



PLANNING REPORT TO THE COUNCIL OF THE TOWNSHIP OF McNAB/BRAESIDE NEW COMPREHENSIVE ZONING BY-LAW

1. **FILE NO.:** New Comprehensive Zoning By-law
2. **APPLICANT:** Township of McNab/Braeside
3. **MUNICIPALITY:** Township of McNab/Braeside
4. **LANDS AFFECTED** All lands located in the Township of McNab/Braeside
5. **COUNTY OF RENFREW OFFICIAL PLAN** The Township of McNab/Braeside 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 McNAB/BRAESIDE ZONING BY-LAW** The Township of McNab/Braeside's current Zoning By-law 2010-49, applies to all lands within the municipality and came into effect on November 2, 2010.

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

The Township requested the assistance of the County of Renfrew to prepare a new Comprehensive Zoning By-law for the Township. The new Zoning By-law will replace the current Zoning By-law 2010-49, in accordance with Section 26(9) of the Planning Act, which requires municipalities to update their zoning by-laws within three years of an Official Plan update, 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. Replacing the Residential (One) Zone with the Rural Residential (RR) Zone to reflect rural services (well and septic) used throughout the Township. The zone provisions are effectively the same. [Section 6]
- ii. New general provisions to permit shipping containers/sea cans as accessory buildings in specific zones (not including residential), subject to on-site criteria. [Section 3.2.10]
- iii. New general provisions added to permit beekeeping in all zones, including on smaller, non-farm lots with a limit of 5 hives, subject to a minimum lot size of 0.4 Ha (1 acre), and on-site location requirements. This does not restrict

- beekeeping/apiaries on farms where it continues to be a permitted use without zoning restrictions. [Section 3.4.8]
- iv. Current general Provisions for backyard chickens is being carried forward to the new Zoning By-law, with no changes. [Sections 3.4.1 - 3.4.7]
 - v. 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)]
 - vi. New general provisions added to allow a sleep cabin/bunkie on a waterfront lot with a minimum 0.4 hectare lot size, subject to the 30 metre water setback and 18 square metre maximum building size. [Section 3.2.2a]
 - vii. 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]
 - viii. 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 3.26.1 c) and d) and 3.26.2 d) and e)]. The separation buffers have been added to the zoning map Schedule for clarity.
 - ix. 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) and Agriculture (A) zones. 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 19 Rural (RU) and Section 20 Agriculture (A) zones]. This is a Provincial initiative.
 - x. General provisions for additional dwelling units have been updated allowing up to three (3) dwelling units on a farm in the prime agriculture zone. These cannot be severed in the future and there are requirements that the dwellings be located in a cluster to minimize impact on agriculture use. [Section 3.9.2.12] This is a directive from Provincial legislation.
 - xi. Parking and loading requirements have been updated with more detailed requirements. [Section 4]

- xii. 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.
- xiii. 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 on March 27, 2025, in the following manners:

- Mailed via Canada Post ad mailer to all households within the Township of McNab/Braeside
- Posted on the Township of McNab/Braeside website, calendar and bulletin board
- Posted on the County of Renfrew's third party ZenCity Engage webpage

The following information was made available on the Township's website and the County's ZenCity Engage webpage:

- Document entitled Overview and Key Changes
- Draft Comprehensive Zoning By-law, dated March 26, 2025
- Draft schedule A – Maps 1 to 11, inclusive

The required Open House was held at the Murray Yantha Centre at 2473 Russett Drive, on Tuesday, April 22, 2025, from 6 p.m. to 8 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 in the Council Chambers at the Township of McNab/Braeside on Tuesday, April 29, 2025, starting at 6 p.m. Approximately 30 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 done in accordance with the Planning Act.

10. COMMENTS RECEIVED:

Written comments were received by the Township from both public agencies and the general public. Oral comments were also made at the public meeting.

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

11. ADDITIONAL PLANNING COMMENTS:

i. Minor Corrections

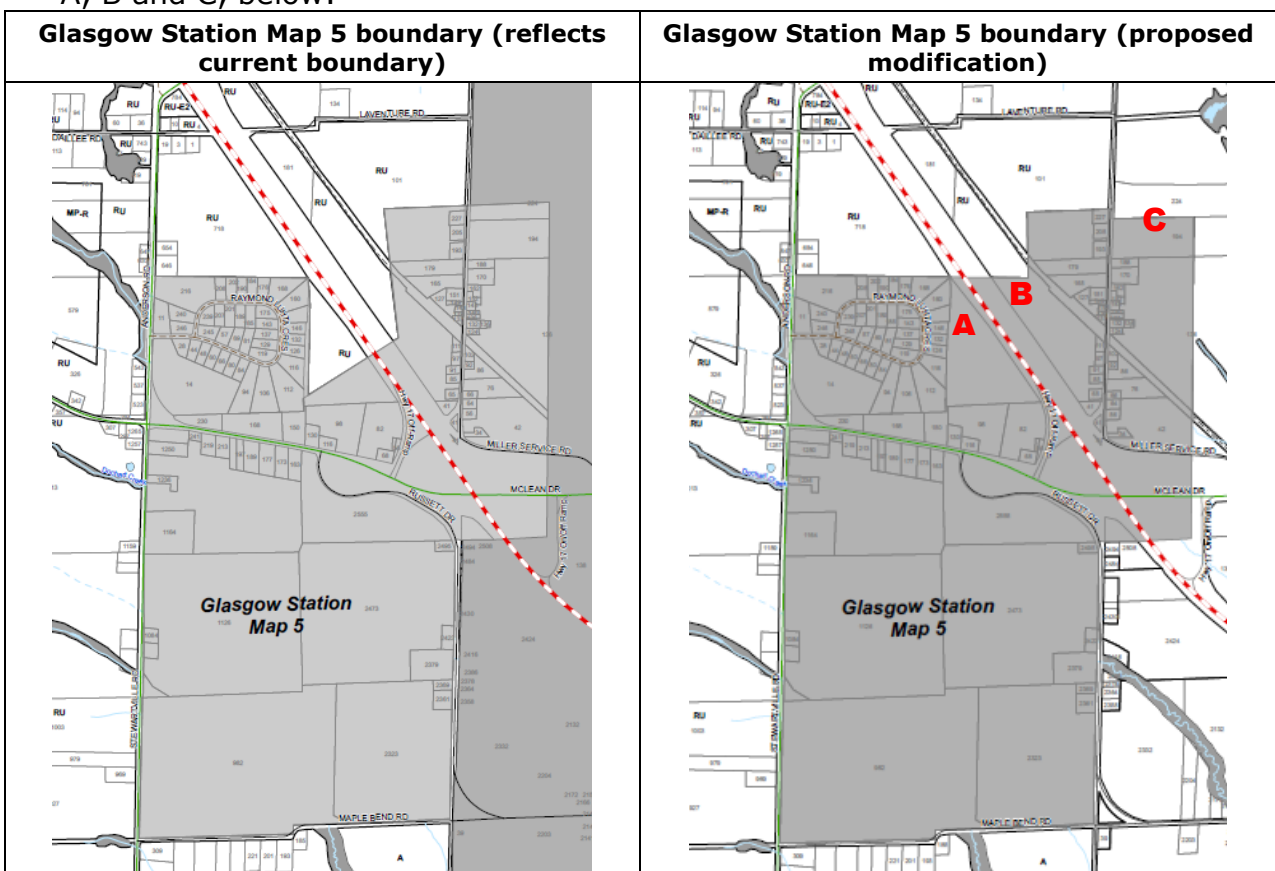
As a result of the public open house session, members of the public identified a handful of incorrect labels which have now been corrected on the map schedule. No further action is required.

ii. Current Zoning By-law Amendments to Zoning By-law 2010-49

Since the public sessions for this project, two recent site specific zoning by-law amendments to the current Zoning By-law 2010-49 have cleared their appeal periods and are in effect. The map schedules have been updated to include the related map changes, and a new Rural-Exception Twenty-Two (RU-E22) provision has been added to the text, to ensure these approved changes are recognized in the new Zoning By-law. These changes apply to properties at 2030 Burnstown Road (Lot 20, Conc. 2) and, 7 and 11 Bishop Road (Lot 21, Conc. 13). These last minute amendment updates are standard procedure. No further action is required.

iii. Proposed Boundary Adjustment to Map Glasgow Station

Staff are proposing an adjustment to the northern limit of the lands for Glasgow Station (Map 5) so it is less irregular. The areas/properties affected are shown as A, B and C, below:



The lands affected would change from Rural (RU) to Rural-Residential-Exception One (RR-E1) or visa versa. The RR-E1 Zone permits a group home, single detached dwelling and limited farm (including growing and harvesting crops or grazing but does not include a farm dwelling or farm buildings). The effects on parcels A, B and C are set out below:

- A The north end of this 12.2 Ha vacant, landlocked parcel located between Glasgow Ridge Subdivision and Highway 17 would be included in Map 5 and would be changed from Rural (RU) to Rural Residential-Exception One (RR-E1). Although this property has direct frontage on Highway 17, it is essentially landlocked. It is highly unlikely that MTO would allow direct access to the Highway as it is proposed to be four-laned in the future. The development potential of the property would not change with the exception that farm buildings could not be built on this parcel as a result of the zone change from RU to R1-E1.
- B An 11 Ha portion of a property located between Highway 17 and the municipal Millennium Trail/Milton Stewart Drive would be included in Map 5 and would be changed from Rural (RU) to Rural Residential-Exception One (RR-E1). The remainder of the property would remain outside of the Map 5 Glasgow Station area and stay in the Rural (RU) zone. The entire property is currently vacant and has direct frontage on Milton Stewart Drive. The development potential of the 11 Ha portion would not change with the exception that farm buildings could not be built on this parcel as a result of the zone change from RU to R1-E1.
- C The limit of Map 5 in this location would be changed to follow an existing lot line. The small portion of land affected would be rezoned from Rural Residential-Exception One (RR-E1) to Rural (RU) and would not impact the use of the affected lands which form part of a large, developed rural residential lot.

Staff recommends these proposed adjustments to round out the limits of the Glasgow Station Map 5 in a more logical manner.

iv. Section 3.4.8 - Beekeeping

Since the proposed Zoning By-law was posted for public review there has been on-going discussions on social media, and Council heard a public delegation on May 13, 2025.

Towns and cities across Ontario have to keep their zoning rules up to date. These rules must follow Ontario laws and policies and also deal with local needs and new issues. One example of a new issue was when marijuana became legal. Each municipality had to decide how this would be handled in their area. They had to think about things like: Can it be grown indoors or outdoors? How close can it be to a neighbour or a school? Does it need special air filters? How can they support farming or local businesses while keeping residents safe from any problems? Local councils had to make these decisions, and each place made rules that

worked best for them.

The Township of McNab/Braeside recognizes the important role honeybees play in agriculture and the economy. However, keeping honeybees is not the same as protecting wild bees. While honeybee populations are stable (and may actually be more abundant now than at any previous time), many native bees and other local pollinators are facing serious decline.

An increase in honeybee keeping—especially in non-agricultural settings—can negatively impact wild pollinator populations. Honeybees are larger, forage over greater distances, and often outcompete native bees for food. They can also spread parasites and diseases, further threatening wild species.

It is important to note that honeybees are not native to North America; they were introduced from Europe and are a managed species, much like livestock such as cows or pigs. Supporting pollinators is a different issue than deciding where honeybee hives should be permitted. While the idea of “saving the bees” by keeping honeybees sounds nice on social media, it is not supported by science including, biologists, or field naturalists. In reality, it’s similar to claiming that raising chickens helps protect wild bird populations.

Most towns and townships in Ontario—like McNab/Braeside, Arnprior, Horton, Admaston/Bromley, Greater Madawaska, Whitewater Region, and the Town of Renfrew—only allow beekeeping on farms. This means you can only keep honeybees if the property is zoned to permit a farm. Just like everyone is not allowed to keep a cow in their backyard, not all locations are permitted to have bee hives. The same principle applies with chickens, you can’t keep chickens in a backyard unless there’s a special local rule that allows it. On top of local rules, the Province also has a law called the Bees Act that sets other rules for beekeeping.

McNab/Braeside is in the process to review and update the zoning by-law, which includes notifying and involving the public. Over the years, the Township is aware of the growing trend in beekeeping “hobbyist”. The Township desires and supports this activity. If you attend any of the local farmers markets or one of the “Taste of the Valley” events throughout Renfrew County, one will experience the popularity, enthusiasm, and products of local beekeepers. However, as noted in a recent presentation to Council, the local bee association estimated that approximately 50% of beekeepers are not meeting existing rules.

Zoning rules are a balancing act—on one hand, they support how property owners wish to use their land; on the other, they protect neighboring properties from negative impacts; they weigh environmental protection against economic development. In short: zoning is about making trade-offs. It’s not just about where buildings go—it’s about guiding how communities grow, change, and thrive together. As staff, we know that we cannot make everyone happy, but we attempt to find that reasonable balance for the public interest. Even among the “bee community” there are disagreements and concerns between the hobbyists and the commercial apiarists.

As part of the zoning by-law review, the Township wanted to support local people who want to keep bees as a hobby. However, the Township needs to find the right balance—how many beehives should be allowed and where they should be allowed in a non-farm setting. These local rules would be in addition to the rules already set by the Province under the Bees Act. Below is a comparison of the current rules and the new rules being suggested in the draft zoning by-law.

Location	Current Zoning By-law	Proposed Zoning By-law
Where zoning permits a farm	<ul style="list-style-type: none"> • No hive limitation • No hive setbacks • Must meet the Bee Act 	<ul style="list-style-type: none"> • No hive limitation • No hive setbacks • Must meet the Bee Act
Where zoning doesn't permit a farm	<ul style="list-style-type: none"> • Not permitted 	<ul style="list-style-type: none"> • Properties that are at least 4000 m² (1 acre) would be permitted to have up to 5 hives • Hives would need to be located 3 metres (10 feet) from any property line • Hives would need a 10 metres setback from the road (same as Bee Act) • Hives would need a 30 metre setback to a property line from dwelling, community centre, public park (same as Bee Act) • Must meet the Bee Act

Zoning not only protects neighbors from unwanted or potentially harmful land uses, but it also safeguards property owners who are using their land lawfully from unfounded or unreasonable complaints.

Concerns we have heard:

- Bee stings are a serious concern, especially for people with severe allergies;
- Fear of increased bee presence near homes, schools, or playgrounds can make neighbors uneasy—even though honey bees are generally docile unless provoked;
- Swarms of bees trying to find a new home;
- Swarms re-locating into houses/garages damaging property/buildings;
- Impacting enjoyment of property – especially regarding pools and around water;
- Negative impacts on the natural environment and native species;
- Liability – if someone is stung and injured or dies from an illegal bee hive (or reduced setbacks/lot area);
- From commercial beekeepers:

- Hobbyists tend to have a lower standard of hive maintenance (sometimes out of their control) for diseases and pests;
- Mites, foulbrood, colony collapse disorder, or nosema can spread and affect nearby commercial operations – commercial beekeepers often invest heavily in disease prevention, and poor practices nearby can undermine their efforts
- Some of the medications/treatments are not available to hobbyists or are so expensive given the scale of hobbyists operations that they forgo some of the standard treatments.

The Township recognizes and is aware that honeybees are important to agriculture, especially to crops like apples, cherries, other stone fruits, canola, and blueberries. Often agriculture uses will keep honeybees on the farm, or even temporarily, transport in honeybees at specific times to aid in pollination. As noted above, the Township is not adding or creating any type of restriction for use of honeybees on farms or agriculture.

The Township initiated this proposal to encourage more small-scale honeybee keepers. The changes that the Township is considering would allow limited beekeeping in areas where it is currently not permitted. Hopefully many of the existing “50% non-compliant beekeepers” identified by the local beekeeping association will become legal under the proposed changes. We also realize that this amendment will not capture every operation, and there will still be some beekeepers who might still have non-compliant operations.

The by-law attempts to find a balance to offset concerns, but also allow and make legal, many of the currently non-complying hobbyists. The Township held a public open house and public meeting. At the public open house several local beekeepers did attend and speak to planning staff. It is staff’s impression that the beekeepers that attended, felt that the new provisions were reasonable and they did not submit any objections or concerns in writing or at the public meeting. Council has the option to direct staff to bring back a by-law for the June 17th Council meeting to either:

- a) Proceed with the current draft by-law;
- b) Amend the draft by-law (i.e. lot area/number of hives/setbacks); or
- c) Remove the draft beekeeping provisions.

12.RECOMMENDATIONS:

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

- 1) Section 3.32 TransCanada Pipeline provisions be updated with regards to building types, other uses and required setbacks, as requested by MHBC Planning for TC Energy.
- 2) Council provide direction as set out in Section 11.iv. of this report regarding the Beekeeping provisions in Section 3.4.8 of the Zoning By-law.

- 3) The proposed Zoning By-law Map Schedule be amended to adjust the north limit of Glasgow Station Map 5 as set out in Section 11.iii. of this Report.
- 4) No further changes be made regarding the remainder of the public comments submitted, as set out in Appendix A to this Report.

Date: May 26 ,2025

Prepared by: Anne McVean
County Planner

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

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Item	Name	Comment	County Staff Comment/Recommendation
1.	Municipality has no right to plan for/zone private lands	Public meeting: Contested that the Township has the legal or legislated authority to plan on private property.	<p>Municipalities have the authority to regulate land use and pass zoning by-laws under the Planning Act (Section 34). The sections of the Municipal Act and the Planning Act referenced at the public meeting by various people are not “requirements” that a municipality must own the land. The referenced sections include provisions detailing how (requirements on) the municipality if they want to acquire land. Municipalities have three primary ways to acquire lands. They can:</p> <ol style="list-style-type: none">1) Purchase the property on the market (willing buyer/willing seller);2) Have land dedicated to them as part of a development approval that is associated with a municipal service (i.e. storm pond, parkland, road, etc.);3) Expropriate land in accordance with the Expropriations Act <p>Ownership of the land is not a prerequisite for a municipality to exercise the authority to plan for private property. Municipalities are the level of government that is responsible for regulating land use and establish zoning by-laws regardless of whether they own the land or not.</p> <p>The Planning Act is the legislation that empowers municipalities to create official plans, zoning by-laws, and other planning documents to manage land use within their boundaries. These documents outline the municipality's vision for development, land use policies, and zoning regulations that guide how land can be used and developed.</p> <p>It's important to note that while municipalities have the authority to regulate land use, they must comply with provincial policies and legislation, including the Planning Act, Environmental Protection Act, Endangered Species Act, Municipal Act, etc. The province provides a framework within which municipalities operate, and local planning decisions are to align with provincial policies and interests.</p> <p>In summary, ownership of the land is not a prerequisite for a municipality in Ontario to regulate land use and pass zoning by-laws. Municipalities have the authority to make planning decisions and control private land use within their jurisdictions, as outlined in the Planning Act.</p>

Item	Name	Comment	County Staff Comment/Recommendation
2.	Did not like how Notice was given, the short timeframe for review and one location for, and number of public sessions.	<p>Written comments received:</p> <p>Concerned about transparency and public engagement. Notices should be posted in multiple places. There should be a 30-day period to review such and an extensive document. The major changes should be clearly set out.</p> <p>Requests an additional public session in their community. (White Lake)</p> <p>Implies that the proposed By-law may support specific future developments.</p>	<p>The notice of open house and public meeting was given in accordance with the Planning Act regulations, including timelines. The Township exceeded notification requirements and held the public open house and public meeting within required timelines as set out in the Planning Act and as described in Section 9 of this report. The main changes to the By-law were clearly explained at the Public Meeting which was recorded and may be viewed on the Township’s website at any time by the public. Council has not provided direction for additional public sessions.</p> <p>This proposed Comprehensive Zoning By-law is a stand-alone project that has no connection to site specific development proposals which are dealt with through separate applications and processes under the Planning Act.</p> <p>No change recommended.</p>
3.	Zoning and permitted use for Lots 6 & 7, Concession 4, White Lake village	<p>Various written comments received:</p> <p>Suspect that zoning changes are being made to the proposed Zoning Bylaw that will permit future rumoured subdivision development in White Lake.</p> <p>Questions that the change from Rural Residential Exception-Two (RR-E2) to Rural Residential Exception-One (RR-E1) will allow subdivision development on those lands.</p> <p>Concerned about the environmental protection of Waba Creek.</p>	<p>Any person can submit a Planning Act application for a subdivision development on any lands in the Township, regardless of the zoning of the lands. The County and Township are obligated to review and process any submitted Planning Act application. Subdivision applications that are successful typically require a site-specific amendment to the Zoning By-law.</p> <p>All lands within the Township that are currently zoned Rural Residential-Exception Two (RR-E2) are proposed to be zoned Rural Residential-Exception One (RR-E1). The only change is the exception zone numbering from –E2 to –E1. The provisions of the exception zone are not being changed and are the exact same in the proposed Zoning By-law.</p> <p>The current and proposed Zoning By-laws map Environmental Protection (EP) zoning on either side of Waba Creek, wherein no development is permitted. The proposed Zoning By-law is not the correct process to implement enhanced protections for Waba Creek. If the Township wanted to study or look at any specific feature like Waba Creek – the Township would undertake a separate study which would involve the hiring of biologists, hydrologists, geotechnical engineers, and other ecological experts.</p> <p>No change recommended.</p>

Item	Name	Comment	County Staff Comment/Recommendation
4.	Farms rezoned to Agriculture (A)	Written comments received and comments at public meeting.	<p>Some farms were re-designated by the Province from Rural to Agriculture when the County Official Plan was updated and approved by the Province in 2021. The zoning of those farms must now be rezoned from Rural (RU) to Agriculture (A) in the Township’s new Zoning By-law to conform to the Official Plan.</p> <p>County staff advised that a recent Provincial initiative has been announced that will provide directives on how, in the future, municipalities must evaluate lands within their boundaries to determine if they should be designated as prime agricultural lands under a new “Agriculture Systems Approach”. This review will be initiated at a future date and does not impact the current zoning by-law update.</p> <p>No action required.</p>
5.	Ministry of Energy and Mines	Written comments received: No Concerns	<p>No action required.</p>
6.	TC Energy	Written comments received: Request the TCPL route be identified on the schedules and relabeled “TCPL Pipeline” in the Schedule Map legend. Request Section 3.32 be revised to amend the Section title to “TransCanada Pipelines Limited (TCPL), delete the word “permanent”, delete reference to the 3 metre setback for accessory buildings and add 7 metre minimum setback requirement from the right-of-way for parking and loading areas, parking and loading spaces, stacking spaces, bicycle parking spaces and any associated aisle or driveway.	<p>County staff spoke with MHBC Planning for TC Energy and confirmed the TCPL route is displayed on the Schedule Map 2 (West Half) and Schedule Map 9 (Stewartville). County staff indicated that they preferred the legend label to read “TransCanada Pipeline” to provide clarity for the public. MHBC Planning agreed.</p> <p>Section 3.32 in the proposed Zoning By-law will be updated, as requested.</p> <p>Recommend changes as described above.</p>
7.	Brian Box	Written comments received: Requests, as the owner of Lot 23, Concession 7, that the property be zoned Rural (RU) to coincide with surrounding properties.	<p>Records show that Mr. Box owns the west half of Lot 23, Concession 7. This parcel is currently designated Agriculture and Environmental Protection in the Official Plan and is currently zoned Agriculture (A) and Environmental Protection (EP) in the Township’s Zoning By-law 2010-49. The zoning for the property is required to conform to the Official</p>

Item	Name	Comment	County Staff Comment/Recommendation
			<p>Plan. The proposed zoning for this property is not changing from the current zone and matches the Official Plan.</p> <p>See Item 4 in this chart.</p> <p>No change recommended.</p>
8.	Tanya Box	<p>Written comments received:</p> <p>Seeking clarification on Backyard Chickens and proposed increased restrictions that would limit larger properties in the Rural Residential (RR) Zone to six chickens.</p> <p>Concern regarding rumoured plan of subdivision on Lots 6 & 7, Concession in White Lake.</p>	<p>Section 3.4 Backyard Chickens and Urban Agriculture in the proposed Zoning By-law includes all of the same Backyard Chickens provisions that are currently in effect. No changes are proposed to the new Zoning By-law for this use.</p> <p>See Item 3 of this chart.</p> <p>No change recommended.</p>
9.	Tim Dillon	<p>Written comments received:</p> <p>Requested clarification on increased buffers from aggregates.</p>	<p>These separation distances have been in effect for many years and were implemented by the Province for assessing potential reciprocal impacts between aggregate resources/operations and sensitive development (i.e. dwellings; uses that involve gatherings of people).</p> <p>When the County of Renfrew Official Plan was updated, and approved in 2021, by the Ministry of Municipal Affairs and Housing, the direction was that these distances be increased to 300 metres (from sand/gravel resources and pits) and to 500 metres (from bedrock resources and quarries), respectively. As local municipal zoning by-laws are being updated, including McNab/Braeside’s zoning by-law, they are required to be brought into conformity with the Official Plan policies.</p> <p>No change recommended.</p>
10.	Michael Duffy	<p>Written comments received:</p> <p>Concerned that zoning at his property 3839 Highland Road is being changed and requests that it remain as it is currently zoned.</p>	<p>This property is currently split-zoned Residential One (R1) and Rural (RU). The only change is that the portion zoned R1 will be changed to Rural Residential (RR), which reflects a rural</p>

Item	Name	Comment	County Staff Comment/Recommendation
			<p>level of servicing for well and septic. The permitted uses and development requirements on the entire property are not changing.</p> <p>No change recommended</p>
11.	Lou Laventure	<p>Public meeting: Municipal authority to plan on private lands (see Item 1 in this chart)</p> <p>Written comments received: Requests as the owner of Lot 22, Concession 8, that the property be zoned Rural (RU) to coincide with surrounding properties.</p>	<p>See Item 1 in this Chart.</p> <p>Records show that Mr. Laventure is part owner of the west half of Lot 22, Concession 8. This parcel is currently designated Agriculture and Environmental Protection in the Official Plan and is currently zoned Agriculture (A) and Environmental Protection (EP) in the Township’s Zoning By-law 2010-49. The proposed zoning for this property is not changing from the current zone and matches the Official Plan.</p> <p>See Item 4 in this chart.</p> <p>No change recommended.</p>
12.	Don Lawson	<p>Public meeting: Asked why his property at 2561 White Lake Road is in the Mineral Pit-Reserve (MP-R) zone and would like the zoning to be changed to rural or residential. He does not want to be impacted by a future aggregate pit nearby.</p>	<p>Mr. Lawson’s lot is an existing residential lot that is currently designated as Mineral Aggregate in the Official Plan and zoned Extractive Industrial Reserve (EMR) in the Township’s current Zoning By-law 2010-49. The name of the EMR Zone is proposed to be changed to Mineral Pit-Reserve (MP-R) in the proposed Zoning By-law and the associated 300 metre buffer has been added to the map schedule. Otherwise the resource mapping and zone requirements remain unchanged. The aggregate mapping that is to be designated (and subsequently zoned) as mineral aggregate in municipal land use planning documents, or not, is determined by Provincial mapping and must be shown in the Township’s land use planning documents.</p> <p>No change recommended.</p>

Item	Name	Comment	County Staff Comment/Recommendation
13.	Calli McLachlan	Written comments received Concern with notice, public sessions and quick timelines. Concern regarding rumoured plan of subdivision in White Lake and how it relates to the new Zoning By-law.	See Item 2 in this chart. See Item 3 in this chart. No change recommended.
14.	Amanda Mulvihill	Public meeting: Concern regarding rumoured plan of subdivision on Lots 6 & 7, Concession in White Lake and how it relates to the new Zoning By-law.	See Item 3 in this chart. No change recommended.
15.	Peter Murphy	Written submission: As an owner of a commercial beekeeping operation in the township, he is concerned with how Section 3.4 Backyard Chickens / Urban Agriculture is written and that it could be interpreted as limiting the number of hives to 5 hives per lot on any lot in any zone, including Agricultural Zones which would make his operation economically unfeasible by spreading a few hives over many properties.	Staff confirmed to Mr. Murphy, by email, that this Section, as written, does not limit the number of hives on properties located in zones that permit farm use. Recommend Council provide direction as set out in Section 11.iv. of this report regarding Zoning By-law Section <u>3.4.8 – Beekeeping</u>.
16.	Leslie Anne Pepin	Written comments received: Seeking confirmation of any change in zoning for her property at 834 Mill Ridge Road.	This property will continue to be zoned Rural (RU) in the proposed Zoning By-law. The permitted uses and provisions for the RU Zone are very similar to the current Zoning By-law. No change recommended.
17.	Cindra Proulx	Written comments received: Requested copies of the Zoning By-law and map schedules.	Staff provided link to proposed Zoning By-law documents. No action required.

Item	Name	Comment	County Staff Comment/Recommendation
18.	Dan Rusheleau Gwen Storie	<p>Written comments received:</p> <p>Frustrated by the Agriculture designation on their farm at 720B Lochwinnoch Road of which a large portion is not suitable for agriculture use, while other surrounding farms with greater agricultural potential are zoned as Rural (RU).</p> <p>This Agriculture designation prevents his ability to sever a lot.</p>	<p>This property is currently zoned Rural (RU) and is proposed to be zoned Agriculture (A) to conform to its Agriculture designation in the Official Plan.</p> <p>See Item 4 in this chart.</p> <p>No change recommended.</p>
19.	Steve Roy	<p>Written comments received:</p> <p>Concerned about the location of Environmental Protection (EP) zone on the zoning map schedule in relation to the creek and that the EP Zone should not deviate onto 46 Clouthier Lane.</p>	<p>Staff communicated with Mr. Roy and cleared up his interpretation of the EP zoning on the map schedule. There is no issue.</p> <p>Staff identified that there is some confusion between the two shades of grey toning on the map schedules for the Environmental Protection (EP) Zone and for the Inset Areas.</p> <p>Staff will rectify the toning for these two features so that they are better differentiated on the map schedules to avoid misinterpretation.</p>
20.	Jan Selles	<p>Written comments received:</p> <p>Requested copies of the Zoning By-law and map schedules.</p> <p>Subsequently requested clarification on Environmental Protection (EP) zoning in the vicinity of Toner Road and Hazelwood Drive.</p>	<p>Staff provided link to proposed Zoning By-law documents.</p> <p>Staff communicated with Ms. Selles and cleared up the misinterpretation of the EP zoning on the map schedule due to the similarity of the two shades of grey toning on the map schedules for the Environmental Protection (EP) Zone and for the Inset Areas.</p> <p>Staff comment in Item 19, above, applies.</p>

Item	Name	Comment	County Staff Comment/Recommendation
21.	Erkan Tatar	<p>Written comments received:</p> <p>Expressed concern about the proposed Agriculture (A) Zone for 94 Bandys Road, a vacant 0.88 Ha property. He is concerned that the minimum required 40 Ha lot size will limit his ability to building a dwelling and requests that the Rural (RU) Zone remain on the property.</p>	<p>This lot is an existing lot legally created by consent under the Planning Act. The proposed Agriculture (A) Zone is required for the lot to conform to the Agriculture designation in the Official Plan. The Agriculture (A) Zone permits a single detached dwelling and typical accessory uses to a residential use. Section 3.20 of the proposed Zoning By-law allows for existing undersized lots to be developed. The lot can be developed with a dwelling under the proposed Agriculture (A) Zone.</p> <p>No change recommended.</p>
22.	Steve Wilson	<p>Public Meeting:</p> <p>His property at 249 Niemen Drive is proposed to be zoned Agriculture (A) and it is not prime agriculture. The proposed zoning should be changed to Rural (RU).</p> <p>He would like to sever a new lot from the property for family. The additional dwelling option not financially feasible.</p>	<p>Records show that Mr. Wilson is part owner of the east half of Lot 8, Concession 10. This parcel is currently designated Agriculture and Environmental Protection in the Official Plan and is currently zoned Agriculture (A) and Environmental Protection (EP) in the Township’s Zoning By-law 2010-49.</p> <p>See Item 4 in this chart.</p> <p>No change recommended.</p>