



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

**Tuesday, September 3, 2024, 5:15 p.m.**

**COUNCIL CHAMBERS, MUNICIPAL BUILDING AND ZOOM CONFERENCING**

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

**PUBLIC MEETING**

**DATE September 3, 2024**

**TIME 5:15 pm**

**APPLICANT St. John’s Lutheran Church, Augsburg**

**CHAIR:** Being 5:15 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 **May 21, 2024**, Knowledge Hub Online Inc. (98 Alice Street), 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:** This Public Meeting is to consider an amendment to the Township of Bonnechere Valley Zoning By-law 2022-042. Part of Lot 1, Concessions 4, in the geographic Township of South Algona located at 799 Silver Lake Road.

The purpose of the amendment is to rezone a 0.78 hectare property that contains a church building and two cemeteries to allow the severance of the two cemeteries from the property, and permit residential use of the remaining church parcel.

The effect of the amendment is three-fold:

- 1) To rezone one of the cemeteries from Community Facility (CF) to Community Facility-Exception One (CF-E1) to permit a 3100 square metre lot area and 42 metres of lot frontage;
- 2) To rezone one of the cemeteries from Community Facility (CF) to Community Facility-Exception Two (CF-E2) to permit a 700 square metres lot area and 25 metres of lot frontage; and
- 3) To rezone the lands with the church building from Community Facility (CF) to Rural Residential-Exception Three (RR-E3) to permit a minimum 4125 square metre lot area and a reduced lot frontage of 30 metres.

**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 August 14, 2024 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

August 14, 2024 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 a future meeting of Council for a decision once The County of Renfrew receives the required survey for the related severances and has verified the lot frontage and areas in the amending by-law."

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.

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, May 21, 2024 at 5:25 P.M.  
In Person & Via Zoom Conferencing**

**PRESENT** Mayor Jennifer Murphy  
Deputy Mayor Brent Patrick  
Councillor Tracey Sanderson  
Councillor John Epps  
CAO Annette Gilchrist  
Deputy CAO Sandra Barr  
Planning and Licensing Clerk Erica Rice

**VIA ZOOM** Mark Gladysz  
Ali Vajar

**REGRETS** Councillor Merv Buckwald

**GALLERY** Anne McVean  
Rajat Ali  
Tony Contant

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

**Pecuniary Interest:** None

**Zoning By-Law Amendment:** The purpose of this amendment is to rezone the subject property to permit a new multi-unit residential dwelling containing four (4-bedroom) dwelling units.

The effect of the amendment is to rezone the lands from Residential One (R1) to a Residential Two-Exception Six (R2-E6) Zone which will permit:

- 1) A multi-unit dwelling with a maximum of four dwelling units;
- 2) A reduced minimum lot frontage from 28 metres to 20 metres;
- 3) An increased minimum front yard depth from 6 metres to 9 metres;
- 4) An increased minimum northwest side yard depth from 1.2 metres to 5.0 metres (building wall face);
- 5) An increased minimum southeast side yard depth from 1.2 metres to 7.5 metres (building wall face);
- 6) An increased minimum rear yard depth from 7.5 metres to 25 metres;
- 7) A maximum 7.2 metre building height;

- 8) A maximum lot coverage of 18%;
- 9) A reduced minimum parking space setback to a habitable room window from 6.0 metres to 5.0 metres;
- 10) A reduced minimum driveway setback to a habitable room window from 3.5 metres to 3.0 metres; and
- 11) A maximum of 6 parking spaces.

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

**Declaration of Interest:** None declared.

**Clerk's report on Notices:** On April 24, 2024 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 April 24, 2024 edition and 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 5:34 pm.

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Jennifer Murphy, Mayor

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Erica Rice, Planning and Licensing Clerk



# TOWNSHIP OF BONNECHERE VALLEY

## NOTICE OF APPLICATION AND PUBLIC MEETING

*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 Lot 1, Concession 4, in the geographic Township of South Algona, located at 799 Silver Lake Road, 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 September 3, 2024 at 5:15 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 a 0.78 hectare property that contains a church building and two cemeteries to allow the severance of the two cemeteries from the property, and permit residential use of the remaining church parcel.

The effect of the amendment is three-fold:

- 1) To rezone one of the cemeteries from Community Facility (CF) to Community Facility-Exception One (CF-E1) to permit a 3100 square metre lot area and 42 metres of lot frontage;
- 2) To rezone one of the cemeteries from Community Facility (CF) to Community Facility-Exception Two (CF-E2) to permit a 700 square metres lot area and 25 metres of lot frontage; and
- 3) To rezone the lands with the church building from Community Facility (CF) to Rural Residential-Exception Three (RR-E3) to permit a minimum 4125 square metre lot area and a reduced lot frontage of 30 metres.

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.**

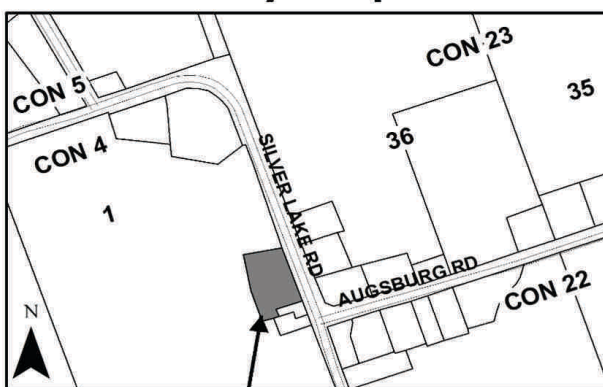
### Other Applications

This rezoning relates to consent applications B58/24(1) and B59/24(2).

**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 14<sup>th</sup> day of August, 2024.

### **Key Map**



**Location of Amendment** Page 7 of 29

Erica Rice,  
Planning & Licensing Clerk  
Township Bonnechere Valley  
P.O. Box 100  
49 Bonnechere Street E.  
Eganville, ON K0J 1T0

The study site is located at 799 Silver Lake Road on Part Lot 1, Concession 4, geographic South Algona Township, in the Township of Bonnechere Valley, in the County of Renfrew. The study site has approximately 100 m of frontage along Silver Lake Road. The proposal is to sever the two (2) cemeteries and the retained parcel will have the church. The total lot area is approximately 7800 m<sup>2</sup>, Cemetery 1 to be approximately 3010 m<sup>2</sup> and Cemetery 2 approximately 663 m<sup>2</sup> leaving the retained lot at 4125 m<sup>2</sup> +/-.



MUNICIPALITY OF \_\_\_\_\_  
**APPLICATION FOR OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENT**

**GUIDELINES**

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**Introduction:** The submission of an application to the Municipality to amend the Official Plan or Zoning By-law is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council. The purpose of these Guidelines is to assist persons in completing the application to amend the Official Plan or Zoning By-law. Should you require clarification on any matter covered by this application form, please contact the Municipal Office at the address at the bottom of this page. For a complete reference to the Official Plan and Zoning By-law process, please consult the Planning Act.

**Application Fees:** Each application must be accompanied by the application fee in the form of a cheque payable to the \_\_\_\_\_. Please be advised that the Municipality may have a tariff of fees by-law which provides for the payment of additional fees, if applicable.

Fees: \$ 300.00 Zoning By-law Amendment  
\$ \_\_\_\_\_ Official Plan Amendment

**Copies:** \_\_\_\_\_ copies of this application, including the sketch or schedule and other information as may be specified, shall be required.

**Authorization:** If the applicant is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application (See Part V, page 8).

**Proposed Schedule/Sketch:** All applications for Official Plan Amendments must include the proposed Schedule, if the Schedule to the Official Plan is to be changed or replaced. All applications for a rezoning must include an accurate sketch, preferably prepared by a qualified professional, showing the items listed (see Question 35, page 6).

**Supporting Information:** Please bear in mind that additional information may be required by the municipality, County, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

In addition, the applicant may be required to submit a more detailed site plan, under site plan control, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the municipality.

The Schedule to Ontario Regulation 543/06 outlines "prescribed" information for an Official Plan Amendment. The Schedule to Ontario Regulation 545/06 outlines "prescribed" information for a Zoning By-law Amendment.

**Approval Process:** After the submission of an application, the Clerk will determine if the application is complete, including whether all of the information prescribed by the Ontario Regulation(s) and the required fee have been provided. If the application is complete, the Clerk will deem the application to be received. The applicant/owner will be notified whether the application is complete or whether more information is required.

Upon receipt of a complete application, the required fee and such other information as may be required, Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act). The applicant will be encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Amendments to the County of Renfrew OP are adopted by County Council and approved by the Province of Ontario. Amendments to local Official Plans are adopted by Council and then forwarded to the County of Renfrew for approval.

Please be advised that the Planning Act provides for appeal procedures in respect of Official Plan and Zoning By-law Amendments.

**Further Information:**

Clerk's Name: \_\_\_\_\_

Municipality: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Office Hours: \_\_\_\_\_

**Application For Official Plan And/Or Zoning By-Law Amendment**

**Note:** The "\*" identifies prescribed information for Official Plan Amendments outlined in Ontario Regulations 543/06; the "+" identifies prescribed information for Zoning By-law Amendments outlined in Ontario Regulation 545/06. Until Council has received the prescribed information and material, Council may refuse to accept or further consider this application.

**PART I GENERAL INFORMATION**

**1. TYPE OF AMENDMENT**

Official Plan [ ] Zoning By-law [ ] Both [ ]

**2. APPLICANT/OWNER INFORMATION**

a) \*+ Applicant's Name(s): ST John's Augsburg church.  
\*+ Address: 799 Silver Lake Road. Eganville  
\*+ Phone #: Home: (613) 281-7922 Work: ( ) Fax: ( )

b) The applicant is: [ ] the registered owner  
[] an agent authorized by the owner

c) If the applicant is an agent authorized by the owner, please complete the following:

+ Name of Owner: ST JOHN'S LUTHERAN CHURCH  
+ Address of Owner: 799 SILVER LAKE ROAD (CAR 02)  
591 GOLDEN LYN WAY, KILNDE K9J 2A0 Rm 110  
+ Phone #: Home: (613) 625 2198 Work: (613) 585 8027 Fax: ( )

d) To whom should correspondence be sent? [ ] Owner [ ] Applicant [] Both

e) + If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_

**3. \*+PROVIDE A DESCRIPTION OF THE SUBJECT LAND**

Street Address: 799 Silver Lake Rd.  
Municipality: Bonnechere Valley Geographic Twp: South Algona Concession: 4 Lot: PT 1  
Registered Plan No.: \_\_\_\_\_ Block or Lot No(s). in the Plan: \_\_\_\_\_  
Reference Plan No.: \_\_\_\_\_ Part No(s).: \_\_\_\_\_

**4. \*+CURRENT DESIGNATION OF THE SUBJECT LAND IN THE OFFICIAL PLAN (IF ANY):**

RURAL

5. \*NAME OF OFFICIAL PLAN TO BE AMENDED: \_\_\_\_\_

6. \*NAME OF MUNICIPALITY REQUESTED TO INITIATE PLAN AMENDMENT: \_\_\_\_\_

7. \*DATE THE REQUEST FOR OFFICIAL PLAN AMENDMENT WAS MADE: \_\_\_\_\_

8. \*LAND USES AUTHORIZED BY THE CURRENT DESIGNATION: \_\_\_\_\_

9. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

- |  |   |                             |
|--|---|-----------------------------|
| *Change a policy in the Official Plan                      | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Replace a policy in the Official Plan                     | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Delete a policy in the Official Plan                      | <input type="checkbox"/> Yes (go to question #10) | <input type="checkbox"/> No |
| *Add a policy in the Official Plan                         | <input type="checkbox"/> Yes (go to question #11) | <input type="checkbox"/> No |
| *Change or replace a designation in the Official Plan      | <input type="checkbox"/> Yes (go to question #12) | <input type="checkbox"/> No |
| *Alter any boundary of, or establish a new settlement area | <input type="checkbox"/> Yes (go to question #13) | <input type="checkbox"/> No |
| *Remove the subject land from an employment area           | <input type="checkbox"/> Yes (go to question #14) | <input type="checkbox"/> No |

10. \*SECTION NUMBER(S) OF POLICY TO BE CHANGED, REPLACED OR DELETED: \_\_\_\_\_

11. \*PURPOSE OF THE PROPOSED AMENDMENT, IF A POLICY IS TO BE CHANGED, REPLACED, DELETED OR ADDED: \_\_\_\_\_

12. \*DESIGNATION TO BE CHANGED OR REPLACED: \_\_\_\_\_

13. \*SECTION NUMBER(S) OF POLICY DEALING WITH THE ALTERATION OR ESTABLISHMENT OF A SETTLEMENT AREA: \_\_\_\_\_

14. \*SECTION NUMBER(S) OF POLICY DEALING WITH THE REMOVAL OF LAND FROM AN EMPLOYMENT AREA: \_\_\_\_\_  Not Applicable

15. \*INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:

- | WATER   | SEWAGE  |
|---|---|
| <input type="checkbox"/> Publicly owned and operated piped system     | <input type="checkbox"/> Publicly owned and operated piped sanitary sewage system       |
| <input type="checkbox"/> Privately owned and operated individual well | <input type="checkbox"/> Privately owned and operated communal septic system            |
| <input type="checkbox"/> Privately owned and operated communal well   | <input type="checkbox"/> Privately owned and operated communal individual septic system |
| <input type="checkbox"/> Lake or other water body                     | <input type="checkbox"/> Privy  |
| <input type="checkbox"/> Other means:                                 | <input type="checkbox"/> Other means:   |

16. \*IF THE PROPOSED DEVELOPMENT IS SERVICED BY A PRIVATELY OWNED AND OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?  
 Yes  No

**IF YES, THE FOLLOWING PROFESSIONALLY PREPARED REPORTS ARE REQUIRED TO BE SUBMITTED WITH THIS APPLICATIONS:**

- Servicing Options Report
- Hydrogeological Assessment with Nitrate Impact Assessment

17. \*IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?

[ ] Yes [ ] No

18. \*APPROXIMATE AREA OF LAND COVERED BY THE PROPOSED AMENDMENT (IF APPLICABLE & IF KNOWN):

19. \*LAND USES THAT WOULD BE AUTHORIZED BY THE PROPOSED AMENDMENT:

20. \*HAS THE APPLICANT APPLIED FOR APPROVAL OF ANY OF THE FOLLOWING FOR THE SUBJECT LAND OR FOR LAND WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment	[ ] Yes	[ ] No
Zoning By-law Amendment	[ ] Yes	[ ] No
Minor Variance	[ ] Yes	[ ] No
Plan of Subdivision	[ ] Yes	[ ] No
Consent (Severance)	[ ] Yes	[ ] No
Site Plan	[ ] Yes	[ ] No
Minister's Zoning Order	[ ] Yes	[ ] No

21. \*IF THE ANSWER TO QUESTION 20 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION, IF KNOWN:

File No. of Application: \_\_\_\_\_

Name of Approval Authority: \_\_\_\_\_

Lands Affected by the Application: \_\_\_\_\_

Purpose of Application: \_\_\_\_\_

Status of Application: \_\_\_\_\_

Effect of that Application on the proposed Plan Amendment: \_\_\_\_\_

22. \*PLEASE ATTACH THE TEXT OF THE PROPOSED AMENDMENT ON A SEPARATE PAGE, IF A POLICY IS BEING CHANGED, REPLACED, DELETED OR ADDED.

23. \*PLEASE ATTACH THE PROPOSED (MAP) SCHEDULE AND THE ACCOMPANYING TEXT, IF THE PROPOSED AMENDMENT CHANGES OR REPLACES A (MAP) SCHEDULE.

**PART III ZONING BY-LAW AMENDMENT** (Proceed to PART IV, if a Zoning By-law Amendment is not proposed)

24. +WHAT IS THE CURRENT OFFICIAL PLAN DESIGNATION OF THE SUBJECT LAND?

— (RURAL) \_\_\_\_\_

25. +HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?

Official Plan Section 5.3(1) permits a full range of RURAL uses including LOW-DENSITY RESIDENTIAL

26. +IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?

[x] Yes [ ] No

27. +WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND?

Community Facility (CAF)

28. PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED: convert from former church into a single family residence  
(SEE ADDITIONAL PAGE)

29. +WHAT IS THE REASON WHY THE REZONING IS REQUESTED? So a family may occupy the premises without it being a community facility

30. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS APPLY?  Yes  No

IF YES, WHAT ARE THE DENSITY REQUIREMENTS? \_\_\_\_\_

31. +IS THE SUBJECT LAND IN AN AREA WHERE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS APPLY?  Yes  No

IF YES, WHAT ARE THE HEIGHT REQUIREMENTS? maximum 10.5m CR 20

32. +DOES THE REQUESTED AMENDMENT ALTER OR IMPLEMENT A NEW SETTLEMENT AREA?  Yes  No

IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: \_\_\_\_\_  
\_\_\_\_\_

33. +DOES THE REQUESTED AMENDMENT REMOVE LAND FROM AN EMPLOYMENT AREA?  Yes  No  Not Applicable

+IF YES, PROVIDE DETAILS OF THE OFFICIAL PLAN OR OFFICIAL PLAN AMENDMENT THAT DEALS WITH THIS MATTER: \_\_\_\_\_  
\_\_\_\_\_

34. +IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY?

Yes  No  Not Applicable

+IF YES, PROVIDE DETAILS OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN POLICIES RELATING TO ZONING WITH CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_

35. +DIMENSIONS OF THE SUBJECT LAND:

Frontage: 325.58 FT Depth: 234 FT Area: 1.94 AC

36. +PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:

Provincial Highway  Municipal Road Maintained Year-round  
 Municipal Road Maintained Seasonally  Right of Way  Water  
 Other: \_\_\_\_\_

37. IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:

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38. +WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND IF KNOWN, HOW LONG HAVE THEY CONTINUED?

#1 Church Since: 1904 AD / \_\_\_\_\_ years  
 #2 \_\_\_\_\_ Since: \_\_\_\_\_ / \_\_\_\_\_ years

39. +ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?

Yes  No

40. +IF KNOWN, WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?

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41. +WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?

Single Family Residential AND CEMETERIES

42. +WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?

Yes  No

43. +PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND (use a separate page if necessary):

	EXISTING			PROPOSED	
Type of building or structure	<u>Church</u>				
Setback from the front lot line					
Setback from the rear lot line					
Setbacks from the side lot lines					
Height (in meters)					
Dimensions or floor area					
Date constructed, if known					

44. +INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:

- | WATER                               |  | SEWAGE                              |  |
|-------------------------------------|--|-------------------------------------|--|
| <input type="checkbox"/>            | Publicly owned and operated piped water system | <input type="checkbox"/>            | Publicly owned and operated piped sanitary sewage system |
| <input checked="" type="checkbox"/> | Privately owned and operated individual well   | <input type="checkbox"/>            | Privately owned and operated communal septic system      |
| <input type="checkbox"/>            | Privately owned and operated communal well     | <input checked="" type="checkbox"/> | Privately owned and operated individual septic system    |
| <input type="checkbox"/>            | Lake or other water body                       | <input type="checkbox"/>            | Privy  |
| <input type="checkbox"/>            | Other means: _____                             | <input type="checkbox"/>            | Other means: _____                                       |

**OPERATED INDIVIDUAL OR COMMUNAL SEPTIC SYSTEM, WILL THE COMPLETED DEVELOPMENT PRODUCE MORE THAN 4500 LITRES OF EFFLUENT PER DAY?**

Yes  No

**+IF YES, THE FOLLOWING PROFESSIONALLY PREPARED REPORTS ARE REQUIRED TO BE SUBMITTED WITH THIS APPLICATIONS:**

- **Servicing Options Report**
- **Hydrogeological Assessment with Nitrate Impact Assessment**

**46. +HOW IS STORM DRAINAGE PROVIDED?**  Sewers  Ditches  Swales  Other Means

**47. +IS THE SUBJECT LAND ALSO THE SUBJECT OF AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONSENT?**  Yes  No  Don't know

**+IF YES, PLEASE STATE, IF KNOWN, THE FILE NUMBER AND THE STATUS OF THE APPLICATION:**

File No.: TBD Status: SUBMITTED CONCURRENTLY

**48. +HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 34 OF THE PLANNING ACT?**  Yes  No  Don't know

**49. +HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF A MINISTER'S ZONING ORDER?**  Yes  No

**+IF YES, PLEASE STATE IF KNOWN, THE ONTARIO REGULATION NUMBER OF THAT ORDER:** \_\_\_\_\_

**50. APPLICATION SKETCH**

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: (In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- +Boundaries and the dimensions of the subject land for which the amendment is being sought.
- +The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.
- +The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- +The current uses on land that is adjacent to the subject land.
- +The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- +If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- +The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities.
- Planting strips and landscaped areas.
- Buildings to be demolished or relocated.



51. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS (e.g., Environmental Impact Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.):

JPZG REF # 24-6296A HYDROGEOLOGICAL REPORT  
(MATS (24))

**PART V AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION:**

(If affidavit (Part VI) is signed by an Agent on owner's behalf, the Owner's written authorization below must be completed).

I (we) ST JOHN'S LUTHERAN CHURCH, ALEXSBURG  
WANDA NEUMAN of the TOWNSHIP OF  
BONNECHERE VALLEY in the County of Renfrew do hereby authorize  
RONALD THOM to act as my (our) agent in this application.

Wanda Neuman Signature of Owner(s) Chairperson  
April 10 2024 Date

**PART VI \*+AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner):**

I (we), Ron Thom of the Village  
Eganville in the County of Renfrew solemnly declare that all of the information required under Ontario Regulation 543/06 and/or Ontario Regulation 545/06, and the statements contained in this application are true, and I (we), 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 Village of Eganville in the County of Renfrew this 16 day of May, 2 024.

[Signature] Signature of Owner or Authorized Agent  
16 MAY / 24 Date

[Signature] Signature of Commissioner  
ERICA RICE  
Planning and Licensing Clerk  
Commissioner for taking Affidavits  
for the Corporation of the  
Township of Bonnechere Valley  
May 16, 2024 Date

**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.**

Zoning by-law change

ADDITIONAL OWNERS AUTHORIZATION, FOR AGENT TO MAKE THE APPLICATION

April 10  
Date

Kail N. Harris  
Signature of Owner

April 10 2024  
Date

[Signature]  
Signature of Owner

April 10 2024  
Date

[Signature]  
Signature of Owner

April 10/2024  
Date

Sandra Shannon  
Signature of Owner

April 10/2024  
Date

Val Resno  
Signature of owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of owner

"COMPLETE" APPLICATION AND FEE OF \$ 300.00 RECEIVED BY THE MUNICIPALITY:  
May 16 2014 [Signature]  
Date Signature of Municipal Employee  
Roll # 4738 036-040-02000

X:\Planning\Data\COUNTY\D - DEVELOPMENT & PLANNING\D00 DEVELOPMENT & PLANNING - GENERAL\PLANNING APPLICATIONS & FORMS\CURRENT APPLICATIONS\OP-ZB AMENDMENT FORM-Feb 2016.doc

Question 28 (Zoning By-law Amendment Application – 799 Silver Lake Road)

**Parcel 1:**

Reduce minimum required lot area from 4047 square metres to 3100 square metres in the Community Facility (CF) Zone

Reduce minimum lot frontage from 45 metres to 42 metres in the Community Facility (CF) Zone

**Parcel 2:**

From Community Facility (CF) to Rural (RR) Zone to permit the conversion of a church building for residential use

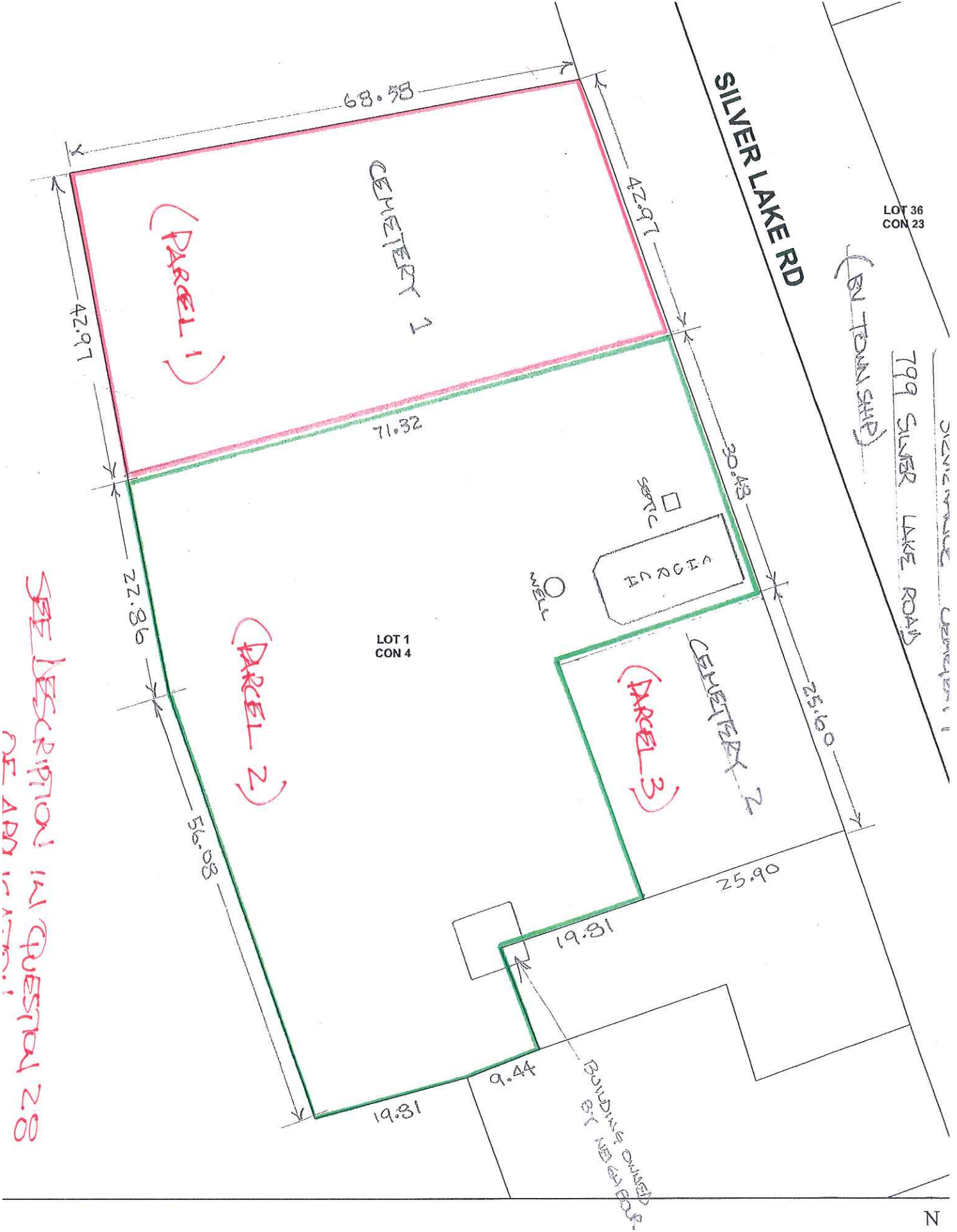
Reduce minimum required lot area from 4047 square metres to 3800 square metres in the Rural Residential (RR) Zone

Reduce minimum lot frontage from 45 metres to 30 metres in the Rural Residential Zone (RR) Zone

**Parcel 3:**

Reduce minimum required lot area from 4047 square metres to 700 square metres in the Community Facility (CF) Zone

Reduce minimum lot area from 45 metres to 25 metres in the Community Facility (CF) Zone



SEE DESCRIPTION IN QUESTION 28  
NE ARD IN PLAN!





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

1. **FILE NO.:** ZB2438.3
2. **APPLICANT:** Owner: St. John's Augsburg Church  
Agent: St. John's Augsburg Church c/o Ronald Thom
3. **MUNICIPALITY:** Township of Bonnechere Valley  
(geographic Township of South Algona)
4. **LOCATION:** 799 Silver Lake Road  
Part of Lot 1, Concession 4

### SUBJECT LANDS

5. COUNTY OF RENFREW  
OFFICIAL PLAN  
Land Use Designation(s):  
Rural
6. TWP OF BONNECHERE VALLEY  
ZONING BY-LAW (2022-042)  
Zone Category(s):  
Community Facility (CF)

### 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 the 0.79 hectare St. John's Augsburg Church property containing a church building and two cemeteries. The applicant has applied to the County of Renfrew to sever the two cemeteries from the church property. The intent is that the existing cemeteries will each be located on a new lot, and the proposed retained lot containing the church building is to be sold and used for residential purposes. This application seeks reductions to the minimum required lot areas and lot frontages for the cemetery lots, and a reduced lot frontage for the retained church building lands, as follows:

#### North cemetery:

- Reduced lot frontage from 45 metres to 42 metres
- Reduced lot area from 4047 square metres to 3100 square metres

#### South cemetery:

- Reduced lot frontage from 45 metres to 25 metres
- Reduced lot area from 4047 square metres to 700 square metres

#### Church:

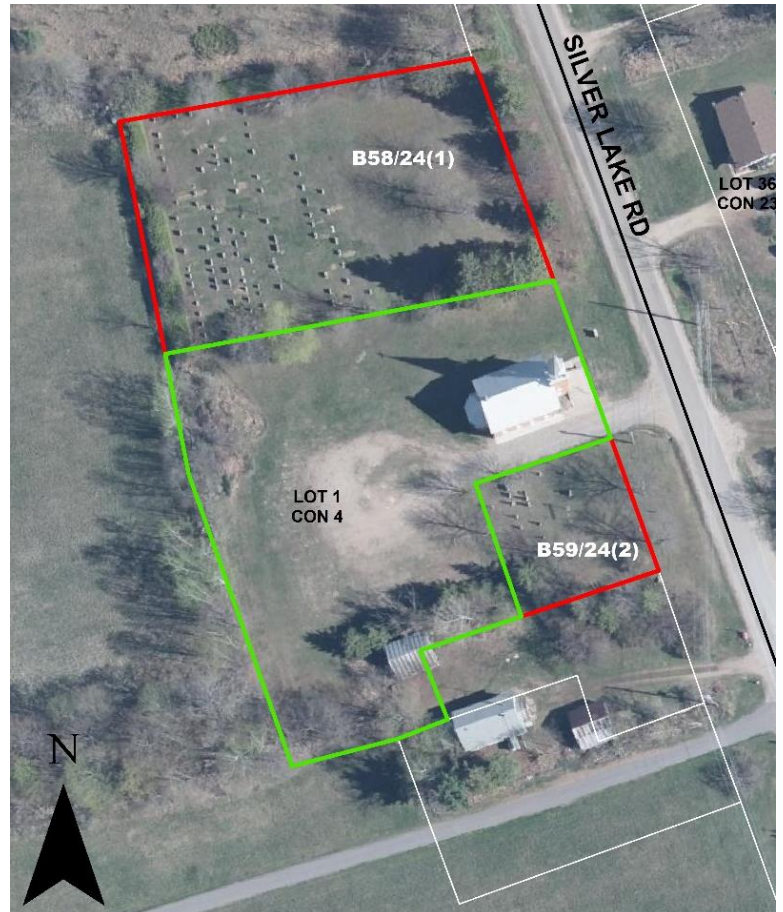
- Reduced lot frontage from 45 metres to 30 metres

The applicant submitted a Hydrogeological Investigation, prepared by Jp2g Consultants Inc., May 21, 2024 in support of the concurrent consent applications B58/24(1) and B59/24(2), and this zoning by-law amendment application.

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

The lands affected by this zoning by-law amendment are shown in the adjacent figure. The proposed severed lots containing the existing cemeteries are outlined in red and the retained lot containing the existing church building is outlined in green.

The property falls within the rural community known as Augsburg. The surrounding lands uses consist of a cluster of small residential lots to the east and small abutting residential lots immediately to the south. The other surrounding areas consist of large rural properties either vacant, or with dwellings, and smaller residential lots scattered throughout the area.



**9. PROVINCIAL POLICY STATEMENT:**

- 1.1.1 Healthy, liveable and safe communities are sustained by:
  - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.6.6.4 Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, *individual on-site sewage services* and *individual on-site water services* may be

used for infilling and minor rounding out of existing development.

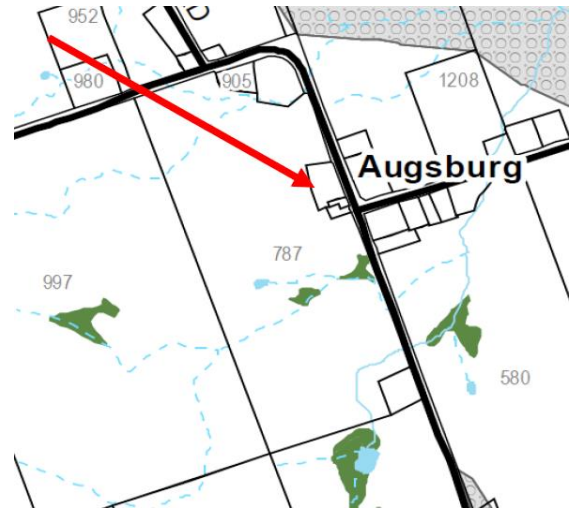
10. OFFICIAL PLAN:

The subject lands are designated Rural in the County of Renfrew Official Plan.

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

Section 5.3(2) provides policies for residential development in the Rural designation. Subsection (c) specifically states that lots should be relatively large of not less than 4000 square metres and adequate for the installation of private services.

Section 13.3(3) requires development abutting a local municipal road to meet the road authority’s requirements.



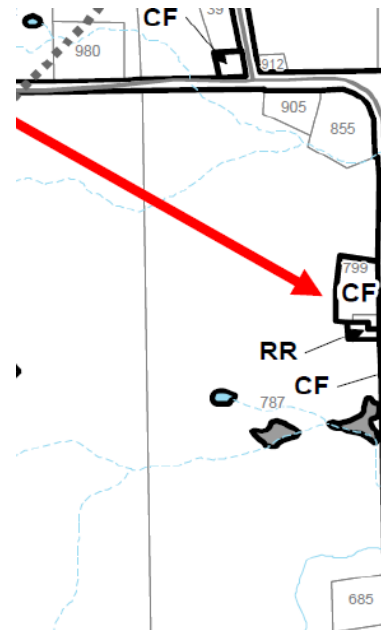
11. ZONING BY-LAW:

The property is zoned Community Facility (CF) in the Township’s Zoning By-law 2022-042.

A portion of the subject lands are proposed for residential use. Section 8.1 of the Rural Residential (RR) Zone permits only a single detached, as well as a group home. Sections 8.2(a) and (b) of the Rural Residential (RR) Zone requires a minimum lot area of 4047 square metres and a minimum lot frontage of 45 metres, respectively. Sections 8.2(c) and (d) require a minimum 7.5 metres front yard building setback and a minimum 3 metre interior side yard building setback, respectively.

Section 24.1(a) of the Community Facility (CF) Zone permits various community based uses including church and cemetery. Section 24.2(a) requires a minimum lot area of 4047 square metres (on private services) and Section 24.2(b) requires a minimum lot frontage of 45 metres (on private services).

3.27.3 requires development adjacent to a local municipal road to meet required setbacks, and obtain access and building permits as required.





12. **SUMMARY OF STUDIES:**

***Hydrogeological Investigation, Jp2g Consultant Inc., Rev. June 26, 2024***

- This scoped report has been prepared to address the policies in the County of Renfrew Official Plan to demonstrate adequate supply of potable water both in terms of quality and quantity for the subject lands and that the site is suitable to accommodate a septic system and attenuate effluent at the property boundary.
- The size and use of the subject lands for an existing church and two cemeteries, and the proposed severances are considered, as are the surrounding land uses.
- Published geological data and mapping indicate that the site consists of clastic metasedimentary bedrock overlain by sandy, silty glacial till exceeding 1 metre in thickness. Records for nearby wells indicate granite bedrock with depths starting from 1.5 to 102.1 metres, and overburden ranging from 0 to 5.8 metres depth.
- Hydrogeology of the site was determined through the analysis of eleven (11) nearby well records. All wells are completed in the underlying bedrock with water bearing zones ranging from 15.2 to 102.1 metres deep. Pump rates ranged between 4 and 190 Lpm.
- Groundwater quantity on-site to service the retained lot was determined with information from the existing well record and owner interview. The one-hour pumping test at 9.1 L/m was completed with full recovery. This translates to 12 cycles per day and result in the ability to pump more than 6,000 litres per day, being greater than 5,040 litres minimum requirements. As an additional measure of safety, supplemental storage, as part of the water supply system is suggested.
- Groundwater quality was determined through laboratory testing of raw water samples from two wells, including the on-site well. The samples were tested for inorganic and bacteriological parameters consistent with the Ministry of Environment D-5-5 Guideline parameters. The samples were within all Ontario Drinking Water Standards Health-Related (ODWS).

The following parameters for the samples from the two wells were outside the ODWS aesthetic or operational guidelines:

- Hardness which can be reduced through the use of a water softener, if desired;
- Manganese which can be treated;
- Fluoride (naturally occurring) for which public should be aware of controlling excessive fluoride from other sources;
- Sulphate for which the notification to health authorities is recommended;
- Total Dissolved Solids which can affect the taste of water but can be reduced

through the use of a water softener.

Potential impact from the cemeteries on the well at 799 Silver Lake Road was also analyzed for formaldehyde. The resulting concentration was less than 0.1 mg/L. There is no indication of impact.

The water quality from the on-site drilled well reveals a suitable potable groundwater supply for domestic use. The overall analysis is that the underlying bedrock aquifer can provide an adequate supply of potable water for domestic use.

To address Ministry of Environment Guideline D-5-4 for potential off-site nitrate impacts of a septic system, a predictive nitrate-nitrogen attenuation model was used. Parameters representative of the site were used including the site hydrology (flat, cultivated lands of sandy loam), background nitrate values, assumed sewage volume per day, the retained lot size of 4125 square metres, and no septic systems being installed on the two resulting cemetery lots. An approved tertiary treatment septic system to reduce nitrate concentrations is recommended, based on a 20 mg/L nitrate value used in the dilution calculation. This results in a value of 6.33 mg/L nitrate level at the property boundary, being less than the D-5-4 Guideline value of 10 mg/L. The tertiary system will minimize the impacts of the proposed septic system on the surrounding property.

The Investigation concludes that that the site has an adequate quality and quantity of potable water. Water quantity is adequate, but supplemental water storage, as part of the water supply system may be required to meet high-water usage. The water quality would benefit from various forms of treatment. The resulting retained lot, at 4125 square metres requires a tertiary treatment system to manage the septic effluent. The lot is suitable for the installation of a septic system with tertiary treatment.

The Investigation recommends that agreement registered on title be required to provide notice that:

- If water usage exceeds 6000 litres per day, supplemental storage could be required.
- The water quality of the on-site well is slightly hard, which can be reduced through the use of a water softener if desired.
- The new sewage disposal system is to be installed in accordance with the Ontario Building Code and local building authority requirements, which incorporates nitrate reduction technology (50% reduction) as per standards CAN/BNQ 3680-600 N-1 or NSF/ANSI 245.

### 13. CONSULTATION:

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

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**14. ANALYSIS:**

This application has been submitted concurrently with consent applications B59/24(1) and B60/24(2) to sever the two cemeteries from this property. As of the writing of this report, notice of the consent applications has been circulated by the County of Renfrew, to the public and agencies, including the Township, for review.

This rezoning application has been submitted based on estimated lot frontages and areas for both proposed cemetery lots and the proposed retained church lot. The resulting lot sizes and the findings of the Hydrogeological Investigation are critical to ensure this proposal is appropriate. The Hydrogeological Investigation has determined that the resulting retained church lot that is to be used for residential purposes is appropriate, with recommended supplemental water storage for potable water quantity, and a minimum retained lot size of 4125 square metres. This is the lot area on which the nitrate calculations were based and together with the recommended tertiary septic system the proposed lot can meet Ministry Guidelines D-5-4.

The Township can proceed with the required Notice of Application and Public meeting, and hold the public meeting, based on the application and draft zoning amendment. However, it is crucial that Council not pass the amending by-law, until the County office has received a draft survey for the concurrent severance applications. The survey will confirm the proposed lot frontages and areas and if required, the amending by-law will be tweaked to reflect the surveyed measurements. The survey will also need to confirm that the retained lot area is at least 4125 square metres, based on the Hydrogeological Investigation nitrate calculation. The recommendations of the study for an agreement registered on title will be dealt with as part of the consent application process for B58/24(1) and BB9/24(1).

If the amending by-law is passed by Council prematurely there is a risk that a second rezoning or minor variance would be required, adding time and cost to the applicant. The survey is required as a condition of approval near the end of the severance application process. At that time, our office will confirm with the municipality how the rezoning process needs to be completed (i.e. with the zoning amendment as drafted or with a tweaked amendment).

The existing church building in its existing location may not meet the minimum 7.5 metre front yard setback or the 3.0 metre side yard setback of the new Rural Residential (RR) Zone. However, these setbacks are to existing lot lines that are not changing. The drafted by-law will recognize the existing church building in its existing location. Any new buildings or structures, or additions to the building would be required to meet all applicable Zoning By-law provisions.

Also, the sketch and air photography identify a shed, belonging to the abutting property to the south, which encroaches onto the proposed retained church lot. This, again, is an existing situation along an existing lot line that is not changing.

When the time comes for improvement to, or replacement of, the shed it ideally should be removed from 699 Silver Lake Road.

**15. RECOMMENDATIONS:**

That, Council:

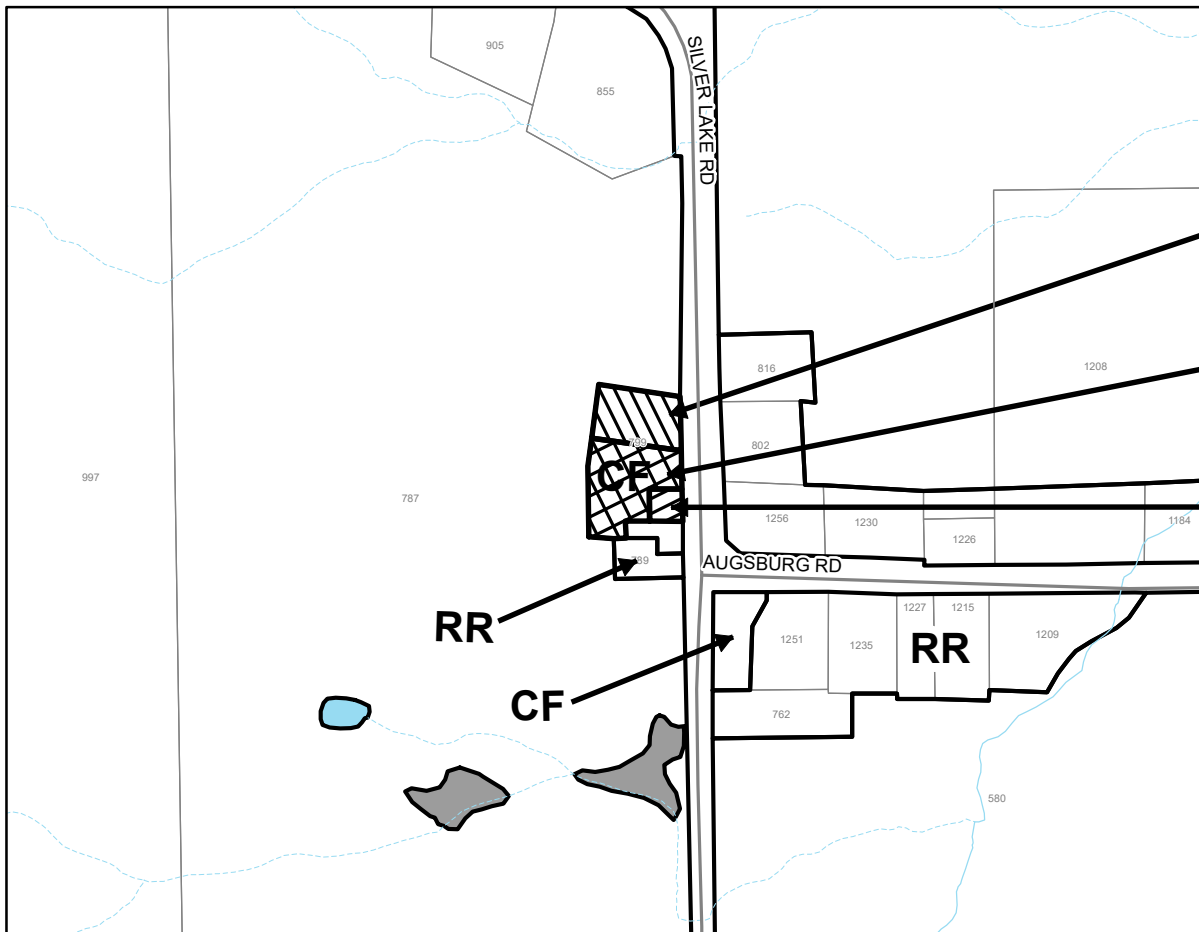
1. Circulate and hold a public meeting for this zoning by-law amendment application to:
  - Rezone the cemetery lands from Community Facility (CF) to Community Facility-Exception One (CF-E1) and Community Facility-Exception Two (CF-E2), to permit reduced lot areas and lot frontages; and
  - Rezone the church lands from Community Facility (CF) to Rural Residential-Exception Three (RR-E3) to permit a minimum 4125 square metre lot area and a reduced lot frontage;
2. Consider any additional concerns or information raised at the public meeting;
3. Withhold its decision on the amending by-law until a survey is submitted and County planning staff can confirm the resulting lot frontages and areas of the severed and retained lots to be addressed in the amending by-law.

Date: June 26, 2024

Prepared By: Anne McVean  
County Planner

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

Apr 2018



**Item 1:  
From CF  
To CF-E1**

**Item 2:  
From CF  
To RR-E3**

**Item 3:  
From CF  
To CF-E2**



1:6,000

**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**

- CF Community Facility
- RR Rural Residential
- RU Rural
- E Exception Zone

- Areas affected by this Amendment
- Item 1:  
From Community Facility (CF)  
To Community Facility-Exception One (CF-E1)
  - Item 2:  
From Community Facility (CF)  
To Rural Residential-Exception Three (RR-E3)
  - Item 3:  
From Community Facility (CF)  
To Community Facility-Exception Three (CF-E3)