



Township of Brudenell, Lyndoch and Raglan

June 21, 2023 - Special Meeting - 07:00 PM (Public will be able to attend the Council meeting in person or 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 Call to Order and Roll Call

2 Adoption of the Agenda

3 Disclosure of Pecuniary Interest

4 Purpose

4.1 To Review the Zoning Amendment Application at 3351 Letterkenny Rd.

📎 Updated Planning Report from County

📎 Revised By-Law

📎 Updated Comment Letter from Renfrew County Public Works

📎 Comment Letter - Gaisheda Kheawok

📎 Kheawok - Attachment 1

📎 Kheawok - Attachment 2

📎 Comment Letter - Donald Barnett

📎 Comment Letter - Pat Kwiatkowski

📎 Petition Signatures

5 By-Laws

5.1 Zoning Amendment - Capili By-Law

📎 By-Law 2023-36

6 Closed Session

6.1 To go into Closed

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan go into closed session pursuant to the Municipal Act, 2001, Section 239 (2) for the purposes of subsection (b) an item regarding personal matter about an identifiable individual, including municipal or local board employees and subsection (d) an item regarding labour relations or employee negotiations."

6.2 To come out of Closed

7 Confirmatory By-Law

📎 By-Law 2023-38

8 Adjourment



Brudenell Lyndoch and Raglan

ZONING BY-LAW AMENDMENT REPORT TO THE COUNCIL OF THE TOWNSHIP OF BRUDENELL, LYNDOCH & RAGLAN

- 1. FILE NO.:** ZB2319.1
- 2. APPLICANT:** Rogelio & Geraldine Capili
- 3. MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan
(geographic Township of Brudenell)
- 4. LOCATION:** Part of Lot 20, Concession 11
3351 Letterkenny Road

SUBJECT LANDS

- 5. COUNTY OF RENFREW OFFICIAL PLAN Land Use Designation(s):** Rural
Environmental Protection
- 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 2.02 hectares (5 acres) of a 5.41 hectare (13.37 acre) property to permit a camping establishment with 11 dome tents on cedar decks.

The effect of the amendment is to rezone 2.02 hectares of the property from Rural Marginal (RM) to Tourist Commercial – Exception Two (TC-E2). The exception zone will permit a camping establishment with a maximum of 11 sites, a coffee/snack bar, and the uses, buildings and structures accessory to the permitted uses.

8. SITE CHARACTERISTICS

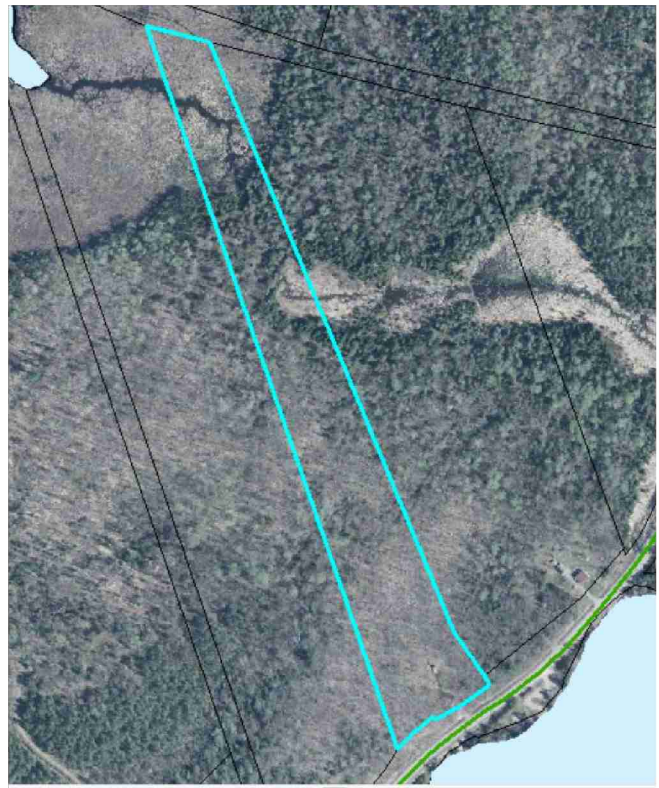
The subject property is 5.41 hectares in area (13.37 acres) in area with 88.14 metres of road frontage along Letterkenny Road.

The property is currently vacant with the exception of a Bunkie. The property is heavily treed as shown on the air photograph to the right. The northern portion of the property contains an intermittent watercourse and low-lying wetland/marshy areas.

Adjacent land use is primarily low density rural residential development and vacant woodlands. The property is in close proximity to Gorman Lake and Cuddys Lake.

Proposal

The proposed development will be located on the 2.02 hectares of land along Letterkenny Road. The proposed development consists of ten dome tents on cedar decks that will be 78 square metres in area (see sketch below), and a private dome that will be 100 square metres in size. Each dome would have an enclosed washroom, and a small kitchen/pantry. The existing Bunkie will be used as reception.



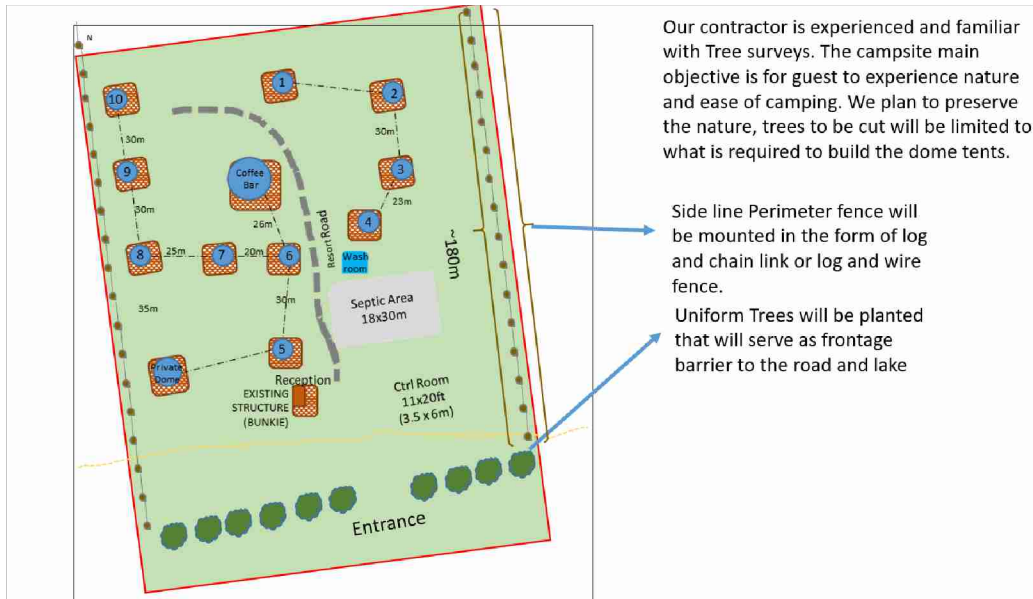
Other structures include:

- Coffee/snack bar dome in deck (225 square metres in area);
- Common washroom (10 square metres in area); and
- Control room (21 square metres).

The applicants indicated that the coffee bar will be exclusively for campers. It will be a snack bar type of service with a maximum seating capacity.

The development is to be serviced by well and septic system.

The owner has provided an updated plan showing the location of new trees that are proposed to be planted at the front of the property. A fence is proposed along the lot line.



9. PROVINCIAL POLICY STATEMENT:

Section 1.1.4.1 states that healthy, integrated and viable *rural areas* should be supported by:

g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets.

Section 1.1.5.2 states that on *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

Section 1.1.5.3 states that recreational, tourism and other economic opportunities should be promoted.

Section 1.7.1 Long-term economic prosperity should be supported by:

h) providing opportunities for sustainable tourism development

Section 3.1.8 states *development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.

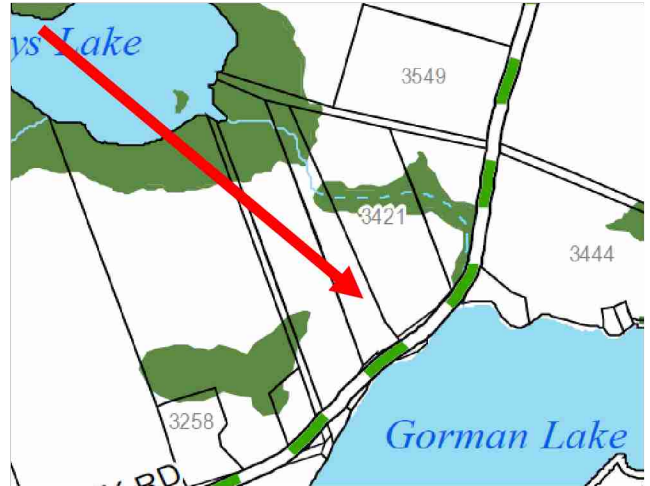
Development may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

10. OFFICIAL PLAN:

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

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

Section 5.3(5) states that recreational or open space uses (such as golf courses, ski trails, whitewater rafting) or tourism-related development such as theme parks are permitted and may be expanded, provided the following criteria are met:



- (a) the impact on other recreational uses along a water body are considered;
- (b) the reasonably anticipated effects of development on rural and recreational characteristics and on natural features and functions are assessed in accordance with the terms of subsection 2.2(8) and 2.2(23) of this Plan, where appropriate, and are acceptable;
- (c) the aesthetic appearance of the proposed development is assessed and acceptable;
- (d) the long-term suitability of the site for communal services or individual on-site systems to accommodate proposed uses is demonstrated through appropriate site servicing studies;
- (e) the long-term public costs of infrastructure, public services and public service facilities are assessed and are acceptable;
- (f) the land is rezoned to a separate classification in the local zoning by-law;
- (g) the rezoning application should be accompanied by a site plan depicting all buildings, structures, works and facilities, landscaping and buffering proposed for the subject lands, as well as all natural features, including all watercourses, slopes, etc.;
- (h) the relevant policies of the General Policies for Development Section of this Plan are adhered to;
- (i) development shall not negatively impact upon significant natural heritage features, such as significant wildlife habitat, and fish and fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures;
- (j) development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, e.g., the Canada Fisheries Act, the Federal Fish Habitat Policy, the Endangered Species Act, Public Lands Act, etc.;
- (k) the approval of a significant freehold residential development that is proposed in association with or as a part of a recreation and/or open space

use and that requires full or communal services will require an amendment to this Plan; and

(l) residential uses associated with a recreational use are permitted provided that the development is consistent with the policies under subsection 5.3(3).

Section 2.2(3) states that where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

Section 2.2(4) states that the following provisions shall apply to the establishment of any commercial, industrial or institutional use:

(a) all new uses/buildings should have direct access to a public road (or a common element access) and be set back from adjacent road allowances a sufficient distance to permit vehicle parking and maneuvering clear of any road allowance;

(b) adequate off-street vehicle loading and parking spaces shall be provided;

(c) access points to such parking and loading areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic;

(d) buffering, including minimum separation distances, shall be provided in accordance with the relevant Section(s) of this Plan, to ensure that any negative impacts upon adjoining lands are mitigated;

(e) no use shall be permitted which is an obnoxious trade, business or manufacture under the Health Protection and Promotion Act and the Environmental Protection Act or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations;

(f) wherever possible, the use shall not be located on agricultural lands classified Class 1 to 3 under the Canada Land Inventory for Agriculture and should not negatively impact on any nearby farm operation;

(g) where appropriate, the proponent may be required, to prepare a servicing options report undertaken for the purpose of determining the preferred servicing alternative for the proposed development;

(h) if a private water supply is proposed, an adequate and potable water supply shall be available. It shall be the responsibility of the applicant to provide a report on the adequacy of the water supply, if required by the approval authority or any other agency;

(i) if a private water supply is proposed, soils shall be suitable or made suitable to support an individual waste disposal system subject to the approval of the authority having jurisdiction;

(j) if a private water and/or a private sewage service is proposed, it shall be demonstrated that the site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 2.2(12) of this Plan.

(k) unless pre-zoned, all new commercial uses, institutional uses, and industrial uses shall require an amendment to a local zoning by-law, or the removal of the Holding-h symbol in the local zoning by-law. The removal of the Holding symbol from a local zoning by-law will be in accordance with Section 17.6 of this Plan or an approved local Official Plan;

Section 2.2(9)(d) states that the Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ministry of Natural Resources and Forestry, as amended from time to time. Development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the Ministry of Natural Resources and Forestry.

Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Map 1 to this Plan. If development is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

The Environmental Protection designation limits permitted uses to the 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 and reforestation; and boat anchorages and moorings.

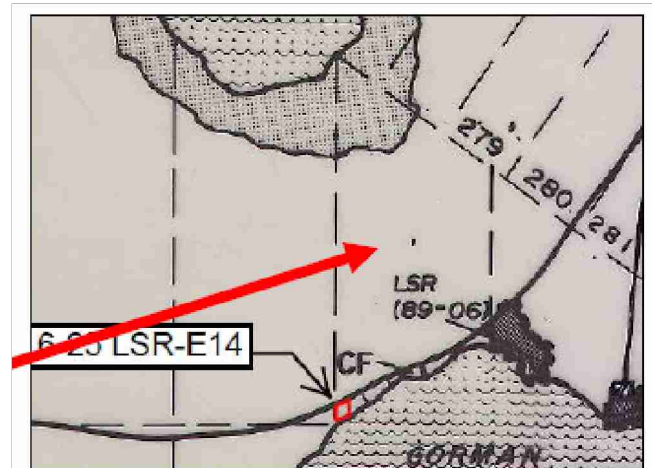
Agricultural and forestry operations should maintain the unique natural characteristics of such lands and must not contribute to problems of erosion, flooding, pollution or the deterioration of the environment.

Section 13.3(2) states that new development which proposes access to or fronts on a County Road must satisfy all requirements of the Public Works and Engineering Department.

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 and a hunt 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. In addition, the minimum front yard depth is 7.5 metres; the minimum side yard depth is 3 metres; and the minimum rear yard depth is 7.5 metres.



The SW zone permits a one-unit dwelling, but only if existing at the time of passing of the by-law. Non-residential uses permitted include forestry and existing farms.

The Tourist Commercial (TC) zone permits a variety of non-residential uses including cabin establishments, camping establishments, cottage establishments, resorts, and restaurants.

The minimum lot area in the TC zone is 2750 square metres plus an additional 185 square metres for each guest room in excess of 4. The minimum front yard depth is 12 metres, and the rear yard depth is 7.5 metres provided that where the rear lot line abuts a Residential Zone, the minimum rear yard depth shall be 10.5 metres. The minimum side yard width is 6 metres provided that where the side lot line abuts a Residential Zone, the minimum side yard width shall be 9 metres.

Camping Establishment means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for the camping or parking of recreational vehicles and tents.

Tourist Establishment means a building, structure or area of land designed for the accommodation of the travelling or vacationing public.

Section 4.11 states for a tourist establishment, 1 parking space per guest room, plus 1 parking space per 4 persons design capacity of each beverage room, dining room and meeting room is required.

12. SUMMARY OF STUDIES:

A Hydrogeological Investigation, completed by Jp2g Consultants Inc., dated January 30, 2023, was submitted in support of the application. The study was completed to assess the site’s suitability for development based on individual private services (ie. the presence of a potable water supply, both quality and quantity and the ability to adequately disperse effluent).

The report indicated that based on the chemistry of the supply wells that were sampled, the water quality analysis from the drilled wells reveals a suitable

potable groundwater supply for domestic use. Accordingly, it is recommended that supply well at the proposed development be drilled and constructed in the bedrock aquifers.

The report states that the septic system design features include eleven 1-bed domes each with a bathroom, as well as two communal bathrooms with a toilet and sink each. The report stated that the property can accommodate and effectively disburse effluent flows of 7,000 L/day.

The report concluded that the water quality and quantity in the area is interpreted to be able to provide a suitable supply of potable water to support the proposed development, and the site is suitable for the installation of the new septic system.

13. **CONSULTATION:**

A number of concerns were raised by the public including:

- 1) Letterkenny Road
 - Road conditions
 - Speed
 - Lack of Signage
- 2) Public Beach
 - Overcrowding at lake/beach
 - Increased boat traffic
 - Not enough parking
 - Garbage overflow
- 3) Gorman Lake
 - Environmental issues of the lake
 - Water quality of lake
- 4) Do they have deeded access to Lake?
- 5) No permits
 - Septic tank installed without any permits
 - Building too close to the property line
- 6) Development on Ridge
- 7) Camping on Island
- 8) Future Preservation and its environmental impact
- 9) Congested area – with store and restaurant, it will create an even larger hazard
- 10) Decrease in wildlife
- 11) Overnight campers
- 12) Trespassing on abutting property

Comments were also received from the County of Renfrew Public Works and Engineering Department originally requesting a traffic summary. However, after more details were provided about the proposed development, the Public Works and Engineering Department provided supporting comments (June 19) indicating that they did not have concerns with the proposed re-zoning. The owners are required to get a change of use entrance permit and may be required to do some tree cutting/landscaping to improve sightlines. The owner

should contact County Public Works department for the permit and meet the County's requirements related to improving sightlines.

14. **ANALYSIS:**

The applicant is proposing a campground with 10 sites plus one private dome, each with a dome tent on a deck. Ten of the sites will be 78 square metres in area, and the one private dome will be 100 square metres in area. Other structures, including a coffee/snack bar, are also proposed.

The entire property is 5.41 hectares in area; however the campground is proposed to be located on the 2.02 hectares of land along Letterkenny Road. The property is currently zoned Rural Marginal (RM) which does not permit a campground. A zoning by-law amendment is required to rezone 2.02 hectares of the property in order to permit a camping establishment with a maximum of 11 sites. A coffee/snack bar and other uses, buildings and structures accessory to the permitted uses are also permitted. The balance of the property will remain zoned Rural Marginal (RM) and Stream and Wetland (SW).

Official Plan

The property is designated as Rural and Environmental Protection in the County of Renfrew Official Plan. The Rural designation permits a variety of uses including low density residential, commercial and recreational uses.

Section 5.3(5) states that recreational or open space uses (such as golf courses, ski trails, whitewater rafting) or tourism-related development such as theme parks are permitted and may be expanded, provided the certain criteria are met. Below are the criteria set out in Section 5.3(5) for a recreational or tourism-related use. County staff comments are in bold.

(a) the impact on other recreational uses along a water body are considered; **the proposed development does not have direct water frontage; Gorman Lake is located across the road from the proposed development.**

(b) the reasonably anticipated effects of development on rural and recreational characteristics and on natural features and functions are assessed in accordance with the terms of subsection 2.2(8) and 2.2(23) of this Plan, where appropriate, and are acceptable; **there are no natural features on the property in accordance with subsection 2.2(8); there is a wetland at the north of the property; however the proposed development is located on the south portion of the property away from the wetland.**

(c) the aesthetic appearance of the proposed development is assessed and acceptable; **the property is heavily trees and the applicants have indicated that the majority of the trees are to remain and the planting of additional trees at the front of the property has been proposed.**

(d) the long-term suitability of the site for communal services or individual on-site systems to accommodate proposed uses is demonstrated through appropriate site servicing studies; **a Hydrogeological Evaluation,**

prepared by Jp2g Consultants Inc., was submitted in support of the application. The report concluded that the site can accommodate the proposed development.

