



MINUTES

Council Meeting

4:30 PM - Thursday, June 26, 2025
Municipal Office

The Council of the Municipality of Brooke-Alvinston was called to order on Thursday, June 26, 2025, at 4:30 PM, in the Municipal Office, with the following members present:

Council Present: Mayor David Ferguson, Deputy Mayor Frank Nemcek, Councillor Don McCabe, and Councillor Jenny Redick

Staff Present: Clerk Administrator Janet Denkers, Treasurer Stephen Ikert, Public Works Superintendent Jamie Butler, Parks & Recreation Manager Greg Thornicroft, and Fire Chief Steve Knight

Regrets: Councillor Craig Sanders

1 CALL TO ORDER

The Mayor called the meeting to order at 4:30 p.m.

2 DISCLOSURE OF PECUNIARY INTEREST

The Mayor requested that any pecuniary interests be declared when appropriate during the meeting.

3 MINUTES

a) Regular Council Meeting Minutes of June 12, 2025

RESOLUTION-2025-199

Deputy Mayor Frank Nemcek made a motion that the minutes of the June 12, 2025 Council meeting be approved as presented without any error or omission. Councillor Jenny Redick seconded the motion.

Carried

b) Special Council Meeting Minutes of June 19, 2025

RESOLUTION-2025-200

Councillor Jenny Redick made a motion that the minutes of the June 19, 2025 Special Council meeting be approved as presented without any error or omission. Councillor Don McCabe seconded the motion.

Carried

4 BUSINESS ARISING FROM THE MINUTES

a) The Mayor inquired about a payment issued at the June 12th, 2025 meeting from Intact Insurance in the amount of \$1,438.50. The Treasurer advised it is for Intact's work to date on an insurance claim.

b) Access off Nauvoo for proposed subdivision

RESOLUTION-2025-201

Councillor Don McCabe made a motion that staff be directed to request the County Public Works staff to comment on their position of denying an access off of Nauvoo to the subdivision. Councillor Jenny Redick seconded the motion.

Carried

5 DELEGATIONS & TIMED EVENTS

6 CORRESPONDENCE

- a) Municipal Correspondence

RESOLUTION-2025-202

Councillor Don McCabe made a motion that the circulated correspondence be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- b) Township of Black River - Matheson: Exemption for Firefighter Certification

RESOLUTION-2025-203

Councillor Don McCabe made a motion that the request for support from the Township of Black River-Matheson exempting firefighters for the certification be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- c) Township of Brudenell, Lyndoch and Raglan: Inclusive Research of Communities

RESOLUTION-2025-204

Councillor Don McCabe made a motion that the request for support from the Township of Brudenell, Lyndoch and Raglan be received and filed. Councillor Jenny Redick seconded the motion.

Carried

- d) Town of Bradford West Gwillimbury: Income Support for Veterans

RESOLUTION-2025-205

Councillor Don McCabe made a motion that the Council of the Municipality of Brooke-Alvinston supports the request from the Town of Bradford West Gwillimbury to call on the Government of Canada and all federal parties to increase the eligibility threshold for the Income Replacement Benefit program from \$20,000 to no less than \$40,000 annually for a single-person household; and that Council urges Veterans Affairs Canada to review all income support programs with the intent to modernize eligibility criteria in line with the current cost of living across Canada. Councillor Jenny Redick seconded the motion.

Carried

7 STAFF REPORTS

- a) **Drainage Superintendent's Report** - Drain Maintenance Request

RESOLUTION-2025-206

Councillor Jenny Redick made a motion that staff be directed to forward the drain maintenance requests for the Dolbear-McKellar and the Smith Drain to the Drainage Superintendent with the power to act. Deputy Mayor Frank Nemcek seconded the motion.

Carried

- b) Petition for Drainage Works - Nemcek

RESOLUTION-2025-207

Councillor Jenny Redick made a motion that Council appoint R. Dobbin Engineering under Section 4 of the Drainage Act to investigate the petition. Councillor Don McCabe seconded the motion.

Carried

c) **Planner's Report**

RESOLUTION-2025-208

Deputy Mayor Frank Nemcek made a motion that the Planner's Report be received and filed. Councillor Don McCabe seconded the motion.

Carried

[Additional Residential Units Report for Brooke-Alvinston](#)

d) **Clerk Administrator's Report:** Community Sport & Recreation Infrastructure Fund

Staff noted that they are currently working and referencing with other professionals on the scope of the project and seeking advice and best practices from them.

RESOLUTION-2025-209

Councillor Jenny Redick made a motion that the report on approval of the CSRIF Funding be received and filed. Deputy Mayor Frank Nemcek seconded the motion.

Carried

e) **Public Works Superintendent's Report:** Traffic Counts

RESOLUTION-2025-210

Councillor Jenny Redick made a motion that the attached report be received for information. Councillor Don McCabe seconded the motion.

Carried

f) **Treasurer's Report:** Tenders to replace the flat roof on the Municipal Office Building - 3236 River Street

RESOLUTION-2025-211

Councillor Jenny Redick made a motion that Council accept the lowest bid proposal from Imperial Roofing (Sarnia) Ltd. for \$77,824.00, plus HST to replace the existing roof with a new single ply system, as quoted. Deputy Mayor Frank Nemcek seconded the motion.

Carried

g) **Treasurer's Report:** Reserve and Reserve Fund Policy Implementation

RESOLUTION-2025-212

Councillor Don McCabe made a motion that Council table the draft policy implementation presented and direct staff to propose a plan which shows increment levels of reserves. Councillor Jenny Redick seconded the motion.

Carried

h) **Treasurer's Report:** 2025 Ontario West Municipal Treasurer's Forum Report

RESOLUTION-2025-213

Councillor Jenny Redick made a motion that the Report on the 2025 West Municipal Treasurer's Forum be received and filed. Councillor Don McCabe seconded the motion.

Carried

i) **Fire Chief's Report:** Reallocation of capital funds

RESOLUTION-2025-214

Councillor Don McCabe made a motion that the recommendation to complete

the training room with a reallocation of capital funds be denied and that extra monies be placed in reserves. Councillor Jenny Redick seconded the motion.

Carried

8 BY-LAWS

- a) By-law 16 of 2025 Logan Drain - Third & Final Reading

RESOLUTION-2025-215

Councillor Jenny Redick made a motion that By-law 16 of 2025 be read a third and final time and finally passed this 26th day of June, 2025. Deputy Mayor Frank Nemcek seconded the motion.

Carried

9 NEW BUSINESS

The Clerk Administrator noted the 2025 Ecumenical Service would be held in the Pavilion this coming Sunday

The Public Works Manager noted the dolmolite application was finished and dust suppressant will follow on those roads

Councillor Redick inquired about the status of the new slide at the park in Alvinston - it has not been delivered

Councillor Redick inquired about the tender for the Optimist Project funded through the Alix Foundation. She was advised that the tender for the proposed lighting is out and the resurfacing quote is being reviewed

Councillor Redick asked the status of when the tree at the Memorial Gardens will be taken down

Councillor McCabe informed Council of the Lambton Farm Safety Day for families being held July 3rd in Brigden

Councillor McCabe noted highlights from the SCRCA meeting including the community pasture obtained

The Public Works Superintendent noted that Little Ireland culvert replacement will commence in September

Councillor McCabe presented a notice of motion for the July 17th meeting to have staff investigate sidewalks on Millpond and Francis Streets.

10 CLOSED SESSION

11 RISE AND REPORT

12 BY-LAW CONFIRMING PROCEEDINGS

- a) By-law 29 of 2025

RESOLUTION-2025-216

Councillor Jenny Redick made a motion that By-law 29 of 2025 be read a first, second and third time and finally passed this 26th day of June, 2025. Deputy Mayor Frank Nemcek seconded the motion.

Carried

13 ADJOURNMENT

Councillor Redick made a motion to adjourn the meeting at 5:11p.m.

Clerk-Administrator

Mayor

	PLANNING AND DEVELOPMENT SERVICES REPORT	
REPORT TO:	Municipality of Brooke-Alvinston	
PREPARED BY: (COUNTY)	Ezio Nadalin Planner – County of Lambton Development Services	
APPROVED BY: (COUNTY)	Will Nywening Senior Planning Official - County of Lambton Development Services	
REPORT DATE:	June 18, 2025	
MEETING DATE:	June 26, 2025	
IN CAMERA:	Open Session	
SUBJECT:	Additional Residential Units (ARU) Report Report to Mayor & Members of Council	

RECOMMENDATION:

That the information report by County of Lambton Planners Ezio Nadalin and Will Nywening dated June 18, 2025, be received by Municipal Council.

BACKGROUND:

This Report provides an overview of the current Additional Residential Unit (ARU) regulations in the context of the ARU policies now contained in the policies of the *Planning Act* and new 2024 Provincial Planning Statement.

An “Additional Residential Unit (ARU) is a self-contained dwelling unit located within another dwelling or in a detached building on the same lot.

PLANNING ACT: Changes to **Section 35(1) and **Ontario Regulation 299/19****

The recently amended *Planning Act* now offers multiple options with regards to the number of residential units (i.e. ARU’s) ranging from one unit to three units in detached homes, semi-detached homes or rowhouses, as indicated in Section **35.1 (1)**.

The ARU regulations in the *Planning Act* supersede the Brooke-Alvinston Comprehensive Zoning By-law, which will need to be amended to address these changes.

PLANNING ACT - SECTION 35 (1):

Restrictions for residential units:

Under Section **35.1 (1)** The authority to pass a by-law under section 34 does not include the authority to pass a by-law that prohibits:

- (a) *two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached*

house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

(b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or

(c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

These legislative permissions apply only to “parcels of urban residential land”, which is defined in the Act to include lands that are serviced with municipal water and sanitary sewers, where the zoning permits residential uses as the primary land use (not accessory to another non-residential use):

“parcel of urban residential land” means a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by,

(a) sewage works within the meaning of the Ontario Water Resources Act that are owned by,

(i) a municipality,

(ii) a municipal service board established under the Municipal Act, 2001,

(iii) a city board established under the City of Toronto Act, 2006,

(iv) a corporation established under sections 9, 10 and 11 of the Municipal Act, 2001 in accordance with section 203 of that Act, or

(v) a corporation established under sections 7 and 8 of the City of Toronto Act, 2006 in accordance with sections 148 and 154 of that Act, and

(b) a municipal drinking water system within the meaning of the Safe Drinking Water Act, 2002;

Parking:

Municipalities currently have varying rules with regards to the number of parking spaces required for ARU's, however with the recent changes to the *Planning Act*, Section 35 (1.1) limits ARU's to one additional parking space per unit, other than that of the primary residential unit.

Minimum area:

Changes to Section 35 (1.2) now require that Municipalities are prohibited from passing a by-law that regulates the minimum floor area of a residential unit. This may therefore require changes to the local Zoning By-law, as the present By-law lists minimum floor area (i.e. Table “A” requirements).

Provisions of no effect

Section 35 (1.3) indicates that the above-mentioned Act changes are “*as of right*”, which means that the prescribed changes prevail over any current Municipal Zoning By-law provisions to the contrary. Any contravention to Subsection (1), (1.1) or (1.2) would have no legal status to

the extent that they contravene the *Planning Act*. An update of the Comprehensive Municipal Zoning By-law will be required to address these changes.

ONTARIO REGULATION 299/19:

The Brooke-Alvinston Zoning By-law may need to be amended to reflect the Ontario Regulation as listed below. This will require several changes with regards to the number and location of ARU's, additional parking requirements (adding one), the increase in lot coverage (from 40% to 45%), the required setback distances to the main dwelling (4 m) and minimum ARU area requirements (not required).

This Provincial Regulation applies to the following additional residential units:

- 1. A second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures cumulatively contain no more than one residential unit.*
- 2. A third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land is permitted, if no building or structure contains any residential units.*
- 3. A residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of is permitted, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units. O. Reg. 462/24, s. 1 (4).*

Relevant sections of the Regulation are quoted below:

Requirements and standards — additional residential units

2. The following requirements and standards are established with respect to additional residential units:

- 1. Each additional residential unit shall have one parking space that is provided and maintained for the sole use of the occupant of the additional residential unit.*
- 2. Where a by-law passed under section 34 of the Act does not require a parking space to be provided, a parking space is not required.*
- 3. A parking space that is provided for an additional residential unit may be a tandem parking space.*
- 4. An additional residential unit may be occupied by any person regardless of whether,*
 - i. the person is related to the person who occupies the primary residential unit, and*
 - ii. the person who occupies either the primary or additional residential unit is the owner of the lot.*
- 5. Where the use of additional residential units is authorized, an additional residential unit is permitted regardless of the date of construction of the primary residential unit.*

Requirements and standards — buildings and structures on parcels of urban residential land

4. (1) *The following requirements and standards are established with respect to buildings or structures that contain additional residential units and that are located on parcels of urban residential land:*

1. *The building or structure shall be at least 4 metres from another building or structure on the parcel if the other building or structure contains a residential unit.*

Requirements and standards — parcels of urban residential land

5. (1) *The following requirements and standards are established with respect parcels of urban residential land on which additional residential units are located:*

1. *Up to 45 per cent of the surface of the parcel is permitted to be covered by buildings and structures.*

2. *Subject to any maximum height and minimum setback requirements in a by-law passed under section 34 of the Act applicable to buildings and structures on the parcel, there is no limit to the floor space index of the parcel.*

3. *The minimum area of the parcel is the minimum area that would be required in a by-law passed under section 34 of the Act in respect of the same parcel if no additional residential units were located on the parcel. O. Reg. 462/24, s. 2.*

PPS - AGRICULTURAL LANDS:

The 2024 Provincial Planning Statement replaced the former 2020 Provincial Policy Statement and came into force on October 20, 2024. In addition to a principal residence, the 2024 PPS adds “Additional Residential Units” as permitted uses in prime agricultural areas. Section 4.3.2.5 of the 2024 PPS permits ARUs subject to criteria:

Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:

- a) comply with the minimum distance separation formulae;*
- b) are compatible with, and would not hinder, surrounding agricultural operations;*
- c) have appropriate sewage and water services;*
- d) address any public health and safety concerns;*
- e) are of limited scale and are located within, attached, or near the principal dwelling or farm building cluster; and*
- f) minimize land taken out of agricultural production.*

The new permissions for ARUs in agricultural areas in the PPS do not supersede the Zoning By-law. If rezoning applications are submitted for ARUs however, these policies indicate that the rezoning should be approved if the PPS criteria are met. The Municipality may wish to continue to deal with requests for ARUs in the agricultural area on a case by case basis through rezonings or may wish to eventually include as-of-right provisions for ARUs in the Agricultural Zone designations of the Zoning By-law.

COUNTY OF LAMBTON OFFICIAL PLAN:

The policies of the current County and Municipal Official Plans were drafted prior to the recent changes to the *Planning Act* and 2024 PPS. The policies are not consistent with the Act and PPS in a number of respects. The policies applicable to ARUs are noted below:

Subsection 2.3.14: states that:

Municipalities shall permit an accessory second dwelling unit in a residential area on a residential lot occupied by a single detached, semi-detached, or townhouse dwelling, or an accessory building if a second unit does not exist within the principal dwelling. Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units.

MUNICIPALITY OF BROOKE ALVINSTON OFFICIAL PLAN:

(1.0) Agricultural Area / Residential Uses Policies, Subsection 1.11 (d): requires that:

the creation of an additional dwelling unit within single detached dwellings or accessory farm buildings shall be subject to the following requirements: (i) The lot size and configuration are sufficient to accommodate adequate parking and open spaces; (ii) The building age and condition are capable of supporting the intensified use and the building code requirements as well as health and safety requirements, can be satisfied; (iii) Additional dwelling units shall be permitted in compliance with all relevant Zoning By-law provisions; (iv) Additional dwelling units, while permitted in basements, are not to be permitted in the cellar area of a dwelling; (v) The availability and adequacy of municipal services to accommodate the increased density; (vi) There is sustainable private sewage disposal and water available for the additional dwelling unit.

(2.0) Residential Area / Residential Policies, Subsection 2.2.22: requires that:

(a) Notwithstanding any other policy in the Plan, the use of ‘additional units’ is authorized in accordance with the Ontario Heritage Act and its associated regulations, by permitting the following:

- i. The use of two residential units in a detached house, semi-detached house or rowhouse; and*
- ii. The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.*

For calculating residential density and implementing the policies of this Plan, ‘additional units’ or the potential for ‘additional units’ shall not be included in maximum density calculations. However, these units may be considered when assessing servicing capacity associated with site development. As well, additional units approved for occupancy (per Ontario Building Code) may be used to demonstrate achievement of minimum densities when applicable, either for implementation of policies in this Plan or for use in an implementing zoning bylaw.

- a) *The Municipality shall permit additional dwelling units in a residential area on a residential lot occupied by a single detached, semi-detached, or townhouse dwelling, and an additional dwelling unit in an accessory building. Additional dwelling units shall be limited in scale and secondary to the main dwelling. In location, layout and character, additional dwelling units must not conflict with the physical character of the neighbourhood and must not negatively impact adjoining properties.*
- b) *An additional dwelling may not be permitted as accessory to a main dwelling unit in certain situations. These may include units within a plan of condominium, and lots where a dwelling is only permitted as accessory to another use. Within rural areas new additional dwelling units shall be located within the farm building cluster and shall be required to meet reasonable use guidelines regarding sewage disposal. Additional dwelling units may be prohibited within areas with sewage capacity constraints.*
- c) *Preference shall be for additional dwelling units to be within or attached to the main dwelling and convertible to use as part of the main dwelling. Additional dwelling units in detached accessory buildings may be subject to greater lot line setbacks than normally applied to detached accessory buildings. The permitted size shall be less than second units contained within or attached to a main dwelling. Additional dwelling units in detached accessory buildings do not, in themselves, provide justification for larger accessory building sizes, numbers or coverage than otherwise allowed on a residential lot.*

MUNICIPALITY OF BROOKE-ALVINSTON ZONING BY-LAW:

The Brooke-Alvinston Zoning By-law may need to be amended to address the changes in the amended *Planning Act* and associated Ontario Regulation. As alluded to previously, this will require several changes with regards to the number and location of ARU's, additional parking requirements (adding one), the increase in lot coverage (from 40% to 45%), the required setback distances to the main dwelling (4 m), minimum ARU area requirements (not required), and proposed rural ARU locations (addressing possible septic issues).

Th current Comprehensive Zoning By-law provisions are rather limited in addressing these recent changes. Currently the only By-law provisions that we can apply are shown below and include Subsections 3.3.3, 3.3.4 and Section 3.8:

3.8 Addition of Second Dwelling Units in Single Detached Dwellings

In those Zones where Single Detached Dwellings are permitted, the addition of a second Dwelling Unit may be established in the Single Detached Dwelling subject to the following provisions:

- a) *Only one (1) additional Dwelling Unit will be permitted.*
- b) *One parking space is to be provided for the additional Dwelling Unit.*
- c) *All parking spaces are to be in an interior side yard, rear yard, or in a garage.*
- d) *All provisions of the Fire Code and Building Code are to be complied with.*
- e) *No Dwelling Unit is to be established in a Cellar.*

- f) *There shall be no significant alteration to the exterior of the dwelling, except for required fire escapes, and extra windows and entrances.*
- g) *The Dwelling must be inspected by the Corporation's Building Inspector before the additional Dwelling Unit is occupied.*
- h) *In areas served with private on-site sewage systems, the proposed conversion must be approved under Part 8 of the Ontario Building Code before the additional Dwelling Unit is to be established.*

Also, given that ARU's are often located in Accessory Buildings we also refer to:

3.3.3 Accessory Buildings and Structures in Residential Zones

All Accessory Buildings and Structures shall comply with the Yard provisions of the Zone in which such Accessory Building or Structure is located, except that in any Residential Zone, an Accessory Building or Structures shall comply with the following provisions:

- a) *Except as otherwise provided for in any Residential Zone, an Accessory Building or Structure which is not attached to the Main Building shall not be erected in any Yard other than the Interior Side Yard or Rear Yard.*
- b) *An area of 1.2 metres which is open and unobstructed from the ground to the sky shall be maintained between a Detached Accessory Building or Structure and the Main Building on the same Lot.*
- c) *An attached Accessory Building or Structure may be erected in a Front Yard or Exterior Side Yard provided it is not located in a Required Yard.*
- d) *When an Accessory Building or Structure is in an Interior Side Yard, it shall be no closer than 1(one) metre to the Interior Side Lot Line.*
- e) *When an Accessory Building or Structure is in the Rear Yard, it shall be located no closer than 1(one) metre to either the Rear Lot Line or the Interior Side Lot Line.*
- f) *No Accessory Building or Structure shall be located closer to the Exterior Side Lot Line than the Exterior Side Yard Setback requirement for the Zone in which each lot is located.*
- g) *Where a mutual Private Garage is erected on the common Lot Line between two Lots, no Setback is required from the common lot line.*

3.3.4 Lot Coverage and Height of Accessory Buildings and Structures in Residential Zones

The total Lot Coverage of all Accessory Buildings and Structures on a Lot in any Residential Zone shall not exceed 10% of the Lot Area. This percentage shall be included as part of the Maximum Lot Coverage Calculation Permitted in the Residential Zone requirements. The height of any Accessory Building or Structure shall not exceed 5.5 metres. The height of the Building or Structure shall be measured from the finished floor to the highest point of the Building or Structure.

3.25 Conversion of Existing Dwellings

In a Residential Zone where Converted Dwellings are Permitted in Existing Single Detached Dwellings, Single Detached Dwellings may be altered, remodeled, enlarged and used for purposes of a Multiple Dwelling, provided that:

- a) *The residence prior to conversion has a minimum Gross Floor Area of 112 square metres.*
- a) *No Dwelling Unit so created contains a Floor Area of less than thirty-five (35) square metres.*
- c) *After conversion no more than a total of three (3) Dwelling Units exist.*
- d) *There is no increase to the Gross Floor Area of the Building for habitable purposes except for the addition of sun Porches, entrance ways and dormers.*
- e) *Any outside stairways (except for required fire escapes) be in the Rear Yard.*
- f) *No Building may be converted unless the Lot has a minimum of 100 square metres of Landscaped Open Space located in the Rear Yard. For any conversion an additional 35 square metres of Landscaped Open Space must be provided for each additional Dwelling Unit.*
- g) *The off-street parking requirements of this By-law are complied with.*
- h) *Where the Building cannot be connected to an Existing sanitary sewer system, alternative sewage treatment facilities approved under Part 8 of the Environmental Protection Act shall be provided.*

CONCLUSION:

The Zoning By-law and Official Plan currently contain a number of regulations and policies that are inconsistent with the *Planning Act* and 2024 PPS respecting ARUs.

The new *Planning Act* as-of-right permissions now permit up to three residential units per lot in fully serviced residential areas, regardless of whether local zoning by-laws permit them or not. Some of the Municipality's Zoning By-law provisions continue to apply respecting ARUs and detached accessory buildings with such modifications as required to comply with the *Planning Act*. It would be appropriate however to update the Zoning By-law and possibly the Official Plan to address these new as-of-right regulations.

The 2024 PPS now permits up to three residential units per lot in prime agricultural areas. This is policy however, not regulation, and does not supersede Zoning By-laws. The policies however, indicate that zoning applications for ARUs in the agricultural area should be approved, if criteria are met. For now the ARUs permitted in agricultural areas can be dealt with through rezoning applications. It may be advisable however to develop appropriate zoning by-law provisions (perhaps as-of-right) respecting ARUs in the Agricultural area.

Consultants are currently being selected to commence a comprehensive review of the Brooke-Alvinston Zoning By-law. Appropriate ARU zone regulations will be among the items dealt with through the Zoning By-law review process. Staff and the consultants will bring proposed ARU Zone provisions to Council and the public for review as part of the soon-to-commence Zoning By-law review.