







Township of Brudenell, Lyndoch and Raglan


January 7, 2026 - Regular Meeting - 07:00 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 Call to Order & Roll Call
- 2 Land Acknowledgement
- 3 Adoption of the Agenda
- 4 Disclosure of Pecuniary Interest
- 5 Mayor's Address
- 6 Clerk's Report
- 7 Delegations and/or Presentations
 - 7.1 Presentation from the County of Renfrew Re: Comprehensive Zoning By-Law
 - 📎 DRAFT Zoning By-Law
- 8 Adoption of Minutes from Previous Meetings
 - 📎 December 3rd, 2025 Regular Minutes
- 9 Committee and/or Staff Reports
 - 9.1 CBO - Staff Report
 - 📎 CBO - Staff Report
 - 9.2 Public Works Report
 - Verbal Report
- 10 Correspondance
 - 10.1 Professional Activity (P.A) Day on Municipal Election Day – School Boards - Councillor Carpenter
 - 📎 Brantford City
 - 10.2 A Call to Action: Standing Together for Justice and the Protection of Canada's Children
 - 📎 Corporation of Welland
 - 10.3 The Proposed Amendments to the Conservation Authorities Act
 - 📎 Town of Ingersoll
 - 📎 Municipality of South Huron
 - 📎 Town of Kingsville
 - 📎 Township of Drummond/North Elmsley

- 📎 Tay Valley Township
- 📎 Ganaraska Region
- 📎 Township of Hamilton
- 📎 Municipality of Meaford
- 📎 United Counties of Stormont, Dundas and Glengarry
- 📎 Municipality of Chatham-Kent
- 📎 Town of The Blue Mountains
- 📎 Township of Amaranth
- 📎 Kawartha Conservation Board
- 📎 Municipality of South Huron
- 📎 Township of Scugog
- 📎 Town of Cobourg
- 10.4 Site Ready Funding
- 📎 Municipality of Magnetawan
- 10.5 Ontario Community Infrastructure Fund (OCIF)
- 📎 Town of Smiths Falls
- 📎 Township of Puslinch
- 10.6 Call for Reform and Publication of the Ontario Sex Offender Registry
- 📎 Brantford City
- 10.7 Support for Steel and Lumber Sectors
- 📎 Township of Nairn & Hyman
- 10.8 Bill 9 - Municipal Accountability Act
- 📎 Leeds & Grenville
- 11 New Business**
- 11.1 Letter of Support - Solve the Crisis and Winter Homelessness Program Support
- 📎 Letter of Support - Solve the Crisis and Winter Homelessness Program Support
- 11.2 Letter of Support - Affordable Rental Housing
- 📎 Letter of Support - Affordable Rental Housing
- 11.3 Letter of Support - Removing HST/GST from New Homes to Support Housing Affordability
- 📎 Letter of Support - Removing HST/GST from New Homes to Support Housing Affordability
- 11.4 Council Discussion Regarding Minimum Maintenance Standards/Public Works
- 11.5 Letter to Council re: Moccasin Lake Road
- 📎 Letter to Council
- 12 Financial Report**
- 📎 Year to Date Budget Variance
- 📎 Monthly Expenses Summary
- 13 By-Laws**
- 13.1 Borrowing By-Law

-  By-Law 2026-01
- 13.2 2026 Interim Tax Levies By-Law
-  By-Law 2026-02
- 13.3 By-Law to appoint Municipal Officers and set salaries, mileage and benefits for Council and all Municipal Employees
-  By-Law 2026-03
- 13.4 Vote By Mail By-Law
-  By-Law 2026-04

- 14 Closed Session**
- 14.1 To go into Closed
- 14.2 To come out of Closed

- 15 Confirmation By-Law**
-  By-Law 2026-05

- 16 Adjournment**

Township of Brudenell, Raglan and Lyndoch Comprehensive Zoning By-law

DRAFT

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SECTION 1 – APPLICATION, INTERPRETATION AND ENFORCEMENT

1.1 Title of By-law

This By-law may be cited as “the Zoning By-law of the Township of Brudenell, Lyndoch and Raglan” or short title as the “Township of Brudenell, Lyndoch and Raglan By-law”.

1.2 Scope of By-law

1.2.1 Lands Subject to By-law

The provisions of this By-law shall apply to all lands lying within the corporate limits of the Township of Brudenell, Lyndoch and Raglan.

1.2.2 Conformity with By-law

No lands shall hereafter be used and no building or structure shall be erected, altered, or used within the Corporation except in conformity with the provisions of this By-law and except as permitted by this By-law.

1.2.3 Existing Uses Continued

Nothing in this By-law shall apply to prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on or before the date of passing of this By-law, so long as it continues to be used for that purpose.

1.3 Plans Approved Prior to the Passing of this By-law

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by the provisions of this By-law, if the plans for such building or structure were approved by the Corporation and a building permit was issued on or before the date of passing of this By-law, provided that: (a) when such building or structure is erected, it shall be used and shall continue to be used only for the same purpose for which the said building or structure was intended when such building permit was issued and shall not be altered in any way except in conformity with the provisions of this By-law; and (b) the erection of such building occurs pursuant to the building permit and said permit is not revoked or expired prior to construction.

1.4 Compliance with Other Restrictions

This By-law shall not be construed so as to reduce or mitigate any restrictions or regulations in any By-law, permit, or license lawfully imposed or issued by the Corporation or by any governmental authority having jurisdiction to make such restrictions or regulations. Nothing in this By-law shall prevent the erection, alteration, or use of a building or structure, nor the use or alteration of a lot for which a minor variance has been granted by the Committee of Adjustment.

1.5 Enforcement

Any person or directors or officers of any corporation convicted of a violation of this By-law is liable to penalties in accordance with the provisions of Sections 67 and 67.1 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

1.6 Inspection

(a) Subject to Subsection 1.6 b) of this Section, and any other applicable provisions of the Planning Act any officer or employee of the Corporation appointed by Council to administer or enforce the provisions of this By-law, or any person acting under his or her instructions, is hereby authorized, upon producing proper identification, to enter at all reasonable times, upon any property or premises to conduct an inspection of which he or she believes on reasonable grounds may be non-compliant with this By-Law;

(b) Notwithstanding anything to the contrary in Subsection 1.6 (a) of this Section, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier, except under the authority of a search warrant issued under Section 49.1 of the 'Planning Act', or any successors thereto. The occupant shall be informed that the right of entry may be refused and entry made only under the authority of a search warrant.

1.7 Requests for Amendments

Every request for an amendment to this By-law shall be accompanied by a completed copy of the appropriate application form provided by the Corporation, the required supporting material and any associated fees.

1.8 Risk, Expense, and Compliance

The facilities, yards, or other matters required by this By-law shall be provided and maintained at the sole risk and expense of the owner of the lands in respect of such matters as are hereby required and the said owner shall at all times bear full responsibility for ensuring compliance in all respects with this By-law.

1.9 Interpretation of By-law

1.9.1 Definitions

In this By-law, unless the context requires otherwise, the definitions and interpretations set out in Part 2 hereof shall apply. Words not defined shall have the customary meaning or as defined in a standard dictionary.

1.9.2 "Shall" is Mandatory

In this By-law, the word "shall" is mandatory.

1.9.3 "Use" and "Occupy"

In this By-law, unless the context requires otherwise:

- (a) The verb "use" shall include "design to be used", "arrange to be used", "intend to be used", and "permit to be used"; and

(b) The verb “occupy” shall include “design to be occupied”, “arrange to be occupied”, “intend to be occupied”, and “permit to be occupied”.

1.9.4 Schedules to By-law Part of By-law

Schedules which are attached hereto are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

1.9.5 Interpretation of Zoning Boundaries

Zone boundaries, where possible, are construed to be lot lines, street lines, centrelines of streets or railway rights-of-way. In the case where uncertainty exists as to the boundary of any Zone, then the location of such boundary shall be determined by using the measurement tool on “**County Maps GIS WEBSITE OR TOWNSHIP MAPPING**”.

1.9.6 Multiple Uses

Unless otherwise prohibited by this By-law and provided all the applicable requirements of this By-law are satisfied, a lot, structure, or building may contain more than one use permitted in the designated Zone. Where any land or building is used for more than one purpose, use, or Zone, all provisions of this By-law relating to each use shall be complied with except as otherwise provided for in this By-law. Where there is conflict between the requirements of such uses (e.g. lot size, lot frontage, or yards), the more restrictive requirements shall prevail.

1.9.7 Typographical Corrections

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

- a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;
- b) Additions to and revisions of technical information on maps and schedules including, but not limited to: infrastructure and topographic information, notes, legends, shading and title blocks;
- c) Alterations of punctuation or language; and,
- d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors.

1.9.8 Severability of Provisions

The provisions, sections or subsections of this By-law are hereby declared to be separate from each other and the invalidity of any provision, Section or Subsection does not affect the validity of any other provision, Section or Subsection.

1.9.9 References to Other Legislation and Agencies

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations

thereunder. Where this By-law makes reference to the jurisdiction or policy of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all successors to such public agency, legislation or policy.

1.9.10 Compliance with Zoning Requirements

The extent and boundaries of all Zones are shown on the Schedule attached hereto. For all such Zones, both the general provisions and specific Zone provisions shall be met. The provisions of this By-law shall be held to be the minimum (or maximum, where applicable) requirements adopted by the Municipality. Nothing shall prevent any person from erecting a building or structure or from undertaking any development which is below the maximum (or above the minimum where applicable) requirements of this By-law. Except as otherwise provided in this By-law, no person shall hereafter use any land, buildings or structure unless the use is permitted in the Zone in which it is situated.

1.9.11 Zone Symbols

The short form symbols used on the Schedule attached hereto refer to individual Zones used in the By-law and may be used when describing or making reference to any Zone herein.

1.9.12 Lots in More than One Zone

Where a lot is divided into more than one Zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the Zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of measuring setbacks, yards, and lot coverage. Notwithstanding the foregoing, where each such Zone contains duplicated principal permitted uses, only one such principal use shall be permitted on the lot. A permitted accessory use may be located in a separate Zone contained within the lot.

1.9.13 Calculation of Numerical Requirements

All standards of measurement applied in this By-law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point, if any, so that:

- a) for a whole number, measurements of less than 0.5 shall be rounded downward to the next whole unit;
- b) for a whole number, measurements of 0.5 and greater shall be rounded upward to the next whole unit;
- c) for a number having one decimal place, measurements of less than 0.05 shall be rounded downward to the next one-tenth unit;
- d) for a number having one decimal place, measurements of 0.05 and greater shall be rounded upward to the next one-tenth unit; and
- e) for numbers expressed as a ratio or as a percentage, rounding shall not be applied.

Where the application of this By-law results in less than a whole number, the more restrictive requirement shall apply.

1.9.14 Measurement Units

This By-law uses the metric system to establish measurements when such measurements form part of a regulation or a requirement.

1.9.15 Lots Affected by Government Action

Where a lot is reduced in area or frontage by a Government action, such as road widening, property acquisition, or expropriation and the lot is below the minimum lot frontage or area for the Zone as a result of such action, or is already undersized and is made smaller as result of such action, the lot shall be deemed to be in conformity with the requirements, provided all other applicable requirements of the Zone and this By-law are satisfied.

1.9.16 Prohibited Uses

With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

1.9.17 Explanatory Note

All Notes included in this By-law are intended for reference purposes only.

1.10 Penalties

Every person who violates any of the provisions of this By-law is guilty of an offense and upon conviction is liable to a fine prescribed under the Planning Act or other applicable statute. Where a conviction is entered under the Act. In addition to any other remedy or any penalty provided by By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted. Penalties imposed by conviction under this Section shall be recoverable under the Provincial Offences Act.

1.11 Remedies

Where any building or structure is erected, altered, reconstructed, extended, or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-law, such contravention may be removed or altered at the insistence of the Township pursuant to the provisions of the Planning Act, or the Municipal Act. The contravention of any requirement of this By-law may be restrained by action of any ratepayer of the Township pursuant to the provisions of the Municipal Act.

1.12 Repeal of Former By-laws

By-law # and all amendments thereto passed under Section 34 of the Planning Act, or its predecessor, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes in to force.

Adoption of this By-law shall not prevent any pending or future prosecution of, or action to abate any existing violation of the said By-laws if the violation is also a violation of any of the provisions of this By-law.

1.13 Transition for Minor Variances

Notwithstanding Section 1.12 of this By-law, a minor variance to Zoning By-law # [REDACTED], under Section 45(1) of the *Planning Act* that has been approved by the Township’s Committee of Adjustment and which is final and binding shall have its permission recognized and continue for a period of **18 months** from the date of passing of this Zoning By-law.

1.14 Effective Date

This By-law shall take effect from the date of its passage by Council, subject to the provisions of the *Planning Act*.

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SECTION 2 – DEFINITIONS

ABANDONED means the failure, in the opinion of the Zoning Administrator, to proceed expeditiously with construction work during any continuous 12-month period.

ABATTOIR means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.

ACCESSORY when used to describe a use, building or structure, means a use, or a detached building or structure that is customarily incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.

ACCESSORY REPAIR GARAGE means a repair garage where major repairs of vehicles may be performed, and is accessory to a licensed aggregate operation.

ADULT ENTERTAINMENT PARLOUR shall mean any premise or part thereof in which, in pursuance of a business, trade, calling, or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations are provided. This definition does not include the exhibition, rental or sale of film or videos approved for distribution pursuant to the Theatres Act, or the sale of magazines or other printed material provided such sale does not contravene any law.

Services appealing to or designed to appeal to erotic or sexual appetites or inclinations shall mean a performance, exhibition or activity of which a principal feature or characteristic is the nudity or partial nudity of any person.

AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores.

AGRICULTURAL COMMERCIAL ESTABLISHMENT means the use of land, buildings or structures for the wholesale or retail sales of goods that are necessary to support agricultural uses and for the processing and sale of products derived from farm uses. Without limiting the generality of the foregoing, these include such goods as farm machinery and equipment, products used for the housing and husbandry of livestock, poultry and fur bearing animals, and materials and equipment for sub-surface drainage and such services as the selling, processing, storage and transportation of seed, feed, crops, milk and eggs and livestock, and the selling of fertilizer and chemical products.

AIR FILTRATION SYSTEMS means a system designed, approved and implemented in accordance with a license issued by Health Canada as part of its requirements under the Cannabis Act, for the purposes of controlling emissions, including odour, for a licensed cannabis cultivation and production facility.

AIRFIELD, PRIVATE means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft and uses, buildings and structures accessory thereto, but not an airport under the regulation of Transport Canada.

AIRPORT means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.

ALTER means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in area or volume of a building or structure. When used in reference to a lot, the word alter means to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane. The words "altered" and "alteration" shall have a corresponding meaning.

AMUSEMENT ARCADE means any premises or part thereof containing four or more electronic, mechanical pinball or amusement machines operated for gain and made available for the entertainment or amusement of the general public. This definition shall not include establishments which sell such devices, provided that such devices are not made available on the premises for use on a commercial basis by the public.

ANIMAL HOSPITAL means a building or structure where domestic animals, birds or other livestock are treated and where domestic animals or birds are kept for treatment only and shall include the clinic of a registered veterinarian.

ANSI (AREA OF NATURAL AND SCIENTIFIC INTEREST) means an area of land or water containing natural heritage landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

ANTIQUE FURNITURE RESTORATION WORKSHOP, CABINET-MAKING SHOP AND SHOWROOM means an establishment engaged in the refinishing and restoration of antique furniture and includes a cabinet-making shop, and a showroom for the storage, and display of the finished product.

ARENA means a building, or part of a building, in which facilities are provided for such purposes as ice skating, roller skating or curling but does not include any other establishment otherwise defined or classified in this By-law.

ARTISAN SHOP OR STUDIO means a building or structure or portion thereof, where an artist or skilled craftsperson creates unique articles and/or offers instruction in an art or skilled craft and where such unique articles may be offered for sale. This may include but is not limited to, a painter, a sculptor, a photographer, a gunsmith, a cabinetmaker, a wood carver, a potter, an ornamental welder or any similar artist or craftsperson whose workplace is not otherwise defined.

ASPHALT MANUFACTURING PLANT means an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.

ASPHALT PLANT, PORTABLE means a facility operated by, or on behalf of, a public road authority for a particular construction project, with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes the stockpiling and storage of bulk materials used in the process. Such a facility is not of permanent construction, but is designed to be dismantled and moved to another location as required.

ASSEMBLY HALL means a building or part of a building in which facilities are provided for such purposes as meetings of civic, education, political, religious or social purposes, and shall include a banquet hall.

ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

AUTOMOTIVE-BODY SHOP means a building or structure used for the painting or repairing of vehicle bodies or fenders, but shall not include a salvage yard.

AUTOMOTIVE-CAR WASH shall mean a building or structure containing facilities for washing vehicles, either by production line methods and mechanical services or by a self-service operation.

AUTOMOTIVE-COMMERCIAL GARAGE means a building where all functions of an automotive service station may be carried out and where major repairs of vehicles may be performed, including body work and welding but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.

AUTOMOTIVE-GASOLINE BAR means one or more pump islands, each consisting of one or more gasoline or diesel pumps, and shelter having a floor area of not more than 10 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.

AUTOMOTIVE-SERVICE STATION means a building or place where gasoline, propane, natural gas, diesel, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries changed, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.

AUTOMOTIVE-STORE means an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance repair operations on motor vehicles.

AUTOMOTIVE-VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.

BANK means an institution where money is deposited, kept, lent or exchanged.

BASEMENT means that portion of a building between two floor levels which is partly underground.

BED AND BREAKFAST ESTABLISHMENT means an owner-occupied single-detached dwelling in which there are up to four rooms for rent as short-term accommodation for tourists or vacationers, and may include the provision of meals. The Bed and Breakfast use shall remain subordinate to the primary use of the building as a single-detached dwelling. This definition does not include any other establishment defined in this By-law.

BERM means a landscaped mound of earth.

BOAT DOCKING OR LAUNCHING FACILITY means a structure for the mooring or launching of boats or watercraft, attached to or forming part of the mainland or used in conjunction with a use on the mainland.

BOAT HOUSE means a detached one-storey, accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and the storage of household equipment incidental to the residential use of the property and shall not be used for human habitation nor contain food preparation or sanitary facilities.

BUFFER STRIP means an area to be used only for the purpose of screening land, buildings or other structures by the planting and maintenance of trees or shrubs or the construction and maintenance of a berm or fencing.

BUNKIE – See CABIN, SLEEP

BUILDING means any structure used or designed to be used for shelter, accommodation or enclosure of persons, animals or chattels.

BUILDING ENVELOPE means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.

BUILDING, MAIN means a *building* in which is carried on the principal purpose for which the *lot* is used.

BUILDING SUPPLY STORE means an establishment engaged in the selling of building supplies including lumber, mill work, siding, roofing, electrical, heating, air conditioning, and similar items.

BUSINESS OFFICE means an establishment used by an agency, business or organization for the transaction of administrative, clerical or management business, the practice of a profession and/or the provision of government or social services and other similar services, but which does not include a *medical office*.

CABIN, SLEEP means an accessory and subordinate detached building or structure designed with sleeping accommodation to permit the better or more convenient enjoyment of the principal residential dwelling. In no case shall the definition of a sleeping cabin be deemed to include a premises for the temporary accommodation of members of the public for a fee.

CAMPING ESTABLISHMENT means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for the camping or parking of recreational vehicles and tents.

CANNABIS – LICENSED CULTIVATION AND PRODUCTION FACILITY means any building or structure, licensed and/or authorized to grow, possess, sell, provide, ship, deliver, transport, destroy, test, produce export and/or import cannabis for medical or non-medical purposes, including related research as defined in applicable Federal Regulations as amended from time to time. For the purpose of describing a licensed cannabis cultivation and production facility, cultivation refers to the growing of cannabis, whereas production refers to the processing and producing of cannabis and cannabis related products.

CARPOR means a building or structure that is not wholly enclosed, and is used for the parking or storage of one or more motor vehicles. No more than two (2) sides may consist of a solid or enclosed wall, nor shall there be any type of door where the automobile enters.

CEMETERY means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.

CHURCH means a building commonly used by any religious organization, as defined in the Religious Organizations' Lands Act, for public worship, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with or accessory thereto.

CLINIC means a building or part thereof, used exclusively by physicians, dentists, their staff, and their patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms.

COACH HOUSE means an additional dwelling unit that is in a standalone structure, separated from the primary dwelling unit.

COMMUNITY CENTRE means any tract of land or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the municipality, a local board or agent thereof.

COMMUNICATION TOWER means an installation which transmits and/or relays communications such as a microwave relay tower, significant antenna, cellular telephone or wireless internet tower, radio or television broadcast tower or similar facility. These towers are subject to Industry Canada approvals and are not subject to the requirements of this by-law.

COLD STORAGE LOCKER means a building or part of building used for cold storage.

CONCRETE MANUFACTURING PLANT means an industrial facility used for the production of concrete for immediate use in the construction of buildings, structures, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.

CONSTRUCT means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "construction" has a corresponding meaning.

CONTRACTOR'S YARD OR SHOP means an area of land of a contractor of any building or construction trade where equipment and materials are stored, or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

CONVENIENCE STORE means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area.

CORPORATION means the Corporation of the Township of Brudenell, Lyndoch and Raglan.

COTTAGE means a building to accommodate one or more guests for temporary occupancy,
(a) that contains at least two rooms;
(b) that is at least partially furnished; and
(c) in which the guest may be permitted to prepare and cook food.

COTTAGE ESTABLISHMENT means a tourist establishment comprised of two or more cottages owned or leased by the same person. Cabin establishment shall have a corresponding meaning.

CRAFT SHOP means a building or part thereof in which a handicraft is conducted for gain of profit and may include sales of such handicraft.

CUSTOM WORK SHOP means a building or structure or part thereof where the manufacturing of small quantities or articles is performed by the tradesman requiring manual or mechanical skills, but does not include machining, stamping or forging of materials.

DAY CARE (Private Dwelling) means care provided to five children or fewer under 10 years of age, in a private residence other than the home of the parent/guardian of the child.

DAY NURSERY means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.

DECK means a structure which has no roof or walls (except for visual partitions and railings) and which is constructed on piers or a foundation above grade, with direct access to the ground.

DECK – SUN means a structure which has walls and a roof, and is enclosed with screens and/or windows but does not contain insulation, heating, or plumbing and which is constructed on piers or a foundation above grade, with direct access to the ground

DRIVE-THROUGH means a building or structure or part thereof where goods and/or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. Kiosks within a parking garage or associated with a surface parking area are not considered to be drive- through service facilities.

DRIVEWAY means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.

DWELLING means a building or part of a building containing one or more dwelling units.

DWELLING, APARTMENT means the whole of a building not otherwise defined herein, which contains more than four (4) dwelling units served by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.

DWELLING, COACH HOUSE means an additional dwelling unit that is a separate dwelling unit detached from a primary dwelling unit and is located in its own building and on the same lot as the primary dwelling unit.

DWELLING, DUPLEX means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.

DWELLING, GARDEN SUITE means a temporary, detached, and portable/removable housing unit which is accessory to and shares servicing with a principal residential dwelling unit. For the purposes of this By-Law, a Garden Suite does not include a Dwelling, Additional Dwelling Unit, recreational vehicles, travel trailers, tent trailers or motor homes.

DWELLING, ADDITIONAL UNIT means an additional self-contained residential dwelling unit ancillary and subordinate to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof, and which may also be located within structures accessory to a dwelling such as a garage or other detached structure and includes a coach house as defined in this By-law but does not include a garden suite or an accessory dwelling unit as defined in the By-law.

DWELLING, SINGLE DETACHED means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home.

DWELLING, SEMI-DETACHED means a building that is divided vertically into two separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.

DWELLING, PRIMARY UNIT means a single detached dwelling, a townhouse dwelling unit, or a semi-detached dwelling unit but does not include, a garden suite, a boarding house, a converted dwelling, a coach house, a seasonal dwelling, an accessory dwelling unit or any other dwelling unit type as defined in this By-law.

DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.

DWELLING, TWO UNIT (THREE UNIT, FOUR UNIT) means a building containing two dwelling units (or three dwelling units or four dwelling units respectively).

DWELLING, MULTIPLE ATTACHED means a building that is divided vertically into more than three (3) dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning.

DWELLING, LIMITED SERVICE means a single detached dwelling that:
(a) has no frontage on a municipally maintained street, and

- (b) the owner is responsible for services, such as snow clearing and road maintenance, and for ensuring that the road condition is adequate for access by emergency vehicles including fire, ambulance and police;
- (c) has a means of access to the lot that is not part of the municipal street network.

DWELLING, MODULAR means a prefabricated single detached dwelling designed to be transported once only to a final location and constructed so as the shortest side of such dwelling is not less than six metres in width.

DWELLING UNIT means a suite of habitable rooms which:

- a) is located in a building;
- b) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
- c) contains one food preparation area;
- d) sanitary facilities provided for the exclusive common use of the occupants thereof; and
- e) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.

DWELLING UNIT, ACCESSORY means a dwelling unit accessory to a permitted non-residential use.

DWELLING UNIT AREA means the aggregate of the floor area of all habitable rooms, hallways and lobbies within a dwelling unit, excluding the thickness of any exterior walls.

EATING ESTABLISHMENT means a building or part of a building where food is offered for sale or sold to the public for consumption either on or off the premises and includes a restaurant, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, but does not include a boarding house.

EATING ESTABLISHMENT, TAKE-OUT means a building or structure used for the sale of food to the general public and from which food is made available to the customer from within the building. This includes a mobile food vehicle. No provision is made for consumption of food on the site except for a mobile food vehicle.

ERECT means build, construct, reconstruct, alter, enlarge or relocate and without limiting the generality of the foregoing, shall include any preliminary physical operations such as grading, excavating, berming, piling, cribbing, filling or drainage, or any altering of any existing building by an addition, deletion, enlargement, extension or other structural change.

ESTABLISHED BUILDING LINE means the average distance from the street line to existing buildings on the same side of a street within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law. Where the established building line is being calculated for

water setback, the average distance is to be measured in accordance with the foregoing, except that it will be calculated using the distances between the high water mark and existing buildings.

EXISTING means existing as of the date of final passing of this By-law.

EXTRACTIVE INDUSTRIAL FACILITY means a building, structure or facility used for processing aggregate and includes the screening, sorting, washing, crushing, storing and other similar operations related to an extractive industrial operation.

FACTORY OUTLET means a building accessory to a permitted industrial use where the products manufactured by that industry are kept and offered for wholesale or retail sale.

FARM means land used for the tillage of soil; the growing and harvesting of field crops, vegetables, fruits, horticultural crops and trees; the grazing, breeding, raising, boarding or training of livestock and horses; dairying; beekeeping, fish farming; any other operation that is normal farming practice; and includes one farm dwelling as well as barns, sheds and other accessory structures. A farm use includes a hobby farm.

FARM BUSINESS means any gainful occupation, trade or service that is carried on within an operating farm as a means of diversification but which is small in scale and clearly secondary to the main farm use. A farm business may include the storage of vehicles, equipment or commodities within a building or fully enclosed structure, a welding shop, a custom workshop, a general service shop, a blacksmith, a farm produce sales outlet, the processing of farm produce, an artisan shop or studio, a kennel, a riding stable, the repair of vehicles or farm equipment, a bed and breakfast establishment, or other use of similar character to the foregoing.

FARM – ON-FARM DIVERSIFIED USE means a use that is secondary to the principal agricultural use of the property. On-farm diversified uses include, but are not limited to home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, electricity generation facilities and transmission systems, and energy storage systems. On-farm diversified uses must be located on a farm property that is actively in agricultural use. For example, the on-farm diversified uses do not apply to small residential lots.

FARM – AGRICULTURE RELATED USE means a farm-related commercial or farm-related industrial use that is directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Examples of a farm-related commercial use include: retailing of agriculture products (e.g. farm supply co-ops, farmers' market, retailers of value-added products like wine or cider made from produce grown in the area), livestock assembly yards, and farm equipment repair shops.

Examples of a farm-related industrial uses may include such industrial operations that process farm commodities from the area such as: abattoirs, feed mills, grain dryers, cold/dry storage facilities, fertilizer storage/distribution facility, food and beverage processors (e.g. wineries and cheese factories) and agricultural biomass pelletizers.

Residential, recreational and institutional uses are not considered an agriculture-related use.

FARM LIMITED means land used for growing and harvesting field, bush, vine, forest or tree crops or grazing and does not include a farm dwelling and accessory buildings and uses.

FARM PRODUCE SALES OUTLET means a stand set up as an accessory use on a farm, used for the sale or produce from that same agricultural use.

FINANCIAL INSTITUTION means the premises of a bank, trust company, finance company, mortgage company or investment company.

FLOOD means a temporary rise in the water level resulting in the inundation of areas that are adjacent to a water course and not ordinarily covered by water.

FLOOD FRINGE means the outer portion of the flood plain between the floodway and the upper elevation of the flood plain limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

FLOOD PLAIN means the area of land within a watershed which is subject to inundation during a flooding event. This area shall be calculated as being the area that would be flooded with an expected average frequency of once in a hundred years. Lands subject to flooding shall have a corresponding meaning.

FLOODPROOFED means the installation of power service metering equipment, major electrical appliances, etc., such that they are not located below the flood plain design elevation but this does not prohibit the installation of electrical wall outlets equipped with ground fault plugs; the design and installation of heating, air conditioning, ventilation, plumbing, sewer and water systems which consider flood susceptibility; sanitary sewer and storm drainage systems having openings below the flood plain elevation which are provided with automatic back flow preventers; water supply systems which are designed to prevent contamination by flood waters; fuel-fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding; septic systems which are designed to operate during flood conditions and which prevent sewer discharges which could result in a health hazard; and no building openings below the regulatory flood elevation.

FLOODWAY means the channel of a watercourse and the inner portion of the flood plain adjacent to the watercourse where flood depths and velocities are more

severe than in the flood fringe. These flood depths and velocities are considered to have the potential to threaten lives and/or damage property.

FLOOR AREA GROSS means, for a dwelling, the total area of the storeys exclusive of basements, attic, garages, sunrooms, unenclosed verandas or porches; and for a building other than a dwelling, the total area of all the floors contained within the outside walls of the building. Only that floor area having a clear height to the ceiling of at least two and one-quarter metres (2.25 metres) may be used to calculate floor area.

FLOOR AREA, GROSS LEASABLE means the total floor area of a building including basements, mezzanines and upper floors, minus common areas including public walkways, malls, public toilets, truck and service facilities, joint service facilities, elevator shafts and lobbies, boiler rooms, maintenance rooms, mechanical or electrical or utility rooms and any parking for autos within the building.

FLOOR AREA, NET means only the habitable or useable floor space in a building exclusive of any foyer, hallways, stairwell, closet, washroom or toilet room and shall be measured from the inside walls.

FOOD CATERING ESTABLISHMENT means any premises where food is prepared for banquets, weddings, etcetera and where such food is prepared for consumption off the premises.

FRONT of BUILDING means the side of the building that faces the front lot line, for the purposes of this By-law.

FRONTAGE see LOT FRONTAGE.

FORESTRY means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resources.

FUEL DEPOT means the use of land, structures or buildings for the purpose of distributing fuels from a fuel storage tank on the premises.

FUEL STORAGE TANK means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.

FURNITURE OR WOOD PRODUCTS SHOP means an establishment where items are constructed primarily from wood, including such products as cabinets, furniture, caskets, trim, or sash and door works.

FUNERAL HOME means any premises where preparation of a human body for internment or cremation is undertaken.

GARAGE, PRIVATE means an enclosed structure used primarily for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy, but no business, occupation or service is conducted for profit, unless permitted as a Home Industry.

GARAGE, PUBLIC means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.

GARDEN CENTRE means an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.

GOLF COURSE means a public or private area operated for the purpose of playing golf including an accessory club house, driving range, miniature course or combination thereof.

GRAVEL PIT means any open excavation made for the removal of any unconsolidated aggregate including earth, clay, sand, and gravel in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.

GROUP HOME means a single housekeeping unit in a residential dwelling in which up to nine unrelated residents, excluding staff or the receiving family, temporarily or permanently reside under responsible supervision consistent with the requirements of its residents.

HAULED SEWAGE means untreated sanitary waste from a septic tank, privy or holding tank.

HAULED SEWAGE/SEPTAGE DISPOSAL AREA means an area where hauled sewage or septage shall be permitted to be spread and where the disposal site has been approved by the Ministry of the Environment.

HEIGHT means, when used with reference to a building, the vertical distance between the average elevation of the finished surface of the ground at the front of the building and,

- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
- (b) in the case of a mansard roof, the deck roof line;
- (c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge; and
- (d) in the case of any other type of roof, the highest point of the roof surface.

ILLUSTRATION OF HEIGHT DEFINITION

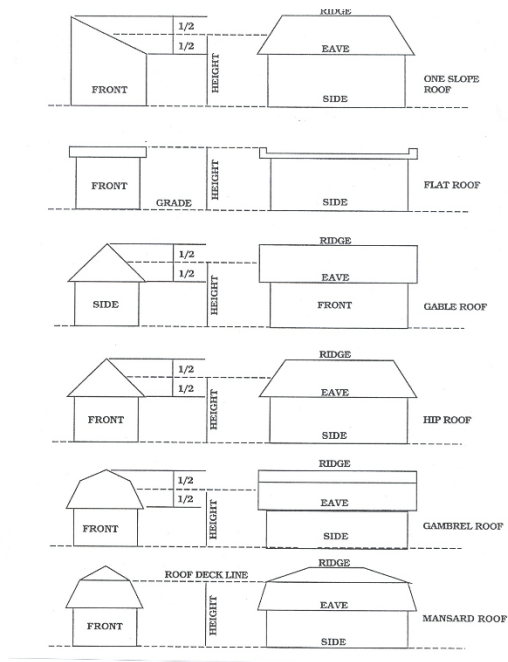
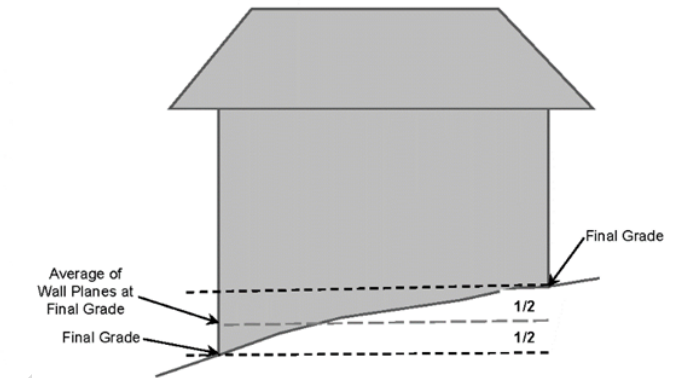


ILLUSTRATION OF AVERAGE ELEVATION



HOME DISPLAY AND SALES OUTLET means an establishment or premises where prefabricated dwellings including cottages and mobile homes are erected or located for display purposes only and from which orders can be placed for the purchase and delivery of such dwellings or parts and accessories associated therewith.

HOME FOR THE AGED means a "home for the aged" as defined under the Homes for the Aged and Rest Homes Act, as amended from time to time.

HOME INDUSTRY means a gainful occupation including a day nursery, carpentry, electrical shop, woodworking, window framing, welding, plumbing, machine or auto repair shop, riding stables and a kennel with a maximum of four outdoor runs; a service shop; blacksmithing; or a storage building for school buses, boats or snowmobiles and may be conducted in whole or in part in a dwelling unit or an accessory building to a single detached dwelling or to a permitted farm use.

HOME OCCUPATION means any occupation for gain or support which is carried on as an accessory use either within a dwelling or dwelling unit and operated by persons residing in a dwelling or dwelling unit. Such home occupation uses may include a service or repair shop; a personal service shop; the office or consulting room of a doctor, day care (private dwelling), dentist, chiropractor, drug-less practitioner, lawyer, real estate agent, insurance agent, planner, architect, photographer, teacher, music or dance instructor or engineer, but does not include a clinic, a

hospital, a nursing home, a tea room, kennel, a taxi stand or a small internal combustion engine repair shop.

HOSPITAL means a hospital as defined in the Private Hospitals Act, a sanitarium as defined by the Private Sanitarium Act or a hospital as defined by the Public Hospital Act and includes facilities for mental health and addiction treatment.

HOTEL means a tourist establishment that consists of the following: 1) one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, and 2) may or may not have facilities for serving meals.

HUNTING & FISHING CAMP means a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting, fishing or other outdoor recreational activities. Such structure may be described as being of light frame construction without any interior finish on its walls and ceiling.

INSTITUTIONAL USE means the use of buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centre, hospitals and government buildings.

KENNEL means an establishment in which dogs or other domesticated animals are housed, groomed, boarded, bred or trained for gain or profit.

LANDSCAPED OPEN SPACE means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways, ramps or storage of equipment, vehicles or other materials.

LANE means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

LAUNDROMAT means a building or structure where coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning.

LIVESTOCK means chickens, turkeys, cattle, hogs, mink, rabbits, sheep, horses, goats or any domestic animal used or raised for consumption or for commercial purposes.

LIVESTOCK FACILITY means barns, buildings or structures where livestock are housed and shall also include beef feedlots and the associated manure storage facilities.

LODGE HOUSE means a building in which bedrooms, common areas, dining areas, games areas and meals are available for the guests of an establishment.

LOGGING HAULER means an area of land and/or building of a logging hauler where equipment and materials belonging to the logging hauler are stored and may include repairs to logging equipment belonging to the logging hauler. This definition does not include other logging activities such as a sawmill or the storage of logs on the ground or in storage buildings.

LOT means a parcel or tract of land:

- (a) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act.
- (b) which is a separate parcel of land the owner of which does not retain the fee or equity of redemption in, or a power or right to grant, assign, or exercise a power of appointment with respect to any abutting land, or
- (c) the description of which is the same as in a deed which has been given consent pursuant to the Planning Act.

LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres, or less, the lot area of such land shall be calculated as if the lot lines were produced to their point of intersection.

LOT, CORNER means a lot having street frontage adjoining the point of intersection of two or more streets.

LOT COVERAGE means the percentage of the lot area covered by buildings, including accessory buildings.

LOT FRONTAGE means the horizontal distance between the side lot lines measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured along a line seven and one-half (7.5) metres back from and parallel to the street line.

LOT, INTERIOR means a lot situated between adjacent lots and having access to one street.

LOT LINE means any boundary of a lot or a vertical projection thereof.

LOT LINE, EXTERIOR means a lot line abutting a street or street allowance or private road that is not a front lot line.

LOT LINE, FRONT means the lot line that divides the lot from the street or street allowance or private road with the following clarifications:

- (a) in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the exterior side lot line;

- (b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway or abuts a County Road shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line;
- (c) in the case of a corner lot abutting a 0.3 metre reserve the lot line so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
- (d) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the lot line where the principal access to the lot is approved shall be deemed to be the front lot line; and
- (e) in all other cases, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.

LOT LINE, REAR means, in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. In the case of a lot with less than four lot lines, there shall be deemed to be no rear lot lines.

LOT LINE, SIDE means a lot line other than a front or rear lot line.

LOT, THROUGH means a lot bounded on two opposite sides by a street or road allowance. If any lot qualifies as being both a "Lot, Corner" and a "Lot, Through" as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.

MAIN BUILDING means a building in which the principal use is conducted on the lot on which the building is located. In the residential zone the dwelling is the main building.

MANUFACTURING PLANT means a building or structure in which a product is fabricated or materials are processed or assembled and from which such product is shipped to a wholesale or retail outlet.

MANUFACTURING PLANT, LIGHT means a building or structure in which materials or component parts are manufactured, assembled or processed to produce finished products suitable for the retail trade but does not include any industry involving stamping presses, furnaces or other machinery that emits dirt, dust or noxious fumes into the air or that results in noise or vibration beyond the property in excess of Ministry of the Environment guidelines.

MARINA means a building, structure or place, containing docking facilities and located on a waterbody, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent, where boat trips may be offered, and where facilities for the sale of marine fuels and lubricants may be provided.

MEAT PRODUCTS PLANT means a canned meat factory, sausage factory, meat processing plant and any other factory where meat or poultry are cooked, cured, smoked or otherwise processed or packed but does not include a stock-yard, abattoir, tannery or hide processing plant, a poultry-killing establishment, an animal food factory or an animal by-products plant.

MINI STORAGE ESTABLISHMENT means one or more than one building containing separate spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels. Self-service storage building shall have a corresponding meaning.

MOBILE HOME means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46(1) of the Planning Act amended from time to time, or any successors thereto.

MOBILE HOME PARK means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such a mobile home park.

MOBILE HOME SITE means an area of land which shall be considered a lot within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.

MOTEL means a tourist establishment that consists of the following:

- (a) one or more than one building containing four or more attached accommodation units accessible from the exterior only, and
- (b) may or may not have facilities for serving meals.

MUTUAL DRIVEWAY means an ingress or egress that is common to two or more owners of abutting lands as a right-of-way registered against the title of the lands.

NAVIGABLE WATERWAY means a navigable body of water or stream as deemed under the Navigable Waters Protection Act.

NON-CONFORMING means that which does not conform, comply or agree with the regulations of this Bylaw as of the date of final passing thereof.

NURSERY See GARDEN CENTRE.

NURSING HOME means a nursing home as defined under the Nursing Home Act, as amended from time to time.

OFFICE, BUSINESS means an office where one or more persons are employed in the management, direction or conducting of any agency, business, brokerage, labour or fraternal organization and shall include a newspaper plant, a radio and television broadcasting studio or theatre.

OFFICE, PROFESSIONAL means any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients seek advice, consultation, or treatment. Notwithstanding the foregoing, said office shall not be a hospital or any other use defined herein.

OPEN SPACE means a parcel or area of land essentially unimproved or unoccupied by any building, structure or driveway.

OPEN STORAGE means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings which are open to air on the side.

OUTDOOR FURNACE means a solid fuel burning appliance located outside of the building it serves and is used for the space heating of buildings and/or domestic water heating and does not include the incineration of waste as defined in Section 25 of the Environmental Protection Act, c.E.19., R.S.O. 1990. This definition also applies to outdoor furnaces located in any accessory building.

PARK means a recreational area that consists largely of open space and which may include a picnic area, swimming pool or area, playground, play field or similar use, but shall not include a mobile home park or recreational vehicle park.

PARK, PRIVATE means a park other than a public park.

PARK, PUBLIC means a park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.

PARKING AREA means an area provided for the parking of motor vehicles and encompassing at least the required number of parking spaces and all driveways, aisles, manoeuvring areas, entrances, exits and similar areas for access to parking spaces, but shall not include any part of a street or private road.

PARKING SPACE means an area exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles.

PERMITTED means permitted by this By-law.

PERSON means an individual, an association, a chartered organization, a firm, a partnership or a corporation.

PET GROOMING ESTABLISHMENT means the practice of cleaning and maintaining the pets of customers entirely within the building premises, but does not include a place for the selling, breeding, or overnight boarding of animals.

PLACE OF ENTERTAINMENT means an athletic, recreational or social club operated for gain or profit as well as a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall, but does not include any place of entertainment or recreation or other use otherwise defined or classified in this By-law.

PLACE OF WORSHIP means a building or structure designed and constructed or erected for the sole purpose of public or private worship of a Supreme Deity or deities.

PORTABLE GARAGE means a supporting metal or wood framework with a fabric cover made of canvas, nylon, clear plastic or similar material for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy.

PRINTING SHOP means a building or part of a building used for printing.

PRIVATE ROAD means a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access-route to one or more abutting, legally conveyable parcels of land. New private roads shall have a minimum width of 10 metres (33 feet).

PRIVATE CLUB means a building or part of a building used as a meeting and social place exclusively for members of a chartered organization and their guests, and shall include a fraternal lodge (eg. Free Masons), a fraternity or sorority house, hostel, and a labour union hall.

PROPANE TANK shall mean a structure consisting of a tank/cylinder used for the storage of propane gas.

PROVINCIALY SIGNIFICANT WETLAND means an area identified as Provincially Significant by the Ministry of Natural Resources using evaluation procedures established by the Province or evaluated by others and approved by the Ministry of Natural Resources.

PUBLIC AUTHORITY means the Council and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, County of Renfrew, Planning Committee or other board or commission or committee of the Township of Brudenell, Lyndoch and Raglan established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.

PUBLIC BUILDING means any building or structure owned or leased by a municipal corporation, the County of Renfrew, Province of Ontario or the Government of Canada and in which government activities are carried out.

PUBLIC UTILITY means a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.

QUARRY means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.

RECREATION, ACTIVE means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a golf course, a sports field, and motorized vehicle trails.

RECREATION, PASSIVE means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a playground with activity equipment for children. Passive recreation may include private trails for motorized vehicles (ATV/dirt bike) provided they are not a course/track that results in noise concerns.

RECREATIONAL VEHICLE means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping or eating, even if the vehicle is jacked-up or its running gear is removed. It includes any vehicle designed, intended and used as accommodation exclusively for travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self-propelled and shall include travel trailers, park model trailers, tent trailers, vans, motor homes, Tiny Homes, and similar transportable accommodation excepting a mobile home.

RECREATIONAL VEHICLE CAMPGROUND means a parcel of land under single ownership which is designed, developed and maintained or intended to provide accommodation on a temporary or seasonal basis, for recreational vehicles and/or tents plus accompanying towing or carrying vehicles. It may also include accessory uses such as an administration office, clubhouse, snack bar, laundry, convenience and souvenir shop, swimming pool, washrooms, showers, managers dwelling and recreational facilities. Recreational Vehicle Park and Trailer Park shall have a corresponding meeting.

RECREATIONAL VEHICLE SITE means a plot of ground within a recreational vehicle campground or a camping establishment intended for exclusive occupancy by the renter(s), and on which accommodations and vehicles can be placed.

RELIGIOUS EDUCATION FACILITY means an establishment used by religious groups for study, relaxation, meditation and similar activities, including dining and lodging facilities, accommodation for staff and compatible accessory uses.

REQUIRED means required by this By-law. REQUIREMENT shall have a corresponding meaning.

RESORT means a tourist establishment catering to the vacationing public, designed as a destination-oriented operation and/or being within an area recognized as a destination for vacations, and providing meals and sleeping accommodations that may consist of lodge houses, guest rooms or cottages, but shall not include any other use defined herein.

RESTAURANT see EATING ESTABLISHMENT.

RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

ROAD, PUBLIC see STREET.

ROAD ALLOWANCE see STREET ALLOWANCE.

ROOM, HABITABLE means a room which is designed for:

- a. living;
- b. sleeping;
- c. eating;
- d. or for sanitary purposes.

ROOM, NON-HABITABLE means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

ROOMING HOUSE means a principal dwelling within the whole of a residential use building that contains at least four rooming units, and which may also contain dwelling units and an administration office accessory to the operation of the house.

ROOMING HOUSE, CONVERTED means the whole of a residential use building or the whole or part of any other building that was converted to a rooming house.

ROOMING UNIT means a room, or a suite of rooms, that constitutes a separate, independent residential occupancy, but which is not self-contained and which requires access to other parts of the principal dwelling or building intended to serve the residents, including shower or bathtub facilities, kitchens, eating areas or bathrooms.

SALVAGE YARD means a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which, without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage includes a junk yard, scrap metal yard and a wrecking yard, including ancillary automotive sales and service establishment and premises.

SAWMILL means a building, structure or area where timber is cut or stored, either to finished lumber or as an intermediary step.

SCHOOL means a school under the jurisdiction of a Public or Separate School Board, a college or a university or any other school established and maintained either wholly or partially at public or private expense whether or not the same is also a boarding school, and includes any dormitory building accessory to a school.

SECURITY FENCE means fencing that is required by Health Canada as part of its license requirements under the Cannabis Act.

SENIOR CITIZEN'S HOME means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development.

SEPARATION DISTANCE means the horizontal distance between buildings or structures or physical features measured from the closest point of the exterior wall of such building or structure, or from the closest point of such physical feature.

SERVICE SHOP, GENERAL means a building or part of a building used for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops, a laundromat, but does not include any automotive uses as defined by this By-law.

SERVICE SHOP, PERSONAL means a building or part thereof in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments and workrooms for shoe repair and shoe shining shops, tailor shops, bakery shops and photographic studios.

SEWAGE DISPOSAL SYSTEM, PRIVATE means a sanitary disposal system including a septic tank and tile bed disposal system approved by the Township's Sewage System Authority.

SEWAGE SLUDGE means the aqueous suspension of residual solids generated from the treatment of municipal or industrial wastewater.

SHIPPING CONTAINER means a container with strength suitable to withstand shipment, storage, and handling. Shipping containers include large reusable steel boxes used for intermodal shipments. This definition also includes sea cans.

SHOPPING CENTRE means a group of commercial and service establishments related in size and type, primarily to the specific commodity needs of the community and designed, developed and managed as a unit whether by a single owner, a group of owners or tenants acting in collaboration and shall include as a primary establishment a department store. Generally, but not prerequisite, the public access to individual functions within a Shopping Centre will be from an enclosed common mall area.

SHOPPING PLAZA means a group of commercial and service establishments or uses, related in size and type, primarily to the day to day needs of a residential area and designed, developed and managed as a unit, whether by a single owner, a group of owners or tenants in collaboration. Access to individual functions generally may be from an open mall area.

SHORELINE ACTIVITY AREA means the area along the shoreline on privately owned land in which shoreline structures are permitted. The shoreline activity area shall be that area between the high water mark and the required water setback. The shoreline activity area does not include the shorelines of "at capacity" lakes.

SHORELINE STORAGE SHED means a storage shed located within the shoreline activity area used to store yard maintenance equipment, paddles, life jackets, water skis/wakeboards, boat coverings, and similar aquatic accessories, but shall not include a boathouse or be used for human habitation. The floor area of a shoreline storage shed shall not exceed 10 square metres.

SHORELINE STRUCTURE means those detached accessory structures that are located in the shoreline activity area and includes pump houses, gazebos, decks, shoreline storage shed, sauna, and similar buildings and structures, but does not include parking areas, private waste disposal systems, structures that require a pressurized water system (Pool, Steam Bath, hot tub), stairs required for water access, and power lines. A dock or boat launching facilities are not considered shoreline structures.

SNOW DISPOSAL FACILITY means a facility to which snow is transported for storage from other off-site locations.

STABLE, COMMERCIAL means a building or part of a building in which horses or ponies are boarded or kept for commercial purposes, including riding and show.

STABLE, PRIVATE means a building or part of a building in which horses or ponies are kept for private use and not for remuneration, hire or sale.

STREET means a public highway or public road under the jurisdiction of either the Corporation, the County of Renfrew or the Province of Ontario, and includes any highway as defined in the Municipal Act, as amended, but does not include a lane, a driveway or a private road.

STREET ALLOWANCE (ROAD ALLOWANCE) means land held under public ownership for the purpose of providing a street.

STREET, IMPROVED means a public road which has been constructed in such a manner so as to permit its use by normal vehicular traffic on a year-round basis, and is maintained by the Municipality, including snow ploughing, on a year-round basis.

STREET, MINIMUM MAINTENANCE means a public road that is under the jurisdiction of the Township and that is maintained to a standard acceptable for normal summer use only. STREET, SEASONAL shall have a corresponding meaning.

STREET LINE means the limit of the road or street allowance and is the dividing line between a lot and a street.

STRUCTURE means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground. Any underground structure or part of a structure located in the ground shall be exempt from all setbacks as defined in this By-law with the exception of Section 3.27.5 Water Setback. A retaining wall that requires a permit under the Ontario Building Code is considered to be a structure. Landscaping features including patios and retaining walls that do not require a building permit are not considered structures.

A retaining wall that requires a permit under the Ontario Building Code is considered to be a structure. Landscaping features including patios and retaining walls that do not require a building permit are not considered structures.

SWIMMING POOL, OUTDOOR shall mean a privately owned structure, erected or installed above ground or wholly or partly below ground, capable of being used for swimming, wading, diving, or bathing, and which, when filled, is capable of containing a depth of 0.46 metres or more of water. An outdoor swimming pool shall not contribute to the calculation of lot coverage.

TAILINGS AND SLAG PILES means waste material or residue resulting from the reduction of metals from their ores.

TARPAULIN GARAGE means a structure designed to be temporary, that consists of a frame that a tarp or other fabric/cloth material is covering.

TAVERN OR PUBLIC HOUSE means a tavern or public house as defined in the Liquor Licence Act, but does not include a hotel or eating establishment.

TAXI STAND means the permanent location of the taxi business and the source of dispatch.

TINY HOME means an alternative form of housing that is self-sufficient in terms of servicing and is transportable. A tiny home may be on wheels or be jacked-up or its running gear is removed. A tiny home is considered a recreational vehicle for the purposes of this by-law and the provisions applicable to a recreational vehicle shall apply.

TOP OF SLOPE means a line delineated at a point where the oblique of the slope meets the horizontal plane.

TOURIST ESTABLISHMENT means a commercial building, structure or area of land designed for the accommodation of travelling or vacationing public.

TOWNSHIP means the Corporation of the Township of Brudenell, Lyndoch and Raglan.

TRAILER means any vehicle so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, except a mobile home or farm implement.

TRAILER, PARK MODEL, means a trailer constructed to CSA Z-241 standard that is built on a single chassis mounted on wheels, designed for relocation from time to time, designed as living quarters for seasonal camping with the possibility for connection to services, and has a gross floor area, including lofts, not greater than 50 square metres when in setup mode and having a width greater than 2.6 metres in transit mode. A park model trailer is deemed to be a building or structure for the purposes of this By-law, as authorized by Section 34(4) of the Planning Act.

TRAILER (STORAGE) means any vehicle so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, except a mobile home or farm implement.

TRAILER, TENT OR TRAVEL – See definition of Recreational Vehicle

TRAILER PARK see RECREATIONAL VEHICLE CAMPGROUND.

TRAINING CENTRE means a place where an employer provides job-related training or instruction to its employees that is designed to improve job performance or enhance the career advancement opportunities of those employees.

TRANSFER STATION means a waste disposal site used for the purpose of transferring waste from one vehicle to another for transportation to another waste disposal site.

TRUCK TERMINAL means a building, structure or place where trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers or where goods are stored temporarily for further shipment.

USE means the purpose for which a lot or a building or structure, or any portion thereof, is designed, arranged, intended, occupied or maintained. USED shall have a corresponding meaning.

VEHICLE means a passenger automobile or other motor vehicle, a boat, a farm implement, a commercial motor vehicle, a recreational vehicle, a snowmobile, a trailer and any other device that is capable of being propelled or driven by any kind of power but not any other device powered solely by human effort except a boat.

WAREHOUSE means a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial, institutional, or professional users; to wholesalers.

WASTE DISPOSAL SITE means any land approved by the Ministry of the Environment upon, into, or in which waste may be deposited or processed.

WATERBODY means a lake, canal, pond, wetland, river, watercourse, seasonal watercourse or municipal drain as defined by the *Drainage Act*, but does not include an artificially constructed swale or ditch intended for intermittent and minor surface drainage of residential lots.

WATERCOURSE means the natural channel for a stream of water.

WATER – HIGH WATER MARK means the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. The high water mark includes the riparian area associated with a water feature and includes features such as beaches, wetlands, swamps, and bogs. These features may be above the normal water's edge but are considered to be within the normal high water mark to which the water setback is applicable.

WATER – NORMAL WATER'S EDGE means the edge where a water body has standing water and is used by surveyors to determine property boundaries

WATER FRONTAGE means the straight line horizontal distance between the two most widely separated points on any one shoreline of a waterfront lot.

WATER SETBACK means the straight line horizontal distance from the high water mark of a watercourse, bay or lake to the nearest part of any excavation, building, structure or open storage use on the lot.

WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.

WAYSIDE PIT, QUARRY means a temporary gravel pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WETLANDS means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either plants that commonly grow in water or in water logged soil, or water tolerant plants. The four major categories of wetland are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands.

WELDING SHOP means a building or structure or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.

WILDERNESS CENTRE means an establishment that is devoted to providing educational programs and passive recreational experiences relating to the natural environment. The provision of accommodation, in the form of wilderness camping and/or lodge houses, is integral to the experience rather than being the sole purpose of the establishment. A WILDERNESS CENTRE must have a remote setting, a high proportion of open space and/or natural areas, and an overall undeveloped appearance. A WILDERNESS CENTRE may be operated for gain or profit.

WRECKING ESTABLISHMENT means a building and/or lot used for the wrecking or dismantling of vehicles as defined herein, and for the storage and sale of scrap material, salvage and parts obtained therefrom, but shall not include any other automotive use defined herein.

YARD means an open space on the same lot with a building or structure or excavation, unoccupied and unobstructed except as for such accessory buildings, structures or uses specifically permitted in this By-law.

YARD, FRONT means a yard extending across the full width of a lot between the front lot line and the nearest part of any main building, structure or excavation on the lot. **FRONT YARD DEPTH** means the shortest horizontal distance between the front lot line of the lot and the nearest part of any main building, structure or excavation on the lot.

YARD, REAR means a yard extending across the full width of a lot between the rear lot line and the nearest part of any main building, structure or excavation on the lot; **REAR YARD DEPTH** means the shortest horizontal distance between the rear lot line of the lot and the nearest part of any main building, structure or excavation on the lot.

YARD, SIDE means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any main building, structure or excavation on the lot. **SIDE YARD WIDTH** means the shortest horizontal distance between a side lot line and the nearest part of any main building, structure or excavation on the lot.

YARD, EXTERIOR SIDE means a yard adjacent to a street between the nearest part of any main building, structure or excavation on the lot and a street, a 1-foot reserve or a road allowance, extending from the front yard to the rear lot line. **EXTERIOR SIDE YARD WIDTH** means the shortest horizontal distance between a side lot line on the flank side yard side and the nearest part of any main building, structure or excavation on the lot.

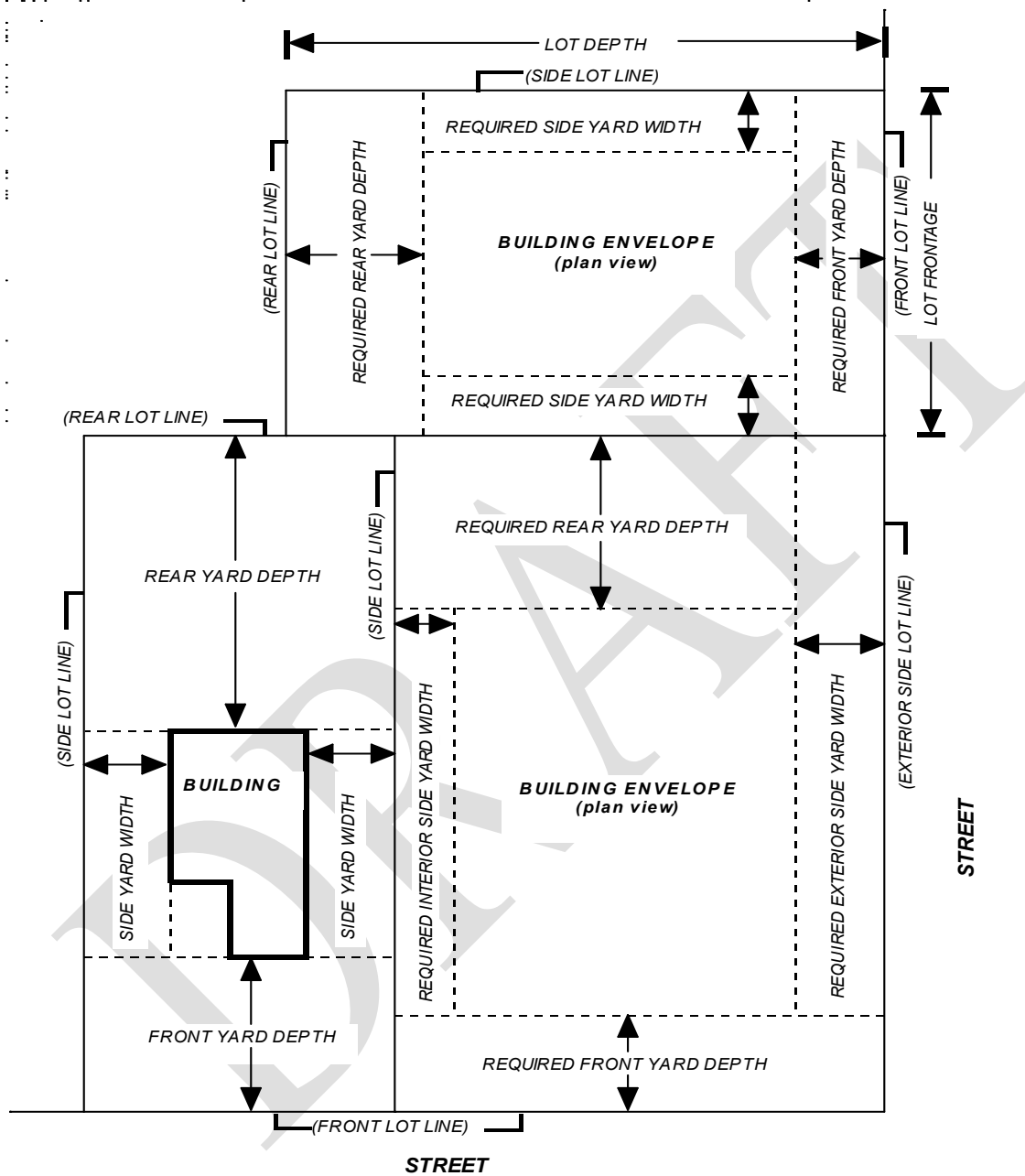
YARD, INTERIOR SIDE means a side yard other than an exterior side yard.

YARD, REQUIRED means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.

ZONE means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.

ZONING ADMINISTRATOR means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

ILLUSTRATION OF YARDS, REQUIRED YARDS AND RELATED TERMINOLOGY



Note: The above illustration is for clarification purposes only.

SECTION 3 – GENERAL PROVISIONS

3.1 Application

The requirements contained in the General Provisions shall apply to all zones, except as otherwise indicated.

3.2 Accessory Uses, Buildings and Structures

Accessory uses, buildings and structures shall be permitted in any Zone provided that:

- 3.2.1 No accessory use, building or structure shall be built on a lot until the principal or main use has been established, built, or is under construction.
- 3.2.2 No accessory building or structure shall contain a habitable room except where specifically permitted elsewhere in this by-law (i.e. an accessory dwelling unit, sleep cabin). A garden suite or additional dwelling unit permitted under Section(s) of this By-law are not considered to be an accessory use or structure and are required to meet the zoning provisions for the primary use.

- a. Notwithstanding Section 3.2.2 to the contrary, for waterfront lots on lakes and rivers that are not "at capacity" and have an area equal or greater than 4000 m² (1 acre) may have a sleep cabin that does not exceed 18 m² (194 square feet) and 4.5 metres in height (14.7 feet). The sleep cabin shall not be available for rent or leased.

3.2.3 Provisions for Accessory Uses, Buildings or Structures

	LSR, RR	RU	All Other Zones
(1) Minimum Required setback from a front lot line	Same as required for principal building		
(2) Minimum required setback from an Exterior Side Lot Line or a Rear Lot Line abutting a street	Same as minimum exterior side yard setback		
(3) Minimum required setback from an Interior Side Lot Line or Rear Lot line (not abutting a street)	0.6 m	1.2 m (Does not apply to agricultural buildings or structures)	1.2 m
(a) For a marine facility (dock or launching) where it abuts a watercourse	0 m		
(b) For shared garages or carports erected on a common side lot line	0 m		

	LSR, RR	RU	All Other Zones
(c) For children’s play structure, aboveground swimming pools, hot/tubs located within a building/structure	1.2 m or a distance equal to the height of the structure (whichever is greater)		
(4) Minimum Required distance from any other building located on the same lot (except a hot tub)	1.2 m		
(5) Maximum permitted height (see also 3.11 – Exceptions to Height)	5 m	9 m (Does not apply to agricultural buildings or structures)	6 m
(6) Maximum permitted size (*not including outdoor swimming pool or hot tub)	Maximum lot coverage of applicable zone	Maximum lot coverage of the RU zone	No maximum

3.2.4 The provisions under section 3.2.3 shall not apply to a partially enclosed shelter for use by children waiting for a school bus in any Rural (RU) Zone nor to any farm produce sales outlet, provided the structures have less than 9.3 m² gross floor area.

3.2.5 Accessory Buildings and structures shall not be considered accessory if attached to the main building.

3.2.6 Accessory buildings and structures shall not be constructed on lands subject to slope failure or to flooding.

3.2.7 Notwithstanding Section 3.2.2, an outhouse/pit or privy (as defined under the Ontario Building Code) is a permitted accessory building in all zones.

3.2.8 Tarpaulin garages shall be permitted in all zones, and the tarpaulin garage will be maintained in an orderly fashion.

3.2.9 a) A shipping container/storage trailer may be used as an accessory building in the Rural (RU), a Commercial Zone, or an Industrial Zone provided that:

- i) A shipping container/storage trailer shall comply with the setbacks for accessory buildings as specified in Section 3.2.3 of this by-law.
- ii) Shipping containers/storage trailers shall be visually screened from any street or from any adjacent lot where such adjacent lot is in a zone other than an Industrial Zone; and
- iii) Visual screening may include vegetative material, a berm, fencing, or other opaque barrier, and shall be a minimum height of 2.0 metres;

- b) A shipping container/storage trailer shall not be used for the display of advertising;
- c) A building permit is required for a shipping container/storage trailer; and
- d) Notwithstanding the above, a shipping container/storage trailer may be used as a Temporary Construction Use in accordance with the provisions of this By-law.

3.2.11 Outdoor furnaces are permitted in all zones.

3.3 Automotive – Service stations, Gasoline bars, and Commercial garages

Where service stations, gasoline bars and commercial garages are permitted in this By-law, the following provisions shall apply in addition to Zone provisions:

- 3.3.1 No portion of any pump island shall be located closer than 7 metres from the street line of any street.
- 3.3.2 The minimum distance from the intersection of two street lines or from straight line projections of such, to the nearest ingress or egress ramp shall be not less than 10.0 metres (ie. entrance or exit point).
- 3.3.3 The maximum width of a ramp at the street line shall be not more than 10.0 metres and the minimum width not less than 7.5 metres.
- 3.3.4 The minimum distance between ramps shall be not less than 9.0 metres.
- 3.3.5 The minimum interior angle of a ramp to a street line shall be 45.0 degrees and the maximum interior angle of a ramp to the street line shall be 90.0 degrees.
- 3.3.6 The minimum distance between any side lot line of the property at the street line and the nearest ramp shall be 3.0 metres.
- 3.3.7 The area included between ramps, or between ramps and a street line or a property line, as required by this By-law, shall be used for landscaped open space only, to a minimum width of 1.0 metre.
- 3.3.8 Facilities relating to the handling and transfer of propane and natural gas, including tanks and associated compressors, pumps and other similar facilities must not be located in any required front, side corner side or rear yard, nor closer than 30 metres to any lot line abutting a residential zone.
- 3.3.9 Despite subsection 3.3.8, the minimum of 30 metres may be reduced to a minimum of 15 metres where it can be demonstrated that appropriate noise abatement measures have been undertaken to ensure that noise levels at the

boundary of the residential zone do not create a nuisance for uses in that abutting residential zone.

3.4 Backyard Chickens / Urban Agriculture

3.4.1 The keeping of backyard chickens shall be permitted as an accessory use to a dwelling unit.

3.4.2 Notwithstanding Section 3.22(a)(i) of this By-law to the contrary, Minimum Distance Separation (MDS1) shall not apply to the keeping of backyard chickens and related structures.

3.4.3 This section does not limit the number of chickens where a farm is a permitted use.

3.4.4 Location of the chicken coop shall comply with the setbacks for accessory buildings as specified in Section 3.2 of this by-law.

3.4.5 Bees shall be permitted in all zones provided that the lot has a minimum area of 0.2 Ha (0.5 acres) and that any hive is located:

3.4.5.1 A minimum of 3 metres from any property line;

3.4.5.2 A minimum of 10 metres from a property adjacent to a road or highway; and

3.4.5.3 A minimum of 30 metre to a property line separating the land on which the hives are placed or left from land occupied as a dwelling or used for a community centre, public park or other place of public assembly or recreation.

3.5 Barrier Free Access Ramps and Lifts

Nothing in this By-law prevents the establishment of barrier-free entrances in accordance with the requirements of the Ontario Building Code. In addition, nothing prevents the location of barrier-free entrances in a private garage that is attached to a dwelling unit provided the required number of parking spaces can still be provided.

3.6 Buildings to be Moved

No building or structure shall be moved within the limits of the Municipality or shall be moved from outside the Municipality into the Municipality unless the building or structure is a permitted use and satisfies all of the requirements of the Zone in which it is to be located.

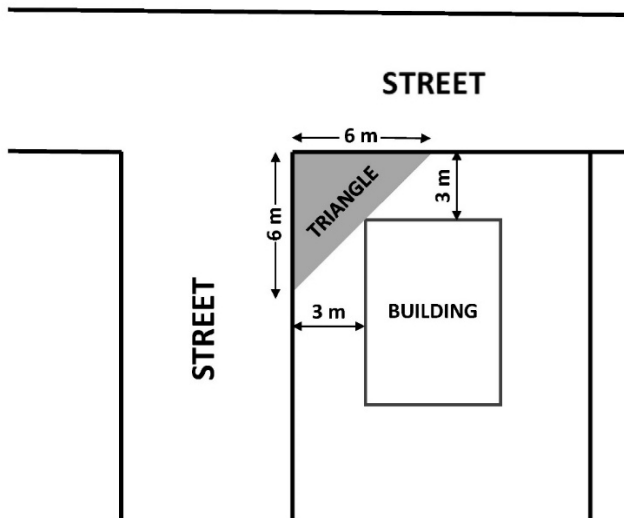
3.7 Corner Sight Triangles

No obstruction to the vision of motor vehicle operators higher than 0.75 metres above grade, including but not limited to, buildings, structures or vegetation, is permitted within the triangle formed by that part of the lot lines measured along each street from the intersection of those lines at the street corner, or the projection of those lines, for the distance of 6 metres, and a line drawn between those two lines to form

the base of a triangle. For the purposes of this subsection, an agricultural crop, chain link fence or other similar feature that can be seen through is not considered an obstruction.

At the intersection of two County roads, the sight triangle dimensions shall be 10 metres by 10 metres.

ILLUSTRATION OF CORNER SIGHT TRIANGLES



3.8 Crown Lands

Regardless of anything else in this By-law, including the Schedules, Crown Lands are not subject to the provisions of this By-law.

3.9 Dwellings Per Lot

3.9.1 No more than one (1) building used as a dwelling, containing one or more dwelling units shall be erected on any lot.

- (a) Notwithstanding the above, apartment dwellings are permitted to have more than one building provided all other provisions of this by-law are met.
- (b) Notwithstanding the above, a second building being a coach house or contains an additional dwelling unit is permitted in accordance with the Additional Dwelling Units provisions below

3.9.2 Additional Dwelling Units without full services (municipal water and sewer):

For lots that are not on full municipal water and sewer services (i.e. have a combination of a well, septic system, or both), an Additional Dwelling Unit shall be permitted in all zones that permit a single detached dwelling, semi-detached dwelling or a townhouse dwelling unless specifically prohibited elsewhere in this By-law, and shall be subject to the following criteria:

- 3.9.2.1 An Additional Dwelling Unit shall only be permitted where adequate servicing is or can be made available to accommodate the additional dwelling unit, including, but not limited to water, waste water, stormwater and electricity.
- 3.9.2.2 A minimum lot area of 0.8 Ha shall be required for additional dwelling units on lots with private services (well and/or septic). For properties that have a lot area of 2 Ha and less, the additional dwelling unit is required to share the same water and/or septic services as the primary dwelling. (See County of Renfrew Official Plan policy 2.2(24)(3) – For lots on private services that are greater than 0.4 Ha but less than 0.8 Ha, an additional dwelling may be considered through the submission and approval of a minor variance. The proponent of the application is required to submit a study addressing matters outlined in the Official Plan policy.)
- 3.9.2.3 That an Additional Dwelling Unit which is a Coach House or is located in an accessory building to the Primary Dwelling Unit shall be subject to the following provisions:
- a) The minimum side yard width and rear yard depth applicable to the Primary Dwelling Unit shall also apply to the Coach House.
 - b) The Coach House shall not be located within a minimum front yard setback in a Rural (RU) zone or within a front yard in all other zones.
 - c) For Townhouse and Semi-detached dwellings, a Coach House shall only be permitted where the Primary Dwelling Unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit in the same building.
 - d) The maximum height shall be the permitted height of an accessory building (Section 3.2.3).
- 3.9.2.4 An Additional Dwelling Unit, not including a Coach House, shall be permitted in all types of townhouse dwelling units or semi-detached dwelling units whether or not the Primary Dwelling Unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit, or is located on the same lot, provided that lot is serviced by both municipal sewer and water services.
- 3.9.2.5 A minimum of one (1) parking space, which may be a tandem parking space, is required for an Additional Dwelling Unit. Where an Additional Dwelling Unit is located within a detached garage, the parking space provided by the detached garage must be retained either within the detached garage or elsewhere on the lot in conformity with the applicable provisions of the zoning by-law.

- 3.9.2.6 A maximum of one Additional Dwelling Unit is permitted per Primary Dwelling Unit (unless additional dwelling units are permitted in a full serviced area).
- 3.9.2.7 An Additional Dwelling Unit shall not be permitted on lands within a floodway or on lands in a Natural Heritage Feature (NHF) zone, Environmental Protection (EP) zone or within 30 metres of the high water mark of a waterbody.
- 3.9.2.8 An Additional Dwelling Unit shall be permitted in a Primary Dwelling Unit that has inadequate yard size provided the addition of the Additional Dwelling Unit does not increase the degree of non-compliance.
- 3.9.2.9 An Additional Dwelling Unit shall not be permitted on a lot where the Primary Dwelling Unit is a legal non-conforming use.
- 3.9.2.10 An Additional Dwelling Unit shall not be permitted on an existing undersized lot where the area is less than required by the provisions of the respective zone.
- 3.9.2.11 Additional Dwelling Units on waterfront lots:
- a) Additional dwelling units shall not be permitted on lots within 300 metres of a lake identified as "at capacity"; **NEED TO IDENTIFY AT CAPACITY AND NEAR CAPACITY LAKES ON SCHEDULES**
 - b) For lots with water frontage on a waterbody that is not identified as "at capacity", additional dwelling units shall not be permitted. (See County of Renfrew Official Plan policy 2.2(24)(7) – An additional dwelling may be considered through the submission and approval of a minor variance application. The proponent of the application is required to submit a study addressing matters outlined in the Official Plan policy.)

3.10 Encroachments on Required Yards

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building permitted elsewhere in this By-law provided, however, that those structures and items listed in the following table shall be permitted to project into the minimum required yards indicated, for the distances specified:

Structure	Yards in Which Encroachment is Permitted	Maximum Projection Permitted into Minimum Required Yard Setback
(a) Sills, Belt Courses, eaves, gutters, chimneys, bay windows, solar	All	0.6 metres

collectors, heat pumps, ventilators, shutters, cornices, parapets, pilasters or other ornamental structures		
(b) Fire escapes, exterior staircases	Side and rear only	1.5 metres
(c) Balconies, steps, unenclosed porches, screened porches, sundecks, decks, attached solarium	Front and Rear only	2 metres
(d) Railway Spur	All	Unlimited
(e) Gate House in any Industrial Zone	Front and Side Only	Unlimited
(f) Fences, Hedges, Shrubs, flagpoles, Light Standards, Clothes Poles	All	Unlimited

The permitted encroachments do not apply to other setbacks required by this by-law. Examples include (but are not limited to) water setback, natural features such as PSW's or ANSI's, industrial uses, or aggregate.

3.11 Exceptions to Height Limitations

The height limitations of this By-law shall not apply to:

- a) Place of worship spires;
- b) Place of worship belfries;
- c) Chimneys;
- d) Clock towers;
- e) Transmission and telecommunication towers;
- f) Water storage tanks;
- g) Monuments;
- h) Flag poles;
- i) Agricultural buildings and structures, including silos and grain elevators;
- j) Storage tanks and silos associated with an industrial use in an Employment Zone;
- k) Any ornamental roof construction features including but not limited to domes, chimneys, towers and steeples;
- l) Any mechanical features, such as structures containing a mechanical penthouse or the equipment necessary to control an elevator;
- m) Aggregate processing facilities; and,
- n) Buildings and structures associated with a public works yard operated by a public authority.

3.12 Floodplain Provisions

3.12.1 The lands along the Madawaska River that are subject to flooding are not to be developed with the exception of boat docking and launching facilities. The elevations shall be the existing ground contour elevations.

i) Notwithstanding any other provisions of this By-law to the contrary, the following maximum water elevation shall apply to all lands located within the Madawaska River Floodplain and to be confirmed by the Chief Building Official:

a) <u>Combermere Section</u>	288.8 m
b) <u>Conroys Marsh Section</u>	288.6 m
c) <u>Kamaniskeg Lake Dam Headwater Section</u>	288.2 m
d) <u>Kamaniskeg Lake Dam Tailwater Section</u>	284.7 m
e) <u>Palmer Rapids Section</u>	284.3 m
f) <u>Latchford Bridge Section</u>	282.0 m
g) <u>Leidtke Creek Section</u>	278.0 m
h) <u>Griffith Section</u>	253.5 m
i) <u>Camel Chute Section</u>	251.0 m

ii) An elevation survey prepared by an Ontario Land Surveyor identifying the flood plain elevations (mentioned above) shall be required for all building permit applications where the chief building official deems necessary. Based on the findings of any required flood plain study or elevation survey, land below the above elevation shall be used in accordance with the permitted uses and provisions of the Environmental Protection (EP) Zone.

3.12.2 In the absence of flood plain mapping for the Madawaska River, in the Township of Brudenell, Lyndoch & Raglan, a one zone approach will be applied, wherein no development, with the exception of boat docking or launching facilities or works required for flood or erosion control measures, shall be permitted in the flood plain.

An elevation survey prepared by an Ontario Land Surveyor may be required in conjunction with a building permit, consent application or application for site plan approval, in order to verify the limit of the 1:100 year flood elevation flood plain.

NOTE: Maps delineating the contours are available at the Township office.

3.13 Gravel Pits, Quarries, Wayside Pits and Quarries, and Portable Asphalt Plants and Portable Concrete Plants

A gravel pit or quarry, with the exception of a wayside pit or quarry, shall be prohibited in all Zones, except in a Mineral Aggregate Pit (MP) or Mineral Aggregate Quarry (MQ) Zone. Wayside pits or quarries and portable asphalt plants shall be permitted in all Zones except in a Residential Zone or an Environmental Protection Zone.

Portable asphalt plants and concrete plants must comply with the Ministry of the Environment separation distances and must obtain an Environmental Compliance Approval from the Ministry of the Environment.

3.14 Home Industry

Where a home industry is a permitted use, such home industry shall conform to the following provisions:

- 3.14.1 No more than two persons, other than a person(s) residing on the premises, shall be employed in the home industry.
- 3.14.2 Such home industry shall not be a hazardous or obnoxious trade, and shall not create or become a public nuisance.
- 3.14.3 Such home industry is clearly secondary to the main use and does not change the residential character of any dwelling, or the agricultural character of any farm unit.
- 3.14.4 The parking requirements of this By-law shall apply to any home industry use.
- 3.14.5 No goods, wares or merchandise shall be offered or exposed for sale or rent on the premises unless such goods, wares and merchandise are either:
 - (a) incidental to the home industry; or
 - (b) arts and crafts produced on the premises; or
 - (c) farm produce resulting from the main use.
- 3.14.6 Not more than 10.0 percent of the gross floor area of the dwelling unit shall be dedicated to the home industry.
- 3.14.7 Outdoor storage associated with a home industry shall not be permitted.

3.15 Home Occupations

A home occupation shall be permitted in any Zone that permits a dwelling provided such home occupation conforms to the following provisions:

- 3.15.1 The use shall be conducted entirely within the dwelling unit and carried on by person(s) residing in the dwelling unit. One employee, other than a resident of the premises, will be permitted to be employed.
- 3.15.2 There shall be no external display or advertising other than a non-illuminated sign not more than 0.3 of a square metre in area, to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.
- 3.15.3 Not more than 25% of the dwelling unit area shall be used for the purpose of home occupation uses.

- 3.15.4 Such home occupation shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling unit or premises or any visible evidence of the conduct of a home occupation.
- 3.15.5 There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling.
- 3.15.6 The use shall not require additional off-street parking spaces for clients or customers of the home occupation.
- 3.15.7 The use shall not generate additional pedestrian or vehicular traffic beyond that normal to the neighbourhood in which it is located.
- 3.15.8 No equipment or process shall be used in a home occupation which creates excessive noise, vibration, glare, fumes, or odour detrimental to the health, safety, and general welfare of persons residing in the neighbourhood.
- 3.15.9 Where instruction is carried on, no more than six pupils are in attendance at any one time.
- 3.15.10 Where a dwelling is located on a private road, a home occupation shall only be permitted provided that no public vehicular traffic is generated.
- 3.15.11 Shall not include the following uses:
- Adult entertainment uses;
 - Any use requiring ventilation, other than ventilation typically found in any residence;
 - Any use involving the treatment, care and/or grooming of any animal, including a kennel or a day-kennel;
 - Any use involving the storage, repair, maintenance, painting and/or towing of motor vehicles or recreational vehicles;
 - Industrial uses;
 - Places of amusement;
 - Restaurants;
 - Retail stores; and,
 - Taxi and limousine service depot/dispatch establishments.

3.16 Lots to Front on Streets

- 3.16.1 No person shall erect or use any building or structure on a lot in any zone unless the lot fronts on and has direct access to an improved street being a Provincial Highway, County Road, or Township Road.
- 3.16.2 Exceptions:
- a) Limited Service Residential
Notwithstanding the provisions of 3.16.1 of this subsection, a limited service dwelling may be erected or used on a lot in a Limited Service

Residential (LSR) Zone provided such lot fronts along a private road which the subject lot and use are legally entitled to use for access.

- b) Hunting and Fishing Camp
A hunting and fishing camp shall not be required to meet the provisions of paragraph 3.16.1
- c) Resource Land Uses
Notwithstanding the provisions of paragraph 3.16.1 of this subsection, a building or structure accessory to a permitted forestry, farm or mineral exploration use may be erected or used on a lot that has frontage on a seasonally maintained street; this provision shall not be construed so as to permit any type of dwelling.
- d) Plan of Subdivision or Plan of Condominium
Subsection 3.16.1 shall not apply to a lot on a registered plan of subdivision or a plan of condominium where an agreement between the owner and the corporation which includes provisions for the construction of the streets is registered in the Registry or Land Titles Office.

3.17 Mobile Homes and Recreational Vehicles

3.17.1 Mobile homes are prohibited in all Zones, other than the Rural (RU) or Mobile Home Park (MHP) Zones. In the Rural (RU) Zones one mobile home may be permitted as a second accessory dwelling to accommodate farm help. A mobile home shall not be permitted as the primary residence on a separately conveyable agricultural parcel.

3.17.2 Notwithstanding section 3.17.1, a mobile home may be used as a temporary office, temporary residence, tool storage shed or similar use on a construction site. The approval is subject to the terms and conditions for the removal of the temporary mobile home as set out in a building permit or agreement with the municipality.

3.17.3 No recreational vehicle shall be occupied unless it is located within a recreational vehicle campground.

3.17.4 Notwithstanding subsection 3.17.3, for a period up to 3-years, a recreational vehicle is permitted to be occupied if it is incidental to building construction on the premises for so long as the same is necessary for work in progress which has neither been finalized nor abandoned.

3.17.5 Notwithstanding subsection 3.17.3, in all zones in which a dwelling is a permitted as a principal use, one recreational vehicle may be used for temporary living or sleeping accommodation for no longer than 30 days in a calendar year, and 14 days consecutively, for person(s) in transit between one

place and another; but in no case shall such living or sleeping accommodation be leased or rented;

3.18 Non-Conforming Uses

This Section applies to lots and buildings where the use of the property or building does not conform to the permitted uses of the zone.

Nothing in this By-law shall apply:

3.18.1 To prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose; or

3.18.2 To prevent the erection for a purpose prohibited by this By-law of any building or structure for which a permit has been issued under Section 8 of the Building Code Act, prior to the day of the passing of this By-law, so long as the building or structure when erected and provided that the permit has not been revoked under Section 8(10) of the Building Code Act; or

3.18.3 To prevent the repair or replacement in whole or in part, or the strengthening to a safe condition of any building or structure or part of any such building or structure which does not comply with the provisions of this By-law, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure; or

3.18.4 To prevent the restoration of any building or structure which does not comply with the provisions of this By-law, where such building or structure is damaged by fire or an act of nature, provided that:

- Such restoration does not increase the height, size or volume or change the use of such building or structure; and
- All efforts are made with such reconstruction to improve the non-conforming nature of the building or structure.

3.18.5 Change of Use

A non-conforming use of a lot, building or structure shall not be changed except to a use which is permissible within such zone, or such other compatible uses as may be approved under Section 45 of the Planning Act.

3.18.6 A non-conforming use shall be considered to be terminated once the use ceases and the property is used for a permitted use

3.18.7 Accessory Buildings

Nothing in this By-law shall prevent the erection of a building or structure accessory to an existing legal non-conforming use provided that such accessory building or structure complies with all other relevant provisions of this By-law including the setbacks and lot coverage of the respective zone.

3.19 Non-Complying Building/Structure

This Section applies to lots where the use of the property or structure is permitted but the building does not comply with the provisions of this By-law. These provisions do not apply to derelict or abandoned buildings. Refer to Sections 3.27.5 (e) and (f) for related waterfront provisions.

3.19.1 Rebuilding, Repairs and Renovations

Nothing in this By-law shall prevent the rebuilding, repair or renovation of a non-complying building or structure, including buildings which have been damaged or destroyed by fire or natural disaster provided that such rebuilding, repair or renovation does not further contravene this By-law. Efforts should be made to have the rebuilding of buildings or structures comply with all applicable setbacks and yard provisions of the applicable zone.

3.19.2 Additions and Accessory Uses Permitted

Nothing in this By-law shall prevent an accessory use, an extension, or an addition being made to a building or structure which is used for a purposes specifically permitted within the zone in which such building or structure is located and which building or structure legally existed at the date of passing of this By-law but which building or structure does not comply with one or more of the Zone Provisions of this By-law, provided such accessory use, extension or addition does not contravene any of the provisions of this By-law.

3.20 Non-Complying Lots

A lot in existence prior to the effective date of this By-law that does not meet the lot area and/or lot frontage requirements of the applicable Zone, is permitted to be used and buildings and structures thereon be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the buildings or structures comply with all of the other provisions of this By-law.

3.21 Noxious Uses

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Health Protection and Promotion Act and Regulations thereunder, and the Environmental Protection Act and Regulations thereunder. Noxious uses do not include normal farm operations using commercial fertilizers and manure, the spraying of crops with herbicides, insecticides, and pesticides, or the use of heavy machinery for farm purposes.

3.22 Occupancy of Incomplete Buildings

No dwelling shall be occupied until permitted by the Township/Chief Building Official.

3.23 Occupancy of Vehicles

No truck, bus, coach, vehicle, tiny home constructed on wheels, recreational vehicle or trailer shall be used as a primary residence for human habitation within the municipality whether or not the same is mounted on wheels unless the occupancy complies with Section 3.17 of this by-law.

3.24 Open Storage

Except as otherwise specifically provided in this By-law, no open storage shall be permitted in any Zone except in accordance with the following provisions:

3.24.1 In a residential or rural zone, a maximum of one recreational vehicle/trailer and one boat may be stored on a property with a primary dwelling unit provided that:

- a) No parking space required by this by-law is used;
- b) The recreational vehicle/trailer is not occupied/habituated;
- c) It is not located within a front yard or exterior side yard;
- d) It is setback 1.2 metres from any interior side yard or rear yard.
- e) Notwithstanding subsection 3.24.1(c) the parking or outside storage of a recreational vehicle or boat may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard.
- f) Notwithstanding subsection 3.24.1, in the rural zone on properties greater than 1 ha, a maximum of 2 recreational vehicles/trailers and up to 3 boats may be stored.

3.24.2 Open storage shall be accessory to a permitted or existing non-residential use on the same lot and a building for the primary use has been constructed provided that:

- a) No open storage shall be permitted in any required minimum front yard or required exterior side yard, except in the case of an agricultural use, nor within any required minimum side or rear yard where the side or rear lot lines abut a property used for residential purposes.
- b) No open storage area shall be visible from any street, or from any adjacent lot where such adjacent lot is in a Zone other than a Commercial or an Industrial Zone. Wherever it is necessary, visual screening such as plant materials, a buffer strip, a berm, fencing or other opaque barrier to a minimum height of 1.5 metres shall be used. Exceptions to this provision are for open storage accessory to an agricultural use or for outdoor display used in conjunction with a permitted commercial use.
- c) A strip of landscaped open space with a minimum width of 3 metres shall be maintained around all open storage areas.
- d) Any open storage area shall be maintained as landscaped open space, or surfaced and maintained with stable materials to prevent the raising of dust and particles, and shall be properly drained. However, this provision shall not apply where the main use is an agricultural use.
- e) No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

3.25 Public Uses of Land

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Municipality or by any local board thereof defined by the Municipal Act (S.O. 2001), the County

of Renfrew, any telephone, gas, or telegraph company, any department or agent of the Government of Ontario or Canada, including Ontario Power Generation and Hydro One Networks Inc., provided that:

- (a) With the exception of a public utility, the lot coverage, parking and loading, setback and yard requirements prescribed for the Zone in which such land, building or structure is located shall be complied with; and
- (b) No goods, material, or equipment shall be stored in the open in a Residential Zone; and
- (c) Any building erected in a Residential Zone or in a Zone which permits residential uses under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the Zone.

3.26 Separation Distances

3.26.1 Dwellings and Sensitive Uses (includes dwellings, senior citizen home, nursing home, schools, and hospitals):

- a) No sensitive use shall be erected within the minimum distance from a livestock facility required by the Minimum Distance Separation I (MDS I).
- b) No sensitive use shall be erected within 60 metres of any Industrial Zone or Industrial-Holding Zone.
- c) No sensitive use shall be erected within 300 metres of any Mineral Pit (MP) or Mineral Pit Reserve (MP-R) Zone.
- d) No sensitive use shall be erected within 500 metres of any Mineral Quarry (MQ) or Mineral Quarry Reserve (MQ-R) Zone.
- e) No sensitive use shall be erected within 200 metres of a hauled sewage disposal site, unless it is the owner's dwelling in which case the required separation distance shall be 60 metres.
- f) No sensitive use shall be erected within 100 metres of any animal hospital or kennel unless it is the owner's dwelling. This separation distance shall not apply within the R1 or R2 zones.
- g) No sensitive use shall be erected within 500 metres of a waste disposal site.
- h) Licensed Cannabis Production Facility – See Section 3.35
- i) Notwithstanding Section 3.26.1 c) and d), for a lot that includes a dwelling as a permitted use, and where the lot is entirely located within the separation distance of an aggregate resource, the separation distance indicated in section c) and d) of this subsection shall not apply. The construction of a new dwelling is permitted and the enlargement, repair, or replacement of an existing dwelling is permitted. The dwelling is to be located as remotely from the aggregate zone as the lot will allow to the satisfaction of the chief building official.

3.26.2 Gravel Pits, Quarries and Associated Extractive and Manufacturing Plants and Facilities

- a) No land identified as a buffer strip in a licence or permit under the Aggregate Resources Act shall be used for any other purpose.
- b) No concrete or asphalt manufacturing plant or extractive industrial facility shall be located within 50 metres of any high water mark.

- c) No concrete or asphalt manufacturing plant shall be located within 300 metres of a dwelling, a school, an institution with a residential component or land restricted to residential use in a by-law passed under Section 34 of the Planning Act. Notwithstanding the foregoing, where an operator possesses a valid Certificate of Approval for a particular asphalt plant, the required separation distance shall be as established by that Certificate.
- d) No gravel pit shall be located within 300 metres of an existing dwelling or building lot for a dwelling.
- e) No quarry shall be located within 500 metres of an existing dwelling or building lot for a dwelling.

3.26.3 Farm Uses

No livestock facilities, manure storage area or farm use shall be located within:

- a) The minimum distance from residential uses required by the Minimum Distance Separation II (MDS II) formulae;
- b) 30 metres from any lot line.

3.26.4 Animal Hospital, Kennel

No animal hospital and no kennel shall be located within 100 metres of any Residential Zone or any dwelling on another lot.

3.26.5 Hauled Sewage Disposal Site

No disposal of hauled sewage shall be permitted unless the disposal site has been approved by the Ministry of the Environment and no disposal site shall be located within:

- a) 200 metres of any dwelling on another lot;
- b) 750 metres of any subdivision or land zoned for residential development;
- c) 150 metres of any uncased well;
- d) 75 metres of any well with a casing depth of 6.0 metres or less;
- e) 180 metres of any surface water;
- f) 60 metres of the right-of-way of any road;
- g) 60 metres of any land used for livestock pasturing;

3.26.6 Waste Disposal Site

No waste disposal site shall be located within 500 metres of a residential dwelling or structure.

3.26.7 Licensed Cannabis Production Facility - See Section 3.35

3.27 Setbacks

No person shall erect any building or structure in any Zone unless such building or structure conforms to the following setback requirements:

3.27.1 Provincial Highway

Any development which is to occur adjacent to a Provincial highway shall be carried out in accordance with the setback requirements, access and building permit controls of the Ministry of Transportation. Any proposed access to the highway will be subject to the prior approval of the Ministry of Transportation.

As per the Public Transportation and Highway Improvement Act, the Ministry of Transportation (MTO) controls any developments within 45 metres of any limits of Kings Highway and 180 metres of the centre point of an intersection and any access to the highway will be subject to MTO approval.

3.27.2 County Road

Any development which is to occur adjacent to a County Road shall be carried out in accordance with the setback requirements, access and building permit controls of the County of Renfrew Public Works and Engineering Department. Any proposed access to the road will be subject to the prior approval of the County of Renfrew.

3.27.3 Other Road

The setback requirement shall be 10 metres from the road centreline plus the minimum front yard depth required for such use in the Zone where it is located. Any proposed access to the road will be subject to the prior approval of the Township of Brudenell, Lyndoch and Raglan.

3.27.4 Water Setback

- a) A minimum water setback of 30 metres from the high water mark shall be provided.

A minimum water setback of 15 metres shall be applied to the high water mark of a creek or watercourse that is considered to be non-navigable.

- b) Accessory boat docking or boat launching facilities shall not be required to meet the water setback identified in Section 3.27.5.a) or the required minimum rear yard setback of the zone provisions.
- c) For an existing lot of record which has less than 46 metres of lot depth, the minimum water setback shall be 20 metres. For the purposes of this subsection, lot depth is the average distance between the front and rear lot lines.
- d) For an existing lot of record situated between two existing dwellings separated by not more than 100 metres, the minimum water setback may be reduced to the building line established by the two existing dwellings (measured to the wall of the primary building not including decks/or sundecks), provided that it shall not be less than 20 metres from the high water mark.
- e) An existing, non-conforming dwelling may be moved or reconstructed to improve the existing water setback(s) of the dwelling, even if the improved setback(s) does not meet any other minimum required water setback described in the subsection, provided the dwelling to be moved or

reconstructed is not increased in height, size or volume and the appropriate approvals for private sewage disposal services are obtained, and all other provisions of the By-law are complied with.

f) **Shoreline Activity Area**

Explanatory Note: (This does not form part of this By-law) The purpose of the shoreline activity area is to allow for the placement of specific structures near the shoreline while maintaining the natural viewscape and protecting the environmental integrity of the shoreline. The removal of natural vegetation should be limited to what is required to accommodate the shoreline structure. Replacement/establishment of natural vegetation within 30 metres of the highwater mark is recommended

Notwithstanding Section 3.27.5, a shoreline structure shall be permitted within the Shoreline Activity Area in accordance with the following provisions:

- i) No shoreline structure shall be constructed on a lot identified as having water frontage on a waterbody considered "at capacity";
- ii) No shoreline structure shall be used for commercial purposes or home based occupation;
- iii) No shoreline structure shall be used for habitation or contain a habitable room;
- iv) The construction of shoreline structures shall not destroy fish habitat nor permanently alter the shoreline below the high water mark;
- v) Addition and or / removal of fill, site alteration and construction of shoreline structures shall require permits and approvals of the appropriate governmental authorities having jurisdiction before any work proceeds;
- vi) A Shoreline Storage Shed shall not exceed 10 square metres in area;
- vii) No more than one Shoreline Storage Shed shall be permitted per lot;
- viii) The total area of all Shoreline Structures shall not exceed 35 square metres;
- ix) A site sketch must be submitted prior to the construction of any shoreline structure regardless of size that illustrates:
 - a. Dimensions of the subject property;
 - b. Existing shoreline;

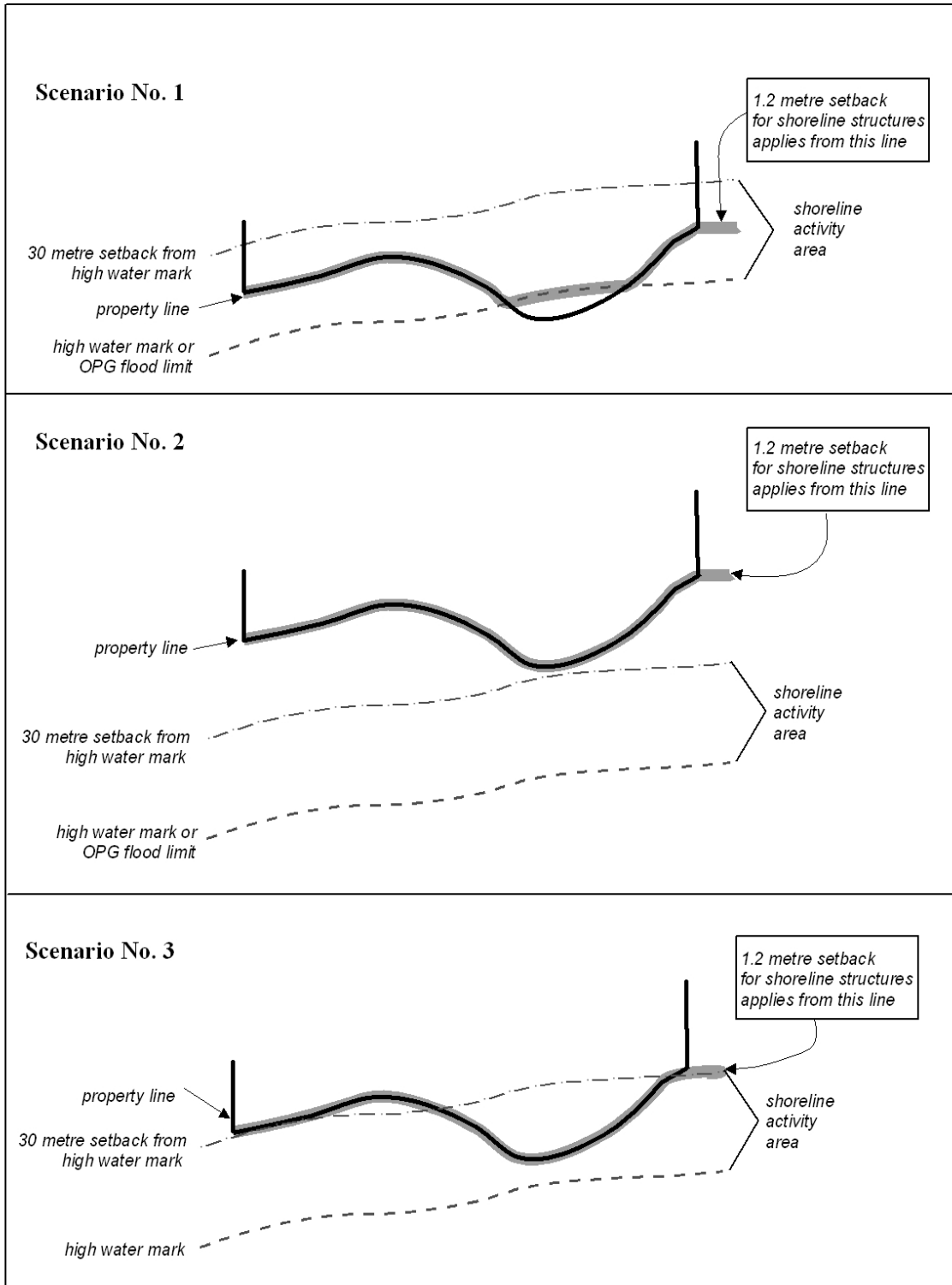
- c. High water mark;
- d. Boundary of any lands owned or restricted by Ontario Power Generation;
- e. Location and dimensions of all existing and proposed shoreline structures;
- f. Natural shoreline vegetation on site;

x) Setbacks and Height

- a. Side yard setback 3 metres (minimum)
- b. Water Body Setback 1.2 metres (minimum)
from the greater of:
 - i. High water mark
 - ii. OPG flood limit
 - iii. Property line abutting high water mark
- c. Water Body Setback for a dock and stairs/walkway leading to a dock shall be 0 metres.
- d. Height 4 metres (maximum)

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ILLUSTRATION OF SHORELINE ACTIVITY AREA AND SETBACKS



Note: The above illustrations are for clarification purposes only.

3.27.5 Provincially Significant Wetland

120 metres from the boundary of a provincially significant wetland as shown on Schedule "A".

3.27.6 Areas of Natural and Scientific Interest (ANSI)

- i) 120 metres from the boundary of a Life Science ANSI as shown on Schedule "A"
- ii) 50 metres from the boundary of an Earth Science ANSI as shown on Schedule "A".

3.28 Standards – Cumulative

3.28.1 Unless permitted elsewhere in this By-law, where a lot contains more than one use, the lot area requirements shall be the sum of the requirements for the separate uses thereof but the lot frontage requirements shall be no less than the greater of the lot frontage requirements for each individual use in the Zone where such lot is located.

3.28.2 When a building, structure or lot accommodates more than one use, loading space requirement and parking space requirement for each building, structure or lot shall be the sum of the requirements for the separate uses thereof unless exempted elsewhere in this By-law.

3.29 Storage of Liquid Manure, Hauled Sewage or Sewage Sludge

No facility for the storage of liquid manure, hauled sewage or sewage sludge shall be erected, used or altered except in accordance with the following provisions:

3.29.1 The storage facility shall be constructed of materials that are durable and stable and that do not afford passage of the contents;

3.29.2 The storage facility shall have,

- a) walls that extend 2.0 metres or more above the surrounding grade level, or
- b) walls that extend 0.3 metres above the surrounding grade level and have a solid cover, or a minimum 0.7 metre extension of the walls, that completely seals the facility from human entry; or
- c) be an in-ground facility that is situated below and totally enclosed by a livestock barn;

3.29.3 Notwithstanding subsection 3.29.(2), preceding, a lagoon may be used for the storage of liquid manure, hauled sewage or sewage sludge provided that,

- a) it is approved under all appropriate provincial legislation and regulations; and
- b) it is designed, constructed and maintained in accordance with all governing By-laws of the Municipality.

3.30 Temporary Construction, Sales Offices and Model Homes

3.30.1 Nothing in this By-law shall prevent uses incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other building or structure (including trailers or recreational vehicles) incidental to the construction, only for so long as the same are necessary for work in progress that has neither been finished nor abandoned. Any temporary construction uses (including trailers and recreational vehicles) shall be removed from the lot within 30 days of occupancy of the primary building.

3.30.2 Nothing in this By-law shall prevent the use of land for a temporary sales office or a model home.

The temporary sales office or a model home must be located on lands that are subject to a draft approved plan of subdivision, plan of condominium or an approved site plan control agreement under the Planning Act. Up to two model homes may be erected on a lands that are subject to a draft approved plan of subdivision.

3.31 Through Lots

Where a lot which is not a corner lot has frontage on more than one street or road allowance, the requirements for front yards contained in the by-law shall apply to each yard abutting the street or road allowance.

3.32 Sewage Disposal Approval

Where the issuance of a permit for a building or structure or change of use of an existing building or structure may affect any sewage system either on the subject lands or adjacent lands or any water supply, no building permit shall be issued for such building or structure unless the building permit application is accompanied by an approved permit for the proposed method of sewage disposal in accordance with the Building Code for systems with a design capacity of less than 10,000 litres of effluent per day, or from the Ministry of the Environment for systems with a design capacity of greater than 10,000 litres of effluent per day.

3.33 Uses of Lots Without Buildings

Unless expressly permitted by this by-law, no permitted use in any zone is permitted unless a main building is erected on the same lot, with the exception of resource use.

3.34 Licensed Cannabis Production Facility

3.35.1 Separation Distances

The following reciprocal separation distances shall be applied between a licensed cannabis production facility to any residential, commercial, institutional or open space use/zones.

	Reciprocal Setback (minimum)
A cannabis production and cultivation facility with a total gross floor area less	150 m

than 7,000 square metres and with an air treatment control system	
A cannabis production and cultivation facility with a total gross floor area greater than 7,000 square metres and less than 10,000 square metres and with an air treatment control system	200 m
A cannabis production and cultivation facility with a total gross floor area greater than 10,000 square metres and with an air treatment control system	250 m
A cannabis production and cultivation facility of any size where an air treatment control system is not provided	300 m

3.35.2 Outdoor storage is prohibited

3.35.3 Where permitted as an agricultural use (in the rural zone) the following provisions apply to a licensed cannabis cultivation and production facility:

3.35.3.1 Minimum Lot Frontage 100 m

3.35.3.2 Minimum Lot Area 8 Ha

3.35.3.3 Minimum Yard requirements for buildings and structures

1. Front Yard 30 m

2. Exterior Side Yard 30 m

3. Interior Side Yard 30 m

4. Rear Yard 30 m

3.35.3.4 Maximum Building Height 11 m

3.35.3.5 A security fence associated with a licensed cannabis cultivation and production facility shall be setback a minimum of 10 metres from all lot lines.

3.35.3.6 All loading spaces must be located in a wholly enclosed building.

3.35 ADULT ENTERTAINMENT ESTABLISHMENTS

An Adult Entertainment Establishment shall be prohibited in all zones except through an amendment to the Zoning By-law and in accordance with the following provisions:

3.37.1 An Adult Entertainment Establishment shall not be located within 500 metres of a dwelling or dwelling unit, day care centre, retirement home, place of worship, school, library, or park, or any Residential, Community Facility, or Open Space zone.

3.37.2 Where an Adult Entertainment Establishment is permitted, the lot on which it is located must not be within 1000 metres of another Adult Entertainment Establishment.

- 3.37.3 An Adult Entertainment Establishment must be located within a free-standing building, and shall not be located within a multi-tenant building.
- 3.37.4 No Adult Entertainment Establishment may be located on a lot having frontage on a rural arterial road.
- 3.37.5 An Adult Entertainment Establishment must be set back a minimum of 100 metres from any Provincial highway, County road, or local municipal road.

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SECTION 4 – PARKING, QUEUEING, AND LOADING REQUIREMENTS

4.1 General Parking Provisions

- 4.1.1 Parking queuing and loading spaces and all driveways and aisles leading to those spaces must be provided for each land use in accordance with the provisions of Section 4 of this By-law, and
- (a) must be set aside for and used exclusively for that purpose;
 - (b) must not be obstructed; and
 - (c) must be located on the same lot as the use or building for which they are provided, except where otherwise permitted.
- 4.1.2 Despite subsection **4.1.1**, a seasonal garden centre or a temporary special event accessory to retail store, retail food store or shopping centre may be located such that it temporarily prevents the use of a portion of the required or provided parking spaces, aisles or driveways, provided that:
- (a) the majority of the parking spaces continue to be available in compliance with this By-law;
 - (b) the garden centre or temporary special event does not obstruct access to a fire route.

No additional parking is required for these special activities or for an outdoor commercial patio. For the purpose of this Section, a temporary special event includes a seasonal or short-term fair, carnival, show, exhibit or other similar events.

- 4.1.3 All motor vehicle parking spaces and queuing and loading spaces must have unobstructed access directly to a public street by:
- (a) a driveway or private lane;
 - (b) an aisle leading to a driveway; or
 - (c) a public lane.
- 4.1.4 All motor vehicle parking spaces, queuing and loading spaces, and aisles and driveways leading to those spaces must have a surface which is:
- (a) hard, stable and dust preventative in urban areas or villages;
 - (b) usable in all seasons in the Rural area;
 - (c) drainage shall be provided so as to prevent the flow of surface water onto adjoining lots.

4.2 Number of Parking Spaces

- 4.2.1 In any zone, the owner of every building hereafter erected, enlarged or changed in use after the passing of this By-law shall provide and maintain off-street parking space in accordance with the following:

Land Use	Minimum Number of Parking Spaces Required
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	Urban/Village Area	All other areas
Residential and related uses		
Apartment – 3 storeys or less	1.2 per dwelling unit; +0.2 spaces per dwelling unit for visitors	1.2 per dwelling unit; +0.2 spaces per dwelling unit for visitors
Apartment – greater than 3 storeys	1 per dwelling unit; +0.2 spaces per dwelling unit for visitors	1.2 per dwelling unit; +0.2 spaces per dwelling unit for visitors
Bed and Breakfast	1 per dwelling unit plus 0.5 for each guest room	1 per dwelling unit plus 1 per guest room
Converted dwelling, Dwelling Units, in the same building with other uses	0.5 per dwelling unit	1 per dwelling unit
Detached, semi-detached and duplex dwelling	2 per dwelling unit	
Triplex, multiple attached dwelling	1.5 per dwelling unit	
Garden Suite	None	
Group Home	1 per 100 m ² of gross floor area, minimum of 1	
Home-based Business	None	1
Residential Care Facility	0.25 per dwelling unit or rooming units plus 1 per 100 m ² of gross floor area used for medical, health or personal services	
Retirement Home, converted retirement home Rooming House, converted Rooming House	0.25 per rooming unit	0.5 per rooming unit
Additional Dwelling Unit	See section 3.9.8	
Non-Residential Uses		
Agriculture	n/a	2
Airport	0.5 per 100 m ² of gross floor area used for passenger terminal or aircraft hangar	
Amusement Centre Amusement Park	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly	
Animal Clinic	0.5 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area
Artist Studio	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area, minimum of 5 spaces
Automobile Body Shop	3 per service bay	
Automobile Dealership Automobile Rental Establishment	1. sales/showroom area – 2 per 100 m ² of gross floor area 2. other areas – 1 per 100 m ² of gross floor area	

Automobile Service Station	Greater of 1 per 100 m ² of gross floor area or 2 per service bay	
Bank	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Bank Machine	None	
Campground	1 per camping site within campground	
Car Wash	None	
Catering Establishment	0.75 per 100 m ² of gross floor area	
Cemetery	None	
Cinema and theater	1 per 8 fixed seats	1 per 4 fixed seats
Convenience Store	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Day nursery	2 per 100 m ² of gross floor area	
Equestrian Establishment	None	
Fairground	None	
Forestry Operation	None	
Funeral establishment	7 per 100 m ² of gross floor area	
Golf Course	1 per 100 m ² of gross floor area plus 4 per hole	
Heavy Equipment and Vehicle Sales, Rental and Servicing	0.75 per 100 m ² of gross floor area	
Hospital	1.4 per 100 m ²	
Hotel	1 per guest unit for up to 40 guest units, and 1 per 6 guest units over 40 units	1 per guest unit
Library	2.5 per 100 m ² of gross floor area	
Light Industrial Use	0.8 per 100 m ² of gross floor area	
Marine Facility	1 per 100 m ² of gross floor area plus 1 per boat slip	
Medical Facility	4 per 100 m ² of gross floor area	
Mineral Extraction Operation	None	
Museum	1 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area
Office	1.8 per 100 m ² of gross floor area	2.3 per 100 m ² of gross floor area
Personal Service Business	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Place of Assembly Place of Worship	10 per 100 m ² of gross floor area of assembly area	
Post Office	2 per 100 m ² of gross floor area	
Post Secondary Educational Institution	1 per 100 m ² of gross floor area	
Printing Plant	0.8 per 100 m ² of gross floor area	

Recreational and Athletic Facility	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining, assembly or common area	
Restaurant	3 for first 50 m ² of gross floor area plus 10 per 100 m ² of gross floor area over 50 m ² of gross floor area	10 per 100 m ² of gross floor area
Restaurant – Fast Food		
Restaurant– Full Service		
Restaurant – Take Out	1.5 for first 50 m ² of gross floor area plus 5 per 100 m ² of gross floor area over 50 m ² of gross floor area	5 per 100 m ² of gross floor area
Retail Food Store	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Retail Store		
School	1.5 per classroom Secondary School – 3 per classroom	
Service and Repair Shop	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Shopping Centre	3.4 per 100 m ² of gross leasable floor area	
Snow Disposal Facility	None	
Solid Waste Disposal Facility	None	
Sports Arena	1 per 4 fixed seats	
Storage Yard	1 per 100 m ² of gross floor area	
Training Centre	1.8 per 100 m ² of gross floor area	2.4 per 100 m ² of gross floor area
Utility Installation	0.5 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
Warehouse	0.5 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
Wayside Pit or Quarry	None	

4.2.2 Despite subsection 4.2.1, where a restaurant, bar, place of assembly, place of worship or recreational and athletic facility is located within a shopping centre, and one or more occupancies of that same use comprise more than 30% of the gross leasable area of the shopping centre, then the minimum required parking for that use will be calculated at the parking rate specified for that use, and not at the shopping centre rate.

4.2.3 For uses that are not listed in Table 4.2, parking space rates for a comparable land use will be applied.

4.3 Accessible Parking Spaces

Included in the number of parking spaces required in Section 4.2 for all uses, save and except for Residential uses, shall be Accessible parking spaces designed in accordance with the following:

Parking Spaces Required (as calculated from subsection 4.2)	No. of Accessible Spaces Required
9 or less	0
10-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401+	2% of the total

4.4 Cash-in-lieu of Parking

The Minimum Parking Requirements for Non-Residential Uses required herein may be reduced or waived provided the owner enters into an Agreement with the Corporation under Section 40 of the *Planning Act, RSO 1990*.

4.5 Parking Lot Required

Where more than three (3) parking spaces are required and such parking spaces are to be located together, such parking spaces shall be located in a parking lot or parking garage.

4.6 Calculation of Spaces

When a building or lot accommodates more than one use or purpose the required parking spaces shall be the sum total of the required parking spaces for the separate uses or purposes. Parking facilities for one use shall not be considered as providing required parking for any other use.

If calculation of the required parking spaces results in a fraction the required parking spaces shall be the higher whole number.

4.7 Size and Accessibility of Parking Spaces

Every parking space shall maintain a minimum area and width and shall be accessible from unobstructed manoeuvring aisles and shall be in accordance with the following regulations:

- (a) in the case of a private garage or carport, consisting of an area of not less than 14.3 m² with a minimum width of 2.6 m;

- (b) in the case of regular or angled parking spaces, consisting of a minimum width of 2.75 m and a minimum length of 5.75 m, with the parking space measured at right angles to the angle of parking; and
- (c) in the case of parallel parking spaces, consisting of a minimum width of 2.75 m and a minimum length of 6.7 m.
- (d) Notwithstanding the parking space size requirements listed above, the minimum parking space width for accessible parking shall be 3.9 m (12.8 ft). Where two or more angled accessible parking spaces are located together, the minimum parking space width shall be 3.2 m (10.5 ft).

4.8 Provisions and Locations of Spaces

- 4.8.1 Parking spaces shall be provided at the time of erection, expansion, and/or conversion of any building or structure, or at the time any building or structure is enlarged.
- 4.8.2 Required parking in a Residential Zone shall be located on the same lot or within the same building as the use for which said parking is required.
- 4.8.3 Where the owner of a non-residential building or structure proposes to provide the required parking spaces and areas in a location other than on the same lot as the use that requires such spaces and areas, then such shall be located not more than 150 m (492 ft) from the said lot. Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be required to be dedicated parking under a long-term lease in favour of the property which requires the parking spaces and areas.
- 4.8.4 Unless otherwise provided for herein, uncovered parking spaces shall be permitted in yards in accordance with the following:
 - a) for apartment or group dwellings, all yards, except in the required front yard, provided no parking spaces shall be located within 6 m and no driveway shall be located within 3.5 m of a habitable room window, and provided that where a dwelling house requires 4 or more parking spaces such spaces are no closer than 1.5 m to any lot line.
 - b) for all other residential uses, other than those identified in 4.8.4(a), all yards, except in the required front yard, wherein a driveway may be located provided no parking spaces shall be located within 6 m and no driveways shall be located within 3.5 m, respectively of a habitable room window, unless the parking spaces and/or driveways are reserved for the exclusive use of the occupants of the dwelling unit containing the habitable room window.

- c) For open space and commercial uses, all yards, provided that no part of any parking area, other than a driveway, is located closer than 1.5 m to any street line.
- d) For industrial and institutional uses interior side and rear yards only, except for visitor parking covering not more than 15% of the front yard area, provided that no part of any parking area, other than a driveway, is located closer than 1.5 m to any street line.

4.9 Application of Parking Requirements

- 4.9.1 The parking area requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the floor area as it existed at such date is not increased and the building or structure is used for a purpose which does not require more parking spaces according to this section, than were required by its use at the date of passing of the By-law.
- 4.9.2 If a use is changed or a building is enlarged in floor area or there is an increase in the number of dwelling units or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.
- 4.9.3 When a building or structure accommodates more than one type of use, the parking area requirements shall be the sum of the requirements for the separate parts of the building or structure occupied by the separate types of use.

4.10 Driveways

- 4.10.1A driveway entrance to and from required parking spaces and lots, shall be provided by means of unobstructed driveways or passageways at least 5 m, but not more than 9 m, in width excluding curb ramps, except in a Residential Zone wherein the maximum width of all driveways or passageways on the lot shall be 9 m or 50% of the width of the lot, whichever is less.
- 4.10.2The maximum width of any joint ingress and egress driveway ramp, measured along the street line, shall be 9 m, excluding curb ramps.
- 4.10.3The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such a driveway, shall be 7 m except for automobile service stations, gas bars, and retail propane/compressed natural gas transfer facilities where the minimum shall be 4.5 m. The minimum distance shall be a minimum of 30 metres where speed limit is 80 km/h or higher.

4.10.4 The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

4.10.5 A driveway serving a non-residential use shall not be located closer than 3 m (9.8 ft) to a lot containing a residential dwelling as a principal use.

4.10.6 A driveway serving a residential use shall not be located closer than 1 m (3.3 ft) to the side property line, save and except for a joint driveway servicing two lots in which case the driveway shall not require any setback.

4.11 Illumination of Parking Areas or Driveways

When parking areas and/or driveways are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9 m (29.5 ft) above the adjoining finished grade and light shall be directed downward only onto the parking area or driveway and away from any adjoining lands or the sky.

4.12 Aisle Widths

Aisles between parking spaces shall provide unobstructed access from each parking space to a driveway and shall be established on the basis of the following:

Angle of Parking	Minimum Aisle Width
0° to 55°	4 m
56° to 75°	5.8 m
90°	6 m

4.13 Landscaping Provisions for Parking Lots

4.13.1 Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot must be provided as a perimeter or interior landscaped area comprised of the following:

- a) a landscaped buffer must be provided between the perimeter of the parking lot and a lot line in accordance with the following table. A driveway may cross the landscaped buffer;
- b) in addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 20% requirement;
- c) a landscaped island shall be located at the end of each parking aisle and shall be a minimum of 2.5 m wide and include one tree per parking row; and
- d) in the case of large-scale highway commercial and shopping centre developments, parking areas will be broken up into smaller areas separated by treed islands that are 1.8 m – 3.7 m wide, with trees every 7.6 m – 12.2 m.

Location of Landscaped Buffer	of	For a parking lot containing 10 or fewer spaces	For a parking lot containing more than 10 but fewer than 100 spaces	For a parking lot containing 100 or more spaces
Abutting a street		3 m		
Not abutting street	a	1.5 m	3 m	5 m

4.13.2 All outdoor loading and refuse collection areas contained within a parking lot must:

- a) be located at least 9 m from a lot line abutting a public street;
- b) be located at least 3 m from any other lot line;
- c) be screened from view by an opaque screen with a minimum height of 2 m; and
- d) not be in a front yard

4.14 Loading Regulations

4.14.1 The owner or occupant of any lot, building or structure erected or used for any purpose, other than an agricultural use, involving the frequent receiving, shipping, loading or unloading of persons, animals, goods, wares and merchandise and raw materials, shall provide and maintain at the premises, on the lot occupied by the building or structure and not forming part of a street or lane, within the zone in which such use is located, loading and unloading spaces in accordance with the following table:

Minimum Number of Vehicle Loading Spaces Required per m ² of Gross Floor Area					
Land Use	Less than 350 m²	350-999 m²	1000-1999 m²	2000-4999 m²	5000 m² and over
Light industrial use, warehouse, hospital, museum, place of worship, post secondary educational institution, school, sports arena, theatre	0		1		2

Minimum Number of Vehicle Loading Spaces Required per m ² of Gross Floor Area					
Land Use	Less than 350 m ²	350-999 m ²	1000- 1999 m ²	2000- 4999 m ²	5000 m ² and over
Office	0	1			2
Retail food store, shopping centre	0		1	2	
All other non-residential uses	0	1		2	
Residential uses	None required				

4.14.2 Access

Access to loading spaces shall be by means of a driveway at least 4 m (13.1 ft) wide contained within the lot on which the spaces are located and leading to a street or public lane located within or adjoining the zone in which the use is located. permission

4.14.3 Loading Space Dimensions

Each loading space shall be at least 9 m (29.5 ft) long, at least 3 m (9.8 ft) wide and shall have a vertical clearance of at least 4 m (13.1 ft).

4.14.4 Location of Loading Space

The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back from the street line a minimum distance of 10 m and where there is a vegetative buffer.

4.14.5 Surface and Drainage of Spaces and Driveways

Loading spaces and driveways thereto shall be surfaced with asphalt, concrete, interlocking pavers or similar hard surfaces. Drainage should be provided so as to prevent the flow of surface water onto adjoining lots.

4.14.6 Application of Loading Space Requirements

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the floor area as it existed at such date is not increased. However, if a building is enlarged in floor area as would require an additional number of loading spaces, then such additional loading spaces shall be provided based on said expansion or enlargement. Notwithstanding Section 4.14.1, where the building or structure is deficient in loading spaces, a loading space shall not be required for an expansion of 25 m² (269 ft²) or greater and less than 100 m² (1076 ft²).

4.14.7 Cumulative Standards

Where there are two or more uses located on the same lot, the loading space requirements shall be the sum of the requirements of each use.

4.14.8 Landscaping

Where a loading area abuts any residential zone or a street, then a landscaped buffer area with a minimum width of 3 m (9.8 ft) shall be provided.

4.15 Queueing Lanes

4.15.1 Queueing Lane Requirements

Where drive-through service facilities are permitted, queueing lanes are required and shall be exclusive of any other parking space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this section.

4.15.2 Queueing Space Requirements

The minimum queueing space requirements within a designated queueing lane shall be in accordance with the standards set out in the Table, below:

Principle Use	Minimum Required Queuing Spaces
Financial Institution	5
Restaurant	11
Automotive Service Station or Gas Bar	4
Car Wash – Automated	6
All other uses	4

4.15.3 Location of Ingress and Egress Spaces

Required queueing spaces for a restaurant shall be located up to and including the queueing space at the pick-up window and for all other uses up to and including the point of service.

4.15.4 Length of Queueing Lane

The length of the queueing lane associated with the drive-through service facility shall be the total number of required queueing spaces.

4.15.5 Multiple Queueing Lane Requirements

Where multiple queueing lanes are provided on a lot, the queueing space requirements shall be provided for each individual queueing lane in compliance with the provisions of Section 4.15 of this By-law.

4.15.6 Size of Queueing Space

All queueing spaces shall be rectangular in shape, with a minimum width of 3.0 metres and a minimum length of 7.0 metres.

4.15.7 Delineation of Queueing Lane Requirements

Queueing lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the parking area.

4.15.8 Location of Queueing Lanes Associated with a Drive-Through Service Facility

No queueing lanes associated with a drive-through service facility shall be located closer than 10.0 metres from any Residential Zone.

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SECTION 5 – ZONE CLASSIFICATIONS, EXCEPTIONS ZONE PROVISIONS

5.1 Zone Classifications

For the purpose of this By-law, the following zones are established as shown on the Schedule(s) (Zoning Maps).

<u>Zones</u>	<u>Zone Symbol</u>
(a) Residential Zones	
i) Rural Residential	RR
ii) Limited Service Residential	LSR
iii) Mobile Home Park	MHP
(b) Commercial Zones	
i) Main Street Commercial	MSC
ii) General Commercial	GC
iii) Highway Commercial	HC
iv) Tourism Commercial	TC
(c) Industrial Zones	
i) Disposal Industrial	DM
ii) Mineral Aggregate Pit	MP
iii) Mineral Aggregate Pit - Reserve	MP-R
iv) Mineral Aggregate Quarry	MQ
v) Mineral Aggregate Quarry - Reserve	MQ-R
vi) General Industrial	GM
vii) Light Industrial	LM
(d) Additional Zones	
i) Rural	RU
ii) Community Facility	CF
iii) Environmental Protection	EP
iv) Open Space	OS

5.2 Exception Zones

Where a Zone classification is followed by the numbered suffix "-Exception One", this denotes the further classification as an Exception Zone. The corresponding Zone symbol suffix is "-E1". Additional Exception Zones within the same zone classification are numbered consecutively [i.e. Highway Commercial - Exception One (HC-E1)], etc.

Exception Zone provisions are listed separately under the applicable Zone classification requirements sections in the text of this By-law. All provisions of this By-law will apply equally to the respective Exception Zone classification, except as otherwise specified by the Exception Zone provisions.

For the purpose of this By-law, Exception Zones are established as shown on the Schedule(s) (Zoning Maps).

5.3 Holding Provisions

Any parcel of land zoned for residential, commercial or industrial development where the principle of development has been established (ie. R1, HC, R2) may be further classified as a holding zone with the addition of the suffix "-h". Certain criteria for development (i.e. phasing, financial considerations, geotechnical studies, access etc.) must be met to the satisfaction of Council prior to the removal of the holding provision.

Under this holding Zone, interim and passive uses such as open space and conservation will be permitted. Uses existing at the time of passing of the By-law will also be permitted. When the holding provision is removed these uses would no longer apply. The individual residential, commercial or industrial Zone provisions (i.e. R1, R2, HC, etc.) as the case may be would then apply.

The removal of the holding provisions shall require an amendment to this By-law. No public participation with mechanism for appeal shall be required where the principle of development has been established.

SECTION 6 – REQUIREMENTS FOR RURAL RESIDENTIAL (RR) ZONE

6.1 Permitted Uses

No person shall use land or erect or use a building or structure in any RR zone except for:

- (a) Residential Uses
 - Single Detached Dwelling
 - Group Home

6.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an RR Zone except in accordance with the following provisions:

- (a) Lot Area (Minimum) 4047 m² (1 acre)
- (b) Lot Frontage (Minimum) 45 m (147.6 ft)
- (c) Front Yard Depth (Minimum) 7.5 m (24.6 ft)
- (d) Side Yard Width (Minimum)
 - Interior 1.2 m (3.93 ft)
 - Exterior 7.5 m (24.6 ft)
- (e) Rear Yard Depth (Minimum) 7.5 m (24.6 ft)
- (f) Lot Coverage (Maximum) 25%
- (g) Building Height (maximum) 10.5 m (34.5 ft)
- (h) Dwellings per lot (maximum) – 1 *See general provisions related to additional dwelling units.
- (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (j) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.

(m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

6.3 Exception Zones

6.4 Holding Zones

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SECTION 7 – REQUIREMENTS FOR LIMITED SERVICE RESIDENTIAL (LSR) ZONE

7.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any LSR zone except for:

- (a) Residential Uses
- A limited service dwelling

7.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an LSR Zone except in accordance with the following provisions:

- | | |
|---|--|
| (a) Lot Area (Minimum) | 4047 m ² (1 acre) |
| (b) Lot Frontage (Minimum) | 45 m (147.7 ft) |
| (c) Front Yard Depth (Minimum) | 6 m (19.4 ft) |
| (d) Side Yard Width (Minimum) | |
| Interior | 3 m (9.9 ft) |
| Exterior | 6 m (19.4 ft) |
| (e) Rear Yard Depth (Minimum) | 7.5 m (24.6 ft) |
| (f) Lot Coverage (Maximum) | 25% |
| (g) Building Height (maximum) | 10.5 m (34.5 ft) |
| (h) Dwellings per lot (maximum) – 1 | *See general provisions related to additional dwelling units |
| (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (j) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law. | |
| (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |

(e) Limited Service Residential – Exception Five (LSR-E5)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E5 Zone within Part of Lot 24, Concession 5, in the geographic Township of Brudenell on Schedule "A", the water setback for private sewage disposal system shall be a minimum of 45 metres.

(f) Limited Service Residential – Exception Six (LSR-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E6 Zone within Part of Lot 30, Concession 8, in the geographic Township of Lyndoch on Schedule "A", the following provision shall apply:

- i) No buildings or structures shall be permitted below the elevation of 275 GCS (prior to the importation of fill). The Township may request a plan of survey prepared by an Ontario Land Surveyor confirming the elevation prior to issuing a building permit.

(g) Limited Service Residential – Exception Seven (LSR-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E7 Zone, within Part of Lot 29, Concession 13, in the geographic Township of Lyndoch, the following provisions shall apply:

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

(h) Limited Service Residential – Exception Eight (LSR-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the LSR-E2 Zone within Part of Lot 24, Concession 18, in the geographic Township of Raglan, a logging business shall be a permitted use and residential uses are prohibited.

ADDITIONAL ZONES LSR-E17 & LSR-E18 & LSR-E19 & LSR-E20

7.4 Holding Zones

(a) Limited Service Residential-Exception Seven-holding (LSR-E7-h)

a) Until such time as the holding (h) symbol is lifted from the lands described as Part of Lot 29, Concession 13, in the geographic Township of Lyndoch and delineated as Limited Service Residential-Exception Seven-holding (LSR-E7-h) on Schedule 'A' to this By-law, no person shall use land or erect use a building or structure, no ground/soil in disturbance of any kind shall be permitted, except in accordance with the following:

i) Permitted Uses

- On-site preservation of archaeological resources within registered archaeological site (BhGi-5) and its 10 metre protective buffer,
- Archaeological Investigations by a licensed archaeologist, and
- No buildings, structures, or other uses shall be permitted.

ii) Conditions for removal of Holding (h) Symbol

- a) An archaeological assessment for registered archaeological site (BhGi-5) and its 10 metre protective buffer is completed by a licensed consultant archaeologist to the satisfaction of the Algonquins of Ontario (AOO) and the Ministry of Citizenship and Multiculturalism (MCM) or its successor.
- b) An amendment to the development agreement between the Owner and the Township.

TWO ADDITIONAL HOLDINGS ZONES??? – Holly ZB2319.4 LSR-E17h

SECTION 8 – REQUIREMENTS FOR MOBILE HOME PARK (MHP) ZONE

8.1 Permitted Uses

No person shall use land or erect or use a building or structure in an MHP zone except for:

(a) Residential Uses

- Mobile Home
- Accessory single detached dwelling

(b) Non-Residential Uses

- Business Office accessory to a mobile home park

8.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an MHP Zone except in accordance with the following provisions:

		On full communal water and sewage services	On partial communal water and sewer services	On private water and sewer services
a)	Mobile Home Site Area (Minimum)	600 m ² (0.15 acres)	1400 m ² (0.35 acres)	2025 m ² (0.5 acres)
b)	Mobile Home Site Frontage (Minimum)	15 m (49.2 ft)	30 m (98.5 ft)	30 m (98.5 ft)
c)	Mobile Home Front Yard Depth (Minimum)	5 m (16.5 ft)	6 m (34.5 ft)	7.5 m (24.6 ft)
d)	Mobile Home Side Yard Depth (Minimum)	2 m (6.6 ft)	3 m (19.7 ft)	5 m (16.5 ft)
e)	Mobile Home Rear Yard Depth (Minimum)	7.5 m (24.6 ft)	10.5 m (34.5 ft)	10.5 m (34.5 ft)

(f) Mobile Home Park Lot Area (minimum) 1.2 Ha (2.97 acres)

(g) Mobile Home Park Lot Frontage (minimum) 90 m (295.3 ft)

(h) Building Height (maximum) 10.5 m (34.5 ft)

(i) All roads within a Mobile Home Park shall have a minimum width of 10 metres and shall be constructed and maintained in such a manner as to eliminate dust.

- (j) **Setback for Buildings and Structures:**
No building or structure within an MHP Zone shall be located within 20 metres of the boundary of an MHP Zone.
- (k) **Open Storage** – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (l) **Parking and Loading** – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (m) **Separation Distance** – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (n) **Setbacks** – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (o) **Accessory Uses, Buildings, and Structures:** Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

8.3 Exception Zones

SECTION 9 – REQUIREMENTS FOR MAIN STREET COMMERCIAL (MSC) ZONE

9.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any MSC zone except for:

(a) Residential Uses

- Apartment/accessory dwelling(s) on the second floor of a permitted non-residential use

(b) Non-Residential Uses

- Bank and financial institution
- Bakery
- Boat sales, snowmobile, trailer and cycle sales and/or rentals
- Building supply store
- Business and professional office
- Butcher Shop
- Clinic
- Cinema
- Convenience store
- Day nursery
- Eating establishment – full service
- Eating establishment – take-out
- Eating establishment – drive in
- Equipment rental establishment
- Funeral home
- Furniture/cabinet showroom and workshop
- Garden centre
- Hotel
- Laundry and/or dry cleaning establishment
- Museum
- Place of entertainment
- Post office
- Public park and private park
- Retail store
- Service shop – general
- Service shop – personal
- Tavern
- Theatre
- Taxi stand
- Tourist information
- Place of worship

9.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a MSC Zone except in accordance with the following provisions:

- | | |
|---|---------------------------------|
| (a) Lot Area (minimum) | 2025 m ² (0.5 acres) |
| (b) Lot Frontage (minimum) | 30 m (98.5 ft) |
| (c) Front Yard Depth (minimum) | 0 m |
| (d) Rear Yard Depth (minimum) | 3 m (9.84 ft) |
| Where the yard abuts a lot line in a residential zone | 6 m (19.7 ft) |
| (e) Side Yard Depth (minimum) | 3 m (9.84 ft) |
| (f) Where the yard abuts a lot in a residential zone | 3 m (9.84 ft) |
| (g) Exterior Side Yard depth (minimum) | 7.5 m (24.6 ft) |
| (h) Height (maximum) | 14 m (46 ft) |
| (i) Dwelling Unit Area (minimum) | 50 m ² |
| (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (k) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law. | |
| (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law. | |

9.3 Exception Zones

SECTION 10 – REQUIREMENTS FOR GENERAL COMMERCIAL (GC) ZONE

10.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any GC zone except for:

(a) Residential Uses

- Apartment/accessory dwelling on the second floor of a permitted non-residential use

(b) Non-Residential Uses

- Automotive – car wash
- Automotive – commercial garage
- Automotive – gasoline bar
- Automotive – service station
- Automotive – store
- Automotive – vehicle sales and/or rental establishment
- Bank and financial institution
- Bakery
- Boat sales, snowmobile, trailer and cycle sales and/or rentals
- Building supply store
- Business and professional office
- Butcher Shop
- Clinic
- Cinema
- Convenience store
- Day nursery
- Eating establishment – full service
- Eating establishment – take-out
- Eating establishment – drive in
- Equipment rental establishment
- Funeral home
- Furniture/cabinet showroom and workshop
- Garden centre
- Home display and sales outlet
- Hotel
- Laundry and/or dry cleaning establishment
- Museum
- Motel
- Place of entertainment
- Post office
- Public park and private park
- Retail store
- Service shop – general
- Service shop – personal

- Tavern
- Theatre
- Taxi stand
- Tourist information
- Place of worship

10.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a GC Zone except in accordance with the following provisions:

- | | |
|---|------------------------------|
| (a) Lot Area (minimum) | 4047 m ² (1 acre) |
| (b) Lot Frontage (minimum) | 30 m (98.4 ft) |
| (c) Front Yard Depth (minimum) | |
| i. Motel, hotel, automobile service station,
Automobile commercial garage | 10.5 m (34.5 ft) |
| ii. All other permitted uses | 7.5 m (24.6 ft) |
| (d) Rear Yard Depth (minimum) | 6 m (19.7 ft) |
| i. Where the yard abuts a lot line in a residential zone | 10.5 m (34.5 ft) |
| (e) Side Yard Depth (minimum) | |
| i. On well and septic | 3 m (9.84 ft) |
| ii. Where the yard abuts a lot line in a residential zone | 6 m (19.7 ft) |
| (f) Exterior Side Yard depth (minimum) | 7.5 m (24.6 ft) |
| (g) Height (maximum) | 14 m (46 ft) |
| (h) Landscaped Open Space (minimum) | 30% |
| (i) Number of Dwelling Units (Maximum) | 1 |
| (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (k) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law. | |
| (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |

- (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

10.3 Exception Zones

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SECTION 11 – REQUIREMENTS FOR HIGHWAY COMMERCIAL (HC) ZONE

11.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any HC zone except for:

(a) Residential Uses

- An accessory apartment to a permitted non-residential use
- An accessory single detached dwelling to a permitted non-residential use
- Where the permitted use is an automotive service station or commercial garage, the accessory residential use shall be a single detached dwelling.

(b) Non-Residential Uses

- Animal hospital
- Automotive - body shop
- Automotive - car wash
- Automotive - commercial garage
- Automotive - gasoline bar
- Automotive - service station
- Automotive - store
- Automotive - vehicle sales and/or rental establishment
- Boat sales, snowmobile, trailer and cycle sales and rentals
- Building supply store
- Business and professional offices
- Convenience store
- Eating establishment - full service
- Eating establishment - drive in
- Eating establishment - take-out
- Equipment rental establishment
- Furniture showroom and workshop
- Garden centre
- Home display and sales outlet
- Hotel
- Kennel
- Laundromat
- Laundry and dry cleaning establishment
- Mini storage establishment
- Motel
- Place of entertainment
- Public park, private park
- Retail Store
- Service shop general
- Service shop personal
- Tavern
- Welding shop

11.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a HC Zone except in accordance with the following provisions:

- | | |
|---|------------------------------|
| (a) Lot Area (minimum) | 4047 m ² (1 acre) |
| (b) Lot Frontage (minimum) | 45 m (147.7 ft) |
| (c) Front Yard Depth (minimum) | 10.5 m (34.5 ft) |
| (d) Side Yard Depth (minimum) | 6 m (19.7 ft) |
| i. Where the side yard abuts a residential zone | 10.5 m (34.5 ft) |
| (e) Exterior Side Yard Depth (minimum) | 7.5 m (24.6 ft) |
| (f) Rear Yard Depth (minimum) | 7.5 m (24.6 ft) |
| i. Where rear yard abuts a residential zone | 10.5 m (34.5 ft) |
| (g) Lot Coverage (maximum) | 33% |
| (h) Building Height (maximum) | 10.5 m (34.5 ft) |
| (i) Landscape Open Space (minimum) | 30% |
| (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (k) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law. | |
| (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law. | |

11.3 Exception Zones

(a) Highway Commercial - Exception One (HC-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the HC-E1 Zone within Part of Lot 22, Concession 13, in the geographic Township of Lyndoch on Schedule "A", the following provision shall apply:

- (i) Side Yard Width (minimum) 5.0 metres

(b) Highway Commercial - Exception Two (HC-E2) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the HC-E2 Zone within Part of Lots 23 and 24, Concession 16 in the Hamlet of Palmer Rapids, the following provisions shall apply:

- i) Permitted Residential Uses
- an existing one-family dwelling
- ii) Lot Frontage 15.5 metres
- iii) Side Yard Width 3.0 metres
(for existing garage and shed)

SECTION 12 – REQUIREMENTS FOR TOURIST COMMERCIAL (TC) ZONE

12.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any TC zone except for:

(a) Residential Uses

- Accessory Single detached dwelling
- Staff dormitory dwelling

(b) Non-Residential Uses

- Resort
- Retail Store
- Camping Establishment
- Recreational Vehicle Campground
- Hotel
- Motel
- Passive recreational uses
- Active recreational use
- Private park
- Public park
- Marina
- Automotive – gasoline bar
- Propane, Retail
- Eating establishment – drive in
- Eating establishment – full service
- Eating establishment – take out
- Place of entertainment
- Riding stables
- Tourist establishment

12.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a (TC) Zone except in accordance with the following provisions:

(a) Lot Area (minimum)	1.5 Ha (3.7 acres)
(b) Lot Frontage (minimum)	120 m (373.7 ft)
(c) Front Yard Depth (minimum)	10.5 m (34.5 ft)
(d) Side Yard Width (minimum)	10.5 m (34.5 ft)
(e) Rear Yard Depth (minimum)	10.5 m (34.5 ft)
(f) Lot Coverage (maximum)	20%
(g) Building Height (maximum)	12 m (39.4 ft)

- (h) Recreational Vehicle Site Density
 - (i) Connected to individual on site sewage disposal system (maximum) - 5 per hectare based on the area of the entire park, provided 4047 square metres are deducted from the total area, if an accessory dwelling unit is used or erected.
 - (ii) Connected to a communal sewage system or utilizing an internal holding tank/system not connected to any sewage system (maximum) - 20 per hectare based on the area of the entire park.
- (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (j) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

12.3 Exception Zones

(a) Tourist Commercial-Exception One (TC-E1) Zone

Notwithstanding their Tourist Commercial (TC) Zoning to the contrary, those lands described as Part of Lot 25, Concession 5, Township of Brudenell and Zoned Tourist Commercial-Exception One (TC-E1) shall be used in compliance with the provisions of the Tourist Commercial (TC) Zone, excepting, however, that the permitted uses shall be limited to the following:

- (i) a golf course;
- (ii) a tourist establishment which shall only include a lodge with a maximum gross floor area of 43,000 square feet and a maximum of 10 cabins, each with a maximum gross floor area of 500 square feet;

(iii) uses, buildings and structures accessory to the permitted uses;

(b) Tourist Commercial-Exception Two (TC-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the TC-E2 Zone, within Part of Lot 20, Concession 11, in the geographic Township of Brudenell, the permitted uses shall include:

- i) A camping establishment with a maximum of 11 camping sites;
- ii) Coffee/snack bar;
- iii) Uses, buildings and structures accessory to the permitted uses.

COFFEE/SNACK BAR means a building or part of a building where food and beverages are offered for sale for the guests of the camping establishment only and not open to the travelling public.

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SECTION 13 – REQUIREMENTS FOR DISPOSAL INDUSTRIAL (DM) ZONE

13.1 Permitted Uses

No person shall use land or erect or use a building or structure in any DM Zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Waste Disposal Site, including transfer stations and composting sites
- Salvage yard
- Snow Disposal Facility

13.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any DM Zone except in accordance with the following provisions:

(a) Yards (minimum):

	<u>Abutting Industrial Zone</u>	<u>Abutting Other Zone</u>
i) Front Yard Depth	22 m (72.2 ft)	30 m (98.4 ft)
ii) Side Yard Width	15 m (49.2 ft)	30 m (98.4 ft)
iii) Rear Yard Depth	15 m (49.2 ft)	30 m (98.4 ft)

(b) Buffer Strip

No land in any DM Zone shall be used for any other purpose than a buffer strip within,

- i) 30 metres of any Zone other than an industrial zone; and
- ii) 22 metres of any street line.

(c) Abandoned or Rehabilitated

No building shall be erected or constructed in a waste disposal site that has been abandoned or rehabilitated.

(d) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.

(e) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.

(f) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.

- (g) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (h) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

13.3 Exceptions Zones

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SECTION 14 – REQUIREMENTS FOR MINERAL AGGREGATE PIT (MP) ZONE

14.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MP Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - extractive industrial facility (i.e. wash plant, crusher) – does not include a concrete or asphalt manufacturing plant
 - gravel pit
 - processing of aggregates (i.e. screening, sorting, washing, crushing, storing)
 - forestry
 - limited farm

14.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MP Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha (24.7 acres)
- (b) Lot Frontage (minimum) 45 m (147.7 ft)
- (c) Front Yard Depth (minimum) 30 m (98.4 ft)
- (d) Side Yard Depth (minimum) 15 m (49.2 ft)
- (e) Exterior Side Yard Depth (minimum) 30 m (98.4 ft)
- (f) Rear Yard Depth (minimum) 15 m (49.2 ft)
- (g) Landscaped buffer (all lot lines) 15 m (49.2 ft)
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.

- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.

- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

14.3 Exception Zones

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SECTION 15 – REQUIREMENTS FOR MINERAL AGGREGATE PIT–RESERVE (MP-R) ZONE

15.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MP-R Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - forestry
 - limited farm

15.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MP-R Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha (24.7 acres)
- (b) Lot Frontage (minimum) 45 m (147.7 ft)
- (c) Front Yard Depth (minimum) 30 m (98.4 ft)
- (d) Side Yard Depth (minimum) 15 m (49.2 ft)
- (e) Exterior Side Yard Depth (minimum) 30 m (98.4 ft)
- (f) Rear Yard Depth (minimum) 15 m (49.2 ft)
- (g) Landscaped buffer (all lot lines) 15 m (49.2 ft)
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in

accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

15.3 Exception Zones

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SECTION 16 – REQUIREMENTS FOR MINERAL AGGREGATE QUARRY (MQ) ZONE

16.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MQ Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - extractive industrial facility (i.e. wash plant, crusher) – does not include a concrete or asphalt manufacturing plant
 - forestry
 - limited farm
 - Quarry
 - Pit
 - processing of aggregates (i.e. screening, sorting, washing, crushing, storing)

16.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MQ Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha (24.7 acres)
- (b) Lot Frontage (minimum) 45 m (147.7 ft)
- (c) Front Yard Depth (minimum) 30 m (98.4 ft)
- (d) Side Yard Depth (minimum) 15 m (49.2 ft)
- (e) Exterior Side Yard Depth (minimum) 30 m (98.4 ft)
- (f) Rear Yard Depth (minimum) 15 m (49.2 ft)
- (g) Landscaped buffer (all lot lines) 15 m (49.2 ft)
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.

- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.

- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

16.3 Exception Zones

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SECTION 17 – REQUIREMENTS FOR MINERAL AGGREGATE QUARRY–RESERVE (MQ-R) ZONE

17.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MQ-R Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - forestry
 - limited farm

17.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MQ-R Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha (24.7 acres)
- (b) Lot Frontage (minimum) 45 m (147.7 ft)
- (c) Front Yard Depth (minimum) 30 m (98.4 ft)
- (d) Side Yard Depth (minimum) 15 m (49.2 ft)
- (e) Exterior Side Yard Depth (minimum) 30 m (98.4 ft)
- (f) Rear Yard Depth (minimum) 15 m (49.2 ft)
- (g) Landscaped buffer (all lot lines) 15 m (49.2 ft)
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in

accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

17.3 Exception Zones

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SECTION 18 – REQUIREMENTS FOR GENERAL INDUSTRIAL (GM) ZONE

18.1 Permitted Uses

No person shall use land or erect or use a building or structure in any GM Zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Automotive-body shop
- Automotive-commercial garage
- Automotive-vehicle sales or rental establishment
- Cannabis Production Facility
- Concrete manufacturing plant
- Contractor's yard or shop
- Factory outlet
- Fuel storage tank
- Logging hauler
- Manufacturing plant
- Mini storage establishment
- Light manufacturing plant
- Public garage
- Sawmill
- Truck terminal
- Warehouse
- Welding/Metal shop
- Woodworking shop
- Business office accessory to a permitted use
- Retail uses accessory to a permitted use
- Propane/Natural Gas transfer facility
- Abattoir
- Retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment, boats, recreational vehicles, motorcycles, snowmobiles
- Service shop, general

18.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any GM Zone except in accordance with the following provisions:

- | | | |
|-----|------------------------|------------------------------|
| (a) | Lot Area (minimum) | 4047 m ² (1 acre) |
| (b) | Lot Frontage (minimum) | 35 m (114.9 ft) |

(c) Yards (minimum):

		Abutting an Industrial Zone	Abutting Other Zone
i)	Front Yard Depth	15 m (49.2 ft)	30 m (98.4 ft)
ii)	Side Yard Depth	3 m (9.84 ft)	30 m (98.4 ft)
iii)	Exterior Side Yard Depth	15 m (49.2 ft)	30 m (98.4 ft)
iv)	Rear Yard Depth	9 m (29.6 ft)	30 m (98.4 ft)

- (d) Lot Coverage (maximum) 50%
- (e) Building Height (maximum) 15 m (49.2 ft)
- (f) Landscaped Open Space 30%
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

18.3 Exception Zones

(a) General Industrial - Exception One (GM-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the GM-E1 Zone within Part of Lots 241 and 242, Range `B' North, in the geographic Township of Brudenell on Schedule "A", the lands shall only be used for the purposes of a commercial sawmill operation in compliance with the provisions of the General Industrial (GM) Zone provisions, excepting, however, that:

- i) a sawmill and a planing mill shall be permitted;
- ii) site performance standards existing as of September 17, 1991, shall apply for all existing buildings and structures on the lot.

(b) General Industrial – Exception Two (GM-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the GM-E2 Zone within Part of Lot 23, Concession 18, in the geographic Township of Raglan on Schedule "A", a sawmill and a commercial planing mill shall not be permitted non-residential uses.

(c) General Industrial – Exception Three (GM-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the GM-E3 Zone within Part of Lot 23, Concession 18, in the geographic Township of Raglan on Schedule "A", one accessory building may be built in accordance with the following provisions:

i) Side Yard Depth on East Side (minimum)	3.0 metres
ii) Side Yard Depth on West Side (minimum)	3.0 metres
iii) Rear Yard Depth (minimum)	3.0 metres

(d) General Industrial – Exception Four (GM-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the GM-E4 Zone within Part of Lot 23, Concession 18, in the geographic Township of Raglan, more particularly described as Part 1 on Reference Plan 49R-11314, on Schedule "B", a business office shall be the only permitted use. The following provision shall also apply:

i) Rear Yard Depth (minimum)	4.5 metres
------------------------------	------------

Uses, buildings and structures accessory to the foregoing are also permitted.

(e) General Industrial – Exception Five (GM-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located in the GM-E5 Zone within Part of Lot 23, Concession 18, in the geographic Township of Raglan on Schedule "A", the minimum side yard depth on the west side of the property shall be 3 metres. All of the other provisions of the GM Zone continue to apply.

(f) General Industrial – Exception Six (GM-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands located within the GM-E6 Zone within Part of Lot 23, Concession 18, in the geographic Township of Raglan on Schedule "E", a gas bar is a permitted use in addition to the other uses permitted in the GM Zone with the exception that a sawmill and a commercial planing mill shall not be permitted non-residential uses. The following provisions shall also apply:

- i) For the purposes of this by-law, a “gas bar” is defined as “one or more fuel pumps for the sale of motor fuels and related products, and includes related uses such as fuel tanks, concrete aprons and a kiosk”.
- ii) The minimum setback for an underground fuel tank from the lot line adjacent to County Road 515 (Palmer Road) is 10 metres.
- iii) The minimum setback for a car fuel bar from the lot line adjacent to County Road 515 (Palmer Road) is 7.5 metres.
- iv) The minimum setback for a truck weigh scale from the lot line adjacent to County Road 515 (Palmer Road) is 18 metres.
- v) The minimum setback for a sign from the lot line adjacent to County Road 515 (Palmer Road) is nil.
- vi) For the purposes of this zoning by-law amendment, the subject lands shall be considered one lot.
- vii) The truck entrance area shall be paved with asphalt and/or concrete within one (1) year or meets any surface requirements of the County of Renfrew Public Works & Engineering Department and the Township of Brudenell, Lyndoch & Raglan.

SECTION 19 – REQUIREMENTS FOR LIGHT INDUSTRIAL (LM) ZONE

19.1 Permitted Uses

No person shall use land or erect or use a building or structure in any LM Zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Cannabis Production Facility
- Factory Outlet
- Light Manufacturing Plant
- Public Garage
- Truck Terminal
- Warehouse
- Business office accessory to a permitted use
- Retail uses accessory to a permitted use
- Propane/Natural Gas transfer facility
- Agriculture commercial establishment
- Those non-residential uses of the Highway Commercial (HC) zone listed in Section 13.1(b)

19.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any LM Zone except in accordance with the following provisions:

(a) Lot Area (minimum)	4047 m ² (1 acre)
(b) Lot Frontage (minimum)	45 m (147.7 ft)
(c) Front Yard Depth (minimum)	10.5 m (34.5 ft)
(d) Side Yard Depth (minimum) Where the side yard abuts a residential zone	6 m (19.7 ft) 10.5 m (34.5 ft)
(e) Exterior Side Yard Depth (minimum)	7.5 m (24.6 ft)
(f) Rear Yard Depth (minimum) Where rear yard abuts a residential zone	7.5 m (24.6 ft) 10.5 m (34.5 ft)
(g) Lot Coverage (maximum)	33%
(h) Building Height (maximum)	10.5 m (34.5 ft)

- (i) Landscape Open Space (minimum) 30%
- (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (k) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

19.3 Exception Zones

SECTION 20 – REQUIREMENTS FOR RURAL (RU) ZONE

20.1 Permitted Uses

No person shall use land or erect, alter or use a building or structure in any RU Zone except for:

- (a) Residential Uses
 - Single Detached Dwelling
 - Group Home

- (b) Non-Residential Uses
 - Farm
 - Farm – On farm diversified use
 - Farm – Agriculture related use
 - Bed and breakfast
 - Forestry
 - Hunting and fishing camp
 - Home industry
 - Cannabis Production Facility
 - Cemetery
 - Private Airfield
 - Recreation, passive
 - Special Events

20.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any RU Zone except in accordance with the following provisions:

- (a) Lot area (minimum)
 - i) Residential Uses, home industry, bed and breakfast, hunting and fishing camp 4047 m² (1 acre)
 - ii) All other permitted uses 2 Ha (4.95 acres)

- (b) Lot Frontage (minimum) 45 m (147.7 ft)

- (c) Front yard Depth (minimum) 7.5 m (24.6 ft)

- (d) Side Yard Width (minimum) 3 m (9.84 ft)

- (e) Exterior Side Yard Width (minimum) 7.5 m (24.6 ft)

- (f) Rear Yard Depth (minimum) 7.5 m (24.6 ft)

- (g) Lot Coverage 20 %

- (h) Dwellings per lot (maximum) - 1 *See general provisions related to additional dwelling units.
- (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (j) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

20.3 Exception Zones

(a) Rural – Exception One (RU-E1) Zone

Notwithstanding any other provisions of the By-law to the contrary, for the lands located in the RU-E1 Zone within Part of Lot 28, Concession 1, in the geographic Township of Brudenell, one single detached dwelling and a mobile home on one lot are permitted.

(b) Rural – Exception Two (RU-E2) Zone

Notwithstanding any other provisions of the By-law to the contrary, for the lands located in the RU-E2 Zone within Part of Lot 6, Concession 13, in the geographic Township of Lyndoch, the only permitted use shall be a hunt camp.

(c) Rural – Exception Three (RU-E3) Zone

Notwithstanding any other provisions of the By-law to the contrary, for the lands located in the RU-E3 Zone within Part of Lot 16, Concession 9, in the geographic Township of Brudenell, residential uses shall not be permitted.

(d) Rural – Exception Four (RU-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E4 Zone within Part of Lot 30, Concession 8, geographic Township of Lyndoch, a cabin is permitted in addition to a single detached dwelling and the following provision shall apply:

- i) No buildings or structures shall be permitted below the elevation of 275 GCS (prior to the importation of fill). The Township may request a plan of survey prepared by an Ontario Land Surveyor confirming the elevation prior to issuing a building permit.

(e) Rural – Exception Five (RU-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E5 Zone within Part of Lot 34, Concession 13, geographic Township of Lyndoch and delineated as Rural – Exception Five (RU-E5), the minimum front yard depth shall be 115 metres.

(f) Rural – Exception Six (RU-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E6 Zone within Part of Lots 26 & 27, Concession 5, in the geographic Township of Brudenell, residential uses are prohibited.

(g) Rural - Exception Seven (RU-E7) Zone:

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the RU-E7 Zone within Lots 28 and 29, Concession 15, Lots 28 and 29, Concession 16 and Parts of Lots 25, 26 and 27, Concession 16, in the geographic Township of Raglan, outdoor recreation uses including hiking, camping, rock collecting, cross-country skiing, and snow shoeing uses shall be permitted as part of a wilderness excursions program for underprivileged individuals.

(h) Rural - Exception Eight (RU-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, in addition to the normal uses permitted in the Rural (RU) Zone, for the lands located in the RU-E8 Zone within Part of Lot 30, Concession 14, in the geographic Township of Raglan, and more described as Part 1 on reference plan 49R-13938, a commercial carpentry/ woodworking workshop shall be a permitted use.

A commercial carpentry/ woodworking workshop shall mean an area of land including buildings and structures where carpentry and woodworking are performed and where material and equipment related to the workshop are stored.

(i) Rural - Exception Nine (RU-E9)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E9 Zone within Part of Lot 26, Concession 15, in the geographic Township of Raglan, and comprised of part of Parts 1, 2, 3 and 9, and all of Parts 4, 5 and 10, of Reference Plan 49R-17917, a 30 metre wide vegetative buffer along the edge of the Madawaska River shall be required to be maintained. Buildings and structures, including private sewage disposal systems, shall not be permitted in the vegetative buffer.

(j) Rural – Exception Ten (RU-E10)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E10 Zone within Part of Lot 26, Concession 18, in the geographic Township of Raglan, the following provision shall apply:

- (i) Front Yard Setback (minimum) 80 metres

(k) Rural – Exception Eleven (RU-E11)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E11 Zone within Part of Lot 26, Concession 18, in the geographic Township of Raglan, a dwelling is prohibited.

(l) Rural - Exception Twelve (RU-E12)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RU-E12 Zone within Lots 18 & 19, Concession 13, in the geographic Township of Raglan, a minimum 300 metre setback shall be provided for a new septic system.

Add if passed - RU-E26 from B&L bylaw

20.4 Holding Zones

(a) Rural - Exception Nine-holding (RU-E9-h) – Part of Lot 26, Concession 15, in the geographic Township of Raglan

Until such time that the holding symbol is removed from any of the land zoned RU-E9-h within Part of Lot 26, Concession 15, in the Township of Brudenell, Lyndoch and Raglan, and comprised of Parts 1, 2, 3 and 9, and all of Parts 6, 7 and 8, of Reference Plan 49R-17917 in accordance with the condition set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(2) Condition for removal of the Holding (h) Symbol

The holding symbol shall not be removed until the following condition has been met and approved to Council's satisfaction:

- a) Approval of a Lot Grading and Drainage Plan by the Township. The recommendations of the Lot Grading and Drainage Plan may be incorporated into a Development Agreement, if required by the municipality.

SECTION 21 – REQUIREMENTS FOR COMMUNITY FACILITY (CF) ZONE

21.1 Permitted Uses

No person shall use land or erect or use a building or structure in any CF Zone except for:

(a) Residential Uses

- Senior citizens home
- Accessory single detached dwelling
- Nursing home
- Home for the aged

(b) Non- Residential Uses

- Assembly hall
- Community centre
- Clinic
- Hospital
- Cemetery
- Public garage
- Public utility
- Church
- Schools
- Recreation, active
- Recreation, passive
- Public park
- Private park
- Private club
- Place of Worship
- Forestry
- Public building

21.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a CF Zone except in accordance with the following provisions:

- | | | |
|-----|----------------------------|--|
| (a) | Lot Area (minimum) | 4047 m ² (1 acre) |
| (b) | Lot Frontage (minimum) | 45 m (147.7 ft) |
| (c) | Front Yard Depth (minimum) | 10.5 m (34.5 ft) |
| (d) | Side Yard Width (minimum) | 5 m (16.5 ft) or 1/2 the height of the building whichever is greater |

- (e) Exterior Side Yard 10.5 m (34.5 ft)
- (f) Rear Yard Depth (minimum) 15 m (49.2 ft)
- (g) Lot Coverage (maximum) 25%
- (h) Building Height (maximum) 10.5 m (34.5 ft)
- (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (j) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

21.3 Exception Zones

(a) Community Facility-Exception One (CF-E1) Zone

Notwithstanding any other provisions in this By-law to the contrary, for lands located in the CF-E1 Zone within Part of Lots 31 and 32, Concession 9, in the geographic Township of Brudenell, a church and a cemetery shall be the only permitted uses

The Provisions of Section 21.2 shall not apply.

(b) Community Facility - Exception Two (CF-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for lands located in the CF-E2 Zone within Part of Lot 26, Concession 16, in the geographic Township of Raglan, staff and client dormitory uses shall be permitted as part of a wilderness excursions program for underprivileged individuals.

SECTION 22 – REQUIREMENTS FOR ENVIRONMENTAL PROTECTION (EP) ZONE

22.1 Permitted Uses

No person shall use land or erect or use a building or structure in any EP zone except for:

(a) Residential Uses

- Prohibited

(b) Non- Residential Uses

- Dam or other water control structure
- Erosion control structure
- Existing farm
- Limited farm
- Passive recreation
- No new buildings or structures other than for flood or erosion control

22.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any EP Zone except in accordance with the following provisions:

- | | | |
|-----|--|------------------|
| (a) | Front Yard Depth (minimum) | 10.5 m (34.5 ft) |
| (b) | Side Yard Width (minimum) | 5 m (16.5 ft) |
| (c) | Rear Yard Depth (minimum) | 15 m (49.5 ft) |
| (d) | Lot Coverage (maximum) | 1% |
| (e) | Building Height (maximum) | 5 m (16.5 ft) |
| (f) | Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (g) | Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law. | |
| (h) | Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (i) | Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (j) | Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted | |

in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

22.3 Exception Zones

(a) Environmental Protection-Exception One (EP-E1)

Lands zoned Environmental Protection-Exception One (EP-E1), are Provincially Significant Wetlands (PSWs) and permitted uses identified in Section 25.1 of this By-law. See Section 3.27.5 for the required setback to the EP-E1 Zone boundary.

(b) Environmental Protection-Exception Two (EP-E2)

Lands zoned Environmental Protection-Exception Two (EP-E2), are Life Science-Area of Natural and Scientific Interest (ANSI) and permitted uses are identified in Section 25.1 of this By-law. See Section 3.27.6 i) for the required setback to the EP-E2 Zone boundary.

(c) Environmental Protection-Exception Three (EP-E3)

Lands zoned Environmental Protection-Exception Two (EP-E3), are Earth Science-Area of Natural and Scientific Interest (ANSI) and permitted uses are identified in Section 25.1 of this By-law. See Section 3.27.6 ii) for the required setback to the EP-E3 Zone boundary.

SECTION 23 – REQUIREMENTS FOR OPEN SPACE (OS) ZONE

23.1 Permitted Uses

No person shall use land or erect or use a building or structure in any OS zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Buffer Strip
- Golf Course
- Landscaped Open Space
- Natural Area
- Passive Recreation
- Private Park
- Public Park

23.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any OS Zone except in accordance with the following provisions:

- | | |
|---|------------------|
| (a) Lot Area (minimum) | NIL |
| (b) Front Yard Depth (minimum) | NIL |
| (c) Side Yard Width (minimum) | NIL |
| (d) Rear Yard Depth (minimum) | NIL |
| (e) Building Height (maximum) | 10.5 m (34.5 ft) |
| (f) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (g) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law. | |
| (h) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (i) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (j) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures | |

that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

23.3 Exception Zones

DRAFT



Township of Brudenell, Lyndoch and Raglan

Meeting Minutes

Regular Meeting December 3, 2025 - 07:00 PM

Present Were:	Councillor,	Sheldon Keller
	Councillor,	Wayne Banks
	Councillor,	Kevin Quade
Also Present:	Clerk-Treasurer,	Virginia Phanenhour
	Deputy Clerk,	Tammy Thompson
	Operations Manager,	Jordan Genrick
Public Attending:	Via Zoom/Telephone/In Person	

1 Call to Order & Roll Call

Call to order Regular Council Meeting for the Corporation of the Township of Brudenell Lyndoch and Raglan this 3rd day of December, 2025 at 7:00 pm.

Roll Call:

Councillor Banks

Councillor Kauffeldt

Councillor Keller

Councillor Quade

2 Land Acknowledgement

“As we gather this evening I would like to acknowledge on behalf of this Council and our community that we are meeting on the traditional territory of the Algonquin People. We would like to thank the Algonquin people and express our respect and support for their rich history, and we are extremely grateful for their many and continued displays of friendship. We also thank all the generations of people who have taken care of this land for thousands of years.”

3 Adoption of the Agenda

Resolution No: 2025-12-03-01

Moved By: Kevin Quade

Seconded By: Wayne Banks

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan adopt the agenda as amended to include two items in closed session under subsection (b) personal matters about an identifiable individual."

CARRIED

4 Disclosure of Pecuniary Interest

There were no declarations of pecuniary interest expressed.

5 Mayor's Address

Nothing to Report

6 Clerk's Report

Nothing to Report

7 Delegations and/or Presentations

7.1 Delegation Request - Marilyn Musclow

Resolution No: 2025-12-03-02

Moved By: Iris Kauffeldt

Seconded By: Kevin Quade

"THAT Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby direct staff to pay the septic pumping bill in the amount of \$450.00, invoice number 2820 to QRAA and further any further pumping must follow direction under 20 (a) of the Public Washroom Contract as passed by By-Law 2019-32."

CARRIED

7.2 Delegation Request - Kelly McLeod

8 Adoption of Minutes from Previous Meetings

Resolution No: 2025-12-03-03

Moved By: Kevin Quade

Seconded By: Wayne Banks

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby adopt the minutes of the Regular Council Meeting of November 5th, 2025 as presented."

CARRIED

9 Committee and/or Staff Reports

9.1 Holiday Hours - Staff Report

Resolution No: 2025-12-03-04

Moved By: Wayne Banks

Seconded By: Kevin Quade

"THAT Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby authorize the closure of the Township Office from December 24, 2025 - January 2, 2026; AND FURTHER THAT staff will use four days of vacation and one day will be given by Council, AND FURTHER THAT the Waste Sites will be closed at noon on December 24th – December 26th and closed at noon on December 31st and reopen on January 2nd."

CARRIED

10 Correspondance

Resolution No: 2025-12-03-05

Moved By: Kevin Quade

Seconded By: Wayne Banks

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby accept the correspondence as circulated with the exception of items 10.1 and 10.2 to be brought back to the next regular meeting of council."

CARRIED

- 10.1 Removing HST/GST from New Homes to Support Housing Affordability**
- 10.2 Solve the Crisis and Winter Homelessness Program Support**
- 10.3 Affordable Rental Housing**
- 10.4 Support for Future Use and Deployment of Canadian Nuclear Energy**
- 10.5 Bill 5—Protect Ontario by Unleashing Our Economy Act**
- 10.6 Great Lakes and St. Lawrence Cities Initiative**
- 10.7 Strengthening Local Care: Algonquin College Launches New Nursing Degree Program**
- 11 New Business**
 - 11.1 Council Discussion re: Holiday Bonus for Staff**

Resolution No: 2025-12-03-06
Moved By: Kevin Quade
Seconded By: Wayne Banks

"THAT Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby direct the Clerk-Treasurer to issue Christmas bonuses to staff in the amount of \$100.00 each."

CARRIED
 - 11.2 Shoreline Road Allowance - Mantifel**

Resolution No: 2025-12-03-07
Moved By: Wayne Banks
Seconded By: Kevin Quade

"THAT the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby approve the draft survey as presented for the Shoreline Road Allowance purchase by Ellen and Maynard Mantifel."

CARRIED
 - 11.3 2026 Municipal Insurance Quote**

Resolution No: 2025-12-03-08
Moved By: Iris Kauffeldt
Seconded By: Wayne Banks

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby direct the Clerk-Treasurer to renew the Municipal Insurance for 2026 and to accept the three-year long-term agreement at the discounted rate."

CARRIED

12 Financial Report

Resolution No: 2025-12-03-09

Moved By: Iris Kauffeldt

Seconded By: Wayne Banks

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan accept the Year-to-Date Budget Variance and the Monthly Expenses Summary as presented."

CARRIED

13 By-Laws

13.1 By-Law 2025-46 - Emergency Management Program

Resolution No: 2025-12-03-10

Moved By: Iris Kauffeldt

Seconded By: Wayne Banks

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch & Raglan hereby adopts By-Law 2025-46 Being a By-law to adopt an Emergency Management Program and Emergency Response Plan and to meet other Requirements under the *Emergency Management and Civil Protection Act* having been read a first, second and third time and finally passed."

CARRIED

14 Closed Session

14.1 To go into Closed

Resolution No: 2025-12-03-11

Moved By: Kevin Quade

Seconded By: Wayne Banks

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan go into closed session pursuant to the Municipal Act, 2001, Section 239 (2) for the purposes of subsection(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and two items under subsection (b) personal matters about an identifiable individual."

CARRIED

14.2 To come out of Closed

Resolution No: 2025-12-03-12

Moved By: Kevin Quade

Seconded By: Wayne Banks

"That Council comes out of closed at 8:29 pm."

CARRIED

14.3 Report from Closed

"In Closed Session Council received legal information and discussed two identifiable individuals."

15 Confirmation By-Law

Resolution No: 2025-12-03-13

Moved By: Kevin Quade

Seconded By: Iris Kauffeldt

"THAT we the Council for the Corporation of the Township of Brudenell, Lyndoch & Raglan hereby adopts By-Law 2025-47 being a By-Law to confirm the proceedings of the December 3rd, 2025 Regular Meeting of Council, having been read a first, second and third time and finally passed."

CARRIED

16 Adjournment

Resolution No: 2025-12-03-14

Moved By: Wayne Banks

Seconded By: Iris Kauffeldt

"THAT this meeting adjourns at 8:30 pm."

CARRIED

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour



INFORMATION REPORT TO COUNCIL

Report Date:	December 22, 2025
Date of Council Meeting:	January 7, 2026
Prepared By:	Eddy Whitmore
Approved By:	Eddy Whitmore
Agenda Item:	Building Department Staff Report
Attachment(s):	none

Reason for this Report

To provide Council with Information regarding the Building Departments 2025 summary.

Recommendation

That Council accept this report for information only.

Information

2023 Total permits issued: 54, including 37 building permits, 14 septic permits, and 3 demo permits.

2024 Total permits issued: 69, including 45 building permits, 21 septic permits, and 3 demo permits.

2025 Total permits issued 60, including 37 building permits, 22 septic permits, and 1 demo permit.

2025 Total permit value: \$ 3,563,850

2025 permit numbers were on par with previous years and there has been several inquiries about proposed work in the 2026 season.



November 28, 2025

Premier Doug Ford

Sent via email: premier@ontario.ca

Dear Premier Doug Ford:

Please be advised that Brantford City Council at its meeting held November 25, 2025 adopted the following:

12.4.11 Professional Activity (P.A) Day on Municipal Election Day – School Boards - Councillor Carpenter

Councillor Carpenter read the title of his notice of motion:

WHEREAS municipalities across Ontario are responsible for organizing and administering municipal and school board elections every four years, as mandated under the *Municipal Elections Act, 1996*; and

WHEREAS local schools are traditionally among the most convenient, accessible, and familiar polling locations for voters in all communities; and

WHEREAS schools offer important accessibility features such as level entrances, parking, and public visibility that make them ideal polling stations, particularly for seniors, parents, and persons with disabilities; and

WHEREAS the use of schools as polling locations can lead to increased costs with regards to ensuring the safety and security of students; and

WHEREAS many municipalities face challenges securing suitable and accessible alternative voting locations, resulting in increased costs and reduced accessibility for voters; and

WHEREAS the Municipal Elections Act provides that school boards shall provide their facilities free of charge for the Municipal and School board elections; and

WHEREAS holding a province-wide Professional Activity (P.A.) Day for all publicly funded schools on municipal election day would alleviate concerns from school administrators for voting purposes while maintaining student safety; and

WHEREAS this coordinated approach would enhance voter convenience, improve accessibility, and help strengthen civic engagement and democratic participation by allowing electors to vote at their local schools without disrupting the student body; and

WHEREAS it would also create efficiencies and potential cost savings for municipalities by reducing the need to rent alternative facilities or implement special security measures; and

WHEREAS aligning a P.A. Day with municipal election day would require minimal disruption to the school calendar, as school boards already schedule several P.A. Days each academic year; and

WHEREAS this measure would demonstrate a spirit of cooperation between the Province of Ontario, local municipalities, and school boards to promote civic engagement and fiscal responsibility;

WHEREAS the Association of Municipal Clerks and Treasurers of Ontario and its members have lobbied the Province to establish a P.A day on Election Day;

NOW THEREFORE BE IT RESOLVED THAT:

- A. The Council of the City of Brantford respectfully requests the Premier of Ontario to consider directing all publicly funded school boards in Ontario to schedule a Professional Activity (P.A.) Day on the date of the municipal election in each election year; and
- B. That this direction be made in consultation with the Ministry of Education, the Association of Municipalities of Ontario (AMO), and school board associations, to ensure consistency across the province; and
- C. THAT a copy of this resolution be forwarded to:
 - i. The Premier of Ontario;
 - ii. The Minister of Education;
 - iii. The Association of Municipalities of Ontario (AMO);
 - iv. The Ontario Public School Boards' Association (OPSBA);
 - v. The Ontario Catholic School Trustees' Association (OCSTA); and
 - vi. All Ontario municipalities for their information and support
 - vii. MPP Will Bouma

I trust this information is of assistance.

Yours truly,



Chris Gauthier City Clerk,
cgauthier@brantford.ca

CC - The Minister of Education paul.calandra@pc.ola.org

The Ontario Public School Boards' Association (OPSBA) Bwallace@opsba.org

The Ontario Catholic School Trustees' Association (OCSTA) aobrien@ocsta.on.ca

Association of Municipalities of Ontario - resolutions@amo.on.ca

All Ontario municipalities for their information and support

MPP Will Bouma - will.bouma@pc.ola.org



OFFICE OF THE MAYOR
FRANK CAMPION
60 East Main Street
Welland, Ontario
L3B 3X4
Phone: 905-735-1700
Fax: 905-735-1543

December 2, 2025

Subject: A Call to Action: Standing Together for Justice and the Protection of Canada's Children

Dear Fellow Mayors,

I write to you today not only as the Mayor of Welland, but as a member of a community that has been deeply shaken by an unthinkable act in August 2025: the brutal sexual assault of a three-year-old child. This tragedy has horrified our residents, leaving families in grief and disbelief, and compelling us as leaders to confront the uncomfortable truth that our justice system is failing to adequately protect our most vulnerable.

While no policy can erase the trauma this child and their family will endure, we have a moral obligation to act. This moment demands leadership from all of us, to raise our collective voices and ensure that meaningful reform takes place.

I urge you to join me in calling on provincial and federal governments to take immediate and decisive action by advancing the following measures:

- The full and expedited implementation of recent federal bail and sentencing reforms, so that new provisions designed to protect the public—particularly victims of violent sexual crimes—are applied swiftly and consistently across all jurisdictions.
- Strengthening bail and sentencing provisions so that individuals charged with, or convicted of, violent sexual crimes face the strictest possible conditions, including limits on early release in cases of extreme brutality.
- That parole eligibility for sexual offences against children reflects the full gravity of these crimes, limiting conditional or early release for offenders who pose ongoing risks to community safety.
- Strengthening the National Sex Offender Registry, providing communities and police with timely, accurate information and effective tools to safeguard residents.

Canadians must be able to trust that our justice system prioritizes public safety—especially the safety of children—above all else. Communities like ours cannot bear the weight of knowing that legislative gaps may allow dangerous offenders to harm again.

I am calling on you, my colleagues in municipalities across Canada, to:

1. Pass council resolutions urging your respective provincial governments to review and strengthen laws protecting children from violent offenders.
2. Collaborate through FCM and provincial municipal associations to bring a united municipal voice to Ottawa and all legislatures across the country, advocating for the timely implementation and continued enhancement of justice reforms.
3. Engage your local MPs, MPPs/MLAs, and their governments to advocate for continued legislative and judicial reform.

4. Support awareness and prevention efforts within your communities to reinforce the safety and well-being of every child.

Together, we can create a wave of leadership that demands justice and refuses complacency. The protection of children transcends politics and geography; it is a shared duty that defines who we are as a nation.

Thank you for standing with us in this urgent cause. I would welcome the opportunity to coordinate efforts with you and your councils to move this national call forward.

With respect and solidarity,



Frank Champion
Mayor of Welland

December 9, 2025

The Honourable Todd J. McCarthy
Minister of Environment, Conservation and Parks
CollegePark, 5th Floor
777 Bay Street
Toronto, ON M7A 2J3

Dear Honourable Minister McCarthy,

Please be advised that the following resolution was passed by the Council of the Town of Ingersoll at its meeting held on December 8, 2025:

Moved by Councillor Bowman
Seconded by Councillor Hutson

THAT the Council of the Corporation of the Town of Ingersoll receives the correspondence from the Upper Thames River Conservation Authority regarding Bill 68 as information;

AND WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the Town of Ingersoll established the Upper Thames River Conservation Authority with other consenting municipalities within the watershed. (initially formed in 1947)

AND WHEREAS local municipalities currently provide approximately 35% of total conservation authority funding, while the Province of Ontario provides approximately 2% (2026 budget);

AND WHEREAS municipalities have governed and invested local rate payer funds in their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of acres of land. Many of these properties were entrusted to the

UTRCA for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Council of Town of Ingersoll calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT while the Town of Ingersoll supports provincial goals towards consistent permit approval processes, shared services, and digital modernization. It does not support it through imposing a new top-down agency structure creating unnecessary cost, red tape, and bureaucracy, undermining efficiency and responsiveness to local community needs;

AND FURTHER THAT the Town of Ingersoll supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities;

AND FURTHER THAT the Province respect the roles that Municipalities and Conservation Authorities play in conservation and governance;

AND FURTHER THAT a copy of this resolution be sent to:

- The Ontario Minister of Environment, Conservation, and Parks;
- local MPPs;
- Association of Municipalities of Ontario;
- Rural Ontario Municipal Association;
- area Indigenous communities;
- all municipalities;

- Conservation Authorities; and
- Conservation Ontario.

Kind regards,

Julie Clayton

Julie Clayton, Deputy Clerk

julie.clayton@ingersoll.ca

cc: Ernie Hardeman, Member of Provincial Parliament for Oxford
Association of Municipalities of Ontario (AMO)
Rural Ontario Municipal Association (ROMA)
Area Indigenous Communities
All municipalities
Conservation Authorities
Conservation Ontario



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

December 11, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Opposition to Proposed Consolidation of Conservation Authorities

Please be advised that South Huron Council passed the following resolution at their December 1, 2025, Regular Council Meeting:

496-2025
Moved By: Ted Oke
Seconded by: Wendy McLeod-Haggitt

That South Huron Council supports the November 17, 2025 resolution of Town of Kingsville regarding Opposition to Proposed Consolidation of Conservation Authorities; and

That the supporting resolution and originating documentation be circulated to the Premier, Minister of the Environment, Conservation and Parks, Ministry of Municipal Affairs and Housing, MPP Thompson, AMCTO, AMO and all Ontario Municipalities.

Result: Carried

I have attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Environment, Conservation and Parks, Hon. Todd J. McCarthy, todd.mccarthy@pc.ola.org; Minister of Municipal Affairs and Housing, Hon. Rob Flack, rob.flack@pc.ola.org; MPP, Hon. Lisa Thompson, lisa.thompson@pc.ola.org; AMCTO, amcto@amcto.com; AMO, resolutions@amo.on.ca; and all Ontario Municipalities



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca

November 19, 2025

Honourable Doug Ford, Premier of Ontario
Via Email: premier@ontario.ca

Public Input Coordinator
Via Email: ca.office@ontario.ca

Dear Premier Ford,

Re: Opposition to Proposed Consolidation of Conservation Authorities

Please be advised that at its Regular Meeting held Monday, November 17, 2025, the Council of the Corporation of the Town of Kingsville passed the following resolution respecting the matter referenced in the above subject line:

195-11172025

Moved By: Councillor Neufeld

Seconded By: Councillor Patterson

Whereas the Conservation Authorities Act, 1990 (the "Act"), originally enacted in 1946, was established to allow municipalities to form conservation authorities that are equipped to develop and deliver local, watershed-based conservation, restoration and natural resource management programs on behalf of the province and municipalities;

And whereas there are thirty-six (36) conservation authorities in Ontario, each of which is distinct and reflects the unique environmental, geographic and community needs of its watershed;

And whereas on October 31, 2025, the Minister of the Environment, Conservation and Parks announced the Government's intention to introduce legislation which would amend the Act to create the Ontario Provincial Conservation Agency and consolidate Ontario's 36 conservation authorities into seven (7) regional conservation authorities.

Now therefore be it resolved that the Council of the Corporation of the Town of Kingsville:

- Wishes to formally state that it opposes the consolidation of Ontario's conservation authorities without knowing the full financial and operational impact to municipalities and the conservation authorities; and,

- Directs the Acting Clerk to forward a copy of this resolution to the Honourable Doug Ford, Premier of Ontario, the Honourable Minister of the Environment, Conservation and Parks, Todd McCarthy, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, Anthony Leardi, MPP, Essex, Lisa Gretzky, MPP Windsor West, Andrew Dowie, MPP Windsor-Tecumseh, Trevor Jones, MPP Chatham-Kent-Leamington, AMCTO, AMO and all Ontario Municipalities.

Carried.

Please accept this correspondence as an official confirmation of Council's decision with respect to the same. Any questions may be directed to the undersigned.

Sincerely,



Angela Toole
Acting Manager of Municipal Governance/Clerk
519-733-2305 ext. 223
atoole@kingsville.ca

cc. Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
Honourable Rob Flack, Minister of Municipal Affairs and Housing
Anthony Leardi, MPP, Essex
Lisa Gretzky, MPP, Windsor West
Andrew Dowie, MPP, Windsor-Tecumseh
Trevor Jones, MPP, Chatham-Kent-Leamington
Essex Region Conservation Authority
Conservation Ontario
AMCTO
AMO
All Ontario Municipalities



December 12th, 2025

Hon. Todd McCarthy, Ontario Minister of Environment, Conservation and Parks
Scott Reid, MP
John Jordan, MPP Lanark-Frontenac-Kingston
Association of Municipalities of Ontario
Rural Ontario Municipal Association
Rideau Valley Conservation Authority
Mississippi Valley Conservation Authority
All Municipalities in Ontario

Re: Proposed Consolidation of Conservation Authorities & New Provincial Conservation Agency

At its Council meeting on December 9th, 2025, the Council of the Corporation of the Township of Drummond/North Elmsley adopted the following motion:

Resolution Number 25-122

WHEREAS, the *Conservation Authorities Act* (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy;

AND WHEREAS, local municipalities established the Rideau Valley Conservation Authority in 1966 and the Mississippi Valley Conservation Authority in 1968, and currently provide over 50% of total conservation authority funding, while the Province of Ontario provides less than 5%;

AND WHEREAS, municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable services standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS, Bill 68 (Schedule 3) and ERO posting 025-1257 proposes to consolidate Ontario's 36 conservation authorities into seven regional authorities and create the Ontario Provincial Conservation Agency, a Crown agency that would assume oversight over conservation authorities and have the ability to levy authorities to cover its costs;



The Corporation of the Township of Drummond/North Elmsley

310 Port Elmsley Road • Perth • Ontario • K7H 3C7

AND WHEREAS, the Province already possesses the authority to establish overarching legislation, regulations, standards and policies across all conservation authorities through the *Conservation Authorities Act* and the Ministry of Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT, the Township of Drummond/North Elmsley calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT, while the Township of Drummond/North Elmsley supports provincial goals for consistent permit approval processes, shared services and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND FURTHER THAT, the Township of Drummond/North Elmsley supports efforts to balance expertise, capacity and program delivery across the province, and requests that the province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

AND FURTHER THAT, a copy of this resolution be sent to the Ontario Minister of Environment, Conservation and Parks, to the local MP(s) and MPP(s), the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, the local conservation authority(s), and all municipalities in Ontario.

CARRIED

Sincerely,

Janie Laidlaw,
Clerk



December 16, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Sent by Email

Dear: Honorable Doug Ford,

RE: Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities.

The Council of the Corporation of Tay Valley Township at its meeting held on December 9th, 2025, adopted the following resolution:

RESOLUTION #C-2025-12-14

MOVED BY: Wayne Baker
SECONDED BY: Angela Pierman

“WHEREAS, water resources and water availability is the defining issue of this century due to the impacts of climate change which Tay Valley Township has already experienced (through dry wells and below normal river levels this summer and floods in 2017 and 2019),

AND WHEREAS, Ontario's Conservation Authorities play a critical role in watershed management, flood mitigation, drought mitigation, and public safety;

AND WHEREAS, Tay Valley Township has already experienced negative consequences of centralized management of water resources from afar (the Ministry of Natural Resources staff in Toronto have previously directed the depth of water at the Pike Lake Dam be lowered during a pickerel spawn event resulting in the death of the pickerel);

AND WHEREAS, municipalities must retain a strong, meaningful voice to ensure that local knowledge, local priorities and local risks are fully considered;

Tay Valley Township
217 Harper Road, Tay Valley, Ontario K7H 3C6
www.tayvalleytwp.ca
Phone: 613-267-5353 or 800-810-0161 Fax: 613-264-8516

AND WHEREAS, the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy;

AND WHEREAS, local municipalities established the Rideau Valley Conservation Authority in 1966 and the Mississippi Valley Conservation Authority in 1968 and currently provide over 50% of total conservation authority funding, while the Province of Ontario provides less than 5%;

AND WHEREAS, municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable services standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS, Bill 68 (Schedule 3) and ERO posting 025-1257 propose to consolidate Ontario's 36 conservation authorities into seven regional authorities and create the Ontario Provincial Conservation Agency, a Crown agency that would assume oversight over conservation authorities and have the ability to levy authorities to cover its costs;

AND WHEREAS, the Province already possesses the authority to establish overarching legislation, regulations, standards and policies across all conservation authorities through the Conservation Authorities Act and the Ministry of Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT, Tay Valley Township strongly urges the Provincial Government of Ontario to withdraw all sections of Bill 68 related to Amendments to the Conservation Authorities Act;

BE IT FURTHER RESOLVED THAT, Tay Valley Township calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

BE IT FURTHER RESOLVED THAT, the Province be requested to re-introduce any proposed changes as a standalone bill to proceed through the regular legislative process (First and Second Readings, Committee Review, stakeholder submissions and public consultation) to ensure the impacts on watershed management, environmental protection and public safety are fully and transparently captured;

BE IT FURTHER RESOLVED THAT, while Tay Valley Township supports provincial goals for consistent permit approval processes, shared services and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

BE IT FURTHER RESOLVED THAT, Tay Valley Township supports efforts to balance expertise, capacity and program delivery across the province, and requests that the province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

BE IT FURTHER RESOLVED THAT, Tay Valley Township calls on the province to consider any potential amalgamation of Conservation Authorities on the basis of their abiotic, biologic and cultural characteristics (i.e. remove the Cataraqui Region and all lands not draining to the Ottawa River);

BE IT FURTHER RESOLVED THAT, the province maintains the local knowledge of the unique natural resources, weather and climactic features of the RVCA and MVCA watersheds through local staffing;

BE IT FURTHER RESOLVED THAT, the current assets (including financial reserves and land trusts) of the RVCA and MVCA remain with them to recognize their fiscal prudence and are not used to subsidize conservation authorities with fewer assets or developed upon;

BE IT FURTHER RESOLVED THAT, the province ensure that any future governance framework for Ontario's Conservation Authorities includes robust and clearly defined municipal representation, recognizing municipalities as essential partners in protecting watershed and mitigating risks;

AND BE IT FINALLY RESOLVED THAT, a copy of this resolution be sent to the Premier of Ontario, Ontario Minister of Environment, Conservation and Parks, Ontario Minister of Finance, to the local MPP, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, the local conservation authority(s), and all municipalities in Ontario.”

ADOPTED

If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,



Aaron Watt, Deputy Clerk

cc: Hon. Todd J. McCarthy Ontario Minister of Environment, Conservation and Parks,
Hon. Peter Bethlenfalvy Ontario Minister of Finance,
John Jordan, MPP Lanark-Frontenac-Kingston,
Rural Ontario Municipal Association (ROMA) Association of Municipalities of Ontario (AMO), RVCA, MVCA and all Ontario Municipalities
Sally McIntyre, General Manager, Mississippi Valley Conservation Authority
Sommer Casgrain-Robertson, General Manager, Rideau Valley Conservation Authority

/Enclosure



**Ganaraska Region
Conservation Authority**

2216 County Road 28
Port Hope, ON L1A 3V8

Phone: 905-885-8173
Fax: 905-885-9824
www.grca.on.ca

MEMBER OF
CONSERVATION ONTARIO

November 28, 2025

**Proposed Regional Consolidation of Conservation Authorities, ERO Notice #025-1257
Ganaraska Region Conservation Authority Resolution GRCA 51/25**

On October 31, 2025, Minister Todd McCarthy, Minister of the Environment, Conservation and Parks (MECP), announced that the provincial government will introduce legislation to amend the *Conservation Authorities Act* to create a new provincial agency, the Ontario Provincial Conservation Agency (OPCA) under Bill 68. On November 27, 2025, Bill 68, *Plan to Protect Ontario Act* (Budget Measures), 2025 (No. 2) received Royal Assent.

Another key action announced at this time, by the Minister of the Environment, Conservation and Parks, together with the Chief Conservation Executive, is the proposal to consolidate the province's 36 conservation authorities into seven regional conservation authorities, while maintaining alignment with watershed boundaries. On Friday, November 7th, the MECP posted Environmental Registry Notice No. 025-1257 ("Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities"), the ERO posting remains open for public comment for a total of 45 days until December 22, 2025 at 11:59 p.m.

The proposed consolidation recommends Ganaraska Region Conservation Authority (GRCA) join with Central Lake Ontario, Kawartha Region, Otonabee Region, Lower Trent Region, Crowe Valley and Quinte Region Conservation Authorities forming the Eastern Lake Ontario Regional Conservation Authority (ELORCA). This regional conservation authority would include 48 municipalities across the proposed region. As well, the area covered by the ELORCA is 16 times the current jurisdiction of the GRCA and larger than the area covered by the island of Jamaica. The population included is more than the population of some Canadian Provinces.

At the November 27, 2025, Ganaraska Region Conservation Authority Board of Directors meeting, a staff report entitled "Bill 68, Schedule 3 Proposed Changes to the *Conservation Authorities Act* and Proposed Boundaries for Regional Consolidation of Ontario Conservation Authorities" which can be found at the following link, https://qrca.on.ca/wp-content/uploads/2025/11/qrca_ca-act-amendments-as-per-bill-68-update.pdf, was presented and the following resolution was received as written in the report:

GRCA 50/25

MOVED BY: Joan Stover
SECONDED BY: Miriam Mutton

WHEREAS the Ganaraska Region Conservation Authority Board of Directors acknowledges and supports the Province's goals of improved efficiency of watershed management, through the implementation of digital applications and permitting system, consistent policies, flood standards, fees, and technology; and

WHEREAS consistent policies, and resources across the existing conservation authority boundaries could be achieved without structural consolidation through direction and tools such as technical guidelines provided by the Ministry of the Environment, Conservation and Parks; or Conservation Ontario; and

WHEREAS conservation authorities are locally-based, grassroots organizations formed by municipal governments in response to the challenges posed by a changing landscape; especially, the increased exposure to flooding and erosion hazards and the resulting risks to lives and property. In the case of the GRCA, supported by its seven municipalities, this vision has proven a successful model for nearly 80 years; and

WHEREAS the GRCA, with the guidance and support of our seven member municipalities, demonstrates fiscal prudence in conservation delivery, ensuring stable growth through stable funding. GRCA has successfully leveraged funding to support programs and services that are locally important and are driven by community engagement through *GRCA's Conservation Land Strategy* and the *Watershed Based Resource Management Strategy*; and

WHEREAS GRCA consistently meets or exceeds provincial service standards, and participates in staff-sharing initiatives with neighbouring conservation authorities that already deliver many of the efficiencies the Province seeks; and

WHEREAS plans to regionalize conservation authorities through consolidation would dilute local accountability and municipal partnership and is contrary to the basic principle that decisions are best made closest to the communities they affect. Effective representation by municipal partners remains core to the success of conservation authorities. The GRCA, while not unique among conservation authorities in this respect, is effective in working with our community to support sustainable development, and keeping communities safe; and

WHEREAS being front-line means being responsive and accountable to the community by delivering the services that are essential and valued to the best interest of the community. The front line of provincial priorities on housing, the economy, infrastructure, and climate resilience are in the decisions between municipalities working together to address issues around floodplain (and hazard) protection and resilient upland and landscape management. Further, staff and Board are responsive and accountable to the

needs of the watershed community, while meeting or exceeding provincial service standards. The staff and Board are reachable through publicly available contact information. Local governance and direction combined with local service provision allows the GRCA to continue to be responsive to our community; and

WHEREAS consolidation will result in substantial transition costs, not the least of which is time. In all facets, that would divert resources from front-line service delivery and delay desired outcomes. Further, the loss of local watershed knowledge and community relationships will add greater uncertainty, loss of trust, and delay for our watershed residents. This includes the agricultural community, businesses, builders, developers, and our municipal partners that seek timely and effective local advice, which is provided through local pre-consultation; and

WHEREAS a proposed regional watershed would create a geographically vast and administratively complex organization when joining the seven conservation authorities as proposed in eastern Lake Ontario. This would be considerably worse if local offices do not remain available and accountable to its membership, partners and the communities they serve.

THEREFORE BE IT RESOLVED:

THAT the Ganaraska Region Conservation Authority Board of Directors does not support the proposed “Eastern Lake Ontario Regional Conservation Authority” boundary configuration as outlined in Environmental Registry Notice 025-1257; and

FURTHER THAT meaningful modernization can occur within the current watershed-based governance framework; and

FURTHER THAT the GRCA Board endorses further provincial evaluation of a more focused specific model as a geographically coherent, cost-effective and locally accountable alternative that advances the government's priorities of efficiency, red-tape reduction and timely home construction; and

FURTHER THAT the Board asks that the Ministry of the Environment, Conservation and Parks engage directly with affected municipalities and conservation authorities across Eastern Lake Ontario through a working group; and

FURTHER THAT the Board of Directors direct staff to make a submission to the Environmental Registry of Ontario consultations asking the Province to pause any consolidation until more consultation can take place; and

FURTHER THAT a letter from the Chair containing this resolution, be forwarded to:

- the Minister of the Environment, Conservation and Parks and his Opposition critics; and
- the Ministry of the Environment, Conservation and Parks (CA Office); and
- Ontario's Chief Conservation Executive, Hassaan Basit; and

- Local Member of Provincial Parliament David Piccini, Northumberland – Peterborough South and
- All local watershed municipalities, all municipalities in Ontario, and Counties within GRCA's watershed.

CARRIED UNANIMOUSLY.

The GRCA encourages all partners to review the posting at the following link: <https://ero.ontario.ca/notice/025-1257>, and submit comments prior to the closing date of December 22, 2025.

For further information, please contact the undersigned at info@grca.on.ca

Yours sincerely,



Vicki Mink
Chair, Ganaraska Region Conservation Authority

CC:

- the Minister of the Environment, Conservation and Parks and his Opposition critics; and
- the Ministry of the Environment, Conservation and Parks (CA Office); and
- Ontario's Chief Conservation Executive, Hassaan Basit; and
- Local Member of Provincial Parliament David Piccini, Northumberland – Peterborough South and
- All local watershed municipalities, all municipalities in Ontario, and Counties within GRCA's watershed.

The Corporation of the Township of Hamilton

8285 Majestic Hills Drive
P.O. Box 1060, Cobourg, ON K9A 4W5
Tel: 905-342-2810 Fax: 905-342-2818
Email: info@hamiltontownship.ca
Web: www.hamiltontownship.ca



December 16th, 2025

Premier's Office Room 281
Main Legislative Building, Queen's Park Toronto, ON M7A 1A5
Via email: doug.fordco@pc.ola.org

Dear Hon. Doug Ford,

Re: Opposition to Proposed Consolidation of Conservation Authorities

Please be advised that the Council for the Township of Hamilton passed the following resolution at their December 16, 2025, Regular Council Meeting:

RES:2024-602

Moved by Councillor Mark Lovshin, Seconded by Councillor John Davison

The Council for the Corporation of the Township of Hamilton enacts as follows: That Council supports the November 27, 2025 resolution of the Ganaraska Region Conservation Authority regarding Opposition to Proposed Consolidation of Conservation Authorities; and

That the supporting resolution and originating documentation be circulated to the Minister of the Environment, Conservation and Parks and his Opposition critics; and the Ministry of the Environment, Conservation and Parks (CA Office); and Ontario's Chief Conservation Executive, Hassaan Basit; and Local Member of Provincial Parliament David Piccini, Northumberland - Peterborough South and all local watershed municipalities, all municipalities in Ontario, and Counties within GRCA's watershed.

CARRIED.

I have attached the originating correspondence for your reference.

Respectfully,

Daphne Livingstone,
Director of Corporate Services/Municipal Clerk

Encl.

cc: Minister of Environment, Conservation and Parks, Hon. Todd J. McCarthy, todd.mccarthy@pc.ola.org; Minister of Municipal Affairs and Housing, Hon. Rob Flack, rob.flack@pc.ola.org; MPP, Hon. Lisa Thompson, lisa.thompson@pc.ola.org; Ontario's Chief Conservation Executive, Hassaan Basit; and- Local Member of Provincial Parliament David Piccini, Northumberland - Peterborough South and- All local watershed municipalities, all municipalities in Ontario, and Counties within GRCA's watershed.



December 18, 2025

Minister of Environment, Conservation and Parks
College Park
5th Floor.
777 Bay St.
Toronto, ON M7A 2J3
Email: minister.mecp@ontario.ca

Honourable Minister McCarthy,

Re: Municipality of Meaford Response to Proposed Consolidation of Ontario's Conservation Authorities

Please be advised that the Council of the Municipality of Meaford adopted the following resolution at its meeting on December 15, 2025.

Moved by: Councillor Uhrig
Seconded by: Deputy Mayor Keaveney

Whereas the Conservation Authorities Act enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses; and

Whereas the municipalities within Grey and Bruce Counties established the North Grey Region Conservation Authority in 1957 and the Sauble Valley Conservation Authority in 1958 which amalgamated into the Grey Sauble Conservation Authority (GSCA) in 1985; and

Whereas local municipalities currently provide approximately 44% of total GSCA funding, while the Province of Ontario provides approximately 7%; and

Whereas municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local



watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers; and

Whereas conservation authorities collectively own and manage thousands of hectares of land, much of which was donated or sold by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities; and

Whereas Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency whose objects include overseeing conservation authorities and the transition to a regional watershed-based framework for conservation authorities in Ontario with municipal cost contribution yet to be defined; and

Whereas the Ministry of the Environment, Conservation and Parks has posted Environmental Registry Notice No. 025-1257 ("Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities"), proposing to reduce Ontario's 36 conservation authorities to 7 regional entities as part of a broader restructuring; and

Whereas under this proposal, the Grey Sauble Conservation Authority (GSCA) would be consolidated into a new "Huron-Superior Regional Conservation Authority" that is over 23,000 square kilometres in size and consists of 80 municipalities; and

Whereas the Province already has the authority to establish overarching legislation, regulations and standards through the Conservation Authorities Act and the Ministry of Environment, Conservation and Parks to address issues related to permitting, by establishing guidance, online permitting platforms and technical standards through legislation that could help build homes; and

Whereas the GSCA has already undertaken significant modernization work aligned with provincial objectives, including Information Technology / Information Management, and leveraging technology to streamline



planning and permit review processes processing 100% of major permits within the provincial timelines in 2024;

Therefore be it resolved that the Municipality of Meaford calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands; and

Be it further resolved that the Municipality of Meaford does not support the proposed "Huron-Superior Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257 as the proposal lacks sufficient justification, would significantly diminish local governance, and fails to recognize the effectiveness and efficiencies already achieved within existing watershed-based models; and

Be it further resolved that the Municipality of Meaford affirms that large-scale regional consolidation is unnecessary, would introduce substantial transition costs, and would divert resources away from frontline watershed programs. The Council further asserts that restructuring at this scale would erode local decision-making, weaken municipal accountability, and disrupt long-standing community partnerships that are central to delivering responsive watershed management; and

Be it further resolved that while the Municipality of Meaford supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down approach structure without strong local accountability and governance risks creating unnecessary cost, red-tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs; and

Be it further resolved that the Municipality of Meaford urges the Province to strengthen centralized standards, resources, and tools rather than undertaking broad structural amalgamation and to provide sustainable, predictable provincial funding across conservation authorities to enable local CAs to advance ongoing digitization and systemization work that has



already resulted in improved efficiency and consistency in recent years;
and

Be it further resolved that the Municipality of Meaford believes that the Province's proposed new online permitting portal can be implemented within the existing conservation authority framework without requiring structural amalgamation; and

Be it further resolved that the Municipality of Meaford requests that the Ministry engage meaningfully and collaboratively with affected municipalities, conservation authorities, and local Indigenous communities before advancing any consolidation, to ensure that any changes reflect both local needs and the practical realities of implementation; and

Be it further resolved that this resolution be included in the Municipality's ERO response and forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, all of Ontario's municipalities, MPPs, conservation authorities, AMO, and Conservation Ontario.

Carried - Resolution #2025-46-09

Yours sincerely,

Allison Penner

Deputy Clerk / Manager, Legislative Services

Municipality of Meaford

21 Trowbridge Street West, Meaford

519-538-1060, ext. 1110 | apenner@meaford.ca



cc: The Honourable Doug Ford, Premier of Ontario
All Ontario Municipalities
All Ontario Members of Provincial Parliament
All Ontario Conservation Authorities
Association of Municipalities of Ontario (AMO)
Conservation Ontario
Submission to Environmental Registry Notice 025-1257



United Counties of
Stormont, Dundas & Glengarry

7a)

RESOLUTION

MOVED BY Councillor Densham

RESOLUTION NO 2025- 159

SECONDED BY

DATE November 17, 2025

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the municipalities within Stormont, Dundas and Glengarry (SDG) established South Nation Conservation (SNC) in 1947 and the Raisin Region Conservation Authority (RRCA) in 1963;

AND WHEREAS local municipalities currently provide between 25% and 50% of total conservation authority funding, while the Province of Ontario provides approximately 3%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of acres of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Council of the United Counties of Stormont, Dundas and Glengarry calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local

representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT while the United Counties of SDG supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND FURTHER THAT the United Counties of SDG supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives.

AND FURTHER THAT a copy of this resolution be sent to the Ontario Minister of Environment, Conservation, and Parks, to the local MP and MPPs, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, and all municipalities and Conservation Authorities in Ontario.

CARRIED

DEFEATED

DEFERRED



WARDEN

Recorded Vote:	
Councillor Bergeron	_____
Councillor Broad	_____
Councillor Densham	_____
Councillor Fraser	_____
Councillor Guindon	_____
Councillor Landry	_____
Councillor MacDonald	_____
Councillor McDonald	_____
Councillor McGillis	_____
Councillor St. Pierre	_____
Councillor Williams	_____
Warden Lang	_____

December 16, 2025

Hon. Todd McCarthy
Minister of the Environment, Conservation and Parks
Via Email todd.mccarthy@pc.ola.org

Re: Amalgamation of Conservation Authorities - Bill 68

Please be advised the Council of the Municipality of Chatham-Kent, at its regular meeting held on December 15, 2025, supported the following resolution regarding the above noted matter.

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the Municipality of Chatham-Kent (through its original municipalities) established the Lower Thames Valley Conservation Authority and St Clair Region Conservation Authority (both initially formed in 1961);

AND WHEREAS local municipalities currently provide over 50% of total conservation authority funding, while the Province of Ontario provides approximately 5%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of acres of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Chatham-Kent calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT while the Municipality of Chatham-Kent supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND FURTHER THAT the Municipality of Chatham-Kent supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives.

AND FURTHER THAT a copy of this resolution be sent to the Ontario Minister of Environment, Conservation, and Parks, to the local MP and MPPs, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, and all municipalities and Conservation Authorities in Ontario.

Sincerely,

Judy Shantz, CMO
Director Municipal Governance/Clerk

C
Local MP and MPPs
Association of Municipalities of Ontario
Rural Ontario Municipal Association
Ontario Municipalities
Conservation Authorities in Ontario



Town of The Blue Mountains

32 Mill Street, Box 310
THORNBURY, ON N0H 2P0
<https://www.thebluemountains.ca>

OFFICE OF: Mayor Andrea Matrosovs
Email: mayor@thebluemountains.ca
Phone: 519-599-3131 Ext 406

December 5, 2025

Minister of Environment, Conservation and Parks
College Park
5th Floor
777 Bay St.
Toronto, ON M7A 2J3
Email: minister.mecp@ontario.ca

RE: Town of The Blue Mountains Opposition to Bill 68 and the Proposed Consolidation of Ontario's Conservation Authorities

Honourable Minister McCarthy,

The Town of The Blue Mountains Council would like to express our concerns regarding Bill 68 and the proposed consolidation of Ontario's 36 Conservation Authorities into seven regional authorities. As a community with a strong and long-standing partnership with our local conservation authorities, we believe the proposed regional restructuring does not align with the best interests of our residents or the unique environmental needs of our community.

As a Council, we support provincial efforts to enhance efficiency through standardized fee schedules, policies, guidelines and online permitting systems. However, we believe that these improvements can be achieved without compromising the local expertise, responsiveness and accountability that watershed-based authorities currently provide.

The proposed consolidation raises significant concerns for The Blue Mountains Council regarding the loss of local expertise and the reduction of accessible, timely support for residents, builders and developers. Local conservation authorities possess a deep knowledge of watershed conditions, natural hazards and community priorities that cannot be effectively replicated at a broader regional scale. Centralizing the functions of local conservation authorities risks diluting the community-driven programming and tailored services that protect natural resources and support sustainable development in The Blue Mountains, while also diminishing meaningful municipal representation in decision-making. We are further concerned that a top-down

structure may introduce unnecessary transition costs, red tape and additional layers of bureaucracy, which hinder efficiency, rather than improve it.

Given these concerns, we urge you to reconsider the implications of the proposed amalgamation and to directly engage with municipalities and conservation authorities before finalizing any consolidation boundaries or legislative amendments. We respectfully request that the province consider alternative approaches that maintain local, municipally governed, watershed-based conservation authorities while supporting shared objectives of modernization and efficiency improvements. We believe that strengthening and supporting existing structures, rather than replacing them, will help to preserve local expertise, ensure consistent service delivery, and uphold the principles of community-focused governance.

Thank you for considering the perspective of the Town of The Blue Mountains. We look forward to your response and hopeful reconsideration of this proposal.

Warm regards,

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Matrosovs', written in a cursive style.

Mayor Andrea Matrosovs
Town of The Blue Mountains



374028 6TH LINE • AMARANTH ON • L9W 0M6

December 19, 2025

Hon. Todd McCarthy
Minister of the Environment, Conservation and Parks

Hassaan Basit
Chief Conservation Officer

Sent by email to: todd.mccarthy@pc.ola.org, Hassaan.Basit@ontario.ca

Re: Amalgamation of Conservation Authorities – Bill 68

At its special meeting of Council held on December 19, 2025, the Township of Amaranth Council discussed the proposed amalgamation of the Conservation Authorities and passed the following motion.

Background

Located in the aptly named Headwaters Region of Southern Ontario, the Township of Amaranth in the County of Dufferin is currently very under the jurisdiction of three Conservation Authorities: Grand River, Nottawasaga Valley and Credit Valley. The Township of Amaranth has been under the jurisdiction of these three Conservation Authorities since they were established. Amaranth is currently well served by all three Conservation Authorities.

Under the proposal put forward by the provincial government as part of Bill 68 referenced above, the Township of Amaranth would remain split between three much larger Regional Conservation Authorities: Lake Erie, Huron-Superior and Central Lake. This proposal severely dilutes local accountability, potentially eliminating the voice of this municipality and the taxpayers who support the work of the Conservation Authorities with levies paid as part of property taxes. Meanwhile the provincial contribution to CAs continues at a level that funds less than 3% of the Conservation Authorities' respective budgets.

The Township of Amaranth values the significant watershed specific infrastructure investment as contributed by its three unique Authorities and the science-based knowledge that guides the decision making in each of the specific geographical areas of each Authority.

Conservation Authorities have been working hard to streamline permitting processes, improve delivery timelines and focus on fiscal prudence and consistency within their mandated roles. Through shared services, the improvement to modernization and

system evolution can continue with less system-wide disruption and without additional transition expense.

Resolution #: 2

Moved by: G. Little

Seconded by: V. Paan

BE IT RESOLVED THAT:

Council of the Township of Amaranth opposes the amalgamation process as defined in Bill 68.

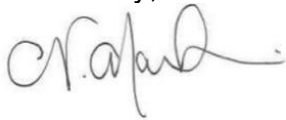
Further, the Township of Amaranth proposes a three-year hiatus of any transition changes while evaluation is completed with proper, appropriate consultation of all partners in Conservation Authorities to review any proposed boundary realignments, additional governance oversight, potential service adjustments and other Conservation Authority model proposals.

For (5): C. Gerrits, G. Little, S. Graham, B. Metzger, and V. Paan

CARRIED (5 to 0)

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,



Nicole Martin, Dipl. M.A.
CAO/Clerk

Cc: Dufferin MP and MPP
Association of Municipalities of Ontario
Rural Ontario Municipal Association
Ontario Municipalities
Conservation Authorities in Ontario
Ministry of Natural Resources



December 19, 2025

By E-mail

Hon. Todd McCarthy MPP
Minister of the Environment, Conservation and Parks
College Park, 5th Floor, 777 Bay Street
Toronto, ON M7A 2J3

RE: Kawartha Conservation Board Submission on the Proposed Regional Consolidation of Conservation Authorities, ERO Notice #025-1257

Dear Minister McCarthy,

On behalf of the Kawartha Conservation Board of Directors, we are writing to share the Board's perspective on Environmental Registry of Ontario Posting #025-1257, informed by discussions at its meetings on November 27 and December 18, 2025. The Board recognizes the Province's objectives under Bill 68, to strengthen oversight, consistency, and modernization across conservation authorities through the Ontario Provincial Conservation Agency and the proposed transition toward a regional watershed-based framework.

The proposed consolidation model includes the creation of an Eastern Lake Ontario Regional Conservation Authority, which would result in the consolidation of Kawartha Conservation with several neighbouring conservation authorities and would represent a significant change to governance structures, service delivery models, financial frameworks, land management responsibilities, and municipal oversight.

We support the Province's generally stated objectives, including the use of digital permitting systems, consistent policies and standards, and enhanced use of technology. Kawartha Conservation already demonstrates strong performance in these areas, including meeting or exceeding provincial service standards, participating in staff-sharing initiatives, operating within a fully digital permitting environment, and advancing digital transformation—reflecting many of the efficiencies sought through the provincial initiative.

Substantial concerns and risks have been identified with the proposed consolidation or amalgamation, particularly with respect to the loss of local decision-making authority, reduced municipal representation, uncertainty around transition funding, asset ownership considerations, potential service disruption, and impacts on locally delivered programs. The scale of the proposed Eastern Lake Ontario region raises additional challenges related to maintaining effective community relationships and ensuring services remain responsive to local watershed conditions.



The importance of meaningful consultation and engagement with municipalities, conservation authorities, and stakeholders prior to any decisions being finalized cannot be understated. In particular, the Board notes that many of the Province’s desired outcomes—such as improved consistency, efficiency, and modernization—can be advanced through the existing watershed-based governance framework, supported by the Ontario Provincial Conservation Agency (OPCA), without the disruption and destabilization inherent in large-scale structural consolidation, and counter to the Province’s goals of advancing the housing priority, streamlining service, and reducing red tape.

Similarly, the importance of effective, ongoing two-way communication between conservation authorities and the OPCA is critical as the Agency initiates and fulfills its evolving mandate. Regular dialogue, shared implementation guidance, and collaborative problem-solving would support consistent interpretation of provincial direction, reduce implementation risks, and ensure that operational experience and local watershed knowledge inform policy development and modernization efforts.

A transparent, comprehensive cost-benefit analysis of alternative approaches should be undertaken as a first step to inform decision-making in any transition model that may be contemplated in the future. Where any transition is determined to be beneficial, it should be supported by a clearly defined and phased transition plan. Full provincial financial support is critical for any mandatory transition efforts to ensure continuity of programs and services and to avoid disruption to municipalities and communities.

Accordingly, we urge the Province to consider the benefits of a measured “pause” of the consolidation proposal put forward to allow the OPCA to complete its initial three-year term, undertake meaningful engagement with conservation authorities, and assess the urgency and necessity of consolidation or amalgamation of conservation authorities through an evidence-based approach. This would include clearly identifying issues, providing effective communication and feedback to conservation authorities to address any issues and if necessary, consider alternative models that would more effectively advance provincial priorities related to efficiency, red-tape reduction, and timely housing delivery.

Attached is a resolution passed by the Kawartha Conservation Board of Directors at their meeting held on December 18, 2025, and our detailed comments regarding ERO Notice #025-1257. For further information, please feel free to contact the undersigned.

Sincerely,

Pat Warren
Chair

Mark Majchrowski
Chief Administrative Officer

Enclosures: *Kawartha Conservation Board Resolution #157/25, December 18, 2025*
 Kawartha Conservation ERO #025-1257 Submission Comments



- cc. *The Conservation Authorities Office, Ministry of the Environment, Conservation and Parks
Hassaan Basit, Ontario's Chief Conservation Executive
Peter Tabuns, MPP, Critic, Environment, Conservation and Parks
Local Members of Provincial Parliament:
Laurie Scott, Haliburton-Kawartha Lakes-Brock
Dave Smith, Peterborough-Kawartha
Local Watershed Municipalities
The Association of Municipalities of Ontario, and the Rural Ontario Municipal Association
Conservation Ontario and all Conservation Authorities in Ontario*



KAWARTHA CONSERVATION BOARD OF DIRECTORS MEETING #10/25 (DECEMBER 18, 2025)

RESOLUTION #157/25

MOVED BY: MARK DOBLE

SECONDED BY: TRACY RICHARDSON

RECOGNIZING THAT, the Province of Ontario has posted Environmental Registry of Ontario (ERO) Posting #025-1257 proposing the consolidation of Ontario’s 36 Conservation Authorities into 7 Regional Conservation Authorities; AND,

RECOGNIZING THAT, the proposed Eastern Lake Ontario Regional Conservation Authority would consolidate Kawartha Conservation with Central Lake Ontario, Otonabee, Ganaraska, Lower Trent, Crowe Valley, and Quinte Region Conservation Authorities, resulting in significant changes to governance, service delivery, financial structures, land management, and municipal oversight; AND,

RECOGNIZING THAT, the Kawartha Conservation Board acknowledges and supports the Province’s goals of improved efficiency of watershed management, through the implementation of digital applications and permitting system, consistent policies, flood standards, fees, and technology; AND,

CONSIDERING THAT, Kawartha Conservation consistently meets or exceeds provincial service standards, participates in staff-sharing initiatives with neighbouring conservation authorities, regularly reports on performance, are engaged in a fully digital permit application framework, and are engaged in digital transformation activities, mirroring many of the efficiencies the Province seeks; AND,

CONSIDERING THAT, the proposed consolidation raises substantial concerns and risks related to local decision-making authority, municipal representation, transition funding, asset ownership, service disruption and the protection of local programs; AND,

CONSIDERING THAT, there is a need for meaningful consultation and engagement with stakeholders to address identified concerns and risks of the proposed consolidation or amalgamation; AND,

CONSIDERING THAT, there is a need to undertake a full cost-benefit analysis of any consolidation or amalgamation models or alternatives; AND,

CONSIDERING THAT, the objects of the Ontario Provincial Conservation Agency (OPCA) can accomplish the same goals and objectives without consolidation of conservation authorities and without the service disruption and interference that would come with amalgamation; AND,

CONSIDERING THAT, meaningful modernization can occur within the current watershed-based governance framework;

THEREFORE, BE IT RESOLVED THAT, the Kawartha Conservation Board does not support the proposed “Eastern Lake Ontario Regional Conservation Authority” boundary configuration as outlined in Environmental Registry Notice 025-1257; AND

THAT, the Kawartha Conservation Board of Directors requests the Province of Ontario to pause any decision to consolidate or amalgamate conservation authorities to allow:

- the OPCA to complete its first 3-year term and a subsequent assessment of the need for consolidation
- for meaningful engagement needed to address the concerns and risks of the proposed consolidation
- for the review of alternative models and processes that would result in better outcomes that advances the government’s priorities of efficiency, red-tape reduction and timely home construction, AND;

THAT, the commentary provided for in the staff report be endorsed and submitted to the Province of Ontario as Kawartha Conservation’s comments regarding Environmental Registry Posting 025-1257, AND;

THAT, the resolution be forwarded to:

- Minister of the Environment, Conservation and Parks and his Opposition critics
- Ministry of the Environment, Conservation and Parks (CA Office);
- Ontario’s Chief Conservation Executive, Hassaan Basit;
- Local Members of Provincial Parliament
- Conservation Ontario
- all municipalities within Kawartha Conservation’s watershed and conservation authority municipalities.

Recorded Vote:

Municipality	Name	Governance Role	Vote Decision
Township of Cavan-Monaghan	Byrne, Gerry	Director	Yes
City of Kawartha Lakes	Doble, Mark	Director	Yes
Municipality of Trent Lakes	Franzen, Peter	Director	Yes
Region of Durham, Township of Brock	Pettingill, Cria	Director	Yes
Region of Durham, Municipality of Clarington	Rang, Lloyd	Director	Absent
City of Kawartha Lakes	Richardson, Tracy	Director	Yes
Region of Durham, Township of Scugog	Rock, Robert	Director	Absent
Region of Durham, Township of Scugog	Wright, Harold	Vice-Chair	Yes
City of Kawartha Lakes	Warren, Pat	Chair	Yes

UNANIMOUSLY CARRIED *(of members present)*

Kawartha Conservation ERO #025-1257 Submission Comments

(December 19, 2025):

The following submission outlines Kawartha Conservation’s comments in response to Environmental Registry of Ontario Posting #025-1257, which seeks input on the proposed regional consolidation of conservation authorities. These comments are informed by discussions of the Kawartha Conservation Board of Directors and reflect both governance oversight and operational experience delivering conservation authority programs and services at the watershed scale.

Kawartha Conservation recognizes the Province’s objectives of improving consistency, efficiency, and modernization across the conservation authorities. The comments below are intended to be constructive and informed by local accountability and operational experience, to assist the Province in evaluating transition models that achieve these objectives while maintaining effective governance, accountable service delivery, fiscal prudence, and strong municipal partnerships.

The responses that follow are structured to directly address the questions posed in the ERO posting and focus on practical considerations related to the proposed transition of the conservation authority framework.

What do you see as key factors to support a successful transition and outcome of regional conservation authority consolidation?

Evidence-based decision-making before implementation

- The Province’s objectives related to consistency, efficiency, and speed of service can be advanced immediately within the existing 36 conservation authority framework through provincially led standards, shared tools, staff collaboration, and digital permitting systems. These measures should be implemented and evaluated first, allowing for work processes to be aligned, performance to be determined and testing of the assumption that efficiencies are to be gained through consolidation.
- Decisions regarding any potential structural change must be informed by a rigorous cost-benefit analysis (transition and steady-state), consistent with standard public-sector business practice. This analysis must meaningfully involve municipalities and conservation authorities, who understand both the operational realities and local service impacts. Structural change should not proceed where substantive, demonstrable gains cannot be clearly established.
- Where challenges or inefficiencies are identified, alternative approaches—such as shared services, regional collaboration agreements, or targeted functional integration—should be explored and exhausted before any consideration of consolidation.

Stable provincial transition funding and clear “who pays” rules

- Any provincially directed modernization initiatives must be accompanied by stable, multi-year provincial funding to avoid cost pressures being downloaded onto municipalities and ratepayers.
- Clear and transparent rules regarding “who pays” are essential. New provincial initiatives, including those associated with the Ontario Provincial Conservation Agency (OPCA), should not introduce additional financial burdens during periods of transition or change.

Service-continuity

- Protecting uninterrupted delivery of natural hazard management, permitting, planning, and environmental services must be a foundational consideration. Demonstrated service improvements through the implementation of standards and standardization objects of the OPCA should precede any structural change.
- The uncertainty associated with major structural reform presents a significant risk to workforce stability, recruitment, and retention. Disruption to experienced staff undermines the Province’s objectives related to efficiency, timeliness, and service quality.
- Any change initiative must explicitly prioritize continuity of service, institutional knowledge, and organizational capacity.

A “local by design” operating model

- Municipal support and confidence are critical to success in the conservation authority model. Without strong municipal buy-in, risks include fiscal uncertainty, reduced effectiveness, and erosion of accountability. Maintaining strong local governance relationships is critical to the success of conservation authorities.
- Ontario’s watersheds and conservation authority jurisdictions are geographically large and diverse. Effective service delivery requires local offices, local staff, and locally informed decision-making. Centralized models are not well-suited to regions that require extensive travel and have variable watershed conditions.
- It is imperative to have local offices and local people to facilitate effective programs and services. This is key for the delivery of natural hazard programming, permitting and planning for the community as well as other services provided, where people can physically interact with local staff who know the area and can provide informed answers.
- Preserving place-based knowledge through local watershed teams and advisory structures with real influence is essential to maintaining service quality and public trust.
- Meaningful engagement with communities, municipalities and conservation authorities should occur at the watershed scale to ensure local conditions, risks, and priorities are understood and reflected in any provincial initiatives.

Standards first, consolidation second

- If consistency and performance improvement are the primary objectives, the Province should first finalize, fund, and implement provincial service standards, consistent policies, shared digital platforms, and performance metrics.
- The direction-making authorities outlined in Bill 68—covering standards, IT, procurement, training, asset management, and strategic planning—provide ample tools to achieve consistency without requiring consolidation.
- Only after these measures are fully implemented and evaluated should any further structural changes be contemplated, and only where clear, incremental value can be demonstrated.

What opportunities or benefits may come from a regional conservation authority framework?

Potential benefits of partnering and sharing staff between conservation authorities include:

- Improved access to specialized expertise (e.g., hydrogeology, geomorphology, legal and complex planning files) through shared service arrangements and voluntary staff mobilization during peak demand periods such as floods, major development cycles or significant weather events impacting properties.
- Efficiencies through shared corporate services (IT licensing, fleet, insurance, purchasing).
- Enhanced regional-scale scientific collaboration for broader watershed analysis, climate resilience planning, and cumulative effects assessment—while recognizing the importance of strong local-scale science and community-specific knowledge.

It is important to note that many of these benefits already occur today through voluntary inter-authority collaboration. We have shared staff historically with other authorities related to specialized IT, engineering and ecology on a long-term basis, and partner with other conservation authorities on a variety of geographically scalable projects (regional to local community) where it makes demonstrable sense to do so (e.g. planning, engineering, hydrogeological, IT and Risk Management Official expertise). The sharing of staff would be made easier through templated agreements. Any proposed changes must therefore demonstrate clear net new benefits beyond what can already be achieved through shared services and supported standards.

Do you have suggestions for how governance could be structured at the regional conservation authority level, including suggestions around board size, make-up and the municipal representative appointment process?

Any governance framework must:

- preserve strong local representation for municipalities and taxpayers,
- remain strategically effective, and
- maintain equitable representation

Models that significantly dilute local voice or create excessively large, symbolic boards risk being cumbersome and ineffective. Governance approaches should prioritize clarity of roles, accountability, and meaningful municipal participation.

Where broader coordination is required, networked governance models—retaining strong local boards with defined roles while enabling strategic coordination—may offer a more balanced and effective approach than full consolidation.

Consideration should be given to Indigenous participation in governance structures.

Do you have suggestions on how to maintain a transparent and consultative budgeting process across member municipalities within a regional conservation authority?

Clear, standardized budget reporting

- Annual budget documents should continue to clearly identify program and service costs, capital needs, asset management requirements, and service outcomes in a consistent and comparable format.

Separation of funding streams

- The budget presentation should clearly distinguish:
 - provincially-directed costs (Agency directions)
 - provincial supports for programs and services
 - municipal supports for programs and services
 - locally delivered programs and capital works.

Guardrails to protect local priorities

- Policies must ensure that locally funded priorities and assets cannot be reallocated without municipal agreement, protecting investments made by municipalities in their own communities.

Predictable and local consultation

- Budget consultation processes must be structured, timely, and aligned with municipal budget cycles, including multi-year forecasts (e.g. 3 or 5 year) to support municipal financial planning and stability.

How can regional conservation authorities maintain and strengthen relationships with local communities and stakeholders?

Keep local presence real

- Maintain local offices, local staff, and local contact points for programs and services. These points of contact are essential to effective service delivery and community trust.

Protect watershed identity and place-based knowledge

- Through consistency measures, a “one system, many watersheds” model will emerge with the OPCA efforts for standardization. A tangible sense of place must be identifiable to a community or municipality, with actions or plans tied to that same space.
- While standardization allows for greater consistency, flexibility must remain to address local conditions and support positive innovations for specific contexts. It is this creativity and customer service-oriented outlook that conservation authorities are known and appreciated for.

Strengthen transparency and accountability locally

- Communications, reporting, and performance measures should be clearly tied to local communities and watersheds, enabling municipalities and residents to understand outcomes that affect them directly

Additional Comments:

Support tied to Guidance

At this time, the principal gap in direction relates to the timely identification, interpretation, and resourcing of common provincial standards. Many of the Province’s stated objectives—such as uniformity, improved service delivery, and consistent application of standards—can be meaningfully advanced within the existing conservation authority framework, provided that these standards are finalized, clearly articulated, and adequately supported for administration by the Agency.

While significant legislative changes have been introduced in recent years, provincial guidance and implementation support would assist conservation authorities in achieving consistent interpretation and application across jurisdictions. Strengthened communication, transitional guidance, and shared tools would reduce variability in processes and outcomes, addressing many of the challenges put forward.

Focusing the OPCA's first term on common tools, standards, and guidelines would deliver the greatest gains toward the Province's objectives of consistency and housing delivery. Allowing conservation authorities time to implement these measures and meet defined targets is more effective than undertaking structural change simultaneously. A 3-year focus on these efforts, aligned with the OPCA's first term, would support effective implementation and evidence-based assessment.

Development of Guidelines, Policies and other Resource materials

To ensure that provincially developed policies, guidelines, and implementation tools remain scientifically sound and locally relevant, their development would benefit from structured consultation with conservation authorities, municipalities and other stakeholders that possess detailed, place-based knowledge of these systems. Early and ongoing engagement in the determination of such materials would help ensure that provincial direction is practical, evidence-based, and responsive to local hydrologic, geomorphic, and land-use conditions, thereby supporting consistent application while avoiding unintended regional or community-level impacts.

Boundary Alignment Considerations

It is recommended that conservation authority boundaries be aligned, to the greatest extent possible, with the best science available for delineating watershed boundaries to avoid duplicative administrative layers. Advancements in technology have enabled more defensible watershed-based frameworks and would help reduce administrative duplication, support coherent watershed management, and enhance consistency in planning, implementation, and oversight.

Governmental Transparency

The OPCA should be accountable to the public as well as to stakeholders that are responsible for funding their operation. Transparency measures identified in the Conservation Authorities Act for current conservation authority governance should be mirrored by the OPCA (public meetings, agendas, minutes, membership, etc.). Similarly, financial transparency to conservation authorities as a financial stakeholder in the OPCA is needed, tied to annual reporting on outcomes of the levy support. Representation on the OPCA board, particularly if apportionment provisions are enacted would represent an open, transparent and accountable governance model.



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

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Exeter Ontario

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Toll Free: 1-877-204-0747

www.southhuron.ca

December 18, 2025

Via email: todd.mccarthy@pc.ola.org

Minister of Environment, Conservation and Parks

5th Floor

777 Bay Street

Toronto, ON M7A 2J3

Dear Hon. Todd McCarthy,

Re: Response to Bill 68- Proposed New Ontario Provincial Conservation Agency

Please be advised that South Huron Council passed the following resolution at their December 15, 2025, Regular Council Meeting:

515-2025

Moved By: Marissa Vaughan

Seconded by: Ted Oke

That South Huron Council endorses the Ausable Bayfield Conservation Authority's draft Municipal Resolution regarding response to Bill 68 - Proposed New Ontario Provincial Conservation Agency; and

That the draft resolution be updated to name the Municipality of South Huron, and circulated to the Ministry of Environment, Conservation and Parks, MPP Thompson, AMO, ROMA, area indigenous communities, all municipalities in Ontario, Conservation Ontario and all Conservation Authorities in Ontario as follows:

Whereas the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses. The Ausable Bayfield Conservation Authority (ABCA) was formed in 1946; and

Whereas local municipalities currently provide approximately 30% of the total ABCA funding, while the Province of Ontario provides approximately 1% (2026 budget). For every local dollar generated, the ABCA brings in approximately \$2.50 in additional funding; and

Whereas municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers; and

Whereas being a local agency, ABCA is available for pre-consultation, promoting permitting efficiencies, and in many instances ABCA staff are successful encouraging and directing applicants away from hazard areas, avoiding the need for permits altogether. To date, in 2025, the average time to process all types of permits is just 9 days, similar to previous years, this is well inside the provincial standard of 30 days; and

Whereas conservation authorities collectively own and manage thousands of acres of land. Many of these properties were entrusted to the ABCA for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities; and

Whereas Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined; and

Whereas the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

Now Therefore be it Resolved That the Council of the Municipality of South Huron calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands; and

Further That while the Municipality of South Huron supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance



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risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs; and

Further That the Municipality of South Huron is opposed to the proposed "Huron-Superior Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257; and

Further That the Municipality of South Huron supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives; and

Further That a copy of this resolution be sent to:

- the Ontario Minister of Environment, Conservation, and Parks,
- local MPPs,
- Association of Municipalities of Ontario,
- Rural Ontario Municipal Association,
- area Indigenous communities,
- all municipalities,
- Conservation Authorities,
- Conservation Ontario.

Result: Carried

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator

Municipality of South Huron

kwebster@southhuron.ca

519-235-0310 x. 232

Encl.

cc: MPP, Hon. Lisa Thompson, lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca; ROMA, roma@roma.on.ca; area indigenous communities; all municipalities in Ontario; Conservation Ontario, info@conservationontario.ca; all Conservation Authorities in Ontario



181 Perry Street, PO Box 780
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Sent Via Email to: mmajchrowski@kawarthaconservation.com

December 22, 2025

Mark Majchrowski
Kawartha Conservation
277 Kenrei Road
Lindsay, ON, K9V 4R1

RE: Township of Scugog Resolution Regarding Regional Consolidation of Conservation Authorities

At the last regular Council meeting, of December 15, 2025, the Council of the Township of endorsed the following Council Resolution:

1. **THAT** the presentation from Mark Majchrowski, CAO of the Kawartha Region Conservation Authority, be received; and
2. **THAT** the proposed “Eastern Lake Ontario Regional Conservation Authority,” “Huron-Superior Regional Conservation Authority,” and the boundary configurations outlined in Environmental Registry Notice 025-1257 not be support; and
3. **THAT** further provincial evaluation of a more focused and geographically coherent model be endorsed, one that is cost-effective, locally accountable, and aligned with provincial priorities including efficiency, red-tape reduction, and timely housing delivery; and
4. **THAT** that the Ministry be requested to engage directly with affected municipalities and conservation authorities across Eastern Ontario before finalizing any consolidation boundaries or legislative amendments; and
5. **THAT** any consolidation proposal include a clear, evidence-based plan, developed in consultation with affected municipalities and conservation authorities, to ensure restructuring is cost-effective, financially sustainable, and operationally relevant for local communities; and
6. **THAT** this resolution be forwarded to the Environmental Registry of Ontario consultations, the Minister of the Environment, Conservation and Parks and his Opposition Critics, local MPs and MPPs, the Association of Municipalities of Ontario,

To access this document in an accessible format, please contact 905-985-7346 ext. 115



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the Rural Ontario Municipal Association, and all municipalities and Conservation Authorities in Ontario.

Should you require anything further in this regard, please do not hesitate to contact the undersigned at 905-985-7346, clerks@scugog.ca.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Blair Labelle", is written over a light blue horizontal line.

Blair Labelle
Director of Corporate Services/Clerk

CC: Environmental Registry of Ontario consultations
Minister of the Environment
Conservation and Parks and his Opposition Critics
Local MPs and MPPs
Association of Municipalities of Ontario
Rural Ontario Municipal Association
All municipalities and Conservation Authorities in Ontario

To access this document in an accessible format, please contact 905-985-7346 ext. 115



The Corporation of the Town of Cobourg

Resolution

Todd J. McCarthy
777 Bay Street, 5th Floor
Toronto, Ontario M7A 2J3

Town of Cobourg
55 King Street West,
Cobourg, ON, K9A 2M2
clerk@cobourg.ca

Sent via email
todd.mccarthy@pc.ola.org

December 29, 2025

RE: Correspondence from the Ganaraska Region Conservation Authority regarding GRCA Board Resolution in response to Bill 68 and ERO 025-1257

Please be advised that the Town of Cobourg Council, at its meeting held on December 17, 2025, passed the following resolution:

THAT Council support the correspondence from the Ganaraska Region Conservation Authority regarding GRCA Board Resolution in response to Bill 68 and ERO 025-1257; and

FURTHER THAT Council does not support the proposed "Eastern Lake Ontario Regional Conservation Authority" boundary configuration as outlined in Environmental Registry Notice 025-1257; and

FURTHER THAT Council emphasize that meaningful modernization can occur within the current watershed-based governance framework; and

FURTHER THAT Council endorses further provincial evaluation of more focused specific model as a geographically coherent, cost-effective and locally accountable which address alternatives that advances the government's priorities of efficiency, red-tape reduction and timely home construction; and

FURTHER THAT Council asks that the Ministry of the Environment, Conservation and Parks engage directly with affected municipalities and conservation authorities across Eastern Lake Ontario; and

FURTHER THAT Council direct staff to make a submission to the Environmental Registry of Ontario consultations asking the Province to pause any consolidation until more consultation can take place; and



The Corporation of the Town of Cobourg

Resolution

FURTHER THAT Council direct Staff to forward this resolution to:

- the Ganaraska Region Conservation Authority Board
- the Minister of the Environment, Conservation and Parks and his Opposition critics; and
- the Ministry of the Environment, Conservation and Parks (CA Office); and
- Ontario's Chief Conservation Executive, Hassaan Basit; and
- Local Member of Provincial Parliament David Piccini, Northumberland – Peterborough South; and
- all municipalities in Ontario

Sincerely,

Kristina Lepik
Deputy Clerk/Manager, Legislative Services



The Corporation of the Town of Cobourg

Resolution

CC: David.Piccini@pc.ola.org; info@grca.on.ca; tabunsp-gp@ndp.on.ca; SShaw-QP@ndp.on.ca; ca.office@ontario.ca; City of Brantford <clerks@brantford.ca>; City of Greater Sudbury <clerks@greatersudbury.ca>; City of Hamilton <clerk@hamilton.ca>; City of Kawartha Lakes <clerks@kawarthalakes.ca>; City of Ottawa <Caitlin.salter-macdonald@ottawa.ca>; City of Toronto <clerk@toronto.ca>; County of Brant <alysha.dyjach@brant.ca>; County of Haldimand <clerk@haldimandcounty.on.ca>; County of Norfolk <clerks@norfolkcounty.ca>; County of Prince Edward <clerks@pecounty.on.ca>; Municipality of Chatham-Kent <ckclerk@chatham-kent.ca>; County of Bruce <cmacdonald@brucecounty.on.ca>; Municipality of Arran-Elderslie <clerk@arran-elderslie.ca>; Municipality of Brockton <fhamilton@brockton.ca>; Municipality of Northern Bruce Peninsula <clerk@northernbruce.ca>; Municipality of South Bruce <clerk@southbruce.ca>; Town of Saugeen Shores <clerk@saugeenshores.ca>; Town of South Bruce Peninsula <angie.cathrae@southbrucepeninsula.com>; Township of Huron-Kinloss <edance@huronkinloss.com>; County of Dufferin <clerk@dufferincounty.ca>; Town of Grand Valley <mtownsend@townofgrandvalley.ca>; Town of Mono <clerksoffice@townofmono.com>; Town of Orangeville <clerkdivision@orangeville.ca>; Town of Shelburne <townclerk@townofshelburnema.gov>; Township of Amaranth <nmartin@amaranth.ca>; Township of East Garafraxa <clerks@eastgarafraxa.ca>; Township of Melancthon <dholmes@melancthontownship.ca>; Township of Mulmur <tatkinson@mulmur.ca>; City of St. Thomas <mkonefal@stthomas.ca>; County of Elgin <kthompson@elgin.ca>; Municipality of Bayham <melliott@bayham.on.ca>; Municipality of Central Elgin <pshipway@centralelgin.org>; Municipality of West Elgin <clerk@westelgin.net>; Town of Aylmer <clerks@town.aylmer.on.ca>; Township of Malahide <aadams@malahide.ca>; Township of Southwold <cao@southwold.ca>; City of Windsor <clerks@citywindsor.ca>; County of Essex <clerks@countyofessex.ca>; Town of Amherstburg <clerk@amherstburg.ca>; Town of Essex <clerks@essex.ca>; Town of Kingsville <pparker@kingsville.ca>; Town of Lakeshore <clerk@lakeshore.ca>; Town of LaSalle <clerk@lasalle.ca>; Town of Tecumseh <jalexander@tecumseh.ca>; Township of Pelee <info@pelee.ca>; City of Kingston <cityclerk@cityofkingston.ca>; County of Frontenac <jamini@frontenacounty.ca>; Township of Central Frontenac <cmacmunnn@centralfrontenac.com>; Township of Frontenac Islands <dplumley@frontenacislands.ca>; Township of North Frontenac <clerkplanning@northfrontenac.ca>; Township of South Frontenac <lfragnito@southfrontenac.net>; City of Owen Sound <bbloomfield@owensound.ca>; Municipality of Grey Highlands <clerks@greyhighlands.ca>; Municipality of Meaford <clerk@meaford.ca>; Municipality of West Grey <info@westgrey.com>; Town of Hanover <tpatterson@hanover.ca>; Town of The Blue Mountains <townclerk@thebluemountains.ca>; Township of Chatsworth



The Corporation of the Town of Cobourg

Resolution

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The Corporation of the Town of Cobourg

Resolution

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The Corporation of the Town of Cobourg

Resolution

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The Corporation of the Town of Cobourg

Resolution

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The Corporation of the Town of Cobourg

Resolution

Municipality of East Ferris <municipality@eastferris.ca>; Municipality of Temagami <clerk@temagami.ca>; Municipality of West Nipissing <mducharme@westnipissing.ca>; Town of Mattawa <info@mattawa.ca>; Township of Bonfield <cao.clerk@bonfieldtownship.org>; Township of Calvin <clerk@calvintownship.ca>; Township of Chisholm <info@chisholm.ca>; Township of Mattawan <admin@mattawan.ca>; Township of Papineau-Cameron <clerk@papineaucameron.ca>; Township of South Algonquin <clerk@southalgonquin.ca>; Municipality of Callander <egunnell@callander.ca>; Municipality of Magnetawan <kvroom@magnetawan.com>; Municipality of McDougall <lwest@mcdougall.ca>; Municipality of Powassan <clerk@powassan.net>; <aquinn@powassan.net>; Municipality of Whitestone <deputy.clerk@whitestone.ca>; Town of Kearney <nicole.gourlay@townofkearney.ca>; Town of Parry Sound <rjohnson@townofparrysound.com>; Township of Armour <clerk@armourtownship.ca>; Township of Carling <clerksoffice@carling.ca>; Township of Joly <office@townshipofjoly.com>; Township of Machar <aloneymachar@vianet.ca>; Township of McKellar <clerk@mckellar.ca>; Township of McMurrich/Monteith <clerk@mcmurrichmonteith.com>; Township of Nipissing <admin@nipissingtownship.com>; Township of Perry <beth.morton@townshipofperry.ca>; Township of Ryerson <clerk@ryersontownship.ca>; Township of Seguin <cjeffery@seguin.ca>; Township of Strong <clerk@strongtownship.com>; Township of The Archipelago <mmartin@thearchipelago.on.ca>; Village of Burk's Falls <clerk@burksfalls.ca>; Village of South River <clerk@southernriver.ca>; Village of Sundridge <naustin@sundridge.ca>; Town of Fort Frances <cgreig@fortfrances.ca>; Town of Rainy River <rainyriver@tbaytel.net>; Township of Alorton <alorton@jam21.net>; Township of Atikokan <sue.bates@atikokan.ca>; Township of Chapple <cao@chapple.on.ca>; Township of Dawson <gilesp@tbaytel.net>; Township of Emo <cao@emo.ca>; Township of La Vallée <administration@lavallee.ca>; Township of Lake of the Woods <lakeofthewoodstp@tbaytel.net>; Township of Morley <townshipofmorley@gmail.com>; Municipality of French River <clerk@frenchriver.ca>; Municipality of Killarney <cbeauvais@municipalityofkillarney.ca>; Municipality of Markstay-Warren <rforgette@markstay-warren.ca>; Municipality of St. Charles <clerk@stcharlesontario.ca>; Town of Espanola <jburke@espanola.ca>; Township of Baldwin <karin@baldwin.ca>; Township of Sables Spanish Rivers <awhalen@sables-spanish.ca>; City of Thunder Bay <cityclerk@thunderbay.ca>; Municipality of Greenstone <kristina.miousse@greenstone.ca>; Municipality of Neebing <neebing@neebing.org>; Municipality of Oliver Paipoonge <wayne.hanchard@oliverpaipoonge.on.ca>; Municipality of Shuniah <nhunley@shuniah.org>; Town of Marathon <info@marathon.ca>; Township of Conmee



The Corporation of the Town of Cobourg

Resolution

<conmee@conmee.com>; Township of Dorion <mavis@doriontownship.ca>; Township of Gillies <gillies@gilliestownship.com>; Township of Manitouwadge <mhartling@manitouwadge.ca>; Township of Nipigon <cao@nipigon.net>; Township of O'Connor <twoconn@tbaytel.net>; Township of Red Rock <cao@redrocktownship.com>; Township of Schreiber <cao@schreiber.ca>; Township of Terrace Bay <cao@terracebay.ca>; Municipality of Charlton and Dack <info@charltonanddack.com>; Town of Cobalt <cobalt@cobalt.ca>; Town of Englehart <mrobinson@englehart.ca>; Town of Kirkland Lake <clerk@tkl.ca>; Town of Latchford <jallen@latchford.ca>; Township of Armstrong <amyvickerymenard@armstrong.ca>; Township of Brethour <brethour@parolink.net>; Township of Casey <lise_chhk@parolink.net>; Township of Chamberlain <info@chamberlaintownship.com>; Township of Coleman <toc@colemantownship.ca>; Township of Evanturel <clerk@evanturel.com>; Township of Gauthier <diannesayer3@hotmail.com>; Township of Harley <admin@harley.ca>; Township of Harris <harris@parolink.net>; Township of Hilliard <twphill@parolink.net>; Township of Hudson <admin@hudson.ca>; Township of James <elklake@ntl.sympatico.ca>; Township of Kerns <admin@kerns.ca>; Township of Larder Lake <info@larderlake.ca>; Township of Matachewan <clerktreasurer@matachewan.ca>; Township of McGarry <treasure@ntl.sympatico.ca>; City of Oshawa <clerks@oshawa.ca>; City of Pickering <clerks@pickering.ca>; Durham Region <clerks@durham.ca>; Municipality of Clarington <clerks@clarington.net>; Town of Ajax <clerks@ajax.ca>; Town of Whitby <clerk@whitby.ca>; Township of Brock <clerks@brock.ca>; Township of Scugog <clerks@scugog.ca>; Township of Uxbridge <dleroux@uxbridge.ca>; City of Burlington <clerks@burlington.ca>; Halton Region <regionalclerk@halton.ca>; Town of Halton Hills <valeriep@haltonhills.ca>; Town of Milton <townclerk@milton.ca>; Town of Oakville <townclerk@oakville.ca>; City of Niagara Falls <clerk@niagarafalls.ca>; City of Port Colborne <cityclerk@portcolborne.ca>; City of St. Catharines <clerks@stcatharines.ca>; City of Thorold <clerk@thorold.com>; City of Welland <clerk@welland.ca>; Niagara Region <clerk@niagararegion.ca>; Town of Fort Erie <clerk@forterie.ca>; Town of Grimsby <skim@grimsby.ca>; Town of Lincoln <clerks@lincoln.ca>; Town of Niagara-on-the-Lake <clerks@notl.com>; Town of Pelham <clerks@pelham.ca>; Township of Wainfleet <mciuffetelli@wainfleet.ca>; Township of West Lincoln <jdyson@westlincoln.ca>; City of Brampton <cityclerksoffice@brampton.ca>; City of Mississauga <city.clerk@mississauga.ca>; Peel Region <regional.clerk@peelregion.ca>; Town of Caledon <Nathan.Hyde@caledon.ca>; City of Cambridge <clerks@cambridge.ca>; City of Kitchener <clerks@kitchener.ca>; City of Waterloo <clerkinfo@waterloo.ca>; Region-Waterloo <regionalclerk@regionofwaterloo.ca>; Township of Wellesley <gkosch@wellesley.ca>; Township of Wilmot <clerks@wilmot.ca>; Township of



The Corporation of the Town of Cobourg

Resolution

Woolwich <jsmith@woolwich.ca>; City of Markham <clerks@markham.ca>; City of Richmond Hill <clerks@richmondhill.ca>; City of Vaughan <clerks@vaughan.ca>; Town of East Gwillimbury <clerks@eastgwillimbury.ca>; Town of Georgina <clerks@georgina.ca>; Town of Newmarket <clerks@newmarket.ca>; Town of Whitchurch-Stouffville <clerks@townofws.ca>; Township of King <clerks@king.ca>; York Region <regional.clerk@york.ca>; Council Secretariat <clerks@aurora.ca>; Municipality of Dutton Dunwich <tkretschmer@duttondunwich.on.ca>; Township of Faraday <clerk@faraday.ca>; Township of Moonbeam <bgravel@moonbeam.ca>; Township of Pickle Lake <townclerk@picklelake.org>; Municipality of South Dundas <clebrun@southdundas.com>; Township of Hornepayne <deputyclerk@hornepayne.ca>; Township of Chapleau <cao@chapleau.ca>; Township of Oro-Medonte <yaubichon@oro-medonte.ca>; Grey County <Tara.Warder@grey.ca>; Village of Thornloe <thornloe@outlook.com>; Township of Tay <lmckay@tay.ca>; Municipality of Central Manitoulin <ddeforge@centralmanitoulin.ca>; Township of Adjala-Tosorontio <clerk@adjtos.ca>; Township of Nairn & Hyman <melaniebilodeau@nairncentre.ca>; Township of Athens <athens@myhighspeed.ca>; Municipality of Trent Lakes <clerk@trentlakes.ca>; Township of North Kawartha <c.parent@northkawartha.ca>



RESOLUTION NO. 2025- 333

DECEMBER 10, 2025

Moved by: Brad Kneller

Seconded by: Bishop

WHEREAS staff submitted an application for Invest Ready–Certified Site Designation, which was denied due to the absence of water, wastewater, and natural gas infrastructure;

AND WHEREAS staff subsequently met with representatives of the associated grant funding program, who advised that additional funding opportunities for rural communities would be forthcoming;

AND WHEREAS the Site Readiness Program for Industrial Properties has since been launched, with eligibility requirements stipulating that any missing infrastructure must be in place and serviceable within two years of acceptance into the grant funding program;

AND WHEREAS it is not financially feasible nor in the best interest of our ratepayers to install full municipal water, wastewater, and natural gas services, as the associated capital and operating costs would impose an undue financial burden on the Municipality’s ratepayers;

AND WHEREAS alternative servicing solutions commonly used in rural and northern Ontario—such as properly designed and maintained septic systems for wastewater, drilled wells for drinking water, and propane or hydro for heat—are proven, reliable, and effective forms of infrastructure that can safely and efficiently support industrial and commercial development;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan urges the Province of Ontario to revise its grant funding criteria to recognize and accept these alternative servicing methods as eligible infrastructure, and to ensure that rural and northern municipalities lacking municipal gas, water, and wastewater systems are not excluded from support;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford; the Honourable Peter Bethlenfalvy, Minister of Finance; the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Graydon Smith, MPP for Parry Sound–Muskoka; the Honourable Scott Aitchison, MP for Parry Sound–Muskoka; FONOM; AMO; NOMA; and all Ontario municipalities.

Carried Defeated Deferred

Sam Dunnett
Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



SMITHS FALLS

RISE AT THE FALLS

December 5, 2025

*Honourable Doug Ford,
Premier of Ontario*

Re: Ontario Community Infrastructure Fund (OCIF)

Please be advised that the Council of the Corporation of the Town of Smiths Falls passed the following resolution at their December 1, 2025 Council meeting:

WHEREAS the Town of Smiths Falls acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario’s rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities’ ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

77 Beckwith St N, Smiths Falls, ON K7A 2B8

613.283.4124 • info@smithsfalls.ca • www.smithsfalls.ca



SMITHS FALLS

RISE AT THE FALLS

WHEREAS the Town of Smiths Falls requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

- 1. The Town of Smiths Falls calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.*
- 2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.*
- 3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.*
- 4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.*
- 5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.*
- 6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.*



SMITHS FALLS

RISE AT THE FALLS

7. The Clerk of the Town of Smiths Falls forward this resolution to:
- o The Honourable Doug Ford, Premier of Ontario
 - o The Honourable Kinga Surma, Minister of Infrastructure
 - o The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - o The Honourable Francois-Phillipe Champagne, Minister of Finance
 - o Association of Municipalities of Ontario (AMO)
 - o Ontario Small Urban Municipalities (OSUM)
 - o Federation of Canadian Municipalities (FCM)
 - o All municipalities in Ontario

Please do not hesitate to contact me with any questions and/or concerns.

Yours truly,

Kerry Costello
Town Clerk



Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Marit Stiles, MPP
Leader of the Official
Opposition
VIA EMAIL:
mstiles-qp@ndp.on.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 28, 2025

Hon. Kinga Surma
Minister of Infrastructure
VIA EMAIL:
kinga.surma@pc.ola.org

Hon. Rob Flack
Minister of Municipal Affairs
and Housing
VIA EMAIL:
rob.flack@pc.ola.org

RE: 6.17 Municipality of South Huron Council Resolution regarding Ontario Community Infrastructure Fund & 6.18 Township of Edwardsburgh Cardinal Council Resolution regarding Ontario Community Infrastructure Fund

Please be advised that Township of Puslinch Council, at its meeting held on November 19, 2025 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2025-382:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Consent Agenda item 6.17, 6.18 Township of Edwardsburgh Cardinal Council Resolution regarding Ontario Community Infrastructure Fund be received for information; and

That the Township of Puslinch Council supports the Township of Edwardsburgh Cardinal September 29, 2025 Resolution and the Municipality of South Huron Resolution of October 20, 2025 regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Leader of the Official Opposition, Minister of Infrastructure, Minister of



Municipal Affairs and Housing, Minister of Finance, MPP Racinsky, ROMA, AMO, FCM, all Ontario municipalities.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: Minister of Finance, MPP Racinsky, ROMA, AMO, FCM, all Ontario municipalities.



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

October 23, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Ontario Community Infrastructure Fund

Please be advised that South Huron Council passed the following resolution at their October 20, 2025, Regular Council Meeting:

418-2025
Moved By: Aaron Neeb
Seconded by: Jim Dietrich

That South Huron Council supports the Township of Edwardsburgh Cardinal September 29, 2025, Resolution regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Minister of Infrastructure, Minister of Municipal Affairs and Housing, Minister of Finance, MPP Thompson, AMO, OSUM, FCM, all Ontario municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Infrastructure Hon. Kinga Surma, kinga.surma@pc.ola.org;
Minister of Municipal Affairs and Housing, Hon. Rob Flack,
rob.flack@pc.ola.org; Minister of Finance, Hon. Peter Bethlenfalvy,
peter.bethlenfalvy@pc.ola.org; MPP Lisa Thompson,
lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca; OSUM,
osum@osum.ca; FCM, resolutions@fcm.ca; and all Ontario Municipalities

VIA EMAIL

Tuesday, October 14, 2025

The Honourable Doug Ford, Premier of Ontario
The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Francois-Phillipe Champagne, Minister of Finance
Association of Municipalities of Ontario (AMO)
Ontario Small Urban Municipalities (OSUM)
Federation of Canadian Municipalities (FCM)
The United Counties of Leeds and Grenville
All Upper- and Lower-Tier Municipalities in Ontario

Please be advised that at its Regular Council meeting held on Monday, September 29, 2025, the Council of the Township of Edwardsburgh Cardinal unanimously adopted the following resolution:

RESOLUTION: Ontario Community Infrastructure Fund (OCIF)

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario’s rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

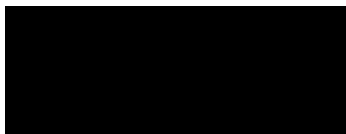
NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.
2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.
5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
 - o The Honourable Doug Ford, Premier of Ontario
 - o The Honourable Kinga Surma, Minister of Infrastructure
 - o The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - o The Honourable Francois-Phillipe Champagne, Minister of Finance
 - o Association of Municipalities of Ontario (AMO)
 - o Ontario Small Urban Municipalities (OSUM)
 - o Federation of Canadian Municipalities (FCM)
 - o The United Counties of Leeds and Grenville
 - o All upper- and lower-tier municipalities in Ontario

If you have any questions, please contact me at the email address below.

Sincerely,



Natalie Charette
Interim Clerk
clerk@twpec.ca



EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0



December 19, 2025

Honorable Mark Carney

Sent via email: mark.carney@parl.gc.ca

Dear Honorable Mark Carney:

Please be advised that Brantford City Council, at its meeting held December 16, 2025 adopted the following:

12.2.7 Call for Reform and Publication of the Ontario Sex Offender Registry - Councillor Samwell

WHEREAS the community of Welland and the surrounding communities were deeply impacted by a recent heinous crime that highlighted critical gaps in Canada's criminal justice and offender-management systems; and

WHEREAS on September 4, 2025, Mayor Frank Campion of the City of Welland wrote to the Premier of Ontario urging comprehensive reform to strengthen sentencing, parole, and bail provisions for violent sexual offenders, and to enhance public safety protections; and

WHEREAS on September 12, 2025, Mayor Mat Siscoe of the City of St. Catharines wrote to the Prime Minister of Canada expressing strong support for these reforms and calling for immediate federal action to strengthen sentencing, parole, and accountability measures for violent sexual offenders; and

WHEREAS the City of Thorold, at its meeting of September 9, 2025, adopted Resolution 14.2 requesting the Province of Ontario to amend Christopher's Law (Sexual Offenders Registry), 2000 to make Ontario Sex Offender Registry publicly accessible; and

WHEREAS several Niagara municipalities; including Grimsby, Fort Erie, Port Colborne, and St. Catherines have subsequently endorsed this call for greater transparency and reform; and

WHEREAS municipal councils, though not responsible for criminal law or parole, play a vital role in advocating for the safety and well-being of their residents;

NOW THEREFORE BE IT RESOLVED THAT:

- A. THAT the Council of the City of Brantford hereby supports the City of Thorold's Resolution calling for the Publication of the Sexual Offender Registry and the City of Welland's correspondence dated September 4, 2025, calling for reform to sentencing, parole, and registry provisions concerning violent sexual offenders; and
- B. THAT the Province of Ontario be urged to amend Christopher's Law (Sexual Offender Registry), 2000 to make the Ontario Sex Offender

CITY CLERK'S OFFICE City Hall, 58 Dalhousie Street, Brantford, ON N3T 2J2 P.O Box 818, Brantford, ON N3T 5R7
Phone: (519) 759-4150 Fax: (519) 759-7840 www.brantford.ca

Registry publicly accessible, subject to appropriate privacy and safety safeguards; and

C. THAT a copy of this resolution be forwarded to:

- i. The Right Hon. Mark Carney, Prime Minister of Canada;
- ii. The Hon. Sean Fraser, Minister of Justice and Attorney General of Canada;
- iii. The Hon. Gary Anandasangaree, Minister of Safety;
- iv. The Hon. Doug Ford, Premier of Ontario;
- v. The Hon. Doug Downey, Attorney General of Ontario;
- vi. The Hon. Michael S. Kerzner, Solicitor General of Ontario;
- vii. Member of Parliament for Brantford-Brant, Larry Brock;
- viii. Member of Provincial Parliament for Brantford-Brant, Will Bouma;
- ix. The Association of the Municipalities of Ontario (AMO);
- x. The Federation of Canadian Municipalities (FCM); and
- xi. All Ontario Municipalities for their information and support.

I trust this information is of assistance.

Yours truly,



Chris Gauthier City Clerk,
cgauthier@brantford.ca

CC - The Honorable Sean Fraser, Minister of Justice and Attorney General of Canada; - Sean.Fraser@parl.gc.ca

The Honorable Gary Anandasangaree, Minister of Safety
Gary.Anand@parl.gc.ca

The Honorable Doug Ford, Premier of Ontario; - premier@ontario.ca

The Honorable Doug Downey, Attorney General of Ontario; -
Doug.Downey@ontario.ca

The Honorable Michael S. Kerzner, Solicitor General of Ontario
michael.kerzner@pc.ola.org

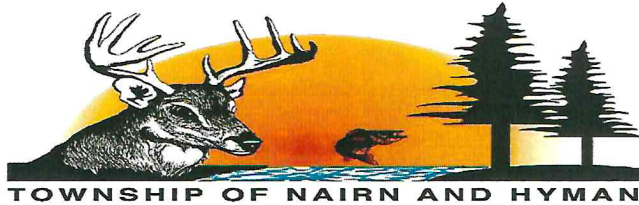
Member of Parliament for Brantford-Brant, Larry Brock; -
larry.brock@parl.gc.ca

Member of Provincial Parliament for Brantford-Brant, Will Bouma; -
will.bouma@pc.ola.org

The Association of the Municipalities of Ontario (AMO) amo@amo.on.ca

The Federation of Canadian Municipalities (FCM) FCMInfo@fcm.ca

All Ontario Municipalities for their information and support



64 McIntyre Street • Nairn Centre, Ontario • P0M 2L0 ☎ 705-869-4232 📠 705-869-5248
Established: March 7, 1896 Office of the Clerk Treasurer, CAO E-mail: belindaketchabaw@nairncentre.ca

December 17, 2025

The Right Honourable Mark Carney
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Prime Minister:

Re: Support Resolution

On behalf of the Council of the Township of Nairn and Hyman, I am writing to formally convey Council's support for recent federal measures aimed at stabilizing and strengthening Canada's steel and softwood lumber sectors.

As a small Northern Ontario municipality whose economy is closely tied to the continued operation of Interfor, a local softwood lumber mill, Council is increasingly concerned that ongoing trade pressures and market uncertainty are placing added strain on the long-term viability of this key employer. Any reduction in operations or a potential closure would have significant and lasting consequences for local employment, municipal revenues, and the overall economic and social wellbeing of our community.

In this context, and in response to the Federation of Northern Ontario Municipalities' November 26, 2025 media release, Council adopted the enclosed resolution at their meeting of December 8, 2025:

SUPPORT FOR STEEL AND LUMBER SECTORS

RESOLUTION # 2025-14-247

MOVED BY: Karen Richter

SECONDED BY: Wayne Austin

WHEREAS the Federation of Northern Ontario Municipalities (FONOM) has issued a media release dated November 26, 2025, welcoming the Government of Canada's new measures to support the steel and softwood lumber sectors in response to ongoing U.S. tariff pressures; and

WHEREAS the federal actions—including strengthened protections for domestic producers, expanded financial supports, and increased incentives to utilize Canadian steel and lumber in federal infrastructure and housing projects—represent important steps in stabilizing industries that are vital to Northern Ontario's economy; and

WHEREAS municipalities across the North continue to experience the economic impacts of industry closures, including the recent shutdown of Domtar a pulp and paper mill in the neighboring Town of Espanola, which has demonstrated the vulnerability of resource-dependent communities and the need for coordinated intergovernmental support; and

WHEREAS the Township of Nairn and Hyman recognizes the significant role of Interfor, our local soft-wood lumber mill, as a major employer and economic anchor in our region, and further recognizes that any threat to its continued operation would have devastating consequences for workers, families, and local businesses; and

WHEREAS the Province of Ontario has a shared responsibility to ensure the long-term sustainability of the forestry, lumber, and steel sectors, which are foundational to the economic wellbeing of Northern and rural communities;

NOW THEREFORE BE IT RESOLVED THAT Council of the Township of Nairn and Hyman commends the Government of Canada for its leadership and for implementing substantial measures to support Canada's steel and softwood lumber industries during this period of trade volatility; and

BE IT FURTHER RESOLVED THAT Council respectfully urges the Government of Ontario to introduce additional financial, regulatory, and policy-based supports to ensure that Ontario's steel, forestry, and lumber sectors remain competitive, resilient, and able to withstand ongoing international trade pressures; and

BE IT FURTHER RESOLVED THAT Council specifically calls upon the Province of Ontario to work directly with industry stakeholders, including municipalities and major employers such as Interfor, to create programs and investments that will help protect jobs, maintain production capacity, and support long-term industry growth in Northern Ontario; and

BE IT FINALLY RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada, the Premier of Ontario, the Minister of Natural Resources and Forestry, the Minister of Northern Development, FONOM, MP Jim Belanger, MPP Bill Rosenberg and all Ontario Municipalities.

CARRIED

Sincerely Yours,



Belinda Ketchabaw
CAO Clerk - Treasurer

BK/mb

cc: Premier of Ontario
Minister of Natural Resources and Forestry
Minister of Northern Development
FONOM
MP Hon. Jim Belanger
MPP Hon. Bill Rosenberg
All Ontario Municipalities

FOR IMMEDIATE RELEASE

November 26, 2025

**FONOM Welcomes Federal Support for Steel and Lumber Sectors
Impacted by U.S. Tariffs**

Northeastern Ontario – The Federation of Northern Ontario Municipalities (FONOM) welcomes today’s announcement by Prime Minister Mark Carney outlining new federal measures to support Canada’s steel and softwood lumber industries, which continue to face unprecedented challenges due to aggressive U.S. tariff actions.

The federal plan includes strengthened protections for domestic producers, expanded financial supports for companies facing liquidity pressures, and new incentives to increase the use of Canadian steel and lumber in national infrastructure and housing projects. These measures aim to stabilize sectors vital to the economies of many Northern Ontario communities.

Prime Minister Carney announced that Canada will significantly tighten tariff-rate quotas on foreign steel imports, opening an estimated **\$850 million in domestic demand** for Canadian producers. In addition, the federal government is allocating **\$500 million in new financing** for softwood lumber firms, paired with a further **\$500 million expansion** of the Business Development Bank of Canada’s softwood guarantee program.

FONOM is encouraged by the federal government’s recognition of the pressures facing Northern resource-based communities, where steel and lumber operations support thousands of jobs and anchor local economies.

“These measures acknowledge what Northern Ontario has long understood — that our steel and lumber sectors are national economic pillars,” said FONOM President Dave Plourde **“U.S. tariffs continue to destabilize communities across the North, and today’s announcement provides needed tools to help our workers and industries adapt, compete, and grow.”**

FONOM also welcomes the federal commitment to **reduce interprovincial freight rates by 50 per cent** for steel and lumber shipments beginning next spring. Lower transportation costs will help Northern producers access new domestic markets and move product efficiently while north-south trade remains constrained.

As part of the plan, the federal government will also advance the **Buy Canadian Policy**, ensuring that major defence, construction, and infrastructure projects prioritize Canadian steel, aluminum,

and wood products. This aligns strongly with FONOM’s longstanding advocacy for procurement policies that support Canadian jobs and supply chains.

“Keeping Canadian dollars working in Canada is essential,” added the President. “These steps will create new demand for made-in-Canada materials while helping stabilize communities affected by unpredictable U.S. trade actions.”

FONOM looks forward to continued collaboration with federal officials to ensure the timely rollout of these programs, and to ensure that Northern Ontario municipalities and industries can fully benefit from the measures announced today.

Media Contact:

Dave Plourde, President

Federation of Northern Ontario Municipalities (FONOM)

705-335-1615 | fonom.info@gmail.com



The United Counties of Leeds and Grenville

Resolution No. CC- 179 - 2025

Date: December 18, 2025

Moved by Tory Descamps

Seconded by Nancy Peckford

WHEREAS on May 1, 2025, Bill 9, Municipal Accountability Act, 2025, re-introduced legislation originally proposed under Bill 241; and

WHEREAS Bill 9, if passed, would enable the creation of a new, standardized municipal code of conduct, an integrity commissioner inquiry process that would be consistent throughout the province and mandatory code of conduct training for members of council and certain local boards; and

WHEREAS Bill 9, Municipal Accountability Act, 2025, was ordered for a third reading on October 20, 2025; and

WHEREAS the Council of the Corporation of the United Counties of Leeds and Grenville deems it advisable for Bill 9 to be passed promptly.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the United Counties of Leeds and Grenville calls for Bill 9 to proceed to its third reading forthwith; and

THAT a copy of this resolution be forwarded to The Honourable Doug Ford, Premier of Ontario, The Honourable Rob Flack, Minister of Municipal Affairs and Housing, The Honourable Steve Clark, MPP, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.

Carried Defeated Deferred

Corinna Smith-Gatcke
Corinna Smith-Gatcke, Warden



**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

January 7, 2026

The Honourable Doug Ford, Premier of Ontario
Premier's Office
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1

RE: Solve the Crisis and Winter Homelessness Program Support

Dear Mr. Ford,

Please be advised that at the Regular Council Meeting on January 7th, 2026, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the resolution from the Town of Ajax.

Resolution No: 2026-01-07-XX
Moved by: Councillor XXX
Seconded by: Councillor XXX

"Be It resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the Town of Ajax's resolution regarding Solve the Crisis and Winter Homelessness Program Support as attached.

And further that this resolution be forwarded to the Premier of Ontario, Renfrew Nipissing Pembroke MPP, and all municipalities in Ontario."

Carried.

Sincerely,

Tammy Thompson
Deputy Clerk
Township of Brudenell, Lyndoch and Raglan



TOWN OF AJAX
65 Harwood Avenue South
Ajax ON L1S 3S9
www.ajax.ca

The Honorable Doug Ford
Premier of Ontario
Legislative Building Queen's Park
Toronto ON M7A 1A1
premier@ontario.ca

Sent by E-Mail

November 19, 2025

Re: Solve the Crisis and Winter Homelessness Program Support

The following resolution was passed by Ajax Town Council at its meeting held on November 17, 2025:

Whereas, we are approaching the cold winter months and the number of people experiencing homelessness in Ajax and Durham Region continues to rise drastically, with more than 1,000 people on Durham Region's by-name list as of August, including specifically 200 people in Ajax seeking support to change their housing status¹; and

Whereas, in September 2024, Ajax Council passed a motion to support Ontario Big City Mayors (OBCM) SolveTheCrisis.ca² campaign requesting that the provincial and federal governments take immediate action to solve the homelessness and mental health crisis gripping our communities; and

Whereas, while the provincial government has provided support for new programs such as Homeless and Addiction Recovery Treatment Hubs (HART Hubs), it does not adequately address the growing crisis and the financial and social impact on municipalities and regions; and

Whereas, according to the Association of Municipalities of Ontario, municipalities are providing [51.5% of the total reported homelessness program funding across all three levels of government](#), making a significant financial impact on municipal budgets³; and

Whereas, OBCM recently passed a motion at their October Meeting re-iterating the need for provincial support in addressing this crisis by allocating more funding to programs that address chronic homelessness; and

Therefore, be it resolved:

- 1. That Ajax Council reconfirms their support of the Solve the Crisis Campaign and calls on Ajax residents to join us in appealing to the provincial and federal governments for support by visiting SolveTheCrisis.ca; and**
- 2. That Ajax Council asks that the provincial government to take action on the requests of the Solve the Crisis Campaign that have not been fully addressed including:**
 - a. Appoint a responsible ministry and Minister with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports.**
 - b. This single Minister must strike a task force with sector representatives including municipalities, health care leaders, first responders, community services, the business community, and the tourism industry to develop an Ontario Action Plan.**
 - c. Provide municipalities with the tools and resources to transition those in encampments to more appropriate supports, when deemed necessary.**
 - d. Commit to funding the services our unhoused population needs, community by community, to fill in gaps in the system.**
 - e. Invest in 24/7 community hubs or crisis centres to relieve pressure on emergency departments and first responders; and**
- 3. That Ajax Council asks that the provincial government prepares a 2025/2026 winter homelessness response plan to help municipalities ensure that we can keep our unsheltered residents who are sleeping outdoors with the services they need to keep them safe in colder weather; and**
- 4. That a copy of this resolution be sent to Doug Ford, Premier of Ontario, Rob Cerjanec, MPP for Ajax, local MPPs across the Region of Durham, Durham Regional Council, all Ontario Municipalities, Ontario Big City Mayors (OBCM).**

CARRIED

If you require further information please contact me at 365-885-6983 or Thomas.street@ajax.ca

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'TS' or a stylized 'T' and 'S'.

Thomas Street
Manager of Legislative Services/Deputy Clerk

Copy: Councillor L. Bower
Councillor R. Tyler Morin
Rob Cerjanec, Ajax MPP
Region of Durham Local MPPs
Durham Regional Council
All Ontario Municipalities
Ontario's Big City Mayors



**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

January 7, 2026

The Honourable Doug Ford, Premier of Ontario
Premier's Office
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1

RE: Affordable Rental Housing

Dear Mr. Ford,

Please be advised that at the Regular Council Meeting on January 7th, 2026, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the resolution from the Municipality of Wawa.

Resolution No: 2026-01-07-XX
Moved by: Councillor XXX
Seconded by: Councillor XXX

"Be It resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the Municipality of Wawa's resolution regarding Affordable Rental Housing as attached.

And further that this resolution be forwarded to the Premier of Ontario, Renfrew Nipissing Pembroke MPP and MP, and all municipalities in Ontario."

Carried.

Sincerely,

Tammy Thompson
Deputy Clerk
Township of Brudenell, Lyndoch and Raglan



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, November 4, 2025

Resolution # RC25177	Meeting Order: 5
Moved by: <i>M. Hatfield</i>	Seconded by: <i>A. Spots</i>

WHEREAS this council understands that the need for affordable rental housing not only applies to new builds but also to the protection of existing affordable units; and

WHEREAS the removal of rent control in 2018 on any new residential rental unit opened the door to excessive year over year rent increases and the resulting anxiety and mental anguish that come with unpredictable rental costs and loss of housing security; and

WHEREAS the loss of rent control has caused a high number of people across Ontario to be forced out of their homes due to their inability to afford their rent increases; and

WHEREAS without protection from excessive and malicious rent increases, many Wawa renters will also be at risk of being priced out of their own homes; and

WHEREAS unlimited rent increases can be used as a tool by landlords acting in bad faith to remove existing tenants in order to replace them with new tenants at increased rates; and

WHEREAS providing housing stability, maintaining affordable housing stock, and protecting renters from unfair rent increases is of utmost importance to this council.

WHEREAS This council recognizes that landlords are essential to a flourishing and affordable housing system; and

WHEREAS maintaining Northern Ontario as a location that is attractive to landlords is of utmost importance.

Page 2.....



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED that Council of the Corporation of the Municipality of Wawa request the Province of Ontario provide adequate protection against excessive and malicious rent increases for all rental units occupied for residential purposes while maintaining the ability for landlords to operate a viable and sustainable business, and that the Clerk for the Municipality of Wawa send a letter to Honourable Doug Ford Premier of Ontario, MPP Bill Rosenberg, MP Terry Sheehan, and other municipalities throughout Ontario for their endorsement consideration.

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL		
<input type="checkbox"/>	DEFEATED	Mitch Hatfield	YES	NO
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/>	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR - MELANIE PILON	CLERK - MAURY O'NEILL

This document is available in alternate formats.



**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

January 7, 2026

The Right Honourable Mark Carney P.C., O.C., M.P.
Office of the Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Doug Ford, Premier of Ontario
Premier's Office
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1.

RE: Removing HST/GST from New Homes to Support Housing Affordability

Dear Mr. Ford,

Please be advised that at the Regular Council Meeting on January 7th, 2026, Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan passed the following resolution, supporting the resolution from the Town of Bradford West Gwillimbury.

Resolution No: 2026-01-07-XX

Moved by: Councillor XXX

Seconded by: Councillor XXX

"Be It resolved that the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan support the Town of Bradford West Gwillimbury's resolution regarding Removing HST/GST from New Homes to Support Housing Affordability as attached.

And further that this resolution be forwarded to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and all municipalities in Ontario."

Carried.

Sincerely,

Tammy Thompson
Deputy Clerk, Township of Brudenell, Lyndoch and Raglan

October 27, 2025

VIA EMAIL

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its Regular Meeting of Council held on Tuesday, October 21, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-343

Moved by: Councillor Scott

Seconded by: Councillor Duhaney

WHEREAS housing affordability is one of the most pressing issues facing Ontario families;

WHEREAS the federal government recently announced GST relief for first-time homebuyers on new homes, and the Province of Ontario removed the provincial share of HST on new purpose-built rental housing; and

WHEREAS the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home, e.g. about \$117,000 on a \$900,000 home in Bradford before any existing rebates;

THEREFORE, BE IT RESOLVED that the Council of the Town of Bradford West Gwillimbury calls on the Government of Canada to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well; and

BE IT FURTHER RESOLVED that this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

CARRIED

Please find enclosed a letter from Mayor James Leduc and Ward 2 Councillor Jonathan Scott.

Thank you for your consideration of this request.

Regards,



Tara Reynolds
Clerk, Town of Bradford West Gwillimbury
(905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: Hon. Mark Carney, Prime Minister of Canada
Hon. François-Philippe Champagne, Minister of Finance
Hon. Gregor Robertson, Minister of Housing, Infrastructure and Communities
Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethenfalvy, Minister of Finance, Ontario
Hon. Rob Flack, Minister of Municipal Affairs and Housing, Ontario
Scot Davidson, MP New Tecumseth-Gwillimbury
Hon. Caroline Mulroney, MPP York-Simcoe
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Municipalities in Ontario

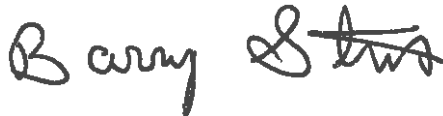
December 15, 2025

To: Council of Brudenell, Lyndoch and Raglan

RE: Moccasin Lake Road

Dear Council, I am writing to inquire about the possibility of having Moccasin Lake Road plowed and sanded occasionally throughout the winter from the Moccasin Lake Boat Launch 600 meters to my property boundary (tower hill turn off). I will continue to maintain the road with my pickup beyond that point to my cottage (1.2km). I'm finding it difficult to plow the uphill section from the boat launch to the turn off with my pickup truck. I have made improvements for the plow truck to turn at my property line and would work with the Operations Manager if further improvements are needed to help with this request. Thank you for your consideration in the matter.

Sincerely,

A handwritten signature in black ink that reads "Barry Stein". The signature is written in a cursive style with a large "B" and "S".

Barry Stein



ACTUAL vs. BUDGET YTD

YEAR

2026

G/L Code	Account Title	Actual	Budget	Remaining \$	Remaining %
5002	Administration	\$535,211.84	\$572,164.00	\$36,952.16	6.46%
5003	Fire Department	\$300,306.12	\$281,925.00	(\$18,381.12)	-6.52%
5004	Building Department	\$104,783.27	\$109,890.00	\$5,106.73	4.65%
5005	Livestock Valuers	\$879.60	\$1,000.00	\$120.40	12.04%
5006	Policing Services	\$277,752.65	\$335,061.00	\$57,308.35	17.10%
5007	911 Service	\$1,230.00	\$2,000.00	\$770.00	38.50%
5008	Transportation Services	\$1,516,476.92	\$1,787,564.00	\$271,087.08	15.17%
5009	Streetlights	\$2,411.71	\$4,500.00	\$2,088.29	46.41%
5010	Environmental Services	\$216,614.98	\$325,970.00	\$109,355.02	33.55%
5015	Recreation & Four Season Park	\$109,113.43	\$108,298.00	(\$815.43)	-0.75%
5020	Library Services	\$6,857.00	\$6,857.00	\$0.00	0.00%
5022	Planning & Development	\$14,462.47	\$8,000.00	(\$6,462.47)	-80.78%
Total		\$3,086,099.99	\$3,543,229.00	\$457,129.01	12.90%

MONTHLY EXPENSES SUMMARY



Account Title						
911 Services	Administration	Building Department	Environmental Services	Fire Department	Library Services	Livestock Valuers
Planning & Development	Policing Services	Recreation & Four Season Park	Streetlights	Transportation Services		

G/L Code	Account Title	January	February	March	April	May	June	July	August	September	October	November	December	Total	
5002	Administration	\$85,896.80	\$30,660.74	\$33,007.27	\$24,874.52	\$117,998.15	\$32,732.77	\$31,961.52	\$29,454.49	\$35,827.44	\$35,225.43	\$28,708.13	\$48,864.58	\$535,211.84	
5003	Fire Department	\$38,433.80	\$15,850.03	\$9,067.13	\$72,102.08	\$11,038.03	\$15,087.57	\$9,075.99	\$5,201.54	\$35,517.69	\$32,347.70	\$7,290.83	\$49,293.73	\$300,306.12	
5004	Building Department	\$5,863.80	\$7,863.37	\$8,532.79	\$7,381.08	\$12,598.05	\$8,459.44	\$8,200.14	\$8,123.16	\$8,044.71	\$13,389.18	\$7,936.68	\$8,390.87	\$104,783.27	
5005	Livestock Valuers					\$66.00	\$455.00		\$305.00			\$53.60		\$879.60	
5006	Policing Services	(\$26,857.00)	\$26,857.00	\$27,512.00	\$27,620.00	\$27,922.00		\$27,922.00	\$55,210.19	\$27,419.75	\$28,623.54	\$27,922.00	\$27,601.17	\$277,752.65	
5007	911 Services	\$139.00		\$52.00			\$594.00		\$26.00		\$419.00			\$1,230.00	
5008	Transportation Services	\$112,270.63	\$70,294.98	\$108,645.43	\$146,617.54	\$94,810.30	\$81,945.63	\$78,474.88	\$79,842.70	\$87,466.50	\$704,842.97	\$79,527.82	(\$128,262.46)	\$1,516,476.92	
5009	Streetlights		\$555.06	\$178.91	\$178.91	\$187.57	\$197.48	\$172.64	\$186.45	\$196.02	\$186.17	\$196.02	\$176.48	\$2,411.71	
5010	Environmental Services	\$5,295.34	\$17,913.12	\$11,074.72	\$17,975.11	\$19,144.34	\$19,607.60	\$12,709.82	\$19,846.51	\$13,177.90	\$47,084.78	\$13,302.38	\$19,483.36	\$216,614.98	
5015	Recreation & Four Season Park	\$29,768.96	\$7,139.20	\$8,973.20	\$4,826.37	\$8,198.74	\$12,088.27	\$10,805.22	\$5,355.32	\$10,364.56	\$3,862.60	\$2,836.33	\$4,894.66	\$109,113.43	
5020	Library Services												\$6,857.00	\$6,857.00	
5022	Planning & Development	\$4,525.11	(\$2,255.11)	\$613.61		\$6,198.75	\$613.61		\$4,488.70	\$277.80				\$14,462.47	
Total		\$255,336.44	\$174,878.39	\$207,657.06	\$301,575.61	\$298,161.93	\$171,781.37	\$179,322.21	\$208,040.06	\$218,292.37	\$865,981.37	\$167,773.79	\$37,299.39	\$3,086,099.99	

Corporation of the Township of Brudenell,
Municipality of Lyndoch and Raglan
BY-LAW No. 2026-01

WHEREAS the Council of the Corporation deems it necessary to borrow the sum of Four Hundred Thousand dollars

to meet, until the taxes are collected, the current expenditures of the Corporation for the year;

AND WHEREAS the total of amounts previously borrowed under Section 467 of the Municipal Act, as amended from time to time, (the "Act"), that have not been repaid are nil dollars.

AND WHEREAS the amount of the estimated revenues (as defined and interpreted in the Act) of the Corporation as set out in the estimates adopted for the current year and not yet collected (or, if the same have not yet been adopted, the amount of the estimated revenues of the Corporation as set forth in the estimates adopted for the next preceding year) is \$ 1,400,000 One Million dollars;

AND WHEREAS the amount to be borrowed under this by law and the amounts of borrowings that have not been repaid does not in the aggregate exceed from January 1st to September 30th of the year, 50% of the total, and from October 1st to December 31st, 25% of the total of the estimated revenues of the Corporation as set out above.

BE IT THEREFORE ENACTED by the said Council as follows:

(1) The Head and the Treasurer of the Corporation are hereby authorized on behalf of the Corporation to borrow from time to time, by way of promissory note or bankers' acceptance, from Bank of Montreal, a sum or sums not exceeding in the aggregate Four Hundred Thousand dollars to meet, until the taxes are collected, the current expenditures of the Corporation for the year, including the amounts required for the purposes mentioned in subsection (1) of the said Section 467, as amended from time to time, and to give, on behalf of the Corporation, to the Bank a promissory note or notes, sealed with the corporate seal and signed by them for the moneys so borrowed, and such other documentation as may be requested by the Bank therefor, with interest at a rate not exceeding _____ per centum per annum, which may be paid in advance or otherwise.

(2) All sums borrowed from the said Bank, for any or all of the purposes mentioned in the said Section 187 as amended from time to time, shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years, as and when such revenues are received.

(3) The Treasurer is hereby authorized and directed to apply in payment of all sums borrowed pursuant to the authority of this By-law, as well as all the other sums borrowed in this year and any previous years, from the said Bank for any or all of the purposes mentioned in the said Section 467 as amended from time to time, together with interest thereon, all of the moneys hereafter collected or received on account or realized in respect of the taxes levied for the current year and preceding years and all of the moneys collected or received from any other source, which may lawfully be applied for such purpose.

Passed this 7th day of January, 2026

(The Head of the Corporation)

Clerk



I hereby certify that the foregoing is a true copy of By-law No. 2026-01 of The Corporation of the Township of Brudenell, Lyndoch and Raglan in the Province of Ontario, duly passed at a meeting of the Council of the said Corporation duly held, and that the said By-law is in full force and effect.

Dated this 7th day of January, 2026

As witness the Seal of the Corporation.

Clerk.



**TOWNSHIP OF BRUDENELL,
LYNDOCH AND RAGLAN**

BY-LAW No. 2026-02

**A BY-LAW TO PROVIDE FOR INTERIM TAX LEVIES
FOR THE YEAR 2026 FOR THE TOWNSHIP
OF BRUDENELL, LYNDOCH AND RAGLAN**

WHEREAS, Section 317(1) and 317(2) of the *Municipal Act* R.S.O., 2001, as amended, provides that the Council of a local municipality, before the adoption of the estimates for the year, may pass a by-law levying amounts on the assessment of property in the local municipality rate able for local municipality purposes;

AND WHEREAS, the Council of this Municipality deems it appropriate to provide for such interim levy on the assessment of property in this Municipality;

THEREFORE, the Council of the Township of Brudenell, Lyndoch and Raglan enacts as follows:

In this By-Law, the following words shall be defined as:

“Collector” shall mean Clerk-Treasurer of the Township of Brudenell, Lyndoch and Raglan;

“Minister” shall mean the Minister of Finance;

1. The amount levied shall be as follows:

1.1 For the Residential, Pipeline, Farmland and Managed Forest property classes there will be imposed and collected an interim levy of:

- (1) the percentage prescribed by the Minister under Section 317 (3) 1, 2, and 3 of the Municipal Act; or,
- (2) 50% if no percentage is prescribed,

of the total taxes for municipal and school purposes levied on the property in the year 2025.

2.2 For the Multi-Residential, Commercial and Industrial property classes there shall be imposed and collected an interim levy of:

- (3) the percentage prescribed by the Minister under Section 317 (3) 1, 2, and 3 of the Municipal Act; or
- (4) 50% if no percentage is prescribed,

of the total taxes for municipal and school purposes levied on the property in the year 2025.

2. For the purposes of calculating the total amount of taxes for the year 2025 under paragraph 1, if any taxes for Municipal and school purposes were levied on a property for only part of 2025 because of assessment was added to the collector's roll during 2025, an amount shall be added equal to the additional taxes that would have been levied on the property if taxes for Municipal and school purposes had been levied for the entire year.
3. The provisions of this By-Law apply in the event that assessment is added for the year 2025 to the collector's roll after the date this By-Law is passed and an interim levy shall be imposed and collected.
4. All taxes levied under this By-Law shall be payable into the hands of the Collector in accordance with the provisions of this By-Law.
5. There shall be imposed on all taxes a penalty for non-payment or late payment of taxes in default of the installment dates set out below. The penalty shall be one and one quarter percent (1 ¼%) of the amount in default on the first day of default and on the first day of each calendar month during which the default continues.
6. The interim tax levy imposed by this By-Law shall become due and payable in two installments on the 31st day of March, 2026 and the 29th day of May, 2026.
7. The Collector may mail or caused to be mailed to the address of the residence or place of business of each person taxed under this By-Law, a notice specifying the amount of taxes payable.
8. The notice to be mailed under this By-Law shall contain the particulars provided for in this By-Law and the information required under Section 343(2) of the Municipal Act.
9. The subsequent levy for the year 2026 to be made under the Municipal Act shall be reduced by the amount to be raised by the levy imposed by this By-Law.
10. The provisions of Section 343 of the Municipal Act, as amended apply to this By-law with necessary modifications.
11. The Collector shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under Section 5 of this By-Law in respect of nonpayment or late payment of any taxes or any installment of taxes.
12. Nothing in this By-Law shall prevent the Collector from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and By-Laws governing the collection of taxes.
13. In the event of any conflicts between the provisions of this By-Law and any other By-Law, the provisions of this By-Law shall prevail.
14. This By-Law shall come into force and take effect on the day of the final passing thereof.

Read and adopted by Resolution 2026-01-07-XX this 7th Day of January, 2026.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour

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

BYLAW NO. 2026-03

Being a By-Law to Amend Schedule "A" of By-Law 2024-23, Being a By-Law to appoint Municipal Officers and set salaries, mileage and benefits for Council and all Municipal Employees.

WHEREAS the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan passed By-Law 2024-23 on June 5th, 2024 respecting Municipal Officer salaries, mileage and benefits for Council and all Municipal Employees, for the Township of Brudenell, Lyndoch and Raglan;

AND WHEREAS it is deemed necessary to amend Schedule "A" of By-Law 2024-23;

NOW THEREFORE the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby enacts as follows:

1. THAT, Schedule "A" being the Salary Grid be amended in this By-Law.
2. This bylaw takes effect on the day of its final passing.

Read and adopted by Resolution 2026-01-07-XX this 7th Day of January, 2026.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour

Schedule A to By-Law 2026-03
Township of Brudenell, Lyndoch and Raglan
2026 Salary Grid

Pay Band	Job Code	Job Title <i>(listed alphabetical order within proposed pay grade)</i>	Hours Annual	2026 SALARY GRID					Job Rate Step 6
				Step 1	Step 2	Step 3 <i>3% step differential</i>	Step 4	Step 5	
10	10	Clerk-Treasurer	1820	\$86,705	\$89,762	\$92,838	\$95,896	\$98,953	\$102,011
			<i>hourly</i>	\$47.64	\$49.32	\$51.01	\$52.69	\$54.37	\$56.05
9	11	Public Works Manager / Fire Chief	2080	\$91,666	\$94,910	\$98,134	\$101,379	\$104,603	\$107,848
			<i>hourly</i>	\$44.07	\$45.63	\$47.18	\$48.74	\$50.29	\$51.85
8	2	CBO	1092	\$45,384	\$46,978	\$48,583	\$50,188	\$51,783	\$53,388
			<i>hourly</i>	\$41.56	\$43.02	\$44.49	\$45.96	\$47.42	\$48.89
7		Vacant	1820	\$66,576	\$68,942	\$71,289	\$73,637	\$75,985	\$78,333
			<i>hourly</i>	\$36.58	\$37.88	\$39.17	\$40.46	\$41.75	\$43.04
6	5	Deputy Clerk	1820	\$57,548	\$59,587	\$61,607	\$63,645	\$65,666	\$67,704
	12	Public Works Foreman	2080	\$65,770	\$68,099	\$70,408	\$72,738	\$75,046	\$77,376
			<i>hourly</i>	\$31.62	\$32.74	\$33.85	\$34.97	\$36.08	\$37.20
5	13	Mechanic / Labourer	2080	\$58,821	\$61,922	\$64,043	\$66,144	\$68,266	\$70,366
			<i>hourly</i>	\$28.76	\$29.77	\$30.79	\$31.80	\$32.82	\$33.83
4	1	Recreation & Community Development Coordinator	1820	\$47,575	\$49,249	\$50,924	\$52,616	\$54,291	\$55,965
			<i>hourly</i>	\$26.14	\$27.06	\$27.98	\$28.91	\$29.83	\$30.75
3	4	General Labourer	2080	\$49,067	\$50,794	\$52,520	\$54,267	\$55,994	\$57,720
	6	Grader Operator	2080	\$49,067	\$50,794	\$52,520	\$54,267	\$55,994	\$57,720
	8	Truck Driver - Landfill Operator	2080	\$49,067	\$50,794	\$52,520	\$54,267	\$55,994	\$57,720
	15	Truck Driver - Operator	2080	\$49,067	\$50,794	\$52,520	\$54,267	\$55,994	\$57,720
			<i>hourly</i>	\$23.59	\$24.42	\$25.25	\$26.09	\$26.92	\$27.75
2	7	Rink and Facilities Caretaker	PT	-	-	-	-	-	-
	9	Waste Site Attendant	2080	\$46,259	\$47,902	\$49,525	\$51,168	\$52,790	\$54,434
			<i>hourly</i>	\$22.24	\$23.03	\$23.81	\$24.60	\$25.38	\$26.17
1		Vacant - minimum wage	<i>hourly</i>						\$17.80

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

BY-LAW NUMBER 2026-04

Being a By-law to authorize voting by Vote-by-Mail
for the 2026 Municipal Elections

WHEREAS Section 42 of the *Municipal Elections Act*, 1996 provides that a Municipal Council may pass a by-law authorizing an alternative voting method;

AND WHEREAS Council deems it appropriate and in the public interest to conduct the 2026 Municipal Election using a vote by mail method;

NOW THEREFORE the Municipal Council of The Corporation of the Township of Brudenell, Lyndoch and Raglan enacts as follows:

1. The alternative voting method of "Vote-by-Mail" is hereby authorized for the Municipal Election to be held in 2026;
2. A Vote-by-Mail Kit will be provided to every person who qualifies to be an elector. The Kit will either be mailed or directly provided to each qualified elector.
3. The Vote-by-Mail Kit shall consist of:
 - a) An outer white envelope;
 - b) A voting instruction sheet with Voter Declaration Form;
 - c) A yellow ballot return envelope;
 - d) An inner white secrecy envelope;
 - e) A composite ballot;
 - g) Such other necessary material as the Municipal Clerk determines.
4. A Ballot Return Station shall be established at the Municipal Office on the dates and times as set out in the Election Procedures.
5. Ballot Return Station means a voting place under the supervision of a Returning Officer or designate where electors, who prefer to deliver or have delivered their completed ballots, may deposit their ballots directly into the care of the Municipal Clerk rather than forwarding their ballots by mail.
6. No proxy voting provisions or advance voting provisions other than Ballot Return Stations are applicable at Municipal Elections conducted in accordance with this by-law.

7. The Municipal Clerk shall prepare procedures and rules for the vote-by-mail municipal election no later than January 31st, 2026.
8. This By-law shall take effect on the date of final passing thereof.

Read and adopted by Resolution 2026-01-07-XX this 7th Day of January, 2026.

Mayor, Valerie Jahn
Phanenhour

Clerk-Treasurer, Virginia

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

BYLAW NO. 2026-05

Being a By-Law to confirm the proceedings of the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan at its Regular Council Meeting of January 7, 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 Regular Council Meeting of January 7, 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 2026-01-07-XX this 7th Day of January, 2026.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour