



Township of Brudenell, Lyndoch and Raglan

April 9, 2026 - Special Meeting - 06:00 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 and Roll Call
- 2 Adoption of the Agenda
- 3 Disclosure of Pecuniary Interest
- 4 Purpose
 - 4.1 Resident Comments Summarized by County of Renfrew Planners
 - 📎 Resident Comments Summarized by County of Renfrew Planners
 - 4.2 Council Discussion Re: Changes to Draft By-Law
- 5 Confirmatory By-Law
 - 📎 By-Law 2026-23
- 6 Adjournment



Brudenell Lyndoch and Raglan

PLANNING REPORT TO THE COUNCIL OF THE TOWNSHIP OF BRUDENELL, LYNDOCH & RAGLAN NEW COMPREHENSIVE ZONING BY-LAW

1. **FILE NO.:** New Comprehensive Zoning By-law
2. **APPLICANT:** Township of Brudenell, Lyndoch & Raglan
3. **MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan
4. **LANDS AFFECTED** All lands located in the Township of Brudenell, Lyndoch & Raglan
5. **COUNTY OF RENFREW OFFICIAL PLAN** The Township of Brudenell, Lyndoch & Raglan uses the County of Renfrew Official Plan as its local Official Plan. The Official Plan was updated, as required, under Section 26 of the Planning Act, and approved by the Ministry of Municipal Affairs and Housing in August 2021.
6. **TWP OF BRUDENELL, LYNDOCH & RAGLAN ZONING BY-LAW** The Township has two current Zoning By-laws: The Township of Brudenell and Lyndoch Zoning By-law #87-08 that applies to lands within the geographic Townships of Brudenell and Lyndoch and came into effect in 1987, and the Township of Raglan Zoning By-law #02-83 applies to all lands within the Township of Raglan and came into effect in 1983.

7. **PURPOSE OF PROPOSED COMPREHENSIVE ZONING BY-LAW UPDATE:**

The new Zoning By-law will replace the two existing Zoning By-laws, #87-08 and #02-83, in accordance with Section 26(9) of the Planning Act, which requires municipalities to update their zoning by-laws to ensure the By-law is consistent with Provincial policy and the Official Plan.

8. **MAIN CHANGES TO THE ZONING BY-LAW:**

The following summarizes the main changes to the new proposed Zoning By-law:

- i. Combining the two former municipal by-laws of the Township of Brudenell & Lyndoch and the Township of Raglan into one new comprehensive by-law that will apply all properties across the entire Township.
- ii. Replacing the Residential (One) Zone with the Rural Residential (RR) Zone to reflect rural services (well and septic) used throughout the Township. The minimum lot size has increased to 4047 square metres. [Section 6]

- iii. The proposed by-law includes a new provision to allow a sleep cabin/bunkie on a waterfront lot that has a minimum lot area of 0.4 ha (1 acre). The sleep cabin/ bunkie is required to be set back 30 metres from the highwater mark and the building would not be permitted to exceed 18 square metres. [Section 3.2.2a]
- iv. A shipping container/storage trailer may be used as an accessory building in the Rural, Commercial or Industrial zones (*only RU, Comm or Ind*), subject to specific location and screening requirements. [Section 3.2.9]
- v. New general provisions for backyard chickens. The keeping of chicken are permitted as an accessory use to a dwelling unit. The location of the chicken coop shall comply with the setbacks for accessory buildings as specified in the by-law [Section 3.4.1 - 3.4.4]
- vi. New provisions are proposed to allow for beekeeping in a non-farm setting, where the property has a minimum lot size of 0.2 Ha (0.5 acres), and location requirements. [Section 3.4.5]
- vii. The proposed by-law includes provisions for allowing two dwelling units on a property. 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. Lots greater than 2 Ha can have their own well and septic system. 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 (section 2.2(24)).

Of note, the additional dwelling unit cannot be severed in the future. [Section 3.9.2.]

- viii. New general provisions added to allow for a shoreline activity area on waterfront properties to permitting limited structures (i.e. small storage sheds, gazebos, decks, etc.) within 30 metres of the high water mark, subject to building size limits. Does not apply to pools, hot tubs, a bunkie or any habitable building. [Section 3.27.5 g)]
- ix. New general provision added to ease restrictions for locating structures designed for accessible or barrier-free access, such as ramps or lifts. The intent is to reduce/eliminate the need for minor variances or other planning approvals for construction. [Section 3.5]
- x. Reciprocal separation distances between sensitive development and aggregate resources, licensed pits and quarries have been updated. For sand and gravel resources and pits, the separation has been increased from 150 metres to 300 metres. For bedrock resources and quarries, the separation has been increased from 300 metres to 500 metres. This is a Provincial directive that the Township

is required to implement in this zoning update. [Sections 3.25.1 c) and d) and 3.25.2 d) and e)]. The separation buffers have been added to the zoning map Schedule for clarity.

Section 3.26.1j) provides that 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), d) and e) 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.

- xi. New definitions for on-farm diversified uses and agriculture related uses have been added to the Zoning By-law, and listed as permitted uses in the Rural (RU) zone. This will provide properties that are zoned to permit a farm more flexibility to use the property and diversify farm income, with some restrictions regarding maximum area that can be used for the diversified use. [Section 2. Definitions and permitted uses listed in Section 20 Rural (RU). This is a Provincial initiative.
- xii. Parking and loading requirements have been updated with more detailed requirements. [Section 4]
- xiii. New updated zoning map schedules will include required separations from aggregates, licensed pits and quarries, from waste disposal sites, and Provincially Significant Wetlands to improve clarity.
- xiv. An online interactive version of the zoning map schedule will be provided to the Township, for use by the public. This is intended to improve ease of use, will be searchable by address and roll number, and will include air photography and various tools.

9. NOTIFICATION AND PUBLIC CONSULTATION

Notification for the open house and public meeting, required under Section 34(10.7) of the Planning Act was provided by the Township starting on January 21, 2026, in the following manners:

- Advertised in the Valley Gazette on January 21, 2026 and January 28, 2026
- Posted on the Township of Brudenell, Lyndoch and Raglan website
- Posted on the Township Facebook page

The following information was made available on the Township's website:

- Draft By-law Interactive Mapping
- Draft Comprehensive Zoning By-law
- Draft Zoning By-law Map – Brudenell
- Draft Zoning By-law Map – Lyndoch
- Draft Zoning By-law Map – Raglan

The required Open House was held at the Brudenell, Lyndoch & Raglan Community Centre on Wednesday, February 11, 2026, from 5 p.m. to 7 p.m. County Planning staff

were present to meet with the public and discuss the proposed draft By-law text and map schedules.

The Public Meeting was held at the Brudenell, Lyndoch & Raglan Community Centre on Wednesday, February 18, 2026, starting at 7 p.m. Approximately 70 members of the public were in attendance. County Planning staff also attended and provided a presentation explaining the process and the main changes to the proposed Zoning By-law.

The scheduling of the public sessions was completed in accordance with the Planning Act.

10. **COMMENTS RECEIVED:**

Written and oral comments were received by the Township from both public agencies and the general public.

A chart summarizing the written and oral comments received and the Planning responses is attached as Appendix A to this Report.

11. **PLANNING COMMENTS:**

i. Reason for the Zoning By-law update

Under the *Planning Act*, Council is obligated to review and update its zoning by-law to conform with the policies of the Official Plan and to be consistent with the Provincial Planning Statement. The existing by-laws for the Township were approved in the 1980s and are overdue to be updated.

Section 26(9) of the *Planning Act* states that no later than three years after the Official Plan is updated, the council of the municipality shall amend all zoning by-laws that are in effect in the municipality to ensure that they conform to the Official Plan. The update to the County of Renfrew Official Plan was completed in 2021.

Regular updates to the zoning by-law are necessary to implement reflect changes in provincial policy, address emerging land use trends, and ensure that regulations remain clear, relevant, and enforceable. A comprehensive zoning by-law review provides an opportunity to modernize provisions, correct inconsistencies, and improve usability for staff, applicants, and the public.

From a Township and staff perspective, maintaining an up-to-date zoning by-law is essential to ensure alignment with higher-level policy documents and to reduce uncertainty during the review of development applications and building permits. Additionally, this update supports recent objectives to improve housing affordability by permitting additional dwelling units.

ii. Matters of Provincial Interest

The question has been asked what are matters that are outside the municipality's control, and what are areas that can be changed by the municipality. Matters of Provincial Interest are overarching policy considerations established under the *Planning Act* that guide land use planning decisions in Ontario and ensure that local decisions reflect broader provincial priorities.

The following matters are outside of the municipality's control but are required to be included in the zoning by-law, as they are based on Provincial interests:

- identified mineral aggregate areas,
- setbacks to waste disposal sites,
- environmentally sensitive areas, and
- Ministry of Transportation requirements.

The separation distance from aggregate resources (those areas zoned MP (mineral pit) and MP-R (mineral pit -reserve) on the maps) are also outside the municipality's control.

Items that the Township could change and customize for the Township include:

- lot line setbacks,
- height of buildings, and
- whether to allow or not allow the certain types of uses such as recreational vehicles, backyard chickens or sea cans

iii. Municipal Taxes

The Municipal Property Assessment Corporation (MPAC) is responsible for assigning assessed values to properties for taxation purposes. It is important to understand that the Zoning By-law and MPAC's property assessments are separate matters. MPAC assesses properties based on the actual use of the property, not its zoning category, and by analyzing the sales of comparable properties in the area. For example, a house located within an industrial zone would still be assessed and taxed as residential, while a commercial business operating in a residential zone would be assessed and taxed as commercial. There are five major factors that generally account for the property's assessed value which include:

1. age of buildings on the property
2. total square footage of living area
3. location of your property
4. size of your lot, and
5. quality of construction.

Other factors that can affect your property's value include:

- primary structures
- secondary structures
- site features
- structural features

MPAC assesses a property on actual use of the property not what a property is zoned for. The passing of a zoning by-law does not impact taxation.

iv. Appeal Rights

Any person or public body may appeal the passing of a comprehensive zoning by-law to the Ontario Land Tribunal in accordance with the provisions of the Planning Act. A Notice of Passing will be issued in accordance with the Planning Act, which will outline the appeal process and applicable timelines.

In accordance with the *Planning Act*, a notice of appeal must be filed with the Clerk of the municipality within the prescribed appeal period (typically 20 days from the date of notice of passing), and must include the required fee and a written explanation of the reasons for the appeal.

Only those persons, public bodies, or specified persons who made oral submissions at a public meeting or written submissions to Council prior to the adoption of the by-law may appeal the decision. However, this limitation does not apply to the Minister or certain public bodies, as defined by the *Planning Act*.

v. Mobile Homes

Mobile homes are typically designed to be moveable and are not placed on permanent foundation. As a result, they may present different land use considerations compared to conventional dwellings, including servicing, long-term stability, and compatibility with surrounding development. Mobile homes are typically not assessed and taxed. The *Planning Act* recognizes mobile homes as a form of dwelling units and allows municipalities to determine where and how they are permitted.

Manufactured homes (pre-fabricated homes) are built to meet applicable building code standards and are intended to be permanently installed on a foundation. Once installed, they are considered the same as a dwelling unit. Manufactured homes are considered the same as a regular dwelling and are not considered mobile homes.

If a mobile home is installed on a permanent foundation and is upgraded to meet the requirements of the Ontario Building Code, it is no longer considered to be a mobile home for zoning purposes, and it is considered to be a dwelling unit.

No changes to the by-law are recommended regarding mobile homes.

vi. Mapping Corrections

The draft mapping shown at the open house included abandoned mine sites along with a 1,000-metre buffer around those areas. We have since removed the sites and their associated buffers from the mapping. The revised map shows only one Mining Reserve area within the Township, which more accurately reflects the intended zoning.

Minor refinements to the zoning mapping have been completed to improve the accuracy of the Environmental Protection (EP) Zone boundaries.

vii. Section 1.13 - Transition for Minor Variances

Comments were received that the 18 month transition period is not long enough.

Council has the following options regarding the Transition for minor variances:

- a) Proceed with the current draft by-law; or
- b) Amend the draft by-law (i.e. change the timing of the transition period).

viii. Section 3.2.9 - Shipping Containers

Comments were received from residents regarding the placement and conditions for shipping containers including the allowance within the Rural Residential (RR) zone if the lot is over 1 acre.

In the proposed by-law, shipping containers currently permitted as an accessory building in the Rural (RU), commercial zone or an industrial zone provided criteria are met.

Council has the following options regarding the provisions for shipping containers:

- a) Proceed with the current draft by-law; or
- b) Amend the draft by-law (i.e. adding in the RR zone, wording around visual screening, etc.).

ix. Section 3.17 – Recreational Vehicles

Comments were received from residents regarding the duration and number of recreational vehicles to be permitted.

The proposed by-law contains the following provisions regarding Recreational Vehicles:

- No recreational vehicle shall be occupied unless it is located within a recreational vehicle campground (section 3.17.3).
- 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. (section 3.17.4)
- 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 (section 3.17.5);

Council has the following options regarding the recreational vehicle provisions:

- a) Proceed with the current draft by-law; or
- b) Amend the draft by-law (i.e. changing the duration of 30 days).

x. Section 3.23 – Open Storage

Comments were received from multiple residents regarding open storage provisions, particularly regarding the new provisions for boats and recreational vehicles (RVs).

The by-law permits a maximum of one recreational vehicle and one boat to be stored on a property with a primary dwelling unit in the residential or rural zone provided criteria are met including not being located within a front yard or exterior yard, and setback 1.2 metres from any interior side yard or rear yard. For properties greater than 1 hectare, a maximum of 2 recreational vehicles/trailers and up to 3 boats may be stored.

Comments were received indicating that the minimum lot size of 1 hectare to permit 2 RVs and 3 boats is overly restrictive. It was suggested that within the Rural Zone, properties greater than 2 hectares (5 acres) be permitted to store up to 4 RVs and 4 boats.

Council has the following options going forward for addressing concerns around the open storage provisions:

- a) Proceed with the current draft by-law; or
- b) Amend the draft by-law (i.e. number of boats/RVs);

12. RECOMMENDATIONS:

That, Council support the proposed Zoning By-law and map Schedule as drafted, subject to the following considerations:

- 1) Council provide direction regarding the Transition for Minor Variances in Section 1.13 of the Zoning By-law.
- 2) Council provide direction regarding the Shipping Containers provisions in Section 3.2.9 of the Zoning By-law.
- 3) Council provide direction regarding Recreational Vehicle provisions in Section 3.17 of the Zoning By-law.
- 4) Council provide direction regarding Open Storage provisions in Section 3.23 of the Zoning By-law.
- 5) Council provide direction regarding any changes resulting from the public comments submitted, as set out in Appendix A to this Report.

Date: April 2, 2026

Prepared by: Lindsey Bennett-Farquhar, MCIP, RPP

Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning Services

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Name	Comment	County Staff Comment/Recommendation
Ministry of Energy and Mines	MEM commented the plan meets their requirements.	No action required.
Township of Bonnechere Valley	No comments or concerns.	No action required.
Ministry of Transportation	No concerns	No action required.

Name	Comment	County Staff Comment/Recommendation
Allan Tennant Elizabeth Haworth Katrina Boguski Steven Armstrong Darryl Holly & Anita Voldock	General comments received objecting to the zoning by-law.	The Township is required under the Planning Act to keep the zoning by-law up to date with Provincial Policy and the Official Plan. A Notice of Passing will be sent to everyone who made an oral or written submission. Appeal rights will be described in the notice. No change recommended
	Comments have been received regarding Recreational Vehicles regarding: <ul style="list-style-type: none"> - increasing the length of stay - to be permitted on a vacant lot in the RU & RR Zones - be permitted to be occupied for temporary living and sleeping accommodations for seasonal and recreational purposes - In RR and RU zones, allow 2 RVs on a lot 1.0 to 5.0 acres - for lots greater than 5 acres, allow up to 4 RV's (which would fall under Camping Establishment) 	The allowance and duration for trailers are matters that can be reviewed and adjusted by the Township through this process. Council has the ability to consider comments from residents and determine whether changes to the permitted timeframe for RV use are appropriate. Council to provide direction regarding any changes to the provisions related to Recreational Vehicles.
	Comments have been received regarding Open Storage for Recreational Trailers and Boats that the by-law is overly restrictive <ul style="list-style-type: none"> - the minimum lot size of 1 hectare for boat and RV storage should be decreased - delete 3.24 and 3.24.1 completely, - unlimited in RR and RU or permit 2 RVs and 3 boats on RR & RU lots that are 1.0-5.0 acres. In the RU zone, for properties greater than 5 acres, allow 4 or less RVs and 4 boats 	The by-law permits a maximum of one recreational vehicle and one boat to be stored on a property with a primary dwelling unit in the residential or rural zone provided criteria are met including not being located within a front yard or exterior yard, and setback 1.2 metres from any interior side yard or rear yard. For properties greater than 1 hectare, a maximum of 2 recreational vehicles/trailers and up to 3 boats may be stored. The draft provisions in the zoning by-law are intended to ensure that boat and RV storage remains accessory and small-scale and are stored in locations that don't visually impact traffic or surrounding neighbouring residential properties. Another purpose of the draft by-law is to ensure that the storage does not evolve into a more intensive commercial storage use. Establishing a limit helps maintain the rural character of the Township and provides clear, consistent standards for enforcement. Council can consider the comments and direct staff to change any of the provisions in the by-law, such as the number of boats, or further define what type/size of boats (i.e does not apply to canoes/kayaks/standup paddle boards), location, or timing. Council to provide direction regarding any changes to the open storage provisions for Recreational Trailers and Boats.

<p>Mark Vargas</p>	<ul style="list-style-type: none"> - Concerned about the minimum lot frontage requirement which increased the standard from 120 ft to 147 ft - Request clarification on whether properties that were previously severed or purchased under the former 120m standard will be grandfathered and allowed to proceed under the conditions that were in place at the time of their approval or acquisition 	<p>The updated lot frontage requirements is aligned with the Official Plan and is a standard rural lot frontage used across Renfrew County and Ontario.</p> <p>Properties that are existing but do not meet the new proposed lot frontage requirement will be grandfathered (and considered under the Non-complying lots section). New severed lots will be required to meet the new lot frontage requirement.</p> <p>No change recommended.</p>
<p>Jamie Hoefling</p>	<ul style="list-style-type: none"> - There appears to be a significant swath of proposed Environmental Protection (EP) zoning (around 357 Wingle Road and adjacent properties). - Township be more lenient on boats/RV; - 1 hectare is a little strict 	<p>Staff reviewed the air photography on the property and refined the mapping to remove areas that did not appear to meet the criteria for the Environmental Protection (EP) zone.</p> <p>See comments on page 2 regarding open storage for boats and recreational vehicles</p> <p>Recommended to refine the EP zoning</p>
<p>Yvonne Dwyer, Jason Dwyer & Amanda Dwyer</p>	<ul style="list-style-type: none"> - Significant portion of property located at Pt Lot 25, Con1 Brudenell within the buffer zone and/or EP Zone making it unusable for residential development. - Request clarification on the following matters: <ol style="list-style-type: none"> 1. Property Tax Assessment <ul style="list-style-type: none"> - Will consideration be given to an adjustment of the property taxes to reflect the development limitations imposed by the buffer zone and EP zoning? 2. Existing Second Dwelling within the Buffer Zone <ul style="list-style-type: none"> - With respect to the second dwelling located within the buffer zone, are there any restrictions on its continued use or improvement? - Object to the extent of the buffer zone applied to the MP-R designation and request that it be reduced to 150 metres. 	<p>There are areas of the 834 Letterkenny Road that are zoned Rural and are outside of the required separation and would permit residential uses.</p> <p>See Planning Report for comments on property tax assessment.</p> <p>The existing dwelling would be considered a non-conforming use. In accordance with Section 3.26.1j), the enlargement, repair, or replacement of an existing dwelling is permitted.</p> <p>The 300 metre separation distance is required in accordance with the County of Renfrew Official Plan and Provincial Policy.</p> <p>No change recommended.</p>
<p>Kevin Lockhart and Gillian Joyce</p>	<ul style="list-style-type: none"> - Reconsider the zoning of the property at 9890 Opeongo Road. It should stay Rural and not be changed to MP-R. The proposed zoning change will negatively impact on the use of the property. - Plans to build a home here within the next few years 	<p>The front portion of the property is zoned Mineral Pit – Reserve (MP-R) and the balance of the property is zoned Rural (RU) and included in the 300 metre separation distance. This zone conforms with the Official Plan designation.</p>

		<p>A dwelling is not permitted on the lands zoned MP-R; however in accordance with Section 3.26.1 i) of the Zoning by-law, 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 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.</p> <p>No change recommended.</p>
Gary Jessup	Zoned MP-R but extraction has already been completed and depleted	<p>Staff reviewed property - It is recommended that the MP-R be removed and the proposed zone changed to RU to reflect that extraction has occurred and resource has been used.</p> <p>Recommended to change the zone of the property from MP-R to RU</p>
Ron Budarick	<ul style="list-style-type: none"> - Most of the aggregate and resource areas are inaccurate. The information being used is from 30 years ago from provincial or MNR maps that are no longer relevant. - What happens with these pits where there's not enough gravel? There's no gravel on the property. - Use gravel on the crown land 	<p>The conservation and management of mineral aggregate is considered to be a matter of provincial interest, and are required to be mapped by the Planning Act and Provincial Planning Statement (PPS). The Provincial data provides a guide that was used to map and identify the mineral aggregate resources to be protected. This mapping exercise was completed during the last Official Plan update and was reviewed/approved by the Province.</p> <p>Crown lands and the use of crown lands are not subject to the zoning by-law. The extraction of gravel on crown land is outside the jurisdiction of the by-law and the Township.</p> <p>Mapping and policy evolve over time. At the next Official Plan review there will be another opportunity to consider the designations; which will still need to meet Provincial requirements and is subject to Provincial approval. The Township, at its discretion, could undertake a municipal wide review of its aggregate mapping and submit it as part of the Official Plan review to the Province for consideration.</p> <p>No change recommended.</p>
Edward Battiston & Jessica Gardner	<ul style="list-style-type: none"> - Opposed to all proposed zoning changes. 	<p>There was an abandoned mine (zoned MM-R) on the zoning map which is recommended to be removed.</p>

	<ul style="list-style-type: none"> - The creation of a Mining Industrial Reserve in the Hamlet of Rockingham is unwarranted as there are no minerals of commercial value according to Geology Ontario data. - The creation of an Environmental Protection Zone along Rockingham Creek immediately north of Rockingham Road is not based on current conditions. - Remove these two designations from the proposed by-law. - Restrictions on mobile homes and trailers also have no place in the township. 	<p>The Environmental Protection (EP) zone along Rockingham Creek matches the County of Renfrew Official Plan mapping; however staff reviewed available aerial photography for the property and refined the mapping to remove areas that did not appear to meet the criteria for Environmental Protection (EP) zone.</p> <p>A mobile home is a permitted uses in the Mobile Home Park (MHP) and the Rural (RU) zone. See comments on mobile homes in Planning Report. See page 2 of Appendix A regarding recreational trailers.</p> <p>Recommended to remove the MM-R zoning and refining the EP zoning.</p>
<p>Hannah Johnston</p>	<p>Submitted comments on a variety of items, including:</p> <ul style="list-style-type: none"> - What has been shared with the public is too preliminary to merit a vote - Method of notification - The lack of clarity about what elements of this proposed update to the bylaws fall under the oversight of the township and what has been mandated provincially or by the county. - Do not fully understand the appeals process. - Inaccuracies in proposed maps – Beryl Pit was identified as Mining Industrial Reserve - Requested more time to understand if and how amendments can be made to the proposed bylaws. - property owners need additional studies to continue with the unencumbered use of the properties and must have adequate support – financially and procedurally – to cope with these rules. - requirement for a building permit for a shipping container or storage trailer. - the definition of a shipping container is vague; it encompasses many of the trailers and corrals that farmers use to transport animals. While the definition includes “large reusable steel boxes” and sea cans, it could also include crates used to transport chickens or sheep to the dwindling number of abattoirs in the region. - Requiring permits and additional fees for sea cans and similar containers creates an added burden for farmers and forestry operators who rely on these as practical, everyday structures. 	<p>The open house and public meeting provided an opportunity for staff and Council to hear from the public regarding the proposed changes to the Zoning By-law. As a result of the open house and public meeting, changes will be made to the by-law.</p> <p>See comments in Planning Report regarding Notice.</p> <p>See comments in Planning Report regarding why the zoning by-law is required and matters that are outside the municipality’s control.</p> <p>See comments in Planning Report regarding appeal rights.</p> <p>Comments may be received until Council makes a decision.</p> <p>A shipping container is considered a structure under the building code. All structures over 15 m² (160 square feet) require a building permit. Shipping containers greater than 15m² require a building permit under Provincial legislation.</p> <p>The placement and conditions governing the use of a shipping container on a property fall within Council’s discretionary authority and may be regulated through the zoning by-law.</p> <p>Council to provide direction regarding any changes to the draft zoning provisions regulating shipping containers.</p>

<p>Sandy Musclow & Jamie Musclow</p>	<ol style="list-style-type: none"> 1. Is there an ability for the township to vote against the restricted zones around mineral aggregates and pits, and their potential sites? If not, can these zones be minimized? 2. Can the Govt resurvey these lands, and be more specific about where they would like access to these sites, and restrict the zones around said sites? 3. Why not wait another X years (10, 15, 50 yrs) to consider the zoning, and leave it for now, and allow for another 1-2 generations of residents the ability to use the land. 4. Is there a possibility for there to be zones around these geological features but no restrictions? 5. Would tax rates be adjusted appropriately for inability for some users to build on their land? 6. What is the value if some property is considered in succession planning and secondary residences can't be built? 7. While not in the scope of the township, what are the ways that the government can consider opening up Crown Land that is pervasive and accessible in this area to be used first for quarries and agg/minerals, so leave the value of the resident land as is? 8. What happens to these zones if the resident/tax payer also owns mineral rights to an area? 9. Will the township be transparent to potential land purchasers about the by-law restrictions regarding the MP (mineral pits) and MQs (mineral quarries), and reserves (MP-R and MQ-R)? 10. What steps are required to contest these by-law changes in the Planning Act? 11. Formally making an exemption requires a Minor Variance or a Zoning by-law Amendment – the applications, supporting materials, and fees, would possibly be on the scale that makes it unaffordable for residents to make changes. What is the township/county solution to that? 	<ol style="list-style-type: none"> 1. The conservation and management of mineral aggregate is considered to be a matter of provincial interest, and are required to be mapped by the Planning Act and Provincial Planning Statement (PPS). The Provincial approves the mapping under the Official Plan to identify and protect mineral aggregate resources. 2. Aggregate mapping is periodically updated. Municipalities can undertake local aggregate studies, at their cost, through an Official Plan review. 3. The PPS requires long-term protection of aggregate resources, even if they are not immediately needed. The intent is to prevent land use conflicts (e.g., residential development) that could sterilize future access to resources so that the resource is there for future generations. 4. The 300 metre separation distance is a Provincial requirement that was implemented through the Official Plan. 5. The Zoning by-law and the MPAC assessment of a property are separate items. See Planning Report for comments on municipal taxes. 6. Existing uses on property would continue to be permitted. The property can be reviewed on a site specific basis to see what opportunities exist based on the policy/legislation at the time. 7. This is not a zoning matter and is outside the jurisdiction of the municipality or County. 8. Owning mineral rights is not a zoning consideration. Extraction of mineral resources are required to obtain provincial approval. 9. The zoning by-law is a public document, and it is available through the Township. Land purchasers have the responsibility to educate themselves regarding the property they are purchasing. The municipality is not included or have any responsibility in private land purchases. 10. Under the Planning Act, residents can appeal the by-law to the Ontario Land Tribunal if they have submitted written or oral comments. See Planning Report, 11. It is recognized that applications such as Minor Variances or Zoning By-law Amendments can involve costs, including application fees and supporting studies. The County offers a pre-consultation process, where staff can review a proposed development and provide guidance on application requirements, potential issues, and the scope of any supporting materials needed. This helps applicants understand
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		<p>expectations upfront, avoid unnecessary costs, and determine the most appropriate approval process before submitting a formal application.</p> <p>No changes recommended.</p>
Sherrie Hudson Stone	Existing Animal Sanctuary / Animal rights	<p>Staff reviewed the material submitted, and this is not considered to be a zoning issue.</p> <p>No changes recommended.</p>
Chris & Marilyn Watson	<p>Submitted comments on a variety of items, including:</p> <ol style="list-style-type: none"> 1. Transition for Minor Variances – recommended 24 months 2. Aggregate definition – remove earth from definitions 3. Dwelling, single detached definition – include mobile home in definition 4. Mobile Home definition – recommend definition be revised to manufactured home 5. Shipping Containers – recommend RR zone to be included if lot area is 1.0 acre or more; remove "shall be visually screened" and replace with "be visually screened" if container is not in good repair; Omit building permit required if under the current 160sq ft. accessory building exemption for required building permit. 6. Backyard chickens/Bees – strongly agree 7. Dwellings per lot – Currently in residential areas one acre lots side by side are required to have separate water and septic services. 8. Mobile Homes and Recreational Vehicles – recommend mobile homes are permitted in RR zone; recommend changes to RVs (included in RV comment on page 2) 9. Open Storage <ul style="list-style-type: none"> - delete 3.24 and 3.24.1 completely, unlimited in RR and RU or permit 2 RVs and 3 boats on RR & RU lots that are 1.0-5.0 acres In the RU zone, for properties greater than 5 acres, allow 4 or less RVs and 4 boats 10. Separation Distances – recommend reduction of separation distances from 300 to 150 metres and from 500 to 300 metres 11. RR Zone – request RR zone provisions from current Raglan Township 	<ol style="list-style-type: none"> 1. The draft provision has an 18 months proposed transition which already exceeds our recommended 12 months – Council to provide direction 2. “earth” is included in the PPS definition of Mineral Aggregate Resources. No recommended change. 3. See comments on mobile homes in Planning Report. No change recommended. 4. See comments on mobile homes in Planning Report. No change recommended. 5. Shipping containers currently permitted as an accessory building in the Rural (RU), commercial zone or an industrial zone provided criteria are met. Council to provide direction on shipping containers. 6. No change recommended. 7. This zoning provision implements the policies and requirements from the Official Plan and is consistent with best practices across the County. No change recommended 8. See comments on mobile homes in Planning Report. See recreational vehicle comments on page 2 of Appendix A. 9. See open storage comments on page 2 of Appendix A 10. The separation distances cannot be changed as they are set by the Province. 11. The provisions in the RR zone are in line with other municipalities in the county.

	<ul style="list-style-type: none"> - A lot of new things in the current zoning plans compared to the existing by-laws - Will send a notice in the tax bill? How long have will residents have to submit comments? 	<ul style="list-style-type: none"> - New lots are required to be 4047 square metres in area with 45 metres of lot frontage. Existing lots would be exempt from these provisions. (Current lot area requirement is 2000 square metres, and lot frontage is 35 metres) - Front and rear depth setbacks remain the same at 7.5 metres - Current side yard width is 3 metres; proposed bylaw states 1.2 metres for interior and 7.5 metres for exterior - Building height remains the same - Removed minimum dwelling unit area requirement - Lot coverage changed from 33% to 25% <p>No change is recommended to the RR zoning.</p> <p>The current zoning by-laws are from the 1980s/1990s. The Township is required to ensure their by-laws are in conformity with Provincial Policy and the Official Plan.</p> <p>A notice for the second public meeting on May 13, 2026 has been sent in the tax bills. Comments can made until council makes a decision</p>
<p>Joel Helmer</p>	<ul style="list-style-type: none"> - Timing to review the current map with the updated changes 	<p>The Township has indicated there will be a second public meeting to be held on May 13, 2026.</p>
<p>Jacob Shiner</p>	<ul style="list-style-type: none"> - The methods used weren't adequate for notification; - Concerns with the mineral aggregate setback; limiting what can be done within the setback; - Concerns about paying for land with restrictions regarding what a property owner can do with the property 	<p>See notice comments in Planning Report</p> <p>The protection of mineral aggregate resources is a requirement of the Province. The areas identified for resource protection and the setback are approved by the Province – the Township is required to adopt a zoning by-law that is consistent with Provincial requirements and conforms to the Official Plan. The land use restriction within the buffer is only for residential/sensitive land uses. It does not impact non-residential uses, like farming and forestry uses.</p> <p>No changes recommended.</p>
<p>Kevin Marquardt</p>	<ol style="list-style-type: none"> 1. Buffers for gravel pits ; why is there a 300 metre buffer; what are the restrictions that come with the buffer; 2. When a gravel pit is done and license is surrounded, would the buffer be removed? 	<ol style="list-style-type: none"> 1. The 300 metre buffer is intended to protect both existing and future aggregate operations and to minimize land use conflicts. The buffer typically focuses on limiting new sensitive land uses such as new dwellings, or long-term care homes.

	<p>3. What do we do with the buffer; do we go to our member of parliament?</p>	<p>The purpose is to reduce impacts from noise, dust, and vibration on residents and prevent new development from constraining or sterilizing aggregate resources.</p> <p>2. The buffer and Aggregate zoning can be removed by amending the zoning by-law once it has been demonstrated that the resource has been depleted and there is no longer a need to protect it from incompatible uses.</p> <p>3. The Township can consider undertaking a municipal wide aggregate resource review for consideration at the time of the next Official Plan update. Any changes will need to be consistent with Provincial Policy and will be subject to Provincial approval.</p> <p>No changes recommended.</p>
<p>Dolores Walters</p>	<ul style="list-style-type: none"> - What happens if there is fire and the lot is too small to build? - Would like provisions to allow an RV for extra sleeping in summer. Why 30 days when summer season has 2 months? Hard to get into an RV park. 	<p>The zoning by-law provides provisions for the existing legal non-conforming uses to repair, replacement or strengthening of an existing building or structure in the event of destruction beyond the owners control such as a fire or storm. (section 3.18).</p> <p>See Recreational Vehicle comments on page 2 of Appendix A.</p>
<p>Jody McKone</p>	<ul style="list-style-type: none"> - Was required to rezone part of the consent the property to prohibit residential uses as part of a consent application. - - Asking for RU-E6 zoning to be removed 	<p>The zoning amendment was required as a condition of consent for County Consent Fille B27/21. The RU-E6 zone was required to prohibits residential uses within 150 metres of the aggregate resource on the property. The current zoning on the property is Rural (RU) and Mineral Aggregate Pit -Reserve (MP-R) and is impacted by the 300 metre separation distance. The RU-E6 zoning is considered redundant and is no longer required.</p> <p>It is recommended that the RU-E6 zoning be removed.</p>
<p>Daniel Landry</p>	<ul style="list-style-type: none"> - Has 14 RVs on the property, is it grandfathered? 	<p>Under the Ontario Planning Act, a legal non-conforming use refers to a land use or building that was lawfully established before the current zoning by-law came into effect, but no longer conforms to the updated zoning regulations. These uses are allowed to continue despite not meeting present-day zoning standards, recognizing the principle of “grandfathering.”</p> <p>Existing legal structures that no-longer meet zoning provisions are “grandfathered”. If structures were placed there illegally, they will continue to be illegal and will not be grandfathered.</p>

		<p>Planning staff have not reviewed any property to determine what uses are legal non-conforming.</p> <p>No changes recommended.</p>
Kathleen Genrick	Will Council fight for us?	<p>The Planning Act requires that the Township update the zoning by-law to be consistent with the Provincial Planning Statement and the Official Plan.</p> <p>No change recommended</p>
Laura Tennant	<ul style="list-style-type: none"> - Can we build another dwelling on the property located at 2343B Letterkenny Road? - What is the timeframe to provide comments. - Brudenell map shows Lyndoch map 	<p>Two dwellings may be permitted if the provisions of Section 3.9 of the Zoning By-law are met.</p> <p>Comments can be received until Council makes a decision.</p> <p>The mapping link has been changed on the Township website to accurately show both maps.</p> <p>No change recommended</p>
Mel Kauffeldt	<ol style="list-style-type: none"> 1. How does the province decide how to map? 2. How does province zone near existing dwellings 3. Piece of property zoned aggregate around dwelling – how does province zone that? 4. Who owns the sand/gravel resource on our properties 5. Penalized for having aggregate resources on the property? 	<ol style="list-style-type: none"> 1. The Province provides mapping and data related to matters of provincial interest—such as aggregate resources, mineral deposits, and environmental features—in order to support their long-term protection. These areas were last reviewed when the Official Plan was updated and approved by the Province in 2020. Municipal zoning by-laws are required to be consistent with provincial policy and must incorporate this mapping when passing zoning by-laws. 2. The province does not zone properties; it is up to the municipality to zone properties. The municipality is required to zone properties that meet provincial standards and requirements. 3. Existing dwellings are recognized as legal uses and can continue. The aggregate zoning can be on the entire property including the area with the dwelling. 4. The property owner owns the aggregate resource on their property. 5. The intent is not to penalize landowners, but to protect resources that are considered important for long-term future extraction including future generations. Existing uses are able to continue, and some development may be permitted through planning approvals. <p>No change recommended</p>

<p>Delroy Brodofske</p>	<ul style="list-style-type: none"> - Concerns about recreational vehicles being taken away; - Have 2 RVs on waterfront property 	<p>Legal structures will continue to be legal with the new zoning by-law. If structures were placed there illegally, they will continue to be illegal.</p> <p>See Recreational Vehicles comment on page 2 of Appendix A.</p>
<p>Cheryl Hudder</p>	<ul style="list-style-type: none"> - Is a mobile home permitted - Property taxes with a mobile home - Build a home and then sever it - How do taxes work with two primary dwellings 	<p>Mobile homes are prohibited in all zones except for the Mobile Home Park (MHP) and Rural (RU). In the Rural (RU) zone, a mobile home is permitted as a second accessory dwelling to accommodate farm help.</p> <p>See comments on mobile homes in Planning Report.</p> <p>See comments on taxes in Planning Report</p> <p>If a second dwelling is build on the property under the additional dwelling provisions in Section 3.9, it can not be severed.</p>
<p> </p>		
<p>MAPPING CHANGES:</p>		
<p>Lonnie Liedkte</p>	<p>Requested additional RU labels on properties (4719-022-020-02000 and 4719-022-020-0220)</p>	<p>Completed – added additional labels added on properties.</p>
<p>Brandon Cashubec</p>	<p>30 Willys Lane - Purchased Shoreline Road Allowance years ago – not showing as included in their property fabric.</p>	<p>This is not zoning by-law related however we will review this property parcel to ensure it has been updated with the shoreline road allowance purchase and reflected in all mapping.</p>

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

BYLAW NO. 2026-23

Being a By-Law to confirm the proceedings of
the Council of the Corporation of the Township
of Brudenell, Lyndoch and Raglan at its
Special Council Meeting of April 9, 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 Special Council Meeting of April 9, 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 2026-04-09-xx this 9th
Day of April, 2026.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour