RESPONSE

Date: May 1, 2025		Lot: Part Lot 4	Conc: 10
Name of Applicant (owner or agent): Glen Cardiff 531 Whelan Road Renfrew, ON K7V 3Z7 Agent: Amy Porteous		Geographic Township: Admaston	
Telephone: Glen 613-312-0083 Amy 613-299-9380		Municipality: Admaston/Bromley	
E-mail: Tdbaril92@gmail.com		Address / Access: 531 Whelan Road	

Proposal: The agent, on behalf of the owner, is proposing to rezone the subject property from Rural - Exception Two (RU-E2) to RU, to permit other rural commercial/industrial uses such as: a contractor's yard/shop, homebuilder/window and door business, forestry, and an outdoor storage establishment.

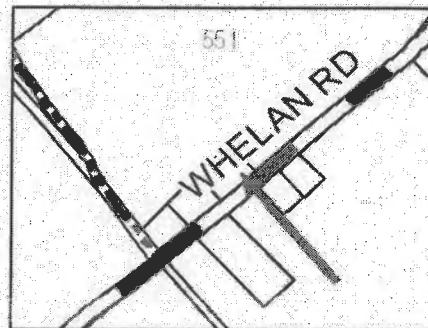
	Lot Frontage (m)	Lot Area (m ²)	Structures
Existing Lot	47.93	4087	Two (2) commercial garages and an accessory structure

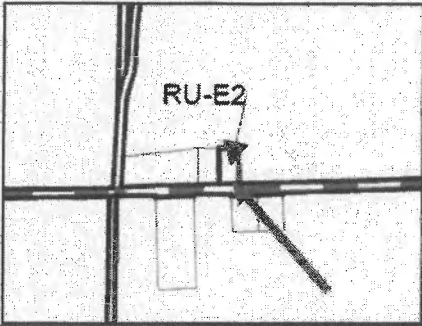
Official Plan Designation: (see attached map excerpt) Rural

Applicable Official Plan Policies:

Sections:

- 2.2(4) Commercial, industrial, and institutional uses
- 2.2(7) Contaminated land and brownfield sites
- 2.2(9)(c) Karst topography
- 2.2(9)(d) Wildland fire hazard
- 2.2(12)(a)(iii) & (f) Lot size and private servicing
- 5.3(1) Permitted uses in the Rural designation
- 5.3(6) Commercial and industrial uses in the Rural designation
- 13.3(2) County roads



Zoning: (see attached map excerpt)	Rural – Exception Two (RU-E2)
Applicable Zoning Provisions:	
Sections:	
3.26(b) County roads	
21.1 & 2 Permitted uses and provisions of the Rural (RU) Zone	
21.3 Rural – Exception Two (RU-E2) provisions	
	
Severance History:	
4 New residential lots: B206/83, B325/90, B111/99, B52/07	
1 New commercial lot: B106/19	
1 Withdrawn: B57/91	

Planning Issues which may affect the proposal:	
<input type="checkbox"/> Archaeology	<input type="checkbox"/> Natural Gas Pipeline
<input type="checkbox"/> Area of Natural and Significant Interest (ANSI)	<input type="checkbox"/> Provincially Significant Wetland (PSW)
<input type="checkbox"/> At-Capacity Lake / Near Capacity Lake	<input type="checkbox"/> Quarry
<input checked="" type="checkbox"/> Contaminated Site / Change of Use	<input type="checkbox"/> Recreation Trail
<input checked="" type="checkbox"/> County Roads	<input type="checkbox"/> Sand, Gravel or Bedrock Resource
<input type="checkbox"/> Crown Lands	<input type="checkbox"/> Septic Effluent >4500 L/day
<input type="checkbox"/> Environmental Impact Study	<input type="checkbox"/> Septic Effluent >10,000 L/day
<input checked="" type="checkbox"/> Environmental Site Assessment/Record of Site Condition	<input type="checkbox"/> Significant Wildlife habitat
<input type="checkbox"/> Fish Habitat	<input type="checkbox"/> Significant Woodlands
<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Significant Valleylands
<input type="checkbox"/> Gravel or Sand Pit	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Karst Topography	<input type="checkbox"/> Slip Clays
<input type="checkbox"/> Livestock Barn within 750 metres (Type A)	<input type="checkbox"/> Stormwater Management
<input type="checkbox"/> Livestock Barn within 1500 metres (Type B)	<input type="checkbox"/> Waste Disposal Site (active or inactive)
<input type="checkbox"/> Lot Grading / Drainage	<input type="checkbox"/> Wildland Fire Hazard
<input type="checkbox"/> Ministry of Transportation	<input checked="" type="checkbox"/> Other: Lot size

