



Township of Brudenell, Lyndoch and Raglan

February 4, 2026 - 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 the 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 2026-06
- 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 29 & 30, Concession 10, in the geographic Township of Brudenell, now in the Township of Brudenell, Lyndoch and Raglan, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on February 4th 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 Zoning By-law to rezone the retained parcel in Consent Application File No. B143/24 from Rural Marginal (RM) to Rural Marginal – Exception Twenty Six (RM-E26) to permit access by a private road.

The zoning by-law amendment is required as a condition of consent for Consent Application File No. B143/24.

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 23rd day of December, 2025.


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 Brudenell, Lyndoch and Raglan

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

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

PART I GENERAL INFORMATION

1. TYPE OF AMENDMENT

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

2. APPLICANT/OWNER INFORMATION

a) *+ Applicant's Name(s): Bradley Law Professional Corporation (Robert B. Howe)
*+ Address: 790-19470 Opeongo Line, Barry's Bay, Ontario, K0J 1B0
*+ Phone #: Home: (613) 639-6572 Work: (613) 756-2087 Fax: (613) 756-5818

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

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

+ Name of Owner: James E. Kushny and Helen Kushny

+ Address of Owner: 254 Rockingham Road, Wilno, Ontario, K0J 2N0

+ Phone #: Home: (613) 757-2996 Work: (613) 633-0226 Fax: ()

d) To whom should correspondence be sent? [] Owner [] Applicant [X] 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: 254 Rockingham Road, Wilno, Ontario, K0J 2N0

Municipality: Brudenell, Lyndoch and Raglan Geographic Twp: Brudenell Concession: 10 Lot: 29, 30

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

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

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

Rural

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 | <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 | |
|---|---|--------|--|
| <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
25. **+HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?**
 It does not change the zoning classification
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:** _____
To Rural Marginal - Exception (RM-Ex) to recognize access to developed property by existing private road.
- 29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED?** _____
To satisfy condition of provisional severance consent.
- 30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY?** ☐ Yes ☒ No
IF YES, WHAT ARE THE DENSITY REQUIREMENTS? _____
- 31. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY?** ☒ Yes ☐ No
IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? Max 10.5 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: _____

- 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: 0 Depth: 1006 m. Area: 81.0 ha
- 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: Private Road

37. **+IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:**

N/A

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

#1 Farm/bush Since: indefinite past / >100 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?**
June 30, 2006

41. **+WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?**
Farm/bush

42. **+WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?**

[] Yes ☒ No

43. **+PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND (use a separate page if necessary):**

	EXISTING	PROPOSED
Type of building or structure	Dwelling, garage, woodshed, 6 small barns	None
Setback from the front lot line	all in compliance with height limit and	
Setback from the rear lot line	prescribed setbacks.	
Setbacks from the side lot lines		
Height (in meters)		
Dimensions or floor area		
Date constructed, if known	> 50 years	

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

WATER

- [] Publicly owned and operated piped water system
☒ Privately owned and operated individual well
[] Privately owned and operated communal well
[] Lake or other water body
[] Other means: _____

SEWAGE

- [] Publicly owned and operated piped sanitary sewage system
[] Privately owned and operated communal septic system
☒ Privately owned and operated individual septic system
[] Privy
[] Other means: _____

45. **+IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 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.: B143/24

Status: Provisional consent

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.):

See copy of Notice of Decision and Change of Conditions attached.

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) James Kushny and Helen Kushny, both of the Township
of Brudenell, Lyndoch and Raglan In the County of Renfrew do hereby authorize

Robert B. Howe

to act as my (our) agent in this application.

Signature of Owner(s)

November 14, 2025

Date

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

I (we), Robert B. Howe of the Township

of Madawaska Valley 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 Madawaska Valley in the
County of Renfrew this 17th day of November, 2025.

November 17, 2025

Signature of Owner or Authorized Agent

Date

November 17, 2025

Signature of Commissioner

Kimberly Anne Bozak, a Commissioner, etc.,
Province of Ontario, for Bradley Law Professional Corporation.
Expires November 21, 2027.

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 \$ 300.00 RECEIVED BY THE MUNICIPALITY:

Nov 24/25
Date

[Signature]
Signature of Municipal Employee

Roll # _____

X:\Planning\Data\COUNTY\D - DEVELOPMENT & PLANNING\D00 DEVELOPMENT & PLANNING - GENERAL\PLANNING APPLICATIONS & FORMS\CURRENT APPLICATIONS\OP-ZB AMENDMENT FORM-Feb 2016.doc

SKETCH

Kushny
Re-Zoning

N

Rd. All bet
lots 30 & 31
(not open)

809.5 m

Rd. All. bet cons. 10 & 11
(not open)

Cleared approximately
4.26 ha and
remaining
forested.

Garage
House
Well
Septic

From RM
To RM-EX

LOT 31

LOT 30

LOT 29

LOT 28

CON 10
CON 9

809.5 m

LOT 30

VOLDCK
PROPERTY

LOT 28

LOT 31

Driveway

Rockingham Road
(County 68)

Private Road
(400 m ±)

Crown
Line

Crown
land

County
Road 68
(Rockingham Rd)

Applicants: James E. Kushny & Helen Kushny
File No.: B143/24
 Pt. Lots 29, 30, Cons. 9 & 10
 Geographic Township of Brudenell
 In The Township of Brudenell, Lyndoch & Raglan

Date of Notice of Decision: May 5, 2025
Last Date of Appeal: May 25, 2025
Last Date to meet Conditions: May 5, 2027

NOTICE OF DECISION
APPLICATION FOR CONSENT
SECTION 53 OF THE PLANNING ACT

DECISION

Consent for conveyance of a lot being Part of Lots 29 & 30, Concessions 9 & 10, in the Geographic Township of Brudenell, in the Township of Brudenell, Lyndoch & Raglan, in the County of Renfrew consisting of:

Frontage:	90 m	(295.27 ft.)
Depth:	503 m	(1650.2 ft.)
Area:	19.8 ha.	(48.925 ac)

IT IS HEREBY DECIDED that consent be granted for the conveyance of a lot subject to the following conditions.

1. That a preliminary Plan of Survey be provided. Upon review and acceptance of the preliminary survey, a registered Plan of Survey in conformity with the sketch depicting the severed lands (as attached to the original or amended application) be supplied to the Secretary-Treasurer of the Land Division Committee
2. That a zoning by-law amendment be finalized for the retained lands to permit the lands within the Rural Marginal (RM) zone to be accessed by a private road. Prior to issuance of the Certificate of Official, the municipality is to notify the Secretary-Treasurer of the Land Division Committee when the zoning is in force and effect.
3. That the applicant enters into a development agreement with the Municipality in accordance with Sections 53(12) and 51(26) of the Planning Act, to be registered on the title of the retained lands, that spells out the private road standard and the fact that maintenance is the responsibility of the owners and not the Municipality. Prior to issuance of the Certificate, the Municipality is to notify the Secretary-Treasurer of the Land Division Committee that the condition has been met.
4. That the applicant provide a solicitor's undertaking to the Township of Brudenell, Lyndoch & Raglan to register the Development Agreement on the title of the retained lands after the severed parcel has been created. Prior to issuance of the Certificate of Official, the municipality is to notify the Secretary-Treasurer of the Land Division Committee when the condition has been met.

Applicants: James E. Kushny & Helen Kushny
File No.: B143/24
Pt. Lots 29, 30, Cons. 9 & 10
Geographic Township of Brudenell
In The Township of Brudenell, Lyndoch & Raglan

Date of Notice of Decision: as previously set out
Last Date of Appeal: as previously set out
Last Date to meet Conditions: as previously set out

CHANGE OF CONDITIONS

Under Sections 53(23) and (26) of The Planning Act

DECISION

Consent for conveyance of a residential lot being Part of Lots 29 & 30, Concessions 9 & 10, in the Geographic Township of Brudenell, in the Township of Brudenell, Lyndoch & Raglan, in the County of Renfrew consisting of:

Frontage:	90 m	(295.27 ft.)
Depth:	503 m	(1650.2 ft.)
Area:	19.8 ha.	(48.925 ac.)

IT IS HEREBY DECIDED that conditions 3 & 4 of the Decision dated May 5, 2025 be deleted in their entirety.

Conditions 1 & 2 remain outstanding.

Consent shall be Deemed To Be Refused in accordance with Section 53(41) of the Planning Act within two years of Notice of Decision if proof has not been supplied to the satisfaction of the Secretary-Treasurer before that date that the condition has been met. Critical dates relating to the Decision are listed above.



.....
Bruce Howarth, MCIP, RPP
Manager of Planning Services

NOTES:

If conditions have been applied, you will be entitled to receive notice of any changes to the conditions of the provisional (conditional) consent, if you have either made a written request to be notified of the Decision to give or refuse to give provisional consent, or a written request to be notified of changes to conditions of provisional consent.

It is important to note that a registered plan of survey or a registerable legal description required as a condition of consent (refer to Decision attached) must be in compliance with the sketch submitted with your consent application.



Brudenell Lyndoch and Raglan

ZONING BY-LAW AMENDMENT REPORT

1. **FILE NO.:** ZB2519.3
2. **APPLICANT:** Bradley Law Professional Corporation (Robert B. Howe)
(Owners: James and Helen Kushny)
3. **MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan
(geographic Township of Brudenell)
4. **LOCATION:** Part of Lot 29 & 30, Concession 10
Rockingham Road

SUBJECT LANDS

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

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

The submitted application proposes an amendment to the Brudenell Zoning By-law to rezone the retained parcel in Consent Application File No. B143/24 from Rural Marginal (RM) to Rural Marginal – Exception Twenty Six (RM-E26) to permit access by a private road.

8. **SITE CHARACTERISTICS**

The subject property is 100.73 hectares in area with approximately 90 metres of road frontage along Rockingham Road. The owners are in the process of a severance to re-establish one vacant residential lot to that will be 19.8 hectares in area with 90 metres of road frontage along Rockingham Road. The retained lands will be 80.93 hectares in area and accessed by a private road. There is an existing dwelling, several barns and accessory buildings on the retained lands.

9. **PROVINCIAL POLICY STATEMENT:**

Section 2.5 Rural Areas in Municipalities
Section 2.6 Rural Lands in Municipalities

Section 2.6.5 The creation of lots shall comply with the minimum distance separation formulae

Section 5.2.9 Development shall generally be directed outside of wildland fire hazards, though it may be permitted where the risk is mitigated.

10. **OFFICIAL PLAN:**

The subject lands are designated Rural in the County of Renfrew Official Plan.

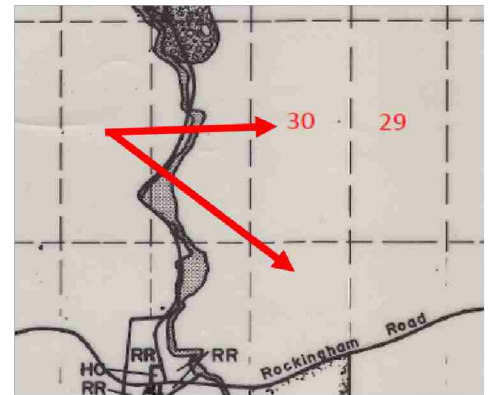
The Rural designation permits agricultural, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource-based recreational uses (including recreational dwellings), and conservation uses.



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:**

None

13. **CONSULTATION:**

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

14. **ANALYSIS:**

The owner has received conditional approval for one residential severance, Consent Application File No. B143/24. The County consent report indicated that the retained parcel is proposed to be accessed by a private right-of-way.

Section 14.3(2) of the County of Renfrew Official Plan requires that both the severed and retained lots of a consent application abut and have direct access to an existing public road.

The retained lands are already developed and have been using an existing right-of-way over the abutting property at 272 Rockingham Road for access. A legal opinion dated August 26, 2024, confirmed the access is a long-standing, existing situation that qualifies as a prescriptive easement in favour of the retained lands. The severed lands have frontage and access along Rockingham Road. The zoning by-law amendment is required as a condition of consent to rezone the retained lands to a Rural Marginal Exception zone to permit access by a private road.

The zoning by-law amendment will rezone the retained lands in Consent Application B143/24 from Rural Marginal (RM) to Rural Marginal – Exception Twenty Six (RM-E26) in order to permit access to the lot by a private road.

15. RECOMMENDATIONS:

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

Date: December 19, 2025

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

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

BY-LAW NUMBER 2026-XX

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, LYNDOSCH & RAGLAN HEREBY ENACTS AS FOLLOWS:

1. By adding the following subsection to Section 13.0 Rural Marginal (RM) Zone, immediately following subsection 13.3(y):

 “(z) Rural Marginal – Exception Twenty Six (RM-E26) Zone

 Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E26 Zone, within Part of Lots 29 & 30, Concession 10, in the geographic Township of Brudenell, access shall be permitted via private road.”

 (a) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Rural Marginal – Exception Twenty Six (RM-E26), 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 2026-02-04-XX this 4th Day of February, 2026.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour



**From RM
to RM-E26**



1:20,000

CORPORATION OF THE TOWNSHIP OF BRUDENELL, LYNDOK & RAGLAN

This is Schedule "A" to By-law Number _____

Passed the _____ day of _____ 20__.

Signatures of Signing Officers:

Mayor

Clerk-Treasurer

LEGEND

RR

Rural Residential

- E

Exception Zone

RM

Rural Marginal



Area affected by this Amendment:
from RM to RM-E26



Extractive Industrial (EM)

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

BYLAW NO. 2026-06

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 4, 2026.

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 4, 2026, 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 2026-02-04-PM-XX this 4th Day of February, 2026.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour