



Township of Brudenell, Lyndoch and Raglan

April 6, 2022 - Public Meeting - 06:30 PM (Public will be able to attend the Council meeting virtually by Phone or Zoom Zoom ID: 541 968 4239 Passcode: 2WY40N Phone: 1-647-374-4685 Meeting ID:541 968 4239 Passcode:820260)

- 1 Meeting Called To Order
- 2 Adoption of Agenda
- 3 Disclosure of Interest
- 4 Purpose of the Public Meeting
 - 📎 Notice of Application and Public Meeting
 - 📎 Application
 - 📎 County of Renfrew Report to Council
 - 📎 Zoning Bylaw
 - 📎 Schedule "A" to Zoning Bylaw
- 5 Purpose and Effect of the Zoning Bylaw Amendment
- 6 Clerks Report on Notices
- 7 Presentations
 - 7.1 Presentation by Owner
 - 7.2 Presentation by Those Opposed
 - 7.3 Presentation by Those in Support
- 8 Comments/Discussion by Council
- 9 Recommendation
- 10 Notification at Public Meeting
- 11 By-Laws
- 12 Confirmation By-Law
 - 📎 2022-17 - Confirming Bylaw April 6th 2022 Public Meeting
- 13 Adjournment

TOWNSHIP OF BRUDENELL, LYNDOKH & RAGLAN
NOTICE TO PUBLIC BODIES

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT (McKone)

TAKE NOTICE that the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan intends to consider a proposal to amend the Zoning By-law (By-law No. 87-08) of the former Townships of Brudenell & Lyndoch.

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 application:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Sections 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 March 25th, 2022. Additional information relating to the above is available during regular office hours at the Township office.

DATED at the Township of Brudenell, Lyndoch and Raglan this 24th day of February, 2022.

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



Tammy Thompson, Deputy Clerk
Township of Brudenell, Lyndoch
and Raglan
P.O. Box 40
42 Burnt Bridge Road
PALMER RAPIDS, ON K0J 2E0

**TOWNSHIP OF BRUDENELL, LYNDOKH & RAGLAN
NOTICE OF APPLICATION AND PUBLIC MEETING**

In the matter of Section 34 of the Planning Act, the Township of Brudenell, Lyndoch & Raglan hereby gives NOTICE OF THE FOLLOWING:

- i) An application to amend the Zoning By-law (By-law 87-08) of the former Township of Brudenell & Lyndoch.*
 - ii) A public meeting regarding an application to amend the Zoning By-law (By-law 87-08) of the former Township of Brudenell & Lyndoch.*
-

Subject Lands Part of Lots 26 and 27, Concession 5, In the geographic Township of Brudenell, now In the Township of Brudenell, Lyndoch and Raglan, 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 6th at 6:30 p.m. at the Municipal Office of the Township of Brudenell, Lyndoch and Raglan. Public will be able to attend the Council meeting virtually by Phone or Zoom; Zoom ID: 541 968 4239 Passcode:2WY40N Phone: 1-647-374-4685 Meeting ID:541 968 4239 Passcode: 820260

Proposed Zoning By-law Amendment

The applicants require a zoning by-law amendment as a condition of consent for Consent File # B27/21. The purpose of the amendment is to rezone the portions of the severed lands that are within the aggregate designation and the 150-meter buffer surrounding the aggregate designation in order to prohibit residential uses. The effect of the amendment is to rezone the severed lands from Rural Marginal (RM) to Rural Marginal-Exception Twenty-One (RM-E21). All other provisions of the By-law shall apply.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Brudenell, Lyndoch and Raglan Municipal Office during regular office hours.

If you wish to be notified of the decision of the Township of Brudenell, Lyndoch and Raglan on the proposed zoning by-law amendment, you must make a written request to the Township of Brudenell, Lyndoch and Raglan.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Brudenell, Lyndoch and Raglan 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 Brudenell, Lyndoch and Raglan 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 Brudenell, Lyndoch and Raglan before the by-law is passed by the Township of Brudenell, Lyndoch and Raglan, 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.

Other Applications

Consent application B27/21 is also being considered with this application.

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 Brudenell, Lyndoch and Raglan this 24th day of February, 2022.

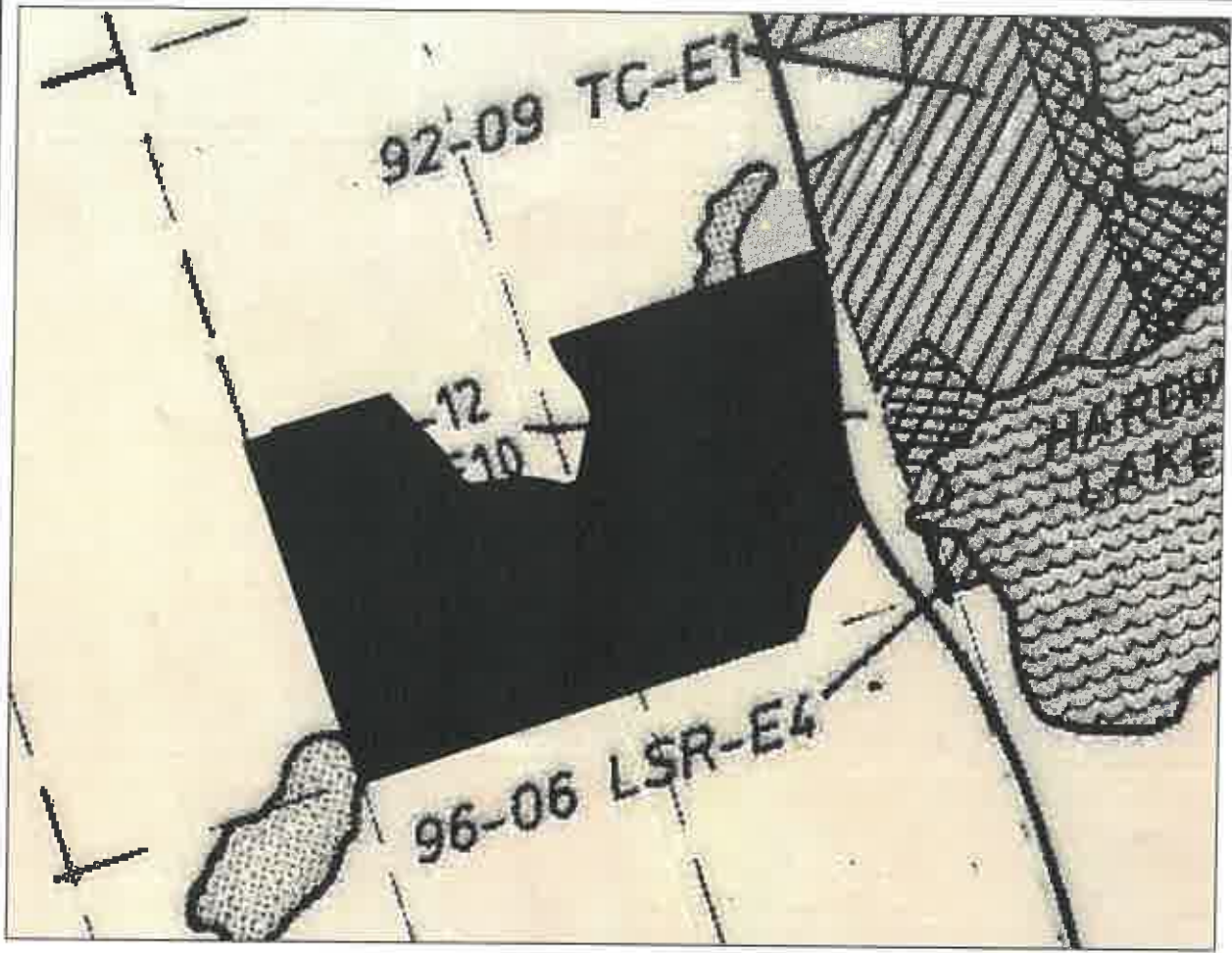


Tammy Thompson, Deputy Clerk
Township of Brudenell, Lyndoch and Raglan
P.O. Box 40
42 Burnt Bridge Road
PALMER RAPIDS, ON K0J 2E0

**Township of Brudenell, Lyndoch & Raglan
Key Map**



Location of Amendment



From RM
to RM-E21



1:10,000

**CORPORATION OF THE
TOWNSHIP OF BRUDENELL, LYNDOKH & RAGLAN**
 This is Schedule "A" to By-law Number _____
 Passed the _____ day of _____ 20____.
 Signatures of Signing Officers:

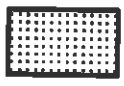
 Mayor

 Clerk-Treasurer

LEGEND



Rural Marginal



Stream & Wetland



Limited Service Residential



Exception Zone



Area affected by
the amendment:
From RM to RM-E21

MUNICIPALITY OF Brudenell, Lyndoch and Raglan
APPLICATION FOR OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENT
GUIDELINES

Introduction: The submission of an application to the Municipality to amend the Official Plan or Zoning By-law is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council. The purpose of these Guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law. Should you require clarification on any matter covered by this application form, please contact the Municipal Office at the address at the bottom of this page. For a complete reference to the Official Plan and Zoning By-law process, please consult the Planning Act.

Application Fees: Each application must be accompanied by the application fee in the form of a cheque payable to the Twp of BLR. Please be advised that the Municipality may have a tariff of fees by-law which provides for the payment of additional fees, if applicable.

Fees: \$ 350.00 Zoning By-law Amendment
\$ _____ Official Plan Amendment

Copies: 1 copies of this application, including the sketch or schedule and other information as may be specified, shall be required.

Authorization: If the applicant is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application (See Part V, page 4).

Proposed Schedule/Sketch: All applications for Official Plan Amendments must include the proposed Schedule, if the Schedule to the Official Plan is to be changed or replaced. All applications for a rezoning must include an accurate sketch, preferably prepared by a qualified professional, showing the items listed (see Question 35, page 3).

Supporting Information: Please bear in mind that additional information may be required by the municipality, County, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

In addition, the applicant may be required to submit a more detailed site plan, under site plan control, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the municipality.

The Schedule to Ontario Regulation 543/06 outlines "prescribed" information for an Official Plan Amendment. The Schedule to Ontario Regulation 545/06 outlines "prescribed" information for a Zoning By-law Amendment.

Approval Process: After the submission of an application, the Clerk will determine if the application is complete, including whether all of the information prescribed by the Ontario Regulation(s) and the required fee have been provided. If the application is complete, the Clerk will deem the application to be received. The applicant/owner will be notified whether the application is complete or whether more information is required.

Upon receipt of a complete application, the required fee and such other information as may be required, Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act). The applicant will be encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Amendments to the County of Renfrew OP are adopted by County Council and approved by the Province of Ontario. Amendments to local Official Plans are adopted by Council and then forwarded to the County of Renfrew for approval.

Please be advised that the Planning Act provides for appeal procedures in respect of Official Plan and Zoning By-law Amendments.

Further Information:

Clerk's Name: _____
Municipality: Township of Brudenell, Lyndoch and Raglan
Address: 42 Burnt Bridge Rd, Palmer Rapids, ON, K0J 2E0
Phone: 613-758-2061 Fax: 613-758-2235
Office Hours: Mon-Fri: 8:30am - 4:30pm

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 [X] Both []

2. APPLICANT/OWNER INFORMATION

a) ** Applicant's Name(s): Paul Overy

+ Address: 2974b Hwy 60, PO Box 284, Whitby, ON, K0J 2M0

+ Phone #: Home: 613-637-1399 Work: 613-332-8851 Fax: 613-637-1397
(cell) (e-mail) poverly@hotmail.com

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

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

+ Name of Owner: Bette McKone

+ Address of Owner: 1994 Letterkenny Rd, Belier Rapids, ON, K0J 2E0

+ Phone #: Home: 613-757-2428 Work: [] Fax: []

d) To whom should correspondence be sent? [] Owner [X] 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: 1683 Letterkenny Rd.

Municipality: BLR Twp Geographic Twp: Brudenell Concession: 5 Lot: 26/27

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/Aggregate/Stream Wetland/Deer Yard

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

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/Aggregate/Stream Wetland/Deer Yard
25. +HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?
Conforms with current Renfrew County Official Plan
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 Residential
28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED: Prohibit residential uses in areas within aggregate designation and 150m buffer.
29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? County of Renfrew requested as condition of land severance.
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: Conforms by prohibiting residential uses in aggregate zone and 150m buffer.
35. +DIMENSIONS OF THE SUBJECT LAND:
 Frontage: 500m Depth: 800m Area: 38.5 ha
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 Recreational Since: 1980's / ≈ 40 years
 #2 Residential/Recreational Since: 2002 / ≈ 20 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?
Early 1980's
41. +WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?
Permanent Residence / Recreational
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>Master Home</u>	<u>Studio</u>	<u>Permanent Residence</u>
Setback from the front lot line	<u>50m</u>	<u>150m</u>	<u>30m</u>
Setback from the rear lot line	<u>450m</u>	<u>350m</u>	<u>470m</u>
Setbacks from the side lot lines	<u>645m / 130m</u>	<u>658m / 74m</u>	<u>630m / 155m</u>
Height (in meters)	<u>≈ 3m</u>	<u>≈ 2.5m</u>	<u>3.5m - 7m</u>
Dimensions or floor area	<u>3.7m x 21.3m</u>	<u>4.27m x 6m</u>	<u>≈ 1500 sq ft or 140 sq m</u>
Date constructed, if known	<u>2003</u>	<u>Nov 03, 2018</u>	

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 checked="" type="checkbox"/> | Privy |
| <input checked="" type="checkbox"/> | Other means: <u>None</u> | <input type="checkbox"/> | Other means: _____ |

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

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

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

46. +HOW IS STORM DRAINAGE PROVIDED? Sewers Ditches Swales Other Means (Natural Topography)

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.: B27/21 Status: Approved

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.):

Legal Agreement Between Bette McKone and Paul Overy; for Paul Overy ("the Transferee") to act on Bette's behalf as with the County and Municipality as it applies to 1683 Letterkenny Rd. Property

PART V AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION:

(If affidavit (Part VI) is signed by an Agent on owner's behalf, the Owner's written authorization below must be completed)

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

Signature of Owner(s)

Date

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

I (we), Paul Overy of the Township
of Brudenell 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 Brudenell, Lyndoch & Rastan in the
County of Renfrew this 21st day of JANUARY, 2022.
Jan 21, 2022
Signature of Owner or Authorized Agent Date

[Signature]
Signature of Commissioner Date Jan 21, 2022

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 \$ 350.00 RECEIVED BY THE MUNICIPALITY:
January 24th, 2022 Janmy Thompson
Date Signature of Municipal Employee

Roll # _____

THIS AGREEMENT made this 15 day of November, 2021

BETWEEN:

BETTE LENOR MCKONE
1683 Letterkenny Road
Palmer Rapids, ON K0J 2E0
(hereinafter referred to as the "Transferor")

OF THE FIRST PART

and

PAUL ANDREW OVERY and
JODY ARLENE MCKONE
P.O. Box 284, 29746 Hwy No. 60
Whitney, ON K0J 2M0
(hereinafter collectively referred to as the "Transferee")

OF THE SECOND PART

WHEREAS the Transferor is the owner of certain lands and premises legally described as Part Lots 26 & 27, Concession 5, Geographic Township of Brudenell, as in R162395, lying West of the travelled road known as Letterkenny Road, Township of Brudenell, Lyndoch and Raglan and Part Lot 26, Concession 5, Geographic Township of Brudenell, laid out as Parts 1 & 2 on Plan 49R13878, being all of PINs 57506-0007, 57505-0014 and 57505-0024.

AND WHEREAS the Transferor has applied to the County of Renfrew (the "County") to sever the South half of PIN 57506-0007, being approximately 95 acres.

AND WHEREAS the Transferor desires to transfer the severed parcel, together with the properties described as Part Lot 26, Concession 5, Geographic Township of Brudenell, laid out as Parts 1 & 2 on Plan 49R13878 (the "Properties") (as highlighted in red in the Sketch attached hereto as Schedule "A") to the Transferee for nominal consideration.


NOW THEREFORE in consideration of the sum of TWO (\$2.00) DOLLARS now paid by the Transferee to the Transferor, and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged);

1. The Transferee hereby agrees to assume the responsibility of performing all the obligations of the applicant under the Consent Application and the County and Municipality's policies and procedures relating to same and to pay all of the attendant expenses including any administrative and legal expenses, the cost of preparation of the Reference Plan of Survey and the solicitor's fees and disbursements.

2. The Transferor agrees and covenants to execute any further documentation required under the Consent Application.
3. The Transferor agrees to transfer the Properties to the Transferee within fourteen (14) days of receiving the Certificate of Official from the County.
4. The Transferee agrees to be responsible for the costs associated with the transfer, including the cost of registration and solicitor fees.
5. This Assignment shall enure to the benefit and be binding upon the parties hereto and their respective successors and permitted assigns

IN WITNESS WHEREOF, the Buyers and the Seller have executed this Agreement as of the date first written above.

SIGNED SEALED AND DELIVERED)
 in the presence of:)

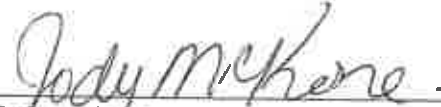

 _____)
 Witness: (print name))


 _____)
 Bette Lenor McKone)


 _____)
 Witness: (print name))

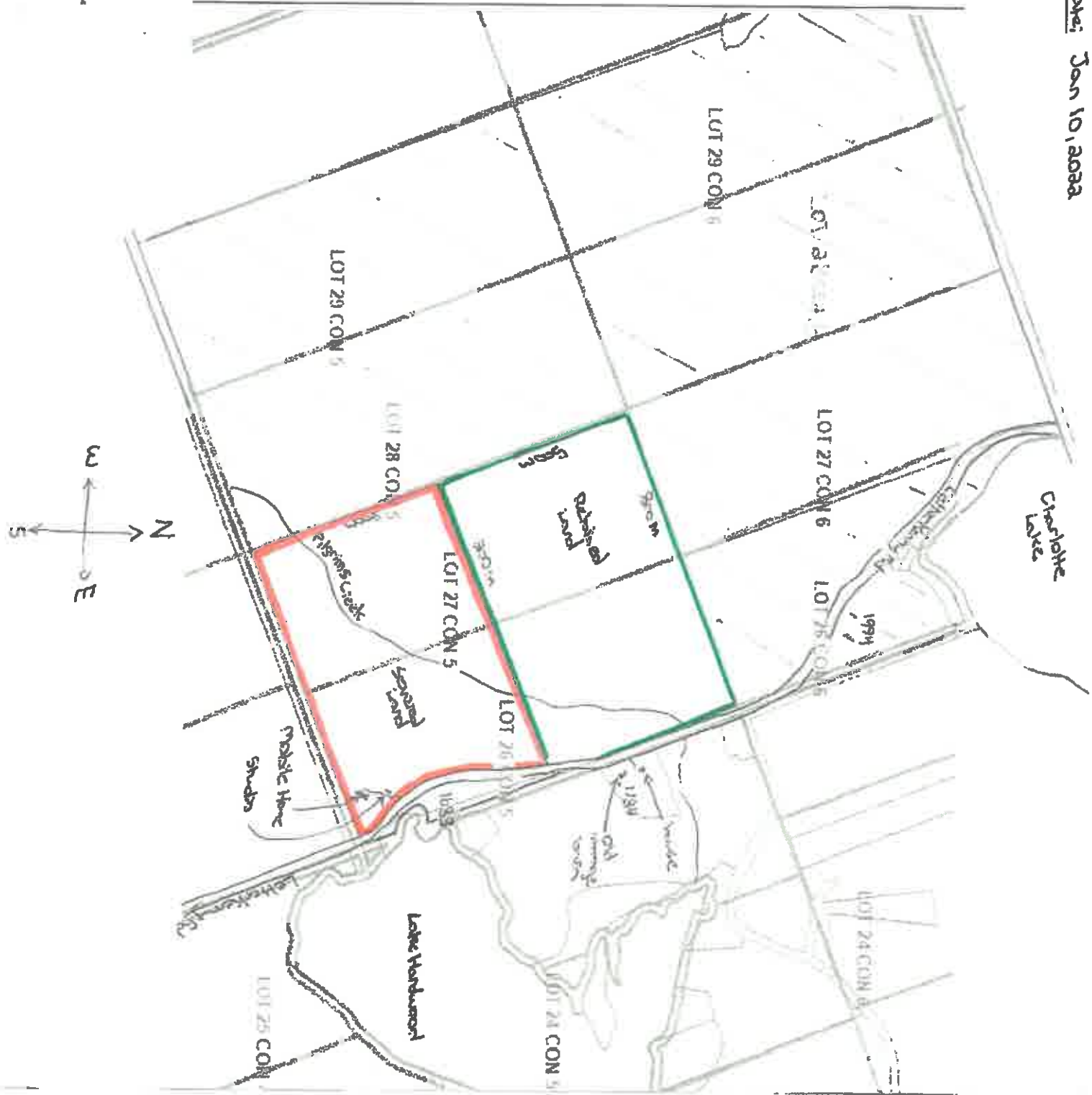

 _____)
 Paul Andrew Overy)


 _____)
 Witness: (print name))


 _____)
 Jody Arlene McKone)

Applicant: Paul Overy

Date: Jan 10, 2022



* Distance to mobile home and old storage barn approx 700m

Abutting land owned by the owner of subject land

Severed land outlined in red

Revised land outlined in green

Lot: 26 and 27

Con: 5

Township:

Brudenell, Lyndoch and Region

Civic Address:

1683 Letterkeny rd.

Applicant: Paul Overy

Date: Jan 10, 2022

Aggregate Zone and 150m Buffer



Applicant: Paul Overy

Date: Jan 10, 2022

Existing and Proposed Buildings

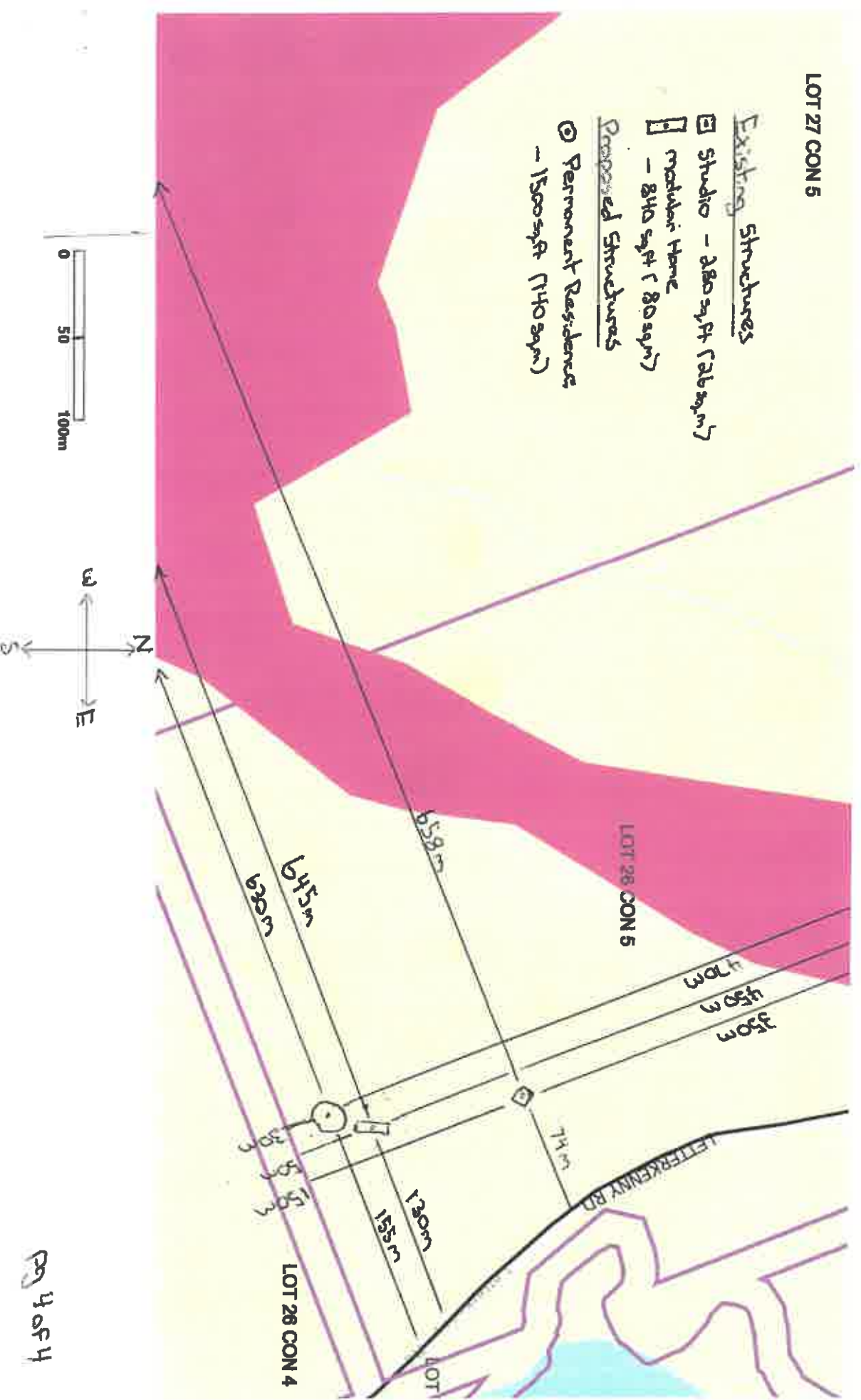


pg 3 of 4

Applicant: Paul Overy
Date: Jan 10, 2022

Location and Size of

Existing and Proposed Structures



pg 4 of 4

11. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION
 (Please complete either 11.1 or 11.2 whichever is applicable.)

▶ 11.1 If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, Bette McKone, am the owner(s) of the land that is the subject of this application for a consent and I/we authorize Paul Overy to make this application and provide instruction/information on my/our behalf.

Dec. 26/2020 Date Bette L. McKone X Signature of Owner

____ Date _____ Signature of Owner

▶ 11.2 If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am an Officer/Director of the Corporation that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize _____ to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation: _____

____ Date _____ Signature of Corporate Representative & Title

____ Date _____ Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

FOR OFFICE USE ONLY

Committee File No.: B27121

Hearing Date (if appl.): _____

Date of Receipt of Application: Mar 12

Date deemed complete: Mar 12

Checked by: _____

Authorization of Owner Received: Yes No N/A

Date: Mar 20/21 Alana Zador

Secretary-Treasurer, Land Division Committee





**PLANNING DIVISION
ZONING BY-LAW AMENDMENT
REPORT TO THE COUNCIL OF
THE TOWNSHIP OF
BRUDENELL, LYNDOSCH & RAGLAN**

- 1. FILE NO.:** ZB2219.1
- 2. APPLICANT:** Bette McKone
(Agent: Paul Overy)
- 3. MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan
(geographic Township of Brudenell)
- 4. LOCATION:** Part of Lot 26 & 27, Concession 5

STREET: 1683 Letterkenny Road

SUBJECT LANDS

- | | |
|---|--|
| 5. COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s): | Rural
Environmental Protection
Mineral Aggregate |
| 6. TWP OF BRUDENELL &
LYNDOCH BY-LAW (#87-
08) Zone Category(s): | Rural Marginal (RM)
Stream and Wetland (SW) |

7. DETAILS OF ZONING BY-LAW AMENDMENT REQUEST:

The submitted application proposes an amendment to the Brudenell & Lyndoch Zoning By-law to rezone the portions of the severed lands in Consent Application File#: B27/21 that are within the aggregate designation and the 150 metre buffer surrounding the aggregate designation in order to prohibit residential uses. The lands will be rezoned from Rural Marginal (RM) to Rural Marginal-Exception Twenty-One (RM-E21).

8. SITE CHARACTERISTICS

The McKone property is 298 hectares in area with road frontage on Letterkenny Road. The existing use of the property is recreational with an existing mobile home on the property.

A consent application was conditionally approved to sever 38.5 hectare lot with 550 metres of road frontage on Letterkenny Road. The retained lands will be 259.5 hectares in area with 1675 metres of road frontage on Letterkenny Road. The existing mobile is to be removed on the severed lands, and a dwelling is proposed. The dwelling is proposed to be 140 square metres in area. There are no existing buildings on the retained lands, and no new buildings are proposed.

The lands to the north, west, east and south are primarily bush. Lake Hardwood is also located to the east of the property.

9. PROVINCIAL POLICY STATEMENT:

Section 2.4.1 of the Provincial Policy Statement states that *minerals and petroleum resources* shall be protected for long-term use.

10. OFFICIAL PLAN:

The property is designated Rural, Mineral Aggregate and Environmental Protection in the County of Renfrew Official Plan.

The Rural Designation permits low density residential. Section 5.3(1) states the Rural designation on the Land Use Schedule(s) shall mean that the permitted uses shall include agricultural, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource-based recreational uses (including recreational dwellings), and conservation uses subject to the location and development criteria specified in Section 2.0 of the Plan and the following sections.



Section 7.3(1) of the Official Plan states that Mineral aggregates consist of unconsolidated and consolidated materials such as sand, gravel and limestone, which provide the major raw materials for road building and construction.

The policies of this Section are intended to firstly, ensure that major aggregate deposits remain available for existing and future use. Secondly, they are intended to minimize impacts on adjacent uses and the natural environment from extractive operations.

Section 7.3(2) of the Official Plan states that the Mineral Aggregate designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for pits and quarries. Existing mineral aggregate operations shall be permitted without the need for official plan amendment, rezoning or development permit under the Planning Act. Other uses which do not preclude the future use of these lands for mineral aggregate extraction purposes such as

forestry, farming activities not involving the construction of buildings or structures, conservation and outdoor recreation will also be permitted.

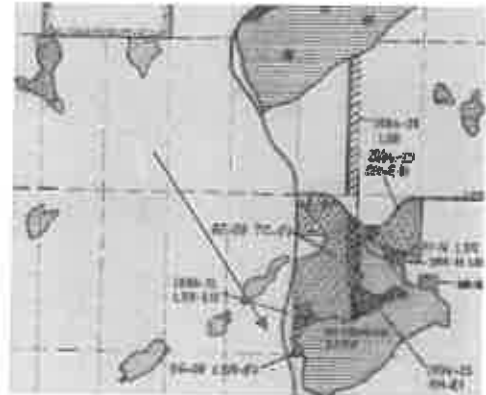
Section 8.3(1) of the Official Plan states that the Environmental Protection designation as shown on the Land Use Schedule(s) shall mean that the use of land will be limited to conservation of soil and wildlife, non-intensive outdoor recreation uses such as cross country skiing, hiking, etc., dams and other water control devices, agricultural uses, nurseries, forestry, reforestation, boat anchorages and moorings.

11. ZONING BY-LAW:

The property is zoned Rural Marginal (RM) and Stream and Wetland (SW).

The RM zone permits a single detached dwelling, a two-unit dwelling, and a number of non-residential uses including farms, including forestry, hunt club, and private club.

For all permitted uses, except a farm, the minimum lot area is 2025 square metres, and the minimum lot frontage is 30.5 metres.



The SW zone permits a one family dwelling existing at the time of passing of this by-law. Non-residential uses include forestry and existing farms, including forestry, but not including an intensive farm as described herein, and excluding any additional dwelling associated with a farm use.

12. SUMMARY OF STUDIES:

No studies were required.

13. CONSULTATION:

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

14. ANALYSIS:

The owner has received conditional approval to sever a 38.5 hectare residential lot from the property (Consent Application File #: B27/21).

The property is zoned Rural Marginal (RM) and Stream and Wetland (SW) in the Township of Brudenell Zoning By-law. A dwelling is proposed on the severed lands.

The property is affected by the Mineral Aggregate designation as shown on

ZB2219.1

Schedule A of the County of Renfrew Official Plan. The Mineral Aggregate designation represents a sand and gravel resource of secondary significance that under Provincial policy is to be protected for potential future extraction. The only permitted uses are those that are already existing, forestry, agriculture and passive uses, as well as, quarries and sand/gravel pits.

Under Provincial Policy, development (including new lot creation) within an aggregate resource area or on lands adjacent to a resource may only be considered provided the development does not hinder access or extraction of the resource. Portions of the severed lands fall within the aggregate designation and also within the 150 metre buffer from the aggregate resource. In order to protect the aggregate resource, a zoning by-law amendment is required to prohibit residential uses within the aggregate designation and the 150 metre buffer on the severed lands. The zoning by-law amendment will rezone the severed lands from Rural Marginal to (RM) to Rural Marginal – Exception Twenty One (RM-E21). The exception zone will prohibit residential uses. The zoning by-law amendment is required as a condition of consent.

15. RECOMMENDATIONS:

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

Date: February 17, 2022
Prepared Lindsey Bennett-Farquhar, MCIP, RPP
By: County Planner
Reviewed Bruce Howarth, MCIP, RPP
By: Manager of Planning Services

**THE CORPORATION OF THE
TOWNSHIP OF BRUDENELL, LYNDOKH & RAGLAN**

BYLAW NUMBER 2022-XX

A Bylaw to amend By-law Number 87-08 of the former Townships of Brudenell and Lyndoch as amended.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, THE TOWNSHIP OF BRUDENELL, LYNDOKH & RAGLAN HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 87-08, as amended, be and the same is hereby further amended as follows:
 - (a) By adding the following subsection to Section 13.0 Rural Marginal (RU) Zone, immediately following subsection 13.3(t):

“(u) Rural Marginal – Exception Twenty One (RM-E21) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E21 Zone, within Part of Lots 26 & 27, Concession 5, in the geographic Township of Brudenell, residential uses are prohibited.”
 - (b) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Rural Marginal – Exception Twenty One (RM-E21), as shown on the attached Schedule “A”.
2. THAT save as aforesaid all other provisions of By-Law 87-08, as amended, shall be complied with.
3. This Bylaw shall come into force and take effect on the day of final passing thereof.

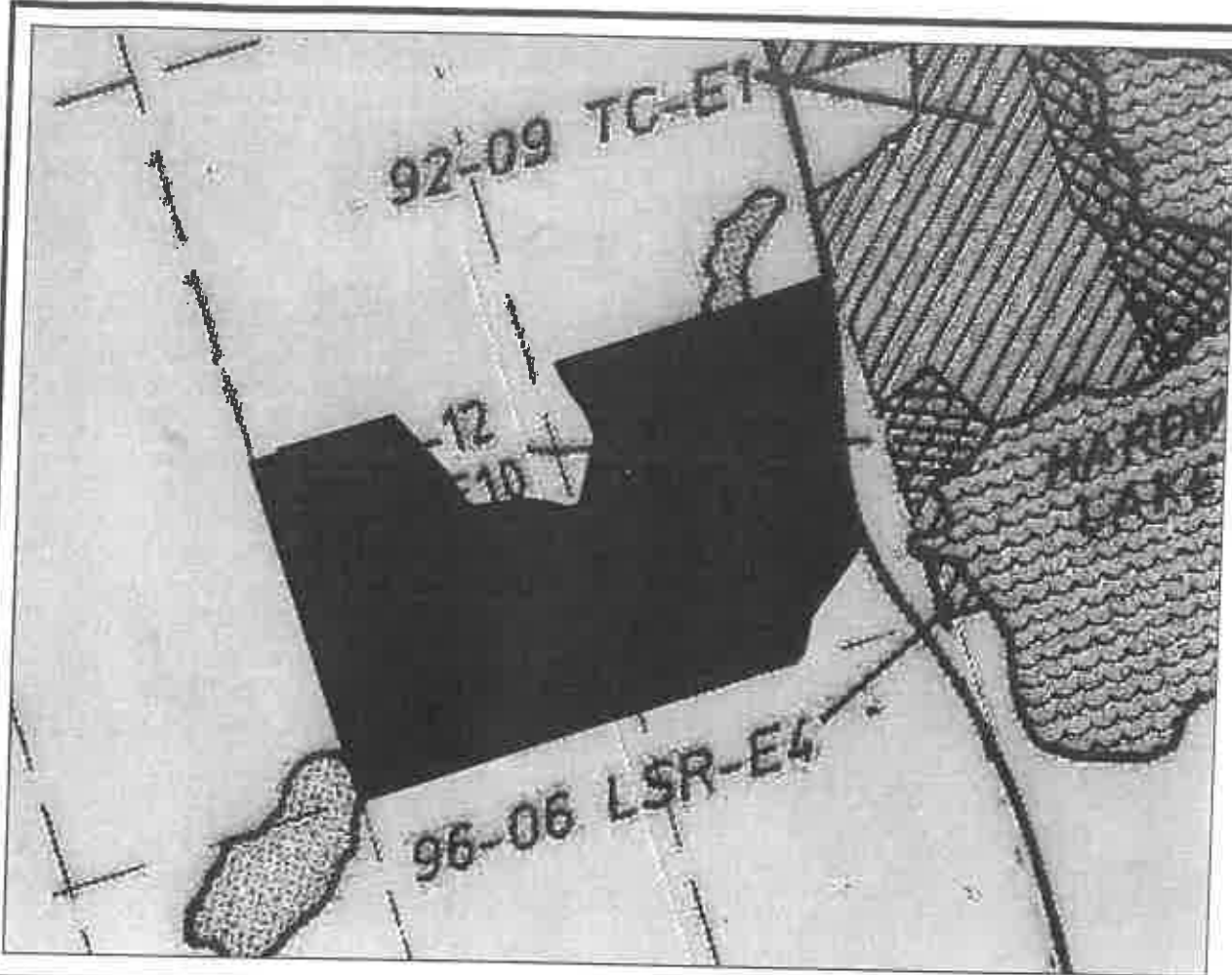
This Bylaw given its FIRST and SECOND reading this 6th day of April, 2022.

This Bylaw read a THIRD time and finally passed this _____ day of _____, 2022.

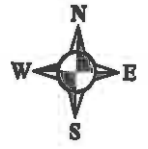
MAYOR, Sheldon Keller

CORPORATE
SEAL OF
MUNICIPALITY

DEPUTY CLERK, Virginia Phanenhour



From RM
to RM-E21



1:10,000

**CORPORATION OF THE
TOWNSHIP OF BRUDENELL, LYNDOKH & RAGLAN**

This is Schedule "A" to By-law Number _____
 Passed the _____ day of _____ 20____.
 Signatures of Signing Officers:

 Mayor

 Clerk-Treasurer

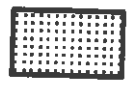
LEGEND



Rural Marginal



Exception Zone



Stream & Wetland



Area affected by
the amendment:
From RM to RM-E21



Limited Service Residential

**THE CORPORATION OF THE TOWNSHIP
OF BRUDENELL, LYNDOKH AND RAGLAN**

BY-LAW NO. 2022-17

Being a By-Law to confirm the proceedings of
the Council of the Corporation of the Township
of Brudenell, Lyndoch and Raglan at its
Public Council Meeting of
April 6, 2022.

WHEREAS Section 5(3) of the Municipal Act, 2001, Chapter 25 provides that, except where otherwise provided, the powers of the Council shall be exercised by by-law;

AND WHEREAS it is deemed expedient and desirable that the proceedings of the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan at this meeting be confirmed and adopted by by-law.

NOW THEREFORE the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby enacts as follows:

1. THAT the actions of the Council at its Public Council Meeting of April 6, 2022, in respect of each motion, resolution and other action passed and taken by the Council at its said meeting, is, except where the prior approval of the Ontario Municipal Board or other body is required, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this by-law.
2. THAT the Head of Council and proper officers of the Corporation of the Township of Brudenell, Lyndoch and Raglan are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain appropriate approvals where required, except where otherwise provided, and to affix the Corporate Seal of the Corporation of the Township of Brudenell, Lyndoch and Raglan to all such documents.
3. This by-law takes effect on the day of its final passing.

Read and adopted by Resolution XXXX-XX-XX this 6th Day of April, 2022.

Mayor, Sheldon Keller

Deputy Clerk, Virginia Phanenhour