



Township of Brudenell, Lyndoch and Raglan

February 5, 2025 - Public Meeting - 06:30 PM (Public can attend virtually by Zoom for Teleconference. Zoom Meeting ID: 541 968 4239 Passcode: 2WY40N
Teleconference dial: 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
 - 📎 Notification of Application and Public Meeting B134/23(1)
 - 📎 Application B134/23(1)
 - 📎 County of Renfrew - Report to Council - B134/23(1)
 - 📎 Draft Zoning By-Law - B134/23(1)
 - 📎 Schedule A to By-Law - B134/23(1)
 - 📎 Notification of Application and Public Meeting B135/23(2) & B136/23(3)
 - 📎 Application B135/23(2) & B136/23(3)
 - 📎 County of Renfrew - Report to Council - B135/23(2) & B136/23(3)
 - 📎 Draft Zoning By-Law - B135/23(2) & B136/23(3)
 - 📎 Schedule A to By-Law - B135/23(2) & B136/23(3)
- 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 2025-07
- 11 Adjournment



TOWNSHIP OF BRUDENELL, LYNDOCH AND RAGLAN

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

TOWNSHIP OF BRUDENELL, LYNDOCH & RAGLAN

NOTICE OF APPLICATION AND PUBLIC MEETING

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

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

Subject Lands Part of Lots 26, 27, 28, & 29, Concession 15 & 16, 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 February 5th, 2025 at 6:30 p.m. at the municipal office of the Township of Brudenell, Lyndoch and Raglan.

Proposed Zoning By-law Amendment

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

- 1) Rezone the severed parcel in Consent Application File No. B134/23(1) from Rural Marginal (RM) to Rural Marginal – Exception Twenty Three (RM-E23) to reduce the minimum lot frontage requirement from 30.5 metres to 19 metres, and
- 2) Rezone the retained parcel in Consent Application File Nos. B134/23(1), B135/23(2) and B136/23(3) from Rural Marginal (RM) to Rural Marginal – Exception Twenty Four (RM-E24) to reduce the minimum lot frontage requirement from 30.5 metres to 25 metres.

All other provisions of the By-law shall apply.

The zoning by-law amendment is required as a condition of consent for Application File Nos. B134/23(1), B135/23(2) and B136/23(3).

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.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

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 13th day of January, 2025.

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



Location of Amendment

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
NOTICE TO PUBLIC BODIES

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

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 February 3rd, 2025. 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 13th day of January, 2025.

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

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

BY-LAW NUMBER _____

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

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

1. THAT By-law Number 87-08, as amended, be and the same is hereby further amended as follows:
 - (a) By adding the following subsection to Section 13.0 Rural Marginal (RM) Zone, immediately following subsection 13.3(v):
 - “(w) Rural Marginal – Exception Twenty Three (RM-E23) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E23 Zone, within Part of Lot 26, Concession 16, in the geographic Township of Lyndoch, the following provision shall apply:
 - i) Lot Frontage (minimum) 19 metres
 - (x) Rural Marginal – Exception Twenty Four (RM-E24) Zone

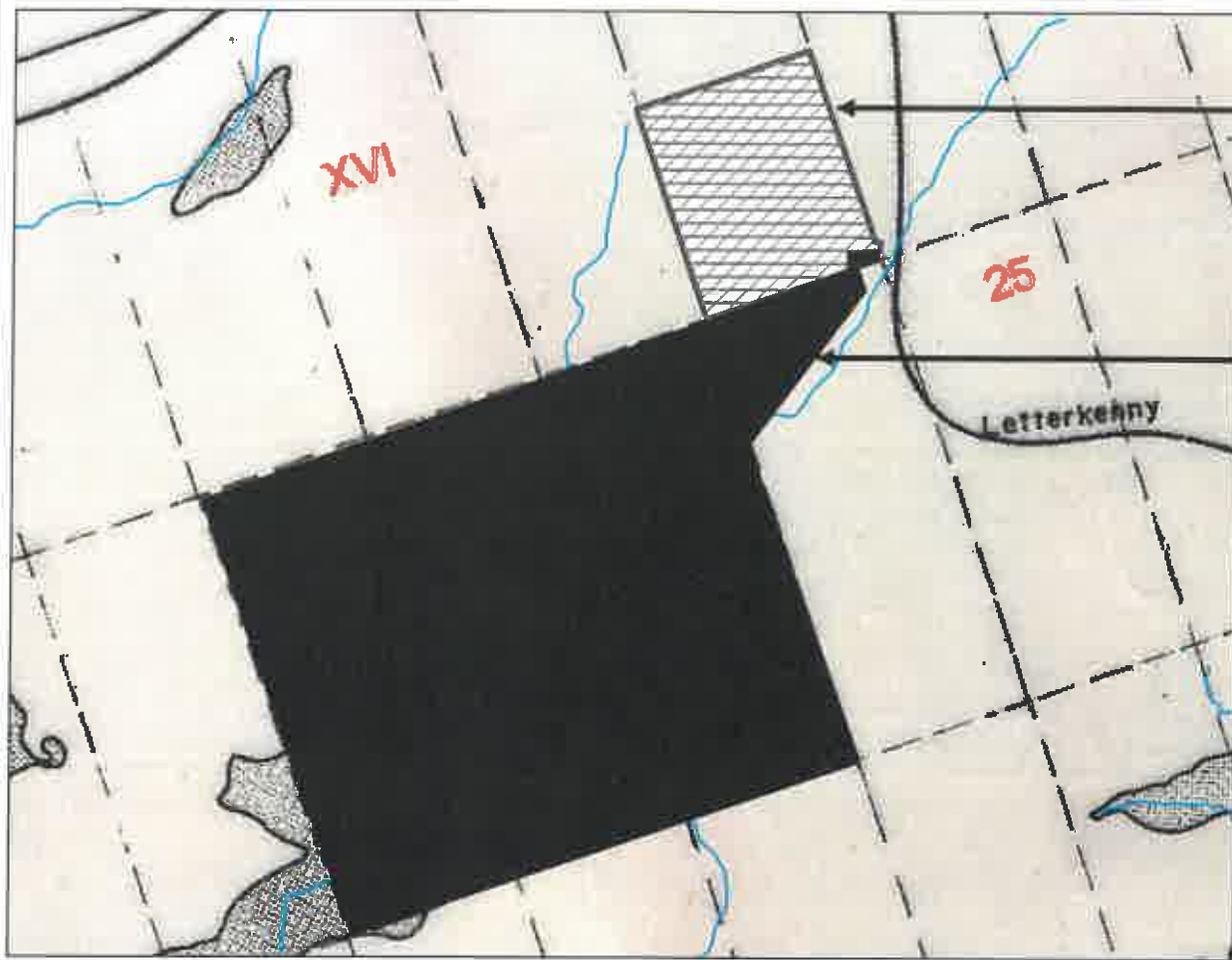
Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E24 Zone, within Part of Lots 26, 27, 28 & 29, Concession 15, in the geographic Township of Lyndoch, the following provision shall apply:
 - i) Lot Frontage (minimum) 25 metres.”
 - (b) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Rural Marginal – Exception Twenty Three (RM-E23) and Rural Marginal – Exception Twenty Four (RM-E24), 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 2025-02-05-XX this 5th Day of February, 2025.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour



**Item 1:
From RM
to RM-E23**

**Item 2:
From RM
to RM-E24**



1:17,000

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

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

 Mayor


 Clerk-Treasurer


LEGEND

RM Rural Marginal

- E Exception Zone

 Stream & Wetland

 Item 1: Area affected by
this Amendment
from RM to RM-E23

 Item 2: Area affected by
this Amendment
from RM to RM-E24

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

Introduction:	The submission of an application to the Municipality to amend the Official Plan or Zoning By-law is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council. The purpose of these Guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law. Should you require clarification on any matter covered by this application form, please contact the Municipal Office at the address at the bottom of this page. For a complete reference to the Official Plan and Zoning By-law process, please consult the Planning Act.
Application Fees:	Each application must be accompanied by the application fee in the form of a cheque payable to the <u>Township of B.L.R.</u> . 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: \$ <u>350.00</u> Zoning By-law Amendment \$ _____ Official Plan Amendment
Copies:	<u>2</u> 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: <u>Virginia Phanenhour</u> Municipality: <u>Township of Brudenell, Lyndoch, and Raglan</u> Address: <u>42 Burnt Bridge Road, Box 40, Palmer Rapids, ON, K0J 2E0</u> Phone: <u>613-758-2061</u> Fax: <u>613-758-2235</u> Office Hours: <u>M-F 8:30 am - 4pm</u>

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

Note: The "R" identifies prescribed information for Official Plan Amendments outlined in Ontario Regulations 543/06; the "+" identifies prescribed information for Zoning By-law Amendments outlined in Ontario Regulation 545/06. Until Council has received the prescribed information and material, Council may refuse to accept or further consider this application.

PART I GENERAL INFORMATION

1. TYPE OF AMENDMENT

Official Plan [] Zoning By-law [X] Both []

2. APPLICANT/OWNER INFORMATION

a) ++ Applicant's Name(s): Mervin and Michelle Merkowsky
++ Address: 11802 Opeongo Road, Barry's Bay, ON, K0J 1B0
++ Phone #: Home: 613 756-7337 Work: () Fax: ()

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

c) If the applicant is an agent authorized by the owner, please complete the following:
+ Name of Owner: N/A
+ Address of Owner: _____
+ Phone #: Home: () Work: () Fax: ()

d) To whom should correspondence be sent? [X] 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: _____ Address: _____
Name: _____ Address: _____

3. ++PROVIDE A DESCRIPTION OF THE SUBJECT LAND

Street Address: _____
Municipality: Township of B. L. R Geographic Twp: Lyndoch Concession: 16 Lot: Part of 26, 27-29
Registered Plan No.: _____ Block or Lot No(s). in the Plan: _____
Reference Plan No.: 49R-20816 Part No(s): 3 and 5 and 6

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

Rural and Mineral Aggregate

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

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

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

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

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

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

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

10. *SECTION NUMBER(S) OF POLICY TO BE CHANGED, REPLACED OR DELETED: _____
11. *PURPOSE OF THE PROPOSED AMENDMENT, IF A POLICY IS TO BE CHANGED, REPLACED, DELETED OR ADDED: _____
12. *DENIGNATION 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 120 METRES OF THE SUBJECT LAND?
- | | | |
|-------------------------|------------------------------|-----------------------------|
| Official Plan Amendment | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Zoning By-law Amendment | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Minor Variance | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Plan of Subdivision | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Consent (Severance) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Site Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Minister's Zoning Order | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
21. *IF THE ANSWER TO QUESTION 20 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION, IF KNOWN:
- File No. of Application: _____
- Name of Approval Authority: _____
- Lands Affected by the Application: _____
- Purpose of Application: _____
- Status of Application: _____
- Effect of that Application on the proposed Plan Amendment: _____
22. *PLEASE ATTACH THE TEXT OF THE PROPOSED AMENDMENT ON A SEPARATE PAGE, IF A POLICY IS BEING CHANGED, REPLACED, DELETED OR ADDED.

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

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

24. +WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?
Rural and Mineral Aggregate
25. +HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?
The Rural Marginal Exception Zone will permit uses permitted in the Rural designation while recognizing insufficient lot frontage and an Aggregate Impact Assessment has been conducted noting limited potential for extraction.
26. +IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?
 Yes No
27. +WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND? Rural Marginal (RM)
28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED:
The Rural Marginal Exception Zone will permit uses in the Rural Marginal Zone while recognizing insufficient lot frontage. The Streams and Wetlands Zone will not change.
29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED?
Rezoning is requested as a condition of Provisional Consent File No. B134/23(1) and the retained lands (which are retained lands as a result of Provisional Consent Files Nos. B134/23(1), B135/23(2), and B136/23(3)) to recognize deficient lot frontage
30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY? Yes No
IF YES, WHAT ARE THE DENSITY REQUIREMENTS? No more than a single detached dwelling or a two family dwelling shall be erected on a lot (Section 13.2 f) of Zoning Bylaw).
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:

33. +DOES THE REQUESTED AMENDMENT REMOVE LAND FROM AN EMPLOYMENT AREA?
 Yes No Not Applicable
IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER:

34. +IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY?
 Yes No Not Applicable
IF YES, PROVIDE DETAILS OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN POLICIES RELATING TO ZONING WITH CONDITIONS:

35. +DIMENSIONS OF THE SUBJECT LAND:
Frontage: 19.40 metres (Pls. 3 and 5) Depth: 529.65 metres (Pls. 3 and 5) Area: 21.565 hectares (Pls. 3, 5)
25.18 metres (retained lands) +/- 1500 metres (retained lands) +/- 136 hectares (retained lands)
36. +PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:
 Provincial Highway Municipal Road Maintained Year-round Municipal Road Maintained Seasonally
 Right of Way Water Other: _____
37. +IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:

38. **+WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND IF KNOWN, HOW LONG HAVE THEY CONTINUED?**
 #1 Vacant (Pts 3 and 5) Since: _____ / _____ years
 #2 Residential and Agriculture (retained lands) Since: 1950's / +70 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?**
2021

41. **+WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?**
There are no proposed uses of the subject land at this time.

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):**

Type of building or structure	EXISTING		PROPOSED	
	N/A (for Pts 3 and 5)	See Separate Page (Appendix) for retained lands	N/A	
Setback from the front lot line				
Setback from the rear lot line				
Setbacks from the side lot lines				
Height (in meters)				
Dimensions or floor area				
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 checked="" type="checkbox"/> Privately owned and operated individual well (retained) | <input type="checkbox"/> Privately owned and operated communal septic system | | |
| <input type="checkbox"/> Privately owned and operated communal well | <input type="checkbox"/> Privately owned and operated individual septic system | | |
| <input type="checkbox"/> Lake or other water body | <input checked="" type="checkbox"/> Privy (retained lands) | | |
| <input type="checkbox"/> Other means: <u>Vacant lands, N/A (Pts. 3 and 5)</u> | <input type="checkbox"/> Other means: <u>Vacant lands, N/A (Pts. 3 and 5)</u> | | |

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. B134/23(1) and retained lands Status: Provisional Consent given, now fulfilling conditions
 (as a result of B134/23, B135/23, B136/23)

48. **+HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 34 OF THE PLANNING ACT?** Yes No Don't know

49. **+HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF A MINISTER'S ZONING ORDER?**
 Yes No

+IF YES, PLEASE STATE IF KNOWN, THE ONTARIO REGULATION NUMBER OF THAT ORDER:

50. **APPLICATION SKETCH**

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: (In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- +Boundaries and the dimensions of the subject land for which the amendment is being sought.
- +The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.

- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- +The current uses on land that is adjacent to the subject land.
- The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- +If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- +The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities.
- Planting strips and landscaped areas.
- Buildings to be demolished or relocated.

PART IV OTHER SUPPORTING INFORMATION

51. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS (e.g., Environmental Impact Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.):

Aggregate Impact Assessment

MDS1 for 4 properties

Wildland Fire Risk Assessment

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

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

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

Signature of Owner(s)

Date

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

I (we), Merrin and Michelle Merlawsky of the township
of Burdett, Lyndal, Raglan in the County of Renfrew solemnly declare that
all of the information required under Ontario Regulation 343/06 and/or Ontario Regulation 545/06, and the statements
contained in this application are true, and I (we), make this solemn declaration conscientiously believing it to be true, and
knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the township of BLR the
County of Renfrew this 9th day of December 2024.

Signature of Owner or Authorized Agent: M. Merlawsky Date: 12/9/24
Signature of Commissioner: Sammy Thompson Date: 12/9/24

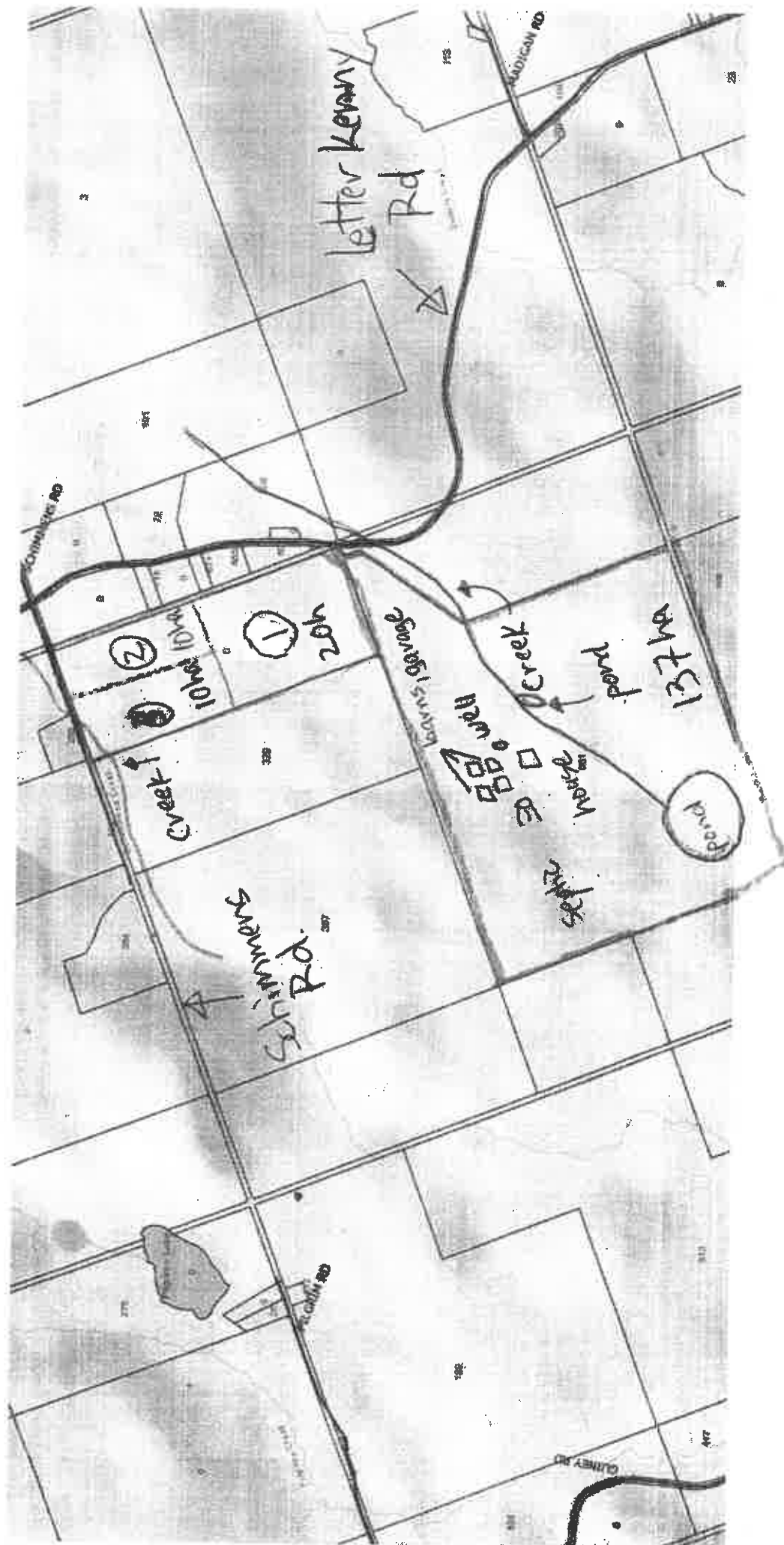
NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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.-
Dec. 9, 2024
Date

RECEIVED BY THE MUNICIPALITY:
Sammy Thompson
Signature of Municipal Employee

Roll # 4719-019-020-32500



**Appendix 1 to Zoning Bylaw Amendment Application:
Details on Existing and Proposed Buildings on Retained Lands**

Existing										Proposed
Type of building or structure	Dwelling with deck	Garage	Chicken Coop	Barn	Unusable/dilapidated barn (1)	Unusable/dilapidated barn (2)	Outhouse	N/A	N/A	N/A
Setback from front lot line (i.e. Letterkenny Road)	More than 800 metres	More than 800 metres	More than 800 metres	More than 800 metres	More than 800 metres	More than 800 metres	More than 800 metres	N/A	N/A	N/A
Setback from rear lot line	More than 700 metres	More than 700 metres	More than 700 metres	More than 700 metres	More than 700 metres	More than 700 metres	More than 700 metres	N/A	N/A	N/A
Setback from side lot lines	More than 275 metres/ 700 metres	More than 275 metres/ 700 metres	More than 275 metres/ 700 metres	More than 275 metres/ 700 metres	More than 275 metres/ 700 metres	More than 275 metres/ 700 metres	More than 275 metres/ 700 metres	N/A	N/A	N/A
Height (in metres)	+/- 8 metres (+/- 25 ft.)	+/- 8 metres (+/- 25 ft.)	+/- 6 metres (+/- 20 ft.)	+/- 9 metres (+/- 30 ft.)	+/- 3 metres (+/- 10 ft.)	+/- 3 metres (+/- 10 ft.)	+/- 2 metres (+/- 7 ft.)	N/A	N/A	N/A
Dimensions or floor area	+/- 1200 sq. ft.	+/- 1300 sq. ft.	+/- 325 sq. ft.	+/- 1200 sq. ft.	+/- 420 sq. ft.	+/- 1400 sq. ft.	+/- 10 sq. ft.	N/A	N/A	N/A
Date constructed, if known	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	N/A	N/A	N/A

MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowski	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Vucis Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	1502 Opeongo Rd Brudenell, Ont.	Lot:	26, 27, 28, 29
Postal Code:	K0J 1R0	Concession:	15, 16
Telephone:	613-750-7337	Civic Address:	561 Letterkenny Rd
Fax:	-	Roll Number:	
Email:	merimarkowski@yahoo.ca		

Owner of Adjacent Livestock Facility:

Name:	Loren Brohart	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Brohart	Geographic Township:	Lyndoch
Mailing Address:	329 Schimmens	Lot:	27
Postal Code:	K0J 2E0	Concession:	16
Telephone:	613-758-2653	Civic Address:	329 Schimmens Rd
Fax:		Roll Number:	
Email:			

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Ø	Ø	Ø	Ø	Ø
			Barns turned into storage	

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares)

Ø Facility used for storage only

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 204 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 204 metres

The above information was supplied by:

Loren Brohart
FARMER'S SIGNATURE

11/27/22
DATE

MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowski	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Crucis Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	11602 Opeongo Rd. Brantford: BAY		26, 27, 28, 29
Postal Code:	K0J 1B0	Concession:	15 + 16
Telephone:	613-750-7337	Civic Address:	501 LeFekenny Rd.
Fax:	—	Roll Number:	
Email:	marin.merkowsky@yahoo.ca		

Owner of Adjacent Livestock Facility:

Name:	Perry Hartwick	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:		Geographic Township:	Lyndoch
Mailing Address:	101 Schimmens	Lot:	Lot 27
Postal Code:		Concession:	16 + 16
Telephone:	613-758-2117	Civic Address:	101 Schimmens Rd.
Fax:		Roll Number:	
Email:			

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Chicken	Laying hens	7	12	Solid.
Cows	heifers + bull	3	13	Solid.
Horses	Large frame	2	2	Solid.

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares) 2.02 Ha

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 578 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 578 metres

The above information was supplied by:


FARMER'S SIGNATURE

Nov 27th 2022
DATE

MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowsky	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Gracie Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	1502 Openway Rd. Banting, Ont.	Lot:	26, 27, 28, 29
Postal Code:	R0J 1B0	Concession:	15+16
Telephone:	613-756-7337	Civic Address:	561 Leppelway Rd.
Fax:		Roll Number:	
Email:	maria.merkowsky@yahoo.ca		

Owner of Adjacent Livestock Facility:

Name:	Merkowsky	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Gracie Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	1502 Openway Rd. Banting, Ont.	Lot:	26, 27, 28, 29
Postal Code:	R0J 1B0	Concession:	15+16
Telephone:	613-756-7337	Civic Address:	561 Leppelway Rd.
Fax:		Roll Number:	
Email:	maria.merkowsky@yahoo.ca		

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Cow	heifer	0	20	Solid

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares) 2 Ha

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 534 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 537 metres

The above information was supplied by:


FARMER'S SIGNATURE

12/3/22
DATE

MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowsky	Municipality:	Lyndoch, Brudenell, Regional
Farm/Company:	Cross Lorraine Corp	Geographic Township:	Lyndoch
Mailing Address:	11502 Dyesand Rd Harrisburg	Lot:	26, 27, 28, 29
Postal Code:	K0J 1B0	Concession:	5, 16
Telephone:	613-756-7337	Civic Address:	561 Lefferkeny Rd
Fax:		Roll Number:	
Email:	merowmerkowsky@yahoo.ca		

Owner of Adjacent Livestock Facility:

Name:	Mervin Olsheksi	Municipality:	Lyndoch, Brudenell, Regional
Farm/Company:	Merol Power Corp	Geographic Township:	Lyndoch
Mailing Address:	13 Olsheksi Service Rd	Lot:	28
Postal Code:	K0J 1B0	Concession:	16
Telephone:	613-756-2389	Civic Address:	357 Schimmens Rd
Fax:	—	Roll Number:	
Email:	merolpowercorp@gmail.com		

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Cattle	Beef Cattle Cows	15 summer	30	Solid
Pigs	Yearlings	0	10	Solid

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares) 2 Ha

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 453 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 453 metres

The above information was supplied by:


FARMER'S SIGNATURE

Dec 2nd 2022
DATE



Wildland Fire Risk and Hazard Assessment Form

This hazard assessment form is designed to assess the wildland fire risk for your planned development. The assessment evaluates the surrounding forest and surface vegetation present; and the structural components of a future (or existing) building(s).

When filling out this assessment form, assume that a building (or buildings) has been constructed on the site. If you end up with a high or extreme risk value, consider vegetation management or building modifications to reduce the risk to low or moderate.

Factor	Potential Hazards	Point Rating	Your Score	Notes
What type of forest surrounds (or will surround) the home, and how far away is it?	Deciduous trees (poplar/birch) within 10 meters of building	0	0	
	Deciduous trees 10-30 meters from building	0	0	Land will be cleared of deciduous trees within 30M perimeter
	Mixed wood (poplar, birch, spruce or pine) within 10 metres of buildings	30	0	Land will be cleared of mixed wood within 30M perimeter
	Mixed wood 10 - 30 metres from buildings	10	0	Land will be cleared of mixed wood within 30M perimeter
	Conifers (spruce, pine or fir) within 10 metres of buildings - separated - continuous	30 30	0	Conifers within 30M will be cleared
	Conifers (spruce, pine or fir) within 10 - 30 metres of buildings - separated - continuous	10 30	0	Conifers within 30M will be cleared
What kind of vegetation grows (or will grow) in the zone around the building?	Well watered lawn or non-combustible plants/landscaping material	0	0	lawn or non-combustible
	Uncut wild grass or shrubs - within 10 metres of buildings - within 10 - 30 metres of buildings	30 5	0	clear to 30M
	Dead and down woody material within 10 metres of building - separated - continuous	30 30	0	clear to 30M
	Dead and down woody material within 10 - 30 metres of buildings - scattered - abundant	5 30	0	remove to 30M
	Are there (or will there be) abundant underbrush and ladder fuels (low-lying trees, tree branches and shrubs) in the surrounding forest?	None within 10 - 30 metres	0	0
Scattered - within 10-30 metres of buildings		5	5	scattered in forest
Abundant - within 10 - 30 metres of buildings		10	0	
Your Total (Page 1)			5	

Factor	Potential Hazards	Point Rating	Your Score	Notes
What kind of roofing material will you have?	Rated roof (Asphalt, metal, tile, ULC rated shakes)	0	0	plan asphalt/metal roof
	Unrated roof (unrated wooden shakes)	30	0	
How clean will the roof be?	No needles, leaves or other combustible materials	0	0	
	A scattering of needles and leaves	2	2	a scattering of needles/leaves by wind is possible
	Clogged gutters and extensive leaf litter	3	0	
What will the exterior of the home/structure be built out of?	Non-combustible material stucco, metal siding, brick	0	0	
	Logs or heavy timbers	1	0	
	Wood, vinyl siding or wood shakes	6	6	vinyl siding is possible
Will the eaves and vents closed up and screened?	Closed eaves and vents with 3 mm wire mesh	0	0	
	Closed eaves and vents with no mesh	1	1	no mesh is possible
	Open eaves, open vents	6	0	
Will the balcony, deck, or porch be screened in?	All decks, balconies and porches will screened or sheathed in with fire resistant material	0	0	
	All decks, balconies and porches will be screened or sheathed in with combustible material	2	2	combustible material is possible
	Decks, balconies and porches will not be screened or sheathed in	6	0	
Will combustibles (firewood, fences, outbuildings) be located near by?	More than 10 metres from any building	0	0	combustibles to be located 10M away
	Between 3 and 10 metres from any building	3	0	
	Less than 3 metres from any building	6	0	
Will the structure be set back from the edge of a slope?	Building will be located on the bottom or lower portion of a hill	0	0	locate future building in lower portion of hill
	Building will be located on the mid to upper portion or crest of a hill	6	0	
Your Total (Page 2)			11	
Your Total (Page 1)			5	
Wildland Fire Hazard Level (Total from Page 1 + 2)			16	

Low <21
Moderate 21-29
High 30-35
Extreme >35

Jp2g Ref No. 22-7137A

January 17, 2023

Mervin Merkowsky
 11802 Opeongo Road
 Barry's Bay, ON K0J 1B0
mervinmerkowsky@yahoo.ca

Attn Mervin Merkowsky

Re Aggregate Impact Assessment for Three (3) Rural Residential Lots, Part Lots 26, 27, 28 and 29, Concession 15 & Lot 26, Concession 16, Geographic Township of Lyndoch, now in the Township of Brudenell Lyndoch and Raglan, in the County of Renfrew. Our File No. 22-7137A

Dear Mervin,

Further to your request, we have prepared this Aggregate Impact Assessment in support of applications for consent to sever three (3) rural residential lots from the subject property located along Letterkenny Road.

This assessment will evaluate the proposed severances in accordance with the relevant policies of the Provincial Policy Statement, 2020 (PPS) and policies in Section 7.3(5) and (6) of the County of Renfrew Official Plan. The following figures are attached in support of this Aggregate Impact Study:

- | | | |
|----|-------|---|
| 1. | Map 1 | Key Map |
| 2. | Map 2 | Site and Surrounding Land Use |
| 3. | Map 3 | MNDM 2020 Aggregate Classification |
| 4. | Map 4 | Constraints Map |
| 5. | Map 5 | Excerpt of County of Renfrew Official Plan Schedule "A" |
| 6. | Map 6 | Excerpt of Township of Brudenell and Lyndoch Zoning By-law Schedule "B" |
| 7. | Map 7 | Excerpt of Township of Brudenell and Lyndoch Zoning By-law Schedule "A" |

Background and Context

The subject lands are located within Part Lots 26, 27, 28 and 29, Concession 15, and Lot 26, Concession 16 in the geographic Township of Lyndoch, now in the Township of Brudenell, Lyndoch and Raglan. The location of the subject lands in relation to the regional setting is shown on **Map 1: Key Map**. Lot 1 and 2 are approximately 10 hectares (25 acres) each in area and both will have approximately 200 metres of road frontage along Schimmens Road. Lot 3 is approximately 20 hectares (50 acres) in area and will have road frontage along Letterkenny Road. The lot to be retained is approximately 136 hectares (335 acres). The proposed severed and retained lands are shown on **Map 2: Site and Surrounding Land Use**.

The subject lands consist primarily of vacant woodlands with a few wetland pockets and fields, with a watercourse located on the lands to be retained. There is an existing dwelling and outbuildings in a cleared area on the lands to be retained. Land uses in the vicinity of the subject lands, as shown on **Map 2: Site and Surrounding Land Use**, include wetlands, vacant woodlands, agriculture as well as rural residential land uses.



Ottawa
 1150 Morrison Dr., #410
 Ottawa, ON, K2H 8S9
 T: 613-828-7800
Ottawa@jp2g.com

Pembroke
 12 International Dr.
 Pembroke, ON, K8A 6W5
 T: 613-735-2507
Pembroke@jp2g.com

Arnprior
 16 Edwards St. S., #53B
 Arnprior, ON, K7S 3W4
 T: 613-828-7800
Arnprior@jp2g.com



The subject lands are currently designated as Rural, Environmental Protection Area, and Mineral Aggregate on Schedule "A" Brudenell, Lyndoch and Raglan Enlargement to County of Renfrew Official Plan. Lots 1, 2 and 3 are all within the Rural and Mineral Aggregate designations. The retained lands are zoned as Rural Marginal (RM) and Environmental Protection (EP) and the proposed severed lots are zoned as Rural Marginal (RM) on Schedule "B" to the Township of Brudenell and Lyndoch Zoning By-Law. The lands to be severed are located within 300 metres of lands designated as Mineral Aggregate, therefore, an Aggregate Impact Assessment is required to support the proposed severances.

Aggregate Resources Inventory

Information regarding the classification, selection criteria, and deposit size, thickness and quality of material on the property has been obtained from the Aggregate Resources Inventory reports and GIS data published by the Ontario Geological Survey, Aggregate Resources of Ontario, 2020, Ministry of Northern Development and Mines (MNDM).

The aggregate resources on the subject lands and in the vicinity of the property are classified as aggregate resources of secondary and tertiary significance on the Aggregate Resource Inventory Mapping. The location of these aggregate resources is shown on **Map 3: MNDM 2020 Aggregate Classification**. This information provides the basis of analysis for the potential of the aggregate resource extraction on the subject property.

Selected Sand and Gravel Resource Areas

Selected Sand and Gravel Resource Areas of primary significance represent areas in which a major resource is known to exist and may be reserved for extractive development and/or resource protection. Deposits of secondary significance are believed to contain significant amounts of sand and gravel but are not considered to be the best resources. All or portions of resources of primary and secondary significance should be identified on map schedules to Official Plans, for protection. In this case, the aggregate resources on the property and on surrounding properties are identified as a resource of secondary and tertiary significance. Deposits of secondary significance may contain large quantities of sand and gravel and should be considered as part of the overall aggregate supply of the area. Deposits of tertiary significance are not considered to be important resource areas because of their low available resources or because of difficulties in extraction. Tertiary deposits may be useful for local needs, or extraction under a wayside permit, but are unlikely to support large-scale development.

Selection Criteria

The MNDM have defined aggregate selection criteria as site specific, based on the characteristics of individual deposits. Factors such as deposit size, aggregate quality, and deposit location are considered in the selection of deposits best suited for extraction. These site-specific criteria for the deposit on the property are described below. The quality, quantity and distribution of other aggregate resources in the region are also considered by MNDM in determining the significance of a mineral aggregate resource. In this case, the aggregate resources located on the subject lands are of secondary and tertiary significance and are of a poor quality compared to other deposits in the Township and County. Additionally, the resource on the subject lands is constrained by wetlands and watercourses that constrict the area of mineral aggregate resource available for extraction.

Site Specific Criteria

Deposit Size and Thickness

The Aggregate Resources Inventory, 2020 database identifies that the aggregate resources on the subject lands and surrounding properties fall under two deposit information codes: "S/2/OW" and "S/3/OW" (Map 3). The code "S/2/OW" means that the resource is mainly sand, approximately 3 to 6 metres thick, and that the deposit originated from Outwash (OW). The code "S/3/OW" means that the resource is mainly sand, approximately 1.5 to 3 metres thick, and that the deposit originated from Outwash (OW).



Aggregate Quality

These deposits are classified as “sand” (“S”) deposits. In sand deposits, the gravel-sized aggregate (greater than 4.75 mm) makes up less than 35% of the whole deposit. This makes it difficult to produce coarse aggregate products.

Location and Setting

The location and setting of a resource area have a direct influence on its value for possible extraction. The evaluation of a deposit’s setting is made on the basis of natural, environmental, and man-made features that may limit or prohibit extractive development. Deposits with some physical constraint on extractive development are less valuable resource areas because of the difficulties involved in resource recovery. The constraining effect of legally required setbacks surrounding such features are included in the evaluation. The constraints to aggregate extraction at this site are shown on **Map 4: Constraints Map**.

In this case, the tertiary deposit is located on the severed lands and the deposit of secondary significance is on the lands to be retained. The deposit of tertiary significance on the severed lands is irregularly shaped and is fragmented over multiple properties. The deposit of secondary significance on the retained lands is significantly constrained by a wetland and two watercourses. A 30-metre setback would be required from any identified wetlands and waterbodies as well as abutting residential properties. A 30-metre setback would also be required along Schimmens Road, and a 15-metre setback would be required along the property lines not abutting residential properties. While the subject lands may be large enough to accommodate aggregate extraction, the quality of the mineral aggregate deposits and the site limitations make large-scale development unlikely.

Provincial Policy Statement, 2020

Section 1.1.1c) of the Provincial Policy Statement, 2020 (PPS) states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. Section 1.2.6 sets out policies for land use compatibility and section 1.2.6.1 states that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities. Mitigation measures will need to be present or proposed in order to minimize the potential adverse effects on the proposed residential use and to ensure that the proposed residential use will not hinder aggregate and industrial uses in the vicinity of the site.

Section 2.5 of the PPS includes policies regarding Mineral Aggregate Resources and their use. Section 2.5.1 states that “mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified”. As noted above, the aggregate on the subject property has been identified by the Ontario Geological Survey as secondary and tertiary aggregate.

Section 2.5.2.5 of the PPS includes policies for areas adjacent to, or within known deposits of, mineral aggregate resources, in relation to development and/or activities which would preclude or hinder the establishment of new operations or access to the resource. These development activities shall only be permitted if:

- a) the resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.



In this case, the proposed severances are located in an area limited by a watercourse, property boundaries and a road. Additionally, the deposits on the severed lands and surrounding properties consist of lower quality aggregate material (sand), are irregularly shaped and cross multiple properties, which make large-scale development unlikely. However, mitigation measures should be implemented to minimize the potential adverse impacts between the any future development on the severed lands and any potential extraction of aggregates on the retained lands or surrounding properties. The land use, public health, public safety and environmental impacts of the aggregate resource policies of the PPS are implemented through Section 7.0 – Mineral Aggregate policies in the County of Renfrew Official Plan.

County of Renfrew Official Plan

The current Official Plan designations on the subject lands is shown on Map 5: Excerpt of County of Renfrew Official Plan Schedule "A". The proposed severed and retained lands are designated Mineral Aggregate Resource, Environmental Protection and Rural.

Section 7.0 of the Official Plan contains the Mineral Aggregate Policies that are intended to ensure that major aggregate deposits remain available for existing and future use, and to minimize the impacts on adjacent uses and the natural environment.

Section 7.3 (5) of the Mineral Aggregate policies permit a minor adjustment to the boundaries of the Aggregate designation to allow development and uses permitted within an abutting designation. A minor adjustment to the Mineral Aggregate boundary may be considered by zoning by-law amendment subject to certain conditions. In this case, the property is designated Rural and low-density residential uses are permitted in the Rural designation. Therefore, the proposal constitutes a minor adjustment to the aggregate designation boundary. In considering a zoning by-law amendment in accordance with Section 7.3(5), the following shall take into account:

- (a) evidence indicating that the extraction of aggregate is unfeasible due to quality, quantity or other development constraints;*

Map 3: MNDM 2020 Aggregate Classification shows the aggregate resource in the area of the subject lands as being sand and gravel resources of secondary and tertiary significance. The aggregate material on the property is classified as being a deposit of sand. The shape and location of the deposit on the subject lands as well as the 30-metre setback requirements from Schimmens Road, the watercourses on site, and the wetlands on the retained parcel, all constrain extraction, as shown on Map 4. Therefore, the viability of commercial extractive operations on the subject lands is limited.

- (b) the necessity of the land use change in comparison to the necessity of the mineral aggregate resource;*

The proposed severances will sever off parcels of land that have limited resource viability due to required setbacks and the quality of the aggregate deposit, adversely affect the viability of developing this property for a licensed gravel pit.

- (c) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands;*

In this case, the proposed lots are located within the tertiary deposit which already has limited potential for extraction due to setbacks, its irregular shape and aggregate quality. The retained lands have an existing dwelling and outbuildings on the property.



- (d) *the amount of land required for the proposed use and the possibility of retaining as much of the mineral aggregate potential as possible;*

No future aggregate extraction is anticipated on the severed or retained lands due to the quality and quantity of this resource. Should an application for a pit ever be considered for the retained lands or nearby properties, mitigation measures will be required from the existing sensitive land uses surrounding the property.

- (e) *the consideration given to the option of sequential land use in which the mineral aggregate is removed prior to development of land for the proposed use;*

The existing aggregate deposit on the subject lands is primarily sand, which is abundant in the Township of Brudenell, Lyndoch and Raglan and County of Renfrew as a whole. Therefore, the proposed severances will not have an adverse impact on the overall inventory of aggregate resources in the Township or County. There is an existing dwelling and outbuildings on the lot to be retained and the severed lands are located in an area which is not feasible for aggregate extraction due to the quality of material and the required setbacks from water features and Schimmens Road. Therefore, aggregate resource removal prior to the development of land for the proposed residential uses is not practical nor viable.

- (f) *the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area;*

The closest existing pit or quarry to the subject lands is approximately 2.3 kilometres away. Therefore, no adverse impacts on existing pits or quarries are anticipated as a result of the proposal. The awkward shape of the tertiary deposit as well as it being fragmented across multiple properties limits the viability of extraction from the deposit surrounding the severed lands. The retained lands as well as adjacent lands include a large area of aggregate resource lands of secondary significance (sand). The proposed severances will not greatly impact any future aggregate extraction from the deposit of secondary significance as the lots are greater than 500 metres from the deposit. Any future application for aggregate extraction on the retained lands or in the surrounding area would likely be for the purpose of sand extraction, which would have fewer adverse impact related to noise and dust resulting from the processing and crushing of coarse aggregate. An application for a pit license would require supporting studies demonstrating how any potential adverse effects on the existing residential uses in the area will be mitigated.

- (g) *the impact on adjacent land uses;*

No adverse impacts as a result of the proposed severances are anticipated on the retained lands, should they be developed for aggregate extraction purposes in the future, as the mineral aggregate deposit on the retained lands is located more than 300 metres from the severed lands. The subject lands are located in a rural area and the proposed residential development on the severed lands will be considered low density and is compatible with the surrounding rural residential uses.

- (h) *consideration of the protection of a long-term supply in the local area and the County;*

The existing aggregate deposits on the subject lands are minor when considering the overall deposits within the Township of Brudenell, Lyndoch and Raglan, and the County of Renfrew. The deposit is largely



sand, which is abundant in the Township and County. The proposed severances will not have an adverse impact on the overall inventory of aggregate resources in the Township or the County.

(i) Issues of public health, public safety and environmental impact are addressed.

There are no anticipated issues of public health or public safety through the proposed severances. Any future aggregate extraction will be located more than 300 metres from the proposed severances.

Section 7.3(6) of the Official Plan includes influence area policies to protect against incompatible land uses in the vicinity of Mineral Aggregate designations and protect existing pits and quarries from encroaching sensitive land uses. Influence areas are generally identified as being: 150 metres from a pit to assess noise and dust impacts; 300 metres between wells and pits licensed to operate below the water table to avoid impacts on groundwater supplies; and 500 metres from quarries to assess the impact of noise, dust and groundwater influence. Any development within these influence areas will require studies to support development applications. In this case, a search of the Ministry of Natural Resources and Forestry Pits and Quarries Online shows that the closest pit or quarry to the subject lands is approximately 2.3 kilometres away. Therefore, no additional studies are considered necessary to support the proposed land severances in accordance with the influence area policies of the Mineral Aggregate designation.

In the event of future aggregate resource extraction on the subject lands or adjacent properties, the application for a pit license will need to comply with the regulations set out by the Ministry of Natural Resources and Forestry, and mitigation measures including buffering will need to be considered to minimize any potential adverse impacts on the surrounding land uses. Additionally, any future extraction on the adjacent lands would need to be in accordance with the policies in Section 7.3 (6) of the Official Plan.

Township of Brudenell and Lyndoch Zoning By-law

The current zoning on the subject lands is shown on Map 6: Excerpt of Township of Brudenell and Lyndoch Zoning By-law Schedule "B". The severed lands are zoned Rural Marginal (RM), and the retained lands are zoned Rural Marginal (RM) and Environmental Protection (EP) on Schedule "B" to the Township of Brudenell and Lyndoch Zoning By-law. The proposed severances meet the zone provisions of the Rural Marginal (RM) Zone and the separation distance provisions in the zoning by-law relating to extractive industrial zoning.

There is a small area of land across Schimmens Road from Lots 1 and 2 zoned as Extractive Industrial – holding (EM-h), as shown on Map 7. However, the Township of Brudenell and Lyndoch Zoning Bylaw does not contain separation distance requirements between Extractive Industrial Zones and residential dwellings. The areas of EM zoning are small and cross multiple properties and are in areas of watercourses and roads, as well as located on residential properties, which limit extraction potential. While commercial extraction would not be feasible for these areas zoned EM-h, a wayside pit may be possible. In order to ensure land use compatibility in the event that a wayside pit is proposed, it is recommended to increase the front yard setback of Lots 1 and 2 from the minimum required 7.5 metres to 25 metres, which would then provide a 75 metre separation distance (20 metre road right-of-way width plus 30 metre extraction setback from property line abutting Schimmens Road) between any potential extraction and new residential dwellings.

Conclusions and Recommendations

The aggregate resources on the subject lands are classified as aggregate resources of secondary and tertiary significance, as confirmed by the most recent data available from Aggregate Resources of Ontario (2020). The aggregate resources are identified as originating from Outwash and consisting primarily of sand.



An assessment of development constraints indicate that the subject lands have limited potential for the extraction of aggregate resources. While there may be a sufficient area for extraction on the severed lands, the low quality of aggregate material and irregular shape of the deposit make large-scale extraction less likely. There are abundant quantities of primary and secondary aggregate resources in the Township and County and the minor aggregate boundary adjustment will not have an adverse impact on the inventory of aggregate resources in Brudenell, Lyndoch and Raglan or the County of Renfrew in the long-term. We are satisfied that the proposed severances to permit three (3) rural residential lots will serve the greater long-term interest and no issues of public health, public safety or environmental impact will occur as a result of the proposed development provided that the following recommendations are implemented:

1. Rezone Lots 1 and 2 to increase the front yard setback from 7.5 metres to 25 metres to provide a separation distance between and future dwellings and any future wayside pit extraction.

Based on our assessment, it is concluded that the proposed severances are consistent with the policies of the Provincial Policy Statement, 2020 and comply with the policies of the Official Plan for the County of Renfrew.

It is recommended that this Aggregate Impact Assessment be filed in support of the applications for consent to create three (3) rural residential lots.

Please do not hesitate to contact us if you have any questions regarding this study.

Yours truly,

Jp2g Consultants Inc.

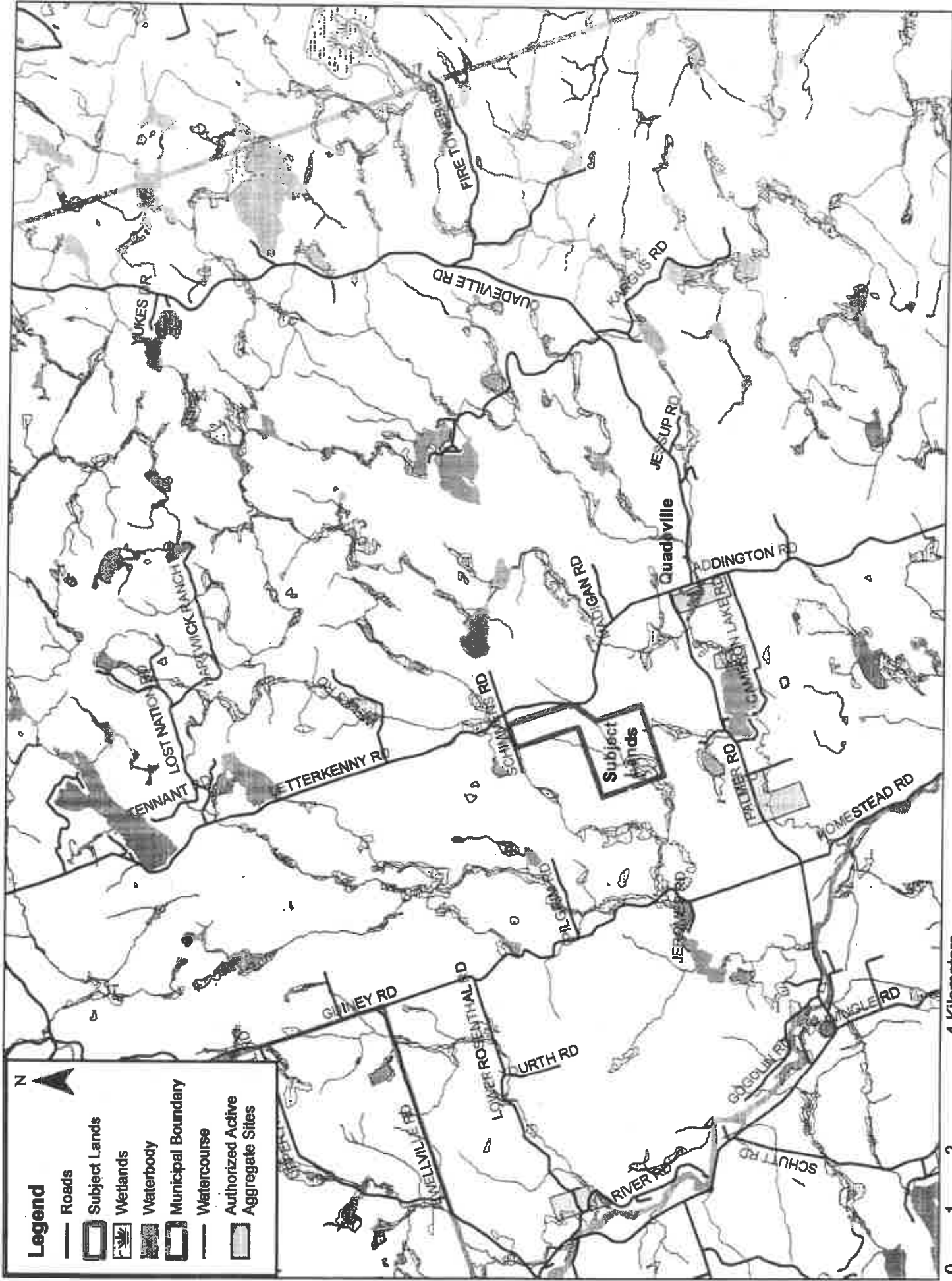
Prepared by:

Kathryn Curry, BES
Junior Planner

Reviewed By:

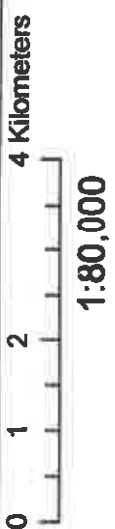
Anthony Hommik, MCIP, RPP
Senior Planner | Planning Services

Map 1 – Key Map

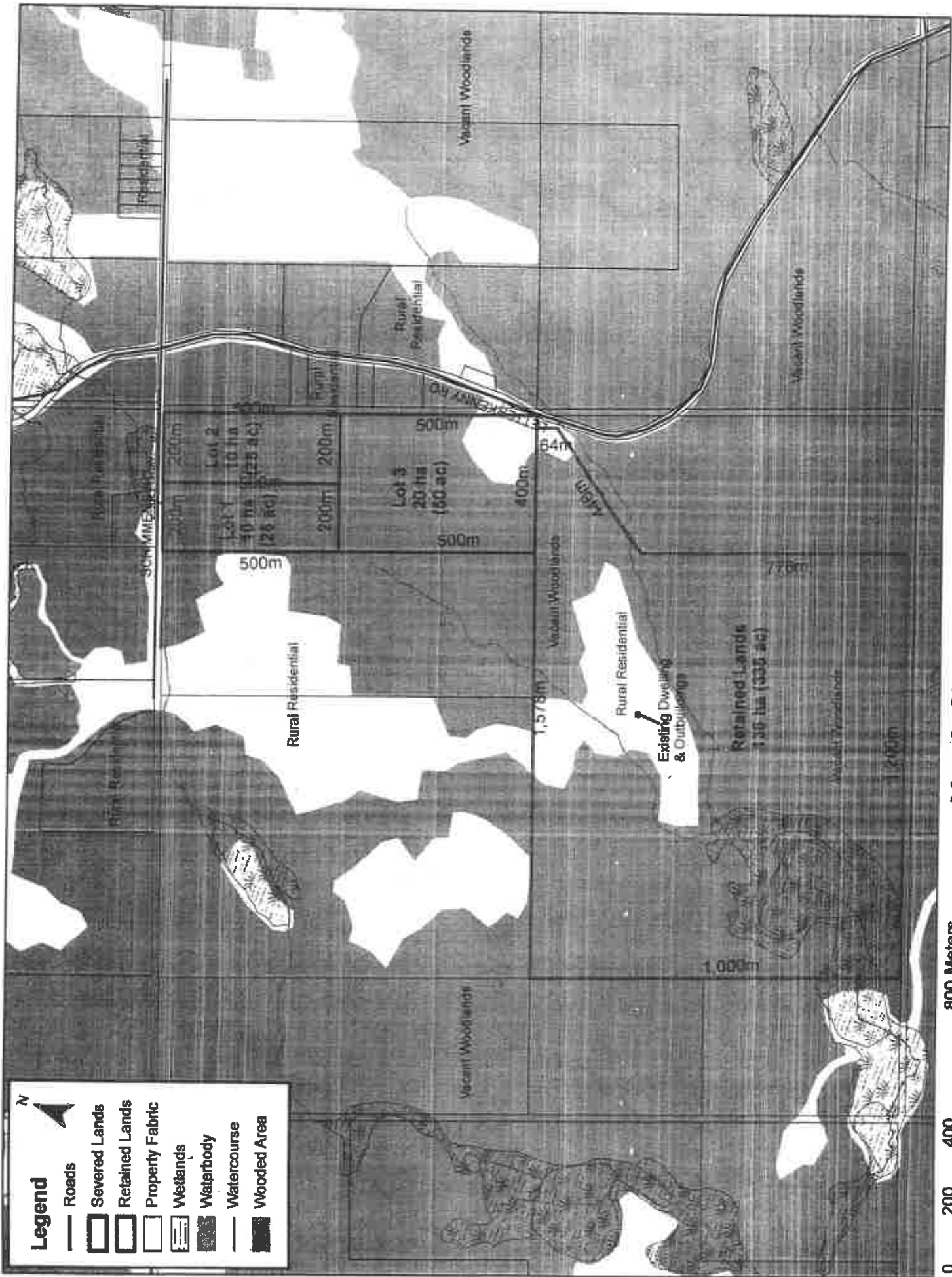


Project No. 22-7137A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2023

Key Map

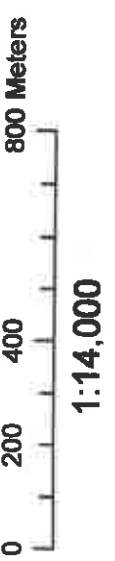


Map 2 – Site and Surrounding Land Uses



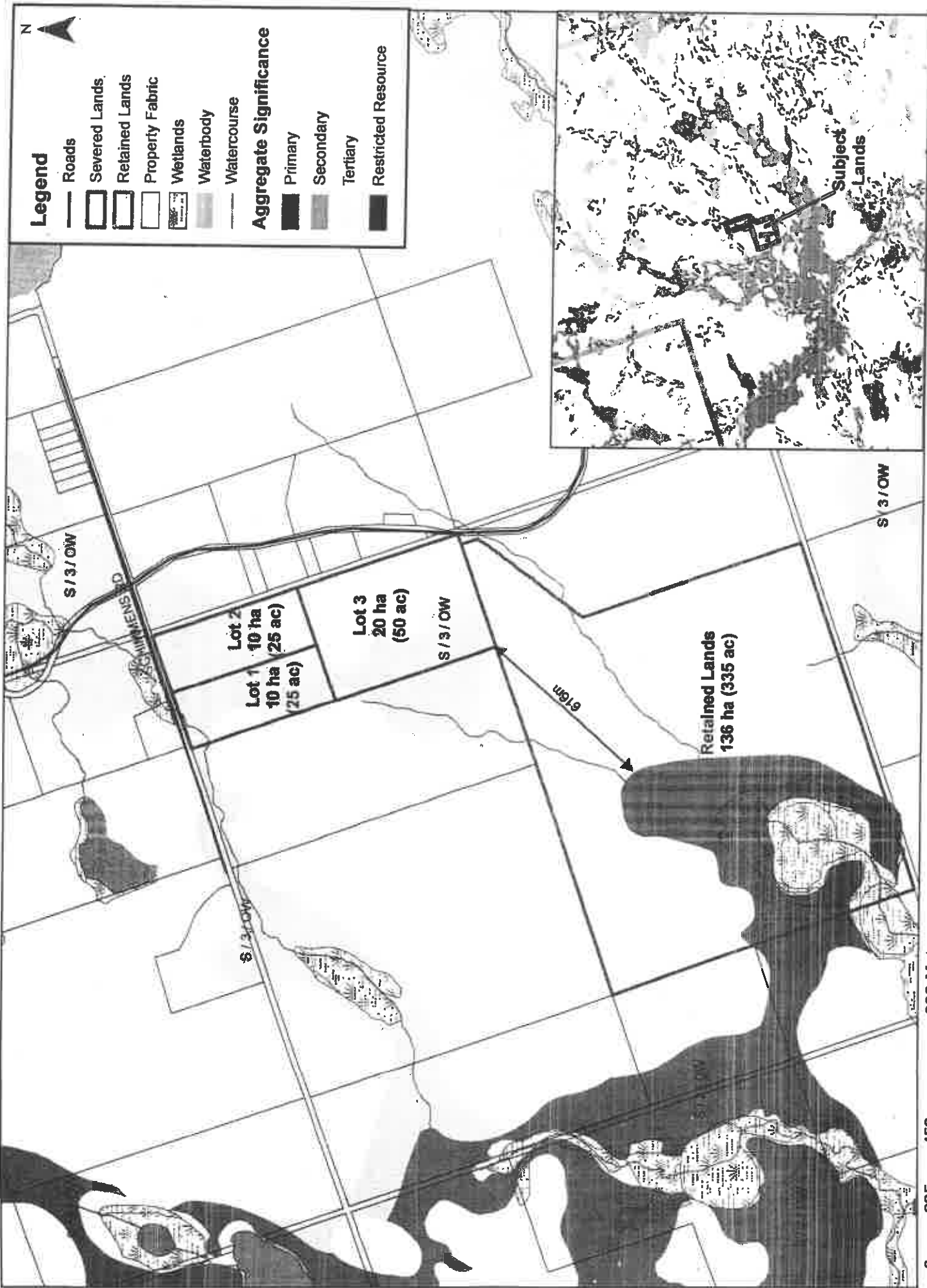
Project No. 22-7137A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2023

Map 2: Site and Surrounding Land Use



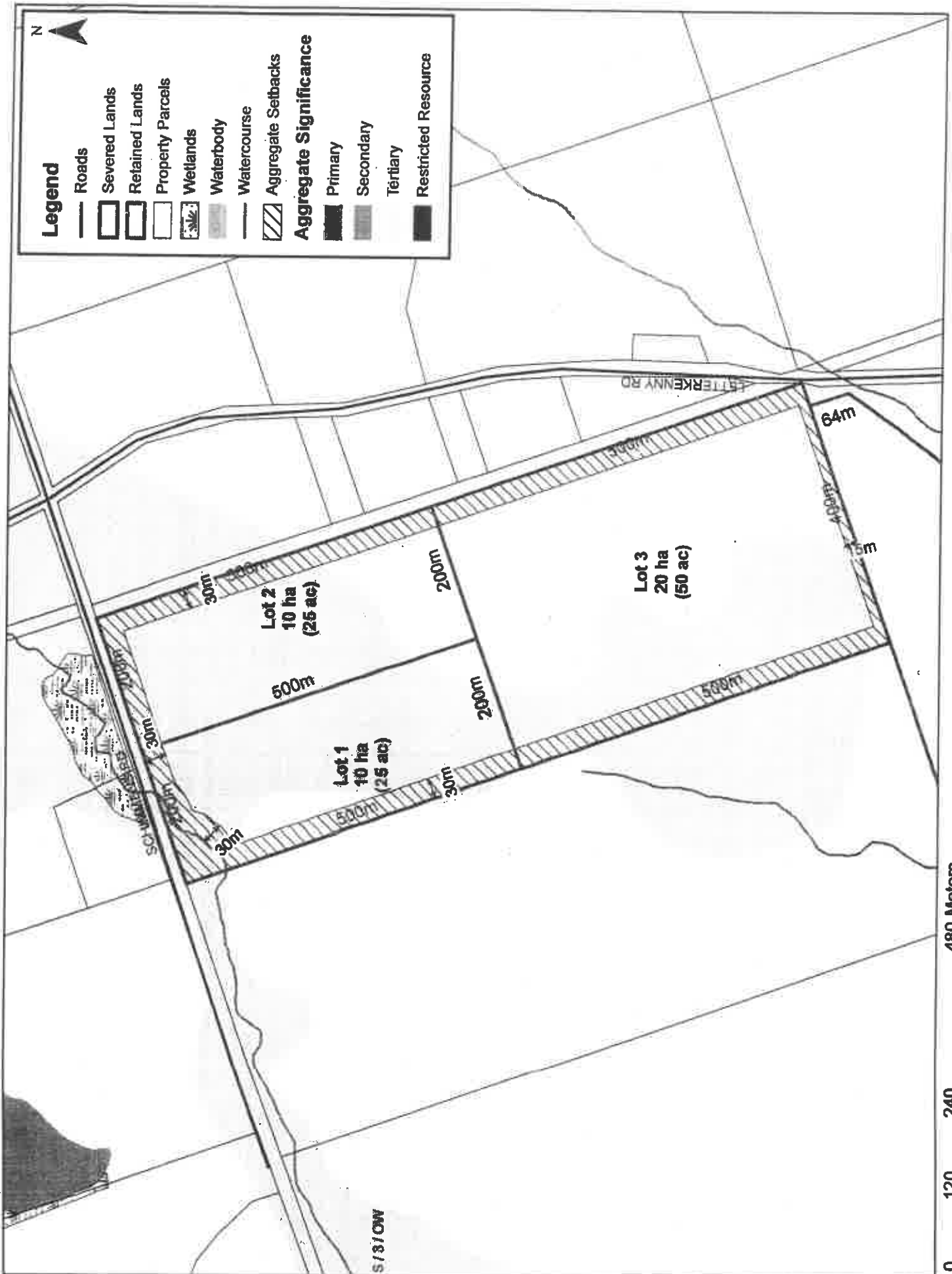
- Legend**
- Roads
 - Severed Lands
 - Retained Lands
 - Property Fabric
 - Wetlands
 - Waterbody
 - Watercourse
 - Wooded Area

Map 3 – MNDM 2020 Aggregate Classification



Project No. 22-7137A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2023

Map 4 – Constraints Map



Project No. 22-7137A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2023

Map 4: Constraints Map

480 Meters

240

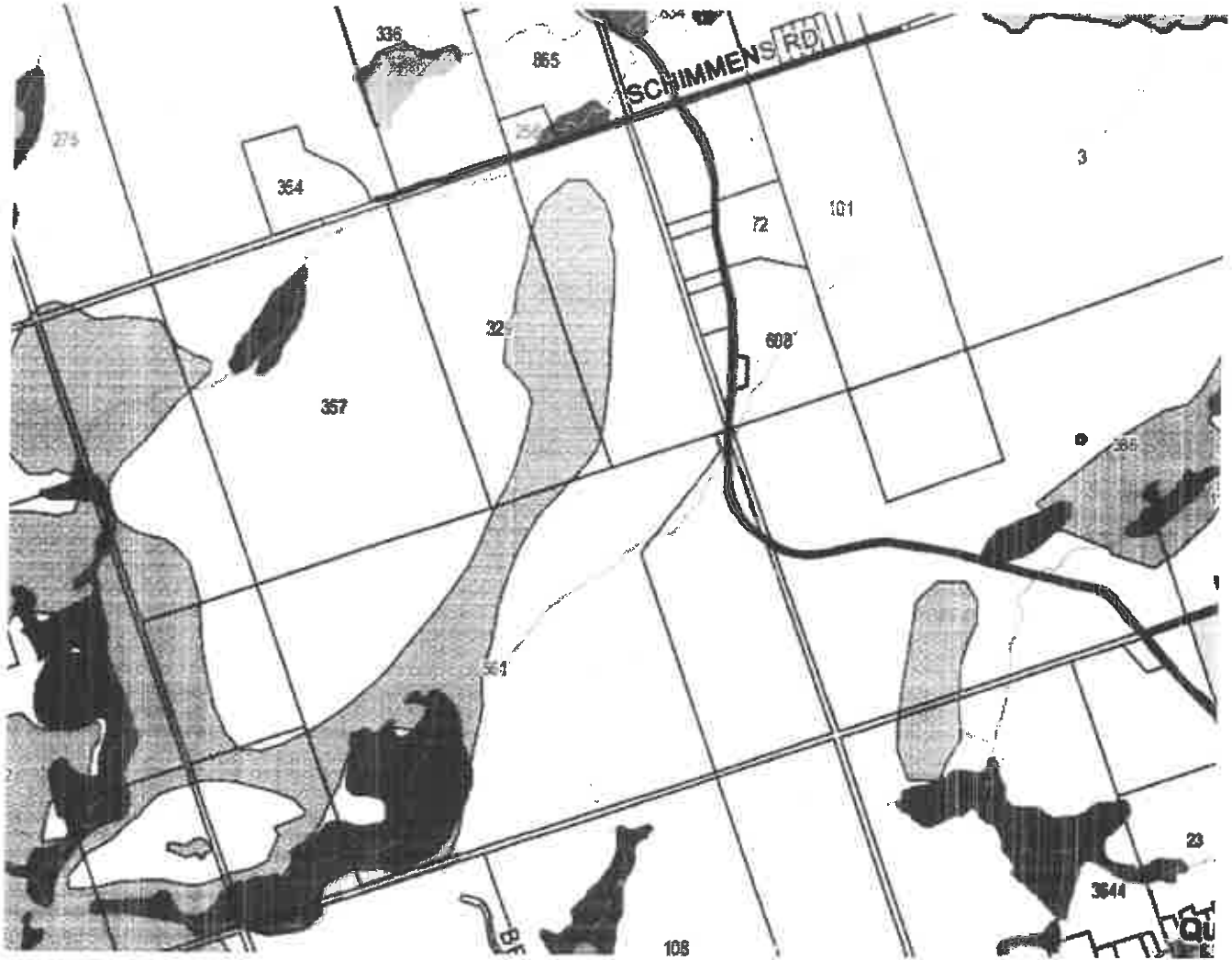
120

0

1:7,000

Map 5 – Excerpt of County of Renfrew Official Plan Schedule “A”

Schedule "A" Excerpt



Provincial Highway

County Road

Municipal Maintained

Seasonal Municipal Maintained

Private Road

Crown Road

Intermittent Streams and Rivers

Permanent Streams and Rivers

Lakes and Rivers

At Capacity Lakes

Non County Areas

Urban Community

Village Community

Property Parcels

Special Policy Exception Areas

Environmental Protection Area

Rural

Crown Land

County Forest

Mineral Aggregate

Mining Resource

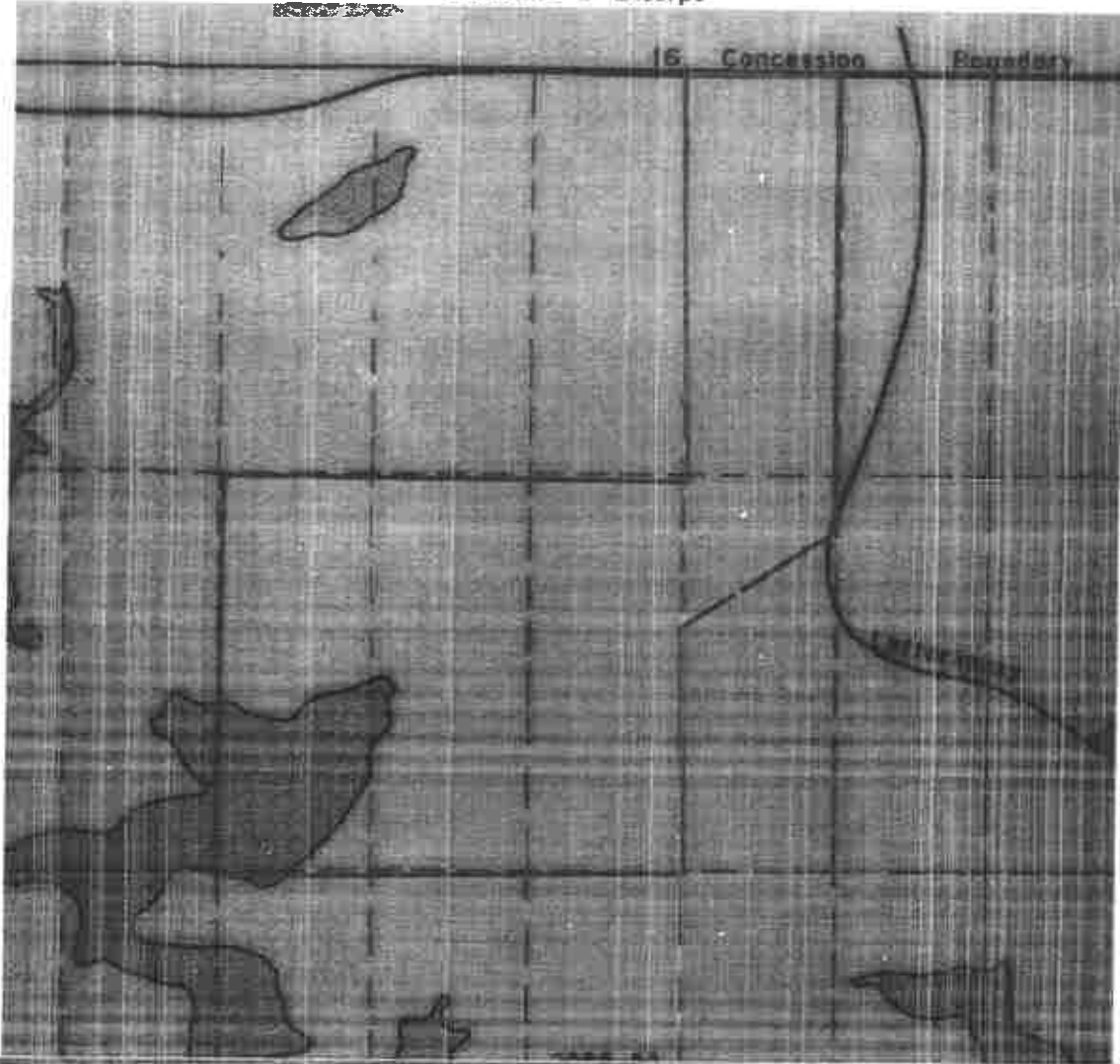
Agriculture

Active Waste Disposal Site

Inactive Waste Disposal

Map 6 – Excerpt of Schedule B to the Township of Brudenell and Lyndoch Zoning By-law

Schedule "B" Excerpt

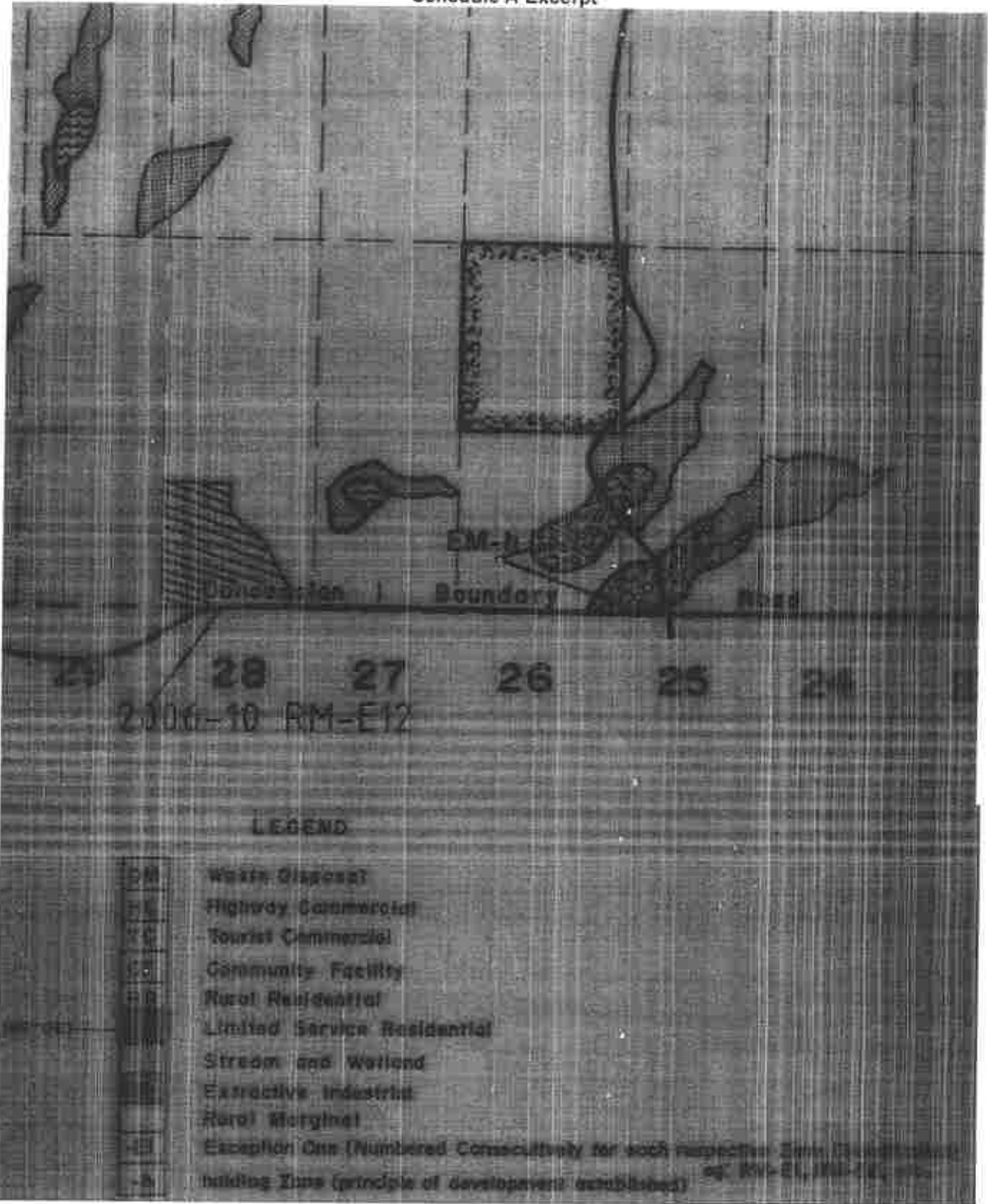


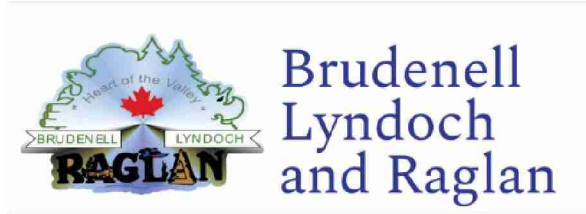
LEGEND

[Diagonal shading]	Waste Disposal	[Vertical shading]	Rural Marginal
[Horizontal shading]	General Industrial	[TC]	Tourist Commercial
[EM]	Extractive Industrial (EM)	[Cross-hatch]	Cross Land
[CF]	Community Facility	[EI]	Exception One (Temporary) Zone
[RR]	Rural Residential	[E1]	for each respective zone (e.g. RM-E1, RM-C2, etc.)
[LSR]	Limited Service Residential	[T]	Transition Zone (provisional zoning)
[HC]	Highway Commercial		
[SW]	Stream and Wetland		

Map 7 – Excerpt of Schedule A to the Township of Brudenell and Lyndoch Zoning By-law

Schedule A Excerpt





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

- 1. FILE NO.:** ZB2419.2
- 2. APPLICANT:** Melvin & Michelle Merkowsky
- 3. MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan
(geographic Township of Lyndoch)
- 4. LOCATION:** Part of Lots 26, 27, 28 & 29,
Concession 15 & 16
Letterkenny Road

SUBJECT LANDS

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

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 severed parcel in Consent Application File No. B134/23(1) from Rural Marginal (RM) to Rural Marginal – Exception Twenty Three (RM-E23) to reduce the minimum lot frontage requirement from 30.5 metres to 19 metres, and

2) Rezone the retained parcel in Consent Application File Nos. B134/23(1), B135/23(2) and B136/23(3) from Rural Marginal (RM) to Rural Marginal – Exception Twenty Four (RM-E24) to reduce the minimum lot frontage requirement from 30.5 metres to 25 metres.

8. SITE CHARACTERISTICS

The subject property is 177 hectares in area with road frontage on Letterkenny Road and Schimmens Road. The owners are in the process of severing three residential lots.

The first lot, Consent Application File No. B134/23(1), is proposed to be 20 hectares in area with 19 metres of road frontage along Letterkenny Road. The second and third lots, Consent Application File Nos. B135/23(2) and B136/23(3), are proposed to be 10 hectares in area with approximately 200 metres of road frontage.

The final retained lands will be 137 hectares in area with 25 metres of road frontage along Letterkenny Road. There is an existing dwelling, sheds and barns on the retained lands.

9. PROVINCIAL POLICY STATEMENT:

2.6.1 On *rural lands* located in municipalities, permitted uses are:

- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate *sewage and water services*;

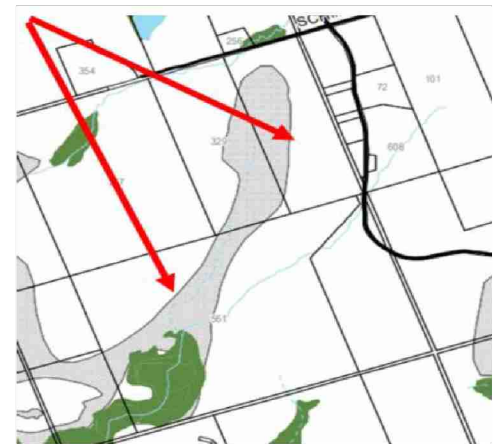
4.5.1.1 *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

10. OFFICIAL PLAN:

The property is designated Rural and Mineral Aggregate 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.

The Mineral Aggregate designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for pits and quarries.



Section 7.3(5) states that within the Mineral Aggregate designation shown on Schedule "A" and mineral aggregate resource areas identified on Schedule B – Map 3, not all of the aggregate deposits have equal potential for commercial extraction. On those lands located within the designations shown on Schedule "A" and mineral aggregate resource areas identified on Schedule B – Map 3, there may be areas where the mineral aggregate deposit may not be of sufficient quantity or quality; particularly in the peripheral areas of the designations.

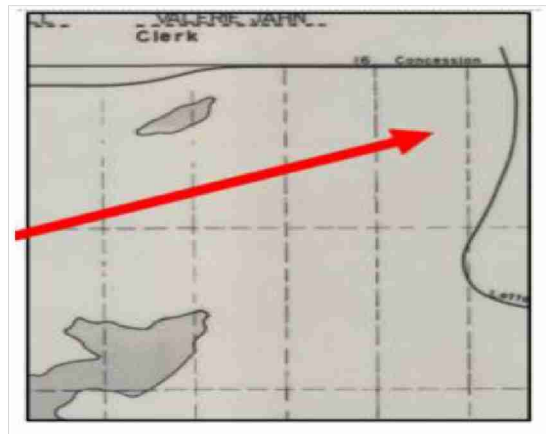
Consideration to permit uses from an abutting designation in the peripheral areas of the Aggregate designation may be reviewed through an amendment to this plan and/or the local zoning by-law. Prior to the approval of any amendment to this plan and/or the local zoning by-law, the proponent will be

required to prepare a study indicating the minor nature of the adjustment, detailing the deposit's potential for extraction and demonstrating the compatibility and need for the alternative land use. Proposed sensitive land uses within an aggregate reserve area as identified on Schedule B – Map 3 or in proximity to a reserve area or in proximity to the Mineral Aggregate designation (refer to influence areas in Policy 7.3(6)), may be permitted without amendment to this plan, but only where it has been demonstrated through a study that the aggregate reserve is not suitable for extraction or there will be no impacts on the ability to extract the resource in accordance with the Aggregate Resources Act. The study must be prepared by a qualified individual(s). Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or measurable expertise in the relevant field of study.

11. **ZONING BY-LAW:**

The residential uses permitted in the Rural Marginal (RM) zone are a single detached dwelling, and a two-unit dwelling. Non-residential uses include, but are not limited to: farms, including forestry, hunt club, public park and private park.

For all permitted uses other than a farm, the minimum lot area in the RM zone is 2025 square metres, and the minimum lot frontage requirement is 30.5 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.



12. **SUMMARY OF STUDIES:**

An Aggregate Impact Assessment for Three (3) Rural Residential Lots, Part Lots 26, 27, 28 and 29, Concession 15 & Lot 26, Concession 16, Geographic Township of Lyndoch, now in the Township of Brudenell Lyndoch and Raglan, in the County of Renfrew was completed by Jp2G Consultants for the applicant on January 17, 2023 and was submitted in support of the concurrent severance applications.

13. **CONSULTATION:**

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

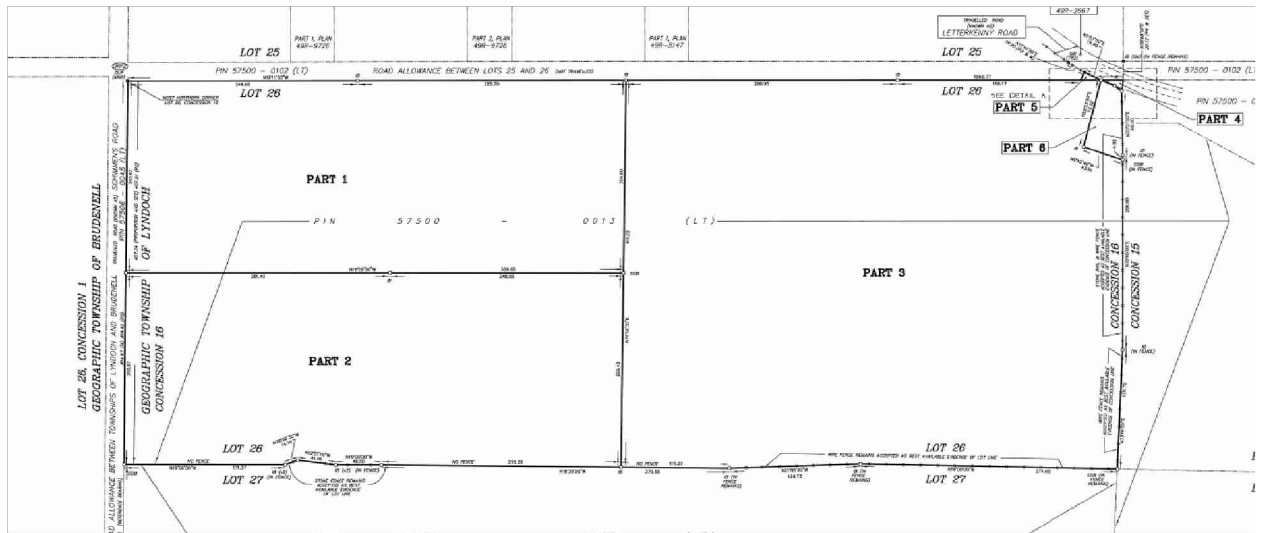
14. **ANALYSIS:**

The owners have received conditional approval for three severances, Consent Application File Nos. B134/23(1), B135/23(2) and B136/23(3). The lots are zoned Rural Marginal (RM) in the Township of Brudenell and Lyndoch Zoning By-law. The severed lands in B134/23(1) meet the requirements for lot area, but it

does not meet the zoning by-law requirement of 30.5 metres in the Rural Marginal (RM) Zone. The retained lands also do not meet the minimum lot frontage requirement of 30.5 metres.

A concurrent zoning by-law amendment has been submitted that addresses Consent Applications File Nos. B135/23(2) and B136/23(3).

A land swap was completed with the Township in order to provide the retained lands with road frontage. As a result of the swap, Part 4 on Reference Plan 49R20816 was transferred to the Township, and Part 5 was transferred to the applicant to be consolidated with Part 3 (the severed lands in Consent Application File No. B134/23(1)). An excerpt of Plan 49R20816 is shown below. Parts 1 and 2 are Consent Application File Nos. B135/23(2) and B136/23(3).



The zoning by-law amendment is required as a condition of consent to rezone the lot to be severed by Consent Application File No. B134/23(1) from Rural Marginal (RM) to Rural Marginal - Exception Twenty Three (RM-E23) to reduce the minimum lot frontage requirement from 30.5 metres to 19 metres. The zoning by-law amendment will also rezone the retained lands from Rural Marginal (RM) to Rural Marginal - Exception Twenty Four (RM-E24) to reduce the minimum lot frontage requirement from 30.5 metres to 25 metres.

15. RECOMMENDATIONS:

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

Date: January 8, 2025

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

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

BY-LAW NUMBER _____

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

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

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

“(w) Rural Marginal – Exception Twenty Three (RM-E23) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E23 Zone, within Part of Lot 26, Concession 16, in the geographic Township of Lyndoch, the following provision shall apply:

 - i) Lot Frontage (minimum) 19 metres
 - (x) Rural Marginal – Exception Twenty Four (RM-E24) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E24 Zone, within Part of Lots 26, 27, 28 & 29, Concession 15, in the geographic Township of Lyndoch, the following provision shall apply:

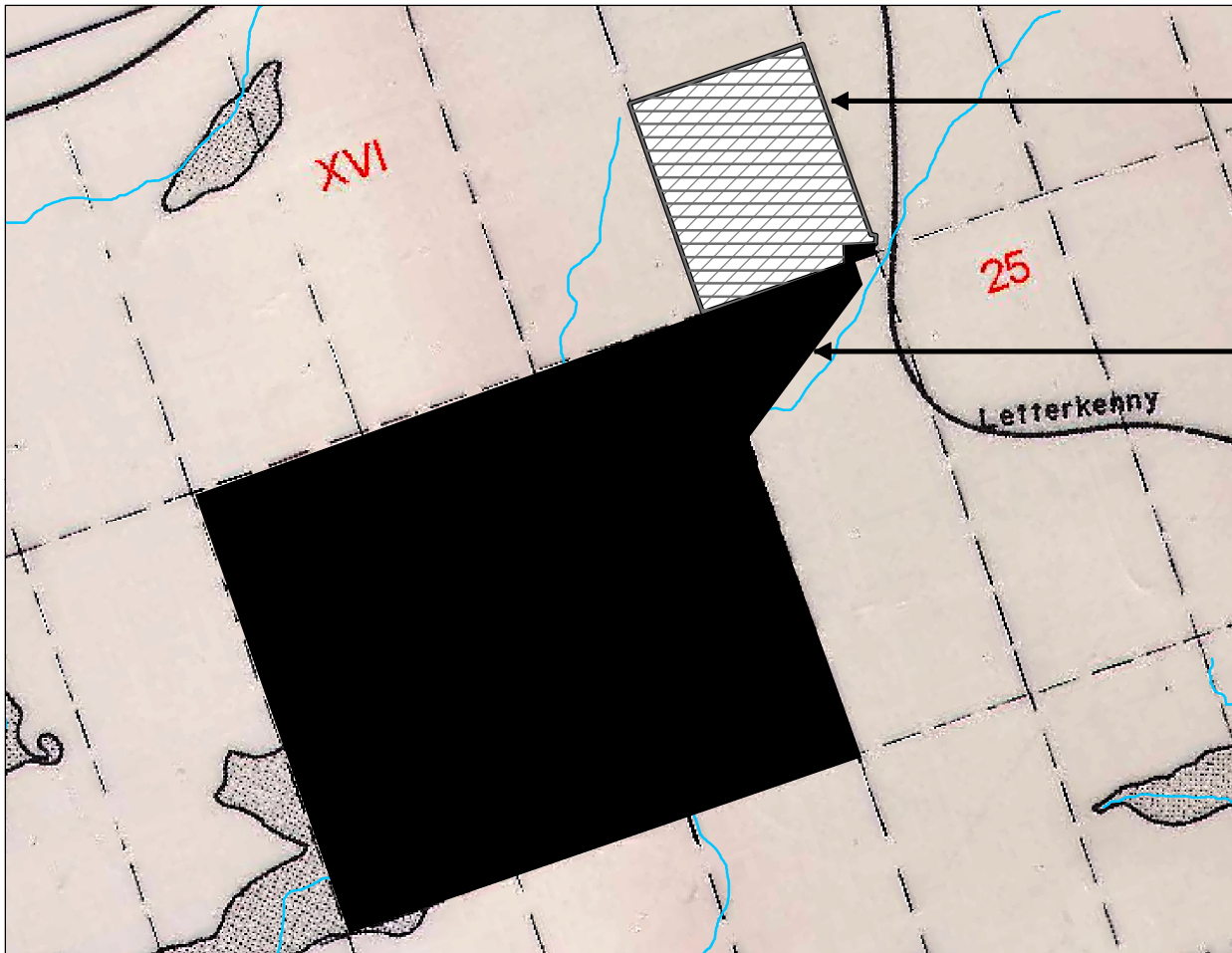
 - i) Lot Frontage (minimum) 25 metres.”
 - (b) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Rural Marginal – Exception Twenty Three (RM-E23) and Rural Marginal – Exception Twenty Four (RM-E24), as shown as Items 1 & 2 on the attached Schedule “A”.
2. THAT 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 2025-02-05-XX this 5th Day of February, 2025.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour



**Item 1:
From RM
to RM-E23**

**Item 2:
From RM
to RM-E24**



1:17,000

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

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

Reeve

Clerk-Treasurer

LEGEND



Rural Marginal



Exception Zone



Stream & Wetland



Item 1: Area affected by
this Amendment
from RM to RM-E23



Item 2: Area affected by
this Amendment
from RM to RM-E24



TOWNSHIP OF BRUDENELL, LYNDOCH AND RAGLAN

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

TOWNSHIP OF BRUDENELL, LYNDOCH & RAGLAN

NOTICE OF APPLICATION AND PUBLIC MEETING

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

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

Subject Lands Part of Lot 26, Concession 16, 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 February 5th, 2025 at 6:30 p.m. at the municipal office of the Township of Brudenell, Lyndoch and Raglan.

Proposed Zoning By-law Amendment

The submitted application proposes an amendment to the Brudenell & Lyndoch Zoning By-law to rezone the severed parcels in Consent Application File Nos. B135/23(2) and B136/23(3) from Rural Marginal (RM) to Rural Marginal – Exception Twenty Five (RM-E25) to increase the front yard depth for a dwelling from 7.5 metres to 25 metres. All other provisions of the By-law shall apply.

The zoning by-law amendment is required as a condition of consent for Consent Application File Nos. B135/23(2) and B136/23(3).

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.

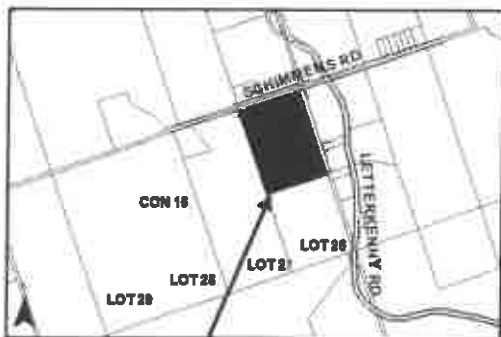
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Brudenell, Lyndoch and Raglan before the by-law is passed by the Township of Brudenell, Lyndoch and Raglan, the person or public body may not be added as a party to the hearing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

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

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 13th day of January, 2025.

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



Location of Amendment

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
NOTICE TO PUBLIC BODIES

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

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 February 3rd, 2025. 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 13th day of January, 2025.

<u>AGENCY RESPONSE</u>
We have reviewed the information provided for the Zoning By-law Amendment application, and
<input type="checkbox"/> We have no comments or concerns.
<input type="checkbox"/> 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

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

BY-LAW NUMBER _____

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

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

1. THAT By-law Number 87-08, as amended, be and the same is hereby further amended as follows:
 - (a) By adding the following subsection to Section 13.0 Rural Marginal (RM) Zone, immediately following subsection 13.3(x):
 - “(y) Rural Marginal – Exception Twenty Five (RM-E25) Zone

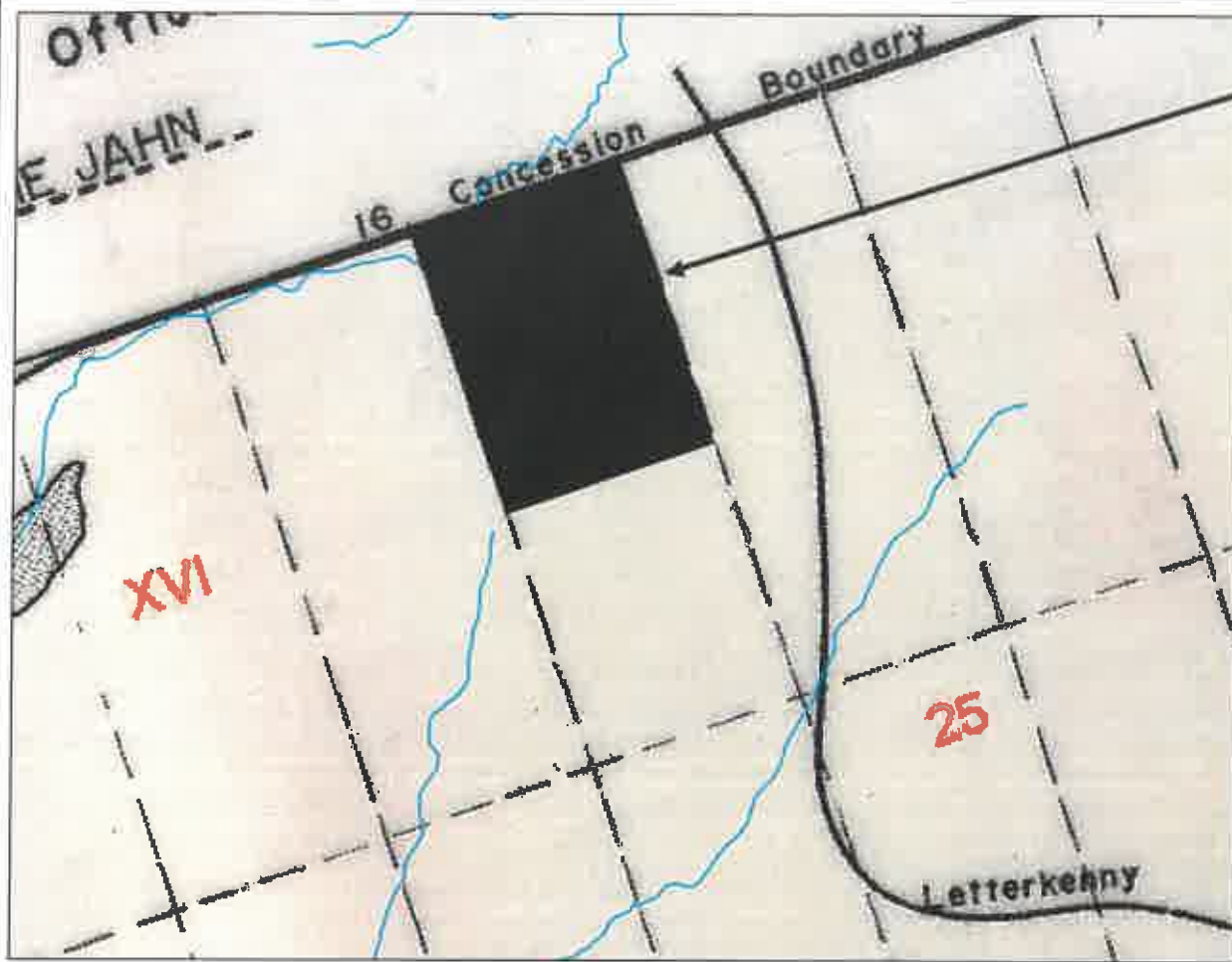
Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E25 Zone, within Part of Lot 26, Concession 16, in the geographic Township of Lyndoch, the following provision shall apply:
 - i) Front yard depth for a dwelling (minimum) 25 metres”
 - (b) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Rural Marginal – Exception Twenty Five (RM-E25), as shown on the attached Schedule “A”.
2. THAT save as aforesaid all other provisions of By-Law 87-08, as amended, shall be complied with.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read and adopted by Resolution 2025-02-05-XX this 5th Day of February, 2025.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour



**From RM
to RM-E25**



1:14,000

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

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

 Reeve

 Clerk-Treasurer

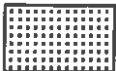
LEGEND



Rural Marginal



Exception Zone



Stream & Wetland



Area affected by
 this Amendment:
 from RM to RM-E25

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 BLR. Please be advised that the Municipality may have a tariff of fees by-law which provides for the payment of additional fees, if applicable.

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

Copies: 2 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 Phanenhour
Municipality: Township of Brudenell, Lyndoch and Raglan
Address: 42 Burnt Bridge Rd., Box 40, Palmer Rapids, ON, K0J 2E0
Phone: 613-758-2061 Fax: 613-758-2235
Office Hours: M-F 8:30 am - 4pm

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

Note: The "*" identifies prescribed information for Official Plan Amendments outlined in Ontario Regulations 543/06; the "+" identifies prescribed information for Zoning By-law Amendments outlined in Ontario Regulation 545/06. Until Council has received the prescribed information and material, Council may refuse to accept or further consider this application.

PART I GENERAL INFORMATION

1. TYPE OF AMENDMENT

Official Plan [] Zoning By-law [X] Both []

2. APPLICANT/OWNER INFORMATION

a) *+ Applicant's Name(s): Mervin and Michelle Merkowsky

*+ Address: 11802 Opeongo Road, Barry's Bay, ON, K0J 1B0

*+ Phone #: Home: 613 756-7337 Work: () Fax: ()

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

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

+ Name of Owner: N/A

+ Address of Owner: _____

+ Phone #: Home: () Work: () Fax: ()

d) To whom should correspondence be sent? [X] 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: _____ Address: _____

Name: _____ Address: _____

3. *+PROVIDE A DESCRIPTION OF THE SUBJECT LAND

Street Address: _____

Municipality: Township of B. L. R. Geographic Twp: Lyndoch Concession: 16 Lot: Part of 26

Registered Plan No.: _____ Block or Lot No(s). in the Plan: _____

Reference Plan No.: 49R-20816 Part No(s): 1 and 2

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

Rural and Mineral Aggregate

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

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

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

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

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

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

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

10. *SECTION NUMBER(S) OF POLICY TO BE CHANGED, REPLACED OR DELETED: _____
11. *PURPOSE OF THE PROPOSED AMENDMENT, IF A POLICY IS TO BE CHANGED, REPLACED, DELETED OR ADDED:

12. *DESIGNATION TO BE CHANGED OR REPLACED: _____
13. *SECTION NUMBER(S) OF POLICY DEALING WITH THE ALTERATION OR ESTABLISHMENT OF A SETTLEMENT AREA: _____
14. *SECTION NUMBER(S) OF POLICY DEALING WITH THE REMOVAL OF LAND FROM AN EMPLOYMENT AREA: _____ [] Not Applicable
15. *INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:

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

16. *IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?
 Yes No
- IF YES, THE FOLLOWING PROFESSIONALLY PREPARED REPORTS ARE REQUIRED TO BE SUBMITTED WITH THIS APPLICATIONS:
- Servicing Options Report
 - Hydrogeological Assessment with Nitrate Impact Assessment

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

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

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

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

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

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

File No. of Application: _____

Name of Approval Authority: _____

Lands Affected by the Application: _____

Purpose of Application: _____

Status of Application: _____

Effect of that Application on the proposed Plan Amendment: _____

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

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

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

24. +WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?
Rural and Mineral Aggregate
25. +HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?
The Rural Marginal Exception Zone will permit uses permitted in the Rural designation while recognizing increasing the front yard setback from 7.5 metres to 25 metres to provide separation distance from future extraction.
26. +IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?
 Yes No
27. +WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND? Rural Marginal (RM)
28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED:
The Rural Marginal Exception Zone will permit uses in the Rural Marginal Zone while increasing front yard setback.
29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED?
Rezoning is requested as a condition of Provisional Consent File No. B135/23(2) and B136/23(3)
30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY? Yes No
IF YES, WHAT ARE THE DENSITY REQUIREMENTS? No more than a single detached dwelling or a two family dwelling shall be erected on a lot (Section 13.2.1) of Zoning Bylaw.
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:

33. +DOES THE REQUESTED AMENDMENT REMOVE LAND FROM AN EMPLOYMENT AREA?
 Yes No Not Applicable
+IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER:

34. +IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY?
 Yes No Not Applicable
+IF YES, PROVIDE DETAILS OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN POLICIES RELATING TO ZONING WITH CONDITIONS:

35. +DIMENSIONS OF THE SUBJECT LAND: 10.822 hectares (Part 1)
Frontage: 203.67 metres (for both) Depth: 529.95 metres (for both) Area: 10.823 hectares (Part 2)
36. +PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:
 Provincial Highway Municipal Road Maintained Year-round Municipal Road Maintained Seasonally
 Right of Way Water Other: _____
37. +IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:

38. **+WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND IF KNOWN, HOW LONG HAVE THEY CONTINUED?**
 #1 Vacant Since: _____ / _____ 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?**
2021
41. **+WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?**
 There are no proposed uses of the subject land at this time.
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):**

Type of building or structure	EXISTING			PROPOSED		
	N/A			N/A		
Setback from the front lot line						
Setback from the rear lot line						
Setbacks from the side lot lines						
Height (in meters)						
Dimensions or floor area						
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"/> Privately owned and operated individual well | <input type="checkbox"/> Publicly owned and operated piped sanitary sewage system | <input type="checkbox"/> Privately owned and operated communal septic system |
| <input type="checkbox"/> Privately owned and operated communal well | <input type="checkbox"/> Lake or other water body | <input type="checkbox"/> Privately owned and operated individual septic system | <input type="checkbox"/> Privy |
| <input type="checkbox"/> Other means: <u>Vacant lands, N/A</u> | | <input type="checkbox"/> Other means: <u>Vacant lands, N/A</u> | |

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.: B135/23(2), B136/23(3) Status: Provisional Consent given, now fulfilling conditions

48. **+HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 34 OF THE PLANNING ACT?** Yes No Don't know

49. **+HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF A MINISTER'S ZONING ORDER?**
 Yes No

+IF YES, PLEASE STATE IF KNOWN, THE ONTARIO REGULATION NUMBER OF THAT ORDER:

50. **APPLICATION SKETCH**

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: (In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- +Boundaries and the dimensions of the subject land for which the amendment is being sought.
- +The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.

- +The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- +The current uses on land that is adjacent to the subject land.
- +The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- +If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- +The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities.
- Planting strips and landscaped areas.
- Buildings to be demolished or relocated.

PART IV OTHER SUPPORTING INFORMATION

51. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS (e.g., Environmental Impact Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.):

Aggregate Impact Assessment

MDS1 for 4 properties

Wildland Fire Risk Assessment

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

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

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

Signature of Owner(s)

Date

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

I (we), Merwin and Michelle Merkowsky of the Township
of Burdett Lyndoch Raglan in the County of Renfrew solemnly declare that
all of the information required under Ontario Regulation 543/06 and/or Ontario Regulation 545/06, and the statements
contained in this application are true, and I (we), make this solemn declaration conscientiously believing it to be true, and
knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of BLR in the
County of Renfrew this 9th day of December 2024.

Signature of Owner or Authorized Agent

Dec 9, 2024

Date

Signature of Commissioner

Dec 9/24

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)

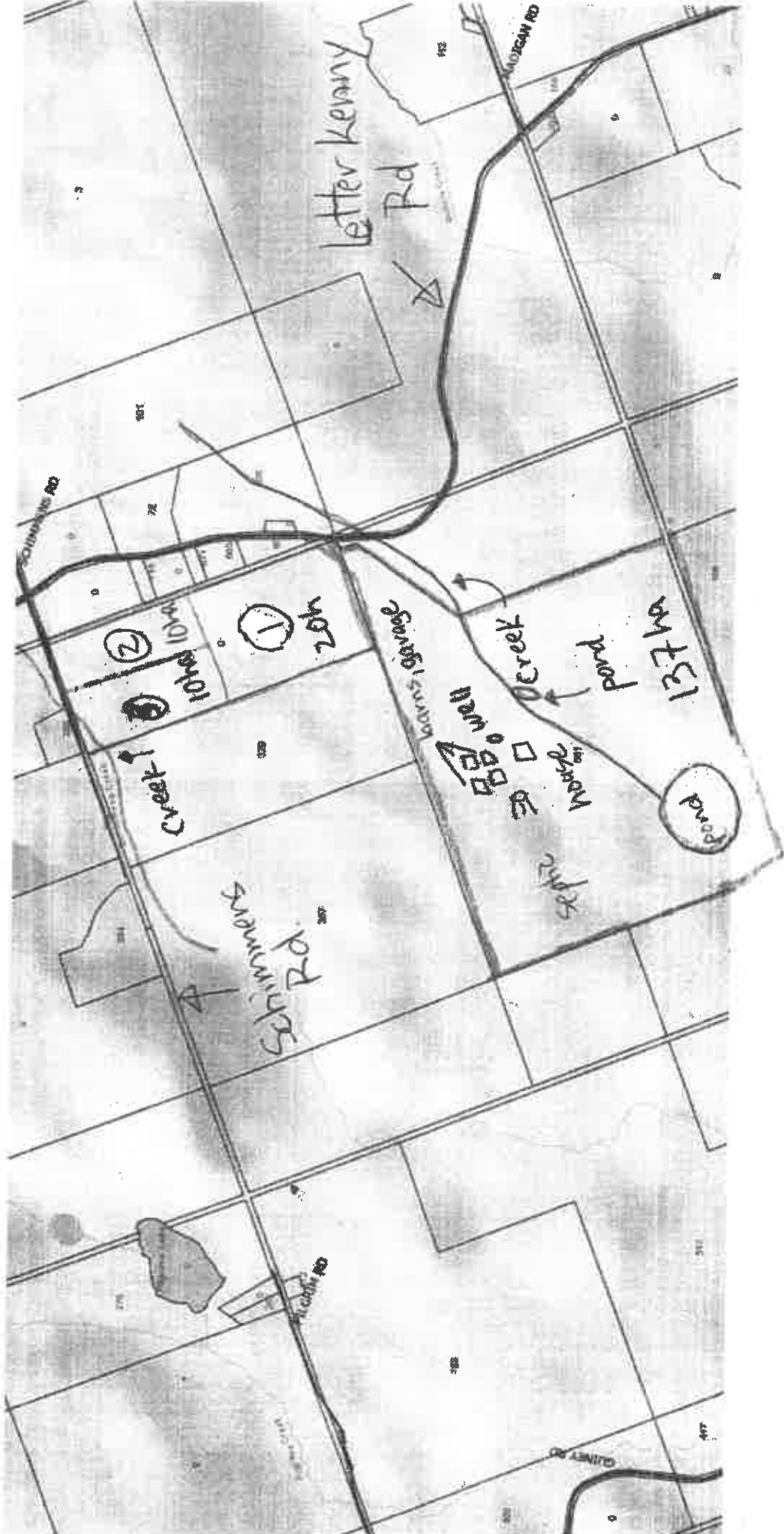
"COMPLETE" APPLICATION AND FEE OF \$ 350.-

Dec 9/24
Date

RECEIVED BY THE MUNICIPALITY:

Jeremy Thompson
Signature of Municipal Employee

Roll # 4719-019-020-32500



MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowsky	Municipality:	Lyndoch, Brantford, Rayhan
Farm/Company:	Craig Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	1502 Opeongo Rd Brantford	Dist:	26, 27, 28, 29
Postal Code:	K0J 1B0	Concession:	15, 16
Telephone:	513-756-7337	Civic Address:	501 Leinster Ave
Fax:		Roll Number:	
Email:	maria.merkowsky@yolo.ca		

Owner of Adjacent Livestock Facility:

Name:	Merkowsky	Municipality:	Lyndoch, Brantford, Rayhan
Farm/Company:	Craig Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	1502 Opeongo Rd Brantford	Dist:	26, 27, 28, 29
Postal Code:	K0J 1B0	Concession:	15, 16
Telephone:	513-756-7337	Civic Address:	501 Leinster Ave
Fax:		Roll Number:	
Email:	maria.merkowsky@yolo.ca		

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Cow	Hoiter	0	20	Solid

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares) 2 Ha

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 534 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 534 metres

The above information was supplied by:


FARMER'S SIGNATURE

12/31/22
DATE

MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowsky	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Cruick Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	1502 Opeongo Rd Barry's Bay		210, 27, 28, 29
Postal Code:	K0J 1B0	Concession:	15 + 16
Telephone:	613-756-7337	Civic Address:	5101 Letterkenny Rd.
Fax:	—	Roll Number:	
Email:	meron.merkowsky@yahoo.ca		

Owner of Adjacent Livestock Facility:

Name:	Perry Hartwick	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:		Geographic Township:	Lyndoch
Mailing Address:	101 Schimmens	Lot:	Lot 27
Postal Code:		Concession:	Con 16
Telephone:	613-758-2117	Civic Address:	101 Schimmens Rd
Fax:		Roll Number:	
Email:			

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Chicken	laying hens	4	12	Solid.
Cows	heifers + bull	3	13	Solid.
Horses	Large frame.	2	2	Solid.

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares) 2.02 Ha

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 578 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 578 metres

The above information was supplied by: Perry Hartwick
FARMER'S SIGNATURE

Nov-27th 2022
DATE

MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowsky	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Vicini Lorraine Corp.	Geographic Township:	Lyndoch
Mailing Address:	11512 Opemungo Rd. Barry's Bay		26, 27, 28, 29
Postal Code:	K0J 1K0	Concession:	15, 16
Telephone:	613-750-7337	Civic Address:	51st Letter, Kenniv Rd
Fax:	-	Roll Number:	
Email:	merim.merkowsky@yorko.ca		

Owner of Adjacent Livestock Facility:

Name:	Lavern Brohart	Municipality:	Lyndoch, Brudenell, Raglan
Farm/Company:	Brohart	Geographic Township:	Lyndoch
Mailing Address:	329 Schimmens	Lot:	27
Postal Code:	K0J 2E0	Concession:	16
Telephone:	613-758-2653	Civic Address:	329 Schimmens Rd RR#
Fax:		Roll Number:	
Email:			

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Ø	Ø	Ø	Ø	Ø
			Barns turned into storage.	

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares)

Ø Ha Facility used for storage on

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 204 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 204 metres

The above information was supplied by:

Lavern Brohart
FARMER'S SIGNATURE

11/27/22
DATE

MDS I - Data Sheet

Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

Name:	Merkowsky	Municipality:	Lyndoch Brudenell, Renfrew
Farm/Company:	Crisis Livestock Corp	Geographic Township:	Lyndoch
Mailing Address:	11012 Opawa Rd Hamp	Lot:	26, 27, 28, 29
Postal Code:	K0J 1B0	Concession:	15, 16
Telephone:	613-756-7337	Civic Address:	561 Le Herkenny Rd
Fax:		Roll Number:	
Email:	merowmerowsky@proton		

Owner of Adjacent Livestock Facility:

Name:	Mervin Olsheski	Municipality:	Lyndoch Brudenell, Renfrew
Farm/Company:	Mervol Power Corp	Geographic Township:	Lyndoch
Mailing Address:	13 Olsheski Service Rd	Lot:	28
Postal Code:	K0J 1B0	Concession:	16
Telephone:	613-756-2389	Civic Address:	357 Schimmens Rd
Fax:	—	Roll Number:	
Email:	mervolpowercorp@gmail.com		

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Maximum Housing Capacity	Manure Form (Liquid or Solid)
Cattle	Beef Cattle Cows	15 summer	30	Solid
Pigs	Yearlings	0	10	Solid

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares) 2 Ha

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot): 453 metres

Closest distance from manure storage to the new use (closest lot line of proposed lot): 453 metres

The above information was supplied by:


FARMER'S SIGNATURE

Dec 2nd 2022
DATE



Wildland Fire Risk and Hazard Assessment Form

This hazard assessment form is designed to assess the wildland fire risk for your planned development. The assessment evaluates the surrounding forest and surface vegetation present; and the structural components of a future (or existing) building(s).

When filling out this assessment form, assume that a building (or buildings) has been constructed on the site. If you end up with a high or extreme risk value, consider vegetation management or building modifications to reduce the risk to low or moderate.

Factor	Potential Hazards	Point Rating	Your Score	Notes
What type of forest surrounds (or will surround) the home, and how far away is it?	Deciduous trees (poplar/birch) within 10 meters of building	0	0	
	Deciduous trees 10-30 meters from building	0	0	Land will be cleared of deciduous trees within 30M perimeter
	Mixed wood (poplar, birch, spruce or pine) within 10 metres of buildings	30	0	Land will be cleared of mixed wood within 30M perimeter
	Mixed wood 10 - 30 metres from buildings	10	0	Land will be cleared of mixed wood within 30M perimeter
	Conifers (spruce, pine or fir) within 10 metres of buildings - separated	30	0	Conifers within 30M will be cleared
	- continuous	30		
What kind of vegetation grows (or will grow) in the zone around the building?	Conifers (spruce, pine or fir) within 10 - 30 metres of buildings - separated	10	0	Conifers within 30M will be cleared
	- continuous	30		
	Well watered lawn or non-combustible plants/landscaping material	0	0	lawn or non-combustible
	Uncut wild grass or shrubs - within 10 metres of buildings	30	0	clear to 30M
	- within 10 - 30 metres of buildings	5		
Are there (or will there be) abundant underbrush and ladder fuels (low-lying trees, tree branches and shrubs) in the surrounding forest?	Dead and down woody material within 10 metres of building - separated	30	0	clear to 30M
	- continuous	30		
	Dead and down woody material within 10 - 30 metres of buildings - scattered	5	0	remove to 30M
	- abundant	30		
Your Total (Page 1)	None within 10 - 30 metres	0	0	scattered: conifer + deciduous
	Scattered - within 10-30 metres of buildings	5	5	scattered in forest
	Abundant - within 10 - 30 metres of buildings	10	0	

Factor	Potential Hazards	Point Rating	Your Score	Notes
What kind of roofing material will you have?	Rated roof (Asphalt, metal, tile, ULC rated shakes)	0	0	plan asphalt/metal roof
	Unrated roof (unrated wooden shakes)	30	0	
How clean will the roof be?	No needles, leaves or other combustible materials	0	0	
	A scattering of needles and leaves	2	2	a scattering of needles/leaves by wind is possible
	Clogged gutters and extensive leaf litter	3	0	
What will the exterior of the home/structure be built out of?	Non-combustible material stucco, metal siding, brick	0	0	
	Logs or heavy timbers	1	0	
	Wood, vinyl siding or wood shakes	6	6	vinyl siding is possible
Will the eaves and vents closed up and screened?	Closed eaves and vents with 3 mm wire mesh	0	0	
	Closed eaves and vents with no mesh	1	1	no mesh is possible
	Open eaves, open vents	6	0	
Will the balcony, deck, or porch be screened in?	All decks, balconies and porches will be screened or sheathed in with fire resistant material	0	0	
	All decks, balconies and porches will be screened or sheathed in with combustible material	2	2	combustible material is possible
	Decks, balconies and porches will not be screened or sheathed in	6	0	
Will combustibles (firewood, fences, outbuildings) be located near by?	More than 10 metres from any building	0	0	combustibles to be located 10M away
	Between 3 and 10 metres from any building	3	0	
	Less than 3 metres from any building	6	0	
Will the structure be set back from the edge of a slope?	Building will be located on the bottom or lower portion of a hill	0	0	locate future building in lower portion of hill
	Building will be located on the mid to upper portion or crest of a hill.	6	0	
Your Total (Page 2)			11	
Your Total (Page 1)			5	
Wildland Fire Hazard Level (Total from Page 1 + 2)			16	

Low <21
Moderate 21-29
High 30-35
Extreme >35

Jp2g Ref No. 22-7137A

January 17, 2023

Mervin Merkowsky
11802 Opeongo Road
Barry's Bay, ON K0J 1B0
mervinmerkowsky@yahoo.ca

Attn Mervin Merkowsky

Re Aggregate Impact Assessment for Three (3) Rural Residential Lots, Part Lots 26, 27, 28 and 29, Concession 15 & Lot 26, Concession 16, Geographic Township of Lyndoch, now in the Township of Brudenell Lyndoch and Raglan, in the County of Renfrew. Our File No. 22-7137A

Dear Mervin,

Further to your request, we have prepared this Aggregate Impact Assessment in support of applications for consent to sever three (3) rural residential lots from the subject property located along Letterkenny Road.

This assessment will evaluate the proposed severances in accordance with the relevant policies of the Provincial Policy Statement, 2020 (PPS) and policies in Section 7.3(5) and (6) of the County of Renfrew Official Plan. The following figures are attached in support of this Aggregate Impact Study:

- | | | |
|----|-------|---|
| 1. | Map 1 | Key Map |
| 2. | Map 2 | Site and Surrounding Land Use |
| 3. | Map 3 | MNDM 2020 Aggregate Classification |
| 4. | Map 4 | Constraints Map |
| 5. | Map 5 | Excerpt of County of Renfrew Official Plan Schedule "A" |
| 6. | Map 6 | Excerpt of Township of Brudenell and Lyndoch Zoning By-law Schedule "B" |
| 7. | Map 7 | Excerpt of Township of Brudenell and Lyndoch Zoning By-law Schedule "A" |

Background and Context

The subject lands are located within Part Lots 26, 27, 28 and 29, Concession 15, and Lot 26, Concession 16 in the geographic Township of Lyndoch, now in the Township of Brudenell, Lyndoch and Raglan. The location of the subject lands in relation to the regional setting is shown on **Map 1: Key Map**. Lot 1 and 2 are approximately 10 hectares (25 acres) each in area and both will have approximately 200 metres of road frontage along Schimmens Road. Lot 3 is approximately 20 hectares (50 acres) in area and will have road frontage along Letterkenny Road. The lot to be retained is approximately 136 hectares (335 acres). The proposed severed and retained lands are shown on **Map 2: Site and Surrounding Land Use**.

The subject lands consist primarily of vacant woodlands with a few wetland pockets and fields, with a watercourse located on the lands to be retained. There is an existing dwelling and outbuildings in a cleared area on the lands to be retained. Land uses in the vicinity of the subject lands, as shown on **Map 2: Site and Surrounding Land Use**, include wetlands, vacant woodlands, agriculture as well as rural residential land uses.



Ottawa
1150 Morrison Dr., #410
Ottawa, ON, K2H 8S9
T: 613-828-7800
Ottawa@jp2g.com

Pembroke
12 International Dr.
Pembroke, ON, K8A 6W5
T: 613-735-2507
Pembroke@jp2g.com

Arnprior
16 Edwards St. S., #53B
Arnprior, ON, K7S 3W4
T: 613-828-7800
Arnprior@jp2g.com



The subject lands are currently designated as Rural, Environmental Protection Area, and Mineral Aggregate on Schedule "A" Brudenell, Lyndoch and Raglan Enlargement to County of Renfrew Official Plan. Lots 1, 2 and 3 are all within the Rural and Mineral Aggregate designations. The retained lands are zoned as Rural Marginal (RM) and Environmental Protection (EP) and the proposed severed lots are zoned as Rural Marginal (RM) on Schedule "B" to the Township of Brudenell and Lyndoch Zoning By-Law. The lands to be severed are located within 300 metres of lands designated as Mineral Aggregate, therefore, an Aggregate Impact Assessment is required to support the proposed severances.

Aggregate Resources Inventory

Information regarding the classification, selection criteria, and deposit size, thickness and quality of material on the property has been obtained from the Aggregate Resources Inventory reports and GIS data published by the Ontario Geological Survey, Aggregate Resources of Ontario, 2020, Ministry of Northern Development and Mines (MNDM).

The aggregate resources on the subject lands and in the vicinity of the property are classified as aggregate resources of secondary and tertiary significance on the Aggregate Resource Inventory Mapping. The location of these aggregate resources is shown on **Map 3: MNDM 2020 Aggregate Classification**. This information provides the basis of analysis for the potential of the aggregate resource extraction on the subject property.

Selected Sand and Gravel Resource Areas

Selected Sand and Gravel Resource Areas of primary significance represent areas in which a major resource is known to exist and may be reserved for extractive development and/or resource protection. Deposits of secondary significance are believed to contain significant amounts of sand and gravel but are not considered to be the best resources. All or portions of resources of primary and secondary significance should be identified on map schedules to Official Plans, for protection. In this case, the aggregate resources on the property and on surrounding properties are identified as a resource of secondary and tertiary significance. Deposits of secondary significance may contain large quantities of sand and gravel and should be considered as part of the overall aggregate supply of the area. Deposits of tertiary significance are not considered to be important resource areas because of their low available resources or because of difficulties in extraction. Tertiary deposits may be useful for local needs, or extraction under a wayside permit, but are unlikely to support large-scale development.

Selection Criteria

The MNDM have defined aggregate selection criteria as site specific, based on the characteristics of individual deposits. Factors such as deposit size, aggregate quality, and deposit location are considered in the selection of deposits best suited for extraction. These site-specific criteria for the deposit on the property are described below. The quality, quantity and distribution of other aggregate resources in the region are also considered by MNDM in determining the significance of a mineral aggregate resource. In this case, the aggregate resources located on the subject lands are of secondary and tertiary significance and are of a poor quality compared to other deposits in the Township and County. Additionally, the resource on the subject lands is constrained by wetlands and watercourses that constrict the area of mineral aggregate resource available for extraction.

Site Specific Criteria

Deposit Size and Thickness

The Aggregate Resources Inventory, 2020 database identifies that the aggregate resources on the subject lands and surrounding properties fall under two deposit information codes: "S/2/OW" and "S/3/OW" (Map 3). The code "S/2/OW" means that the resource is mainly sand, approximately 3 to 6 metres thick, and that the deposit originated from Outwash (OW). The code "S/3/OW" means that the resource is mainly sand, approximately 1.5 to 3 metres thick, and that the deposit originated from Outwash (OW).



Aggregate Quality

These deposits are classified as “sand” (“S”) deposits. In sand deposits, the gravel-sized aggregate (greater than 4.75 mm) makes up less than 35% of the whole deposit. This makes it difficult to produce coarse aggregate products.

Location and Setting

The location and setting of a resource area have a direct influence on its value for possible extraction. The evaluation of a deposit’s setting is made on the basis of natural, environmental, and man-made features that may limit or prohibit extractive development. Deposits with some physical constraint on extractive development are less valuable resource areas because of the difficulties involved in resource recovery. The constraining effect of legally required setbacks surrounding such features are included in the evaluation. The constraints to aggregate extraction at this site are shown on **Map 4: Constraints Map**.

In this case, the tertiary deposit is located on the severed lands and the deposit of secondary significance is on the lands to be retained. The deposit of tertiary significance on the severed lands is irregularly shaped and is fragmented over multiple properties. The deposit of secondary significance on the retained lands is significantly constrained by a wetland and two watercourses. A 30-metre setback would be required from any identified wetlands and waterbodies as well as abutting residential properties. A 30-metre setback would also be required along Schimmens Road, and a 15-metre setback would be required along the property lines not abutting residential properties. While the subject lands may be large enough to accommodate aggregate extraction, the quality of the mineral aggregate deposits and the site limitations make large-scale development unlikely.

Provincial Policy Statement, 2020

Section 1.1.1c) of the Provincial Policy Statement, 2020 (PPS) states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. Section 1.2.6 sets out policies for land use compatibility and section 1.2.6.1 states that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities. Mitigation measures will need to be present or proposed in order to minimize the potential adverse effects on the proposed residential use and to ensure that the proposed residential use will not hinder aggregate and industrial uses in the vicinity of the site.

Section 2.5 of the PPS includes policies regarding Mineral Aggregate Resources and their use. Section 2.5.1 states that “mineral aggregate resources shall be protected for long-term use and, where provincial information is available; deposits of mineral aggregate resources shall be identified”. As noted above, the aggregate on the subject property has been identified by the Ontario Geological Survey as secondary and tertiary aggregate.

Section 2.5.2.5 of the PPS includes policies for areas adjacent to, or within known deposits of, mineral aggregate resources, in relation to development and/or activities which would preclude or hinder the establishment of new operations or access to the resource. These development activities shall only be permitted if:

- a) the resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.



In this case, the proposed severances are located in an area limited by a watercourse, property boundaries and a road. Additionally, the deposits on the severed lands and surrounding properties consist of lower quality aggregate material (sand), are irregularly shaped and cross multiple properties, which make large-scale development unlikely. However, mitigation measures should be implemented to minimize the potential adverse impacts between the any future development on the severed lands and any potential extraction of aggregates on the retained lands or surrounding properties. The land use, public health, public safety and environmental impacts of the aggregate resource policies of the PPS are implemented through Section 7.0 – Mineral Aggregate policies in the County of Renfrew Official Plan.

County of Renfrew Official Plan

The current Official Plan designations on the subject lands is shown on Map 5: Excerpt of County of Renfrew Official Plan Schedule "A". The proposed severed and retained lands are designated Mineral Aggregate Resource, Environmental Protection and Rural.

Section 7.0 of the Official Plan contains the Mineral Aggregate Policies that are intended to ensure that major aggregate deposits remain available for existing and future use, and to minimize the impacts on adjacent uses and the natural environment.

Section 7.3 (5) of the Mineral Aggregate policies permit a minor adjustment to the boundaries of the Aggregate designation to allow development and uses permitted within an abutting designation. A minor adjustment to the Mineral Aggregate boundary may be considered by zoning by-law amendment subject to certain conditions. In this case, the property is designated Rural and low-density residential uses are permitted in the Rural designation. Therefore, the proposal constitutes a minor adjustment to the aggregate designation boundary. In considering a zoning by-law amendment in accordance with Section 7.3(5), the following shall take into account:

- (a) evidence indicating that the extraction of aggregate is unfeasible due to quality, quantity or other development constraints;*

Map 3: MNDM 2020 Aggregate Classification shows the aggregate resource in the area of the subject lands as being sand and gravel resources of secondary and tertiary significance. The aggregate material on the property is classified as being a deposit of sand. The shape and location of the deposit on the subject lands as well as the 30-metre setback requirements from Schimmens Road, the watercourses on site, and the wetlands on the retained parcel, all constrain extraction, as shown on Map 4. Therefore, the viability of commercial extractive operations on the subject lands is limited.

- (b) the necessity of the land use change in comparison to the necessity of the mineral aggregate resource;*

The proposed severances will sever off parcels of land that have limited resource viability due to required setbacks and the quality of the aggregate deposit, adversely affect the viability of developing this property for a licensed gravel pit.

- (c) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands;*

In this case, the proposed lots are located within the tertiary deposit which already has limited potential for extraction due to setbacks, its irregular shape and aggregate quality. The retained lands have an existing dwelling and outbuildings on the property.



- (d) *the amount of land required for the proposed use and the possibility of retaining as much of the mineral aggregate potential as possible;*

No future aggregate extraction is anticipated on the severed or retained lands due to the quality and quantity of this resource. Should an application for a pit ever be considered for the retained lands or nearby properties, mitigation measures will be required from the existing sensitive land uses surrounding the property.

- (e) *the consideration given to the option of sequential land use in which the mineral aggregate is removed prior to development of land for the proposed use;*

The existing aggregate deposit on the subject lands is primarily sand, which is abundant in the Township of Brudenell, Lyndoch and Raglan and County of Renfrew as a whole. Therefore, the proposed severances will not have an adverse impact on the overall inventory of aggregate resources in the Township or County. There is an existing dwelling and outbuildings on the lot to be retained and the severed lands are located in an area which is not feasible for aggregate extraction due to the quality of material and the required setbacks from water features and Schimmens Road. Therefore, aggregate resource removal prior to the development of land for the proposed residential uses is not practical nor viable.

- (f) *the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area;*

The closest existing pit or quarry to the subject lands is approximately 2.3 kilometres away. Therefore, no adverse impacts on existing pits or quarries are anticipated as a result of the proposal. The awkward shape of the tertiary deposit as well as it being fragmented across multiple properties limits the viability of extraction from the deposit surrounding the severed lands. The retained lands as well as adjacent lands include a large area of aggregate resource lands of secondary significance (sand). The proposed severances will not greatly impact any future aggregate extraction from the deposit of secondary significance as the lots are greater than 500 metres from the deposit. Any future application for aggregate extraction on the retained lands or in the surrounding area would likely be for the purpose of sand extraction, which would have fewer adverse impact related to noise and dust resulting from the processing and crushing of coarse aggregate. An application for a pit license would require supporting studies demonstrating how any potential adverse effects on the existing residential uses in the area will be mitigated.

- (g) *the impact on adjacent land uses;*

No adverse impacts as a result of the proposed severances are anticipated on the retained lands, should they be developed for aggregate extraction purposes in the future, as the mineral aggregate deposit on the retained lands is located more than 300 metres from the severed lands. The subject lands are located in a rural area and the proposed residential development on the severed lands will be considered low density and is compatible with the surrounding rural residential uses.

- (h) *consideration of the protection of a long-term supply in the local area and the County;*

The existing aggregate deposits on the subject lands are minor when considering the overall deposits within the Township of Brudenell, Lyndoch and Raglan, and the County of Renfrew. The deposit is largely



sand, which is abundant in the Township and County. The proposed severances will not have an adverse impact on the overall inventory of aggregate resources in the Township or the County.

(i) issues of public health, public safety and environmental impact are addressed.

There are no anticipated issues of public health or public safety through the proposed severances. Any future aggregate extraction will be located more than 300 metres from the proposed severances.

Section 7.3(6) of the Official Plan includes influence area policies to protect against incompatible land uses in the vicinity of Mineral Aggregate designations and protect existing pits and quarries from encroaching sensitive land uses. Influence areas are generally identified as being: 150 metres from a pit to assess noise and dust impacts; 300 metres between wells and pits licensed to operate below the water table to avoid impacts on groundwater supplies; and 500 metres from quarries to assess the impact of noise, dust and groundwater influence. Any development within these influence areas will require studies to support development applications. In this case, a search of the Ministry of Natural Resources and Forestry Pits and Quarries Online shows that the closest pit or quarry to the subject lands is approximately 2.3 kilometres away. Therefore, no additional studies are considered necessary to support the proposed land severances in accordance with the influence area policies of the Mineral Aggregate designation.

In the event of future aggregate resource extraction on the subject lands or adjacent properties, the application for a pit license will need to comply with the regulations set out by the Ministry of Natural Resources and Forestry, and mitigation measures including buffering will need to be considered to minimize any potential adverse impacts on the surrounding land uses. Additionally, any future extraction on the adjacent lands would need to be in accordance with the policies in Section 7.3 (6) of the Official Plan.

Township of Brudenell and Lyndoch Zoning By-law

The current zoning on the subject lands is shown on Map 6: Excerpt of Township of Brudenell and Lyndoch Zoning By-law Schedule "B". The severed lands are zoned Rural Marginal (RM), and the retained lands are zoned Rural Marginal (RM) and Environmental Protection (EP) on Schedule "B" to the Township of Brudenell and Lyndoch Zoning By-law. The proposed severances meet the zone provisions of the Rural Marginal (RM) Zone and the separation distance provisions in the zoning by-law relating to extractive industrial zoning.

There is a small area of land across Schimmens Road from Lots 1 and 2 zoned as Extractive Industrial – holding (EM-h), as shown on Map 7. However, the Township of Brudenell and Lyndoch Zoning By-law does not contain separation distance requirements between Extractive Industrial Zones and residential dwellings. The areas of EM zoning are small and cross multiple properties and are in areas of watercourses and roads, as well as located on residential properties, which limit extraction potential. While commercial extraction would not be feasible for these areas zoned EM-h, a wayside pit may be possible. In order to ensure land use compatibility in the event that a wayside pit is proposed, it is recommended to increase the front yard setback of Lots 1 and 2 from the minimum required 7.5 metres to 25 metres, which would then provide a 75 metre separation distance (20-metre road right-of-way width plus 30 metre extraction setback from property line abutting Schimmens Road) between any potential extraction and new residential dwellings.

Conclusions and Recommendations

The aggregate resources on the subject lands are classified as aggregate resources of secondary and tertiary significance, as confirmed by the most recent data available from Aggregate Resources of Ontario (2020). The aggregate resources are identified as originating from Outwash and consisting primarily of sand.



An assessment of development constraints indicate that the subject lands have limited potential for the extraction of aggregate resources. While there may be a sufficient area for extraction on the severed lands, the low quality of aggregate material and irregular shape of the deposit make large-scale extraction less likely. There are abundant quantities of primary and secondary aggregate resources in the Township and County and the minor aggregate boundary adjustment will not have an adverse impact on the inventory of aggregate resources in Brudenell, Lyndoch and Raglan or the County of Renfrew in the long-term. We are satisfied that the proposed severances to permit three (3) rural residential lots will serve the greater long-term interest and no issues of public health, public safety or environmental impact will occur as a result of the proposed development provided that the following recommendations are implemented:

1. Rezone Lots 1 and 2 to increase the front yard setback from 7.5 metres to 25 metres to provide a separation distance between and future dwellings and any future wayside pit extraction.

Based on our assessment, it is concluded that the proposed severances are consistent with the policies of the Provincial Policy Statement, 2020 and comply with the policies of the Official Plan for the County of Renfrew.

It is recommended that this Aggregate Impact Assessment be filed in support of the applications for consent to create three (3) rural residential lots.

Please do not hesitate to contact us if you have any questions regarding this study.

Yours truly,

Jp2g Consultants Inc.

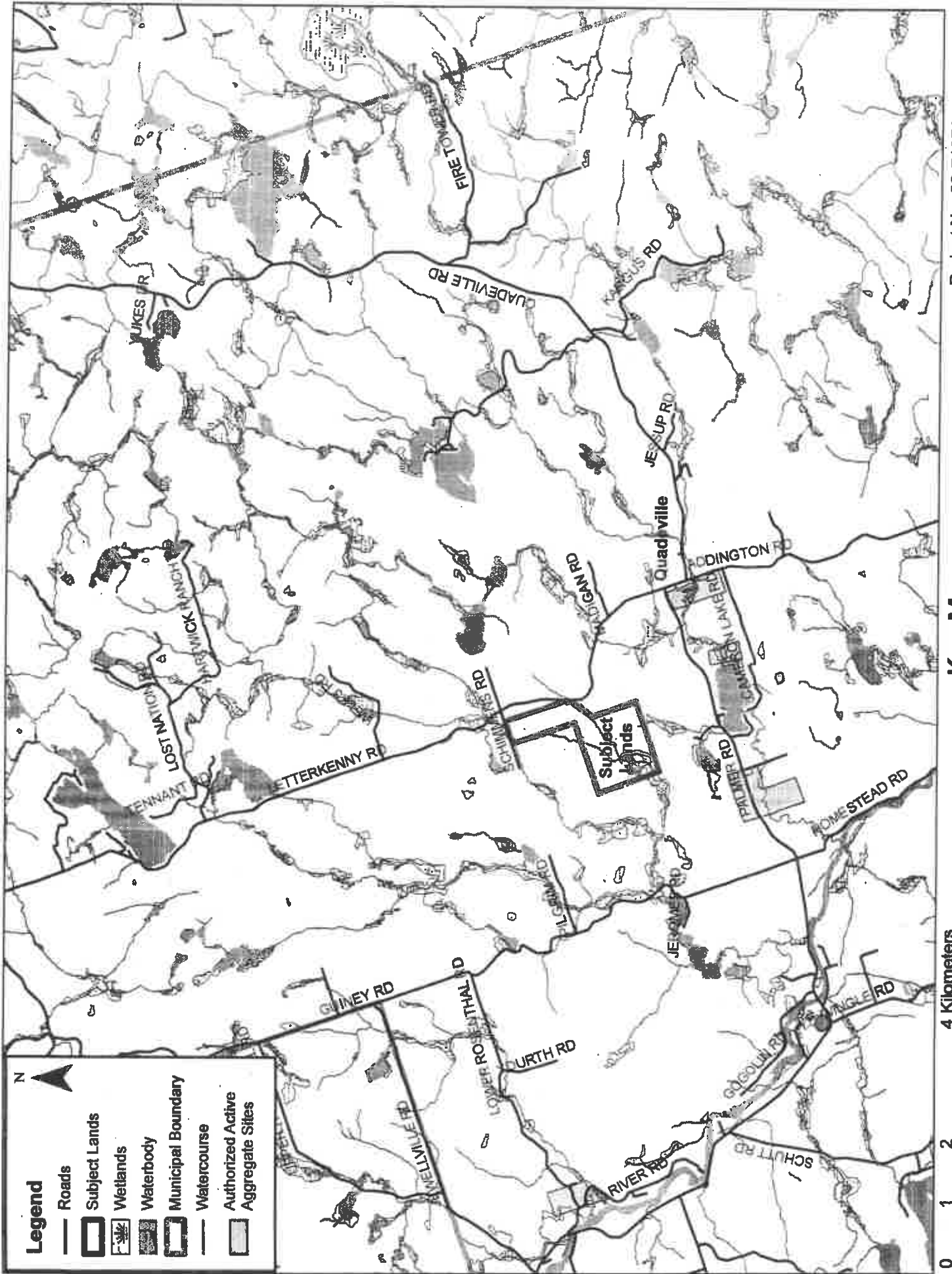
Prepared by:

Kathryn Curry, BES
Junior Planner

Reviewed By:

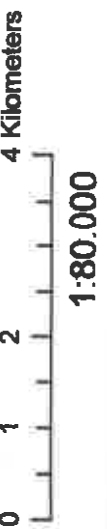
Anthony Hommik, MCIP, RPP
Senior Planner | Planning Services

Map 1 – Key Map



Project No. 22-7137A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2023

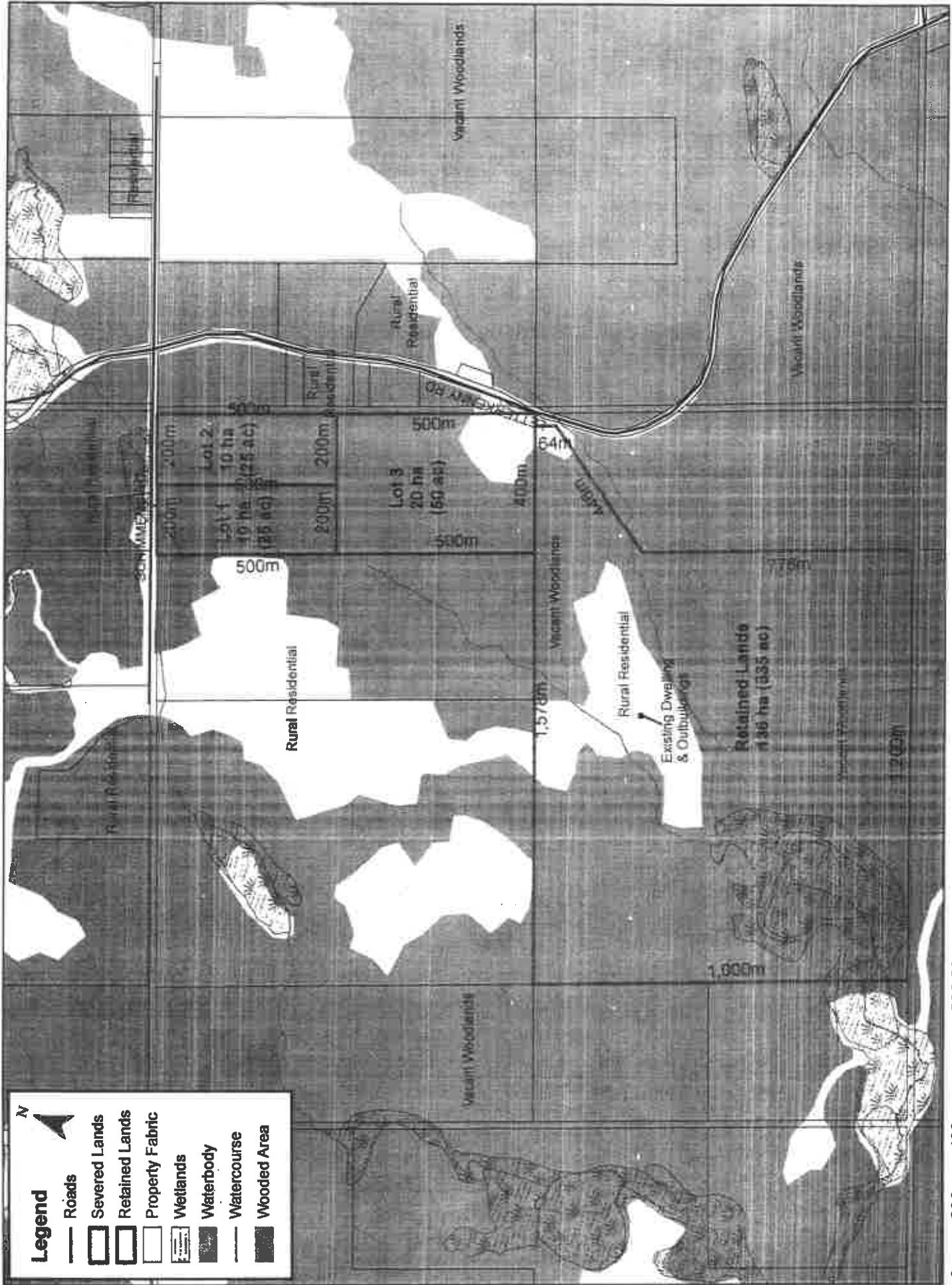
Key Map



Legend

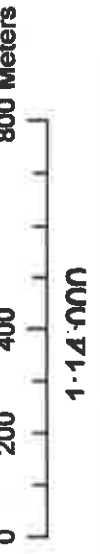
- Roads
- Subject Lands
- Wetlands
- Waterbody
- Municipal Boundary
- Watercourse
- Authorized Active
- Aggregate Sites

Map 2 – Site and Surrounding Land Uses



Project No. 22-7137A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2023

Map 2: Site and Surrounding Land Use

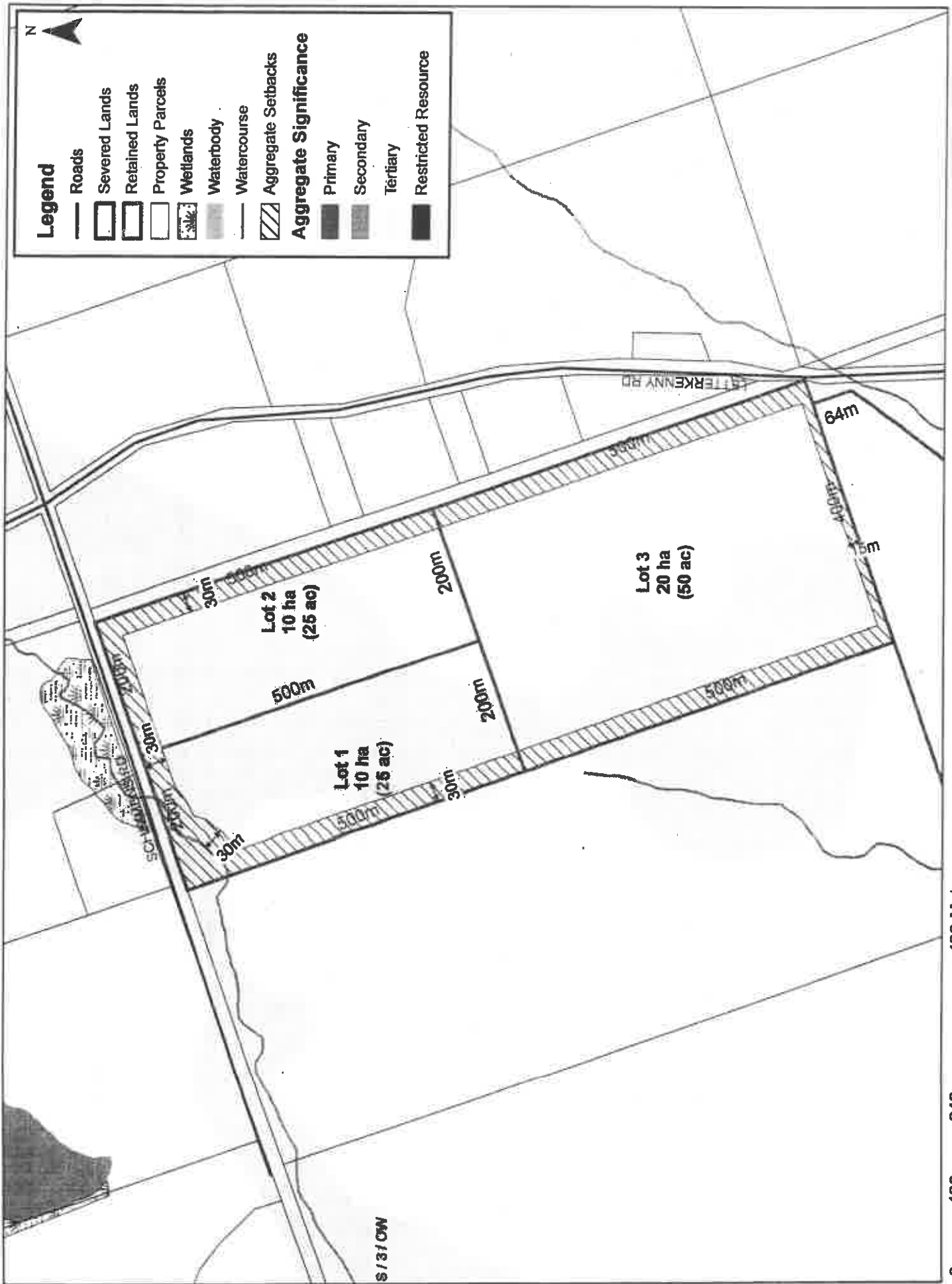


Map 3 – MNDM 2020 Aggregate Classification



Project No. 22-7137A
Prepared by: Jp2g Consultants Inc.
Date: January 2023

Map 4 – Constraints Map



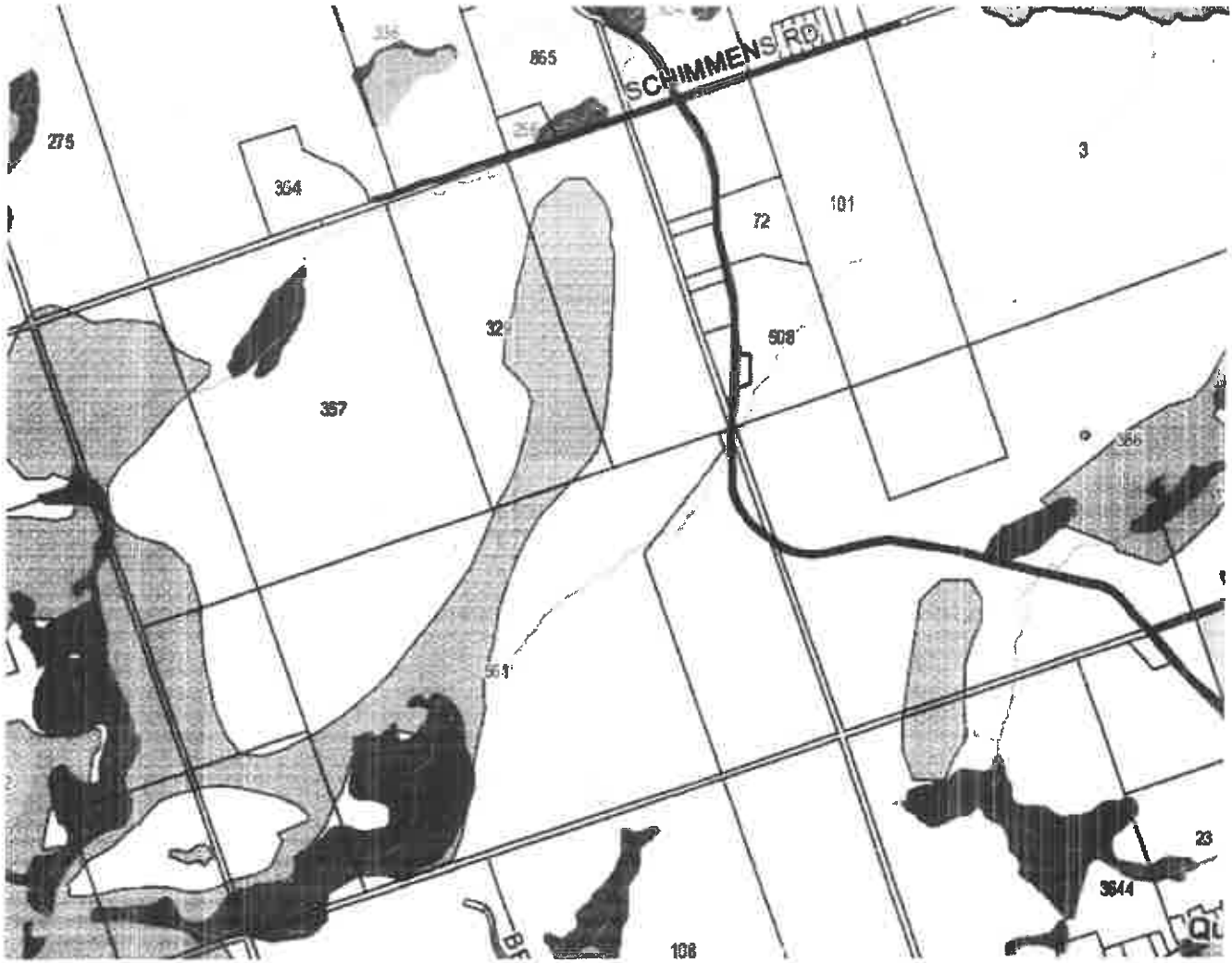
Project No. 22-7137A
 Prepared by: Jp2g Consultants Inc.
 Date: January 2023

Map 4: Constraints Map



Map 5 – Excerpt of County of Renfrew Official Plan Schedule “A”

Schedule "A" Excerpt

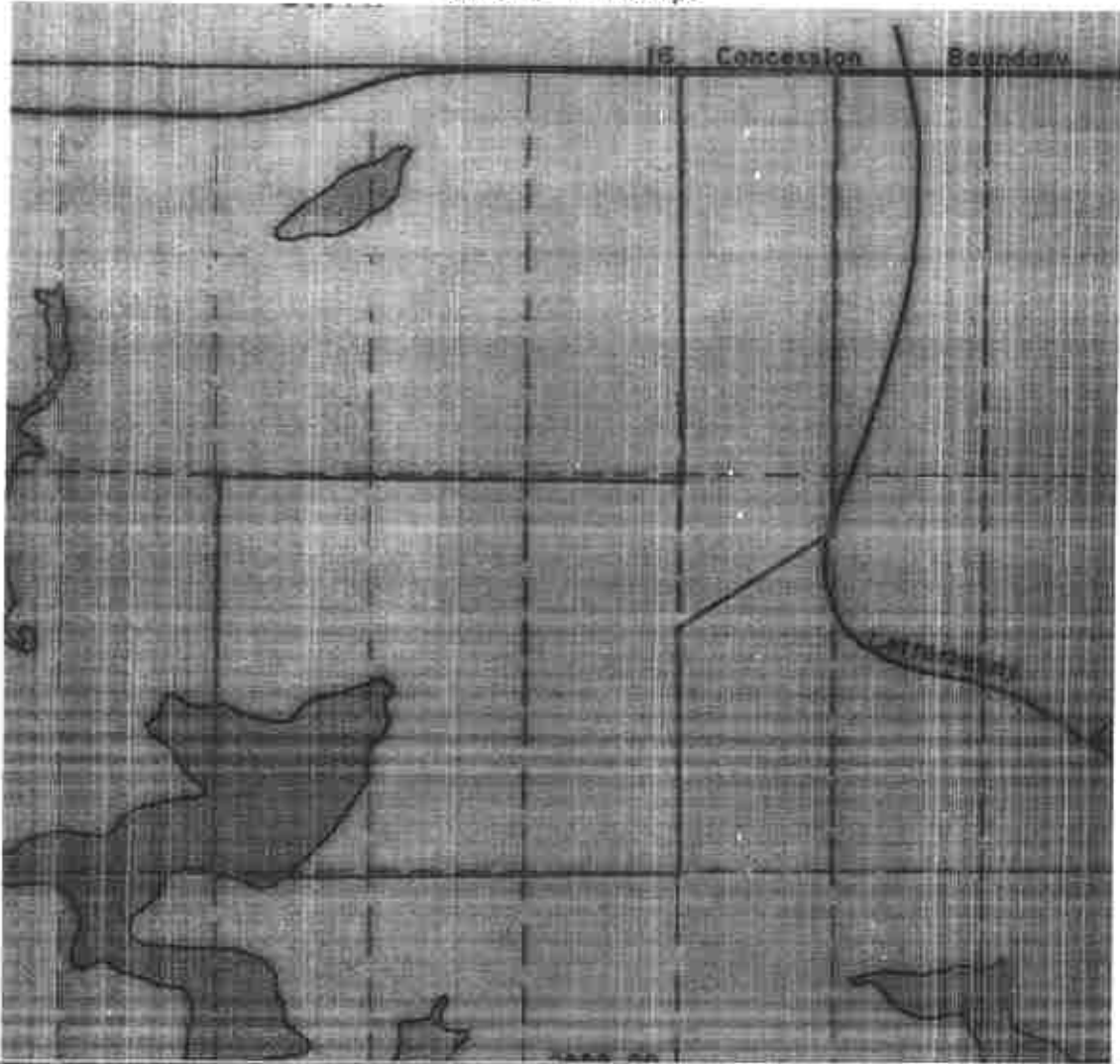


- Provincial Highway
- County Road
- Municipal Maintained
- Seasonal Municipal Maintained
- Private Road
- Crown Road
- Intermittent Streams and Rivers
- Permanent Streams and Rivers
- Lakes and Rivers
- At Capacity Lakes
- Non County Areas
- Urban Community

- Village Community
- Property Parcels
- Special Policy Exception Areas
- Environmental Protection Area
- Rural
- Crown Land
- County Forest
- Mineral Aggregate
- Mining Resource
- Agriculture
- Active Waste Disposal Site
- Inactive Waste Disposal

Map 6 – Excerpt of Schedule B to the Township of Brudenell and Lyndoch Zoning By-law

Schedule "B" Excerpt

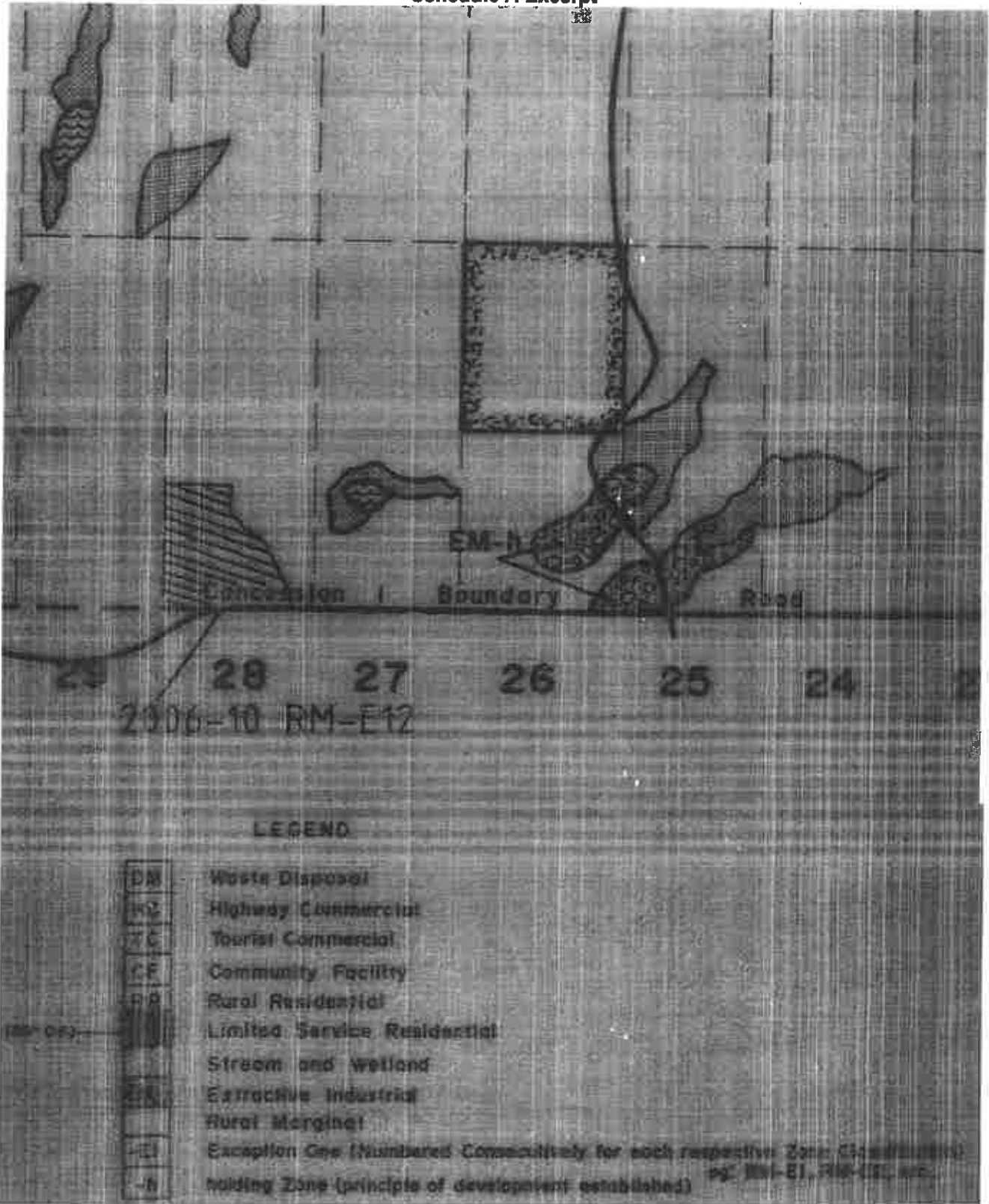


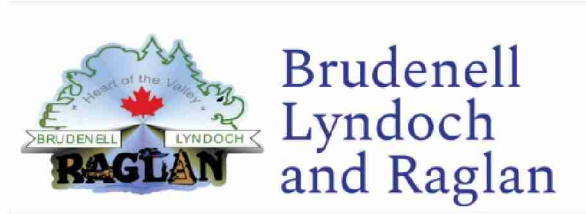
LEGEND

WM	Waste Disposal	RM	Rural Marginal
GI	General Industrial	TC	Tourist Commercial
EM	Extractive Industrial (EM)	CL	Crown Land
CF	Community Facility	-E1	Exception One (Numbered Zone for each respective Zone Class (eg. WM-E1, RM-E2, etc.))
RR	Rural Residential	-H	Holding Zone (Principle of division determined)
LSR	Limited Service Residential		
SC	Highway Commercial		
	Stream and Wetland		

Map 7 – Excerpt of Schedule A to the Township of Brudenell and Lyndoch Zoning By-law

Schedule A Excerpt





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

1. **FILE NO.:** ZB2419.3
2. **APPLICANT:** Melvin & Michelle Merkowsky
3. **MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan
(geographic Township of Lyndoch)
4. **LOCATION:** Part of Lot 26, Concession 16
Schimmens Road

SUBJECT LANDS

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

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

The submitted application proposes an amendment to the Brudenell & Lyndoch Zoning By-law to rezone the severed parcels in Consent Application File Nos. B135/23(2) and B136/23(3) from Rural Marginal (RM) to Rural Marginal – Exception Twenty Five (RM-E25) to increase the front yard setback from 7.5 metres to 25 metres to provide a separation distance between any future dwellings and any future wayside pit extraction.

8. **SITE CHARACTERISTICS**

The subject property is 177 hectares in area with road frontage on Letterkenny Road and Schimmens Road. The owners are in the process of severing three residential lots.

The first lot, Consent Application File No. B134/23(1), is proposed to be 20 hectares in area with 19 metres of road frontage along Letterkenny Road. The second and third lots, Consent Application File Nos. B135/23(2) and B136/23(3), are proposed to be 10 hectares in area with approximately 200 metres of road frontage.

The final retained lands will be 137 hectares in area with 25 metres of road frontage along Letterkenny Road. There is an existing dwelling, sheds and barns on the retained lands.

9. PROVINCIAL POLICY STATEMENT:

2.6.1 On *rural lands* located in municipalities, permitted uses are:

- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate *sewage and water services*;

4.5.1.1 *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

4.5.2.4 *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.

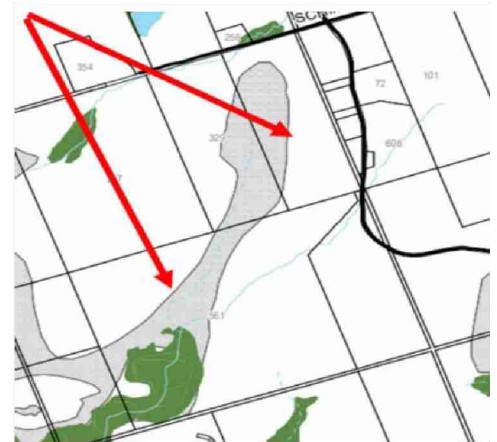
10. OFFICIAL PLAN:

The property is designated Rural and Mineral Aggregate 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.

The Mineral Aggregate designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for pits and quarries.

Section 7.3(5) states that within the Mineral Aggregate designation shown on Schedule "A" and mineral aggregate resource areas identified on Schedule B – Map 3, not all of the aggregate deposits have equal potential for commercial extraction. On those lands located within the designations shown on Schedule "A" and mineral aggregate resource areas identified on Schedule B – Map 3, there may be areas where the mineral aggregate deposit may not be of sufficient quantity or quality; particularly in the peripheral areas of the designations.

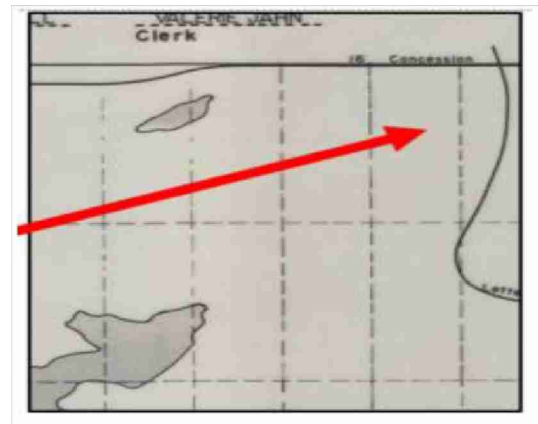


Consideration to permit uses from an abutting designation in the peripheral areas of the Aggregate designation may be reviewed through an amendment to this plan and/or the local zoning by-law. Prior to the approval of any amendment to this plan and/or the local zoning by-law, the proponent will be required to prepare a study indicating the minor nature of the adjustment, detailing the deposit’s potential for extraction and demonstrating the compatibility and need for the alternative land use. Proposed sensitive land uses within an aggregate reserve area as identified on Schedule B – Map 3 or in proximity to a reserve area or in proximity to the Mineral Aggregate designation (refer to influence areas in Policy 7.3(6)), may be permitted without amendment to this plan, but only where it has been demonstrated through a study that the aggregate reserve is not suitable for extraction or there will be no impacts on the ability to extract the resource in accordance with the Aggregate Resources Act. The study must be prepared by a qualified individual(s). Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or measurable expertise in the relevant field of study.

11. ZONING BY-LAW:

The residential uses permitted in the Rural Marginal (RM) zone are a single detached dwelling, and a two-unit dwelling. Non-residential uses include, but are not limited to: farms, including forestry, hunt club, public park and private park.

For all permitted uses other than a farm, the minimum lot area in the RM zone is 2025 square metres, and the minimum lot frontage requirement is 30.5 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.



12. SUMMARY OF STUDIES:

An Aggregate Impact Assessment for Three (3) Rural Residential Lots, Part Lots 26, 27, 28 and 29, Concession 15 & Lot 26, Concession 16, Geographic Township of Lyndoch, now in the Township of Brudenell Lyndoch and Raglan, in the County of Renfrew was completed by Jp2G Consultants for the applicant on January 17, 2023 and was submitted in support of the concurrent severance applications.

13. CONSULTATION:

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

14. ANALYSIS:

The owners have received conditional approval for three severances, Consent Applications File Nos. B134/23(1), B135/23(2) and B136/23(3). The lots are zoned Rural Marginal (RM) in the Township of Brudenell and Lyndoch Zoning By-law. The severed lands in Consent Applications File Nos. B135/23(2) and B136/23(3) meet the requirements for lot area and lot frontage in the Rural Marginal (RM) Zone. Zoning for Consent Application File No. B134/23(1) and the retained lands are addressed in a concurrent zoning by-law amendment application.

The severed and retained lands fall both in/within 300 metres of an aggregate (sand and gravel) resource as shown on Schedule A to the County of Renfrew Official Plan. Sections 7.3(5) and 7.3(6) of the Official Plan require that when development (such as lot creation) is proposed within 300 metres of lands designated for future extraction, an aggregate impact study, prepared by a qualified professional at the owner's expense, will be required.

An Aggregate Impact Assessment for Three (3) Rural Residential Lots, Part Lots 26, 27, 28 and 29, Concession 15 & Lot 26, Concession 16, Geographic Township of Lyndoch, now in the Township of Brudenell Lyndoch and Raglan, in the County of Renfrew was completed by Jp2G Consultants for the applicant on January 17, 2023. The study indicated that the proposed lots are located within the tertiary deposit which already has limited potential for extraction due to setbacks, its irregular shape and aggregate quality. The retained lands have an existing dwelling and outbuildings on the property. Further the Aggregate Impact Assessment stated that no future aggregate extraction is anticipated on the severed or retained lands due to the quality and quantity of this resource. Should an application for a pit ever be considered for the retained lands or nearby properties, mitigation measures will be required from the existing sensitive land uses surrounding the property.

The Aggregate Impact Assessment concluded that an assessment of development constraints indicate that the subject lands have limited potential for the extraction of aggregate resources. While there may be a sufficient area for extraction on the severed lands, the low quality of aggregate material and irregular shape of the deposit make large-scale extraction less likely. This statement was supported by the Ministry of Mines in their comments provided on November 15, 2023.

The Aggregate Impact Assessment recommended that Lot 2 (B135/23(2)) and Lot 3 (B136/23(3)) be rezoned to increase the front yard setback from 7.5 metres to 25 metres to provide a separation distance between any future dwellings and any future wayside pit extraction.

The zoning by-law amendment is required to rezone the lots to be severed by Consent Application File Nos. B135/23(2) and B136/23(3) from Rural Marginal (RM) to Rural Marginal – Exception Twenty Five (RM-E25) to increase the front yard depth for a dwelling from 7.5 metres to 25 metres.

15. RECOMMENDATIONS:

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

Date: January 8, 2025

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

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

BY-LAW NUMBER _____

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

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

1. THAT By-law Number 87-08, as amended, be and the same is hereby further amended as follows:
 - (a) By adding the following subsection to Section 13.0 Rural Marginal (RM) Zone, immediately following subsection 13.3(x):
 - “(y) Rural Marginal – Exception Twenty Five (RM-E25) Zone

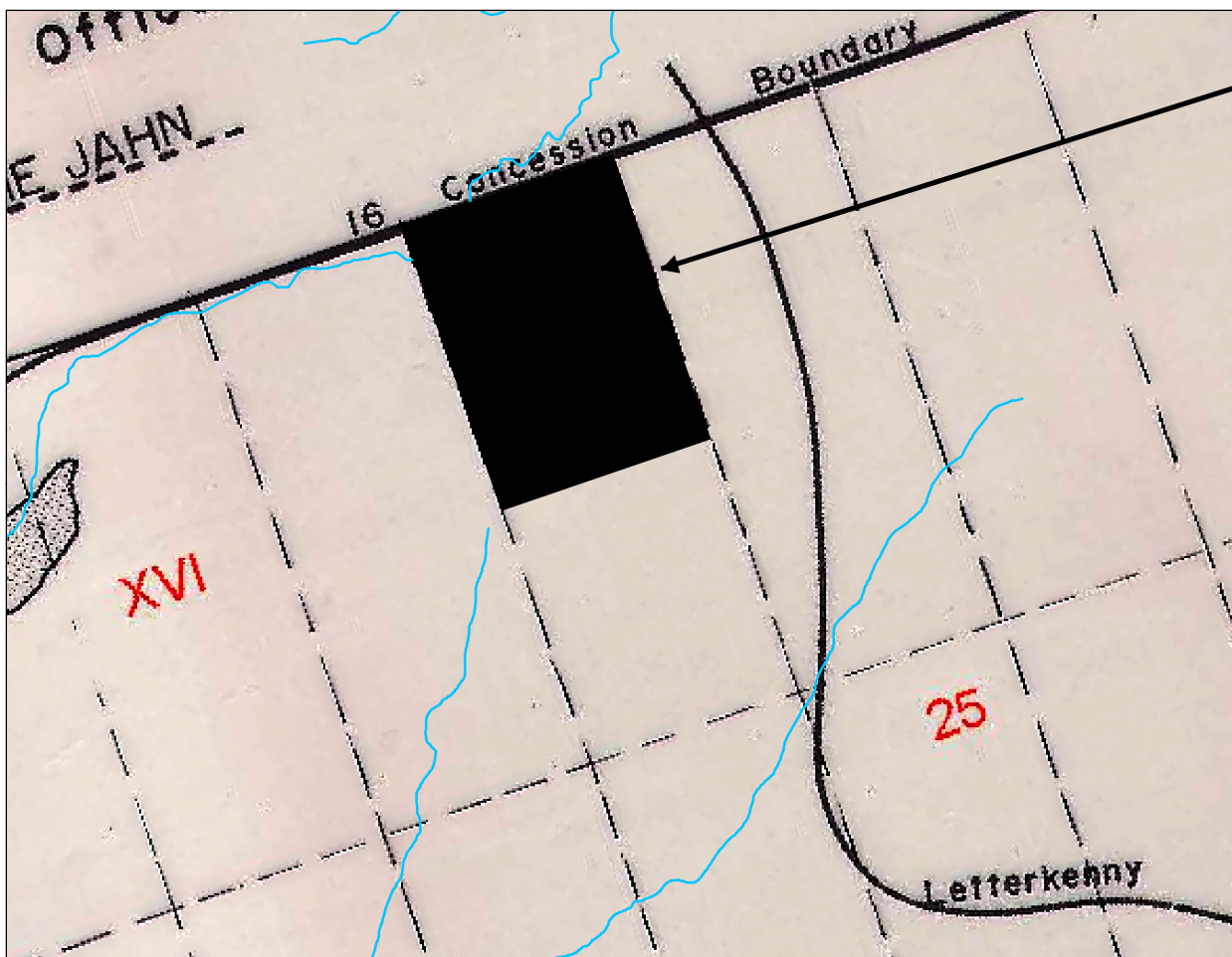
Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E25 Zone, within Part of Lot 26, Concession 16, in the geographic Township of Lyndoch, the following provision shall apply:
 - i) Front yard depth for a dwelling (minimum) 25 metres”
 - (b) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Rural Marginal – Exception Twenty Five (RM-E25), as shown on the attached Schedule “A”.
2. THAT save as aforesaid all other provisions of By-Law 87-08, as amended, shall be complied with.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read and adopted by Resolution 2025-02-05-XX this 5th Day of February, 2025.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour



From RM
to RM-E25



1:14,000

CORPORATION OF THE
TOWNSHIP OF BRUDENELL, LYNDOCH & RAGLAN

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

Signatures of Signing Officers:

Reeve

Clerk-Treasurer

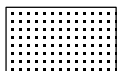
LEGEND



Rural Marginal



Exception Zone



Stream & Wetland



Area affected by
this Amendment:
from RM to RM-E25

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

BYLAW NO. 2025-07

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 5, 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 5, 2025, 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 2025-02-05-XX this 5th Day of February, 2025.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour