



## Township of Brudenell, Lyndoch and Raglan

February 7, 2024 - Public Meeting - 06:30 PM (Public will be able to attend the Council meeting virtually by teleconference or Zoom Zoom Meeting ID: 541 968 4239 Passcode: 2WY40N Teleconference dial: 1-647-374-4685 Meeting ID: 5)

- 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
  - 📎 Draft Zoning By-Law
  - 📎 Schedule A to Zoning By-Law
- 5 Clerk's Reports 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 2024-04
- 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.*
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**Subject Lands** Part of Lot 9, Concession 9, 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 February 7<sup>th</sup>, 2024 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 refine the boundary of the stream and wetland zone on the property based on fieldwork conducted by Jp2g incorporating the recommended setbacks and mitigation measures outlined in the Environmental Impact Study Report prepared by JP2G and submitted on March 3, 2023;
- 2) To rezone the severed lands in Consent Application File No. B51/23(1) from Extractive Industrial (EM) and Stream and Wetland (SW) to Limited Service Residential – Exception Seventeen – holding (LSR-E17-h). The exception zone is required to implement a 30-metre water setback from the highwater mark of Lorwell Lake, and a 15-metre setback from the Stream & Wetland (SW) Zone. The condition to remove the holding symbol is the completion of an archaeological assessment for the registered archaeological site (BiGi-1) and its 5-metre protective buffer 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.

3) To rezone the severed and retained lands in Consent Applications File Nos. B52/23(2) and B53/23(3), from Extractive Industrial (EM) and Rural Marginal (RM) to Limited Service Residential – Exception Eighteen – holding (LSR-E18-holding). The exception zone will require a 30-metre water setback from the highwater mark of Lorwell Lake. The condition to remove the holding symbol is the completion of an archaeological assessment for the registered archaeological site (BiGi-1) and its 5-metre protective buffer 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.

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.*

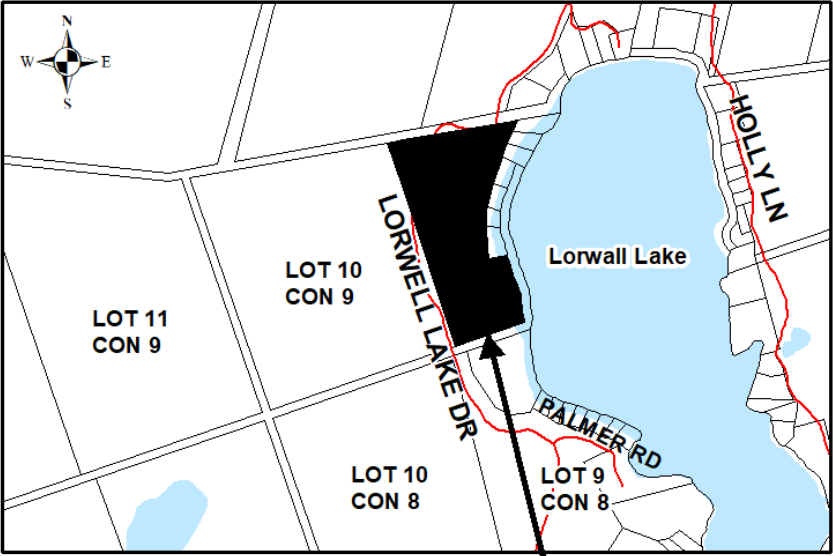
**Note: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 21st day of December, 2023.

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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**



**MUNICIPALITY OF Burdett, Lyndoch & Raglan**  
**APPLICATION FOR OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENT**  
**GUIDELINES**

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

**Application Fees:** Each application must be accompanied by the application fee in the form of a cheque payable to the Township of Burdett, Lyndoch & 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 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 5).

**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 548/06 outlines "prescribed" information for an Official Plan Amendment. The Schedule to Ontario Regulation 543/06 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 Phoenix  
 Municipality: Township of Burdett, Lyndoch & Raglan  
 Address: 42 Burnt Bridge Rd. Box 90 Alder Rapids, SK S7L 1R0  
 Phone: 615-758-2041 Fax: 615-758-2235  
 Office Hours: M-F 9:30AM - 4:00PM

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

*Note: The "\*" identifies prescribed information for Official Plan Amendments outlined in Ontario Regulation 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): Jp2g Consultants Inc.

\*\* Address: 12 International Drive, Pembroke, ON, K8A 6W5

\*\* Phone #: Home: N/A Work: 813-735-2507 Fax: N/A

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: Judy Holly & Yvonne Cybulske

+ Address of Owner: 28 Nolan Road, Kilaos, ON, K0J 2A0 ; 16879 Hwy 60, Wino, ON, K0J 2N0

+ Phone #: Home: 613-757-2730 Work: N/A Fax: N/A

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: Lotwell Lake Drive

Municipality: Brudenell, Lyndoch & Raglan Geographic Twp: Brudenell Corner/lot: 9 Lot: 9

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 and Environmental Protection Area

~~**PART II OFFICIAL PLAN AMENDMENT**~~

~~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 to 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 environment map:  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

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 30 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: \_\_\_\_\_

Legal Affected by the Application: \_\_\_\_\_

Purpose of Application: \_\_\_\_\_

Status of Application: \_\_\_\_\_

Effect of said 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.

PART II 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 and Environmental Protection Area
25. +HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN? The proposed amendment will permit limited service residential uses on the subject lands which are designated Rural in the Official Plan.
26. +IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT? [X] Yes [ ] No
27. +WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND? Extractive Industrial (EM), Rural Marginal (RM) and Stream and Wetland (SW)
28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED: Item 1: To rezone the lands to the west of Lowell Lake Drive on Lots 1 -3 from EM, RM and SW to SW. Item 2: To re-zone Lot 1 from EM, RM and SW (where applicable) to LSR-EX-h. Item 3: To re-zone Lots 2 & 3 and the retained lands from EM, RM and SW (where applicable) to LSR-EX-h
29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? To refine the boundaries of the stream and wetland zone on the severed lands, recognize the limited services available to these lots and the retained lands, implement a 30 metre water setback from the Lake, prohibit development on the western portion of the proposed lots and require a Stage 4 archaeological assessment on the severed and retained lands prior to removal of the holding symbol. A separate exception zone will also be needed for Lot 1 in order to implement a 45-metre setback from the wetland along the southern lot boundary.
30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY? [ ] Yes [X] 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? [X] Yes [ ] No
IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? 10.5 m
32. +DOES THE REQUESTED AMENDMENT ALTER OR IMPLEMENT A NEW SETTLEMENT AREA? [ ] Yes [X] 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 [X] 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 [X] 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: Item 1: 192.5 m; Item 2: 62 m & Depth: Item 1: 36 m; Item 2: 115 m & Area: Item 1: 2.25 ac; Item 2: 1.9 ac & Item 3: 20 m Item 3: 332 m Item 3: 22.8 ac
36. +PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:
[ ] Provincial Highway [ ] Municipal Road Maintained Year-round [ ] Municipal Road Maintained Seasonally
[X] 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 - Woodlands & Field Since: Always / \_\_\_\_\_ years  
 #2 ROW - Lorwell Lake Drive & Judy's Lane 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?**  
 Unknown
41. **+WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?**  
 Limited Service Residential uses
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 (On severed and retained lands in the future)
Type of building or structure	Well on Lot 3	Dwelling, Well and Septic
Setback from the front lot line	>7.5 m	>7.5 m
Setback from the rear lot line	>7.5 m	>7.5 m
Setback from the side lot lines	>3 m	>3 m
Height (in meters)	<10.5 m	<10.5 m
Dimensions or floor area	>Unknown	TBD
Date constructed, if known		

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

**WATER**

- Publicly owned and operated piped water system  
 Privately owned and operated individual well  
 Privately owned and operated communal well  
 Lake or other water body  
 Other means: \_\_\_\_\_

**SEWAGE**

- Publicly owned and operated piped sanitary sewage system  
 Privately owned and operated communal septic system  
 Privately owned and operated individual septic system  
 Privy  
 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 4000 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.: B51/23(1) to B53/23(3) \_\_\_\_\_ Status: decisions granted, conditions are being fulfilled

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:**  
 N/A

**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 location 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**

61. 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.):

Supporting information is 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) Judy Holly & Yvonne Cybulskie of the \_\_\_\_\_ Township  
of Brudenell, Lyndoch & Raglan in the County of Renfrew do hereby authorize  
Jp2g Consultants Inc. to act as my (our) agent in this application.

Judy Holly & Yvonne Cybulskie Signatures of Owner(s) Nov. 3, 2023 Date

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

I (we), Bryana Kenny (Jp2g) of the Township  
of Laurentian Valley in the County of Renfrew solemnly declare that  
all of the information required under Ontario Regulation 545/06 and/or Ontario Regulation 543/06, 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  
County of Renfrew this 15 day of November 2023

Bryana Kenny  
Signature of Owner or Authorized Agent

Nov. 15, 23  
Date

Brian Whitehead  
Signature of Commissioner

November 15, 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.-

November 22, 2023  
Date

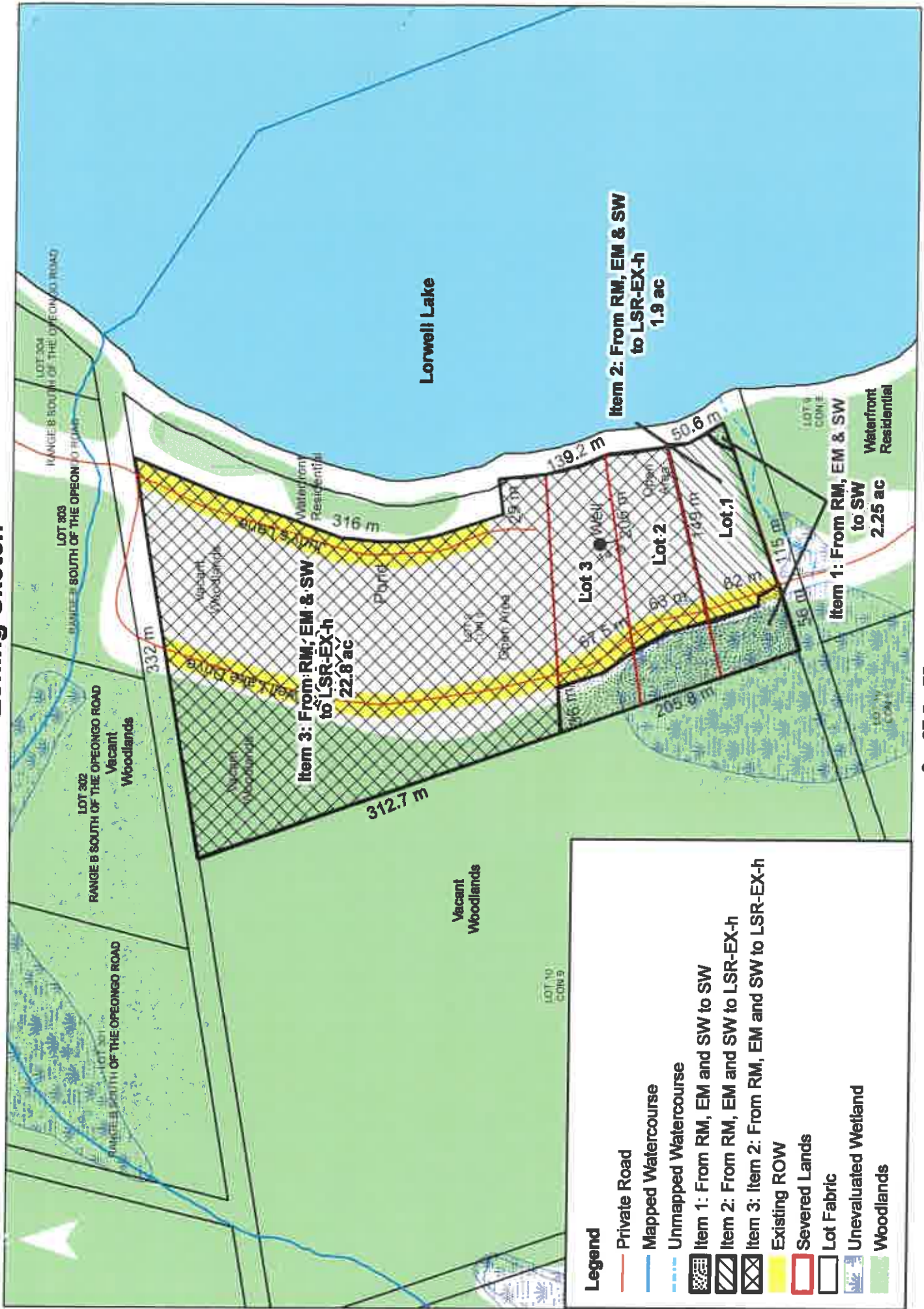
RECEIVED BY THE MUNICIPALITY:

Tommy Thompson  
Signature of Municipal Employee

Job # 4719-019-010-08600



# Zoning Sketch



**Legend**

- Private Road
- Mapped Watercourse
- Unmapped Watercourse
- ▨ Item 1: From RM, EM and SW to SW
- ▧ Item 2: From RM, EM and SW to LSR-EX-h
- ▩ Item 3: From RM, EM and SW to LSR-EX-h
- Existing ROW
- Severed Lands
- Lot Fabric
- Unevaluated Wetland
- Woodlands



Jp2g No. 22-7017A

November 15, 2023

Virginia Phanenhour  
Township of Brudenell, Lyndoch and Raglan  
42 Burnt Bridge Road  
P.O. Box 40  
Palmer Rapids, Ontario, K0J 2E0  
(613) 758-2061

Attn Virginia Phanenhour, Clerk Treasurer  
[clerk-treasurer@blrtownship.ca](mailto:clerk-treasurer@blrtownship.ca)

**Re Application for Zoning By-law Amendment – Holly & Cybulskie  
Part Lot 9, Concession 9, Geographic Township of Brudenell,  
Now in the Township of Brudenell, Lyndoch and Raglan. File No. 21-7015A.**

Dear Virginia,

Please accept this letter and the enclosed information as an application for Zoning By-law Amendment for the subject lands located within Part Lot 9, Concession 9, in the Geographic Township of Brudenell. Enclosed is a copy of the following in support of this application:

- One (1) original and two (2) copies of an application for zoning by-law amendment, signed and sworn, including authorizations; and
- Three (3) copies (8.5" x 11") of a Zoning Sketch.

Please also find enclosed a cheque in the amount of \$350.00 to cover the zoning by-law amendment application fee.

The following supporting information is also available upon request:

- Cover Letter for Consent Applications with Planning Justification, dated March 10, 2023, prepared by Jp2g Consultants Inc.;
- Scoped EIS, dated March 3, 2023, prepared by Jp2g Consultants Inc.;
- Stage 1 & 2 Archaeological Assessment, prepared by Cameron Heritage Consulting Incorporated and Kinickinick Heritage Consulting, dated August 21, 2021;
- Supplemental Documentation, prepared by Cameron Heritage Consulting Incorporated and Kinickinick Heritage Consulting, dated August 21, 2021;
- Stage 3 Archaeological Assessment (BiGi-1), prepared by Cameron Heritage Consulting Incorporated and Kinickinick Heritage Consulting, dated June 22, 2023; and
- Supplemental Documentation for the Stage 3 Archaeological Assessment, prepared by Cameron Heritage Consulting Incorporated and Kinickinick Heritage Consulting, dated June 22, 2023.

This application for zoning by-law amendment is being submitted in fulfillment of Condition No. 2 of application for consent (B51/23(1) to B53/23(3)) which states that:



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**Pembroke**  
12 International Dr.  
Pembroke, ON, K8A 6W5  
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[Pembroke@jp2g.com](mailto:Pembroke@jp2g.com)

**Arnprior**  
16 Edwards St. S., #53B  
Arnprior, ON, K7S 3W4  
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- “2. That a zoning by-law amendment be finalized that:
- a) Refine the boundaries of the stream and wetland zone on the proposed lots based on fieldwork conducted by Jp2g Consultants Inc. (Jp2g) incorporating the recommended setbacks and mitigation measures outlined in the Environmental Impact Study Report prepared by Jp2g and submitted on March 3, 2023;
  - b) Rezone the lands to be severed from Extractive Industrial (EM), Rural Marginal (RM) and Stream and Wetland (SW) (where applicable) to a Limited Service Residential Exception X – holding zone (LSR-EX-h). The exception zone would require a 30 metre water setback from the highwater mark of Lorwell Lake as well as a 15 metre setback from the wetland boundary containing the unmapped watercourse to the south of the proposed lots, on Lot 1 as identified on the application severance sketch. No development will be permitted on the western portion of the proposed lots. The condition to the removal of the holding symbol will be to complete a Stage 4 archaeological assessment for the building area as well as a suitable buffer area on each lot; and
  - c) Rezone the retained lands from Extractive Industrial (EM) and Rural Marginal (RM) to another Limited Service Residential Exception X – holding zone (LSR-EX-h) which would require a 30 metre water setback from the highwater mark of Lorwell Lake. The condition to the removal of the holding symbol will be to complete a Stage 4 archaeological assessment for the building area as well as a suitable buffer area on the retained lands.”

The purpose of this application for zoning by-law amendment is to: refine the boundaries of the stream and wetland zone on the severed lands, recognize the limited services available to these lots and the retained lands, implement a 30 metre water setback from the Lake, prohibit development on the western portion of the proposed lots and require a Stage 4 archaeological assessment on the severed and retained lands prior to removal of the holding symbol. A separate exception zone will also be needed for Lot 1 in order to implement a 15 metre setback from the wetland along the southern lot boundary.

The effect of this application for zoning by-law amendment is described as follows:

- Item 1: Rezone the lands to the west of Lorwell Lake Drive on Lots 1-3 from Extractive Industrial (EM), Rural Marginal (RM) and Stream and Wetland (SW) zone to Stream and Wetland (SW).
- Item 2: Rezone Lot 1 from an Extractive Industrial (EM), Rural Marginal (RM) and Stream and Wetland (SW) (where applicable) zone to a Limited Service Residential – Exception-holding (LSR-EX-holding) zone with special provisions requiring a 30 metre water setback from the highwater mark of the Lake and a 15 metre water setback from the wetland boundary containing the unmapped watercourse to the south of the proposed lot; and
- Item 3: Rezone Lots 2 & 3 and the retained Lands from an Extractive Industrial (EM), Rural Marginal (RM) and Stream and Wetland (SW) (where applicable) zone to another Limited Service Residential – Exception - holding (LSR-EX-holding) zone with a special provision to require a minimum water setback of 30 metres from the highwater mark of the Lake.

For Items 2 & 3, the condition to the removal of the holding symbol will be to complete a Stage 4 archaeological assessment for the building areas as well as a suitable buffer area on each of the severed and retained lots.

Should you have any questions or require clarification in respect to any aspect of this application, please do not hesitate to contact us.



Yours truly,

**Jp2g Consultants Inc.**

**Prepared By:**

A handwritten signature in black ink that reads 'Bryana Kenny'.

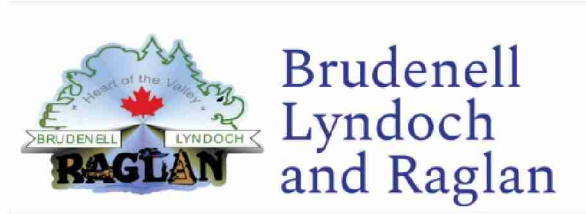
Bryana Kenny, B.Sc. (Hons.)  
Biologist | Planner

**Reviewed By:**

A handwritten signature in black ink that reads 'Brian Whitehead'.

Brian Whitehead, MA, MCIP, RPP  
Principal | Planning Services

cc Yvonne Cybulskie



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

1. **FILE NO.:** ZB2319.4
  
2. **APPLICANT:** Jp2g Consultants Inc.  
Owners: Judy Holly & Yvonne Cybulskie
  
3. **MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan  
(geographic Township of Brudenell)
  
4. **LOCATION:** Part of Lot 9, Concession 9  
Lorwell Lake Lane

### SUBJECT LANDS

- |  |  |
|--|--|
| 5. COUNTY OF RENFREW<br>OFFICIAL PLAN<br>Land Use Designation(s):      | Rural  |
| 6. TWP OF BRUDENELL &<br>LYNDOCH BY-LAW (#87-<br>08) Zone Category(s): | Rural Marginal (RM)<br>Stream & Wetland (SW)<br>Extractive Industrial (EM) |

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

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

1) To refine the boundary of the stream and wetland zone on the property based on fieldwork conducted by Jp2g incorporating the recommended setbacks and mitigation measures outlined in the Environmental Impact Study Report prepared by JP2G and submitted on March 3, 2023;

2) To rezone the severed lands in Consent Application File No. B51/23(1) from Extractive Industrial (EM) and Stream and Wetland (SW) to Limited Service Residential – Exception Seventeen – holding (LSR-E17-h). The exception zone is required to implement a 30 metre water setback from the highwater mark of Lorwell Lake, and a 15 metre setback from the Stream & Wetland (SW) Zone. The condition to remove the holding symbol is the completion of an archaeological assessment for the registered archaeological site (BiGi-1) and its 5 metre protective buffer 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.

3) To rezone the severed and retained lands in Consent Applications File Nos. B52/23(2) and B53/23(3), from Extractive Industrial (EM) and Rural Marginal (RM) to Limited Service Residential – Exception Eighteen – holding (LSR-E18-holding). The exception zone will require a 30 metre water setback from the highwater mark of Lorwell Lake. The condition to remove the holding symbol is the completion of an archaeological assessment for the registered archaeological site (BiGi-1) and its 5 metre protective buffer 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.

## 8. **SITE CHARACTERISTICS**

The subject lands are vacant and are 10.9 hectares in area and have road frontage on Lorwell Lake Drive and water frontage on Lorwell Lake. The owner is in the process of creating three (3) waterfront residential lots. The proposed lots would be approximately 1.1, 1.2 and 1.2 hectares in area with approximately 62, 63 and 67.5 metres of road frontage along Lorwell Lake Drive and 50.6 metres each of water frontage on Lorwell Lake.

The retained property would be approximately 7.4 hectares with approximately 500 metres of road frontage on Lorwell Lake Drive and 316 metres of road frontage on Judy's Lane. The retained lands will also have approximately 38 metres of water frontage on Lorwell Lake.

## 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;*

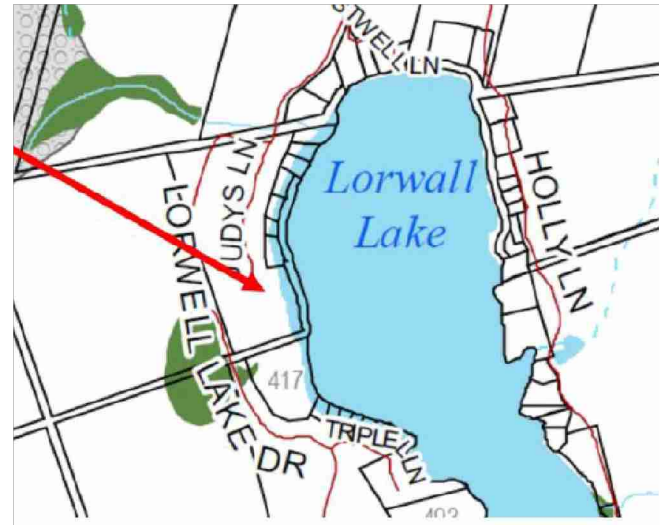
Section 2.6.2 states *development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

**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)).

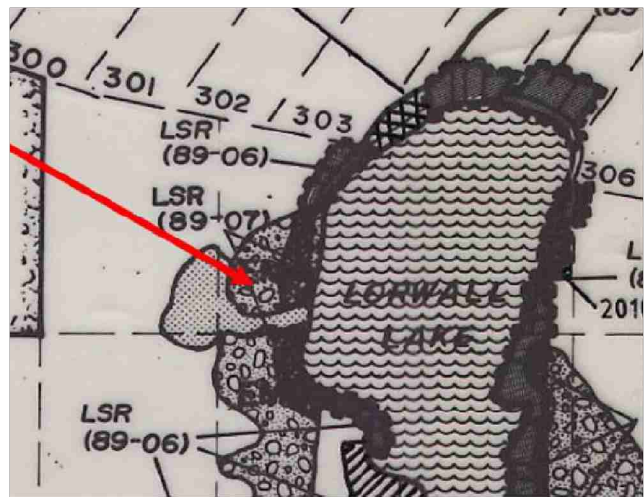


Section 2.2(11)(b) states that generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body.

**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.



The Rural Marginal (RM) Zone permits single detached dwelling and a two-unit

dwelling. Non-residential uses include but not limited to farms, including forestry, hunt club, and private club.

For all permitted uses, with the exception of farms, the minimum lot area in the RM zone is 2025 square metres, and the minimum lot frontage requirement is 30.5 metres.

The only residential use permitted in the Extractive Industrial (EM) Zone is a single detached dwelling on an existing lot of record as of the date of passing of this by-law. Non-residential uses include aggregate screening operations, concrete batching plants, and crushing plants. Gravel pit and stone quarry are other permitted establishments.

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 Scoped Environmental Impact Study (EIS), a Stage 1&2 Archaeological Assessment, and a Stage 3 Archaeological Assessment were submitted in support of the concurrent consent applications.

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

A Scoped Environmental Impact Study, completed by Muncaster Environmental Planning and Jp2g Consultants Inc., dated March 3, 2023, was submitted in support of the application.

The report addresses the Fish Habitat policies and the Water Setback and Protection of Shoreline Integrity policies of the County Official Plan. The report states that no development or site alteration is proposed within the fish habitat in Lorwell Lake, or the potential fish habitat in the unmapped watercourse and associated wetlands on/adjacent to the proposed lots as a result of the proposed development, provided the mitigation measures in the report are properly implemented.

The report states that the recommended setbacks from other surface water features on the proposed lots include a 15 metre setback from the wetland along the southern lot line of Lot 1, which contains the associated unmapped watercourse. A setback from the larger wetland on the western portion of the proposed lots is not recommended, given that this wetland is already separated from the waterfront (developable) portion of the lots by Lorwell Lake Drive. No development is to occur on the western portion of the proposed lots on the west side of Lorwell Lake Drive.

The report also states that to ensure that the water quality of Lorwell Lake is not adversely affected by any future development activities on the lands to be severed, open areas within the 30 metre setback from the Lake on each lot

could be planted with native trees and shrubs and are to be maintained substantially in a natural vegetated state, with the exception of a meandering pathway constructed of permeable surface materials 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. An amenity area along the shoreline of each lot is also permitted and should be constructed of permeable surface materials as well. The existing 15 metre wide buffer area from the unmapped watercourse and associated wetland along the southern lot line of Lot 1 is to also be maintained substantially in a natural vegetated state.

The report recommended that to ensure the water quality and fish habitat (fish spawning area) in Lorwell Lake, as well as the potential fish habitat in the unmapped watercourse and associated wetland are not adversely affected by any development activities on the lands to be severed, the following recommendations should be implemented:

1. Future development on the lots is to occur on the eastern portion of the proposed lots (to the east of Lorwell Lake Drive).
2. A 30 metre wide buffer area from the normal highwater mark of Lorwell Lake and a 15 metre wide buffer area from the wetland boundary containing the unmapped watercourse along the southern lot line of Lot 1 shall be maintained in a natural vegetated state, with the exception of a meandering pathway constructed of permeable surface materials leading to the Lake on each lot as well as the removal of dead or diseased trees. An amenity area along the shoreline of each lot is also permitted and should also be constructed of permeable surface materials.
3. The existing open lands within the 30 metre water setback from the Lake on each lot could be planted with native trees and shrubs and should be maintained substantially in a natural vegetated state.
4. Vegetation on the remainder of the lots outside of the recommended setbacks should also remain in a natural state as much as possible, except for the clearing of portions of the property to allow for the construction of structures and associated access requirements.
5. 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 to a grassed area.
6. 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.
7. 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.
8. 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.

9. Permits for docks, if required, are to be obtained.

The report concluded that provided the mitigation measures are properly implemented, there will be no negative impacts as a result of the proposed development on the water quality and fish habitat (fish spawning area) within Lorwell Lake, or the potential fish habitat within the unmapped watercourse and associated wetland.

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

A Stage 1 & 2 Archaeological Assessment, completed by Cameron Heritage Consulting Inc. and Kinickinick Heritage Consulting, dated August 21, 2021, was submitted in support of the application.

The Stage 1 & 2 archaeological assessment included consultation with local heritage organizations or local reference books, land grant and title records, reviews of aerial imagery, national topographic maps, physiographic maps, and early maps of the area. In addition, information regarding known archaeological sites and previous archaeological work in the vicinity was reviewed.

The Fieldwork was completed between June 1 and July 6, 2021. The entire AAA was inspected and a systematic test pit survey was conducted in all areas with archaeological potential. A total of 348 definitive pre-contact artifacts were recovered. Further archaeological assessment (Stage 3) is recommended with Stage 4 being likely.

### **Stage 3 Archaeological Assessment (BiGi-1)**

A Stage 3 Archaeological Assessment, completed by Cameron Heritage Consulting Inc. and Kinickinick Heritage Consulting, dated June 22, 2023, was submitted in support of the application.

The Stage 3 archaeological assessment included consultation with local heritage organizations or local reference books, land grant and title records, reviews of aerial imagery, national topographic maps, physiographic maps, and early maps of the area. In addition, information regarding known archaeological sites and previous archaeological work in the vicinity was reviewed.

The Stage 3 assessment was conducted between May 17 and August 29, 2022 and consisted of the excavation strategy for large multi or single component lithic scatters where 1 m<sup>2</sup> test units were excavated in a 10-metre grid across the site. Test unit excavations resulted in the excavation of 225 1 m<sup>2</sup> excavation units, and the recovery of 2,511 pre-contact artifacts (of which three were surface finds) and two historic artifacts. The artifacts recovered were similar to those found in the test pits and intensification units of the Stage 2 assessment. No diagnostic artifacts were recovered during the Stage 3 test excavation, and therefore no specific date range can be determined beyond that this site is a Pre-Contact archaeological site due to absence of historic materials. No Woodland pottery was recovered indicating the likelihood that the site pre-dates the Woodland period. Given that the site is in a glacio-fluvial



deposit on a modern shoreline, the site dates to at most 8,900 BP when the deposit was mostly likely created when glacial lakes drained through the region (Ridgeway and Bell 2017:8) to at least 4700 BP when hydrological conditions settled into modern patterns. Therefore, the site is likely middle to late Archaic.

Artifacts were recovered throughout the soil profile, and not limited to 5 cm into subsoil, in places recovered up to 150 cm db. Stratigraphy was intact indicating that the artifacts may have been deposited over time as the landform developed, which may indicate an earlier date for the site.

The background study, field visit, results of Stage 2 fieldwork, and results of Stage 3 fieldwork of BiGi-1 form the basis for the following recommendation:

- BiGi-1 retains CHVI due to the large concentration of artifacts.
- For the purposes of the severance there is no further archaeological work recommended.
- A development holding zone be placed on the lots to prohibit any development until appropriate measures developed in consultation with the Algonquins of Ontario, and the Ministry of Culture are addressed.
- If, in the future, there is any soil disturbing development (i.e., roads, buildings) on the parcels within BiGi-1, then a stage 4 archaeological assessment of the footprint and any ancillary development areas (such as access and laydown areas etc.) and a 5 m buffer by a licensed archaeologist is likely to be necessary pending consultation and engagement with the Algonquins of Ontario.

### 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. B51/23(1), B52/23(2) and B53/23(3). The proposed lots are currently zoned Extractive Industrial (EM), Rural Marginal (RM) and Stream and Wetland (SW). The severed lands are proposed to be zoned Limited Service Residential (LSR) to reflect that access is by a private road. The severed and retained lands meet the requirements for lot frontage and lot area in the LSR zone.

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) from the normal high water mark of a water body. The zoning by-law amendment is required to rezone the severed and retained lands to an exception zone to implement a 30 metre water setback from the highwater mark of Lorwell Lake. The exception zone for proposed lot one (severed lands in B51/23(1)) will also include a 15 metre setback from the wetland boundary containing the unmapped watercourse (the Stream and Wetland (SW) Zone).

## **ZB2319.4**

The severed and retained lands are within 300 metres of a major water body which is considered to have archaeological potential. A Stage 1 and 2 Archaeological Assessment, and a Stage 3 Archaeological Assessment were submitted with the severance applications. As a result of the studies, the zoning by-law amendment is required to place the severed and retained lands in a holding zone. The holding zone can be removed upon the completion of an archaeological assessment for the registered archaeological site (BiGi-1) and its 5 metre protective buffer 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.

The zoning by-law amendment will also refine the boundary of the stream and wetland lands on the property based on fieldwork conducted by J2pg Consultants Inc. incorporating the recommended setbacks and mitigation measures outlines in the Environmental Impact Study prepared by Jp2g Consultants.

The zoning by-law amendment is required as a condition of consent for Consent Applications B51/23(1), B52/23(2) and B53/23(3) to:

1) To refine the boundary of the stream and wetland zone on the property based on fieldwork conducted by Jp2g incorporating the recommended setbacks and mitigation measures outlined in the Environmental Impact Study Report prepared by JP2G and submitted on March 3, 2023;

2) To rezone the severed lands in Consent Application File No. B51/23(1) from Extractive Industrial (EM) and Stream and Wetland (SW) to Limited Service Residential – Exception Seventeen – holding (LSR-E17-h). The exception zone is required to implement a 30 metre water setback from the highwater mark of Lorwell Lake, and a 15 metre setback from the Stream & Wetland (SW) Zone. The condition to remove the holding symbol is the completion of an archaeological assessment for the registered archaeological site (BiGi-1) and its 5 metre protective buffer 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.

3) To rezone the severed and retained lands in Consent Applications File Nos. B52/23(2) and B53/23(3), from Extractive Industrial (EM) and Rural Marginal (RM) to Limited Service Residential – Exception Eighteen – holding (LSR-E18-holding). The exception zone will require a 30 metre water setback from the highwater mark of Lorwell Lake. The condition to remove the holding symbol is the completion of an archaeological assessment for the registered archaeological site (BiGi-1) and its 5 metre protective buffer 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.

### **15. RECOMMENDATIONS:**

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

Date: December 21, 2023

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

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

BY-LAW NUMBER 2024-XX

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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 subsections to Section 7.0 Limited Service Residential (LSR) Zone, immediately following subsection 7.3(o):

“(p) Limited Service Residential – Exception Seventeen (LSR-E17) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E17 Zone, within Part of Lot 9, Concession 9, in the geographic Township of Brudenell, the following provisions shall apply:

- i) Water Setback (minimum) 30 metres
- ii) Setback to Stream and Wetland (SW) Zone 15 metres

(q) Limited Service Residential – Exception Eighteen (LSR-E18) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E18 Zone, within Part of Lot 9, Concession 9, in the geographic Township of Brudenell, the following provision shall apply:

- i) Water Setback (minimum) 30 metres”

(b) By adding the following section to Section 7.0 Limited Service Residential (LSR) Zone, immediately following 7.4(a):

“7.4 Holding Zones

(b) Limited Service Residential–Exception Seventeen-holding (LSR-E17-h)

a) Until such time as the holding (h) symbol is lifted from the lands described as Part of Lot 9, Concession 9, in the geographic Township of Brudenell and delineated as Limited Service Residential-Exception Seventeen-holding (LSR-E17-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

- Passive recreation uses
- No buildings, structures, or other uses, other than existing structures and recreational vehicles used on a temporary basis without any soil disturbance, shall be permitted.
- Open Space

ii) Conditions for removal of Holding (h) Symbol

- a) An archaeological assessment for registered archaeological site (BiGi-1) and its 5 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.

(c) Limited Service Residential-Exception Eighteen-holding (LSR-E18-h)

a) Until such time as the holding (h) symbol is lifted from the lands described as Part of Lot 9, Concession 9, in the geographic Township of Brudenell and delineated as Limited Service Residential-Exception Eighteen-holding (LSR-E18-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

- Passive recreation uses
- No buildings, structures, or other uses, other than existing structures and recreational vehicles used on a temporary basis without any soil disturbance, shall be permitted.
- Open Space

ii) Conditions for removal of Holding (h) Symbol

- a) An archaeological assessment for registered archaeological site (BiGi-1) and its 5 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.”

- (c) Schedule “B” is amended by rezoning those lands described above, from Extractive Industrial (EM) to Stream and Wetland (SW), from Extractive Industrial (EM) and Stream and Wetland (SW) to Limited Service Residential – Exception Seventeen – holding (LSR-E17-h), and from Rural Marginal (RM), Extractive Industrial (EM) and Stream & Wetland (SW) to Limited Service Residential – Exception Eighteen-holding (LSR-E18-h), as shown as Items 1, 2 & 3 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 2024-02-07-XX this 7th Day of February, 2024.

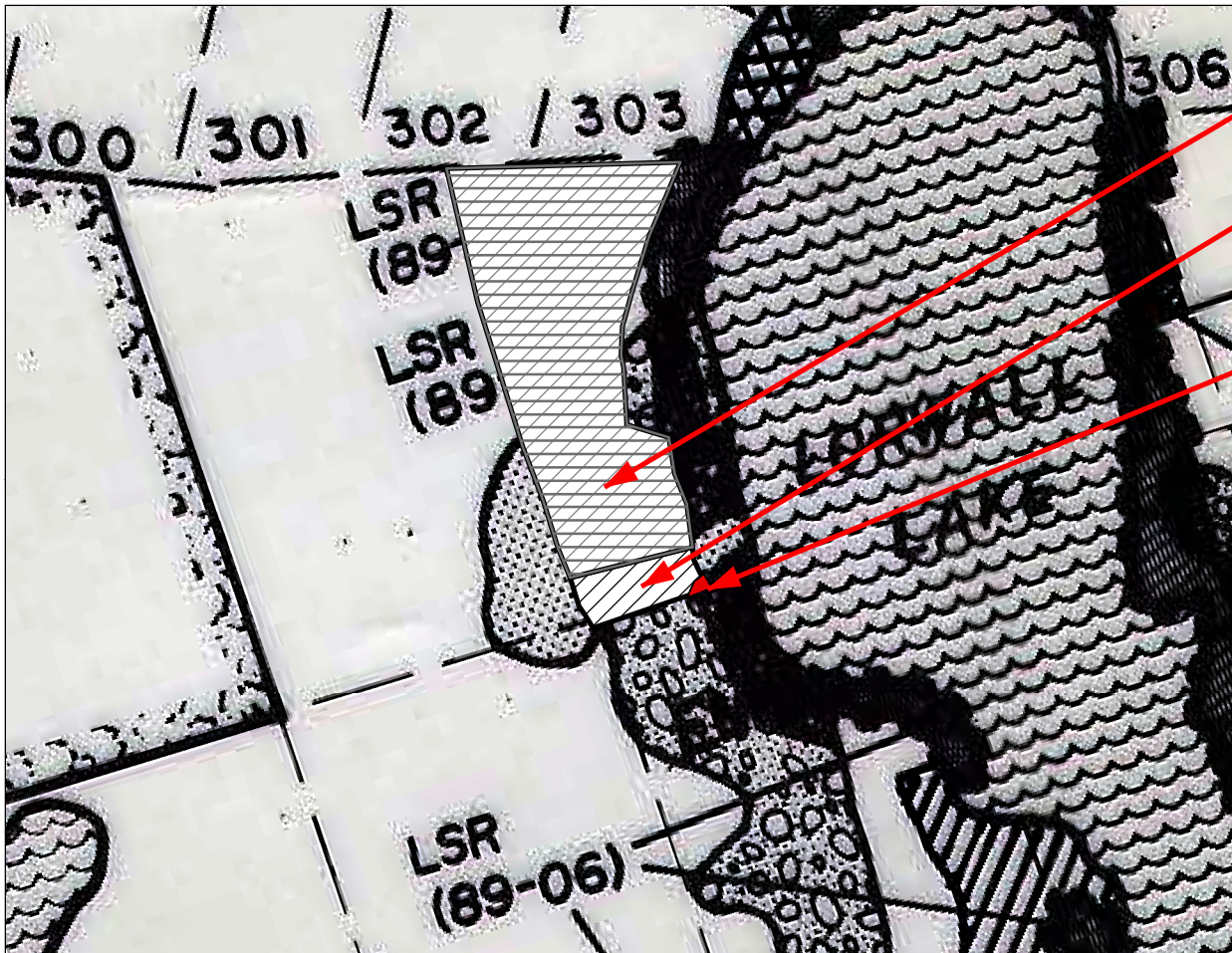
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MAYOR, Valerie Jahn

CORPORATE  
SEAL OF  
MUNICIPALITY

---

CLERK-TRREASURER, Virginia Phanenhour



Item 3:  
From EM, SW  
& RM  
to LSR-E18-h

Item 2:  
From EM & SW  
to LSR-E17-h

Item 1:  
From EM  
to SW



1:8,498

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

\_\_\_\_\_  
Reeve

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

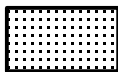
### LEGEND



Limited Service Residential



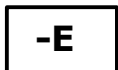
Extractive Industrial



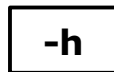
Stream and Wetland



Rural Marginal



Exception Zone



holding Zone



Item 1: Area affected by this amendment: From EM to SW



Item 2: Area affected by this amendment: From EM & SW to LSR-E17-h



Item 3: Area affected by this amendment: From RM, EM & SW to LSR-E18-h

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

**BYLAW NO. 2024-04**

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 February 7, 2024.

**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 February 7, 2024, 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 2024-02-07-PM-XX this 7<sup>th</sup> Day of February, 2024.

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**Mayor, Valerie Jahn**

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**Clerk-Treasurer, Virginia Phanenhour**