



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

1. **FILE NO.:** ZB2538.7

2. **APPLICANT:** Tim Witt and Heather Witt  
Agent: Sheldon Reiche

3. **MUNICIPALITY:** Township of Bonnechere Valley  
(geographic Township of Grattan)

4. **LOCATION:** Boldt Road  
Part of Lots 27 & 28, Concession 17

## SUBJECT LANDS

5. COUNTY OF RENFREW Rural  
OFFICIAL PLAN  
Land Use Designation(s):

6. TWP OF BONNECHERE VALLEY Rural (RU)  
ZONING BY-LAW (2022-042)  
Zone Category(s):

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

This application seeks to amend the Township's Zoning By-law, by rezoning a part of 3.01 hectares to be severed from a 119 hectare rural property for three residential building lots. The future location of a dwelling on each lot is impacted by a 110 metre Minimum Distance Separation (MDS1) requirement from a nearby livestock barn. The rezoning will prohibit residential uses within the required MDS 1 separation distance, to ensure no dwellings are built in that area.

The effect of the amendment is to rezone 0.58 hectares from Rural (RU) to Rural-Exception Thirty-Two (RU-E32). All other provisions of the Zoning By-law shall apply. This zoning by-law amendment relates to consent applications B12/25(1), B13/25(2), and B14/25(3).

## 8. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The subject lands are located about 3.6 kilometres south of Eganville, along Boldt Road. Collectively, the lands are 3.01 hectares (7.43 acres) in size, vacant, and covered with dense tree cover (see next page). The surrounding area includes scattered farmland, large areas of bush, and local wetlands fed by seasonal streams. One of these wetlands is located directly north of the subject lands.



## 9. PROVINCIAL PLANNING STATEMENT (2024):

- 2.5 Rural Areas in Municipalities
- 2.6 Rural Lands in Municipalities
  - 2.6.5 New land uses, including lot creation, shall comply with the minimum distance separation formulae.

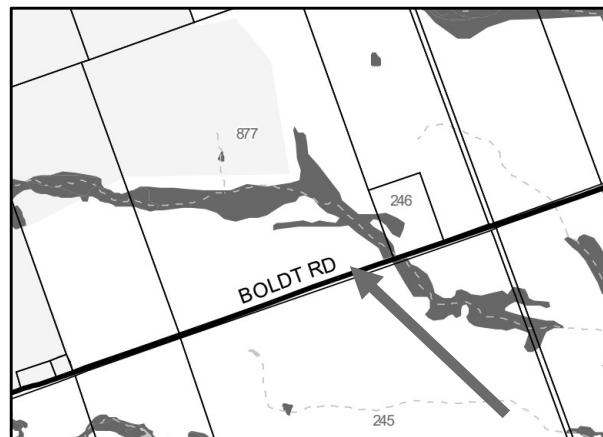
## 10. OFFICIAL PLAN:

The subject lands are designated Rural in the County of Renfrew Official Plan (see right). Section 5.3(1) of the Rural policies permits a range of rural uses, including low-density residential uses.

Section 2.0 contains various general development policies that apply to these lands and the proposed application.

Section 2.2(2) outlines Minimum Distance Separation (MDS) requirements related to agriculture. Specifically, it requires new residential severances to meet MDS 1 setbacks from nearby livestock facilities (i.e. barns and manure storages).

Section 13.3(3) requires development adjacent to a local municipal road to meet the municipality's road requirements.



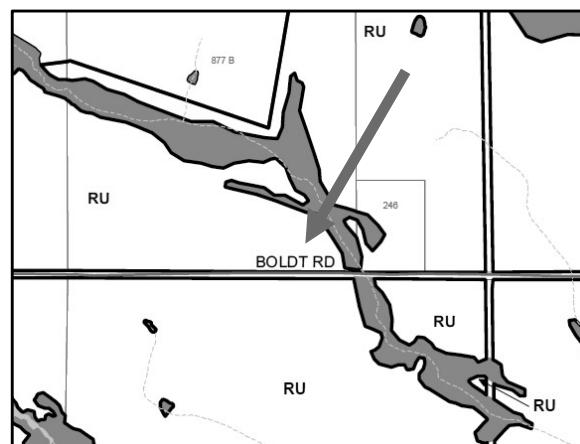
**11. ZONING BY-LAW:**

The lands to be rezoned are currently zoned Rural (RU) in Township's Zoning By-law 2022-042. The Rural (RU) Zone permits a variety of uses, including a single detached dwelling.

Section 3 contains general zoning provisions that apply to all lands.

Section 3.26.1(a) states no sensitive uses, including a dwelling, can be built within the Minimum Distance Separation (MDS 1) setback from nearby livestock facilities (i.e. barns and manure storages).

Section 3.27.3 requires development adjacent to a local municipal road to meet the municipality's road requirements.

**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:**

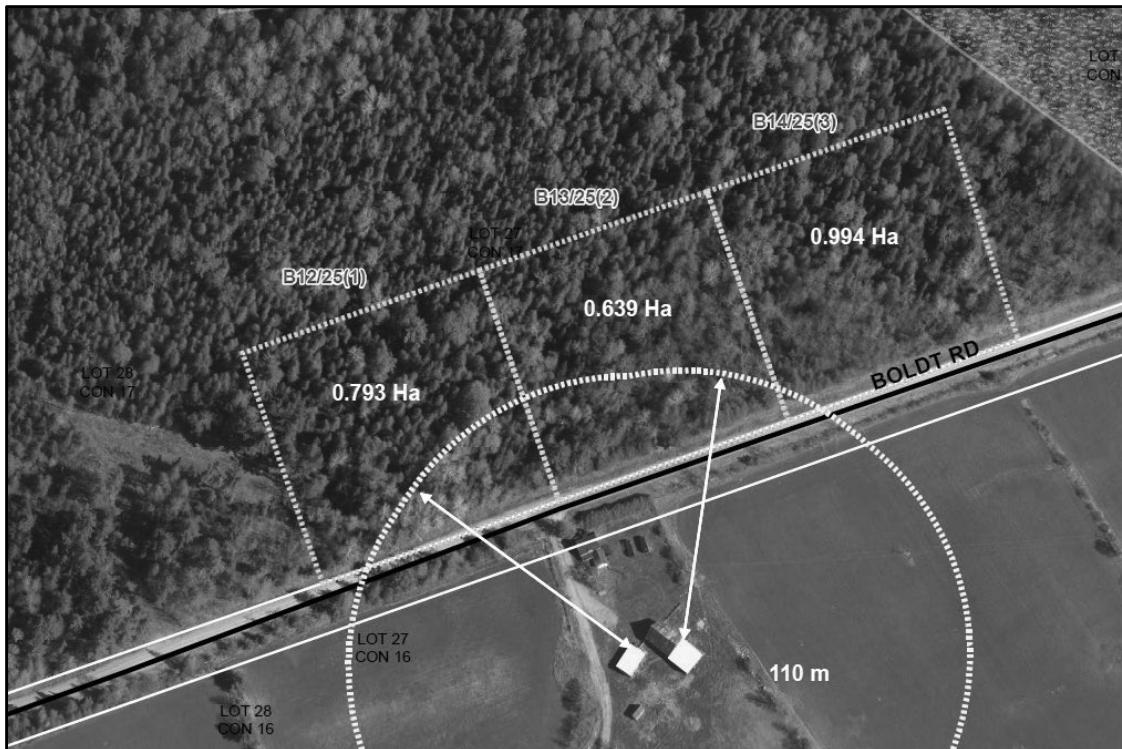
This rezoning is required as a condition of approval for consent applications B12/25(1) and B13/25(2), which will create new residential lots. The rezoning also includes the proposed lot in consent application B14/25(3). While rezoning is not a formal condition for B14/25(3), the draft survey for all three consent applications shows that this lot is also affected by the setback requirement. For this reason, it has been included in this Zoning By-law amendment application.

New residential development must meet Minimum Distance Separation (MDS 1) requirements from livestock facilities (ie. barns and manure storages). MDS 1 calculations were completed for the barns at 245 Boldt Road, where it was determined that the separation distance will extend onto all three residential lots. Provincial guidelines allow this, provided that each lot is larger than 1 hectare and has at least a 0.5 hectare building area outside of the setback.

The survey completed for the lots, as part of a condition of consent (severance), confirms that all lots are slightly bigger than 1 hectare. As shown on the next page, each lot has more than 0.5 hectares of area outside of the setback. For the middle lot in particular (B13/25(2)), there will be at least a 0.5 hectare building

area after other yard setbacks are taken into consideration.

To ensure future dwellings are built outside the minimum 110 metre MDS 1 separation distance, the affected lands on the proposed lots will be rezoned to prohibit residential uses. The remaining areas of each lot will stay in the RU Zone.



Both the Official Plan and the Zoning By-law state that development abutting a Township road must meet all applicable requirements of the Township. The Township's public works department will be circulated on the present application, and favourable comments are required.

In summary, the present application is technical in nature and will ensure that future dwellings on all three new lots will comply with the 110 metre MDS 1 setback requirement.

## 15. RECOMMENDATIONS:

That, subject to any additional concerns or information raised at the public meeting, Council pass the zoning by-law amendment to rezone part of the proposed severed lands affected by the MDS 1 separation distance from Rural (RU) to Rural-Exception Thirty-Two (RU-E32).

Date: December 16, 2025

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Manager of Planning Services

Apr 2018