Comments/Summary/Recommended Contact:
The following response has been prepared based on a review of the above-noted Official Plan policies, which can be viewed on the County of Renfrew website at:
<https://www.countyofrenfrew.on.ca/en/business-and-development/resources/Documents/OfficialPlan.pdf>
and municipal zoning provisions.

This proposal will require the submission of a Zoning By-law Amendment application, followed by an application for Site Plan Control. Comments have been provided below which outline the policy context, submission requirements, and steps required to proceed with this proposal.

Current and Proposed Zoning:

- The subject property is currently zoned Rural – Exception Two (RU-E2). The RU-E2 zone only allows an automotive vehicle sales or retail establishment as permitted uses.

- The Rural (RU) Zone permits a variety of non-residential uses on properties that are 2 hectares in size or larger, including forestry and a contractor's yard/shop. A homebuilder/window and door business, and an outdoor storage establishment are not permitted as-of-right in the RU Zone.
- Since the property is only 4087 m² (1.01 acres) in size, the proposed forestry and contractor's yard/shop uses would continue to not be permitted if the property was rezoned RU. To permit all uses that are being proposed, it is recommended that the rezoning amend the current exception zone to permit these uses on a 4087 m² lot. An example of the amended RU-E2 text is as follows:

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Part 2 on Reference Plan 49R-19570 located in Part of Lot 4, Concession 10, in the geographic Township of Admaston, now in the Township Admaston/Bromley, and known municipally as 531 Whelan Road, and zoned RU-E2, the following uses shall be permitted with a minimum lot area of 4087 square metres:

- *automotive vehicle sales or retail establishment;*
- *contractor's yard/shop;*
- *homebuilder/window and door business;*
- *forestry; and*
- *outdoor storage establishment.*
- ***Note:** If residential uses are also being considered, an Environmental Site Assessment must be undertaken, followed by a filing of Record of Site Condition, prior to applying for a Zoning By-law Amendment. This is because the use would be changing from non-sensitive to sensitive, and there may be contaminants present that could negatively impact a future residential use.

Zoning By-law Amendment Process:

- A completed Zoning By-law Amendment application and associated fee can be submitted to the Township of Admaston/Bromley for processing. As discussed above, the application should request to amend the RU-E2 zone to permit the proposed non-residential uses on a minimum lot area of 4087 square metres.
- Additionally, an application sketch should be provided with the application that shows the entire boundary of lands, road access, as well as all existing buildings and structures and their approximate distances to the closest lot lines.
- When submitting an application, the following supporting material should also be provided:
 - **Explanation of Proposal:** You would need to submit a letter with your application that provides more detail about your proposal, including why you are seeking to permit these additional uses. This will help the local Township Council better understand your proposal. Depending on the scale and the proposal, a further planning justification study may be required to be prepared by a qualified planner to demonstrate that there would not be any negative impacts on surrounding residential uses.
- After the application with the information above is submitted, a letter acknowledging the application and a laminated notice will be sent to you by mail. The acknowledgement will contain further information regarding the public meeting and instructions on how to post the laminated notice on your property.
- At the public meeting, a report regarding your Zoning By-law Amendment will be presented to Township Council. The property owner(s) and/or the agent may choose to attend the hearing to answer any questions Council may have, though their attendance is not required.
- Once Council makes a decision, a 20-day appeal period will start. If the property owner(s)/their agent are unsatisfied with the decision, they may appeal to the Ontario Land Tribunal during this time. A notice will be issued after the decision is made that will provide further information about this process. If Council approves the amendment and the appeal period passes with no appeals,

the amended zoning on the property will be in effect. After this, you may proceed to the next stage outlined below.

Site Plan Control:

- Since the proposed uses are commercial/industrial, the property will be subject to Site Plan Control. Site Plan Control is an agreement with the Township that ensures development (ex. parking, drainage) related to a business is orderly and minimizes impacts to adjacent properties.
- An application for Site Plan Control can be submitted to the Township with the required fee. This should be accompanied by a detailed site plan drawing that includes the entire boundary of lands, building, septic, well, road access, as well as any existing and proposed elements such as parking, lighting, storage, etc.
- Since the subject property fronts onto a County road (**Whelan Road**), the County of Renfrew Public Works and Engineering Department may have additional requirements with regard to road access. It is recommended that you contact Nathan Kuiack, Infrastructure Technician, to understand any requirements the Public Works Department may have. Mr. Kuiack can be reached by email at nkuiack@countyofrenfrew.on.ca or by phone at 613-732-4353.
- At the end of the process, a Site Plan Control agreement will be established between the property owner and the Township. Future development on the property will need to be completed in conformity with the terms of the Agreement and any associated plans/studies.

Should you have any questions regarding the information or processes noted above, please feel free to reach out to our office.

Future contact at the County of Renfrew:

Nicole Moore, Junior Planner nmoore@countyofrenfrew.on.ca or 613-735-7288 ext. 499

DISCLAIMER:

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Development & Property Department
AUTHORIZATION OF OWNER(S) FOR AGENT
TO MAKE GENERAL INQUIRY

I/We, GLEN CARDIFF
(list all registered owners)

am/are the owner(s) of 531 WHELAN RD, RENFREW, ON K7V 3Z7
(civic address and/or roll number)

that is the subject of this inquiry being made to the County of Renfrew Development and Property Department and I/we authorize

KARL MURPHY
to make this inquiry on my/our behalf.

Glen Cardiff
Owner

JULY 3, 2025
Date

Owner

Date

Owner

Date

Owner

Date

Owner

Date



Development & Property Department

PLANNING RESPONSE

Date: May 1, 2025		Lot: Part Lot 4	Conc: 10
Name of Applicant (owner or agent): Glen Cardiff 531 Whelan Road Renfrew, ON K7V 3Z7 Agent: Amy Porteous		Geographic Township: Admaston	
Telephone: Glen 613-312-0083 Amy 613-299-9380		Municipality: Admaston/Bromley	
E-mail: Tdbaril92@gmail.com		Address / Access: 531 Whelan Road	

Proposal: The agent, on behalf of the owner, is proposing to rezone the subject property from Rural – Exception Two (RU-E2) to RU, to permit other rural commercial/industrial uses such as: a contractor's yard/shop, homebuilder/window and door business, forestry, and an outdoor storage establishment.

	Lot Frontage (m)	Lot Area (m ²)	Structures
Existing Lot	47.93	4087	Two (2) commercial garages and an accessory structure

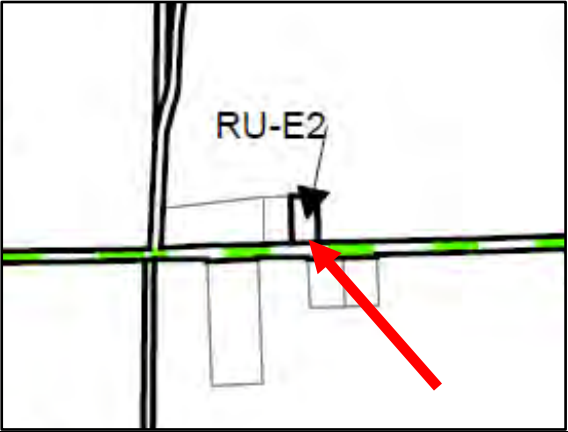
Official Plan Designation:
(see attached map excerpt) Rural

Applicable Official Plan Policies:

Sections:

- 2.2(4) Commercial, industrial, and institutional uses
- 2.2(7) Contaminated land and brownfield sites
- 2.2(9)(c) Karst topography
- 2.2(9)(d) Wildland fire hazard
- 2.2(12)(a)(iii) & (f) Lot size and private servicing
- 5.3(1) Permitted uses in the Rural designation
- 5.3(6) Commercial and industrial uses in the Rural designation
- 13.3(2) County roads



Zoning: (see attached map excerpt)	Rural – Exception Two (RU-E2)
Applicable Zoning Provisions: Sections: 3.26(b) County roads 21.1 & 2 Permitted uses and provisions of the Rural (RU) Zone 21.3 Rural – Exception Two (RU-E2) provisions	
	
Severance History: 4 New residential lots: B206/83, B325/90, B111/99, B52/07 1 New commercial lot: B106/19 1 Withdrawn: B57/91	

Planning Issues which may affect the proposal:	
<input type="checkbox"/> Archaeology <input type="checkbox"/> Area of Natural and Significant Interest (ANSI) <input type="checkbox"/> At-Capacity Lake / Near Capacity Lake <input checked="" type="checkbox"/> Contaminated Site / Change of Use <input checked="" type="checkbox"/> County Roads <input type="checkbox"/> Crown Lands <input type="checkbox"/> Environmental Impact Study <input checked="" type="checkbox"/> Environmental Site Assessment/Record of Site Condition <input type="checkbox"/> Fish Habitat <input type="checkbox"/> Flood Plain <input type="checkbox"/> Gravel or Sand Pit <input type="checkbox"/> Karst Topography <input type="checkbox"/> Livestock Barn within 750 metres (Type A) <input type="checkbox"/> Livestock Barn within 1500 metres (Type B) <input type="checkbox"/> Lot Grading / Drainage <input type="checkbox"/> Ministry of Transportation	<input type="checkbox"/> Natural Gas Pipeline <input type="checkbox"/> Provincially Significant Wetland (PSW) <input type="checkbox"/> Quarry <input type="checkbox"/> Recreation Trail <input type="checkbox"/> Sand, Gravel or Bedrock Resource <input type="checkbox"/> Septic Effluent >4500 L/day <input type="checkbox"/> Septic Effluent >10,000 L/day <input type="checkbox"/> Significant Wildlife habitat <input type="checkbox"/> Significant Woodlands <input type="checkbox"/> Significant Valleylands <input type="checkbox"/> Site Plan <input type="checkbox"/> Slip Clays <input type="checkbox"/> Stormwater Management <input type="checkbox"/> Waste Disposal Site (active or inactive) <input type="checkbox"/> Wildland Fire Hazard <input checked="" type="checkbox"/> Other: Lot size

Comments/Summary/Recommended Contact: The following response has been prepared based on a review of the above-noted Official Plan policies, which can be viewed on the County of Renfrew website at: https://www.countyofrenfrew.on.ca/en/business-and-development/resources/Documents/OfficialPlan.pdf and municipal zoning provisions. This proposal will require the submission of a Zoning By-law Amendment application, followed by an application for Site Plan Control. Comments have been provided below which outline the policy context, submission requirements, and steps required to proceed with this proposal. <u>Current and Proposed Zoning:</u> <ul style="list-style-type: none"> The subject property is currently zoned Rural – Exception Two (RU-E2). The RU-E2 zone only allows an automotive vehicle sales or retail establishment as permitted uses.

- The Rural (RU) Zone permits a variety of non-residential uses on properties that are 2 hectares in size or larger, including forestry and a contractor's yard/shop. A homebuilder/window and door business, and an outdoor storage establishment are not permitted as-of-right in the RU Zone.
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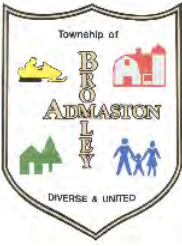
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ZONING BY-LAW AMENDMENT REPORT TO THE COUNCIL OF THE TOWNSHIP OF ADMASTON/BROMLEY

PART A - BASIC INFORMATION

1. **FILE NO.:** ZB2542.2
2. **APPLICANT:** Karl Murphy
(Owner: Glen Cardiff)
3. **MUNICIPALITY:** Township of Admaston/Bromley
(geographic Township of Admaston)
4. **LOCATION:** Part of Lot 4, Concession 10, and Part 2 on 49R-19570
STREET: 531 Whelan Road

SUBJECT LANDS

- | | |
|---|-------------------------------|
| 5. COUNTY OF RENFREW | Rural |
| OFFICIAL PLAN | |
| Land Use Designation(s): | |
| 6. TWP OF ADMASTON/
BROMLEY (#2004-13) | Rural – Exception Two (RU-E2) |
| Zone Category(s): | |

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

This application is seeking to amend the Rural –Exception Two (RU-E2) Zone of the Township of Admaston/Bromley Zoning By-law, to permit the following additional uses on a minimum lot area of 4100 square metres:

- Contractor's Yard or Shop;
- Home Builder/Window and Door Business; and
- Logging Hauler.

For the purposes of this amendment, ***Home Builder/Window and Door Business*** means a building or part of a building where windows, doors, and other parts of a building are assembled and sold, and may include a retail store, offices, display areas, and storage areas.

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

8. SITE CHARACTERISTICS AND SURROUNDING USES

The subject property, as outlined in yellow below, is located approximately 3.9 kilometres south of the hamlet of Shamrock. It is 4100 square metres in area, has 48.01 metres of frontage onto a County Road (Whelan Road), and contains two (2) commercial garages and two (2) accessory structures.

The surrounding area consists of several small residential lots along Whelan Road. Further to the north, west, and south are large areas of dense bush, scattered rural uses, and patches of farmland. To the east is a small farm building cluster, followed by more rural uses, farmlands, and dense bush.



PART B – POLICY REVIEW

9. PROVINCIAL PLANNING STATEMENT:

- 2.5.1(e) Healthy *rural areas* should be supported in part by promoting diversification of the economic base.
- 2.6.1 On *rural lands*, permitted uses include other rural uses not specifically mentioned in the Provincial Planning Statement.

10. OFFICIAL PLAN:

The subject lands are designated Rural in the County of Renfrew Official Plan. The Rural designation permits a range of rural uses, including commercial and industrial uses.

Section 2.0 - General Development Policies, contains various general policies that apply to this property and the proposed application.

Section 2.2(4) outlines development requirements for new commercial and industrial uses.

Section 5.3(6) notes that considering new or expanded commercial and industrial uses shall occur by Zoning By-law amendment. These uses shall be subject to site plan control.

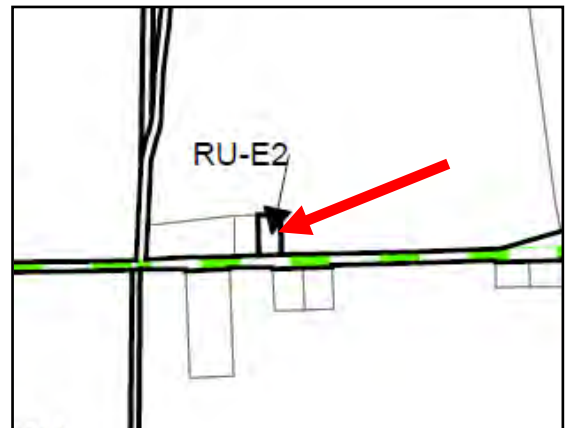
Section 13.3(2) requires development beside a County Road to meet the requirements of the County of Renfrew Public Works and Engineering Department.

**11. ZONING BY-LAW:**

The subject property is zoned Rural – Exception Two (RU-E2) in the Township's Zoning By-law. This exception zone states:

"...an automotive vehicle sales or retail establishment shall be the only permitted use."

Section 3.0 the Zoning By-law outlines various General Provisions may apply to a property and development proposal.



Section 3.26(b) requires development beside to a County road to meet the road authority's requirements.

12. SUMMARY OF STUDIES:

A letter dated July 16, 2025, and written by the agent Karl Murphy was submitted with the application. In it, Mr. Murphy explains that the goal of the application is to allow for a wider range of uses on the property. This is because the owner is selling the property, and he wants to give future owners more flexibility in how it can be used.

PART C: PLANNING ANALYSIS**13. CONSULTATION:**

Enbridge Gas, the County of Renfrew Public Works and Engineering Department, and the Renfrew County Transportation Consortium provided comments stating that they have no concerns with the application. At the time of writing, no other comments or concerns have been received.

14. ANALYSIS:

The agent, on behalf of the owner, is seeking to amend the Rural – Exception Two (RU-E2) zone to allow for the following additional commercial and industrial uses on the subject property:

- Contractor's Yard or Shop;
- Home Builder/Window and Door Business; and
- Logging Hauler.

Currently, the only permitted use is an automotive vehicle sales or retail establishment. This use is supported by existing buildings, which includes 2 commercial garages and 2 storage sheds. The proposed amendment would give more flexibility in how the property is used, beyond the existing automotive business. These new uses are anticipated to be similar in scale and intensity to the existing use, therefore no new impacts are expected. At this time, no new buildings or physical changes are being proposed.

The Official Plan and the Township's Zoning By-law requires any development (including Zoning By-law amendments) abutting a County Road to meet all applicable requirements of the County of Renfrew Public Works and Engineering Department. The department was circulated, and responded on August 27, 2025, with no comments or concerns.

New commercial and industrial uses are subject to Site Plan Control. This is an agreement with the Township that ensures development (ex. parking, drainage) related to a business is orderly and minimizes impacts to nearby properties. The applicant will need to apply for and implement Site Plan Control before the automobile business can be converted to any of the proposed uses.

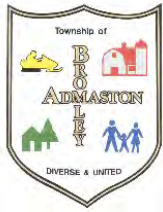
Any new buildings and features (ex. parking) proposed in the Site Plan Control application will need to comply with the requirements of the Zoning By-law. The existing buildings and features can remain where they are, because they are considered legal non-conforming.

In summary, this Zoning By-law amendment will allow 3 additional uses on the subject property. The amendment is being requested because the owner is selling the property, and wishes to make it more attractive for a wider range of business opportunities. No new impacts are expected. Any physical changes will be reviewed through the Site Plan Control process, which will ensure that the requirements of the Zoning By-law are followed.

15. RECOMMENDATIONS:

That, subject to any additional concerns or information raised at the public meeting, the Zoning By-law Amendment be passed.

Date: August 28, 2025
Prepared By: Nicole Moore
Junior Planner
Reviewed By: Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner



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 4, Concession 10, in the geographic Township of Admaston, now in the Township of Admaston/Bromley, and described more particularly as Part 2 on 49R-19570, 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 4th, 2025 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 application is to amend the site-specific Rural – Exception Two (RU-E2) Zone to permit the following additional uses on a lot with an area of 4100 square metres:

- Contractor's Yard or Shop;
- Home Builder/Window and Door Business; and
- Logging Hauler.

For the purposes of this amendment, a ***Home Builder/Window and Door Business*** shall mean a building or part of a building where windows, doors, and other parts of a building are assembled and sold, and may include a retail store, offices, display areas, and storage areas.

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

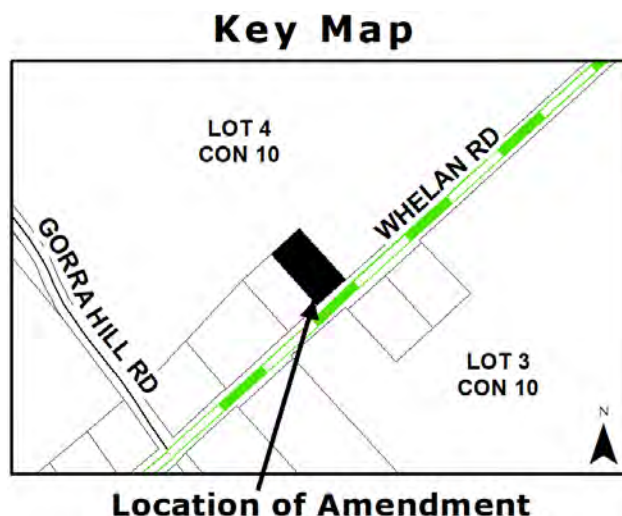
public body does not make oral submissions at a public meeting or make written submissions to the Township of Admaston/Bromley before the by-law is passed, the person or public body is not entitled to appeal the decision.

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 14th day of August, 2025.



Nicole Moore

Nicole Moore
Junior Planner
Development & Property Department
County of Renfrew
Telephone: (613) 735-7288 ext. 499
nmoore@countyofrenfrew.on.ca

**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 deleting the text in subsection 21.3(b) Rural – Exception Two (RU-E2) and replacing it with the following:

“Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Part 2 on Reference Plan 49R-19570, located in Part of Lot 4, Concession 10, in the geographic Township of Admaston, now in the Township Admaston/Bromley, and known municipally as 531 Whelan Road, the following uses shall be permitted on a lot with an area of 4100 square metres:

- Automotive Vehicle Sales or Retail Establishment;
- Contractor’s Yard or Shop;
- Home Builder/Window and Door Business; and
- Logging Hauler.

Home Builder/Window and Door Business shall mean a building or part of a building where windows, doors, and other parts of a building are assembled and sold, and may include a retail store, offices, display areas, and storage areas.”

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 _____, 2025.

This By-law read a THIRD time and finally passed this _____ day of _____, 2025.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO/Clerk

**Development & Property
Department
CONSENT PLANNING REPORT
TO THE COUNCIL OF THE
TOWNSHIP OF ADMASTON/BROMLEY**

PART A - BACKGROUND

1. FILE NO.: **B106/19**

2. APPLICANT: Glen & Marie Claude Cardiff

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

4. LOT: Part Lot 4 CON.: 10 STREET: 531 Whelan Road

5. PURPOSE: Creation of a new lot

	<u>Severed</u>	<u>Retained</u>	<u>Lot Being Added To</u>
6. <u>OFFICIAL PLAN OF THE COUNTY OF RENFREW</u> Official Plan Designation(s):	Rural	Rural	n/a
7. <u>ZONING BY-LAW OF THE TWP OF ADMASTON/BROMLEY</u> (#2004-13) Zone (s):	RU-E2	RU-E2	n/a

8. SITE PERFORMANCE STANDARDS:

	<u>Proposed Lot Area</u>	<u>Zoning By-law Requirement</u>	<u>Proposed Lot Frontage</u>	<u>Zoning By-law Requirement</u>
Severed	4100 m ²	4047 m²	48.00 m	45 m
Total, if Lot Addition	- m ²	- m ²	- m	- m
Retained	4100 m ²	4047 m²	48.01 m	45 m

9. SEVERANCE HISTORY

Number of new lots from original holding (1971) 4 previous severances: B206/83, B325/90, B111/99 & B52/07; 1 application lapsed: B057/1991

10. BUILT-UP AREA Yes ☐ No ☒

11. MUNICIPAL DRAIN

Yes ☐

No ☒

PART B – COMMENTS

1. CONFORMITY WITH OFFICIAL PLAN

(a) The proposal conforms with the Official Plan, based on the information available to this Department. ☐

(b) The proposal will conform with the Official Plan if/when, (Sec. Nos.) ☒

Under Section 13.3(2) that the road requirements of the County of Renfrew Public Works and Engineering department be satisfied.

Under Section 14.3(4) provided council has no concerns.

(c) The proposal does not meet the intent of the Official Plan because, ☐

2. CONFORMITY WITH ZONING BY-LAW

(a) The proposal appears to meet the requirements of the Zoning By-law. ☐

(b) The severed/retained portion/overall proposal would contravene the By-law because, ☒

A zoning by-law amendment is required to rezone the severed lands to permit the automobile sales business (and no dwelling), and to rezone the retained lands to a Rural (RU) zone to permit the existing dwelling.

3. PROVINCIAL POLICY STATEMENT and MUNICIPAL PLAN REVIEW DATA

No Concerns ☐

Concerns ☒

Explanation of Concerns:

3.1.1(c) – Under Section 3.1.1(c), Natural Hazards, of the Provincial Policy Statement (PPS), development shall generally be directed to areas outside of hazardous sites (karst topography). The PPS defines hazardous sites as “property or lands that could be unsafe for development and site alteration due to naturally occurring hazards.” The PPS specifically lists karst topography as an example of a hazardous site.

4. GENERAL PLANNING COMMENTS

As identified in Part B-Section B of this Report, the one land use planning issue that could affect the proposed severance is the karst. However, no new development proposed on the severed or retained lands.

The severed and retained lands have frontage on Whelan Road which is a County Road. In accordance with Section 13.3(2) of the Official Plan, any new development which proposes to access or fronts on a County Road must satisfy all requirements of the County of Renfrew Public Works and Engineering Department. Favourable comments from the County of Renfrew Public Works and Engineering Department are required.

Our records indicate that there have been four previous lots created from the original holding. Under Section 14.3(4) of the Official Plan, an additional two lots are permitted above the three lots normally considered, provided certain criteria are considered. These criteria are that the proposed lots do not conflict with abutting uses; do not lead to demand for increased municipal services; complete the development potential of the holding; do not create a concern with ribbon development; and that the lots can be adequately serviced with potable water and a private sewage disposal system. If Council has no concerns relating to section 14.3(4), the consent could be considered appropriate.

A site plan may be required by the Township for the severed lands. We mentioned this in the inquiry.

The subject lands are zoned Rural-Exception Two (RU-E2) which permits a home industry – automobile sales on the property. As a result of the severance, the dwelling and the home industry would be on two separate lots. A zoning by-law amendment is required to rezone the severed lands to permit the automobile sales business (and no dwelling), and to rezone the retained lands to a Rural (RU) zone to permit the existing dwelling.

The application states that there is currently no separate well on the retained lands, and that there are plans for a new well in the future to service the retained lands. A well is required as a condition of consent.

5. RECOMMENDATIONS

- (a) Planning concerns have NOT been identified in this report. Therefore, consent may be appropriate if supported by Council and the agencies. ☐
- (b) There are some planning concerns which Council should deal with as follows, before deciding whether to support the consent. ☐
- (c) The proposal may be acceptable when the following matters are addressed and resolved: ☒

- Favourable comments from the County of Renfrew Public Works Department.
- Favourable comments from Council regarding the creation of a 5th new lot.
- A zoning by-law amendment is required for the severed and retained lands.

(d) Conditions to the giving of consent should be considered for the following:

- ☒ Registered Plan of Survey
- ☒ Zoning By-law Amendment: Rezone the severed and retained lands
- ☐ Minor Variance:
- ☐ Private Road Agreement:
- ☐ Development Agreement:
- ☐ Site Plan Control Agreement:
- ☐ Notice on Title:
- ☐ Shoreline Road Allowance Closure / Acquisition:
- ☒ Other: A well is required on the retained lands.

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

(f) Other Recommendations: ☐

Date: June 16, 2020
 Planner: Charles Cheesman, MCIP, RPP
 Manager of Planning Services