






Township of Brudenell, Lyndoch and Raglan

June 7, 2023 - Public Meeting - 06:30 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 Meeting Called To Order
- 2 Adoption of the Agenda
- 3 Disclosure of Interest
- 4 Purpose of the Public Meeting
 - 📎 Notice of Application & Public Meeting
 - 📎 Application
 - 📎 County of Renfrew - Report to Council
 - 📎 Zoning By-Law
 - 📎 Schedule A to Zoning By-Law
- 5 Clerks Report on Notices
- 6 Presentations
 - 6.1 Presentation by Owner
 - 6.1.1 Geraldine Capili & Rogelio (Roger) Capili - Via ZOOM
 - 6.2 Presentation by Those in Support
 - 6.3 Presentation by Those Opposed
 - 6.3.1 Helen & Norbert Puetz - In Person
 - 6.3.2 Gaisheda Kheawok - In Person
 - 📎 Comment Letter - Gaisheda Kheawok
 - 6.3.3 Terence Whelan (and on behalf of Family) - In Person
 - 📎 Comment Letter - Terence Whelan
 - 6.3.4 Pat Kwiatkowski - In Person
 - 📎 Comment Letter - Pat Kwiatkowski
 - 6.3.5 Jan & Donna Zych
 - 📎 Comment Letter - Jan & Donna Zych
 - 6.3.6 Stacey McLean - In Person
 - 📎 Comment Letter - Stacey McLean
 - 6.3.7 Deana Malcolm
 - 📎 Comment Letter - Deana Malcolm
 - 6.3.8 Robin Strachan

- 6.3.9  Comment Letter - Robin Strachan
Petition
-  Petition
- 7 **Staff Comments/Discussion by Council**
 BLR Chief Building Official - Comment Letter
- 8 **Recommendation**
- 9 **Notification at Public Meeting**
- 10 **Confirmation By-Law**
 By-Law 2023-31
- 11 **Adjournment**



TOWNSHIP OF BRUDENELL, LYNDOCH AND RAGLAN

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

TOWNSHIP OF BRUDENELL, LYNDOCH & 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 and Lyndoch.*
 - ii) A public meeting regarding an application to amend the Zoning By-law (By-law 87-08) of the former Township of Brudenell and Lyndoch.*
-

Subject Lands Part of Lot 20, Concession 11, 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 June 7th at 6:30 p.m. at the Municipal Office of the Township of Brudenell, Lyndoch and Raglan.

Proposed Zoning By-law Amendment

The purpose of the amendment to the Brudenell & Lyndoch Zoning By-law is 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 in 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 camping establishment with a maximum of 11 sites, an eating establishment, and the uses, buildings and structures accessory to the permitted uses.

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.

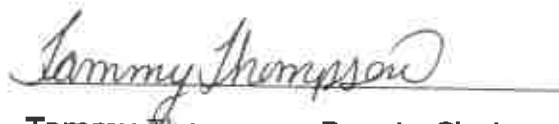
If you wish to be notified of the decision of the Township of Brudenell, Lyndoch and Raglan on the proposed zoning by-law amendment, you must make a written request to the Township of Brudenell, Lyndoch and Raglan.

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.

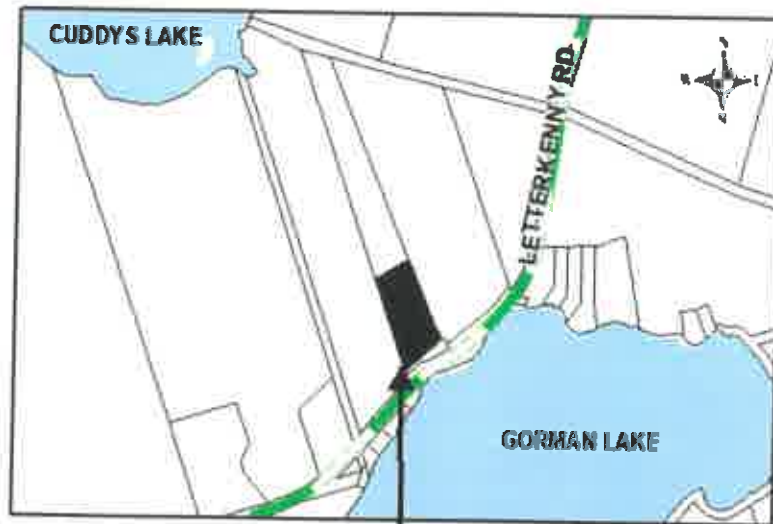
Note: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 28th day of April, 2023.



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

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 Brudenell Lyndon & Raglan. 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:

3 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 8).

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 6).

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:

Deputy
Clerk's

Name: Tammy Thompson

Municipality:

Township of Brudenell, Lyndoch & Pagan

Address: 42 Burnt Bridge Rd. PO Box 40 Palmer Rapids ON K0J2E0

Phone: 613-758-2069

Fax: 613-758-2235

Office Hours: 8:30 AM - 4:00 PM M-F

MUNICIPALITY OF BRUDENELL, LYNDONCH, and RAGLAN

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): ROGELIO CAPILI and GERALDINE CAPILI

*+ Address: 763 GLEESON RD. MILTON, ON L9T 0C1

*+ Phone #: Home: (416) 680 1504 Work: (416) 420 7369 Fax: ()

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

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

+ Name of Owner: NOT APPLICABLE

+ Address of Owner: N/A

+ Phone #: Home: (N/A) Work: () Fax: ()

d) To whom should correspondence be sent? [] Owner [] Applicant [] Both

e) + If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:

Name: NONE Address: N/A

Name: NONE Address: N/A

3. *+PROVIDE A DESCRIPTION OF THE SUBJECT LAND

Street Address: 8351 LETTEKENNY RD.

Municipality: BRUDENELL, LYNDONCH, RAGLAN Geographic Twp: BRUDENELL Concession: 11 Lot: 20

Registered Plan No.: 49R16591 Block or Lot No(s). in the Plan: 20

Reference Plan No.: Part No(s).: 2

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

RURAL MARGINAL AND ENVIRONMENTAL PROTECTION

N/A

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

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

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

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

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

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

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

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

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

12. *DESIGNATION TO BE CHANGED OR REPLACED: _____

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

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

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

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

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

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

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

17. *IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?
 Yes No

N/A

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

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

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

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

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

File No. of Application: _____

Name of Approval Authority: _____

Lands Affected by the Application: _____

Purpose of Application: _____

Status of Application: _____

Effect of that Application on the proposed Plan Amendment: _____

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

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

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

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

PLAN 49R-16591 / RURAL & ENVIRONMENTAL PROTECTION

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

- THE AMENDMENT

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 MARGINAL & ENVIRONMENTAL PROTECTION

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

USE FOR NON-RESIDENTIAL, TO BE USE AS CAMPSITE

29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? LOT WILL BE USE AS CAMPSITE.

NOTE THAT OUT OF 10 ACRES, ONLY 5 ACRES WILL BE USE FOR THE CAMPSITE. THE ENVIRONMENTALLY PROTECTED AREA WILL NOT BE TOUCHED. SEE MAP FOR REFERENCE (CAMP MAP)

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

IF YES, WHAT ARE THE DENSITY REQUIREMENTS? _____

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

IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? _____

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

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

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

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

34. **+IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY?**
 Yes No Not Applicable

+IF YES, PROVIDE DETAILS OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN POLICIES RELATING TO ZONING WITH CONDITIONS: _____

35. **+DIMENSIONS OF THE SUBJECT LAND:**

Frontage: ~ 112.35 METERS Depth: ~ 748 METERS Area: 13 ACRES

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: COUNTY ROAD

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:**

N/A

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

#1 RECREATIONAL Since: JULY 80 / 2021 years
 #2 RECREATIONAL Since: UNKNOWN / _____ 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?

JULY 30, 2021

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

RECREATIONAL CAMP GROUND

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	BUNKIE	1 DOME #5	N/A	DOME TENTS	SEE ATTACHED
Setback from the front lot line	~ 30 m	60 meters		SEE ATTACHED	
Setback from the rear lot line	~ 700 m	588 meters			
Setbacks from the side lot lines	~ 50 m	3 meters			
Height (In meters)	4 m	5 meters			
Dimensions or floor area	50 sqft	76 sq meters			
Date constructed, if known	UNKNOWN	MARCH 20, 2023			

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

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.: N/A Status: N/A

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.):**

Hydrogeological Report

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
_____ 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), GERALDINE CAPILI / ROGELIO CAPILI of the TOWNSHIP
of BRUDENELL, LINDOCH and RAGLAN 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 BLR in the
County of Renfrew this 27 day of March, 2023.

[Signature]
Signature of Owner or Authorized Agent

March 27, 2023
Date

[Signature]
Signature of Commissioner

March 27, 2023
Date

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the County/local Municipality to such persons as the County/local Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

(To be completed by the Municipality)

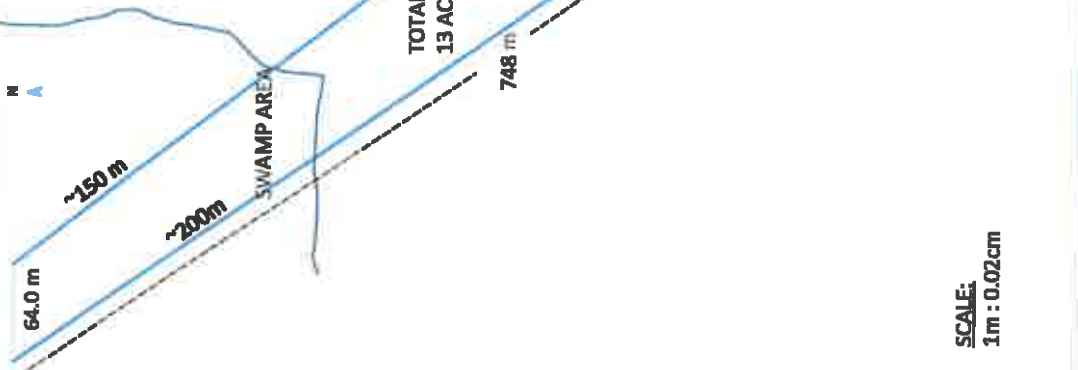
"COMPLETE" APPLICATION AND FEE OF \$ 350.00 RECEIVED BY THE MUNICIPALITY:

March 27, 2023
Date

[Signature]
Signature of Municipal Employee

Roll # 4719 019 010 14545.0000

**LOT 20, CONCESSION 11,
TOWNSHIP OF BRUDENELL,
LYNDOCH & RAGLAN**

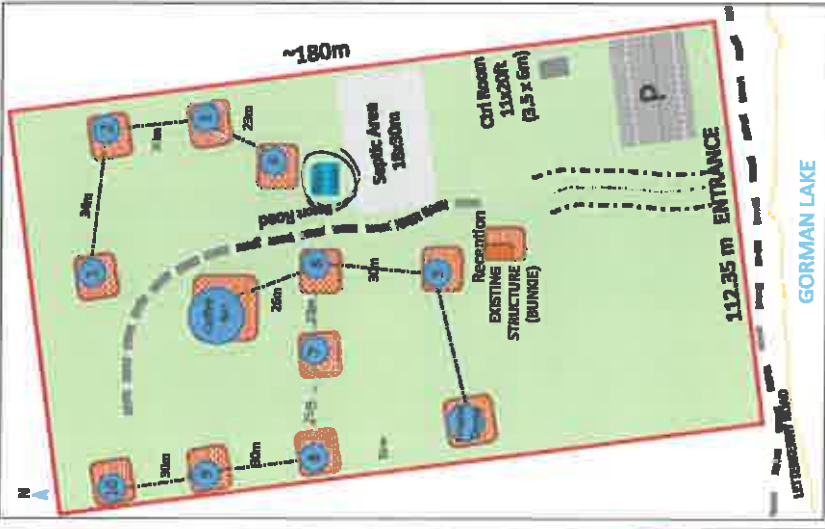


3351 LETTERKENNY ROAD,
WILNO, ONTARIO, K0J1 2N0

SCALE:
1m : 0.02cm

- Dome Tents
- Deck
- Parking

GLAMPING PLAN ON 5 ACRE



ServiceOntario
PRINTED ON 14 JUL 2021 AT 15:08:16 FOR JANEGRAY

SCALE
0 100 200 300 400 METERS

PROPERTY INDEX MAP
RENEW(No. 49)

LEGEND

- FEDERAL PROPERTY
- PROVINCIAL PROPERTY
- COUNTY PROPERTY
- MUNICIPAL PROPERTY
- UNDEVELOPED LAND
- ROAD
- BOUNDARY

THIS IS NOT A PLAN OF SURVEY

NOTES

PROPERTY THIS YEAR'S ADDRESS AND CONTACT INFORMATION MAY BE DIFFERENT FROM THAT SHOWN ON THIS MAP. FOR CURRENT YEAR'S ADDRESS AND CONTACT INFORMATION, PLEASE VISIT www.ontario.ca OR CALL 311.

PROPERTY THIS YEAR'S ADDRESS AND CONTACT INFORMATION MAY BE DIFFERENT FROM THAT SHOWN ON THIS MAP. FOR CURRENT YEAR'S ADDRESS AND CONTACT INFORMATION, PLEASE VISIT www.ontario.ca OR CALL 311.

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Ontario

43. + PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS FOR STRUCTURES ON THE SUBJECT LAND

	PROPOSED	PROPOSED
Type of building or structure	Private Dome	# 6 Dome in Deck
Setback from the front lot line	55 meters	90 meters
Setback from the rear lot line	675 meters	645 meters
Setback from the sides lot lines	3 meters; 97 meters	50 meters; 50 meters
Height (In meters)	4.5 meters	3.5 meters
Dimensions or floor area	100 sq meters	78 sq meters
Date constructed, if known	for future plan	within 2023

	PROPOSED	PROPOSED
Type of building or structure	# 7 Dome in Deck	# 8 Dome in Deck
Setback from the front lot line	90 meters	93 meters
Setback from the rear lot line	644 meters	640 meters
Setback from the sides lot lines	30 meters; 70 meters	3 meters; 100 meters
Height (in meters)	3.5 meters	3.5 meters
Dimensions or floor area	78 sq meters	78 sq meters
Date constructed, if known	for future plan	within 2023

	PROPOSED	PROPOSED
Type of building or structure	# 9 Dome in Deck	# 10 Dome in Deck
Setback from the front lot line	134 meters	160 meters
Setback from the rear lot line	605 meters	568 meters
Setback from the sides lot lines	3 meters; 100 meters	3 meters; 100 meters
Height (In meters)	3.5 meters	3.5 meters
Dimensions or floor area	78 sq meters	78 sq meters
Date constructed, if known	within 2023	within 2023

	PROPOSED	PROPOSED
Type of building or structure	Bar Dome in Deck	# 4 Dome in Deck
Setback from the front lot line	116 meters	100 meters
Setback from the rear lot line	610 meters	635 meters
Setback from the sides lot lines	40 meters; 57 meters	70 meters; 33 meters
Height (in meters)	3.5 meters	3.5 meters
Dimensions or floor area	225 sq meters	78 sq meters
Date constructed, if known	within 2023	within 2023

... continued PROPOSED BUILDING STRUCTURES

	PROPOSED	PROPOSED
Type of building or structure	# 3 Dome in Deck	# 2 Dome in Deck
Setback from the front lot line	130 meters	160 meters
Setback from the rear lot line	610 meters	568 meters
Setback from the sides lot lines	100 meters; 6 meters	100 meters; 3 meters
Height (in meters)	3.5 meters	3.5 meters
Dimensions or floor area	78 sq meters	78 sq meters
Date constructed, if known	within 2023	within 2023

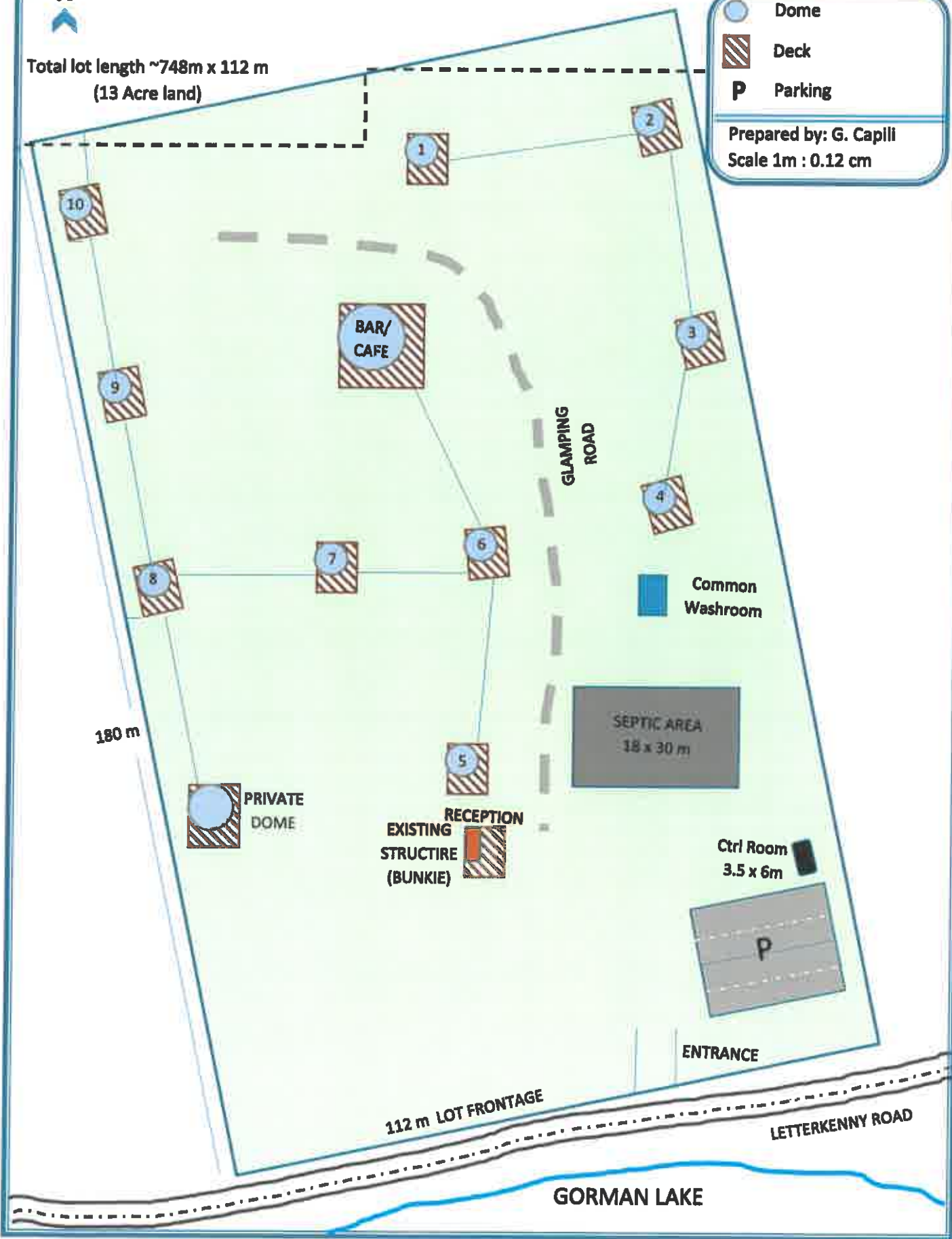
	PROPOSED	PROPOSED
Type of building or structure	# 1 Dome in Deck	Common Washroom
Setback from the front lot line	130 meters	85 meters
Setback from the rear lot line	610 meters	655 meters
Setback from the sides lot lines	100 meters; 6 meters	68 meters; 40 meters
Height (in meters)	3.5 meters	3.5 meters
Dimensions or floor area	78 sq meters	10 sq meters
Date constructed, if known	within 2023	within 2023

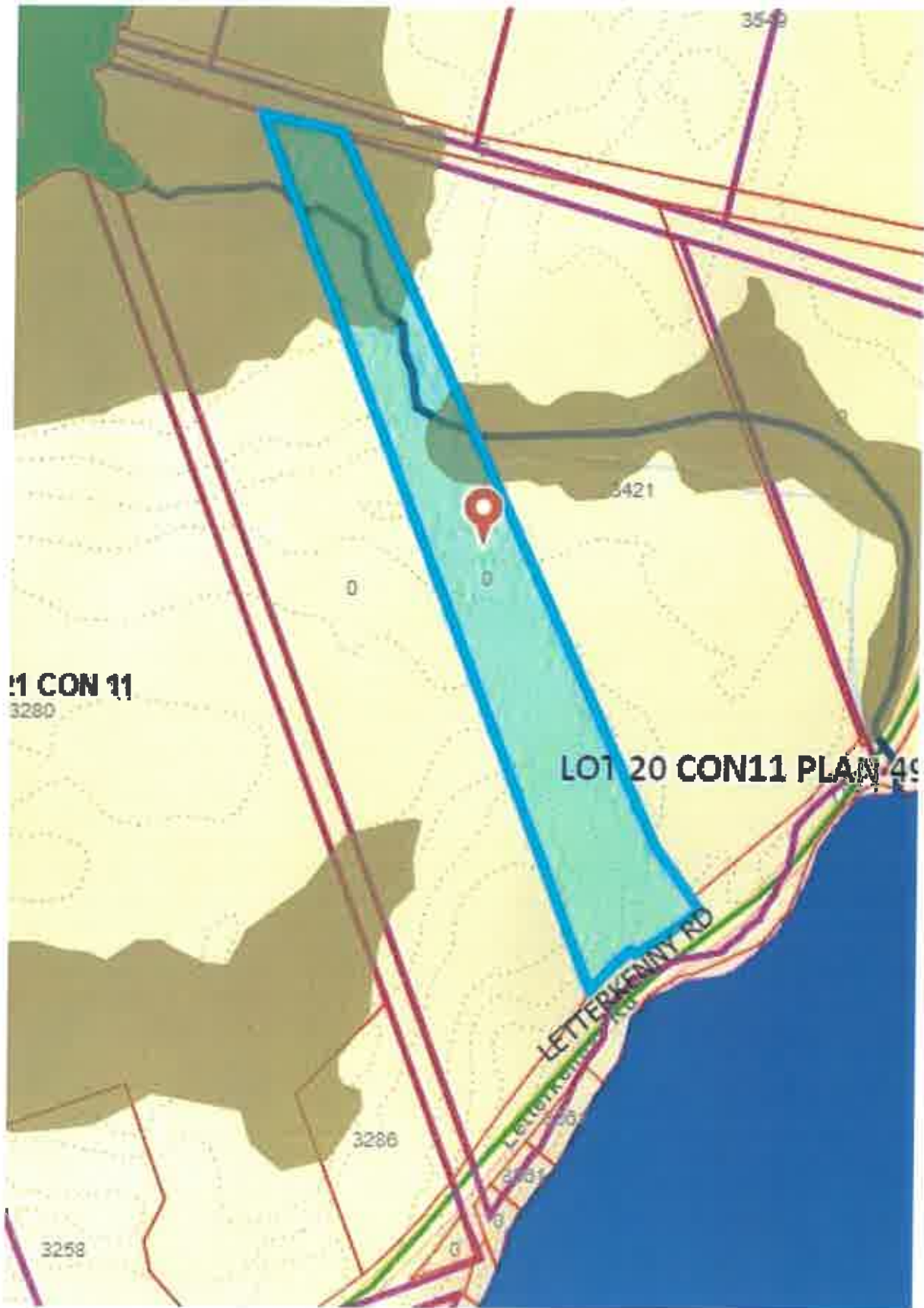
Proposed Campsite Plan on 5 Acre part of Plan 49R16594



Total lot length ~748m x 112 m
(13 Acre land)

	Dome
	Deck
P	Parking
Prepared by: G. Capili	
Scale 1m : 0.12 cm	

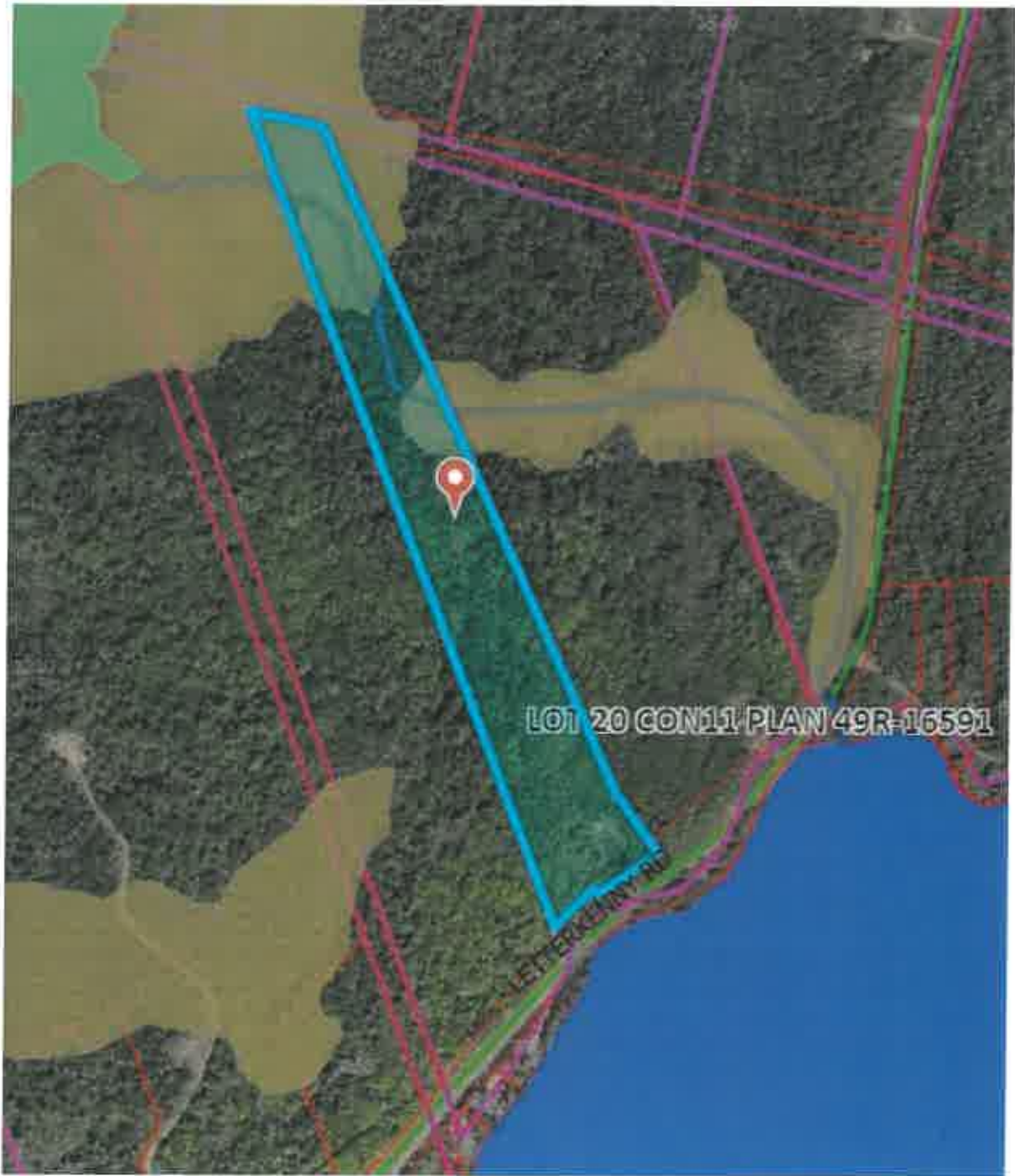


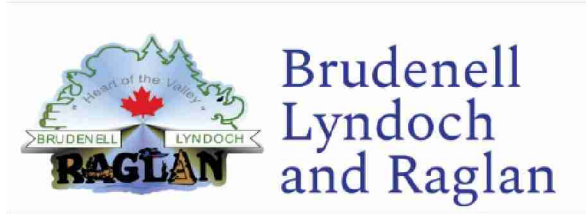


LOT 11 CON 11
3280

LOT 20 CON11 PLAN 49

LETTERKENNY RD





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 in 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, an eating establishment, 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 in close proximity to Gorman Lake and Cuddys Lake.

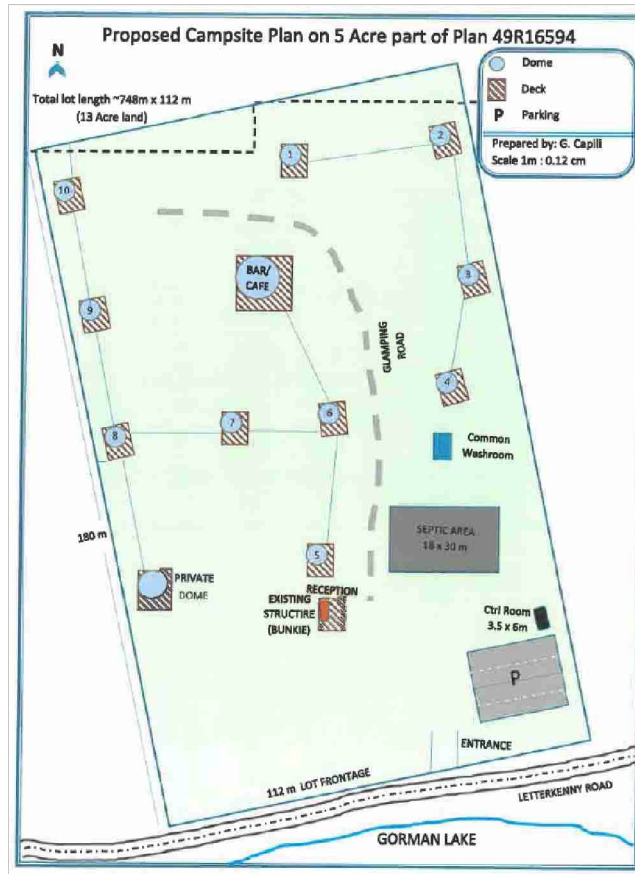
The proposed campground will be located on the 2.02 hectares of land along Letterkenny Road and near Gorman Lake. The property is currently vacant with the exception of a Bunkie.

The proposed development consists of ten dome tents in cedar deck that will be 78 square metres in area (see sketch below), and a private dome (100 square metres). The existing Bunkie will be used as reception.

Other structures include:

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

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



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*.

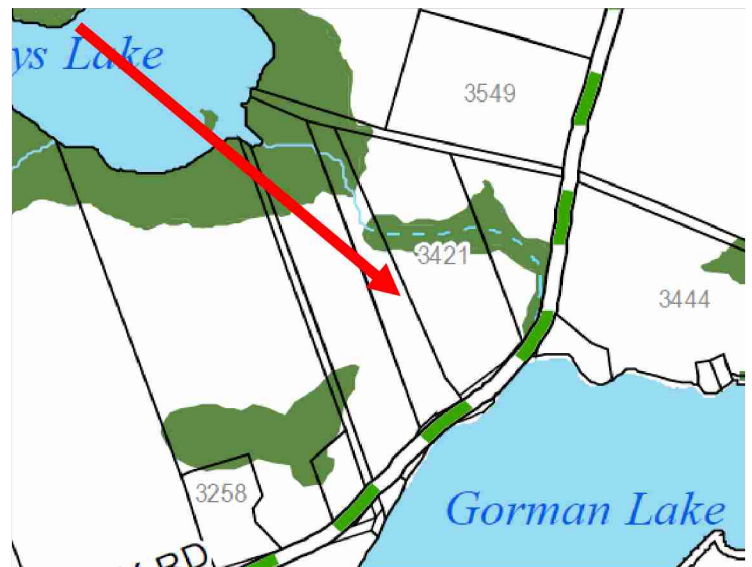
10. OFFICIAL PLAN:

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;



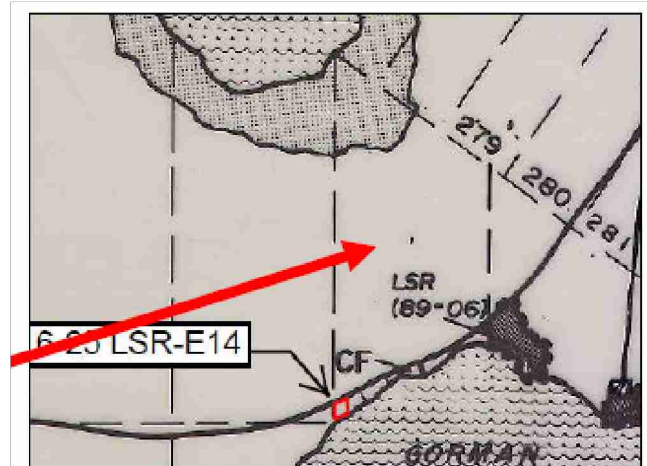
- (c) the aesthetic appearance of the proposed development is assessed and acceptable;
- (d) the long-term suitability of the site for communal services or individual on-site systems to accommodate proposed uses is demonstrated through appropriate site servicing studies;
- (e) the long-term public costs 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).

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.

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.

Resort means a tourist establishment that operates through all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or recreational purposes, and supplies accommodation.

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:**

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

14. **ANALYSIS:**

The applicant is proposing a campground with 11 sites, each with a dome tent in deck. Ten of the sites will be 78 square metres in area, and one private dome will be 100 square metres in area. Other structures, including a bar/café, are also proposed.

The entire property is 5.41 hectares in area; however the campground is proposed to be 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 restaurant 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).

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 plan will show the required 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.

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%.

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.

Site Plan

A Site Plan will also be required. The Site Plan will show all buildings, camping sites, structures, facilities, servicing, parking areas, landscaping, and the buffering proposed for the campground, as well as all the natural features on the site, including the water/wetland features and the plan for vegetation management. The site plan will also show the setbacks as required in the zoning by-law.

A zoning by-law amendment is required 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, an eating establishment, and the uses, buildings and structures accessory to the permitted uses.

15. RECOMMENDATIONS:

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

Date: April 26, 2023

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

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

BY-LAW NUMBER _____

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) An eating establishment;
 - iii) Uses, buildings and structures accessory to the permitted uses.”
 - (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.

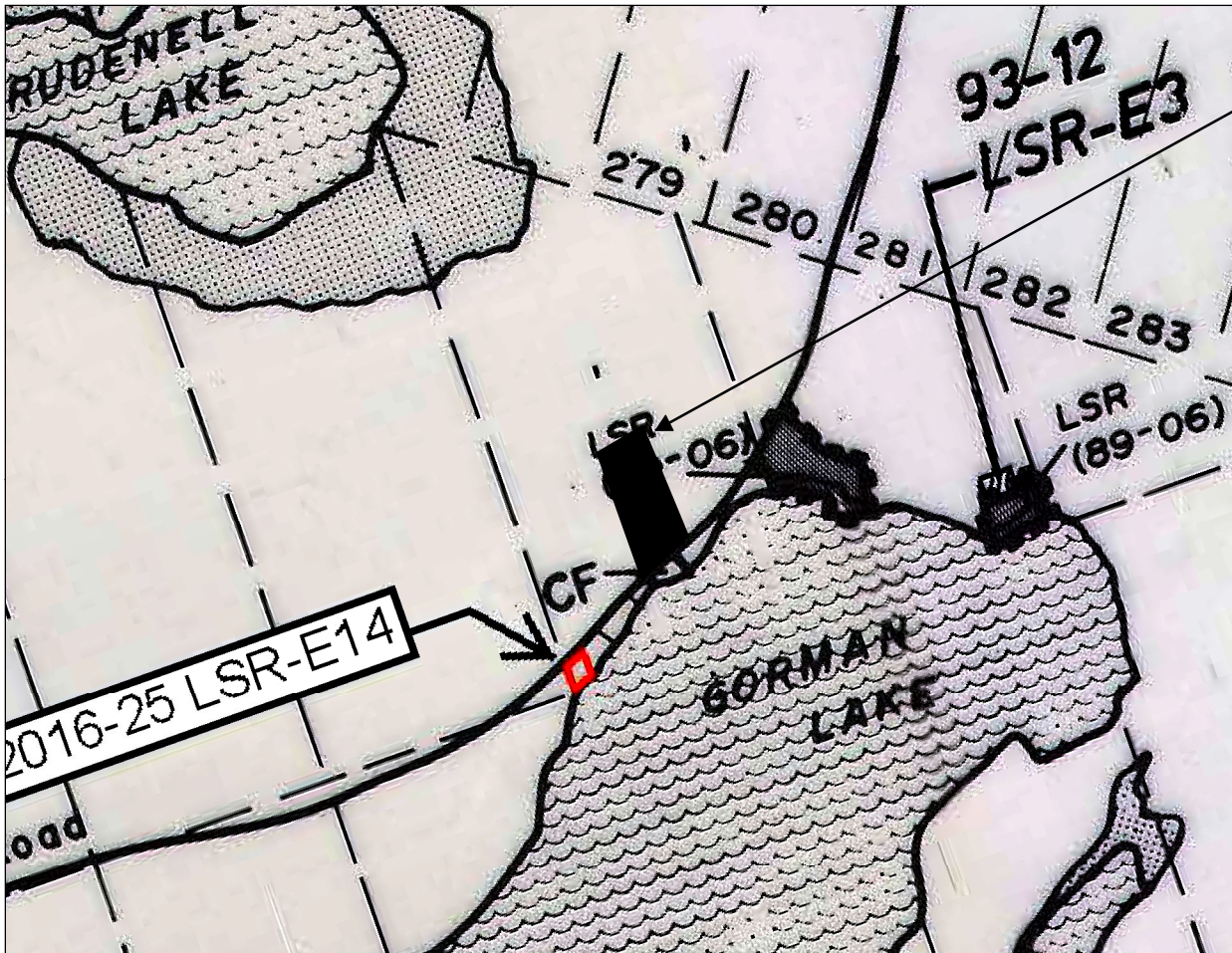
This By-law given its FIRST and SECOND reading this _____ day of _____, 2023.

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



From RM
to TC-E2



1:12,000

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:

Reeve

Clerk-Treasurer

LEGEND

RM

Rural Marginal

-E

Exception Zone

TC

Tourist Commercial

LSR

Limited Service Residential



Area affected by
this amendment:
From RM to TC-E2

May 29, 2023

Dear Mayor and Members of Council

My name is Gaisheda Kheawok and I am a Tribal Peace Elder in the Seneca and Celtic Tribal Traditions.

I have two four-season homes on Gorman Lake. I also steward 150 acres on Opeongo Road with my family. Brudenell is my home. We have been here for over twenty years. We live at the Lake and also located at the bottom of the hill.

Many of us in the neighbourhood have watched, with some dismay, the changes the township has made over the last 10 years and respectfully decline any further building, rezoning, or developments to this area.

1. Letterkenny Road has been repaved and not as curved, making it easier for cars and commercial trucks to keep and to exceed the speed limit, especially coming down the hill towards Gorman Lake, which is now of a huge safety concern. We live in the bush. We walk these roads all year round. Has the township monitored this situation at all? Has there or will there be a study on the traffic issues for this road and lake? Thanks to Google, everyone including large trucks use this road. During the Summer, it is extremely dangerous as a higher volume of pedestrians are walking on the road and parking on the road because the limited parking at the beach is at capacity. Safety is an Issue!!!

2. The public beach is for the local community. Recently upgraded change rooms and a children's park have been added. This has cut the parking in half. Local fishermen have access to the Lake to launch their boats and park trailers and cars, as is their right. Further development at this small location is difficult to fathom.

3. The Environmental Issues of the Lake are also a concern. We have more weeds in this shallow lake than ever before. The end of the Lake has a huge amount of silt from the Trees and Stones that is unsuitable for swimming. It also makes the Lake actually smaller than it looks, as at least a 1/4 of the Lake is Silt. Are you aware of this?

We used to see many Herons on this Lake and the occasional Eagle. More Seagulls are appearing and less Herons and Eagles, a sure sign that the water is changing and not in a positive way. We need to make Gorman Lake an environmental priority, to give it time to recover, so we may see the Herons and Eagles return and to listen to the calls the Loons, when the visitors to the lake have left for the day!

This Lake and surrounding Swamp are all part of the Brudenell Water System which is important to surrounding homes and farms which you can easily access from your own files. We did.

4. Zoning Amendment on Letterkenny Road

It is my understanding that a septic tank or two have already been installed at 3351 Letterkenny Road, without any permits and very close to neighbouring property lines. The sewage impact on the Lake, at the height of the Summer, with 11 proposed Domes, as well as

"an eating establishment, and the uses, building and structures accessory to the permitted uses,"

on a very narrow 13-acre lot, directly across the street from the Lake should be prohibited without question. Do they even have deeded access to the Lake?

5. Development of the Ridge

Perhaps the most disappointing aspect of our neighbourhood and I never received any documentation for any of the subdivisions that have occurred, and there have been at least 7 over the course of the last ten years. We have behind us now, a whole ridge of neighbours. Gorman Lake has been developed to Capacity. We have not said much because we want to support the township in its desire to create revenue and everyone deserves to live here if they desire.

6. Camping on the Island at Gorman Lake

This has long been an issue with a recent fire on one of the islands last summer. These are small islands without washrooms or firewood. Young people come to camp and they are very noisy into the early hours of the morning. The noise really carries. Drinking/drugs on boats, lighting fires, fireworks (new last year), are growing yearly. The majority of people come to Gorman Lake to swim, fish, boat, canoe or kayak. It is a small, quiet and peaceful lake. We need signage and monitoring from you, before the Police will help us. They have been called several times over the last three years. Not really what any of us feel like doing at 2:00 a.m. If Mr. Whelan and his family did not support us last year, we would have lost all of the trees on one of our islands. Which to reiterate, are small. They are great for day trips and a picnic but not for overnight camping, fires and carousing!

7. The Sisters of Mary originally owned our home on Gorman Lake. We were asked to steward this land for them and to keep the chapel open. It is an inter-faith chapel that is opened at certain times of year where we pray for peace and the people of the land from all faiths and surrounding communities. As a Peace Elder, I travel around the world supporting those who require support. Attending Conferences and Supporting Consciousness with the Earth as a Lifestyle. I came to Brudenell as I was called and love sharing and living on this land that is so special to us.

We are all very different, my neighbours and I. However, we all share a deep love of the natural world and the elements. An Elder once said to me when I moved here, "No one moves to the Bush to see people." I have observed many small, beautiful spots in Southern Ontario become overdeveloped for money. When you ruin what we have here we will never get it back. This area will continue to draw new people from the cities and throughout the world. This is Canada, this is

the North. We are all Welcome. However, it comes with a responsibility to care and to steward the land so that future generations may endure and live. I have worked my whole life to live here and to leave something for the next generation. Economic development for any community is important.

Working with the land and not against it is our Right, Privilege and Responsibility. Please support us. We are many, for such a small, little community. We all know we are at capacity. We want the locals to be able to continue to enjoy this beautiful convenient spot, for working families to stop by for some water for their furnace or garden, or just to catch a swim with the kids before making dinner.

I will be coming to the Meeting on Wednesday, June 7 and it is my intention to speak. I thank you for your time and consideration. I trust that we can come together to support our community so that it may grow endure and be sustainable.



Gaisheda Kheawok
Tribal Peace Elder
3361 Letterkenny Rd.
Brudenell

May 29, 2023

3444 Letterkenny Rd

Dear Mayor and Members of Council

I am writing to express my strong opposition to the proposed rezoning at 3351 Letterkenny Road off of Opeongo Road. My family and I have been coming to Gorman Lake since the 1960's. We have seen a lot of recent development around the lake and have concerns for the future preservation and its environmental impact. I am now a permanent resident here as well as a conservationist and have a deep reverence for the natural world. I love listening to the loons, watching the turtle habitation and enjoying a peaceful swim. My family and I have all enjoyed the pristine natural beauty of the lake and unfortunately, have seen over the last 10 years, significant changes to: the housing development, an increase in traffic flow, a decrease in wildlife and an overcrowding at Gorman Beach. While I applaud the upgrades recently made, it is only designed for a small number of people, and with the proposed substantial development directly across the street, will only cause more issues with parking, garbage pick up and overall safety for all beachgoers and fisherman.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbours, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your consideration.



Terence A. Whelan
3444 Letterkenny Rd.
Brudenell

On my own behalf and on behalf of my five children who own cottages on Gorman Lake:

Shelagh Williams
Sean Whelan
Theresa van Fraassen
Daniel Whelan
Sarah Chambers

May 29, 2023

Dear Township Counsellors

We are permanent residents of Brudenell and we have been watching changes along Letterkenny Road at Gorman Lake which I have become more concerned about over the last few years.

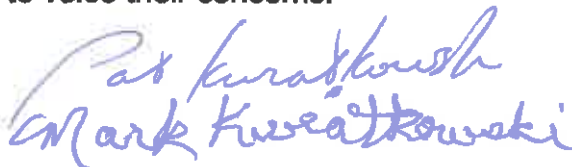
We have noticed that work was starting at 3351 Letterkenny and learned that a campground was being planned. When we phoned the township office we were told there was no building permit. Since then, a septic and a 314 square foot dome has been installed. I was informed by the office that there was no building permit. We are strongly opposed to development on Letterkenny. It is not in the Renfrew/Brudenell zoning plan.

1. The public beach was revitalized a few years ago with a play area for children to play there and a bathroom/change room added for swimmers. The bathroom is a cement holding tank and is not maintained over the course of the summer, is often dirty, smelly and does not always have toilet paper. Why is this placed so close to the water when outdoor toilets must be 100 feet from water? Outdoor garbage is not picked up on a regular basis and the cans are often overflowing with no attempt for recycling. Last summer two trees fell on the building and they are still there.
2. Now that the public beach is there, boat traffic on the water has increased. Gorman Lake is a small lake and excess boat traffic causes environmental concerns and how this will impact the lake.
3. We have also noted that car/truck/boat trailer traffic has increased and there is a minimal amount of parking. Therefore, people are parking on the sides of Letterkenny Road causing visual distraction for drivers and creating hazardous conditions. We are amazed that there hasn't been an accident yet.
4. Vehicles coming down Letterkenny hill are speeding and picking up speed as they descend causing another hazardous condition.
5. Campers are staying overnight on the two small islands on the lake and have not been careful with campfires. One island caught fire last summer and the volunteer firefighters borrowed a pontoon boat from a resident to get to it with their equipment to put it out. There is a sign at the beach that says No Overnight Camping. This is not monitored.
6. A campsite is being built directly across the road from the beach area. Building a 10-dome campground with a store and restaurant will create an even larger influx of people in an area that is already at capacity.
7. There has also been fireworks set off at the beach and on the islands adding to the fire hazards in a forested area.

The situation is out of control in an area that is suited for residents of the area. Other residents in this area are also concerned for their own safety as well as visitors. We are sure that other residents along Letterkenny Road will also be writing to voice their concerns.

Thank you and Sincerely

Pat and Mark Kwiatkowski, 613-757-0107
8026 Opeongo Rd.
Brudenell



May 29, 2023

Dear Township Counselors

I am a permanent resident on Letterkenny Road. I am part of the group, Friends of Gorman Lake. I am strongly opposed to the development at 3351 Letterkenny Road. It is not in the zoning plans for Renfrew/Brudenell.

I have two concerns:

I am concerned that the septic holding tank which has already been installed, without a retaining wall, abuts my property line and will become a problem to my land and to the lake. I have information from another neighbour, Pat Kwiatkowski, who has told me that when she phoned the township office last February, that there were no permits granted for the septic or the current 314 square foot dome-like building on that property. The building seems larger than the current by-law.

My second concern is about the traffic on Letterkenny Road and Gorman Lake Beach. They speed down the hill towards the playground where families and children are playing. The lake is small and there is already not enough parking and people park on both sides of the road. This is a small lake that people who live in the area use. The area is congested at the bottom of a steep hill where people park and walk at the side of the road and adding already to an over congested area that does not support safety for its visitors, neighbours and environment.

Building a 10-dome campground, - what is the square footage for that? - adding to an already congested area, including a store and restaurant, will create an even larger hazard. Please do not go forward with this plan. Gorman Lake has been developed to its capacity.

Sincerely

Jan & Donna Zych
3421 Letterkenny Rd.
Wilno, ON

Myth Jan
Donna Zych

May 29, 2023

Dear Mayor and Members of Council,

I'm writing in regard to the proposal to build a dome complex on 3351 Letterkenny Road, west of Opeongo Road. I adamantly object to any further developments in this area as this development will not only negatively impact the Gorman Lake Beach Community, but also the water system of the property I have invested in on 8116 Opeongo Road. The water quality of Gorman Lake directly affects the water on my property, as has been confirmed by the Township. Thus, proposing a large development across from Gorman Lake Beach, is not only harmful for the lake itself but also for people who rely, like myself, on safe and reliable water everyday.

I also enjoy spending some time at the small beach. Yet over the past 7 years, I have observed more traffic on Letterkenny Road and often feel unsafe on the road especially with children. There is congestion at the beach, garbage overflow and I am concerned for my overall wellbeing. I love this area.

Planning both geographically and economically is essential to a long term sustainable community. However, I would like to know whether this application is in keeping with the overall plan and development of this area. The current residents of Brudenell need to be respected as this is a family lake.

I will be attending the meeting on June 7. Thank you for your time and consideration.



Stacey McLean
8116 Opeongo Rd
Brudenell

...

Council - Letterkenny ▾ **Done**

Attention: Ms. Tammy Thompson
Deputy Clerk,

Dear Ms. Thompson

Re: Signage and Zoning Concerns on Letterkenny Rd.

I am aware that Council is an important body of legislative members who act in the best interest of communities. That is why I am writing to you as Deputy Clerk regarding two important issues of great concern on Letterkenny Road where I reside. I understand that you were in communication with Mr. Norbert Putz who also resides near by and has expressed similar concerns. They are:

1 - Lack of speeding signage on Letterkenny Road - specifically between the Rockingham Road and Letterkenny Road going towards Gorman Lake where I reside. To complicate matters, my home is situated on a steep hill on Letterkenny Road near Gorman Lake and it has a hidden driveway. Am terrified coming out of my driveway whether by car or going for a walk because of the tremendous speed in which traffic passes by and unfortunately there are no signs to advise drivers to slow down or to inform them of a hidden driveway ahead. I fear for my family's safety, especially my grandchildren who are between 1 - 11 years, and visit regularly. This situation is clearly an accident or loss of life waiting to happen. It is my belief that this situation will worsen as the community continues to grow. I hope Council will take the necessary steps to correct this situation in a speedy manner and save lives.

2. Zoning of property across from Gorman Lake

It has come to my attention that a newly developed property across from Gorman Lake has submitted an application for the rezoning of that area so that it can be made into a campground with a bar and eatery and will accommodate approximately 30 people.

These activities are inappropriate in such a tiny area as Gorman Lake and that is why many owners are

strongly opposed to such a proposal. We believe that it does not serve this small community in a positive way. We also believe that this would cause mayhem in the area. Gorman Lake is a small beach front and cannot accommodate the activity of such large groups of people ascending upon it. For instance, last year one of the small islands on the lake was set ablaze. Fortunately MNR, was quick in their response and spent hours trying to contain a fire that had been started by campers who were visitors from elsewhere. If the rezoning request was approved, we may experience similar incidences regularly. We also believe that the traffic on Letterkenny Road would also increase significantly. This would further amplify my concerns mention in point 1 above. This proposal will certainly take away from the quiet neighbourhood that we now enjoy.

I hope Council will have a clear vision about the use of this tiny beach and the impact the rezoning would have on the neighbourhood. We are hopeful that Council will reject the application in the best interest of the small peaceful community that now exists.

We hope that Council acts swiftly regarding these important issues.

I hope Council will have a clear vision about the use of this tiny beach and the impact the rezoning would have on the neighbourhood. We are hopeful that Council will reject the application in the best interest of the small peaceful community that now exists.

We hope that Council acts swiftly regarding these important issues.

Yours truly

Deana Malcolm
3224 Letterkenny Road
RR1, Wilno Ontario
K0J 2N0

Cc: Norbert Putz.

May 31, 2023

Dear Mayor and Members of Council,

Subject: Opposition to the Proposed Development of a Campsite on Gorman Lake

I am writing to express my strong opposition to the proposed development of an 11 dome campsite on Gorman Lake.

As a long-time property owner on Opeongo Road in Brudenell and someone who has been coming to this area for the past 20 years, I have deep concerns about the potential environmental impact and the increased usage and density this development would bring to Gorman Lake and the surrounding area.

I would like to highlight the existing challenges we are already facing due to the municipality's construction of the Natural Play Space, change rooms, and washrooms on Gorman Lake in 2018.

This development has attracted more families and users to the beach area in recent years and the increase in visitors, combined with people coming to fish with their boats and trailers, often exceeds the capacity of the existing parking lot. As a result, visitors are forced to park on the side of the road, causing congestion and safety concerns. Speeding vehicles coming down the steep hill leading up to the public beach pose a significant risk to pedestrians and other motorists.

Before moving forward with any further development, I would like to inquire about the traffic analysis that has been conducted to ensure the safe parking of extra vehicles that overflow onto the road. It is crucial that the municipality takes into account the potential impact on traffic flow, safety, and the overall well-being of the residents and visitors in the area.

In the past few years the municipality has allowed the building up of houses on the Ridge surrounding the lake, which are already impacting pollution levels. Allowing further development without proper control and consideration would only exacerbate these issues.

The proposed campsite, with its 11 domes for rent, raises significant concerns about noise pollution, increased traffic, and overall disruption to the serene environment of Gorman Lake and its surrounding beach area. This type of commercial development would likely attract a large number of visitors, further straining the already limited resources and infrastructure.

By allowing increased density in an uncontrolled fashion on the lake with regards to the playground, the fishing, and a possible 11 dome campground, raises liability issues for the county.

This is not consistent with the orderly development as described in the Counties development plan.

What studies have been done to justify these developments. Do you know the stress levels of the lake? Do you know its capacity?

At minimum an environmental study needs to be presented to determine these levels.

In conclusion, I implore the municipality to reconsider the proposed campsite development on Gorman Lake. It is vital that the potential environmental impact, noise pollution, traffic concerns, and overall strain on resources and infrastructure are thoroughly evaluated and addressed before any further steps are taken. Preserving the natural beauty and tranquility of Gorman Lake should be a priority, and I trust that the municipality will make decisions in the best interest of the community and the environment.

Robin Strachan
8116 Opeongo Road
Brudenell

May 29, 2023

Dear Mayor and Members of Council

As permanent residents of Brudenell, we are adamantly opposed to the application to amend the Zoning By-law (By-law 87-08). To have a 11-Dome campground with a store and restaurant at 3351 Letterkenny Road is a recipe for overcrowding at a site that is already at capacity.

We are concerned about the preservation of the lake, which is a very small one; the increase in traffic on Letterkenny Road, a decrease in wildlife, overnight campers and late night noise, and overcrowding at Gorman Lake Beach. This beach area is small and lacks the capacity for extensive parking, so people park on the road. This, along with speeding, creates a traffic hazard. Also, the beach area has not been kept up by the township. The toilet is often dirty, garbage is left overflowing in open cans attracting animals.

This area is suited for residents and not for commercial use. We are aware that other residents are very concerned for the safety of anyone using Letterkenny Road, the beach and the lake.

Thank you for considering this matter.

James Vallock

RR# 3 Killarney rd

MAY 31 2023

May 29, 2023

Dear Mayor and Members of Council

As permanent residents of Brudenell, we are adamantly opposed to the application to amend the Zoning By-law (By-law 87-08). To have a 11-Dome campground with a store and restaurant at 3351 Letterkenny Road is a recipe for overcrowding at a site that is already at capacity.

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Thank you for considering this matter.

Richard Follock
RR# 3 to Lake.

MAY 31 2023

May 29, 2023

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Thank you for considering this matter.

Marianne Rees

3459 Orange Rd

MAY 31 2023

May 29, 2023

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Thank you for considering this matter.

Andy Hudder

Box 151 Killebuck

8433 Opouge Rd.

MAY 31 2023

May 29, 2023

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Thank you for considering this matter.

Dominic Anita Dombrowski

8266 Opesong Rd. RR3, Killaloe Quad,
K0I 2A0

May 29, 2023

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Thank you for considering this matter.

Robert J. Juty 3164 Letterkenny Rd
Helen Josea Puerto

May 29, 2023

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Thank you for considering this matter.

R. White

Donna Palotta

3286 Letterkenny Rd.



TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN


42 Burnt Bridge Road, P.O. Box 40
PALMER RAPIDS, ONTARIO K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

To members of council regarding 3351 Letterkenny Rd:

On May 31st, 2023 approximately 1:40pm I completed a site visit at property address 3351 Letterkenny Rd due to complaints received by concerned neighbors. Complaints stating multiple septic systems and a dome structure have been installed without permits.

After investigation of the property, I have found no evidence of any septic tanks or systems in place at the time and date of inspection. As for the dome tent structure installed on a floating deck, there is currently an open permit for this building. The permit for the accessory building was issued March 1st, 2023.

In my opinion there is no need for further investigation at this time.

Eddy Whitmore CBO — 

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

BYLAW NO. 2023-31

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 June 7, 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 Public Council Meeting of June 7, 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 XXXX-XX-XX-XX this 7th Day of June, 2023.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour