



**THE CORPORATION OF THE
TOWNSHIP OF BONNECHERE VALLEY
PUBLIC MEETING
AGENDA**

**Tuesday, October 7, 2025, 5:15 p.m.
Municipal Council Chambers**

- 1. Agenda**
- 2. Minutes**
- 3. Reports**
- 4. Adjournment**

PUBLIC MEETING

DATE October 7, 2025

TIME 5:15 pm

APPLICANT Wayne Drouillard

CHAIR: Being 5:15 pm., this meeting held by Council to consider the closing of a portion of an unopened road allowance in accordance with Section 34 of the Municipal Act is now called to order.

CHAIR: Approval of Public Meeting Minutes from July 15, 2025 Road Closure – Smith
Approval of Public Meeting Minutes from July 15, 2025 Road Closure - Bouchard

CHAIR: Members are to state any pecuniary interest and the general nature thereof before items are discussed. Are there any declarations this evening?

CHAIR: The public meeting is to stop up, close and declare surplus to the Municipality's needs and to sell all or part of the following: Part of the Road Allowance fronting Lots 7, 8 & 9, Sebastopol Range C North in the geographic Township of Sebastopol, now in the Township of Bonnechere Valley.

CHAIR: Would the Clerk Please report on the circulation of notice?

CLERK: On September 3, 2025 The Notice was circulated to all property owners within 120m of the subject property. It was mailed to the agencies as required under the Planning Act. The Notice was also published in the Eganville Leader and it appeared in the September 3, 2025 edition and notice of the meeting was also posted on the Township's website.

CHAIR: Would the Clerk please report on any written comments received?

CLERK: Summary of the Comments: There wasn't any

CHAIR: Do any members of the public wish to speak to the Amendment?

CHAIR Does the owner or the agent for the property wish to speak to the Amendment?

CHAIR: Are there any questions/comments from members of Council?

CHAIR: This therefore completes the Public meeting process. Council will consider the arguments for/and or against the sale of the road allowance requested for this property. The By-Law will be brought forward to Council for consideration of passing when a registered survey has been completed.

Any person wishing to receive written notice of the sale of the road allowance being considered at this meeting MUST leave their name and mailing address with the Township Clerk in writing.

I declare this Public Meeting closed.

Adjournment Time:

**The Corporation of
THE TOWNSHIP OF BONNECHERE VALLEY
MINUTES
PUBLIC MEETING
Tuesday July 15, 2025 at 5:20 P.M.
In Person & Via Zoom Conferencing**

PRESENT Mayor Jennifer Murphy
Deputy Mayor John Epps
Councillor Merv Buckwald
Councillor Brent Patrick
CAO Annette Gilchrist
Planning and Licensing Clerk Erica Rice

VIA ZOOM None

REGRETS Councillor Tracey Sanderson

GALLERY Neil and Paula Moloney
Ryan Paulson

Meeting Called to Order: The meeting was called to order at 5:37 pm by Mayor Jennifer Murphy.

Pecuniary Interest: None

Road Allowance Closure: The public meeting is to stop up, close and declare surplus to the Municipality's needs and to sell all or part of the following: Part of the Road Allowance fronting 641 Rosien Road, Sebastopol Con 7, Lot 12, RP49119331 Part 3 in the geographic Township of Sebastopol, now in the Township of Bonnechere Valley.

Declaration of Interest: None declared.

Clerk's report on Notices: The Notice of the Public Meeting appeared in the June 18^h 2025 edition of the Eganville Leader. On June 18th, 2025, The Notice was circulated to all property owners within 120m of the subject property. It was sent on June 18th, 2025 to the appropriate agencies. The notice of the meeting was also posted on the Township's website.

The notice of the meeting was also posted on the Township's website.

Reading of Written Comments: There were no comments.

Comments and Questions from Committee: None.

Adjournment: The Committee adjourned at 5:39 pm.

Jennifer Murphy, Mayor

Erica Rice, Planning and Licensing Clerk

**The Corporation of
THE TOWNSHIP OF BONNECHERE VALLEY
MINUTES
PUBLIC MEETING
Tuesday July 15, 2025 at 5:15 P.M.
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PRESENT Mayor Jennifer Murphy
Deputy Mayor John Epps
Councillor Merv Buckwald
Councillor Brent Patrick
CAO Annette Gilchrist
Planning and Licensing Clerk Erica Rice

VIA ZOOM None

REGRETS Councillor Tracey Sanderson

GALLERY Neil and Paula Moloney
Ryan Paulson

Meeting Called to Order: The meeting was called to order at 5:15 pm by Mayor Jennifer Murphy.

Pecuniary Interest: None

Approval of Public Meeting Minutes:

Motion by Brent Patrick "That the Public Meeting Minutes from Tuesday June 3, 2025 be approved as presented." Seconded by John Epps.

Carried

Road Allowance Closure: The purpose of the meeting is to stop up, close and declare surplus to the Municipality's needs and to sell all or part of the following: Part of the Road Allowance fronting Lots 7 & 8, Sebastopol Range C North in the geographic Township of Sebastopol, now in the Township of Bonnechere Valley.

Clerk's report on Notices: The Notice of the Public Meeting appeared in the June 11th 2025 edition of the Eganville Leader. On June 11th, 2025, The Notice was circulated to all property owners within 120m of the subject property. It was sent on June 11th, 2025 to the appropriate agencies. The notice of the meeting was also posted on the Township's website.

The notice of the meeting was also posted on the Township's website.

Reading of Written Comments: The Township received the following comments:

Hello Erica,

Referring to the Notice Public Meeting - Township of Bonnechere Valley for July 15th, here are my expressions of this proposal.

First of all, I firmly OPPOSE the township to sell any of this road allowance corridor behind my backyard on 25 Madawaska Crescent.

Reasons are:

- 1)** There must a safety buffer zone in order to prevent any possible future wildfires for a safety precaution.
- 2)** A permanent corridor is necessary for any unexpected future utility use such as a new hydro right-of-way access or any other infrastructure use.
- 3)** The worst threat to sell this road allowance corridor is that my property listed as Lot 25 will have the easiest access from Madawaska Crescent compared with the other five lots since I have a gentle hill to access to the new buyer.
- 4)** One of my reasons I bought this property in 2011 because it has good privacy with no one beyond my backyard. My property value will decline with less privacy.
- 5)** That road allowance corridor is not suitable for any agricultural use due to hard solid foundations resulting of the former Opeongo Road corridor when it was once the prime road from Highway 41 just north of Dacre.
- 6)** If that road allowance is sold and the new owner want to build an easier access to buy out my property. And since it will be extremely difficult for me to find another permanent home property identical to the existing one I live at any identical affordable price. Then if the owner is desperately want to buy it then it must be sold privately at an excessive high cost (likely 3 times more from the current \$300,000 value) in order for me to afford to live elsewhere comfortably in Canada.
- 7)** If the township desperately want to sell this corridor to the new buyer, then one last resort option if I could be able to purchase a possible severed portion of the allowance to extend my backyard property west of the existing Lot 25 and Lot 27 dividing line. And it must be sold at a reasonably low price if affordable to buy.

However my main purpose is to leave that Road Allowance as it is for any unexpected occurrences as mentioned on my comments.

Also many urban cities in western Canada do have these designated permanent road allowance corridors for certain protection between properties on their backyards.

I would be looking forward for the township to sincerely recognize these comments to ensure I can live here without any interference in the coming years.

Thank you for reading my comments and look forward to attend that meeting on Tuesday, July 15th at 5:15 PM.

submitted by:

Andrew R. Craig
25 Madawaska Crescent
Foymount, ON K0J 1W0

Good morning Erica,

In response to your letter regarding the closing of the original road allowance for the subject property, Hydro One Networks Inc. **DOES HAVE PLANT.**

We will require an easement, as shown on the technician drawing (attached), to protect our interest prior to the road closure and sale. **The easement will need to be 5m on either side on the pole line and include the existing pole (barcode CRLALV).**

Please forward a **draft** survey to us that defines Hydro One's easement requirement. Once we approve the draft survey and we are in receipt of the deposited survey, we will then forward this matter to our solicitors, Barriston Law, to coordinate registration of the easement.

Thank you for the opportunity to comment on the prospective sale of the above noted unopened road allowance. Should you require anything further, please do not hesitate to contact us.

Kind regards,

Caitlin Walter (she/her)

Real Estate Associate

Low Voltage Rights

Hydro One Networks Inc.



Comments from the Owner or agent:

Sheldon Reiche, acting for the owner stated that the owner's just want legal access to the property. Either by easement over private property or a conveyance. He stated that the property owners want deeded access like it was in 1970.

CAO/Clerk, Annett Gilchrist stated deeded permanent access is what we discussing and Council is prepared to transfer all the closed road allowance to the Smith's. It is up to the property owners who are interested in purchasing their portion to come forward. Council is prepared to sell all the road allowance to the landowners who want to purchase. This meeting is regarding the closure of the whole portion.

Comments and Questions from Committee: None.

Adjournment: The Committee adjourned at 5:37 pm.

Jennifer Murphy, Mayor

Erica Rice, Planning and Licensing Clerk



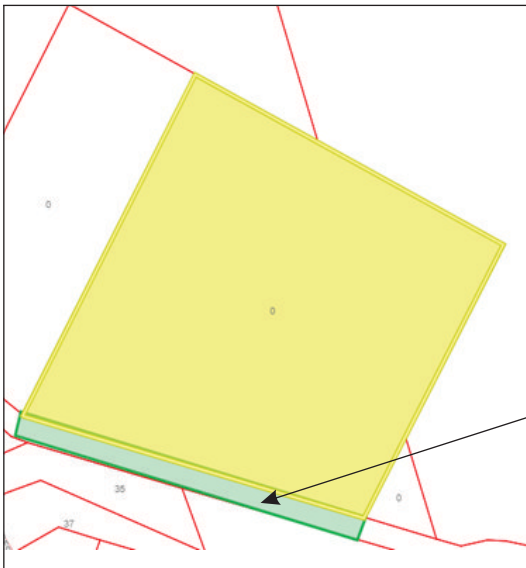
NOTICE PUBLIC MEETING TOWNSHIP OF BONNECHERE VALLEY

TAKE NOTICE THAT the Council of the Corporation of the Township of Bonnechere Valley proposes to enact a Bylaw pursuant to the Municipal Act, S. O. 2001, Chapter 25, to stop up, close and declare surplus to the Municipality's needs and to sell all or part of the following: Part of the Road Allowance fronting Lots 7, 8 & 9, Sebastopol Range C North in the geographic Township of Sebastopol, now in the Township of Bonnechere Valley.

A Public Meeting will be held on Tuesday October 7, 2025 at 5:15 pm in the Council Chamber of the Bonnechere Valley Municipal Office and will be live streamed on the Township of Bonnechere Valley's Youtube Channel. Please email your concerns to ericar@eganville.com. The agenda will be posted on the Township of Bonnechere Valley's website.

AND FURTHER TAKE NOTICE that the Council of the Corporation of the Township of Bonnechere Valley shall hear any person or by his/her counsel, solicitor or agent, any person who claims that their land will be prejudicially affected and who applied to be heard. Written comments and/or requests to be heard must be received in this office by Wednesday, October 1, 2025.

DATED at the Township of Bonnechere Valley this 3rd day of September, 2025.



Erica Rice, Planning and Licensing Clerk
Township of Bonnechere Valley
P.O. Box 100
49 Bonnechere Street E.
Eganville, ON K0J 1T0
Ph: 613.628.3101 x 226
Fax: 613.628.1336

Road Allowance Fronting Lots 7, 8 & 9
Sebastopol Range C North in the
geographic Township of Sebastopol.

NOTE: 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 Township to such persons as the Township sees fit, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure.

Annette Gilchrist

Subject: FW: Closing opeongo road

From:

Sent: July 16, 2025 2:04 PM

To: Annette Gilchrist <annetteg@eganville.com>

Subject: Closing opeongo road

Hi annette this is Wayne Drouillard I have been talking with Erica she said I need to email you telling you I would like to purchase the squiggly marked portion of the opeongo road on the map that runs along my property. Do you require anything else from me. Thanks for your time

