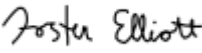




<b>REPORT TO THE PLANNING ADVISORY AND COMMITTEE OF ADJUSTMENT</b>	
<b>Date of Report:</b> April 8, 2026	<b>Date of Meeting:</b> April 15, 2026
<b>Subject of Report:</b> Zoning Bylaw Amendment <b>ZBA-3-2026 LAIDLAW &amp; LYNDHURST LAKE SHORES INC.</b>	
<b>Recommendation:</b> Township staff recommend to the Planning Advisory and Committee of Adjustment that it be further recommended to Council that Zoning By-law Amendment application <b>ZBA-3-2026</b> by Guy Laidlaw & Lyndhurst Lake Shores Inc. be approved as submitted which will rezone the subject properties from Rural (RU) to Waterfront Residential Special Exception (RW-X) to set a site specific 40m water setback where generally a 30m setback is required.	
<b>Report Prepared By:</b>	 <b>Foster Elliott,</b> <b>Associate Planner</b>
<b>Departmental Approval:</b>	 <b>Tom Fehr,</b> <b>Manager of Development Services</b>
<b>CAO Approval:</b>	 <b>Shellee Fournier, COA</b>

**1.0 PROPOSAL**

**1.1 Purpose of the Application**

The request is to change the zoning classification on a portion of the subject properties from Rural (RU) to Waterfront Residential Special Exception (RW-X) to require a 40m water setback where a standard 30m water setback is required in the Township’s Zoning By-law. This application is required as a condition of consent approval for consent applications B-48-22 to B-50-22 and applies to the RU zoned area only. The Flood Plain (FP) and Environmental Protection B (EP-B) zones on the property will remain zoned FP and EP-B.



**Figure 1 – ZBA-3-2026 Context Map**

**2.0 PROPERTY AND OWNER INFORMATION:**

Attribute	Value
Roll Number	083183104614301 & 083183104614302
Owner Name	Guy Laidlaw & Lyndhurst Lake Shore Inc.
Location	no civic address
Area	17.33 acres & 3.20 acres
Frontage	110.00 ft & 1425.00 ft
Depth	0.00 ft & 0.00 ft
Description	BAST CON 10 PT LOT 15 PT LOT 16 & BAST CON 10 N PT LOT 15 N PT; LOT 16

The subject properties contain a generally flat area in the rear, with a significant slope down to a flat area near the water. The 40m setback as noted in the submitted EIS for the consent applications aligns generally with the top of this slope. The properties are naturalized, with mature forest. Surrounding property uses are residential and agricultural.

No staff site visit occurred for this application since these properties are water access only, due to the season conditions safe access was not possible.

**3.0 AGENCY COMMENTS:**

**3.1 Ontario Building Code and Private Sewage Systems**

No concerns with the proposed rezoning.

### **3.2 Cataraqui Region Conservation Authority (CRCA)**

No objections to the proposed rezoning. The CRCA notes that current and future owners should be aware of the natural hazards on site, and that the CRCA may require permits for future development and alteration work to the properties.

CRCA provided comments on the consent applications (B-48-22 to B-50-22) which outlined no objections and recommended the proposed rezoning to increase the water setback to the top of the slope.

### **3.3 Fire Chief**

No concerns with fire services.

## **4.0 PLANNING STAFF REVIEW**

### **4.1 Intent of the Zoning By-law**

This request is related to draft approved consent applications B-48-22 to B-50-22 in which, three properties were completing various lot additions to change from three unique lot configurations, to a standard size and frontage as shown in Figure 2 (below). The request is to change the zoning classification on the lands from Rural (RU) to Waterfront Residential Special Exception (RW-X) to reflect the proposed residential use of the waterfront lands by removing the broad permitted uses in the RU zone, while also providing for the recommended increased water setback of 40m as noted in the submitted Environmental Impact Assessment (EIA) with the consent applications and the CRCA comments on this assessment. The waterfront residential zone is typically used for residential properties with water frontage on lakes, rivers, or navigable waterbodies, which permit limited development as waterfront properties are directed to have lower density development. The RW zoning fits with the surrounding development, character of the area, and reflects the proposed use of the subject properties. The permitted uses in the RW zone are a single detached dwelling. As these properties are water access only, the restriction to residential only development through the rezoning is considered appropriate as was noted during the review of the consent applications. Additionally, the RW zone is more appropriate for the waterfront property as it permits a lesser extent of development than the RU zone. In the RW zone, the maximum lot coverage is 10%, and while the RU zone permits a maximum lot coverage is 10% within 60m of a waterbody, there is a 20% maximum for all other areas of the lot which this lot addition includes land outside of 60m from the water. The RW zone also limits development to a maximum of 15% floor space index while the RU zone has no provision for floor space index outside of 60m from the water. A portion of the subject property is also zoned Flood Plain (FP) and Environmental Protection B (EP-B). These zones are proposed to remain on the site and are not changed through this application. The FP zone reflects the flood plain along the shore of Upper Beverly Lake, and the EP-B zone reflects an Area of Natural and Scientific Interest (ANSI) for the Upper Beverly Lake Escarpment located mainly to the north of the properties but includes the northern portions of the properties. Overall, the proposal meets the intent of the Zoning By-law.

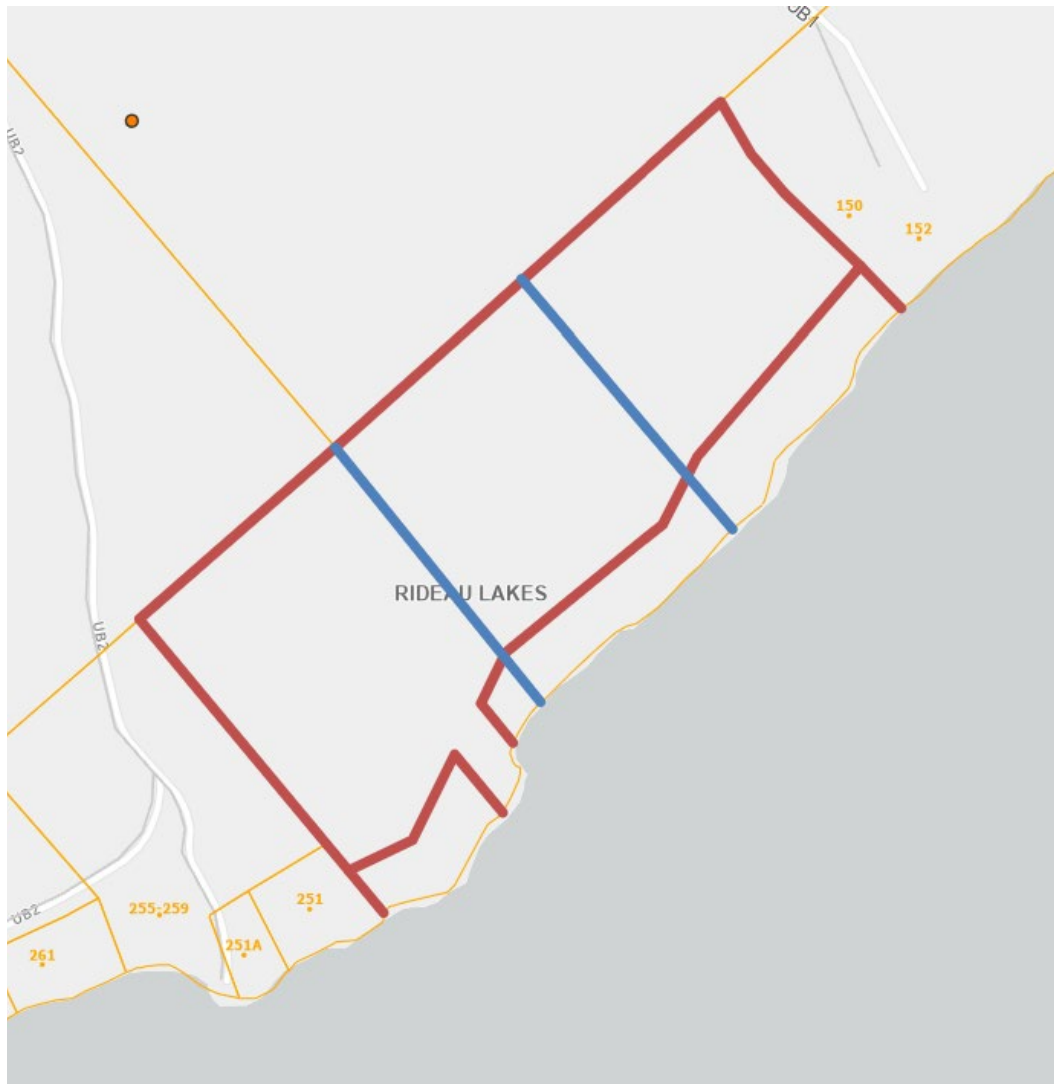


Figure 2: Lot Additions Drawing

*\*Red lines are original three lot boundaries. Blue Lines represent the resulting three lots through the consent applications.*

#### 4.2 Official Plan

The Official Plan designation for the property is Rural, Natural Hazard, and Natural Heritage B. The intent of the Rural designation is outlined in Section 3.8 of the OP and is to provide a modest amount of new development that does not detract from the rural and recreational nature of the Township. The proposed residential use of the lands is consistent with the Rural designation. The small portion of the property designated Natural Hazard (Flood Plain) and Natural Heritage B (ANSI), are not to be impacted by this proposal as the consent approval outlines restrictions on future development. Through the proposed re-zoning, the subject properties meet the policies of the Rural designation.

There are no known human made hazards that impact the subject property. The property contains natural hazards indicated as Flood Plains as per Section 2.18.1 of the OP. Through the review of the consent applications, the flood plains were assessed, and the proposal including the re-zoning was considered to conform to the OP policies.

No new land use compatibility concerns have been identified since the review of the consent applications B-48-22 to B-50-22 which concluded that no land use compatibility concerns were present.

The property contains and is adjacent to various natural heritage features: Natural Heritage A (Provincially Significant Wetland), Natural Heritage B, Woodland, and Fish Habitat. These natural heritage features were reviewed and addressed during the consideration of the consent applications and recommended condition of the rezoning application. The applicant submitted an EIA to support the consent applications. Through the recommendations of the consent applications, the natural heritage features were addressed, and therefore the proposed rezoning aligns with the policies of the OP for natural heritage. Overall, the application conforms with the Official Plan.

#### **4.3 Provincial Planning Statement (PPS) Conformity**

The Natural Heritage (Section 4.1) and Water (Section 4.2) policies of the PPS have been considered in reviewing the subject proposal. Staff do not anticipate any negative impacts to natural heritage features or the water through the rezoning application nor during the consent approvals. The Rural Lands (Section 2.6) policies of the PPS have been reviewed, and the proposal complies with these policies as the proposed rezoning and consent applications for residential development is permitted and promoted if it can be sustained by rural service levels. Overall, the proposal is consistent with the PPS.

#### **4.4 United Counties of Leeds and Grenville (UCLG) Official Plan**

The subject property is designated as Rural Lands, Life Science Candidate Area of Natural and Scientific Interest, and Flood Plains in the Official Plan of the United Counties of Leeds and Grenville. The area to be rezoned is fully within the Rural Lands designation as the other destinations are recommended to remain zoned appropriately (EP-B or FP). The Rural Lands section of the Official Plan seeks to promote limited development that is compatible with the rural landscape and character and can be sustained by rural service levels. Overall, the proposal meets the intent of the Counties' Official Plan.

#### **5.0 CORRESPONDENCE RECEIVED**

No public comments were received at the time of this report.



Figure 4 (below) – Zoning map of the subject property and surrounding area

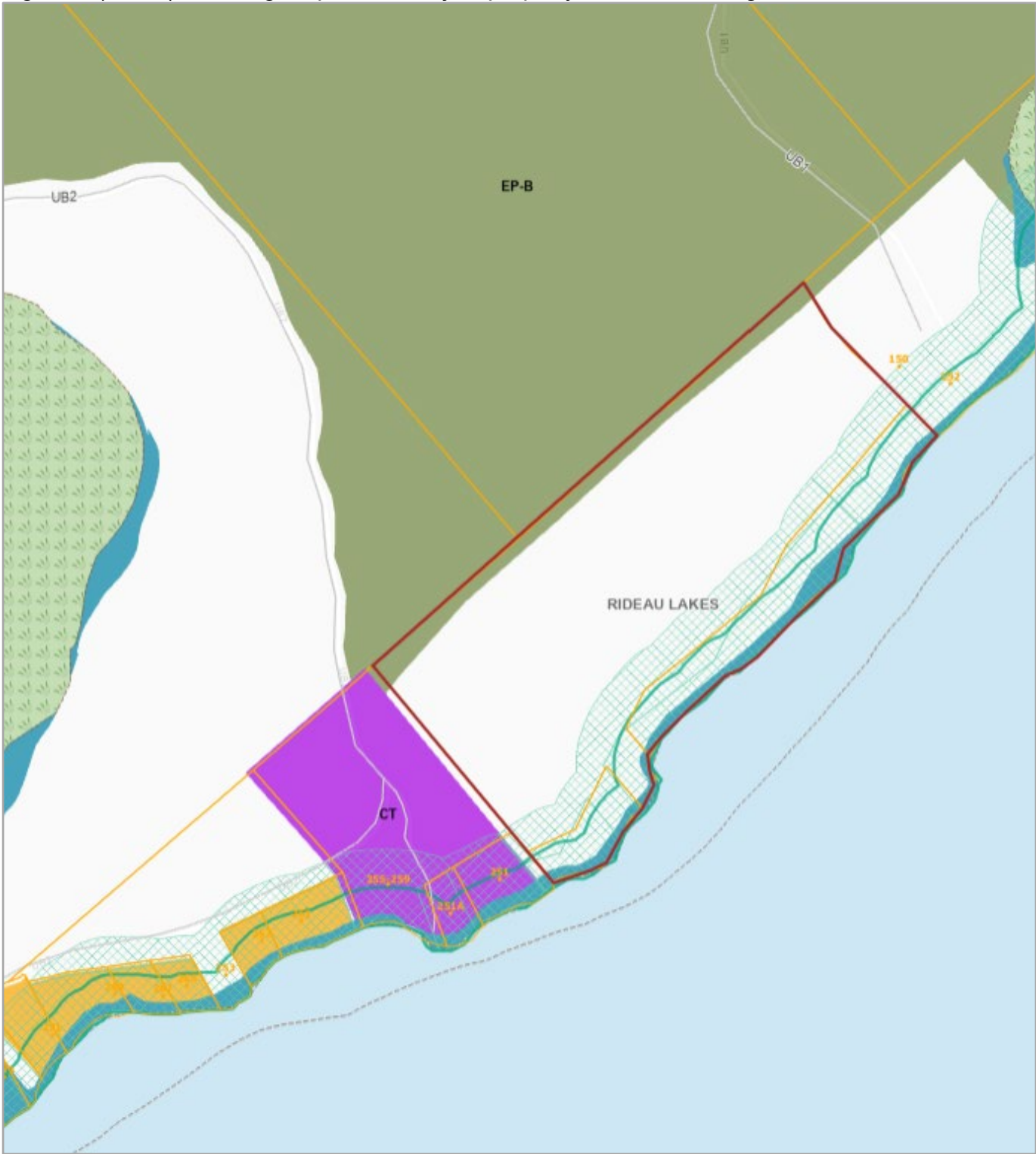


Figure 5 (below) – Official Plan schedule of the property and surrounding area



**APPENDIX B – Sketches**

Figure 6 (below) – Schedule of Lands to be Rezoned

