

Public Meeting - Apr 16 2026 Agenda

Thursday April 16, 2026 - 7:00 pm

Council Chambers

Page

1. Call Public Planning Meeting to Order

Owner/Applicant: Terrence O'Gorman & Michael O'Gorman

Part of Lots 16 7 17, Concession 6

Geographic Township of Bromley

2. Disclosure of Pecuniary Interest

3. Background Information

3.1	Zoning By-Law Amendment Application 	3
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3.5	Draft Zoning By-Law Amendment 	20
3.6	Planner's Consent Application Report B52/25 	22

4. Purpose of Meeting

The owners are in the process of severing a residential lot containing an existing dwelling from an agriculture property. The retained lands are vacant. The severed and retained lands are zoned Agriculture (A).

5. Clerk's Report of Notice

6. Reading of Written Comments

7. Public Participation

7.1 Comments/Questions from the Public

7.2 Comments from the Applicant

8. Comments/Questions from Council

9. Information on Appeal Process

Information on appeal process - If a person or public body would otherwise have an ability to appeal the decision of the Township of Admaston/Bromley to the Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

10. Additional Information and Notification of Decision

If anyone wishes to receive notice of Council's decision on the Zoning By-Law Amendment for this public meeting, we request that you advise the CAO/Clerk prior to leaving the meeting.

11. Closure of Public Planning Meeting

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.

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): Terry O'Gorman and Michael O'Gorman

*+ Address: 1448 Colden Road Douglas Ontario K0J 1K0

*+ Phone #: Home: (613) 646-7755 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: _____

+ 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: Wolfeton Road

Municipality: Admaston/Bromley Geographic Twp: Bromley Concession: 6 Lot: 16 & 17

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

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

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

Agriculture

- 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	[] Yes	[] No
Zoning By-law Amendment	[] Yes	[] No
Minor Variance	[] Yes	[] No
Plan of Subdivision	[] Yes	[] No
Consent (Severance)	[] Yes	[] No
Site Plan	[] Yes	[] No
Minister's Zoning Order	[] Yes	[] No

21. ***IF THE ANSWER TO QUESTION 20 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION, IF KNOWN:**

File No. of Application: _____

Name of Approval Authority: _____

Lands Affected by the Application: _____

Purpose of Application: _____

Status of Application: _____

Effect of that Application on the proposed Plan Amendment: _____

22. ***PLEASE ATTACH THE TEXT OF THE PROPOSED AMENDMENT ON A SEPARATE PAGE, IF A POLICY IS BEING CHANGED, REPLACED, DELETED OR ADDED.**

23. ***PLEASE ATTACH THE PROPOSED (MAP) SCHEDULE AND THE ACCOMPANYING TEXT, IF THE PROPOSED AMENDMENT CHANGES OR REPLACES A (MAP) SCHEDULE.**

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

24. **+WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?**

Agriculture

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

Property remains as Agricultural

26. **+IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?**

[X] Yes [] No

27. **+WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND?**

Agricultural

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

The amendment will provide a prohibition on building a dwelling on the subject land.

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

It will be a condition on the severing of the existing house and is consistent with the planning policies of the township and the county.

30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY? [] Yes [X] No

IF YES, WHAT ARE THE DENSITY REQUIREMENTS? _____

31. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY? [] Yes [X] No

IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? _____

32. +DOES THE REQUESTED AMENDMENT ALTER OR IMPLEMENT A NEW SETTLEMENT AREA? [] Yes [X] No

IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: _____

33. +DOES THE REQUESTED AMENDMENT REMOVE LAND FROM AN EMPLOYMENT AREA? [] Yes [X] No [] Not Applicable

+IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: _____

34. +IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY? [] Yes [] No [X] 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: 105m Depth: 1,219 m Area: 20.5 ha

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

[] Provincial Highway [X] 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 Agriculture Since: 1850 / 1176 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?

Agriculture

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 type="checkbox"/> Privately owned and operated individual well | <input type="checkbox"/> Privately owned and operated communal septic system |
| <input type="checkbox"/> Privately owned and operated communal well | <input type="checkbox"/> Privately owned and operated individual septic system |
| <input type="checkbox"/> Lake or other water body | <input type="checkbox"/> Privy |
| <input type="checkbox"/> Other means: <u>NA</u> | <input type="checkbox"/> Other means: <u>NA</u> |

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.):

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) Torrence O'Gorman and Michael O'Gorman of the Township
of Admaston Bramley in the County of Renfrew do hereby authorize
R Bruce Leach to act as my (our) agent in this application.

Signature of Owner(s) Feb 5 2026
Date

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

I (we), R Bruce Leach of the Township
of Laurentian Valley 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 Village of Eganville in the
County of Renfrew this 9th day of February, 2026.

Terry O'Gorman Feb 9, 2026
Signature of Owner or Authorized Agent Date

Michael O'Gorman Feb 9, 2026
Signature of ~~Commissioner~~ Owner Date

R Bruce Leach (Commissioner)

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)

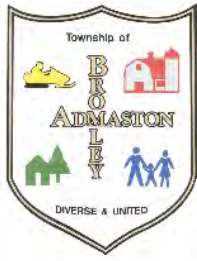
"COMPLETE" APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY:

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



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

PART A - BASIC INFORMATION

1. **FILE NO.:** ZB2642.1
2. **APPLICANT:** Terrence O’Gorman and Michael O’Gorman
3. **MUNICIPALITY:** Township of Admaston/Bromley
(Geographic Township of Bromley)
4. **LOCATION:** Part of Lots 16 & 17, Concession 6

STREET: 33 Wolftown Road

SUBJECT LANDS

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

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:

- o Rezone the retained lands in Consent File No. B52/25 from Agriculture (A) to Agriculture – Exception Fifty (A-E50) to prohibit future residential development.

8. **SITE CHARACTERISTICS**

The O’Gorman property is 20.9 hectares in area with The owner is in the process of severing a lot containing a surplus dwelling from the property (Consent File No. B52/25). The severed lot is proposed to be 0.4 hectares in area with 45 metres of road frontage along Wolftown Road. The retained lands would be 20.50 hectares in area with 105 metres of road frontage on Cobden Road and 1105 metres of frontage on Wolftown Road.

There are no existing buildings or structures on the retained land.



PART B – POLICY REVIEW

9. PROVINCIAL PLANNING STATEMENT:

4.3.3.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted in accordance with provincial guidance for:

- a) *agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
- c) one new residential lot per farm consolidation for a *residence surplus to an agricultural operation*, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

10. **OFFICIAL PLAN:**

The subject lands are designated as Agriculture in the County of Renfrew Official Plan. The permitted uses in the Agriculture designation are agricultural uses, including a farm residence and other structures that support farm operation. Agriculture-related and on-farm diversified uses are also permitted provided they are compatible with and support farm operations on the property.

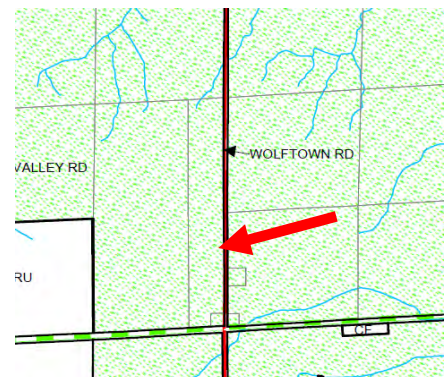


Section 6.3(5) states that consents may also be given for:

- (a) Land for agricultural purposes provided that:
 - a. The parcel to be created and the parcel to be retained are both for agricultural use;
 - b. All parcels are of an appropriate size for agricultural activity common in the area;
 - c. That all parcels are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations, being generally not less than 40 hectares in size.
In determining the appropriateness of a new agricultural lot and lot size, consideration shall also be given to the capability, flexibility, suitability and viability of both parcels.
- (b) An existing agriculture-related commercial and industrial use as defined in Section 6.3 (2) of this Plan.
- (c) Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.
- (d) A dwelling which is surplus to the needs of the farm operation, provided:
 - i. the building and site were used for a residence prior to the time of the consolidation;
 - ii. only the minimum amount of land required for the dwelling unit and appropriate sewage and water services is severed; and
 - iii. no new dwelling unit may be built on the retained parcel.

11. **ZONING BY-LAW:**

The Agriculture (A) zone permits up to two single detached dwellings accessory to a farm use, a single detached dwelling on an existing lot or a legally created lot, and a group home. Non-residential uses permitted in the RU zone include, but are not limited to, farms, farm produce sales outlets, bed and breakfasts, and home industry.



The minimum lot area requirement in the A zone is 20 hectares, and the minimum lot frontage is 45 metres. The minimum requirement for front yard depth is 12 metres. The minimum requirement for interior side yard width is 12 metres. The maximum lot coverage is 33%.

In the A zone, an existing lot or a legally created lot may be used for a single detached dwelling (including a group home) and accessory structures, provided that any dwelling established complies with the separation distance from existing livestock facilities, as required by Minimum Distance Separation I (MDS I).

The applicable provisions of Section 21.2 (RU ZONE PROVISIONS) shall apply to a single detached dwelling on an existing lot and on a legally created lot.

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.

12. SUMMARY OF STUDIES:

None.

PART C: PLANNING ANALYSIS

13. CONSULTATION:

At the time of writing this report, no comments had been received.

14. ANALYSIS:

The owners are in the process of severing a lot containing a surplus dwelling from the property (Consent Application File No. B52/25). All existing buildings, including the dwelling, are on the severed portion, while the retained portion is vacant. The severed and retained lands are zoned Agriculture (A) in the Township Zoning By-law.

In accordance with the Provincial Planning Statement and the County of Renfrew Official Plan, for a severance of a surplus dwelling in the Agriculture designation, a new dwelling unit may not be built on the retained parcel, and the retained lands are to be rezoned to prohibit a dwelling. Therefore, the retained lands are required to be rezoned to an agriculture exception zone to prohibit a dwelling from being build.

The minimum lot area requirement in the Agriculture (A) zone is 20 hectares. The retained parcel meets the minimum requirement for lot area; however the severed parcel will be 0.4 hectares which does not meet the lot area requirement. Section 22.2(n) of the Zoning By-law states that the applicable sections of Section 21.2 (RU Zone Provisions) shall apply for a single detached dwelling. The minimum lot area requirement in the RU zone is 4047 square metres, and the minimum lot frontage requirement is 45 metres. The severed lands exceed the requirements for a dwelling in the RU zone. No barns would

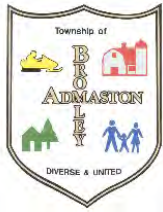
be permitted on the severed land as they would be considered accessory structures to the residential use.

This zoning by-law amendment is required to rezone the retained lands in Consent Application B52/25 from Agriculture (A) to Agriculture – Exception Fifty (A-E50) to prohibit residential uses.

15. RECOMMENDATIONS:

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

Date: April 8, 2026
Prepared By: Benjamin Savage
Junior Planner
Review 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 Lots 16 & 17, Concession 6, in the geographic Township of Bromley, 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 **April 16th, 2026 at 7:00 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 rezone the retained lands in Consent File No. B52/25 from Agriculture (A) to Agriculture – Exception Fifty (A-E50) to prohibit residential uses.

This is required as a condition of consent for Consent File No. B52/25.

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.

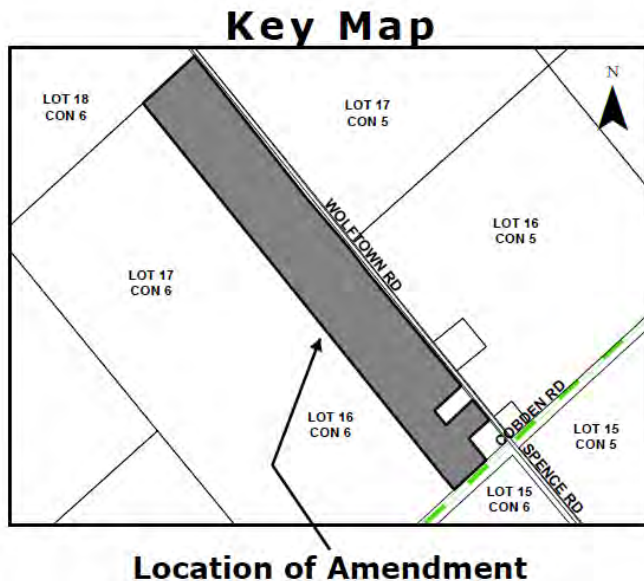
If a person or public body would otherwise have an ability to appeal the decision of the Township of Admaston/Bromley to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Admaston/Bromley before the 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 County of Renfrew this 27th day of March, 2026.



Ben Savage

Benjamin Savage
Junior Planner, Development &
Property Department
County of Renfrew
BSavage@countyofrenfrew.on.ca



TOWNSHIP OF ADMASTON/BROMLEY NOTICE TO PUBLIC BODIES

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT (O'Gorman)

TAKE NOTICE that the Council of the Corporation of the Township of Admaston/Bromley intends to consider a proposal to amend Zoning By-law 2004-13 of the Township of Admaston/Bromley.

An explanation of the proposed zoning by-law amendment is contained in the attached Notice of Application and Public Meeting. The following information is also attached to assist you in reviewing the applications:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Section 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the Clerk by no later than **April 9th, 2026**.

Additional information relating to the above is available during regular office hours at the Township office.

DATED at the County of Renfrew this 27st day of March, 2026.

AGENCY RESPONSE

We have reviewed the information provided for the Zoning By-law Amendment application, and

- we have no comments or concerns.*
- we will provide more detailed comments and/or conditions after a more thorough review.*

Agency

Name (Print)

Signature

Ben Savage

Benjamin Savage

Junior Planner, Development &
Property Department

County of Renfrew

BSavage@countyofrenfrew.on.ca

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

BY-LAW NUMBER 2026-xx

A By-law to amend By-law Number 2004-13 of the Corporation of the Township of Admaston/Bromley, as amended.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13, THE TOWNSHIP OF ADMASTON/BROMLEY HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 2004-13, as amended, be and the same is hereby further amended as follows:
 - (a) By adding the following new subsections to Section 22.0 – Requirements for Agriculture (A) Zone, immediately after Section 22.3(ww):

“(xx) Agriculture-Exception Fifty (A-E50)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the A-E50 Zone, within Parts of Lot 16 and 17, Concession 6 in the geographic Township of Bromley, now in the Township of Admaston/Bromley, residential uses are prohibited.”
 - (b) Schedule “A” to the Township of Admaston/Bromley Zoning By-law is amended by rezoning those lands described above from Agriculture (A) to Agriculture – Fifty(A-E50) 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.

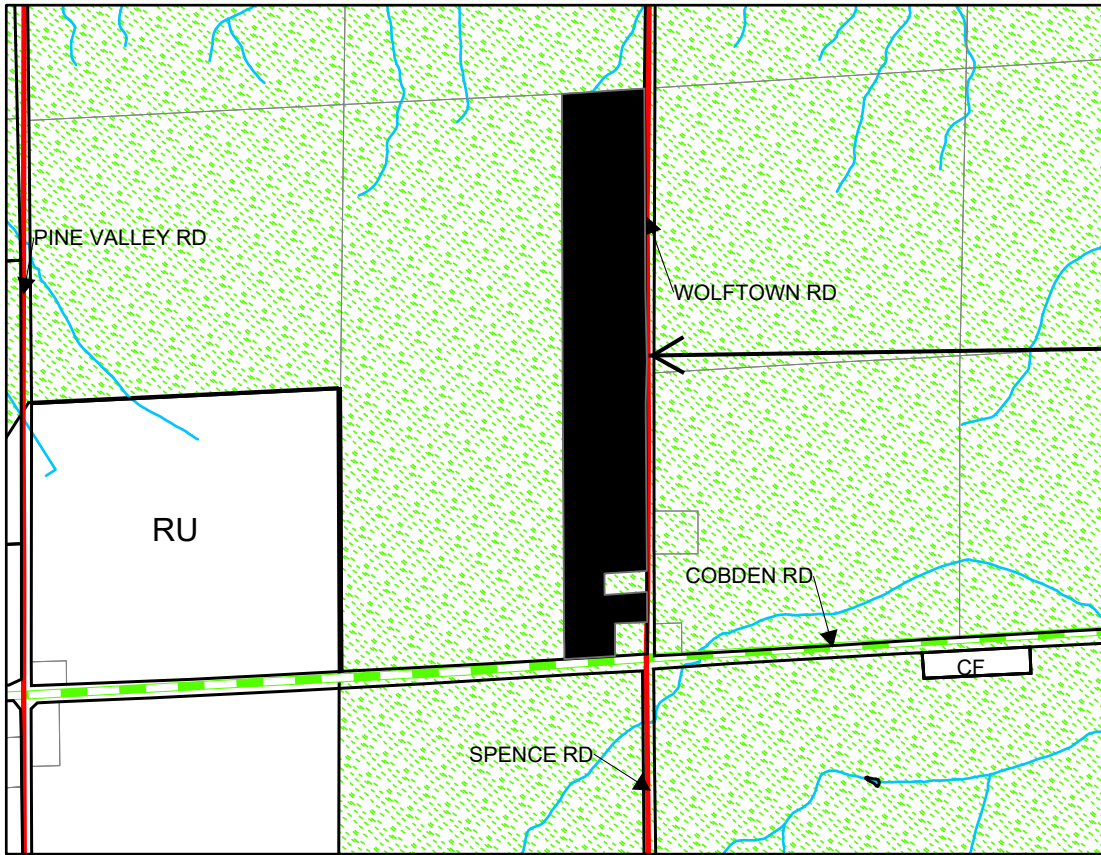
This By-law given its FIRST and SECOND reading this 16th day of April, 2026.

This By-law read a THIRD time and finally passed this 16th day of April, 2026.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO/Clerk



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

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

Signatures of Signing Officers:

_____ Mayor

_____ Clerk

LEGEND

RU Rural

Agriculture (A)

Area affected by this Amendment from A To A-E50

PART A - BACKGROUND

1. FILE NO.: **B52/25**
2. APPLICANTS: Terrence O’Gorman & Michael O’Gorman
Agent: Adam Kasprzak
3. MUNICIPALITY: Township of Admaston/Bromley
(Geographic Township of Bromley)
4. LOT: Part Lots 16 & 17 CON.: 6 STREET: 33 Wolftown Road
5. PURPOSE: Creation of a new lot
6. DESCRIPTION OF APPLICATION: The owners are proposing to sever a surplus dwelling from the subject lands. The severed lands are to be 0.4 hectares in area with 45 metres of road frontage along Wolftown Road and contain the existing dwelling. The retained lands will be vacant and are 20.50 hectares in area with 105 metres of road frontage along Cobden Road and 1105 metres along Wolftown Road.



7. LOT DIMENSIONS AND USE OF LANDS

	Frontage		Area		Structures
Existing Lot	1150 - Wolftown Rd 105 - Cobden Rd	m	20.9 Ha		Dwelling
Severed	45.00	m	0.40 Ha		Dwelling
Retained	1145 - Wolftown Rd 105 - Cobden Rd	m	20.50 Ha		None

8. SEVERANCE HISTORY

Number of new lots from original holding (1971) 1 previous severance: B351/84

9. OFFICIAL PLAN OF THE COUNTY OF RENFREW

Official Plan Designation(s):

Severed Agriculture

Retained Agriculture



10. ZONING BY-LAW OF THE TOWNSHIP OF ADMASTON/BROMLEY

(2004-13) Zone(s):

Severed Agriculture (A)

Retained Agriculture (A)



Zone Requirements:

	<u>Proposed Lot Frontage</u>	<u>Minimum Required</u>	<u>Proposed Lot Area</u>	<u>Minimum Required</u>
Severed	45.00 m	45 m	0.40 Ha	4047 m ²
Retained	105.00 m	45 m	20.50 Ha	20 ha

PART B – COMMENTS**1. PROVINCIAL PLANNING STATEMENT and MUNICIPAL PLAN REVIEW DATA**Policies Considered:

4.3.3.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted in accordance with provincial guidance for:

a) *agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;

b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;

c) one new residential lot per farm consolidation for a *residence surplus to an agricultural operation*, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and

2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and

d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

2. OFFICIAL PLANPolicies Considered:

- 2.2 (8)(f) Significant Valleylands
- 2.2(9)(c) Karst Topography
- 2.2(12)(a)(iii)&(f) - Lot size and private servicing
- 2.2(23) Environmental Impact Study (EIS)
- 6.3(1) Uses permitted in the Agriculture designation
- 6.3(5)-(7) Consents in the Agriculture Designation
- 13.3(3) Municipal Roads
- 14.3(18) Consent Policies-Agriculture Designation

3. ZONING BY-LAWProvisions Considered:

- 3.3 Accessory Uses
- 3.25 (a) Separation distances from a livestock
- 3.26(b) Setback requirements from the County Road
- 3.26(c) Setback requirements from the Municipal Road
- 22.1 & 22.2 Agriculture (A) Zone – permitted uses and zone provisions

4. SUBMITTED STUDIES

None

5. AGENCY COMMENTS

Twp. of
Admaston/Bromley

Favourable comments were received

All new septic and buildings to comply with OBC standards/requirements, and municipal By-Laws.

This property falls within the AGNEW ANGUS MUNICIPAL DRAIN. A reapportionment is required.

County Public Works
& Engineering

No comments or concerns.

6. GENERAL PLANNING COMMENTS

The owners are proposing to sever a surplus dwelling to an agriculture use. The Provincial Planning Statement (PPS) discourages lot creation in prime agricultural areas. Section 4.3.3.1 states that lot creation in prime agricultural areas is discouraged and may only be permitted for agricultural purposes; agricultural related uses, and a residence surplus to a farming operation as a result of a farm consolidation.

The policies of the County of Renfrew Official Plan regarding consents in the Agricultural designation largely reflect Provincial Policy. Both the Provincial Planning Statement and the County Official Plan provide for the protection of prime agricultural land.

Section 6.3(5)(d) of the Official Plan states that the severance of a farm dwelling is only permitted provided it is surplus to a farmer's needs as a result of farm consolidation. The owners are farmers who own additional agricultural lands.

Section 6.3(d) (ii) of the Official Plan states that only the minimum amount of land required to accommodate a surplus farm dwelling and appropriate sewage and water services are to be severed. The proposed lot is 0.4 hectares in area which meets the

minimum requirement of the Official Plan. The application sketch indicated there is only a dwelling on the property.

To meet the requirements of the PPS and OP, as a condition of consent, a zoning by-law amendment is required to rezone the retained lands to an agriculture-exception zone to prohibit the construction of future dwellings.

Access

The severed and retained lands have frontage on Wolftown Road which is a Municipal road. The retained lands also have road frontage along Cobden Road which is a County road. The Official Plan requires that any development must satisfy all requirements of the local municipality. Both the County of Renfrew and Township Public Works department were circulated, and favourable comments were received.

Karst

The property is identified on Official Plan Schedule B-Map 1-Hazards, as being located in an area of karst topography. Karst terrains of limestone and dolostone are marked by sink holes and underlain caverns that influence surface water and ground water flows. Karst topography presents a potential hazard to human safety and is required to be mitigated through development controls and approvals. Section 2.2(9)(c) sets out the process required to address karst.

The proposed lot has already developed and no development is permitted on the retained lands; therefore no further work is required.

Zoning By-law

The severed lands are zoned Agriculture (A), and the use is for a single detached dwelling. Section 22.2(n) states that applicable provisions of Section 21.2 Rural Zone Provisions shall apply to a single detached dwelling on an existing lot and on a legally created lot.

In the Rural (RU) zone, the minimum lot area requirement is 4047 square metres, and the minimum lot frontage requirement of 45 metres. The severed lands are 4000 square metres (0.4 hectares) which does not meet the requirement for lot area. A preliminary survey is required as a condition of consent to demonstrate that the severed lands comply with the minimum lot area requirement of 4047 square metres.

As mentioned above, the retained lands are required to be rezoned from Agriculture (A) to Agriculture-Exception (A-E) to prohibit residential uses.

Municipal Drain

The Township indicated that this property falls within the Agnew Angus municipal drain, and a reapportionment is required and can be determined by the two landowners with a written agreement filed with the township.

As a condition of approval the Township is to confirm that any requirements for re-assessment have been completed to the Township's satisfaction.

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: Draft plan confirming the severed lands meet the minimum lot area requirements
 - Zoning By-law Amendment: Rezone the retained lands from Agriculture (A) to Agriculture – Exception (A-E)
 - Minor Variance:
 - Private Road Agreement:
 - Development Agreement:
 - Site Plan Control Agreement:
 - Notice on Title:
 - Shoreline Road Allowance Closure / Acquisition:
 - Other: That the Township provide written confirmation to the Secretary-Treasurer County of Renfrew Land Division Committee that the Township is satisfied with the Agnew Angus drain and that any requirement regarding drainage re-apportionment has been completed to the Township’s satisfaction.

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

- (f) Other Recommendations:

Date: February 23, 2026

Prepared by: Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner