



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

Tuesday, December 16, 2025, 5:15 p.m.

COUNCIL CHAMBERS, MUNICIPAL BUILDING AND ZOOM CONFERENCING

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

PUBLIC MEETING
DATE December 16 , 2025
TIME 5:15 pm

APPLICANT Simon Baillie

CHAIR: Being 5:15 pm., this meeting held by Council in accordance with By-Law 2007-45.

CHAIR: Approval of Public Meeting Minutes from November 18, 2025:
Road Closure – Kruger, Haddad and Clark
Zoning By-Law Amendment – Skelly
Zoning By-Law Amendment - Johnstone

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

CHAIR: This Public Meeting is to consider an application for a Shoreline Purchase for the stopping and closing of that portion of unopened shore road allowance along Lake Clear, in front of Part Lots 51-54, Range C North, in the Geographic Township of Sebastopol. The property is 4666 Opeongo Road.

CHAIR: The public meeting is a requirement of By-Law 2007-45. In accordance with the By-Law, notice must be given at least 20 days before the public meeting is held. Would the Clerk Please report on the circulation of notice.?

CLERK: The Notice of the Public Meeting appeared in the November 26th, 2025, edition of the Eganville Leader. On November 26th, 2025, The Notice was circulated to all property owners within 120m of the subject property. It was sent on November 26th, 2025 to the appropriate agencies. The notice of the meeting was also posted on the Township's website.

CHAIR: The 20 day notice having been given, I now declare the meeting properly constituted to transact its business.

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 sale of the Shore Road Allowance?

CHAIR Does the owner or the agent for the property wish to speak to the sale of the Shore Road Allowance?

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 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, November 18, 2025 at 5:25 P.M.
In Person & Via Zoom Conferencing**

PRESENT Mayor Jennifer Murphy
Deputy Mayor John Epps
Councillor Tracey Sanderson
Councillor Meredith Caplan Jamieson
Councillor Merv Buckwald
CAO Annette Gilchrist
Treasurer/Deputy CAO Sandra Barr
Planning and Licensing Clerk Erica Rice

VIA ZOOM None

REGRETS None

GALLERY Lyle Johnstone, Chris Johnstone, Sandra Johnstone, Holly Johnstone and Dan Galloway.

Meeting Called to Order: The meeting was called to order at 5:30 pm by Mayor Jennifer Murphy.

Pecuniary Interest: None

Zoning By-Law Amendment : Part of Lot 24, Concession 21, in the geographic Township of Grattan, located at 256 Augsburg Road.

The purpose and effect of the amendment is to rezone the subject property from Rural Residential (RR) to Rural - Exception Thirty-One (RU-E31), to permit a home industry to have a maximum floor area of 200 square metres. All other provisions of the Zoning By-law shall apply.

Declaration of Interest: None declared.

Clerk's report on Notices: On October 29th, 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 October 29th 2025 edition and 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 wasn't any submissions.

Comments and Questions from Committee: None.

Adjournment: The Committee adjourned at 5:33 pm.

Jennifer Murphy, Mayor

Erica Rice, Planning and Licensing Clerk

**The Corporation of
THE TOWNSHIP OF BONNECHERE VALLEY
MINUTES
PUBLIC MEETING
Tuesday, November 18, 2025 at 5:15 P.M.
In Person & Via Zoom Conferencing**

PRESENT Mayor Jennifer Murphy
Deputy Mayor John Epps
Councillor Tracey Sanderson
Councillor Meredith Caplan Jamieson
Councillor Merv Buckwald
CAO Annette Gilchrist
Treasurer/Deputy CAO Sandra Barr
Planning and Licensing Clerk Erica Rice

VIA ZOOM None

REGRETS None

GALLERY Dan Haddad, Tim Clark, Lyle Johnstone, Chris Johnstone, Sandra Johnstone, Holly Johnstone and Dan Galloway.

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 John Epps "That the Public Meeting Minutes from Tuesday October 7, 2025 Road Closure - Drouillard be approved as presented." Seconded by Merv Buckwald.

Carried

Surplus Road Allowance : 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: Road Allowance between Wallace Street and Knox Terrace, located between Plan 16 BLK G to D, PLAN 16 PT Presbyterian Kirk and PLAN 16 BLK G to C. Located in the former Village of Eganville, now in the Township of Bonnechere Valley.

Declaration of Interest: None declared.

Clerk's report on Notices: On October 29th, 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 October 29th 2025 edition and 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 wasn't any submissions.

Mr. Clark mentioned that Mr. Haddad had a survey and would like Council to view.

CAO/Clerk Annette Gilchrist explained the process of purchasing the road allowance and that a survey is required to give the purchased land a legal description.

Mr. Haddad comments that Mr. Kruger just wanted a walkway.

Mayor Murphy commented that they would need to discuss with Mr. Kruger and that this meeting was to make a decision to see if the land can be seen as surplus.

Comments and Questions from Committee: None.

Adjournment: The Committee adjourned at 5:24 pm.

Jennifer Murphy, Mayor

Erica Rice, Planning and Licensing Clerk

**The Corporation of
THE TOWNSHIP OF BONNECHERE VALLEY
MINUTES
PUBLIC MEETING
Tuesday, November 18, 2025 at 5:20 P.M.
In Person & Via Zoom Conferencing**

PRESENT Mayor Jennifer Murphy
Deputy Mayor John Epps
Councillor Tracey Sanderson
Councillor Meredith Caplan Jamieson
Councillor Merv Buckwald
CAO Annette Gilchrist
Treasurer/Deputy CAO Sandra Barr
Planning and Licensing Clerk Erica Rice

VIA ZOOM Mark Coombes

REGRETS None

GALLERY Lyle Johnstone, Chris Johnstone, Sandra Johnstone, Holly Johnstone and Dan Galloway.

Meeting Called to Order: The meeting was called to order at 5:25 pm by Mayor Jennifer Murphy.

Pecuniary Interest: None

Approval of Public Meeting Minutes:

Motion by Meredith Caplan Jamieson “That the Public Meeting Minutes from Tuesday October 21, 2025 Zoning By-Law Amendment for 16383076 Canada Inc. (James V. B. Landry) Agent Mateusz Brzyski be approved as presented.” Seconded by Tracey Sanderson.

Carried

Zoning By-Law Amendment : Lot 27-28, Concession 11, in the geographic Township of South Algona, located at 369 Skelly Drive.

The purpose of the amendment is to rezone a 3160 square metre parcel of land proposed to be added to the abutting residential waterfront lot at 369 Skelly Road.

The effect of the amendment is rezone the subject lands from Rural – Exception Thirteen (RU-E13) to Limited Service Residential (LSR), so that the entire enlarged lot will be in the same zone. All other provisions of the Zoning By-law shall apply.

Declaration of Interest: None declared.

Clerk's report on Notices: On October 29th, 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 October 29th 2025 edition and 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 wasn't any submissions.

Mr. Mark Coombes, lawyer for Kelly Crawford explained the need for the Zoning By-Law Amendment.

Comments and Questions from Committee: None.

Adjournment: The Committee adjourned at 5:30 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 at its meeting being held at the Municipal Office at 49 Bonnechere St. E., Eganville, at the hour of 5:15 p.m., on the 16th day of December 2025 proposes to hold a public meeting, for the closing, stopping up and sale to the adjoining landowner thereof that portion the original shoreline road allowance fronting their property along Lake Clear, in the geographic Township of Sebastopol in the Township of Bonnechere Valley, County of Renfrew, Province of Ontario.

The lands affected are more particularly described as follows:

That portion of unopened shore road allowance on Lake Clear located in front of Part Lots 51-54, Range C North, in the Geographic Township of Sebastopol. Lot is located at 4666 Opeongo Road.

AND FURTHER TAKE NOTICE that the Council of the Corporation of the Township of Bonnechere Valley at the above described meeting shall hear any person or by his/her counsel, solicitor or agent, any person who claims that their land will be prejudicially affected by the By-Laws and who applied to be heard. Written comments should be received in this office by Wednesday, December 10, 2025.

DATED at the Township of Bonnechere Valley this 26th day of November, 2025.

Key Plan



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

Part Lots 51-54, Range C
North, in the Geographic
Township of Sebastopol

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 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 as part of the planning process.



**TOWNSHIP OF BONNECHERE
VALLEY AGREEMENT TO
INDEMNIFY**

The applicant hereby agrees to indemnify and save harmless the Corporation of the Township of Bonnechere Valley ("the Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under the Planning Act.

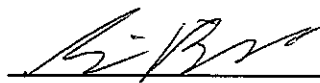
Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable to the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Ontario Municipal Board from any decision of the Council or Committee of Adjustments, as the case may be, approving the applicant's application.

The applicant acknowledges and agrees that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not be required to process or to continue processing the application, or to appear before the Ontario Municipal Board in support of a decision approving the application until the amount has been paid in full.

The applicant further acknowledges and agrees that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.



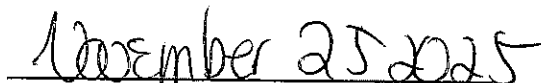
Witness



Applicant



Municipality



Date

TOWNSHIP OF BONNECHERE VALLEY

P.O. Box 100, 49 Bonnechere St. E., Eganville, ON, K0J 1T0 Ph. (613) 628-3101

APPLICATION FOR CLOSURE OF SHORELINE ROAD ALLOWANCE

Name of Owner(s)/Applicant(s)

Simon Baillie

Address 4666 Opeongo Rd

Telephone No. Home: 613-754-2965 Bus 613-585-2146 Description of
land presently owned by Applicant(s):

Lot(s) No. pt lots 51 to 54 Concession No. -Range C North-

Registered Plan No. RE155161 Frontage: ~ 1 5 0 0 M Depth 564M

Area: 17.4Ha

Copy of Deed must be attached.

Description of Road Allowance for which application is being made:

Lot(s) No. 52 Concession No. Range C North Plan No.

RE 1 5 5 1 6 1 Frontage: 61M Depth: 20M

Is there an access to the applicant's property other than this road allowance?

YES: Opeongo Rd NO

If yes, what type of access exists. Please describe the access in detail and include on sketch or plan, i.e., municipal, private, or other. Driveway to Opeongo Rd

Is the Road Allowance to be closed serving as access for other properties?

YES NO No other properties abut the road allowance; my property surrounds all sides of it

TERMS:

I (we) hereby offer to purchase from the Municipality of the Township of Bonnechere Valley the road allowance described on page 1 hereof, and more particularly described in the sketch/reference plan attached.

The purchase price will be \$5.00 per linear foot.

I (we) acknowledge that the transfer of these lands are conditional upon the closure of the road allowance.

The closing date for this transaction shall be thirty (30) days after the road closing becomes final.

I (we) understand that the boundaries shown on the sketch/reference plan are tentative boundaries and I understand that the final boundaries will be determined by an Ontario Land Survey.

I (we) hereby agree to pay all legal, administrative and survey costs associated with the closure and disposition of the road allowance herein applied for.

An application fee of \$200.00 is enclosed herewith. This amount is an application fee and is not refundable and not used toward the total costs associated for this closure. I agree to pay all other costs associated with this closure, i.e. legal, advertising, survey, etc.

I, Simon Baillie of the Township

of Bonnechere Valley in the County of Renfrew, solemnly declare that all

the statements contained in this application are true, and I 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 Township of Bonnechere Valley, in the County of Renfrew

This 25 day of NOVEMBER, 2025.


Applicant

Applicant


Commissioner

ERICA RICE
Planning and Licensing Clerk
Commissioner for taking Affidavits
for the Corporation of the
Township of Bonnechere Valley

**TOWNSHIP OF BONNECHERE VALLEY
APPLICATION FOR CLOSURE OF ROAD ALLOWANCE**

RELEASE:

**PLEASE ENSURE THAT THIS CLOSEURE DOES NOT DEPRIVE YOU OF
INGRESS OR EGRESS (ACCESS) TO YOUR PROPERTY**

In the matter of the application for closure of road allowances made by
_____ for that portion of the
road allowance on Lot/Part Lot No. Lot No. _____ Con. _____ and

Township of Bonnechere Valley, (former Township) _____

And abutting the applicant's property. I (we) the undersigned, being the owners of the
neighbouring property, give release to the closure and sale of the described road allowance to the
abutting owner.

ZI (we) further have no objection to the tentative boundary of the road allowance as outlined on the
attached form. I (we) understand that the final boundaries will be determined by the Ontario Land
surveyor and if these final boundaries vary significantly from the enclosed sketch we will have an
opportunity to provide another release to this application again.

DATED this 25 day of November, 2025.

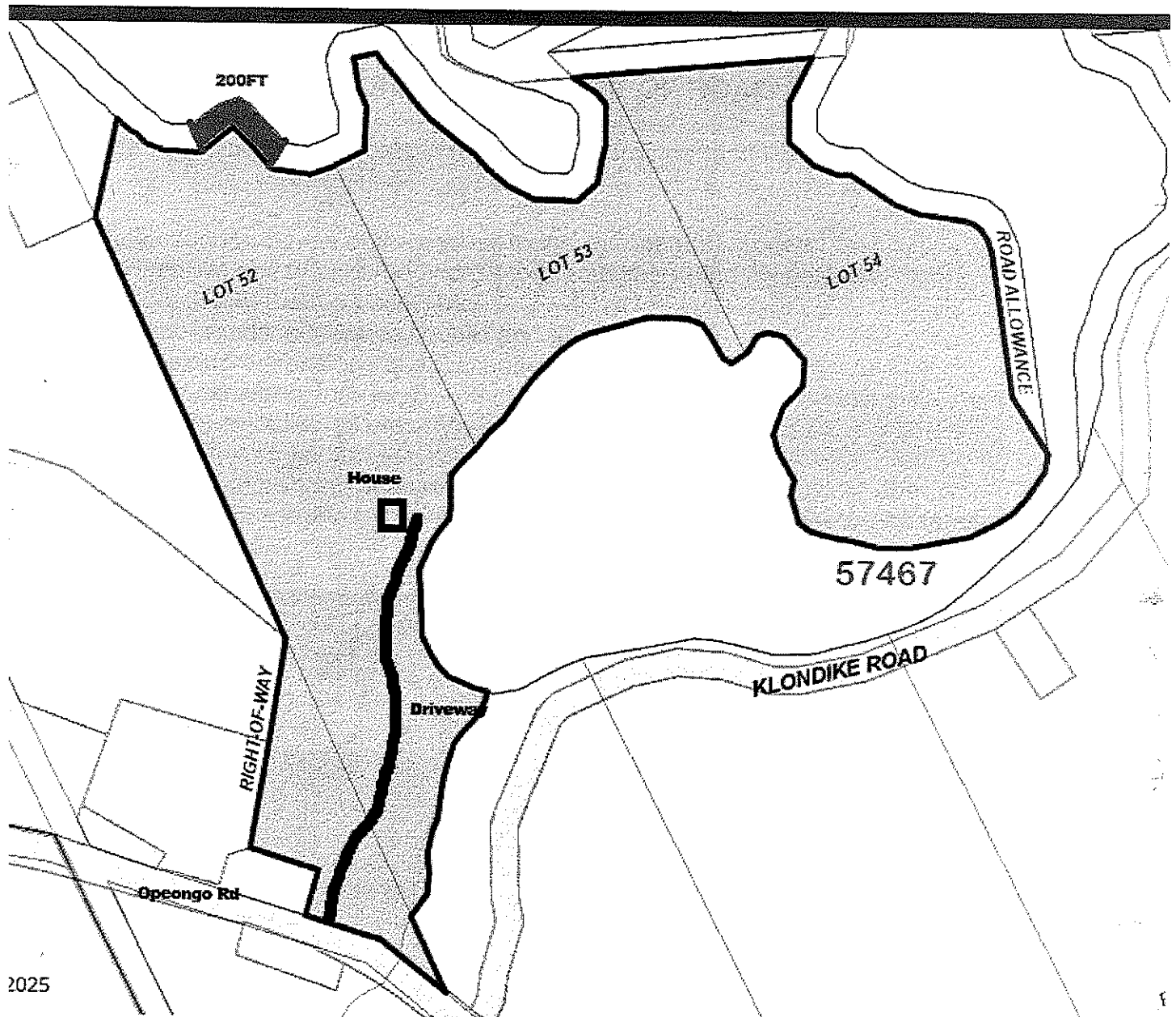
SIGNATURES: _____

**TOWNSHIP OF BONNECHERE VALLEY
APPLICATION FOR CLOSURE OF ROAD ALLOWANCE**

Please include a sketch to indicate in full, particulars of the road allowance closing, including the following:

1. The location and type of the access to the applicant(s) property
2. The location and type of the access to the neighbouring properties
3. The location of the road allowance
4. The other roads in the area (public and private)
5. Lot lines and dimensions of applicant(s) property
6. The road allowance property
7. Location of all buildings presently on the properties

This sketch is very important. If a reference plan is available, it should be used as well as the sketch. If the sketch is found to be insufficient the application will be returned for clarification or completion.



2025


Applicant(s) Signature

Date November 25, 2025