



Township of Brudenell, Lyndoch and Raglan

May 6, 2026 - Public Meeting - 06:30 PM (Public can attend virtually by Zoom for Teleconference. Zoom Meeting ID: 541 968 4239 Passcode: 2WY40N Teleconference dial: 1-647-374-4685 Meeting ID: 541 968 4239 Passcode: 820260)

- 1 Meeting Called To Order
- 2 Adoption of the Agenda
- 3 Disclosure of Interest
- 4 Purpose of the Public Meeting
 - 📎 Notice of Application and Public Meeting
 - 📎 Application
 - 📎 County of Renfrew - Report to Council
 - 📎 Draft By-Law
 - 📎 Schedule A to By-Law
- 5 Clerk's Report on Notices
- 6 Presentations
 - 6.1 Presentation by Applicant/Owner
 - 6.2 Presentation by Those in Support/Opposed
- 7 Comments and Discussion by Council
- 8 Recommendation
- 9 Notification at Public Meeting
- 10 Confirmation By-Law
 - 📎 By-Law 2026-24
- 11 Adjournment



TOWNSHIP OF BRUDENELL, LYNDOCH AND RAGLAN

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

TOWNSHIP OF BRUDENELL, LYNDOCH & RAGLAN NOTICE OF APPLICATION AND PUBLIC MEETING

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

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

Subject Lands Part of Lot 308, Range B South, In the geographic Township of Brudenell, now in the Township of Brudenell, Lyndoch and Raglan, as shown on the attached Key Map.

Public Meeting A public meeting to Inform the public of the proposed zoning amendment will be held on May 6th, 2026 at 6:30 p.m. at the municipal office of the Township of Brudenell, Lyndoch and Raglan.

Proposed Zoning By-law Amendment

The submitted application proposes an amendment to the Brudenell and Lyndoch Zoning By-law to rezone 1.2 hectares of a 72 hectare property from Rural Marginal (RM) to Rural Marginal – Exception Twenty Seven (RM-E27) to permit a commercial garage. All other provisions of the by-law shall apply.

Additional Information regarding the Zoning By-law amendment is available for inspection at the Township of Brudenell, Lyndoch and Raglan Municipal Office during regular office hours.

If you wish to be notified of the decision of the Township of Brudenell, Lyndoch and Raglan on the proposed zoning by-law amendment, you must make a written request to the Township of Brudenell, Lyndoch and Raglan.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Brudenell, Lyndoch and Raglan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Brudenell, Lyndoch and Raglan before the by-law is passed, the person or public body is not entitled to appeal the decision.

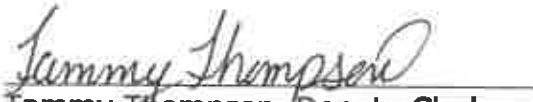
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Brudenell, Lyndoch and Raglan before the by-law is passed by the Township of Brudenell, Lyndoch and Raglan, the person or public body may not be added as

a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

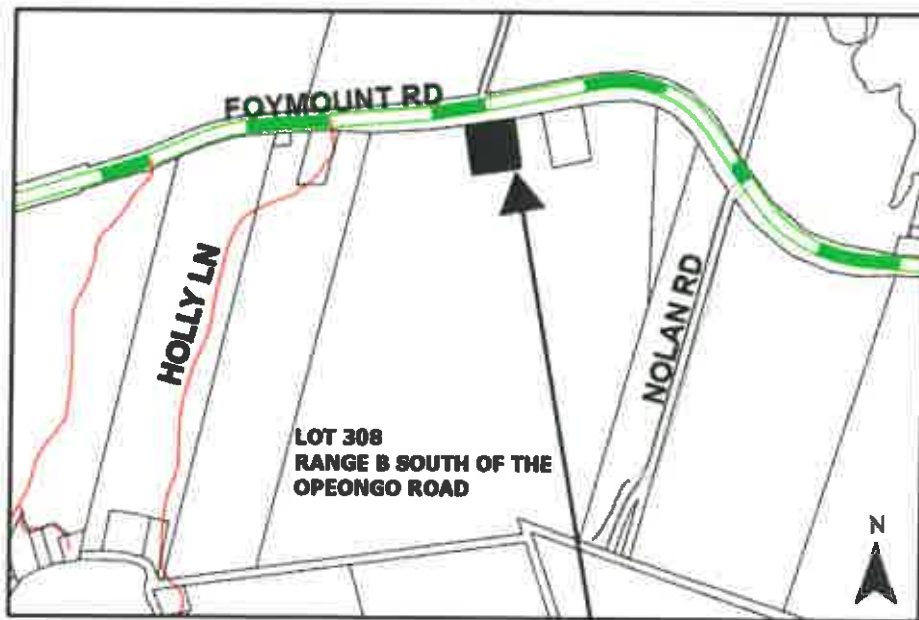
Note: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Township of Brudenell, Lyndoch and Raglan this 7th day of April, 2026.



