

Public Meeting - May 7, 2026 Agenda

Thursday, May 7, 2026 at 7:00 PM
Council Chambers

Page

1. Call Public Planning Meeting to Order

Applicant: Soloman Bauman
Owner: Menno & Mary Hoover
Location: Part of Lot 7, Concession 9
Geographic Township of Bromley

2. Disclosure of Pecuniary Interest

3. Background Information

3.1	Zoning By-Law Amendment Application	3
3.2	Planner's Report	12
3.3	Notice of Application and Public Meeting	18
3.4	Notice to Public Bodies	20
3.5	Draft Zoning By-Law Amendment	21

4. Purpose of Meeting

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/Owner

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): Soloman Bauman
*+ Address: 494 Fourth Center Rd Douglas K0J1S0
*+ Phone #: Home: () Work: () Fax: ()

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

c) If the applicant is an agent authorized by the owner, please complete the following:
+ Name of Owner: Menno & Mary Hoover
+ Address of Owner: 5653 Hwy 60 Douglas ON K
+ 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: 5539 Hwy 60
Municipality: Admaston-Bromley Geographic Twp: Bromley Concession: 9 Lot: 7
Registered Plan No.: _____ Block or Lot No(s). in the Plan: _____
Reference Plan No.: _____ Part No(s).: _____

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

Rural

PART II OFFICIAL PLAN AMENDMENT (Proceed to PART III, if an Official Plan Amendment is not proposed)

5. *NAME OF OFFICIAL PLAN TO BE AMENDED: _____

6. *NAME OF MUNICIPALITY REQUESTED TO INITIATE PLAN AMENDMENT: _____

7. *DATE THE REQUEST FOR OFFICIAL PLAN AMENDMENT WAS MADE: _____

8. *LAND USES AUTHORIZED BY THE CURRENT DESIGNATION: _____

9. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

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

10. *SECTION NUMBER(S) OF POLICY TO BE CHANGED, REPLACED OR DELETED: _____

11. *PURPOSE OF THE PROPOSED AMENDMENT, IF A POLICY IS TO BE CHANGED, REPLACED, DELETED OR ADDED: _____

12. *DESIGNATION TO BE CHANGED OR REPLACED: _____

13. *SECTION NUMBER(S) OF POLICY DEALING WITH THE ALTERATION OR ESTABLISHMENT OF A SETTLEMENT AREA: _____

14. *SECTION NUMBER(S) OF POLICY DEALING WITH THE REMOVAL OF LAND FROM AN EMPLOYMENT AREA: _____ Not Applicable

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

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

16. *IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?
 Yes No

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

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

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

Yes No

18. ***APPROXIMATE AREA OF LAND COVERED BY THE PROPOSED AMENDMENT (IF APPLICABLE & IF KNOWN):**

19. ***LAND USES THAT WOULD BE AUTHORIZED BY THE PROPOSED AMENDMENT:**

20. ***HAS THE APPLICANT APPLIED FOR APPROVAL OF ANY OF THE FOLLOWING FOR THE SUBJECT LAND OR FOR LAND WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Zoning By-law Amendment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Minor Variance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Plan of Subdivision	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Consent (Severance)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Site Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Minister's Zoning Order	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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

File No. of Application: _____

Name of Approval Authority: _____

Lands Affected by the Application: _____

Purpose of Application: _____

Status of Application: _____

Effect of that Application on the proposed Plan Amendment: _____

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

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

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

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

Rural

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

School for horse drawn Community

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

Yes No

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

Rural

28. **+PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED:** to permit a Mennonite school on one acre
29. **+WHAT IS THE REASON WHY THE REZONING IS REQUESTED?** to permit Mennonite school
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: 80 m Depth: 50 m Area: 1 acre
36. **+PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:**
 [] Provincial Highway [] Municipal Road Maintained Year-round
 [] Municipal Road Maintained Seasonally [] Right of Way [] Water
 [] Other: _____

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

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

#1 pasture land Since: _____ / 30 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?

2025

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

School

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>School</u>	
Setback from the front lot line			<u>15 m</u>	
Setback from the rear lot line			<u>400 + m</u>	
Setbacks from the side lot lines			<u>50 m</u>	
Height (in meters)			<u>4 m</u>	
Dimensions or floor area			<u>26' x 62'</u>	
Date constructed, if known				

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	[] Publicly owned and operated piped sanitary sewage system		
[] Privately owned and operated individual well	[] Privately owned and operated communal septic system		
[] Privately owned and operated communal well	[] Privately owned and operated individual septic system		
[] Lake or other water body	[<input checked="" type="checkbox"/>] Privy		
[] Other means: <u>bring in water</u>	[] 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.: Un known 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) Menna & Mary Hoover of the Township
of Admaston - Bromley in the County of Renfrew do hereby authorize
Soloman Bauman to act as my (our) agent in this application.

[Signature] Mary Hoover
Signature of Owner(s)

Mar 4 - 2026
Date

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

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

DECLARED before me at the Township of Admaston/Bromley of _____ in the
County of Renfrew this 4th day of March, 2 026.

[Signature] Mary Hoover
Signature of Owner or Authorized Agent

Mar 4 - 2026
Date

[Signature]
Signature of Commissioner

March 4, 2026
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)

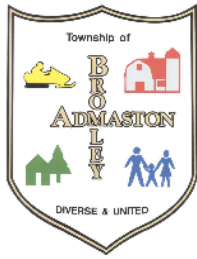
"COMPLETE" APPLICATION AND FEE OF \$_____ RECEIVED BY THE MUNICIPALITY:

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.:** ZB2642.2
2. **APPLICANT:** Soloman Bauman
(Owners: Menno and Mary Hoover)
3. **MUNICIPALITY:** Township of Admaston/Bromley
(geographic Township of Bromley)
4. **LOCATION:** Part of Lot 7, Concession 9
STREET: 5539 Highway 60

SUBJECT LANDS

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

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

The submitted application proposes a zoning by-law amendment to the Township of Admaston/Bromley Zoning By-law to rezone 0.4 hectares (1 acre) of the subject property from Rural (RU) to Rural – Exception Thirty (RU-E30) to permit a Mennonite Parochial School as an additional permitted use.

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

PART B – POLICY REVIEW**9. PROVINCIAL PLANNING STATEMENT:**

2.5.1 Healthy, integrated and viable *rural areas* should be supported by: building upon rural character, and leveraging rural amenities and assets;

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

10. OFFICIAL PLAN:

The Rural designation permits agricultural, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource-based recreational uses, and conservation uses.

Section 5.3(6) states that institutional, commercial (including highway-commercial) and industrial uses shall be permitted in the Rural designation. The following policies shall apply when considering the suitability of a site for commercial or industrial uses:

- (a) new institutional, commercial and industrial uses or major expansions of existing ones shall occur by zoning by-law amendment, if required by the local zoning by-law and the requirements of subsection 2.2(4) shall be considered;
- (b) institutional, commercial and industrial uses in the Rural designation are designated as Site Plan Control areas; and
- (c) rural institutional, commercial or industrial uses shall be governed by the relevant General Development Policies of this Plan.

Section 2.2(33) states that within the County (primarily in the Township's of Admaston/Bromley, Whitewater Region, and North Algona Wilberforce) the horse drawn vehicle community has grown in size. This subsection applies to lands designated Agricultural and Rural.

The Environmental Protection designation shall mean that the use of land will be limited to conservation of soil and wildlife, non-intensive outdoor recreation uses such as cross country skiing, hiking, etc., dams and other water control devices, agricultural uses, nurseries, forestry, reforestation, boat anchorages and moorings.

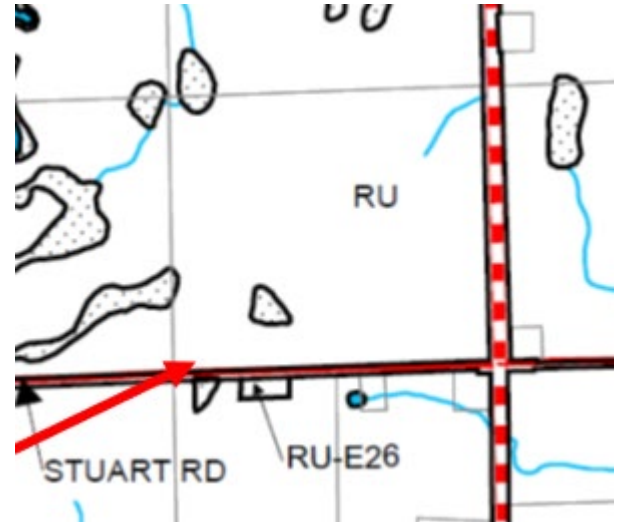


11. ZONING BY-LAW:

The residential uses permitted in the Rural (RU) zone include single detached dwelling, semi-detached dwelling, duplex dwelling, a limited service dwelling on an existing lot of record, and group home.

Non-residential uses include, but are not limited to: cemetery, farm, and home industry.

For all uses not including residential, the minimum lot area is 2 hectares, and the minimum lot frontage is 45 metres.

**12. SUMMARY OF STUDIES:**

No studies were submitted.

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

At the time of writing this report, no comments have been received or considered.

14. ANALYSIS:

The applicant is proposing to rezone 0.4 hectares (1 acre) of the Hoover property to build a Mennonite Parochial School. The lands where the proposed school is to be located are zoned Rural (RU). A Mennonite Parochial School is not included in the permitted uses in the RU zone; therefore, a zoning by-law amendment is required to permit the school. The sketch submitted with the application shows the location of the proposed school in relation to the balance of the property. The applicant has also submitted a concurrent consent application to sever a 15.9 parcel of land. If the consent application is approved, the school will be located on the severed parcel.

The Township Zoning By-law does not define a Mennonite Parochial School in the definition section of the by-law; however, there are site specific zones in the Township that permit a Mennonite Parochial School and include a definition. The definition used is "Mennonite Parochial School means a school establishment used for the education of Mennonite youths and where access to the site is primarily by horse drawn vehicles."

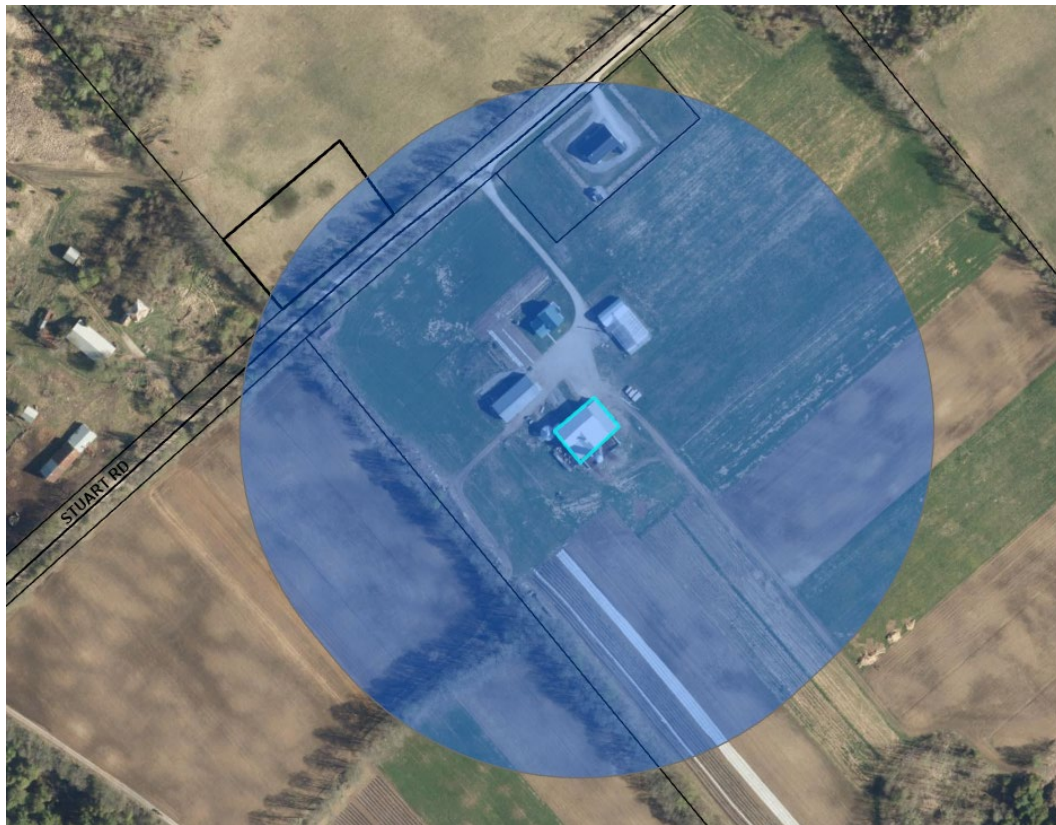
A zoning by-law amendment is required to rezone 0.4 hectares (1 acre) of the property from Rural (RU) to Rural – Exception Thirty (RU-E30) in order to

include a Mennonite Parochial School as a permitted use.

Minimum Distance Separation (MDS)

Guideline #37 of the MDS Guidelines applies for Churches, Schools and Cemeteries Used Primarily by a Community Reliant on Horse-Drawn Transportation. It states that normally churches, schools and cemeteries are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, schools and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purposes of both MDS I and MDS II.

MDS I was completed for the proposed school site. Based on the MDS calculations, the proposed building location falls within the required setback of 172 metres from an existing livestock facility located at 1609 Stuart Road. The Chief Building Official confirmed the location of the livestock barn which is highlighted in the sketch below.



The proposed school is a sensitive land use and must comply with Minimum Distance Separation (MDS I) requirements; therefore, the building must be sited outside of the calculated MDS I setback from the nearby livestock facility. The sketch above shows a buffer of 172 metres from the existing barn on 1609 Stuart Road. The school may be constructed on the portion of the property located outside of this buffer.

The Township Chief Building Official was circulated and provided the following comments: all new builds must comply with Ontario Building Code

requirements, MDS setbacks, and all zoning requirements.

Servicing

The applicants propose to supply water to the school by bringing it to the site, and propose to utilize a privy for sanitary facilities. No well or septic system is proposed. This approach is typical of Mennonite schools and meeting houses, which often rely on minimal servicing infrastructure. The proposed servicing will be reviewed by the Chief Building Official and any requirements of the health unit.

Access

The Hoover property has road frontage along Highway 60 and Stuart Road. The lands to be rezoned have frontage on Stuart Road which is a municipal road.

The Township Roads Department indicated there are no concerns with proposed application.

The Ministry of Transportation was circulated, and no comments have been received at the time of writing this report.

Site Plan Control

A site plan is required to be submitted to the Township. The site plan will show the location of the proposed school, any accessory buildings and associated parking.

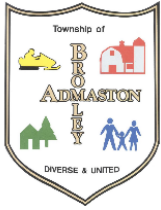
The site plan will also be required to demonstrate adequate servicing to the satisfaction of the Township.

15. RECOMMENDATIONS:

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

Date: April 30, 2026

Prepared 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 7, Concession 9, 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 **May 7th, 2026 at 7 p.m.** at the municipal office of the Township of Admaston/Bromley.

Proposed Zoning By-law Amendment

The purpose and effect of the amendment is to rezone one acre of the subject property from Rural (RU) to Rural – Exception Thirty (RU-E30) to permit a Mennonite Parochial School as an additional permitted use.

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

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

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

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

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

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

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

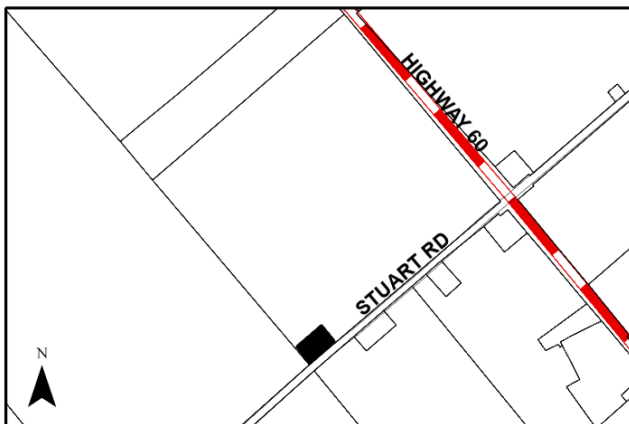
Other Applications:

Concurrent consent application B020/26.

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 16th day of April, 2026.

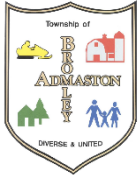
Key Map



Location of Amendment

Lindsey Bennett-Farquhar

Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner
Development & Property Department
County of Renfrew
Telephone: (613) 735-7288
lbennett@countyofrenfrew.on.ca



TOWNSHIP OF ADMASTON/BROMLEY
NOTICE TO PUBLIC BODIES

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT
(Hoover-Agent: Bauman)

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 30th, 2026**.

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

DATED at the County of Renfrew this 16th day of April, 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

Lindsey Bennett-Farquhar

Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner
County of Renfrew
9 International Drive
Pembroke ON, K8A 6W5
Telephone: (613) 735-7288
lbennett@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 adding the following new subsections to Section 21.0 – Requirements for Rural (RU) Zone, immediately after Section 21.3(cc):

“(dd) Rural-Exception Thirty (RU-E30)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E30 Zone, within Part of Lot 7, Concession 9, in the geographic Township of Bromley, now in the Township of Admaston/Bromley, a Mennonite Parochial School shall be an additional permitted use.

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

(b) Schedule “A” to the Township of Admaston/Bromley Zoning By-law is amended by rezoning those lands described above from Rural (RU) to Rural – Exception Thirty (RU-E30) as shown on Schedule “A” attached hereto.

2. THAT save as aforesaid all other provisions of By-law 2004-13, as amended, shall be complied with.

3. This by-law shall come into force and take effect on the day of final passing thereof.

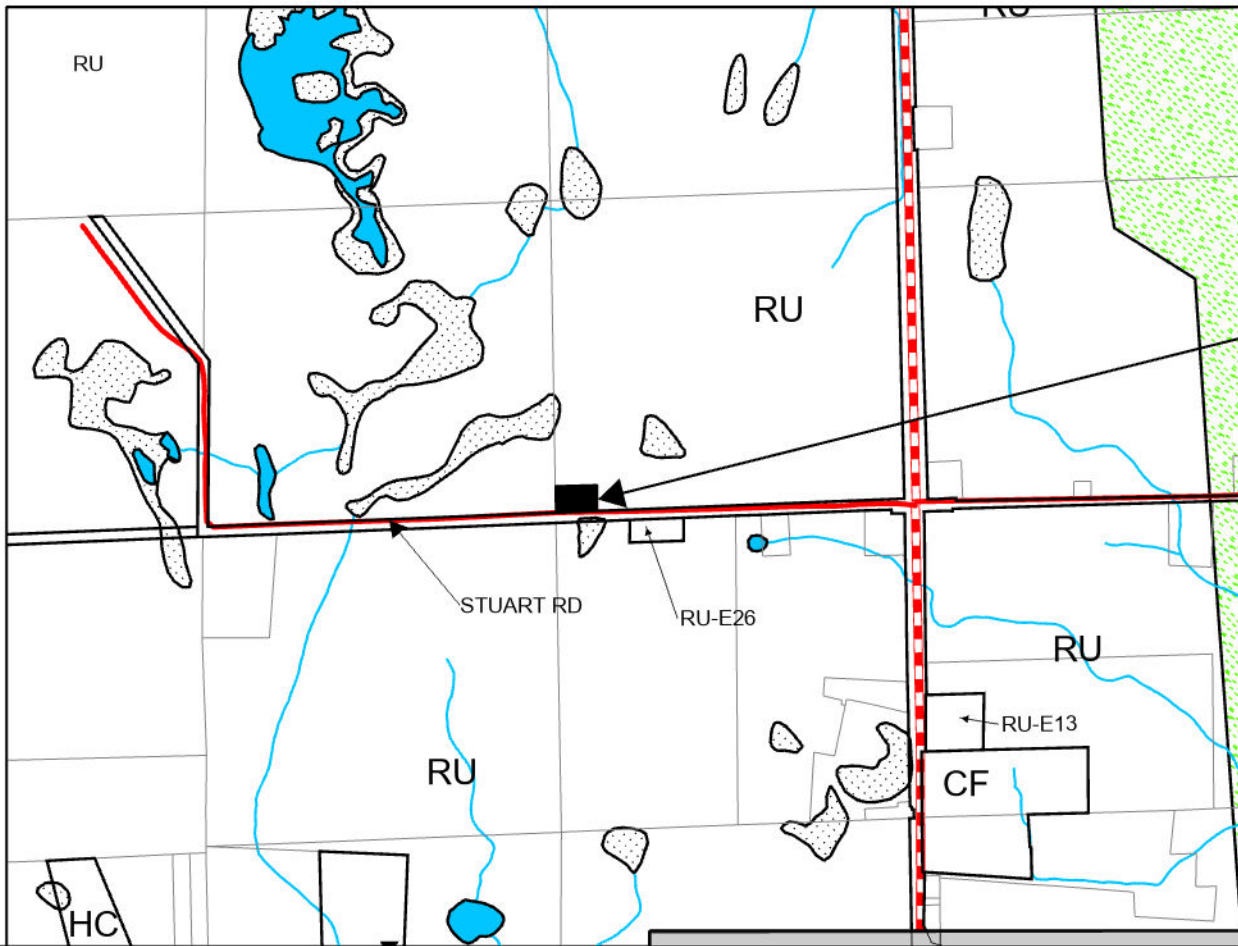
This By-law given its FIRST and SECOND reading this _____ day of _____, 2026.

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

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

CAO/Clerk



From RU
To RU-E30

Scale: 1:4,000

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

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

Signatures of Signing Officers:

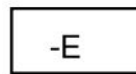
Mayor

Clerk

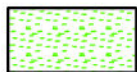
LEGEND



Rural



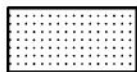
Exception Zone



Agriculture (A)



Area affected by this Amendment:
From RU to RU-E30



Environmental Protection (EP)