

TOWNSHIP OF ADMASTON/BROMLEY

Public Planning Meeting

Council held a public planning meeting at the Municipal Council Chambers on Thursday, September 3, 2015 at 7:00 p.m. Council members present were Mayor Michael Donohue, Deputy Mayor Robert Dick, Councillors Bob Hall, Kevin LeGris and Mike Quilty. Staff members present were Clerk-Treasurer Annette Louis and Deputy Clerk-Treasurer Michelle Oatman. Members of the public present were Bert Welten, Leonard and Debra Visiniski.

Mayor Donohue called the public planning meeting to order.

Mayor Donohue reported that the public planning meeting was being held to consider a Zoning By-Law Amendment requested by Bert Welten.

Severance application File No. B87/15 was submitted to the County of Renfrew for the conveyance of a surplus dwelling on the west part of Lot 19 Concession 5, in the Geographic Township of Admaston. In this application, both the severed and retained lands are defined as a prime agricultural area by the Provincial Policy Statement. The Provincial Policy Statement discourages lot creation in prime agricultural areas but would permit the creation of a new lot where a residence is surplus to a farming operation provided the planning authority ensures that new residential dwellings are prohibited on the remnant parcel. The severed parcel in application B87/15 has only an 8 metre setback for an outdoor furnace from the northeast-facing side lot line the minimum setback required is 50 metres. Therefore, upon conditions of granting the severance, a zoning amendment is required to prohibit residential uses on the retained lands and to permit a reduced setback for an outdoor furnace from the northeast-facing side lot line from 50 metres to 8 metres for the severed lands.

The purpose of the amendment is to rezone the severed and retained lands in severance application B87/15 to permit a reduced setback for an outdoor furnace from the northeast-facing side lot line from 50 metres to 8 metres for the severed lands, and to prohibit residential uses for the retained lands. The effect of the amendment is to rezone the subject lands from Agriculture (A) to Agriculture-Exception Twenty Eight (A-E28) and Agriculture-Exception Twenty Nine (A-E29). All other provisions of the Zoning By-law shall apply. This rezoning is a condition to the granting of severance application B87/15.

The lands affected by the amendment are known as 75 Culhane Road, being the west part of Lot 19, Concession 5, Geographic Township of Admaston, Township of Admaston/Bromley.

The clerk reported that Notice of the public meeting was mailed to eight property owners of land within 120 metres of the land affected by the zoning amendment on August 5th, 2015.

Notice was also sent to the:

- Owners
- To six public bodies as required
- County of Renfrew C.A.O./Clerk.

One written comment was received from Hydro One providing the following comments:

We have reviewed the documents concerning the above noted Application for Consent and have no comments or concerns at this time.

Seeing no other comments or inquiries, Mayor Donohue called a brief recess of 10 minutes at 7:10 p.m.

Mayor Donohue called the meeting back into session at 7:20 p.m. and provided an explanation on the appeal process and advised that the decision regarding the by-law will be made at the October 1st Council meeting, if anyone wishes to receive notice of Council's decision on the zoning by-law amendment they were asked to contact the Clerk-Treasurer prior to October 1st.

Hearing no concerns or objections the Thursday September 3rd, 2015 Public Planning meeting was adjourned at 7:25 p.m.

Mayor

Deputy Clerk-Treasurer