



## **Township of Brudenell, Lyndoch and Raglan**

**October 1, 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**
  - 📎 Notice of Application and Public Meeting
  - 📎 Application
  - 📎 County of Renfrew - Report to Council
  - 📎 Draft By-Law
  - 📎 Schedule A to By-Law
- 5 Clerk's Report on Notices**
- 6 Presentations**
  - 6.1 Presentation by Applicant/Owner
  - 6.2 Presentation by Those in Support/Opposed
- 7 Comments and Discussion by Council**
- 8 Recommendation**
- 9 Notification at Public Meeting**
- 10 Confirmation By-Law**
  - 📎 By-Law 2025-41
- 11 Adjournment**



# TOWNSHIP OF BRUDENELL, LYNDPOCH 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, LYNDPOCH & 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 22, Concession 7, In the geographic Township of Brudenell, now in the Township of Brudenell, Lyndoch and Raglan, as shown on the attached Key Map.

**Public Meeting** A public meeting to inform the public of the proposed zoning amendment will be held on October 1, 2025 at 6:30 p.m. at the municipal office of the Township of Brudenell, Lyndoch and Raglan.

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

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

1) Rezone the lot to be severed by Consent Application File No. B177/23(1) from Limited Service Residential (LSR) to Limited Service Residential – Exception Nineteen (LSR-E19) to recognize that access is via a private road, to implement a 30 metre water setback, and to reduce the minimum lot frontage requirement from 30 metres to 20 metres.

2) Rezone the lots to be severed by Consent Application File Nos. B178/23(2) & B179/23(3) from Limited Service Residential (LSR) and Rural Marginal (RM) to Limited Service Residential – Exception Twenty (LSR-E20) to recognize that access is via a private road, and to implement a 30 metre water setback.

The zoning by-law amendment is required as a condition of consent for County of Renfrew Application File Nos. B177/23(1), B178/23(2) & B179/23(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.**

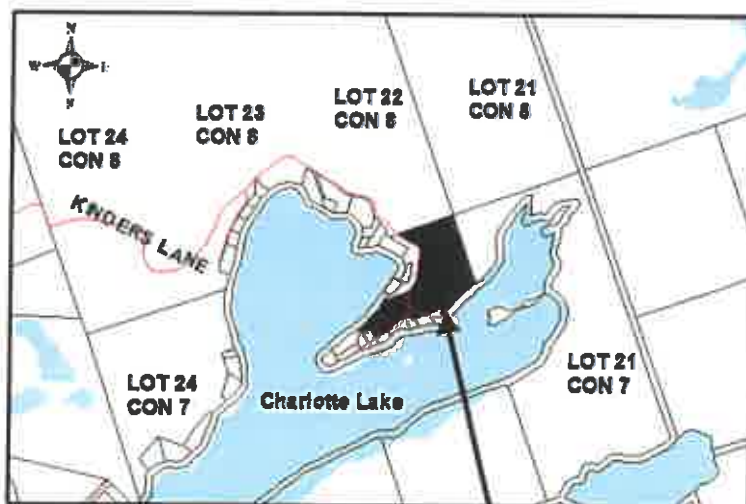
**Note: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will 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 11th day of September, 2025.

*Tammy Thompson*

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

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



**Location of Amendment**

**MUNICIPALITY OF Bruceville, Lyndoch & Regan**  
**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 Bruceville, Lyndoch & Regan. You can be advised that the Municipality may have a tariff of fees by-law which provides for the payment of additional fees, if applicable.

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

**Copies:** 3 copies of this application, including the sketch or schedule and other information as may be specified, shall be required.

**Authorization:** If the applicant is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application (See Part V, page 4).

**Proposed Schedule/Sketch:** All applications for Official Plan Amendments must include the proposed Schedule, if the Schedule to the Official Plan is to be changed or replaced. All applications for a rezoning must include an accurate sketch, preferably prepared by a qualified professional, showing the items listed (see Question 15, 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 impact, 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 545/06 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 fees 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 proceeding with 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 Phoenobour  
 Municipality: Township of Bruceville, Lyndoch & Regan  
 Address: 42 Burnt Bridge Rd. Box 90 Bruceville, ON K0T2R0  
 Phone: 613-752-2061 Fax: 613-752-2253  
 Office Hours: M-F 9:30am - 4:00pm

MUNICIPALITY OF Brudenell, Lyndoch & Raglan

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

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

**PART I GENERAL INFORMATION**

1. TYPE OF AMENDMENT

Official Plan ☐ Zoning By-law ☒ Both ☐

2. APPLICANT/OWNER INFORMATION

- a) "+" Applicant's Name(s): Jp2g Consultants Inc.  
 "+" Address: 12 International Drive, Pembroke, ON, K8A 6W5  
 "+" Phone #: Home: N/A Work: 613-735-2607 Fax: N/A
- b) The applicant is: ☐ the registered owner  
☒ an agent authorized by the owner
- c) If the applicant is an agent authorized by the owner, please complete the following:  
 + Name of Owner: Keith Kinder  
 + Address of Owner: 1107-2 Aberfoyle Crescent, Etobicoke, ON M8X 2Z8  
 + Phone #: Home: 6472420870 Work: N/A Fax: N/A
- d) To whom should correspondence be sent? ☐ Owner ☒ Applicant ☐ Both
- e) + If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:  
 Name: unknown Address: \_\_\_\_\_  
 Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

Street Address: 89 Kinders Lane  
 Municipality: Brudenell, Lyndoch & Raglan Geographic Twp: Brudenell Concession: 7 Lot: 22  
 Registered Plan No.: N/A Block or Lot No(s) in the Plan: N/A  
 Reference Plan No.: N/A Part No(s): N/A

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

Rural

**PART II OFFICIAL PLAN AMENDMENT**

5. \*NAME OF OFFICIAL PLAN TO BE AMENDED: \_\_\_\_\_
6. \*NAME OF MUNICIPALITY REQUESTED TO INITIATE PLAN AMENDMENT: \_\_\_\_\_
7. \*DATE THE REQUEST FOR OFFICIAL PLAN AMENDMENT WAS MADE: \_\_\_\_\_
8. \*LAND USES AUTHORIZED BY THE CURRENT DESIGNATION: \_\_\_\_\_
9. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?
- |  |   |                             |
|--|---|-----------------------------|
| *Change a policy in the Official Plan                      | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Replace a policy in the Official Plan                     | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Delete a policy in the Official Plan                      | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Add a policy in the Official Plan                         | <input type="checkbox"/> Yes (go to question #11) | <input type="checkbox"/> No |
| *Change or replace a designation in the Official Plan      | <input type="checkbox"/> Yes (go to question #12) | <input type="checkbox"/> No |
| *Alter any boundary of, or establish a new settlement area | <input type="checkbox"/> Yes (go to question #13) | <input type="checkbox"/> No |
| *Remove the subject land from an employment area           | <input type="checkbox"/> Yes (go to question #14) | <input type="checkbox"/> No |

10. SECTION NUMBER(S) 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	
( ) Publicly owned and operated piped system	( ) Publicly owned and operated piped sanitary sewage system		
( ) Privately owned and operated individual well	( ) Privately owned and operated communal septic system		
( ) Privately owned and operated communal well	( ) Privately owned and operated communal individual septic system		
( ) Lake or other water body	( ) Pervy		
( ) Other means:	( ) 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 4800 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	( ) Yes	( ) No
Zoning By-law Amendment	( ) Yes	( ) No
Minor Variances	( ) Yes	( ) No
Plan of Subdivision	( ) Yes	( ) No
Consent (Development)	( ) Yes	( ) No
Site Plan	( ) Yes	( ) No
Minister's Zoning Order	( ) Yes	( ) No

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

File No. of Application: \_\_\_\_\_

Name of Approval Authority: \_\_\_\_\_

Land Affected by the Application: \_\_\_\_\_

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

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

Effect of that Application on the proposed Plan Amendment: \_\_\_\_\_

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

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

24. **+WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?**  
Rural
25. **+HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?**  
The proposed amendment will permit limited service residential uses on the subject lands which are designated Rural in the Official Plan.
26. **+IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?**  
☒ Yes ☐ No
27. **+WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND?** Rural Marginal (RM) and Limited Service Residential (LSR)
28. **+PLEASE STATE THE NATURE AND EXTENT OF THE REASONING REQUESTED:**  
Item 1: To re-zone the subject lands from LSR to LSR-EX and Item 2: To re-zone the subject lands from RM & LSR to LSR-EX
29. **+WHAT IS THE REASON WHY THE REASONING IS REQUESTED?**  
To recognize the limited services available to these 3 lots, ensure that the entirety of each proposed lot will be in the same zone, and implement a 30 metre water setback requirement. A separate exception zone is also needed for Lot 4 in order to recognize a reduced lot coverage of 25 m and implement a 6 metre setback from the existing RGM.
30. **+IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY?** ☐ Yes ☒ No  
**IF YES, WHAT ARE THE DENSITY REQUIREMENTS?** N/A
31. **+IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY?** ☒ Yes ☐ No  
**IF YES, WHAT ARE THE HEIGHT REQUIREMENTS?** 10.6 m
32. **+DOES THE REQUESTED AMENDMENT ALTER OR IMPLEMENT A NEW SETTLEMENT AREA?**  
☐ Yes ☒ No  
**IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER:**  
N/A
33. **+DOES THE REQUESTED AMENDMENT REMOVE LAND FROM AN EMPLOYMENT AREA?**  
☐ Yes ☒ No ☐ Not Applicable  
**IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER:**  
N/A
34. **+IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY?**  
☐ Yes ☒ No ☐ Not Applicable  
**IF YES, PROVIDE DETAILS OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN POLICIES RELATING TO ZONING WITH CONDITIONS:**  
N/A
35. **+DIMENSIONS OF THE SUBJECT LAND:**  
Frontage: Item 1: 20 m & Item 2: 278.6 m Depth: Item 1: 59 m ; Item 2: 215 m Area: Item 1: 1.0 ha ; Item 2: 4.7 ha  
Kinders Lane & 138.6 m Bills Trail
36. **+PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:**  
☐ Provincial Highway ☐ Municipal Road Maintained Year-round ☐ Municipal Road Maintained Seasonally  
☒ Right of Way ☐ Water ☐ Other: \_\_\_\_\_
37. **+IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:**  
N/A

38. **+WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND IF KNOWN, HOW LONG HAVE THEY CONTINUED?**  
 #1 Vacant - Woodlands & Field Since: Always / YES  
 #2 ROW - Bills Trail & Kinders Lane Since: Unknown / YES
39. **+ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?** ☐ Yes ☒ No
40. **+IF KNOWN, WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?**  
 Unknown
41. **+WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?**  
 Limited Service Residential uses
42. **+WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?** ☒ Yes ☐ No
43. **+PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND (use a separate page if necessary):**

	EXISTING	PROPOSED (On all three lots)
Type of building or structure	None	Dwelling, Well & Septic
Setback from the front lot line		>7.5 m
Setback from the rear lot line		>7.5 m
Setbacks from the side lot lines		>3 m
Height (in metres)		<10.5 m
Dimensions or floor area		TBD
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 | <input type="checkbox"/> Privately owned and operated communal septic system              |        |  |
| <input type="checkbox"/> Privately owned and operated communal well              | <input checked="" type="checkbox"/> Privately owned and operated individual septic system |        |  |
| <input type="checkbox"/> Lake or other water body                                | <input type="checkbox"/> Privy  |        |  |
| <input type="checkbox"/> Other means:  | <input type="checkbox"/> Other means:   |        |  |
45. **+IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4000 LITRES OF EFFLUENT PER DAY?**  
☐ Yes ☒ No

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

- 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.: B177/23(1) to B178/23(3) Status: approved subject to 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:**  
 N/A

## 50. APPLICATION SKETCH

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

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



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

- 5a. 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.):

#### 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) Keith Kinder

of the City

of Toronto

City of Toronto

Jp2g Consultants Inc.

is 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), Bryance Kenny (Jp2g)

of the Township

of Leamington Valley

in the County of Renfrew solemnly declare that

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

DECLARED before me at the

City

of

Pembroke

in the

County of Renfrew this

21

day of

July

2025

Signature of Owner or Authorized Agent

July 21, 2025

Date

Signature of Commissioner

July 21, 2025

Date

**NOTE:** One of the purposes of the Planning Act is to provide for planning information that is open, accessible, timely and efficient. Accordingly, all written information submitted to the County of Renfrew, including correspondence, e-mails or other communications (including your name and address) will be placed on 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

Aug. 12 2025

Date

RECEIVED BY THE MUNICIPALITY:

Signature of Municipal Employee

Roll # 4719-019-015-05800

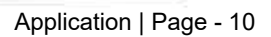
CPA/ESA Form

December 2020

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Brian William Whitehead, a Commissioner, etc.,  
Province of Ontario, for Jp2g Consultants Inc.  
Expires September 6, 2027.

#### 4 Purpose of the Public Meeting





## Brudenell Lyndoch and Raglan

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

1. **FILE NO.:** ZB2319.3
2. **APPLICANT:** Jp2g Consultants Inc.  
Owners: Keith Kinder & Lynn Wood
3. **MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan  
(geographic Township of Brudenell)
4. **LOCATION:** Part of Lot 22, Concession 7  
89 Kinders Lane

### SUBJECT LANDS

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

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

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

1) Rezone the lot to be severed by Consent Application File No. B177/23(1) from Limited Service Residential (LSR) to Limited Service Residential – Exception Nineteen (LSR-E19) to implement a 30 metre water setback, and to reduce the minimum lot frontage requirement from 30 metres to 20 metres.

2) Rezone the lots to be severed by Consent Application File Nos. B178/23(2) & B179/23(3) from Limited Service Residential (LSR) and Rural Marginal (RM) to Limited Service Residential – Exception Twenty (LSR-E20) to implement a 30 metre water setback.

### 8. **SITE CHARACTERISTICS**

The subject property is 137.1 hectares in area with 20 metres of road frontage on Kinders Lane. The property has water frontage along Charlotte Lake. The owners are in the process of severing three vacant waterfront residential lots with road frontage along a private road. One lot addition application is also



proposed.

The first lot is proposed to be 1.05 hectares in area with 20 metres of road frontage. The second lot is proposed to be 1.8 hectares in area with 141.5 metres of road frontage. The third lot is proposed to be 2.9 hectares with 137 metres of road frontage. The owners are also proposing a lot addition to add 0.1 hectares with 56 metres of road frontage to the abutting property located at 420 Kinders Lane which is an existing 0.2 hectare property with no road frontage.

The final retained lands will be 131.2 hectares in area with 20 metres of road frontage along Kinders Lane. There is an existing dwelling, shed and barns on the retained lands.

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

Section 4.2.1 states that planning authorities shall protect, improve or restore the *quality and quantity of water* by:

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

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

Section 4.6.2 states planning authorities shall not permit *development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* unless the *significant archaeological resources* have been *conserved*.

## 10. **OFFICIAL PLAN:**

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

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

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



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

The lands have water frontage along Charlotte Lake which is designated as an At Capacity Lake. Section 9.3(1) states that lot creation is not permitted within 300 metres of any at capacity lake unless:

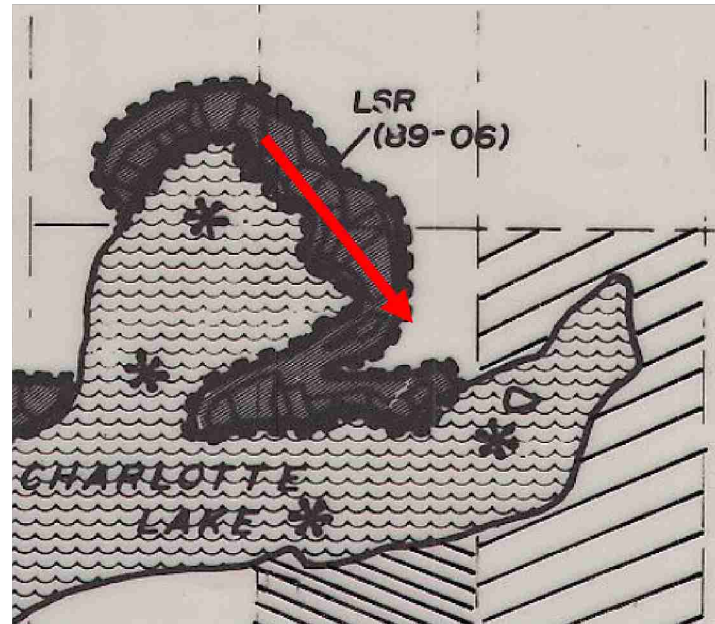
- i) It is required to separate existing habitable dwellings, each of which contains an existing sewage system and is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake; or
- ii) All new tile fields are setback at least 300 metres from the shoreline of lakes and it can be demonstrated that there will be no impacts on lake water quality from either the septic system or other land uses (dwelling, accessory buildings, site alteration). Development must be supported by a report prepared by a qualified professional that demonstrates the lake and the related hydrologic functions will be protected, improved or restored. Mitigation measures and/or alternative development approaches may be required. Site plan control may be utilized by the local municipality to implement any recommended mitigation measures; or
- iii) A site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site. A report, prepared by a qualified professional, is required to demonstrate that there will be no negative impact on the lake water quality as a result of any development. Site plan control may be utilized by the local municipality to implement any recommended mitigation measures.
- iv) Where the above criteria can be met, the minimum lot area for new lots shall be 1 hectare (2.47 acres).

**11. ZONING BY-LAW:**

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

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

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



**12. SUMMARY OF STUDIES:**

A Planning Justification Report, completed by Jp2g Consultants Inc., dated November 2, 2023 was submitted with the consent applications in support of the concurrent new lots and lot addition 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. B177/23(1), B178/23(2) and B179/23(3), and for the lot addition application B180/23(4). The lots are zoned Limited Service Residential (LSR) and Rural Marginal (RM) in the Township of Brudenell and Lyndoch. The severed lands meet the requirements for lot frontage and lot area, with the exception of the lot to be created by B177/23(1). The severed lands in Consent Application File No. B177/23(1) have 20 metres of road frontage, which does not meet the zoning by-law requirement of 30 metres in the Limited Service Residential (LSR) Zone. The retained lands do not meet the minimum lot frontage requirement of 30 metres; however the road frontage along Kinders Lane is not changing with the creation of the new lots.

Portions of the severed lands have water frontage on or within 300 metres of Charlotte Lake which is designated as an At Capacity Lake in the County of

### **ZB2319.3**

Renfrew Official Plan. Section 2.2(11)(b) of the County of Renfrew Official Plan states that generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. In order to implement a 30 metre water setback, and to protect Charlotte Lake, a zoning amendment is required to rezone the three severed lots to an exception zone.

The zoning by-law amendment is required as a condition of consent to rezone the lot to be severed by Consent Application File No. B177/23(1) from Limited Service Residential (LSR) to Limited Service Residential – Exception Nineteen (LSR-E19) to implement a 30 metre water setback, and to reduce the minimum lot frontage requirement from 30 metres to 20 metres. The LSR zone is also required to recognize that access is via a private road.

The amendment is also required to rezone the lots to be severed by Consent Application File Nos. B178/23(2) & B179/23(3) from Limited Service Residential (LSR) and Rural Marginal (RM) to Limited Service Residential – Exception Twenty (LSR-E20) to implement a 30 metre water setback.

#### **15. RECOMMENDATIONS:**

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

Date: September 9, 2025

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

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

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

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

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

1. THAT By-law Number 87-08, as amended, be and the same is hereby further amended as follows:
  - (a) By adding the following subsection to Section 7.0 Limited Service Residential (LSR) Zone, immediately following subsection 7.3(q):

“(r) Limited Service Residential – Exception Nineteen (LSR-E19) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E19 Zone, within Part of Lot 22, Concession 7, in the geographic Township of Brudenell, the following provisions shall apply:

i) Lot Frontage (minimum)	20 metres
ii) Water Setback (minimum)	30 metres

(s) Limited Service Residential – Exception Twenty (LSR-E20) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E20 Zone, within Part of Lot 22, Concession 7, in the geographic Township of Brudenell, the following provisions shall apply:

i) Water Setback (minimum)	30 metres.”
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  - (b) Schedule “A” is amended by rezoning those lands described above, from Limited Service Residential (LSR) to Limited Service Residential – Exception Nineteen (LSR-E19) and from Limited Service Residential (LSR) and Rural Marginal (RM) to Limited Service Residential – Exception Twenty (LSR-E20), 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.



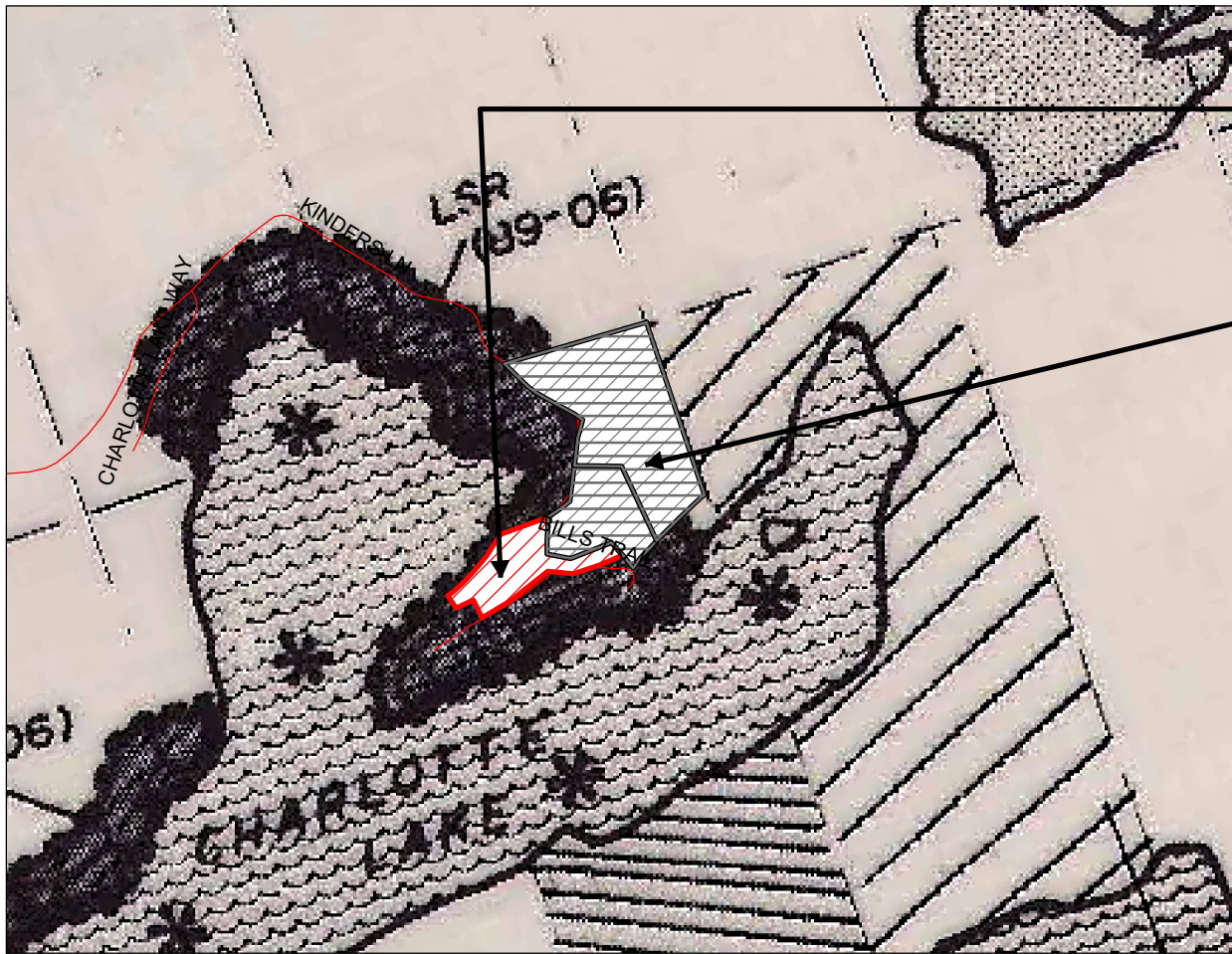
This By-law given its FIRST and SECOND reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This By-law read a THIRD time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

CORPORATE  
SEAL OF  
MUNICIPALITY

\_\_\_\_\_  
DEPUTY CLERK



**Item 1:**  
From LSR  
To LSR-E19

**Item 2:**  
From LSR  
& RM  
To LSR-E20



1:10,376

## 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

**LSR**

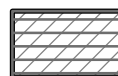
Limited Service Residential



Item 1: Area affected  
by this Amendment:  
from LSR to LSR-E19

**RM**

Rural Marginal



Item 2: Area affected  
by this Amendment:  
from LSR & RM to LSR-E20

**- E**

Exception Zone

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

**BYLAW NO. 2025-41**

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 October 1, 2025.

**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 October 1, 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 2025-10-01-PM-XX this 1<sup>st</sup> Day of October, 2025.

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**Mayor**, Valerie Jahn

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**Clerk-Treasurer**, Virginia Phanenhour