



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

Tuesday, October 7, 2025, 5:20 p.m.

COUNCIL CHAMBERS, MUNICIPAL BUILDING AND ZOOM CONFERENCING

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

PUBLIC MEETING

DATE October 7, 2025

TIME 5:20 pm

APPLICANT John and Angaila Raddatz

CHAIR: Being 5:20 pm., this meeting held by Council under Section 34 of The Planning Act is now called to order.

CHAIR: Approval of Public Meeting Minutes from April 22, 2025 Marquardt Zoning By-Law Amendment.

Approval of Public Meeting Minutes from April 22, 2025 Raddatz Zoning By-Law Amendment.

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

CHAIR: Part of Lots 11 & 12, Concession 7, in the geographic Township of Sebastopol, located on Rosien Road

The purpose of the amendment is to rezone portions of this 80 hectare property to allow for a hunting and fishing camp on 23 hectares of the property and to allow for limited residential use on the remaining 57 hectares of the property.

The effect of the amendment is to:

- 1) Rezone 23 hectares from Rural (RU) to Rural-Exception Thirty (RU-E30) to permit a hunting and fishing camp only; and
- 2) Rezone 57 hectares from Rural (RU) to Limited Service Residential (LSR) to permit residential use.

CHAIR: The public meeting is a requirement of the Planning Act. In accordance with the Planning Act, 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: On September 17, 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 17, 2025 edition and 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 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 give careful consideration to the arguments for/and or against the zoning amendment requested for this property. The By-Law will be brought forward to the October 21, 2025 meeting of Council for consideration of passing.

Should this by-law be passed a notice of passing will then be circulated as required under the Planning Act and there would be an appeal period after the notice of passing was sent out of 20 days.

Any person wishing to receive written notice of the Adoption of the Amendment being considered at this meeting **MUST** leave their name and mailing address with the Township Clerk in writing or using the chat function if attending by Zoom conferencing.

As required by Section 34 (14.5) of the Planning Act, Council is required to inform the public of who is entitled to appeal to the Ontario Land Tribunal, under Sections 34(11) and (19):

Under Section 34(11) - If Council decides to refuse an application or refuses or neglects to make a decision on an application within 120 days of the municipal clerk receiving the application, the applicant or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Land Tribunal, by filing an appeal with the clerk of the municipality.

Section 34(19) – Not later than 20 days after the giving of notice of passing of the by-law, the applicant, any person or public body who made oral submissions at the public meeting or made a written submission to Council, before the by-law was passed or the Minister of Municipal Affairs and Housing, may appeal to the Ontario Land Tribunal, by filing an appeal with the clerk of the municipality.

I declare this Public Meeting closed.

Adjournment Time:

**The Corporation of
THE TOWNSHIP OF BONNECHERE VALLEY
MINUTES
PUBLIC MEETING
Tuesday, April 22, 2025 at 5:15 P.M.
In Person & Via Zoom Conferencing**

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

VIA ZOOM Mayor Jennifer Murphy
Councillor Brent Patrick

REGRETS Councillor Tracey Sanderson

GALLERY Leanne Panke

Meeting Called to Order: The meeting was called to order at 5:24 pm by Mayor Jennifer Murphy.

Pecuniary Interest: None

Zoning By-Law Amendment: The purpose of the amendment is to rezone a proposed 2.32 hectare lot being severed from a 3.55 hectare residential lot to permit an existing accessory building on the new lot before the principle use (dwelling) is established.

The effect of the amendment is rezone the proposed 2.32 hectare lot from Rural (RU) to Rural-Exception Twenty-Nine (RU-E29). All other provisions of the Zoning By-law shall apply.

All other provisions of the Zoning By-law shall apply.

Declaration of Interest: None declared.

Clerk's report on Notices: The Notice of the Public Meeting appeared in the April 2nd, 2025 edition of the Eganville Leader. On April 2nd, 2025, the Notice was circulated to all property owners within 120 metres of the subject property. It was sent April 2nd, 2025 to the appropriate agencies.

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 5:27 pm.

Jennifer Murphy, Mayor

Erica Rice, Planning and Licensing Clerk

**The Corporation of
THE TOWNSHIP OF BONNECHERE VALLEY
MINUTES
PUBLIC MEETING
Tuesday, April 22, 2025 at 5:15 P.M.
In Person & Via Zoom Conferencing**

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

VIA ZOOM Mayor Jennifer Murphy
Councillor Brent Patrick

REGRETS Councillor Tracey Sanderson

GALLERY Leanne Panke

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 March 4, 2025 be approved as presented." Seconded by John Epps.

Carried

Zoning By-Law Amendment: The purpose of the amendment is to rezone portions of two abutting properties that are the subject of reciprocal consent applications (B50/24 and B51/24) for lot additions that will enlarge each property.

The effect of the amendment is to:

- 1) Rezone approximately 1.16 hectares of land from Rural-Exception Twenty-Five (RU-E25) to Rural (RU) being the zoning of the abutting 53 hectare property to be enlarged;
- 2) Rezone approximately 1.14 hectares of land from Rural (RU) to Rural-Exception Twenty-Five (RU-E25) being the zoning of the abutting 8 hectare property to be enlarged.

All other provisions of the Zoning By-law shall apply.

Declaration of Interest: None declared.

Clerk's report on Notices: The Notice of the Public Meeting appeared in the March 26th, 2025 edition of the Eganville Leader. On March 26th, 2025, the Notice was circulated to all property owners within 120 metres of the subject property. It was sent March 26th, 2025 to the appropriate agencies.

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 5:23 pm.

Jennifer Murphy, Mayor

Erica Rice, Planning and Licensing Clerk



NOTICE OF APPLICATION AND PUBLIC MEETING

TOWNSHIP OF BONNECHERE VALLEY

In the matter of Section 34 of the Planning Act, the Township of Bonnechere Valley hereby gives NOTICE OF THE FOLLOWING:

- i) Application to amend Zoning By-law 2022-042 of the Township of Bonnechere Valley
- ii) A public meeting regarding an application for an amendment to the Zoning By-law 2022-042 of the Township of Bonnechere Valley

Subject Lands Part of Lots 8 & 9, Concession 8, in the geographic Township of Sebastopol, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on October 7, 2025 at 5:20 p.m. at the municipal office of the Township of Bonnechere Valley.

Proposed Zoning By-law Amendment

The purpose of the amendment is to rezone portions of this 80 hectare property to allow for a hunting and fishing camp on 23 hectares of the property and to allow for limited residential use on the remaining 57 hectares of the property.

The effect of the amendment is to:

- 1) Rezone 23 hectares from Rural (RU) to Rural-Exception Thirty (RU-E30) to permit a hunting and fishing camp only; and
- 2) Rezone 57 hectares from Rural (RU) to Limited Service Residential (LSR) to permit residential use.

All other provisions of the Zoning By-law shall apply.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Bonnechere Valley Municipal Office during regular office hours.

If you wish to be notified of the decision of the Township of Bonnechere Valley on the proposed zoning by-law amendment, you must make a written request to the Township of Bonnechere Valley.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Bonnechere Valley to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Bonnechere Valley before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Bonnechere Valley before the by-law is passed by the Township of Bonnechere Valley, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal.

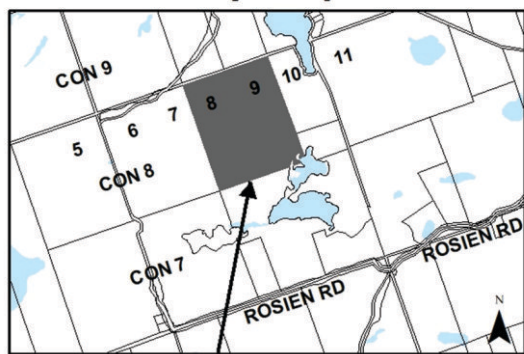
Other Applications

This rezoning relates to consent application B49/24.

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 County/local Municipality to such persons as the County/local Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Township of Bonnechere Valley this 17th day of September, 2025.

Key Map



Location of Amendmen

Erica Rice, Planning and Licensing Clerk
Township of Bonnechere Valley
Box 100, 49 Bonnechere St. E.
EGANVILLE, ON K0J 1T0



ZONING BY-LAW AMENDMENT REPORT TO THE COUNCIL OF THE TOWNSHIP OF BONNECHERE VALLEY

1. **FILE NO.:** ZB2538.4
2. **APPLICANT:** John Raddatz & Angaila Raddatz (Owners)
Doug Schultz (Agent)
3. **MUNICIPALITY:** Township of Bonnechere Valley
(geographic Township of Grattan)
4. **LOCATION:** Part of Lots 8 & 9, Concession 8
(geographic Township of Sebastopol)

SUBJECT LANDS

- | | |
|--|---|
| 5. COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s): | Rural
Environmental Protection |
| 6. TWP OF BONNECHERE VALLEY
ZONING BY-LAW (2022-042)
Zone Category(s): | Rural (RU)
Environmental Protection (EP) |

7. **DETAILS OF ZONING BY-LAW AMENDMENT REQUEST:**

The submitted application proposes to amend the Zoning By-law of the Township of Bonnechere Valley for an 80 hectare rural property. Approximately 23 hectares containing an existing cabin is proposed to be rezoned to permit only a hunting and fishing camp. The remaining 57 hectares is proposed to be rezoned to permit limited service residential use.

8. **SITE CHARACTERISTICS AND SURROUNDING LAND USES**

The lands affected by this zoning by-law amendment are shown outlined in yellow in the Figure on the next page. The proposed severed lot is shown outlined in red.

The entire property is covered in natural bush and fronts on Blind Lake at the southwest corner of the property. The proposed severed and retained lots will front on and access a legally created private road that crosses through Lot 10, Concessions 7 and 8, and Lots 11 and 12, Concession 7 to Rosien Road, which is a public municipal road that is maintained year round.

The surrounding lands are for the most part 80 hectare parcels that are a mix of uses including undeveloped lands, parcels with a mix of farmland and natural bush with dwellings. There are a few smaller parcels either used or planned to be used

for residential purposes. The area is interspersed with small lakes and waterbodies, streams and creeks, and wetlands.



9. PROVINCIAL PLANNING STATEMENT (2024):

2.6.1 On *rural lands* located in municipalities, permitted uses are:

- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate *sewage and water services*;

2.6.2 Development that can be sustained by rural service levels should be promoted.

2.6.3 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the uneconomical expansion of this *infrastructure*.

10. OFFICIAL PLAN:

Schedule "A" of the County of Renfrew Official Plan designates the lands as Rural and Environmental Protection.

Section 5.3(1) of the Rural policies permits a full range of rural land uses including industrial, commercial, institutional, resource-based uses, and low-density residential.

Section 8.3(1) and (2) of the Environmental Protection designation permits limited uses such as conservations uses, non-intensive outdoor recreation, water control devices, forestry, etc. The placement or removal of fill shall not be permitted except where such fill is intended for erosion control, duly approved by the County of Renfrew, Local Council and the Ministry of Natural Resources.

Section 13.3(4) of the Transportation policies identifies a private road as providing access by a registered right-of-way to private property.

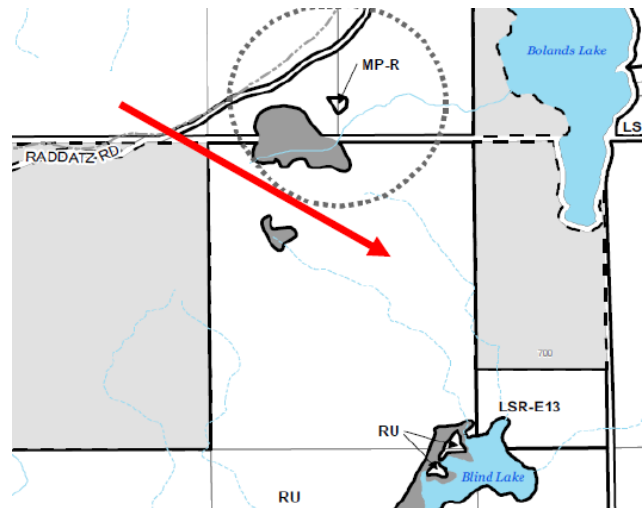


11. ZONING BY-LAW:

The lands to be rezoned are currently zoned Rural (RU) and Environmental Protection (EP) in Township's Zoning By-law 2022-042.

Section 22.1(a) of the Rural (RU) Zone permits a single detached dwelling. Section 22.1(b) lists a range of non-residential uses permitted including a hunt or fish camp.

Section 22.2 of the Rural (RU) Zone sets out the minimum lot size requirements and provisions for development on a lot.



Section 2. Definitions defines Hunting & Fishing Camp as "a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting, fishing or other outdoor recreational activities. Such structure may be described as being of light frame construction without any interior finish on its walls and ceiling."

Section 3. General Provisions contains zoning provisions that apply to all lands.

12. SUMMARY OF STUDIES:

None submitted. None required.

13. CONSULTATION:

At the time of writing this report, no comments have been received or considered.

14. ANALYSIS:

This rezoning is required as a condition of approval of consent application B49/24 to sever a new lot. The proposed severed lot is proposed to accommodate a cabin that upon the implementation of the Rural-Exception Thirty (RU-E30) zone can only be used as a hunting and fishing camp. The use is limited because the lot will have private road frontage and access but does not have water frontage. Without water frontage it cannot meet the Official Plan policies and Zoning provisions for a residential use (i.e. dwelling or cottage). It is being treated as a bush lot with a single permitted use – hunting and fishing camp. The remaining lands will have both private road frontage and access, and water frontage on Blind Lake, allowing for a residential use. The proposed Limited Service Residential (LSR) Zone reflects the proposed residential use with private road access. The lands zoned Environmental Protection (EP) will remain zoned as such.

The rezoning must be finalized in order to satisfy the conditions of approval for the lot severance.

15. RECOMMENDATIONS:

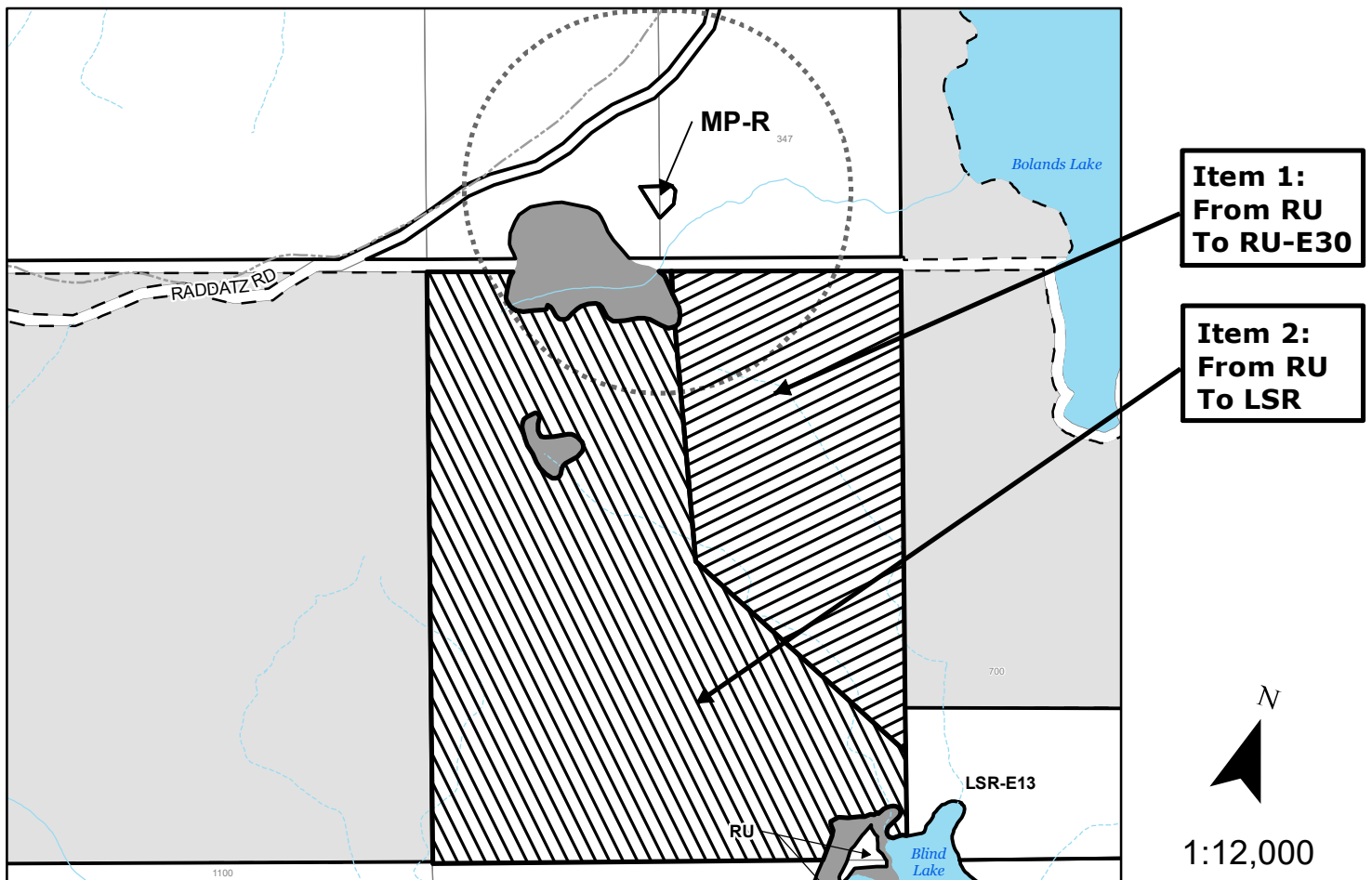
That, subject to any additional concerns or information raised at the public meeting, Council pass the zoning by-law amendment to rezone the proposed severed lot from Rural (RU) to Rural-Exception Thirty (RU-E30) and the proposed retained lands from Rural (RU) to Limited Service Residential (LSR).

Date: September 10, 2025

Prepared By: Anne McVean
County Planner

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

Apr 2018



**CORPORATION OF THE
TOWNSHIP OF BONNECHERE VALLEY**

This is Schedule "A" to By-law Number _____
 Passed the _____ day of _____ 20____.
 Signatures of Signing Officers:

 Mayor

 CAO/Clerk

LEGEND

<div style="border: 1px solid black; padding: 2px; display: inline-block;">RU</div>	Rural
<div style="border: 1px solid black; padding: 2px; display: inline-block;">LSR</div>	Limited Service Residential
<div style="border: 1px dashed black; width: 20px; height: 10px; display: inline-block;"></div>	Crown Land
<div style="background-color: gray; width: 20px; height: 10px; display: inline-block;"></div>	Environmental Protection Area (EP)
<div style="border: 1px solid black; padding: 2px; display: inline-block;">MP-R</div>	Mineral Aggregate Pit – Reserve
<div style="background-color: lightblue; width: 20px; height: 10px; display: inline-block;"></div>	Water

<div style="border: 1px dotted black; width: 20px; height: 10px; display: inline-block;"></div>	Separation Distances
<div style="border: 1px solid black; padding: 2px; display: inline-block;">-E</div>	Exception Zone

Areas affected by this Amendment

<div style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></div>	Item 1: From RU to RU-E30
<div style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></div>	Item 2: From RU to LSR