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

TOWNSHIP OF BRUDENELL, LYNDOKH & RAGLAN KEY MAP



Location of Amendment

MUNICIPALITY OF BRUDENELL, LYNDOCH & RAGLAN TWP
APPLICATION FOR OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENT
GUIDELINES

4719-019-010-08150

Introduction: The submission of an application to the Municipality to amend the Official Plan or Zoning By-law is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council. The purpose of these Guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law. Should you require clarification on any matter covered by this application form, please contact the Municipal Office at the address at the bottom of this page. For a complete reference to the Official Plan and Zoning By-law process, please consult the Planning Act.

Application Fees: Each application must be accompanied by the application fee in the form of a cheque payable to the Twp of BLR. Please be advised that the Municipality may have a tariff of fees by-law which provides for the payment of additional fees, if applicable.

Fees: \$ 350.- Zoning By-law Amendment
\$ _____ Official Plan Amendment

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

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

Proposed Schedule/Sketch: All applications for Official Plan Amendments must include the proposed Schedule, if the Schedule to the Official Plan is to be changed or replaced. All applications for a rezoning must include an accurate sketch, preferably prepared by a qualified professional, showing the items listed (see Question 35, page 3).

Supporting Information: Please bear in mind that additional information may be required by the municipality, County, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

In addition, the applicant may be required to submit a more detailed site plan, under site plan control, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the municipality.

The Schedule to Ontario Regulation 543/06 outlines "prescribed" information for an Official Plan Amendment. The Schedule to Ontario Regulation 545/06 outlines "prescribed" information for a Zoning By-law Amendment.

Approval Process: After the submission of an application, the Clerk will determine if the application is complete, including whether all of the information prescribed by the Ontario Regulation(s) and the required fee have been provided. If the application is complete, the Clerk will deem the application to be received. The applicant/owner will be notified whether the application is complete or whether more information is required.

Upon receipt of a complete application, the required fee and such other information as may be required, Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act). The applicant will be encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Amendments to the County of Renfrew OP are adopted by County Council and approved by the Province of Ontario. Amendments to local Official Plans are adopted by Council and then forwarded to the County of Renfrew for approval.

Please be advised that the Planning Act provides for appeal procedures in respect of Official Plan and Zoning By-law Amendments.

Further Information:

Clerk's Name: Virginia Phalenhour
Municipality: Twp. of Brudenell, Lyndoch + Raglan
Address: 42 Burnt Bridge Rd. Box 40
Phone: 613-758-2061 Fax: 613-758-2235
Office Hours: M-F 8:30 Am - 4:00 Pm

MUNICIPALITY OF Brudenell, Lyndoch + Raglan

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

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

PART I GENERAL INFORMATION

1. TYPE OF AMENDMENT

Official Plan [] Zoning By-law Both []

2. APPLICANT/OWNER INFORMATION

a) *+ Applicant's Name(s): Joseph + Wendy Holly

*+ Address: 5425 Foymount Rd

*+ Phone #: Home: 413 633-2171 Work: () Fax: ()

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

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

+ Name of Owner: _____

+ Address of Owner: _____

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

d) To whom should correspondence be sent? Owner [] Applicant [] Both

e) + If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:

Name: none Address: _____

Name: _____ Address: _____

3. *+PROVIDE A DESCRIPTION OF THE SUBJECT LAND

Street Address: Foymount Rd

Municipality: BLR Geographic Twp: Brudenell Concession: RBS Lot: 307 PT 308-310

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

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

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

Rural

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

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

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

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

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

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

*Change a policy in the Official Plan	[] Yes (go to question #10)	[] No
*Replace a policy in the Official Plan	[] Yes (go to question #10)	[] No
*Delete a policy in the Official Plan	[] Yes (go to question #10)	[] No
*Add a policy in the Official Plan	[] Yes (go to question #11)	[] No
*Change or replace a designation in the Official Plan	[] Yes (go to question #12)	[] No

*Alter any boundary of, or establish a new settlement area [] Yes (go to question #13) [] No

*Remove the subject land from an employment area [] Yes (go to question #14) [] No

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

12. *DESIGNATION TO BE CHANGED OR REPLACED: _____

13. *SECTION NUMBER(S) OF POLICY DEALING WITH THE ALTERATION OR ESTABLISHMENT OF A SETTLEMENT AREA: _____

14. *SECTION NUMBER(S) OF POLICY DEALING WITH THE REMOVAL OF LAND FROM AN EMPLOYMENT AREA: _____ [] Not Applicable

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

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

16. *IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?
[] Yes [] No

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

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

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

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

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

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

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

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

File No. of Application: _____

Name of Approval Authority: _____

Lands Affected by the Application: _____

Purpose of Application: _____

Status of Application: _____

Effect of that Application on the proposed Plan Amendment: _____

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

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

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

24. +WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?
Rural

25. +HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?
Permitted within rural designation.

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

27. +WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND? Rural Marginal

28. +PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED: To rezone a portion to Commercial

29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? To build an automotive garage or commercial garage.

30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY? Yes No

IF YES, WHAT ARE THE DENSITY REQUIREMENTS? _____

31. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY? Yes No

IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? _____

32. +DOES THE REQUESTED AMENDMENT ALTER OR IMPLEMENT A NEW SETTLEMENT AREA?
 Yes No

IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: _____

33. +DOES THE REQUESTED AMENDMENT REMOVE LAND FROM AN EMPLOYMENT AREA?
 Yes No Not Applicable

+IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: _____

34. +IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY?
 Yes No Not Applicable

+IF YES, PROVIDE DETAILS OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN POLICIES RELATING TO ZONING WITH CONDITIONS: _____

35. +DIMENSIONS OF THE SUBJECT LAND:

Frontage: 360 ft Depth: 360 ft Area: 129 600ft²

36. +PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:

Provincial Highway Municipal Road Maintained Year-round Municipal Road Maintained Seasonally
 Right of Way Water Other: County Road, Foymount Rd.

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

38. +WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND IF KNOWN, HOW LONG HAVE THEY CONTINUED?
 #1 vacant land Since: _____ / _____ years
 #2 _____ Since: _____ / _____ years
39. +ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND? Yes No
40. +IF KNOWN, WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?
06/12/2021
41. +WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?
Automotive Garage
42. +WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND? Yes No
43. +PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND (use a separate page if necessary):

	EXISTING		PROPOSED	
Type of building or structure			Commercial	Automotive Garage
Setback from the front lot line			124.6 ft	
Setback from the rear lot line			160. ft	
Setbacks from the side lot lines			East 100ft	West 200ft
Height (in meters)			7m	
Dimensions or floor area			60 ft x	100 ft.
Date constructed, if known				

44. +INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:
- WATER SEWAGE
- Publicly owned and operated piped water system Publicly owned and operated piped sanitary sewage system
 Privately owned and operated individual well Privately owned and operated communal septic system
 Privately owned and operated communal well Privately owned and operated individual septic system
 Lake or other water body Privy
 Other means: _____ Other means: _____

45. +IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?
 Yes No

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

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

46. +HOW IS STORM DRAINAGE PROVIDED? Sewers Ditches Swales Other Means
47. +IS THE SUBJECT LAND ALSO THE SUBJECT OF AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONSENT? Yes No Don't know

+IF YES, PLEASE STATE, IF KNOWN, THE FILE NUMBER AND THE STATUS OF THE APPLICATION:

File No.: _____ Status: _____

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

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

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

50. APPLICATION SKETCH

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

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

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

PART IV OTHER SUPPORTING INFORMATION

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

Site Plan Control Agreement is in process.

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

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

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

Signature of Owner(s)

Date

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

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

DECLARED before me at the Twp of BLR in the
County of Renfrew this 4th day of March, 2026.

Signature of ~~Owner~~ Authorized Agent

Mar. 4/26
Date

Signature of Commissioner

Mar 4/26
Date

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the County/local Municipality to such persons as the County/local Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

(To be completed by the Municipality)

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

RECEIVED BY THE MUNICIPALITY:

March 4, 2026
Date

Jammy Thompson
Signature of Municipal Employee

Roll # 4719-019-010-08150

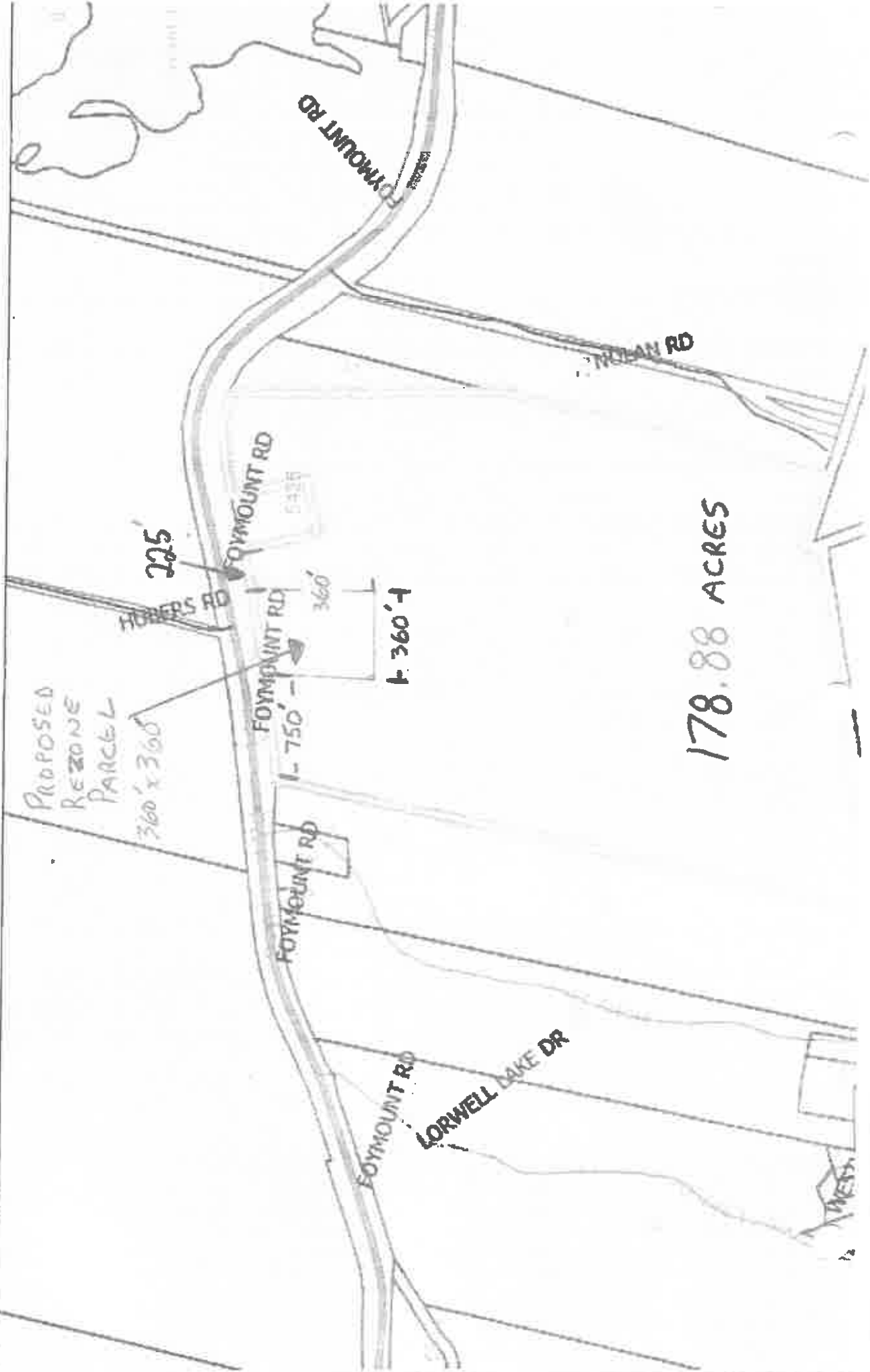


County of
Renfrew
Ontario · Canada

Experience Our History, Share Our Future!

County of Renfrew GIS

2/8/2026 12:03:00 PM





Brudenell Lyndoch and Raglan

ZONING BY-LAW AMENDMENT REPORT

- 1. FILE NO.:** ZB2619.1
- 2. APPLICANT:** Joseph and Wendy Holly
- 3. MUNICIPALITY:** Township of Brudenell, Lyndoch & Raglan
(geographic Township of Brudenell)
- 4. LOCATION:** Lot 307, Part of Lots 308-310, Range B South
Foymount Road

SUBJECT LANDS

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

7. DETAILS OF ZONING BY-LAW AMENDMENT REQUEST:

The submitted application proposes an amendment to the Brudenell and Lyndoch Zoning By-law to rezone 1.2 hectares of a 72 hectare property from Rural Marginal (RM) to Rural Marginal – Exception Twenty Seven (RM-E27) to permit a commercial garage.

8. SITE CHARACTERISTICS

The subject property is 72 hectares in area with approximately 575 metres of road frontage along Foymount Road. The property is currently vacant. The black outline on the air photograph shows the approximate location of the proposed commercial garage. The red line shows the outline of the entire property.

The surrounding area consists of rural lands with limited residential development. There is a gravel pit to the northeast of the property.



9. PROVINCIAL POLICY STATEMENT:

Section 2.5 Rural Areas in Municipalities
 Section 2.6 Rural Lands in Municipalities
 Section 3.5 Land Use Compatibility

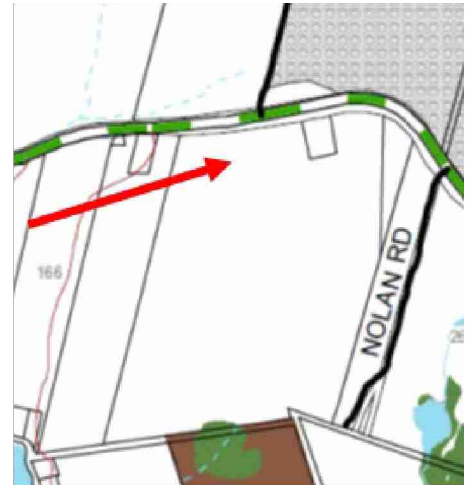
10. OFFICIAL PLAN:

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

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

Section 2.0 - General Development Policies, contains various general policies that apply to this property and the proposed application.

Section 2.2(4) outlines development requirements for new commercial and industrial uses.



- (a) all new uses/buildings should have direct access to a public road (or a common element access) and be set back from adjacent road allowances a sufficient distance to permit vehicle parking and maneuvering clear of any road allowance;
- (b) adequate off-street vehicle loading and parking spaces shall be provided;
- (c) access points to such parking and loading areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic;
- (d) buffering, including minimum separation distances, shall be provided in accordance with the relevant Section(s) of this Plan, to ensure that any negative impacts upon adjoining lands are mitigated;
- (e) no use shall be permitted which is an obnoxious trade, business or manufacture under the Health Protection and Promotion Act and the Environmental Protection Act or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations;
- (f) wherever possible, the use shall not be located on agricultural lands classified Class 1 to 3 under the Canada Land Inventory for Agriculture and should not negatively impact on any nearby farm operation;
- (g) where appropriate, the proponent may be required, to prepare a servicing options report undertaken for the purpose of determining the preferred servicing alternative for the proposed development;
- (h) if a private water supply is proposed, an adequate and potable water supply shall be available. It shall be the responsibility of the applicant to

provide a report on the adequacy of the water supply, if required by the approval authority or any other agency;

(i) if a private water supply is proposed, soils shall be suitable or made suitable to support an individual waste disposal system subject to the approval of the authority having jurisdiction; (j) if a private water and/or a private sewage service is proposed, it shall be demonstrated that the site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 2.2(12) of this Plan.

(k) unless pre-zoned, all new commercial uses, institutional uses, and industrial uses shall require an amendment to a local zoning by-law, or the removal of the Holding-h symbol in the local zoning by-law. The removal of the Holding symbol from a local zoning by-law will be in accordance with Section 17.6 of this Plan or an approved local Official Plan;

Section 5.3(6) notes that considering new or expanded commercial and industrial uses shall occur by Zoning By-law amendment. These uses shall be subject to site plan control.

Section 13.3(2) requires development beside a County Road to meet the requirements of the County of Renfrew Public Works and Engineering Department.

11. ZONING BY-LAW:

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

For all permitted uses other than a farm, the minimum lot area in the RM zone is 2025 square metres, and the minimum lot frontage requirement is 30.5 metres. The minimum front yard depth is 7.5 metres, and the rear yard depth is 7.5 metres. The minimum side yard width is 3 metres.



Garage, Commercial is defined as a building, structure or lot where commercial vehicles are stored or where vehicles are repaired or maintained.

Section 4.15 states that no person shall erect any building or structure in any zone unless such building or structure conforms to the following setback requirements from road centrelines

b) Other Road – 10 metres plus the minimum front yard depth required for such use in the zone where it is located, such front yard depth being measured at the front lot line.

12. SUMMARY OF STUDIES:

None

13. CONSULTATION:

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

14. ANALYSIS:

The owners are proposing to build a new commercial garage that will be approximately 6000 square feet on the property. The property is currently vacant and is zoned Rural Marginal (RM). The RM zone does not permit a commercial garage. The owners are requesting a zoning by-law amendment to rezone 1.2 hectares of a 72 hectare property from Rural Marginal (RM) to Rural Marginal – Exception Twenty Seven (RM-E27) to add a commercial garage as a permitted use.

The provisions of Section 2.2(4) of the County of Renfrew Official Plan applies to the establishment of commercial uses.

(a) all new uses/buildings should have direct access to a public road (or a common element access) and be set back from adjacent road allowances a sufficient distance to permit vehicle parking and maneuvering clear of any road allowance - **The property has direct access to Foymount Road which is a County road. The proposed commercial garage will be setback from the road and will be required to meet the setback requirements in the zoning by-law.**

(b) adequate off-street vehicle loading and parking spaces shall be provided - **The subject lands are 1.24 hectares in area and provide ample room for parking.**

(c) access points to such parking and loading areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic - **Access points to be addressed in the site plan. A commercial entrance permit is required to be approved by the County of Renfrew Public Works and Engineering Department.**

(d) buffering, including minimum separation distances, shall be provided in accordance with the relevant Section(s) of this Plan, to ensure that any negative impacts upon adjoining lands are mitigated - **the proposed commercial use is in a rural area with limited residences. The closest residence is located approximately 120 metres away and is owned by the applicants.**

(e) no use shall be permitted which is an obnoxious trade, business or manufacture under the Health Protection and Promotion Act and the Environmental Protection Act or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations - **does not apply to the proposed development.**

(f) wherever possible, the use shall not be located on agricultural lands classified Class 1 to 3 under the Canada Land Inventory for Agriculture and

should not negatively impact on any nearby farm operation – **on rural lands; does not apply**

(g) where appropriate, the proponent may be required, to prepare a servicing options report undertaken for the purpose of determining the preferred servicing alternative for the proposed development - **not required.**

(h) if a private water supply is proposed, an adequate and potable water supply shall be available. It shall be the responsibility of the applicant to provide a report on the adequacy of the water supply, if required by the approval authority or any other agency; **Given the nature of the proposed use as a commercial garage, water demand is anticipated to be minimal. Township CBO to provide comments.**

(i) if a private water supply is proposed, soils shall be suitable or made suitable to support an individual waste disposal system subject to the approval of the authority having jurisdiction - **The proposed commercial garage is expected to generate limited sanitary flows and is not anticipated that studies will be required. Township CBO to provide comments.**

(j) if a private water and/or a private sewage service is proposed, it shall be demonstrated that the site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 2.2(12) of this Plan. **Given the limited intensity of the proposed commercial garage use, long-term private servicing is not anticipated to present constraints, and standard review at the building permit stage is expected to be sufficient unless otherwise required by the approval authority. Township CBO to provide comments.**

(k) unless pre-zoned, all new commercial uses, institutional uses, and industrial uses shall require an amendment to a local zoning by-law, or the removal of the Holding-h symbol in the local zoning by-law. The removal of the Holding symbol from a local zoning by-law will be in accordance with Section 17.6 of this Plan or an approved local Official Plan; **A Zoning By-law amendment in progress to permitted the proposed development.**

Buffering and Land Use Compatibility

The Official Plan states that where different land uses abut, efforts must be made to avoid conflicts between uses. Residential uses are located east (approximately 100 meters away) and west (approximately 300 meters away) from the property. The subject property is large and treed.

Minimum Distance Separation

Any new zone for a commercial use outside of a settlement area must meet Minimum Distance Separation 1 (MDS 1) requirements from existing livestock facilities on neighbouring properties. MDS 1 must be calculated for all livestock facilities within 1500 metres of the proposed commercial zone. Our records indicate that the following properties have barns within 1500 metres: **5618 Foymount Road, 26 Nolan Road and 293 Hubers Road.**

MDS was completed and the results were favourable.

Site Plan Control

New commercial and industrial uses are subject to Site Plan Control. This is an agreement with the Township that ensures development (ex. parking, drainage) related to a business is orderly and minimizes impacts to nearby properties. The applicant will need to apply for and implement Site Plan Control. Any new buildings proposed in the site plan will be required to comply with the requirements of the zoning by-law.

County Road

The Official Plan and the Township's Zoning By-law requires any development (including Zoning By-law amendments) abutting a County Road to meet all applicable requirements of the County of Renfrew Public Works and Engineering Department.

15. RECOMMENDATIONS:

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

Date: April 2, 2026

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

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

BY-LAW NUMBER 2026-XX

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

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

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

“(aa) Rural Marginal – Exception Twenty Seven (RM-E27) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the RM-E27 Zone, within Part of Lot 308, Range B South, in the geographic Township of Brudenell, a commercial garage shall be an additional permitted use.

- (a) Schedule “A” is amended by rezoning those lands described above, from Rural Marginal (RM) to Rural Marginal – Exception Twenty Seven (RM-E27), as shown on the attached Schedule “A”.

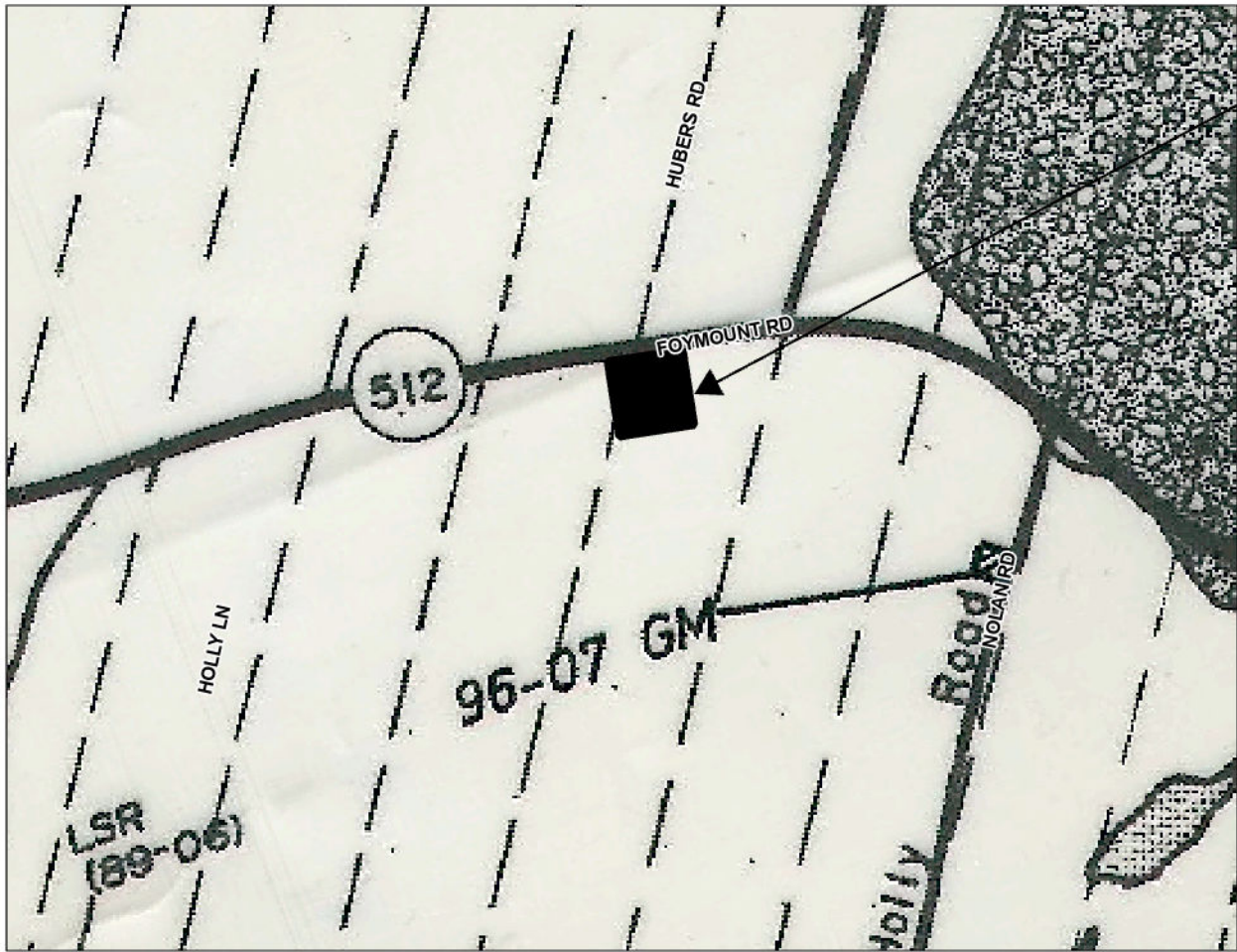
2. THAT save as aforesaid all other provisions of By-Law 87-08, as amended, shall be complied with.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read and adopted by Resolution 2026-05-06-XX this XXth Day of XX, 20XX.

MAYOR, Valerie Jahn

CORPORATE
SEAL OF
MUNICIPALITY

CLERK-TREASURER, Virginia Phanenhour



From RM
to RM-E27



1:10,866

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

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

 Reeve

 Clerk-Treasurer

LEGEND

RM

Rural Marginal

- E

Exception Zone



Extractive Industrial



Area affected by this Amendment
 from RM to RM-E27

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

BYLAW NO. 2026-24

Being a By-Law to confirm the proceedings of the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan at its Public Council Meeting of May 6, 2026.

WHEREAS Section 5(3) of the Municipal Act, 2001, Chapter 25 provides that, except where otherwise provided, the powers of the Council shall be exercised by bylaw;

AND WHEREAS it is deemed expedient and desirable that the proceedings of the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan at this meeting be confirmed and adopted by by-law.

NOW THEREFORE the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby enacts as follows:

1. THAT the actions of the Council at its Public Council Meeting of May 6, 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 2026-05-06-PM-XX this 6th Day of May, 2026.

Mayor, Valerie Jahn

Clerk-Treasurer, Virginia Phanenhour