(e) the long-term public costs of infrastructure, public services and public service facilities are assessed and are acceptable;

(f) the land is rezoned to a separate classification in the local zoning by-law; **the applicant has applied to rezone a portion of the property to a Tourist Commercial zone in order to permit the campground.**

(g) the rezoning application should be accompanied by a site plan depicting all buildings, structures, works and facilities, landscaping and buffering proposed for the subject lands, as well as all natural features, including all watercourses, slopes, etc.; **the applicant has submitted a site plan showing the location of the proposed domes as well as the additional buildings/structures on the property.**

(h) the relevant policies of the General Policies for Development Section of this Plan are adhered to; **see below.**

(i) development shall not negatively impact upon significant natural heritage features, such as significant wildlife habitat, and fish and fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures; **there are no significant natural heritage features on the property, and the property does not have water frontage.**

(j) development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, e.g., the Canada Fisheries Act, the Federal Fish Habitat Policy, the Endangered Species Act, Public Lands Act, etc; **does not apply to this proposal.**

(k) the approval of a significant freehold residential development that is proposed in association with or as a part of a recreation and/or open space use and that requires full or communal services will require an amendment to this Plan; **does not apply to this proposal.**

(l) and residential uses associated with a recreational use are permitted provided that the development is consistent with the policies under subsection 5.3(3). **Residential use is permitted within the proposed development.**

Buffering and Land Use Compatibility

The Official Plan states that where different land uses abut, efforts must be made to avoid conflicts between uses. Residential uses are located east (approximately 100 meters away), west (approximately 200 meters away), and south (approximately 75 meters away) from the property. The subject property is large and treed. Efforts to maintain the forest cover to reduce noise should be considered while taking into consideration the risk of wildland fire hazards.

The applicants have stated that they plan to conserve the existing trees, and new trees will be planted at the front of the property to serve as a buffer from the road and lake.

Commercial Uses

Section 2.2(4) states that the following provisions shall apply to the establishment of any commercial, industrial or institutional use. County staff comments are in bold:

(a) all new uses/buildings should have direct access to a public road (or a common element access) and be set back from adjacent road allowances a sufficient distance to permit vehicle parking and maneuvering clear of any road allowance; **the proposed development has road frontage along Letterkenny Road which is a County Road, and is proposed to be set back from the road.**

(b) adequate off-street vehicle loading and parking spaces shall be provided; **the proposed development will have parking at the front of the property setback from the road.**

(c) access points to such parking and loading areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic; **there is one entrance to the property which will be used for access – a commercial entrance permit is required to be approved by the County of Renfrew Public Works and Engineering Department.**

(d) buffering, including minimum separation distances, shall be provided in accordance with the relevant Section(s) of this Plan, to ensure that any negative impacts upon adjoining lands are mitigated; **existing and new trees will be used for buffering; a fence is also proposed.**

(e) no use shall be permitted which is an obnoxious trade, business or manufacture under the Health Protection and Promotion Act and the Environmental Protection Act or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations; **does not apply to the proposed development.**

(f) wherever possible, the use shall not be located on agricultural lands classified Class 1 to 3 under the Canada Land Inventory for Agriculture and should not negatively impact on any nearby farm operation; **not applicable.**

(g) where appropriate, the proponent may be required, to prepare a servicing options report undertaken for the purpose of determining the preferred servicing alternative for the proposed development; **there are no municipal services available at this location.**

(h) if a private water supply is proposed, an adequate and potable water supply shall be available. It shall be the responsibility of the applicant to provide a report on the adequacy of the water supply, if required by the approval authority or any other agency; **a Hydrogeological Investigation was completed and submitted with the application.**

(i) if a private water supply is proposed, soils shall be suitable or made suitable to support an individual waste disposal system subject to the approval of the authority having jurisdiction; **a Hydrogeological Investigation was completed and submitted with the application.**

(j) if a private water and/or a private sewage service is proposed, it shall be demonstrated that the site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with

Section 2.2(12) of this Plan. **a Hydrogeological Investigation was completed and submitted with the application.**

(k) unless pre-zoned, all new commercial uses, institutional uses, and industrial uses shall require an amendment to a local zoning by-law, or the removal of the Holding-h symbol in the local zoning by-law. The removal of the Holding symbol from a local zoning by-law will be in accordance with Section 17.6 of this Plan or an approved local Official Plan; **a zoning by-law amendment has been applied for in order to permit the proposed development.**

Wildland Fire

The southern portion of the property contains areas that pose a wildland fire risk, as identified on Schedule B-Map 1-Hazards, to the County of Renfrew Official Plan. Under Section 2.2(9)(d) of the Official Plan, development may be permitted in an area with a wildland fire risk, provided the risk is mitigated in accordance with Ministry of Natural Resource and Forestry (MNR) assessment and standards.

Flammable vegetation should be cleared around structures in order to maintain defensible spaces, and structures should be discouraged in areas where the slope exceeds 30%.

Natural Heritage Features

The northern portion of the property contains an intermittent watercourse and low-lying wetland/marshy areas. These areas are designated Environmental Protection in the County of Renfrew Official Plan, and Stream and Wetland in the former Township of Brudenell and Lyndoch Zoning By-law. Non-intensive recreation is permitted in these areas, however these natural areas are to be protected and site alteration in these areas is prohibited.

Hydrogeological Investigation

A Hydrogeological Investigation was submitted in support of the zoning by-law amendment application. The report concluded that the water quality and quantity in the area is interpreted to be able to provide a suitable supply of potable water to support the proposed development, and the site is suitable for the installation of the new septic system.

County Road

The property has road frontage along Letterkenny Road which is a County Road. The County of Renfrew Public Works and Engineering Department was circulated, and they are not opposed to the zoning by-law amendment.

Zoning By-law

Parking Requirements

Section 4.11 of the Brudenell & Lyndoch Zoning By-law states for a tourist establishment, 1 parking space per guest room, plus 1 parking space per 4 persons design capacity of each beverage room, dining room and meeting room is required. The site has ample room for meeting the minimum parking spaces.

Tourist Commercial (TC) Zone

The TC zone requires a minimum front yard depth of 12 metres, a rear yard depth of 7.5 metres, and a side yard width of 6 metres. The front yard and rear yard requirements have been met. Five of the domes are proposed to be 3 metres from the side lot line which does not meet the minimum setback. The domes will be required to meet the setbacks in the TC zone.

Public Concerns

A number of concerns/objections were raised by the public which are provided below. County Staff comments are in bold.

- 1) Letterkenny Road
 - Road conditions
 - Speeding
 - Lack of Signage

The County of Renfrew Public Works and Engineering Department are not opposed to the proposed development. A commercial entrance permit is required from the County and some tree cutting and landscaping may be required to improve sightlines.

- 2) Public Beach
 - Overcrowding at beach
 - Increased boat traffic
 - Not enough parking
 - Garbage overflow

This is not a planning concern and is not applicable to the proposed development.

- 3) Gorman Lake
 - Environmental issues of the lake
 - Water quality of lake
 - Overcrowding on lake
 - Has been developed to its capacity
 - Preservation of lake

This is not a planning concern regarding the development of the property which is on the other side of the road from the lake. The septic system and campground are sufficiently buffered to not have an environmental impact on the lake.

- 4) Do they have deeded access to Lake?

This is not a planning concern regarding the development of the property. The future visitors of the campground would have the same access to public property as everyone else.

- 5) No permits
 - Septic tank installed without any permits
 - Building too close to the property line

The Township indicated that a septic tank has not been installed on the property. The construction of buildings and septic system would trigger the need of a permit.

- 6) Development on Ridge (other severances/development in nearby areas)
This is not a planning concern regarding the development of the property.
- 7) Camping on Island
This is not a planning concern regarding the development of the property.
- 8) Future Preservation and its environmental impact
The applicants have stated that their main purpose of the development is to be with nature and they will preserve the trees as much as possible. The area proposed for development does not have any designated natural environment heritage features.
- 9) Congested area – with store and restaurant, it will create an even larger hazard
The applicants have indicated that there will be a coffee/snack bar only to be accessed by campers on site.
- 10) Decrease in wildlife
The property is 5.41 hectares in area and the proposed development is to be on 2.02 hectares of the property. The remainder of the property is to remain as in. No development is permitted on the Environmental Protection (Stream and Wetland) lands.
- 11) Overnight campers on the islands
This is not a planning concern regarding the development of the property.
- 12) Trespassing on abutting property
Trespass is not a planning matter, if trespass occurs the landowner should contact the OPP.
- 13) Expansion of additional domes
The proposed zoning by-law permits a maximum of 11 domes on the property. The expansion of the proposed development would require a zoning by-law amendment to increase the number of domes.
- 14) Late night noise
If noise becomes an issue, the Township could pass and enforce a noise by-law that regulates excess noise.

15. RECOMMENDATIONS:

The application to permit the tourist commercial establishment meets the criteria and policies of the Official Plan. The development is not anticipated to have negative impacts on the natural environment. The public beach is owned by the Township, and if issues arise at the beach, the Township has the ability to take action. If late night noise becomes an issue, the Township could consider passing a noise by-law.

It is recommended that the zoning amendment be slightly modified to indicate that the coffee/snack bar is only for the use of the campground visitors and not to the travelling public. If Council is supportive of the zoning amendment and this proposed revision, under section 34(17), Council is to required to determine if the change is minor and whether further public notice is necessary. It is staff's opinion that this proposed revision is minor and additional public notice is not necessary.

The proposal is consistent with the PPS, conforms to the Official Plan and in my opinion is good planning.

Date: June 19, 2023

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

Reviewed By: Bruce Howarth, MCIP, RPP
Manager of Planning Services

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

BY-LAW NUMBER 2023-36

A By-law to amend By-law Number 87-08 of the former Township 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 9.0 Tourist Commercial (TC) Zone, immediately following subsection 9.3(a):
 - “(b) Tourist Commercial – Exception Two (TC-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the TC-E2 Zone, within Part of Lot 20, Concession 11, in the geographic Township of Brudenell, the permitted uses shall include:
 - i) A camping establishment with a maximum of 11 camping sites;
 - ii) Coffee/snack bar;
 - iii) Uses, buildings and structures accessory to the permitted uses.

COFFEE/SNACK BAR means a building or part of a building where food and beverages are offered for sale for the guests of the camping establishment only and not open to the travelling public.
 - (b) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Tourist Commercial – Exception Two (TC-E2), 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 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 _____, 2023.

This By-law read a THIRD time and finally passed this ____ day of _____, 2023.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour

Department of Public
Works & Engineering



9 INTERNATIONAL DRIVE
PEMBROKE, ON, CANADA
K8A 6W5
613-732-4353
FAX: 613-732-0087
www.countyofrenfrew.on.ca

June 19, 2023

Tammy Thompson, Deputy Clerk
Township of Brudenell, Lyndoch and Raglan
42 Burnt Bridge Road
Palmer Rapids, ON, K0J 2E0

Dear Ms. Thompson:

**RE: County Road 68 (Letterkenny Road)
Part Lot 20, Concession 11, Township of Brudenell, Lyndoch and Raglan
Proposed Camping Establishment and Eating Establishment**

The County of Renfrew Development and Planning Department has advised that the eating establishment will be for patrons of the campground only and will not be open to the public. In view of the foregoing, a traffic brief will not be required as our concerns were related to expected volumes had the restaurant been for public use.

The applicant will be required to obtain a change of use entrance permit. The County will identify solutions to increase visibility to the north, for which the applicant would become responsible for implementing. This is likely to include minor brushing of the road allowance, but may also include other entrance upgrades.

We trust these comments will be suitable in reviewing the zoning amendment application. If further information is required, please do not hesitate to contact the undersigned or Nathan Kuiack of this office.

Yours truly,

Taylor Hanrath
Manager of Infrastructure
thanrath@countyofrenfrew.on.ca

Dear Mayor and Members of Council,

Land Acknowledgment:

As we gather this evening I would like to acknowledge on behalf of this Council and our community that we are meeting on the traditional territory of the Algonquin People. We would like to thank the Algonquin people and express our respect and support for their rich history, and we are extremely grateful for their many and continued displays of friendship. We also thank all the generations of people who have taken care of this land for thousands of years

At this time, I would like to thank the Mayor and Council for your honour and respect, your time, consideration and efforts on behalf of our community. I have learned a lot about our township and have even more concerns than before, as we do not have our own planning department.

June 21st is The Summer Solstice and is a significant date. As a tribal peace elder, I have other responsibilities and commitments on this day.

These are my new concerns:

1. I am asking for an Environmental Impact Study (EIS) to be completed. I understand your financial concerns, but Gorman Lake is worth saving. There are already many near and at capacity lakes in our surrounding area, Charlotte Lake in Brudenell as an example. I have attached an article regarding the work done by the Muskrat Watershed Council in preserving their surrounding lakes from the growth of algal blooms. To quote:

“Declining water quality on Muskrat Lake has resulted in negative impacts on shoreline property owners, recreational users, residential development, the tourism industry, fish species and aquatic habitat and has generated public health concerns related to the blue-green algae.

I am deeply concerned that Gorman Lake, its small capacity size, will succumb to these algal blooms should the development across the lake proceed. As a peace elder, I teach endlessly about sustainability for the earth, and have witnessed the destruction of many beautiful places around the world. I am also asked to support with the clean-up. Once over development takes place you can't take it back!

2. I am asking for a Traffic Impact Study (TIS) to be completed before approving this rezoning application, as to my knowledge, council has not addressed the concerns from The Department of Public Works and Engineering. Please find attached the letter sent to Council on June 6th from Taylor Hanrath, Engineer/Manager of Infrastructure, who stated his concerns regarding the development of the campground, specifically the Bar Dome. In this letter, Mr. Hanrath, is asking for:

“additional information with regards to the use of the site and the expected traffic volumes.” Specifically, he wrote, in regards to the eating establishment: “We will require that the developer submit a traffic impact summary provided by a qualified engineer. The summary is to include the expected traffic volumes generated by the site. It will also be required to address the safety factors of the entrance including available sight lines and provide any recommendations for improvements to the access.”

I have personally spoken to this department and they have expressed that there are significant sight line issues, a blind spot and they have asked to expand their driveway.

In addition, Lindsay Bennett, via zoom, has stated that The Department of Public Works has denied a (TIS) when we know from this letter that this is not true, please see attached letter. Has council addressed all of these concerns and asking who will be paying for this road expansion?

3. There is a lot of tourism here in this rural designated neighborhood. I support the continuation of tourism in a responsible way that allows people to benefit from the land while at the same time, supporting to preserve the land for the next generations. We have a responsibility for people who visit us, to keep them safe. Thus, if there is an accident or incident, this will affect our tourism.

I appreciate your efforts on behalf of our community. Thank you for your time and service.

Sincerely,
Gaisheda Kheawok

Attachments:
Department of Public Works and Engineering Letter
Muskrat Watershed Council article

Muskrat Watershed Council is working to foster health waterways and ecosystems

Local Journalism Initiative

Marie Zettler, Local Journalism Initiative Reporter, The Eganville Leader

May 24, 2023 · 3 min read

Cobden -- Whitewater Region (WWR) council received an update on the activities of the Muskrat Watershed Council (MWC) at its May 17 meeting.

Karen Coulas, Chair and Co-Director of Agriculture for the group, and Dave Thomassin, its Director of Science and Water Quality, presented an overview of the structure and ongoing work of the group, a volunteer organization dedicated to protecting and restoring the natural ecosystems of the land that drains into the Muskrat River and its tributaries, covering over 1,200 acres.

“The council’s vision is to create a sustainable and resilient watershed that supports healthy communities and ecosystems,” Ms. Coulas said. “Through its programs and initiatives, the Muskrat Watershed Council strives to raise awareness about the importance of protecting our natural resources. It encourages community involvement in the conservation of our environment.”

The reach of the watershed extends into the townships of North Algona Wilberforce, Laurentian Valley, Admaston/Bromley, and WWR, and the city of Pembroke. Various bodies of water are within it, including Muskrat Lake, Muskrat and Snake Rivers, Lake Dore, Black Creek, Mink Lake, Mink Creek, and Olmstead Lake, along with a number of other creeks, streams, lakes and wetlands.

Mr. Thomassin explained the group was formed in 2014 in response to water quality issues in Muskrat Lake.

“It has become a eutrophic lake which means there is a potential for blue-green algae to develop,” he said. “It’s a very deep lake, sort of like a bathtub, and the inflow and outflow are slow allowing for nutrient growth. Lake Dore is also affected by blue-green algae. They are all connected throughout the agricultural community.”

Exposure to high levels of blue-green algae and their toxins can cause diarrhea, nausea or vomiting; skin, eye or throat irritation, and allergic reactions or breathing difficulties. Pet and livestock illness and deaths can also result if animals consume large amounts of water containing the toxins.

The group has spearheaded and coordinated a number of initiatives, securing funding from various sources. A water quality monitoring network was set up from 2014 to 2017. The MWC has worked with the farming community around tile drainage issues and to conduct soil sampling. From 2018 to 2020 an Ontario Trillium grant funded the planting of 45,000 trees, restoring 15 km of shoreline through farmers’ fields. In 2017, under the Love Your Lakes program, every property around the shoreline of Muskrat Lake was visited to educate about and promote shoreline naturalization. The same effort was

carried out around Lake Dore last year. In 2021 a loon survey was carried out on Mink, Olmstead-Jeffrey and Muskrat Lakes and Lake Dore. And in 2022 and 2023 the Great Lakes Local Action Fund is supporting tree planting along waterways and fencing and alternative watering systems to keep livestock out of the water.

Projects in progress include upgrades at the Cobden Beach.

“We are changing the aerators and upgrading them, and reusing the ones we take out on another project,” Ms. Coulas said.

The MWC is partnering with WWR on a study of the Cobden Marsh. Township council is represented at the MWC board table by Councillor Chris Olmstead.

“We thank Whitewater Region for their support,” Mr. Thomassin said. “It’s great to have Coun. Olmstead at our meetings.”

Ms. Coulas told council the MWC is lacking in support from communities in the watershed outside of WWR, specifically Admaston/Bromley, North Algona Wilberforce and Laurentian Valley.

“A lot of our work along the Snake River is in their townships,” she said. “We are not looking for money but for participation from representatives.”

Mr. Thomassin also invited more participation from the public.

“We have a board of nine but we would have room for many more,” he said. “At least come to our meetings and hear what’s going on around the lakes.”

Mayor Neil Nicholson said the township will reach out to the other municipalities and encourage representation from them.

Marie Zettler, Local Journalism Initiative Reporter, The Eganville Leader

Department of Public
Works & Engineering



9 INTERNATIONAL DRIVE
PEMBROKE, ON, CANADA
K8A 6W5
613-732-4353
FAX: 613-732-0087
www.countyofrenfrew.on.ca

June 6, 2023

Tammy Thompson, Deputy Clerk
Township of Brudenell, Lyndoch and Raglan
42 Burnt Bridge Road
Palmer Rapids, ON, K0J 2E0

Dear Ms. Thompson:

**RE: County Road 68 (Letterkenny Road)
Part Lot 20, Concession 11, Township of Brudenell, Lyndoch and Raglan
Proposed Camping Establishment and Eating Establishment**

We have reviewed your email of May 31, 2023 and the Notice of Application for a Zoning Amendment at the above noted site. We wish to provide the following comments.

In general, the County of Renfrew Public Works and Engineering Department is not opposed to the zoning amendment, however we will require some additional information with regards to the use of the site and the expected traffic volumes.

Will a site plan application be required if the zoning amendment is approved? If so, the concerns of this department would likely be more appropriate for the site plan circulation phase of the development.

The application makes note of an eating establishment. Will this eating establishment be open to the public or will it be for patrons of the campground only? The use will effect the expected traffic volumes to and from the site. We will require that the developer submit a traffic impact summary provided by a qualified engineer. The summary is to include the expected traffic volumes generated by the site. It will also be required to address the safety factors of the entrance including available sight lines and provide any recommendations for improvements to the access.

Thank you for the opportunity to provide comments on this application. If further information is required, please do not hesitate to contact the undersigned or Nathan Kuiack of this office.

Yours truly,

Taylor Hanrath
Manager of Infrastructure
thanrath@countyofrenfrew.on.ca

Suggested Township By-Laws

1. No campgrounds permitted within 2 kilometers of any public beach owned and operated by the Township. Best to my knowledge I believe the Township owns and operates the following public beaches:

Gorman Lake
Charlotte Lake
Kauffeldt Lake
Genricks Lake
Raglan White Lake

2. And all campgrounds must have owners or owner representatives on the site whenever rented to enforce the rules and regulations.

Hopefully these proposal are a starting point of a discussion to avoid such requests for campgrounds in the Township and close to a Township public asset (beach).

For further information please contact,

Don Barnett
905-683-1806
3258 Letterkenny Road, Wilno

Dear Mayor and Members of Council,

I am writing with new concerns regarding 3351 Letterkenny Road and the proposed campsite. In reviewing the Township of Brudenell and Lyndoch Zoning By-Law No. 87-08, the County Official Plan and the Zoning By-Law Application by the Owners, I feel that there are oversights which the Council should consider before approving a portion of this (RM) property to a (TC) development.

The owners have submitted a hydrogeological report, but we are concerned that an Environmental Impact Study (EIS) was not also requested, in consideration of Gorman Lake Beach across the road. In 2.0(23) of the County Official Plan states: "an (EIS) is intended to provide for an assessment of the potential impacts of a proposed development or site alteration on or adjacent to the natural features and/or ecological functions for which an area has been identified."

Can council answer as to how they perceive that the campsite proposal is suitable for an exponentially increase in automobile, foot and boat traffic, which will have direct ecological and environmental impacts to its neighbours and to Gorman Lake Beach, also citing the following sections of the Official County Plan:

5.2(1) states: "To preserve the open space, rural character, topography and landscape of the rural area,"

5.2(4) "To promote the tourism economy of the County by ensuring suitable lands are available to satisfy demands for tourism and tourism-related development,"

5.3(5) (a) the impact on other recreational uses along a water body are considered, (c) the aesthetic appearance of the proposed development is assessed and acceptable. (Large, white geodesic domes do not match the neighbourhood).

In the Report to Council Analysis (14), it recognizes that 5 of the domes don't meet the required setback from the neighbouring lots, yet we calculated 6 domes: #2, 3, 10, 9, 8, & the Private Dome need to be adjusted.

We also query the intentions of the large Bar Dome, which has a deck of 225 sq meters, almost three times the size of the private domes. This doesn't sound like a chip truck or coffee bar, for use of only campers on site.

We look forward to all other issues in Point 14 Analysis, not noted above, being addressed in the Special Meeting:

Parking Requirements
Wildland Fire
Site Plan

As well we trust the updated Application Sketch will address the following, that was omitted from the original submission:

- **The current uses of the land that is adjacent to the subject land (Gorman Lake Beach and neighbours to either side)**
- **Date of the sketch**
- **The locations and dimensions of off-street parking spaces and off-street loading spaces (if applicable)**

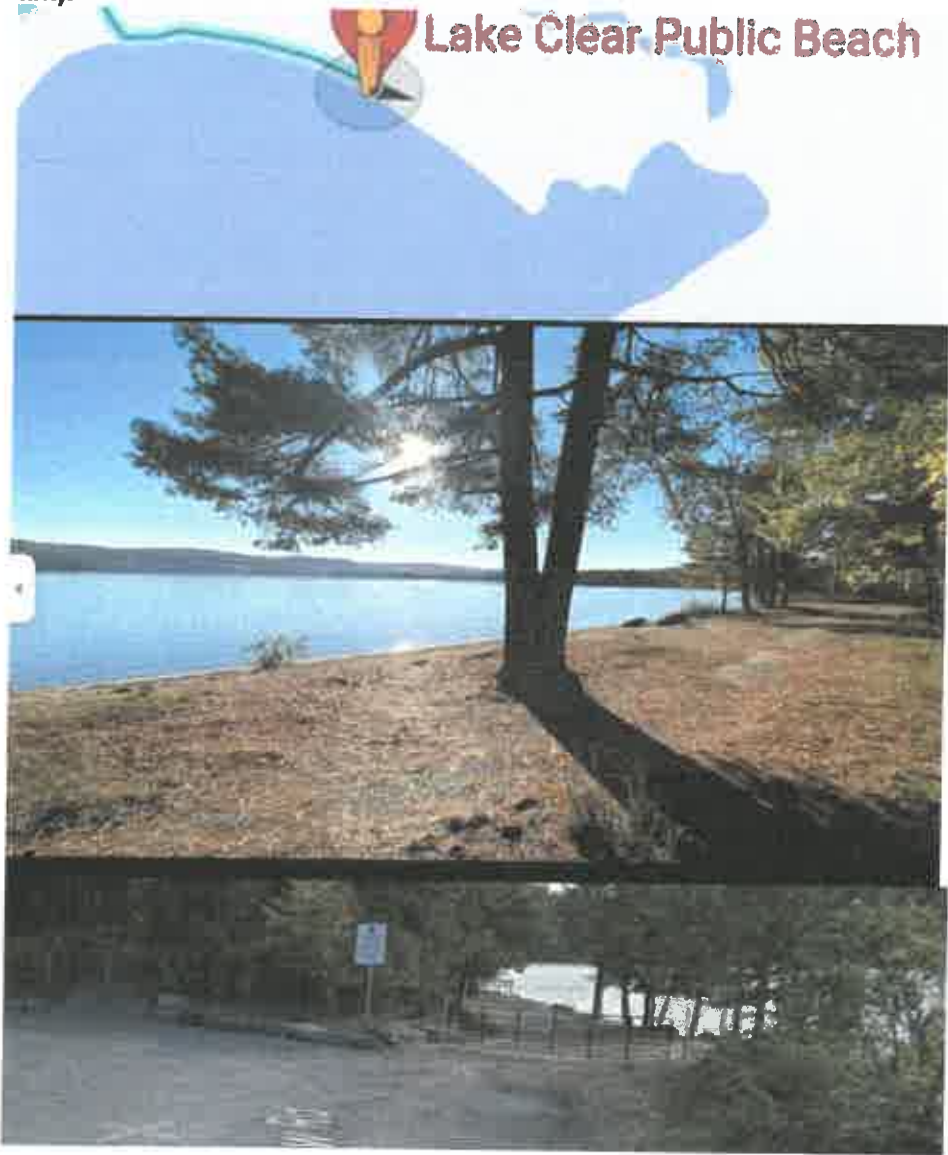
We truly trust that before any approval to pass this by-law are made, that the County and Township consider an Environmental Impact Study as well as a Traffic Impact Study, to protect Gorman Lake and its beach as well as generations to come who have come to love this quiet, peaceful and rural neighbourhood.

Sincerely,

Pat and Mark Kwiatkowski

We can learn from other lakes, as stated from Gaisheda’s reference to the Muskrat Watershed Council about the importance of water. I would like to compare our small Gorman Lake to larger lakes such as Lake Clear and Golden Lake, which are more apt to handle the development proposed by the owners. The beaches are bigger, the 360 is bigger and therefore these lakes, as examples, are better able at handling larger sized campgrounds. We are concerned about low phosphorous levels developing and the accumulation of green-blue algae blooming on Gorman Lake due to the increased boat and human traffic on the lake. (attached is the webpage from Renfrew County Health Unit about the appearance of green-blue algae, for a reference/addendum).

- a. Clear Lake (17.9 sq km), which also has its own parking issues, but is designed to handle a larger capacity of boat and foot traffic than Gorman Lake (less than 1 sq km).



- b. Golden Lake Campground, clearly a different situation as it has a much larger waterfront, point being that the proposed campsite development at 3351

Letterkenny Road, to house up to 40 people, is too large of a development for Gorman Lake Beach.



- 2. We are aware that the applicants aren't living there full time and have concerns regarding fire safety. As the sight plan has no mention of any open fire pits, we are to conclude that open fires won't be an issue? Also, what is council's answer to the Wildland Fire issue acknowledged in Section 14: Analysis regarding "The southern portion of the property contains areas that pose a wildland fire risk"?**

**Attachment:
Renfrew health unit green-blue algae**



Renfrew County and District Health Unit

Safe Water

Blue-Green Algae

Blue-green algae are microscopic plants that live in water. Under certain conditions they can rapidly increase in numbers to form a large mass called a bloom.

Blue-green algae blooms have occurred on water bodies in Renfrew County and District. The Health Unit advises people to be on the lookout for algae blooms. If you suspect a blue-green algae bloom, assume toxins are present and call the Ministry of the Environment and Climate Change Spills Action Centre at 1-800-268-6060.

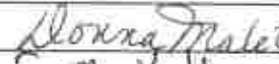


TO THE TOWNSHIP OF BRUDENELL, LYNDOKH AND RAGLAN

Property Subject to Petition: 3351 Letterkenny Road, Brudenell (Lot 20, Concession 11)

Proposed Zoning Change: Amend Zoning By-law (By-law 87-08)

Petition By: FRIENDS OF GORMAN LAKE

We, the undersigned owners of property affected by the requested zoning change described in the above-referenced address do hereby protest against any change which would rezone the property to any classification other than Rural Marginal (RM). This property is directly across from Gorman Lake Beach, and we oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our Lake and Beach. We also feel that any change in zoning of this property would negatively affect the value of our homes, safety of children and the sustainability of Gorman Lake.

SIGNATURE	PRINTED NAME	ADDRESS	PHONE NUMBER
	Donna Malette	3286a LETTERKENNY	757-1614
	Eleta Kelley	18 Boland s.	7-3124
	Joel Palmer	8 Prince St	20709





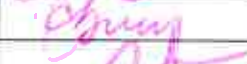

TO THE TOWNSHIP OF BRUDENELL, LYNDOKH AND RAGLAN

Property Subject to Petition: 3351 Letterkenny Road, Brudenell (Lot 20, Concession 11)

Proposed Zoning Change: Amend Zoning By-law (By-law 87-08)

Petition By: FRIENDS OF GORMAN LAKE

We, the undersigned owners of property affected by the requested zoning change described in the above-referenced address do hereby protest against any change which would rezone the property to any classification other than Rural Marginal (RM). This property is directly across from Gorman Lake Beach, and we oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our Lake and Beach. We also feel that any change in zoning of this property would negatively affect the value of our homes, safety of children and the sustainability of Gorman Lake.

SIGNATURE	PRINTED NAME	ADDRESS	PHONE NUMBER
	Emily Burton	1353 A Red Rock Rd	613-602-3644
	Duncan Noble	6 Angus St., Killaloe	613-717-0221
	Christina Anderson	RR 4 Killaloe	613-757-3044
	Doree Mislynn	20 Annie St.	613-757-0975
	Anne Burns	671 Stone Church	613 504 2330
	Lara Krupp	Murray Rd	613 585-0507

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

BY-LAW NUMBER 2023-36

A By-law to amend By-law Number 87-08 of the former Township 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 9.0 Tourist Commercial (TC) Zone, immediately following subsection 9.3(a):
 - “(b) Tourist Commercial – Exception Two (TC-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the TC-E2 Zone, within Part of Lot 20, Concession 11, in the geographic Township of Brudenell, the permitted uses shall include:
 - i) A camping establishment with a maximum of 11 camping sites;
 - ii) Coffee/snack bar;
 - iii) Uses, buildings and structures accessory to the permitted uses.

COFFEE/SNACK BAR means a building or part of a building where food and beverages are offered for sale for the guests of the camping establishment only and not open to the travelling public.
 - (b) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Tourist Commercial – Exception Two (TC-E2), 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 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 _____, 2023.

This By-law read a THIRD time and finally passed this ____ day of _____, 2023.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour

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

BYLAW NO. 2023-38

Being a By-Law to confirm the proceedings of the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan at its Special Council Meeting of June 21, 2023.

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 bylaw;

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 Special Council Meeting of June 21, 2023, 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 bylaw.
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 bylaw takes effect on the day of its final passing.

Read and adopted by Resolution 2023-XX-XX-XX this 21st Day of June, 2023.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour