



## Township of Brudenell, Lyndoch and Raglan

November 1, 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 Agenda
- 3 Disclosure of Interest
- 4 Purpose of the Public Meeting
  - 📎 Notice of Application and Public Meeting
  - 📎 Application
  - 📎 County of Renfrew - Report to Council
  - 📎 Zoning By-Law
  - 📎 Schedule A to Zoning By-Law
- 5 Clerk's Report on Notices
- 6 Presentations
  - 6.1 Presentation by Applicant/Owner
  - 6.2 Presentation by Those in Support/Opposed
- 7 Comments/Discussion by Council
- 8 Recommendation
- 9 Notification at Public Meeting
- 10 Confirmation By-Law
  - 📎 By-Law 2023-51
- 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

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***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 29, Concession 13, in the geographic Township of Lyndoch, 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 November 1<sup>st</sup>, 2023 at 6:30 p.m. at the municipal office of the Township of Brudenell, Lyndoch and Raglan.

### **Proposed Zoning By-law Amendment**

The purpose and effect of the amendment to the Brudenell & Lyndoch Zoning By-law is:

- 1) To rezone the three lots to be severed by Consent Application File Nos. B08/21(1), B09/21(2), and B10/21(3) From Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen (LSR-E16), in order to reduce the minimum front yard setback requirement from 7.5 metres to 2.0 metres, and to require the use of tertiary septic systems, and
- 2) To rezone a portion of the lands to be severed by Consent Application File No. B08/21(1) from Limited Service Residential (LSR) Zone to Limited Service Residential – Exception Sixteen – holding (LSR-E16-h) to protect archaeological resources.

All other provisions of the By-law shall apply.

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

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

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

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

**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 4th day of October, 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**



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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 TO PUBLIC BODIES

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

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

An explanation of the proposed zoning by-law amendment is contained in the attached Notice of Application and Public Meeting. The following information is also attached to assist you in reviewing the application:

- Application Sketch
- Proposed Zoning By-law Amendment

PURSUANT to Sections 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the Clerk by no later than October 25<sup>th</sup>, 2023. Additional information relating to the above is available during regular office hours at the Township office.

DATED at the Township of Brudenell, Lyndoch and Raglan this 5th day of October, 2023.

#### **AGENCY RESPONSE**

**We have reviewed the information provided for the Zoning By-law Amendment application, and**

- We have no comments or concerns.***
- We will provide more detailed comments and/or conditions after a more thorough review.***

\_\_\_\_\_  
**Agency**

\_\_\_\_\_  
**Name (Print)**

\_\_\_\_\_  
**Signature**

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

original

MUNICIPALITY OF Scottdale, Lyndoch & Repton  
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 Township of Scottdale, Lyndoch & Repton. Applicants 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 4).

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

**Supporting Information:** Please bear in mind that additional information may be required by the municipality, County, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.  
  
In addition, the applicant may be required to submit a more detailed site plan, under site plan control, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the municipality.  
  
The Schedule to Ontario Regulation 543/06 outlines "prescribed" information for an Official Plan Amendment. The Schedule to Ontario Regulation 545/06 outlines "prescribed" information for a Zoning By-law Amendment.

**Approval Process:** After the submission of an application, the Clerk will determine if the application is complete, including whether all of the information prescribed by the Ontario Regulation(s) and the required fee have been provided. If the application is complete, the Clerk will deem the application to be received. The applicant/owner will be notified whether the application is complete or whether more information is required.  
  
Upon receipt of a complete application, the required fee and such other information as may be required, Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act). The applicant will be encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Amendments to the County of Renfrew OP are adopted by County Council and approved by the Province of Ontario. Amendments to local Official Plans are adopted by Council and then forwarded to the County of Renfrew for approval.

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

**Further Information:**  
Clerk's Name: Virginia Sheehy  
Municipality: Township of Scottdale, Lyndoch & Repton  
Address: 42 Burnt Bridge Rd Box 99 Repton, Ontario R0T 1R0  
Phone: 613-758-2061 Fax: 613-758-2335  
Office Hours: M-F 8:30am - 4:00pm

PRO-COUBITTE - DEVELOPMENT & PLANNING / DES DEVELOPPEMENT & PLANNING - GEMINAKT-EN AMENAGEMENT FORM 200-01-01

**Application For Official Plan And/Or Zoning By-Law Amendment**

*Note: The "\*" identifies prescribed information for Official Plan Amendments outlined in Ontario's Regulations 543/06; the "+" identifies prescribed information for Zoning By-law Amendments outlined in Ontario Regulation 543/06. Until Council has received the prescribed information and material, Council may refuse to accept or further consider this application.*

**PART I GENERAL INFORMATION**

**1. TYPE OF AMENDMENT**

Official Plan  Zoning By-law  Both

**2. APPLICANT/OWNER INFORMATION**

a) \*+ Applicant's Name(s): Brian Whitehead, Jp2g Consultants Inc.  
 \*+ Address: 12 International Drive, Pembroke, ON K8A 6W5  
 \*+ Phone #: Home: n/a Work: 613-281-4346 Fax: 613-735-4513

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

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

+ Name of Owner: Gerald Twedde

+ Address of Owner: 123 Adcock Lane, Palmer Rapids, ON K0J 2E0

+ Phone #: Home: 519-373-9344 Work: n/a 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: Unknown Address:   
 Name:  Address:

**3. \*+PROVIDE A DESCRIPTION OF THE SUBJECT LAND**

Street Address: Adcock Lane

Municipality: Brudenell, Lyndoch, Raglan Geographic Type: Lyndoch Concession: 13 Lot: 29

Registered Plan No.: N/A Block or Lot No(s), in the Plan: N/A

Reference Plan No.: N/A Part No(s): N/A

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

Rural

**PART II OFFICIAL PLAN AMENDMENT** (Proceed to PART II, 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	<input type="checkbox"/> Yes (go to question #10)	<input type="checkbox"/> No
*Replace a policy in the Official Plan	<input type="checkbox"/> Yes (go to question #10)	<input type="checkbox"/> No
*Delete a policy in the Official Plan	<input type="checkbox"/> Yes (go to question #10)	<input type="checkbox"/> No
*Add a policy in the Official Plan	<input type="checkbox"/> Yes (go to question #11)	<input type="checkbox"/> No
*Change or replace a designation in the Official Plan	<input type="checkbox"/> Yes (go to question #12)	<input type="checkbox"/> No
*Alter any boundary of, or establish a new settlement area	<input type="checkbox"/> Yes (go to question #13)	<input type="checkbox"/> No
*Remove the subject land from an employment area	<input type="checkbox"/> Yes (go to question #14)	<input type="checkbox"/> No

10. SECTION NUMBER(S), OR 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:

- |                          |  |                          |  |
|--------------------------|--|--------------------------|--|
| <b>WATER</b>             |  | <b>SEWAGE</b>            |  |
| <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 4600 LITERS 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 Nitrates Impact Assessment

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

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

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

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

- |                         |                          |     |                          |    |
|-------------------------|--------------------------|-----|--------------------------|----|
| Official Plan Amendment | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Zoning By-law Amendment | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Minor Variance          | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Plan of Subdivision     | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Consent (Development)   | <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: \_\_\_\_\_

Land 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 (ZONING) SCHEDULE AND THE ACCOMPANYING TEXT, IF THE PROPOSED AMENDMENT CHANGES OR REPLACES A (ZONING) SCHEDULE.~~

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

24. +WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?  
Rural
25. +HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?  
Waterfront Residential is permitted in the Rural Designation
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? Limited Service Residential (LSR)
28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED:  
Item 1: To reduce the front yard setback from 7.5 metres to 2.0 metres and require the use of tertiary septic system; Item 2: To protect an archaeological site
29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED?  
To fulfill Condition 2 of Applications B08/21(1)-B10/21(3) and implement Archaeology recommendations
30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY?  Yes  No  
IF YES, WHAT ARE THE DENSITY REQUIREMENTS? n/a
31. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY?  Yes  No  
IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? n/a
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:  
n/a
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:  
n/a
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:  
n/a
35. +DIMENSIONS OF THE SUBJECT LAND:  
Frontage: 337 metres Depth: Irregular Area: 3.21 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:
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 Vacant Since: Unknown / \_\_\_\_\_ years  
 #2 \_\_\_\_\_ Since: \_\_\_\_\_ / \_\_\_\_\_ years

39. +ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?  Yes  No

40. +IF KNOWN, WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?  
 Unknown

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

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	N/A	Dwelling
Setback from the front lot line		2.0 metres
Setback from the rear lot line		>7.5 metres
Setbacks from the side lot lines		>3.0 metres
Height (in meters)		>10.5 metres
Dimensions or floor area		Unknown at this time
Date constructed, if known		

44. +INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:

- | WATER  |   | SEWAGE  |  |
|--|---|---|--|
| <input type="checkbox"/> Publicly owned and operated piped water system          | <input type="checkbox"/> Publicly owned and operated piped sanitary sewage system       | <input type="checkbox"/> Privately owned and operated individual well | <input type="checkbox"/> Privately owned and operated communal septic system   |
| <input checked="" type="checkbox"/> Privately owned and operated individual well | <input checked="" type="checkbox"/> Privately owned and operated communal septic system | <input type="checkbox"/> Lake or other water body                     | <input type="checkbox"/> Privately owned and operated individual septic system |
| <input type="checkbox"/> Privately owned and operated communal well              | <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.: B/08/21(1) - B10/21(3) Status: Conditional Consent granted

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, railway, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, walls 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 Licence Report, Stormwater Management Report, etc.):

PLANNING JUSTIFICATION REPORT, AGGREGATE IMPACT ASSESSMENT, ENVIRONMENTAL IMPACT STUDY AND ARCHAEOLOGICAL ASSESSMENTS ARE AVAILABLE UPON REQUEST

**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) Gerald Tweddle of the TOWNSHIP of BRADBURY, LYNOUCH + RATHAN in the County of Renfrew do hereby authorize Jp2g Consultants Inc. to act as my (our) agent in this application.

*[Signature of Gerald Tweddle]*  
Signature of Owner(s)

JULY 5, 2023  
Date

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

I (we), BRIAN WHITEHEAD of the TOWNSHIP of WHITEWATER REGION 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 CITY of PEMBROKE in the PROVINCE OF ONTARIO County of Renfrew this 22nd day of AUGUST 2023  
Brian Whitehead August 22, 2023

Signature of Owner or Authorized Agent: Bryana Kerry  
Signature of Commissioner: Bryana Karen Kerry, a Commissioner, etc., Province of Ontario, for Jp2g-Consultants Inc.  
Date: Aug. 22, 2023  
Expires July 12, 2024. Date

**NOTES:** 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)

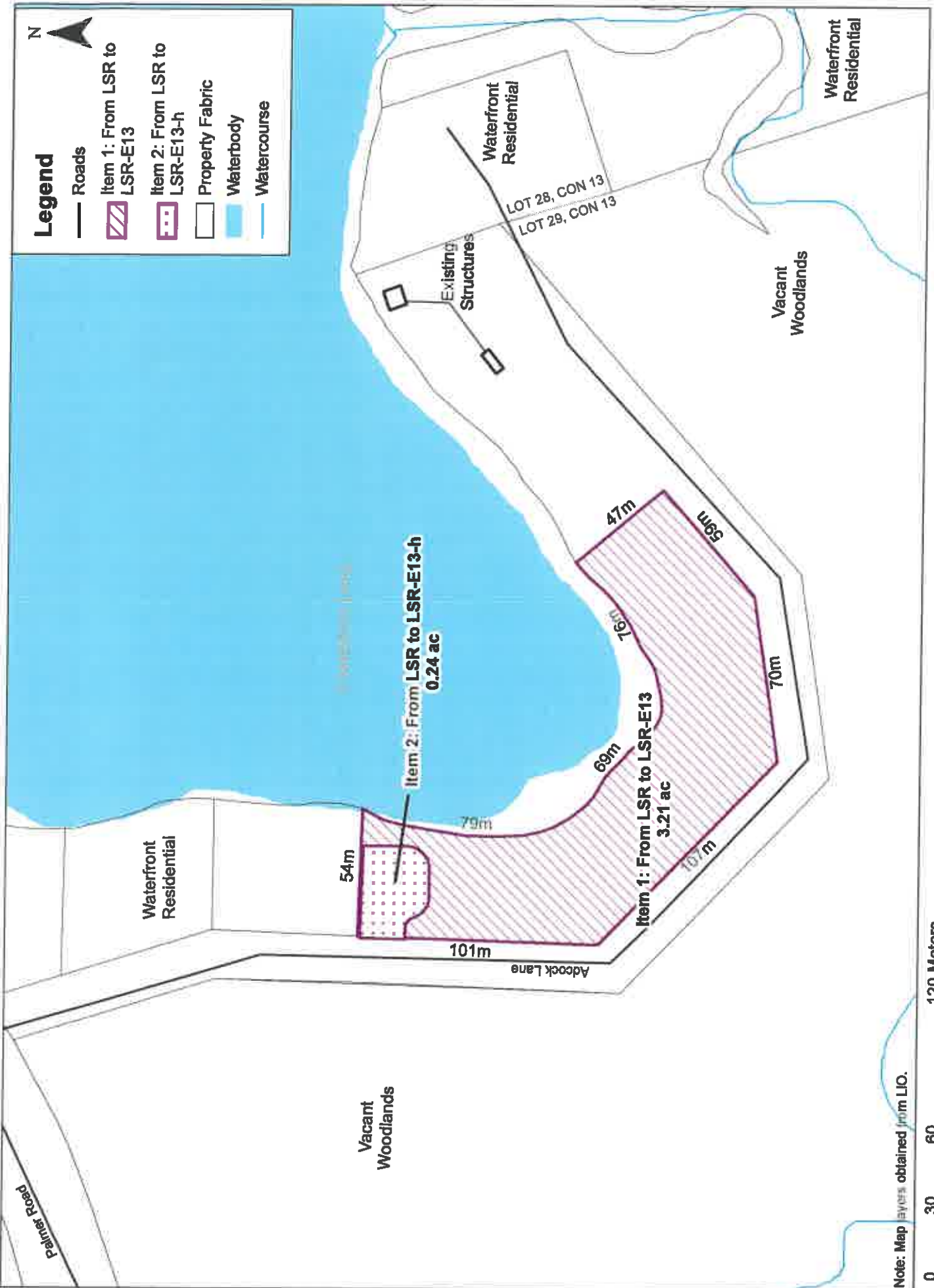
"COMPLETE" APPLICATION AND FEE OF \$ 350.00

RECEIVED BY THE MUNICIPALITY:

August 29, 2023  
Date

*[Signature of Tammy Thompson]*  
Signature of Municipal Employee

Roll # 4719-019-020-23120.0000



# Zoning Sketch

Project No. 19-7051A  
 Prepared by: KC | Reviewed by: BW  
 Date: August 2023



# Brudenell Lyndoch and Raglan

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

1. **FILE NO.:** ZB2319.2
2. **APPLICANT:** Brian Whitehead, Jp2g Consultants Inc.  
Owner: Gerald Tweddle
3. **MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan  
(geographic Township of Lyndoch)
4. **LOCATION:** Part of Lot 29, Concession 13  
Adcock Lane

### SUBJECT LANDS

5. **COUNTY OF RENFREW OFFICIAL PLAN** Rural  
Land Use Designation(s):
6. **TWP OF BRUDENELL & LYNDOCH BY-LAW (#87-08) Zone Category(s):** Limited Service Residential (LSR)

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

The submitted application proposes an amendment to the Brudenell & Lyndoch Zoning By-law to:

1) Rezone the three lots to be severed by Consent Application File Nos. B08/21(1), B09/21(2) and B10/21(3) from Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen (LSR-E16) to reduce the minimum front yard setback requirement from 7.5 metres to 2 metres and to require the use of tertiary septic systems.

2) Rezone a portion of the lands to be severed by Consent Application File No. B09/21(1) from Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen – holding (LSR-E16-h) to protect archaeological resources.

### 8. **SITE CHARACTERISTICS**

The subject property is 3.24 hectares in area (8 acres) in area with 20 metres of road frontage along Palmer Road. The property has water frontage along Cameron Lake. The owners are in the process of severing three vacant waterfront residential lots with road frontage along a private road. The first

new lot is 0.45 hectares in area with 117 metres of road frontage. The second new lot is 0.43 hectares in area with 116 metres of road frontage. The third new lot is 0.42 hectares in area with 104 metres of road frontage.

The final retained lands will be 1.95 hectares in area with 20 metres of road frontage along Palmer Road and will contain an existing seasonal dwelling and outbuildings.

## **9. PROVINCIAL POLICY STATEMENT:**

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

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 2.2.1 states that planning authorities shall protect, improve or restore the *quality and quantity of water* by:

f) implementing necessary restrictions on *development and site alteration* to:

2. protect, improve or restore *vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions*;

Section 2.6.2 states *development and site alteration* shall not be permitted on lands containing *archaeological resources or areas of archaeological potential* unless *significant archaeological resources* have been conserved.

**10. OFFICIAL PLAN:**

The property is designated Rural 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.

Lands within 300 metres of a major water body are considered to have archaeological potential. An archaeological assessment is required to be submitted with the proposed applications. The assessment is to be prepared by a qualified archaeologist in accordance with provincial standards (see Official Plan policy 2.2(6)).

Section 2.2(11)(b) states that generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body.



**11. ZONING BY-LAW:**

The Limited Service Residential (LSR) zone permits limited service dwelling on an existing lot of record as of the date of passing of this By-law and seasonal dwelling. Non-residential uses include a public park and a private park.

The minimum lot area in the LSR zone is 2025 square metres, and the minimum lot frontage requirement is 30 metres. The minimum front yard depth is 7.5 metres, and the rear yard depth is 7.5 metres. The minimum side yard width is 3 metres.

Section 4.15(c) states that where there is no marine road allowance of at least twenty (20) metres, then the minimum water setback shall be fifteen (15) metres. Marinas, accessory boathouses and accessory docks and buildings and structures intended for flood or erosion control shall not be required to meet the water setback.



**12. SUMMARY OF STUDIES:**

A Planning Justification Report, Hydrogeological Evaluation, Scoped Environmental Impact Study, Aggregate Impact Assessment, and Stage 1 & 2

Archaeological Assessments were submitted in support of the concurrent consent applications.

**Planning Justification Report**

The Planning Justification Report, completed by Jp2g Consultants Inc., dated January 13, 2021, was submitted in support of the application. A subsequent planning opinion was submitted on June 15, 2022. The report discusses the zoning requirements for the severed lots and states that a zoning by-law amendment is required to reduce the front yard depth from 7.5 metres to 2 metres in order to comply with the 30 metre water setback from Cameron Lake.

The report reviewed Section 14.3(5) of the Official Plan and states that a plan of subdivision is not considered necessary for the proper and orderly development of the subject lands. The report included the following recommendations:

1. That the applicant enters into a consent agreement with the Township of Brudenell Lyndoch & Raglan under Section 51(26) and 53(12) of the Planning Act. The agreement is to include clauses to implement the following:
  - i) The recommendations of the Environmental Impact Assessment prepared by Jp2g Consultants Inc. and Muncaster Environmental Planning dated January 11, 2021, the Planning Justification Report prepared by Jp2g Consultants dated January 13, 2021, and the Hydrogeological Evaluation prepared by Morey Associates dated December 8, 2020.
  - ii) A lot grading and drainage plan for the development area be submitted to the Township for review and approval. The lot grading and drainage plan must identify all building and sewage envelopes, well locations, areas of constraint, driveway location, existing and finished elevations of the lot development envelopes, and drainage works.
  - iii) Site development include tertiary septic systems that are designed for higher phosphorous retention capability in order to minimize the nutrient loading on Cameron Lake.

Prior to the issuance of the Certificate of Official, the municipality is to notify the Secretary Treasurer of the Land Division Committee when the conditions have been met.

2. That a Stage 3 and 4 Archaeological Assessments are required prior to final approval. Prior to the issuance of the Certificate of Official, the Ministry of Heritage, Sport, Tourism and Culture Industries is to notify the Secretary Treasurer of the Land Division Committee when the condition has been met.

The report also stated that a future application for a Zoning By-law Amendment should be filed to reduce the front yard setback from 7.5 metres to 2.0 metres in order to allow for a sufficient building envelope that complies with the 30 metre water setback.

**Hydrogeological Evaluation**

A Hydrogeological Evaluation, completed by Morey Associates Ltd., dated December 8, 2020, has been submitted in support of the application.



The report provided the following summary and conclusions:

- The local Medical Officer of Health should be notified that the sodium level in the well water exceeds 20 milligrams per litre so that this information can be relayed to local physicians.
- The information obtained concerning the well water condition at the site indicates a sufficient groundwater supply in the bedrock aquifer to satisfy the water requirements of a single family dwelling at each of the proposed severed lots. It is indicated that the future wells at the proposed severed lots may have to be drilled to a depth of some 85 metres. However, because it is impossible to predict with certainty the depth at which water-producing fractures will be encountered during drilling, it may be necessary to drill to a depth greater than 85 metres to produce a sufficient water supply.
- The future drilled wells at the proposed severed lots should be located up gradient of septic fields and meet the clearance distances to septic system leaching beds and septic tanks indicated in the most recent version of the Ontario Building Code as amended.
- The future wells at the proposed severed lots should be suitably disinfected before use.
- The proposed severed lots conditions are indicated to meet the MOE criteria as an acceptable setting for septic sewage disposal systems from a groundwater impact point of view.

#### **Scoped Environmental Impact Study (EIS)**

A Scoped Environmental Impact Study, completed by Muncaster Environmental Planning and Jp2g Consultants Inc., dated January 11, 2021, was also submitted in support of the application.

The report addresses the Significant Wildlife Habitat policies and the Water Setback and Protection of Shoreline Integrity policies of the County Official Plan. The report states that as the lands to be severed have been mostly cleared; suitable deer wintering habitat (significant wildlife habitat) is not considered to be present on the lands to be severed. Suitable deer wintering areas could however be present in the forested area in close proximity to the proposed severances. In order to ensure no adverse impacts occur as a result of the proposed development on the features or functions of the adjacent potential deer wintering area, or on the water quality of Cameron Lake, the mitigation measures below should be properly implemented.

1. To ensure that the water quality of Cameron Lake is not adversely affected by any development activities on the lands to be severed, the open lands within the 30 metre water setback on each lot should be re-planted with native trees and shrubs and maintained substantially within a natural vegetated state with the exception of a meandering pathway leading to the Lake as well as the limbing of trees to provide for a view of the Lake and the removal of dead or diseased trees.
2. To ensure no adverse impacts occur on the potential significant wildlife habitat (deer wintering area) located within 120 metres of the proposed lots, vegetation on lands outside of the 30 metre water setback should remain in a natural state

- except for the clearing of portions of the property to allow for the construction of structures and associated access requirements.
3. Roof runoff should be controlled by directing water runoff to the rear of the new structures, through the use of eave troughs and rain barrels, or directed to a grassed area.
  4. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation with native trees and shrubs of exposed, non-developed areas is to be achieved as soon as possible.
  5. Erosion and sediment control measures are a critical component of the construction work. Effective sediment and erosion control measures are to be maintained until complete re-vegetation of disturbed areas is achieved. Silt fencing is to be installed along the edges of the work areas. It is important that fencing is properly dug-in to treat any surface water flow and is maintained as required, including removal of accumulated sediment.
  6. Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the Lake and the environment in general include proper maintenance on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials. None of this work should take place within 30 metres of any surface water features.

The report concluded that as there is no significant wildlife habitat (deer wintering area) on the lands to be severed and provided the mitigation measures outlined in this report are properly implemented, there will be no negative impacts as a result of the proposed development on the potential significant wildlife habitat (deer wintering area) on adjacent lands or on the water quality of Cameron Lake.

#### **Aggregate Impact Assessment**

An Aggregate Impact Assessment, completed by Jp2g Consultants Inc., dated December 2, 2020, was also submitted in support of the application. The assessment evaluates the proposed severances in accordance with the policies of Section 7.3(5)&(6) of the Official Plan and relevant policies of the Provincial Policy Statement. The assessment stated that the aggregate resources on the subject lands are classified as aggregate resources of secondary significance. The assessment stated that the subject lands have limited potential for the extraction of aggregate resources. The location of the aggregate deposit on this property adjacent to Cameron Lake and residential land uses are two significant constraints to the excavation of this deposit. The assessment concluded that the proposed severances comply with the policies of the Official Plan and is consistent with the policies of the Provincial Policy Statement.

#### **Stage 1 & 2 Archaeological Assessment**

A Stage 1 & 2 Archaeological Assessment, completed by Cameron Heritage Consulting Inc. and Kinickinick Heritage Consulting, dated May 17, 2022, was submitted in support of the application.

Stage 1 included a Background Study based on the requirements in the Ministry of Heritage, Sport, Tourism and Culture Industries' *Standards and Guidelines for Consultant Archaeologists* document. The background Study included review of Archaeological sites databases, review of any historical maps, review of digital

mapping, and interviews. The Stage 1 concluded that there are features and characteristics that indicate potential or the presence of Pre-Contact archaeological resources. The Archaeological Assessment Area (AAA) contains potential for the presence of archaeological resources and therefore should be subjected to Stage 2 archaeological assessment using a test pit survey strategy.

The Fieldwork was completed between September 15 to November 3, 2021. The entire AAA was inspected and a systematic test pit survey was conducted across the entire assessment area. A total of 210 pre-contact artifacts were recovered. Stage 2 recommended the following:

- An archaeological site, BhGi-5, with cultural heritage value or interest was found on the property. Further archaeological assessment recommended for the testable areas (Stage 3 for Large multi- or- single component lithic scatters found solely through a test pit survey) with Stage 4 likely, using test unit strategy of 1 m square test units in a 10 m grid across the site and additional test units, amounting to 40% of the initial grid unit total focused in areas of interest within the site extent. Areas where there are buried branches, should be assessed after the stage 3 and 4 of the surrounding areas so that there is no damage to the site.

Comments from Ministry of Heritage, Sport, Tourism and Culture Industries:

- The Ministry has reviewed the above mentioned report. Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

### **13. CONSULTATION:**

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

### **14. ANALYSIS:**

The owner has received conditional approval for three severances, Consent Application File Nos. B08/21(1), B09/21(2) and B10/21(3). The lots are zoned Limited Service Residential (LSR). The severed lands meet the requirements for lot frontage and lot area. The retained lands do not meet the minimum lot frontage requirement of 30 metres; however the road frontage along Palmer Road is not changing with the creation of the new lots. The minimum front yard depth requirement in the LSR zone is 7.5 metres. The proposed lots do not meet this requirement.

Section 2.2(11)(b) of the County of Renfrew Official Plan states that generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet)

## **ZB2319.2**

from the normal high water mark of a water body. A zoning by-law amendment is required to rezone the severed lands to an exception zone to reduce the front yard depth requirement from 7.5 metres to 2 metres. The reduction is being requested so the development of the severed lands can comply with the 30 metre water setback from Cameron Lake in accordance with the Official Plan. The zoning by-law amendment will rezone the three severed lots from Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen (LSR-E16) to reduce the minimum front yard setback requirement from 7.5 metres to 2 metres. The exception zone will also require the use of tertiary septic systems.

The property is within 300 metres of a major water body which is considered to have archaeological potential. A Stage 1 & 2 Archaeological Assessment were submitted with the severance applications. As a result of the studies, the zoning by-law amendment will also rezone a portion of the lands to be severed by Consent Application File No. B08/21(1) from Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen – holding (LSR-E16-h) to protect archaeological resources. The holding zone can be removed once an archaeological assessment for registered archaeological site (BhGi-5) and its 10 metre protective buffer is completed by a licensed consultant archaeologist to the satisfaction of the Algonquins of Ontario (AOO) and the Ministry of Citizenship and Multiculturalism (MCM) or its successor, and an amendment to the development agreement between the Owner and the Township.

The cover letter submitted with the application from the applicant's Planner stated the wording for the proposed zoning by-law amendment has been prepared in consultation with Adam Pollock, who is an archaeologist with the firm of Past Recovery Archaeological Services Inc. The wording of the draft zoning by-law amendment has also been forwarded for review to Kathleen Forward, Cultural Heritage Advisor with the Algonquins of Ontario Consultation Office. It would be appreciated if the Township would include the Algonquins of Ontario Consultation Office in the list of Agencies to be notified about this rezoning application in case they have any comments on the draft zoning by-law amendment.

The zoning by-law amendment is required as a condition of consent to rezone the three severed lots from Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen (LSR-E16) to reduce the minimum front yard setback requirement from 7.5 metres to 2 metres, and to require the use of tertiary septic systems. The zoning by-law amendment will also rezone a portion of the lands to be severed by Consent Application File No. B09/21(1) from Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen – holding (LSR-E16-h) to protect archaeological resources.

### **15. RECOMMENDATIONS:**

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

Date: September 28, 2023

Prepared By:

Lindsey Bennett-Farquhar, MCIP, RPP  
Senior Planner

**ZB2319.2**

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

BY-LAW NUMBER \_\_\_\_\_

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

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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 7.0 Limited Service Residential (LSR) Zone, immediately following subsection 7.3(n):

“(o) Limited Service Residential – Exception Sixteen (LSR-E16) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E16 Zone, within Part of Lot 29, Concession 13, in the geographic Township of Lyndoch, the following provisions shall apply:

- i) Front Yard Depth (minimum) 2 metres
- ii) Septic System Requirements (minimum) Tertiary septic systems in accordance with the Ontario Building Code.”

(b) By adding the following section to Section 7.0 Limited Service Residential, immediately after 7.3(o):

“7.4 Holding Zones

(a) Limited Service Residential – Exception Sixteen-holding (LSR-E16-h)

a) Until such time as the holding (h) symbol is lifted from the lands described as Part of Lot 29, Concession 13, in the geographic Township of Lyndoch and delineated as Limited Service Residential-Exception Sixteen-holding (LSR-E16-h) on Schedule “A” to this By-law, no person shall use land or erect

use a building or structure, except in accordance with the following:

- i) Permitted Uses
    - On-site preservation of archaeological resources within registered archaeological site (BhGi-5) and its 10 metre protective buffer,
    - Archaeological investigations by a licensed archaeologist, and
    - No buildings, structures, or other uses shall be permitted.
  - ii) Conditions for removal of Holding (h) Symbol
    - a) An archaeological assessment for registered archaeological site (BhGi-5) and its 10 metre protective buffer is completed by a licensed consultant archaeologist to the satisfaction of the Algonquins of Ontario (AOO) and the Ministry of Citizenship and Multiculturalism (MCM) or its successor.
    - b) An amendment to the development agreement between the Owner and the Township.”
- (c) Schedule “B” is amended by rezoning those lands described above, from Limited Service Residential (LSR) to Limited Service Residential – Exception Sixteen – holding (LSR-E16-h) and Limited Service Residential – Exception Sixteen (LSR-E16), as shown as Items 1 & 2 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.

Read and adopted by Resolution XXXX-XX-XX-XX this XX Day of XXX, 2023

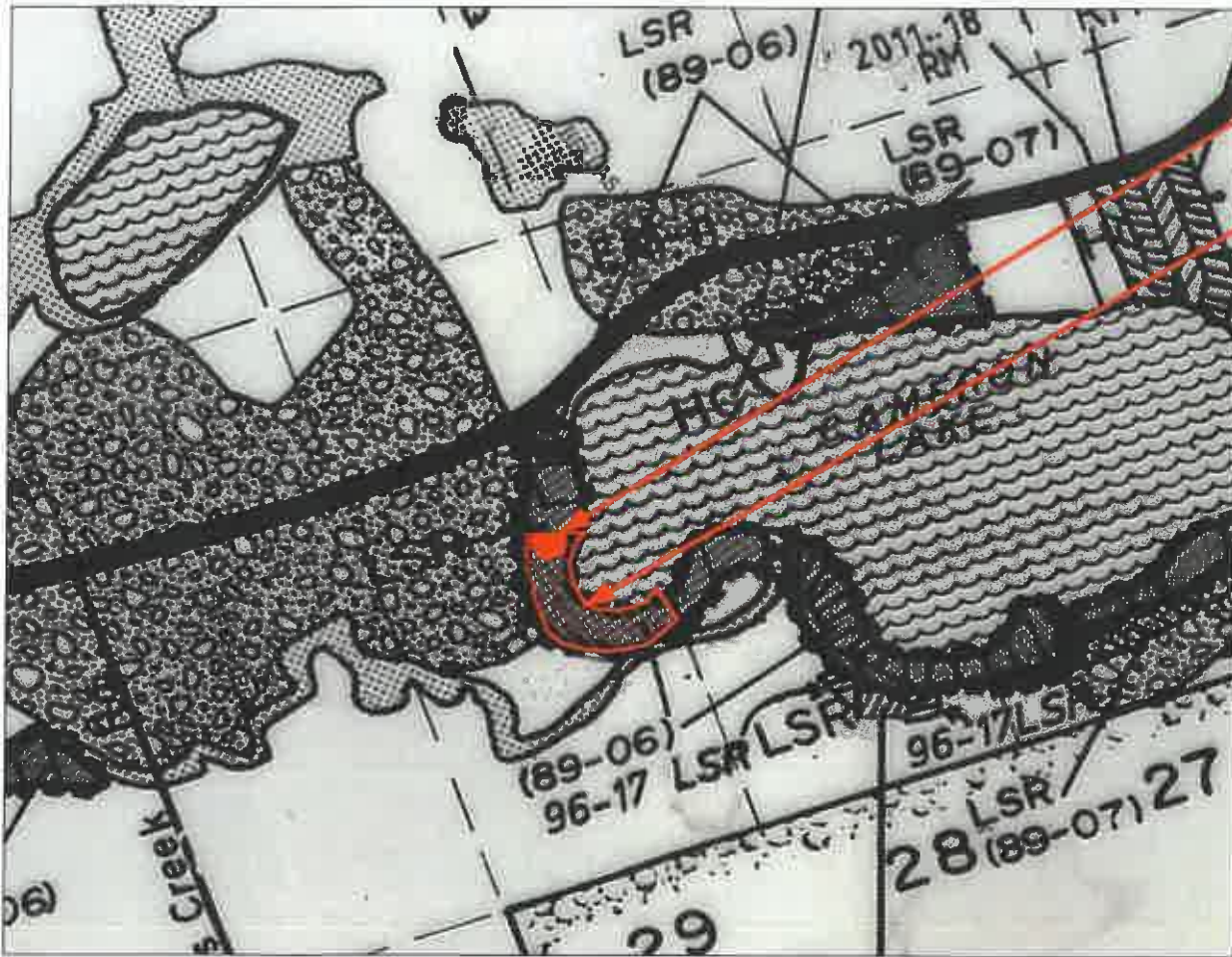
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MAYOR, Valerie Jahn

CORPORATE  
SEAL OF  
MUNICIPALITY

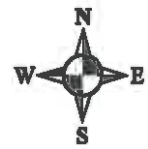
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CLERK-TREASURER, Virginia Phanenhour



Item 1:  
From LSR  
to LSR-E16-h

Item 2:  
From LSR  
to LSR-E16



1:12,000

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk-Treasurer

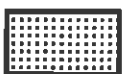
### LEGEND



Limited Service Residential



Extractive Industrial



Stream and Wetland



Rural Marginal



Exception Zone



holding Zone



Item 1: Area affected by this amendment: From LSR to LSR-E16-h



Item 2: Area affected by this amendment: From LSR to LSR-E16



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

**BYLAW NO. 2023-51**

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 November 1, 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 November 1, 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 2023-11-01-XX this 1<sup>st</sup> Day of November, 2023.

\_\_\_\_\_  
**Mayor, Valerie Jahn**

\_\_\_\_\_  
**Clerk-Treasurer, Virginia Phanenhour**