



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

**Tuesday, April 22, 2025, 5:20 p.m.**

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

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**1. Agenda**

1.1 Agenda Public Meeting April 22 2025 520

**2. Reports**

2.1 Application-Marquardt

2.2 BV notice of public meeting - proof

2.3 ZB2538.2 Charles Koren Marquardt Plng Rpt

2.4 ZB2538.2 Charles Koren Marquardt SchedA

**3. Adjournment**

## **PUBLIC MEETING**

**DATE April 22, 2025**

**TIME 5:20 pm**

**APPLICANT Charles and Koren Marquardt**

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

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

**CHAIR:** The 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.

**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 April 2 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 April 2, 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 May 6, 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:**

MUNICIPALITY OF Bonnechere Valley

**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): Charles and Koren Marquardt.

\*+ Address: 1521 Foymount Rd Eganville, ON K0J 1T0

\*+ Phone #: Home: ( ) 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: \_\_\_\_\_

+ Address of Owner: \_\_\_\_\_

+ Phone #: Home: ( ) Work: ( ) 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: N/A Address: \_\_\_\_\_

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

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

Street Address: 1521 Foymount Rd Eganville, ON

Municipality: Bonnechere Valley Geographic Twp: Grattan Concession: 19 Lot: 36

Registered Plan No.: \_\_\_\_\_ Block or Lot No(s). in the Plan: \_\_\_\_\_

Reference Plan No.: 49R-11227 Part No(s): RP49R11227 Part 1

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

Agriculture (Rural)

**PART II      OFFICIAL PLAN AMENDMENT** (Proceed to PART III, if an Official Plan Amendment is not proposed)

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 ( <i>go to question #10</i> ) | <input type="checkbox"/> No |
| *Replace a policy in the Official Plan                     | <input type="checkbox"/> Yes ( <i>go to question #10</i> ) | <input type="checkbox"/> No |
| *Delete a policy in the Official Plan                      | <input type="checkbox"/> Yes ( <i>go to question #10</i> ) | <input type="checkbox"/> No |
| *Add a policy in the Official Plan                         | <input type="checkbox"/> Yes ( <i>go to question #11</i> ) | <input type="checkbox"/> No |
| *Change or replace a designation in the<br>Official Plan   | <input type="checkbox"/> Yes ( <i>go to question #12</i> ) | <input type="checkbox"/> No |
| *Alter any boundary of, or establish a new settlement area | <input type="checkbox"/> Yes ( <i>go to question #13</i> ) | <input type="checkbox"/> No |
| *Remove the subject land from an employment area           | <input type="checkbox"/> Yes ( <i>go to question #14</i> ) | <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 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Zoning By-law Amendment | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Minor Variance          | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Plan of Subdivision     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Consent (Severance)     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Site Plan               | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Minister's Zoning Order | <input type="checkbox"/> Yes | <input type="checkbox"/> 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?**  
Agriculture (Rural)
25. **+HOW DOES THE ZONING AMENDMENT REQUESTED CONFORM TO THE OFFICIAL PLAN?**  
Zoning amendment conforms to Section 5.3(1) of the Official Plan, which permits residential uses
26. **+IS THE REQUESTED AMENDMENT CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER SECTION 3(1) OF THE PLANNING ACT?**  
☒ Yes ☐ No
27. **+WHAT IS THE CURRENT ZONING OF THE SUBJECT LAND?** Rural

28. **+PLEASE STATE THE NATURE AND EXTENT OF THE REZONING REQUESTED:** \_\_\_\_\_  
*To allow 2 accessory buildings before primary building*
29. **+WHAT IS THE REASON WHY THE REZONING IS REQUESTED?** \_\_\_\_\_  
*To allow 2 accessory buildings before primary building*
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?** \_\_\_\_\_
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: *183.81m* Depth: *108.12m irregular* Area: *2.323 ha*
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: *County Road*

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:

N/A.

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

#1 Residential Since: 1992 / 32 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?

1992

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

Residential

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

☐ Yes ☒ No Future dwelling possible

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	Frame Garage	Wood Shed			
Setback from the front lot line	104.8 m	103 m			
Setback from the rear lot line	5.66m	1.91m			
Setbacks from the side lot lines	29.07m	11.31m			
Height (in meters)	3.66m	2.44m			
Dimensions or floor area	10.67m x 5.64m	3.04m x 4.87m			
Date constructed, if known	1999	original 1997 renovated 2023			

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

WATER

- ☐ Publicly owned and operated piped water system  
☒ Privately owned and operated individual well  
☐ Privately owned and operated communal well  
☐ Lake or other water body  
☐ Other means: \_\_\_\_\_

SEWAGE

- ☐ Publicly owned and operated piped sanitary sewage system  
☐ Privately owned and operated communal septic system  
☒ Privately owned and operated individual septic system  
☐ Privy  
☐ Other means: \_\_\_\_\_



45. **+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**

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.: \_\_\_\_\_ Status: \_\_\_\_\_

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.

**PART IV      OTHER SUPPORTING INFORMATION**

**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.):

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**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) \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the County of Renfrew do hereby authorize  
\_\_\_\_\_ to act as my (our) agent in this application.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

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

I (we), Charles Marquardt and Koren Marquardt of the Township  
of Bonnerchere Valley 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 Spinville in the  
County of Renfrew this 26 day of March, 2025.

[Signature]  
Signature of Owner or Authorized Agent

March 26, 2025

Date

[Signature]  
Signature of Commissioner

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

March 26, 2025

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.**

(To be completed by the Municipality)

**"COMPLETE" APPLICATION AND FEE OF \$** 300.00 **RECEIVED BY THE MUNICIPALITY:**  
March 26, 2015 [Signature]  
Date Signature of Municipal Employee

Roll # \_\_\_\_\_

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



# 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 36, Concession 19, in the geographic Township of Grattan, located on Foymount Road (County Rd 512), 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 April 22, 2025 at 5:20p.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 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.

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.***

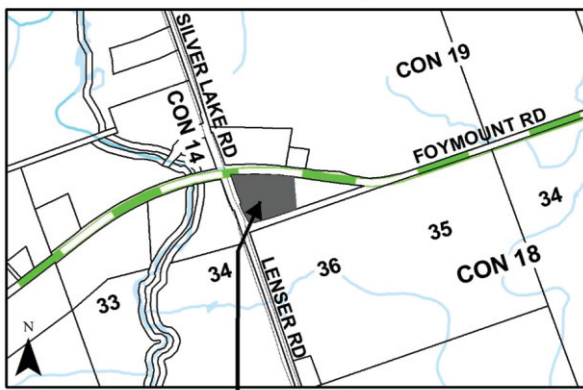
### **Other Applications**

This rezoning relates to consent application B22/24.

**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 2<sup>nd</sup> day of April, 2025.

### **Key Map**



### **Location of Amendment**

Erica Rice,  
**Planning & Licensing Clerk**  
Township Bonnechere Valley  
P.O. Box 100

49 Bonnechere Street, Eganville, ON K0J 1T0



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

1. **FILE NO.:** ZB2538.2
2. **APPLICANT:** Charles Marquardt  
Koren Marquardt
3. **MUNICIPALITY:** Township of Bonnechere Valley  
(geographic Township of Grattan)
4. **LOCATION:** 1521 Foymount Road  
Part of Lot 36, Concession 19

### SUBJECT LANDS

5. COUNTY OF RENFREW  
OFFICIAL PLAN  
Land Use Designation(s):  
  
TWP OF BONNECHERE VALLEY  
6. ZONING BY-LAW (2022-042)  
Zone Category(s):  
  
Agriculture  
\*Rural (see General Planning Comments)  
  
Rural (RU)

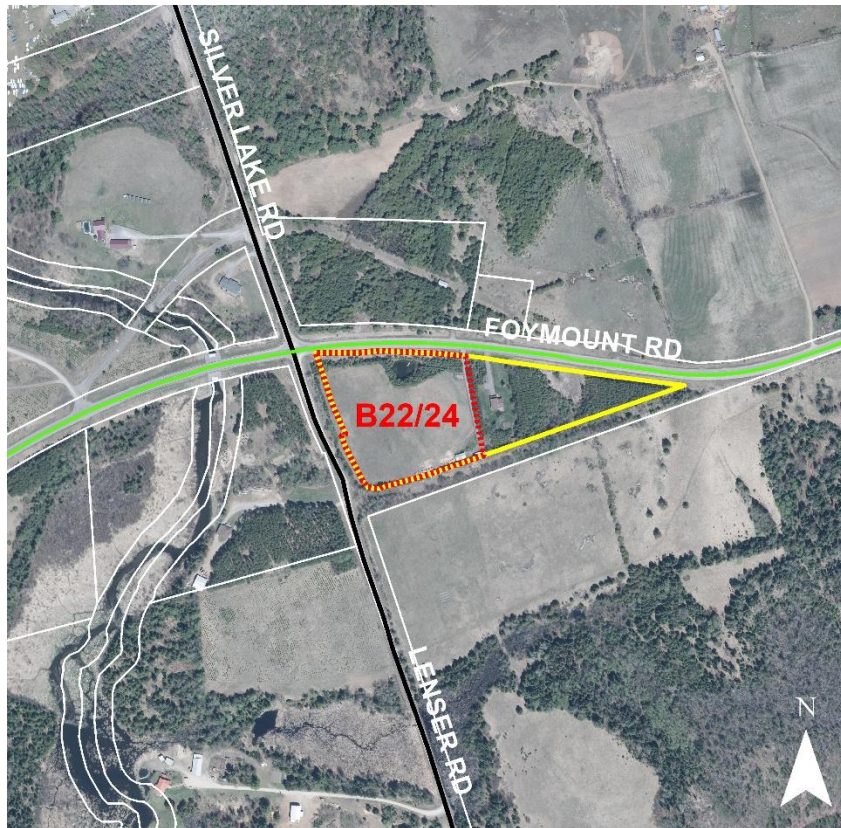
### 7. **DETAILS OF ZONING BY-LAW AMENDMENT REQUEST:**

The submitted application proposes to amend the Zoning By-law of the Township of Bonnechere Valley for a portion of the residential property at 1521 Foymount Road. The applicants have been granted a conditional consent under application B22/24 to sever a 2.32 hectare building lot from the 3.54 hectare residential property. The proposed severed lot will include an existing accessory building (shed). Section 3.2.1 of the Township's Zoning By-law does not permit accessory buildings or structures to exist before the principle use (dwelling) is established on a lot. As such, an amendment to the Zoning By-law is required for the proposed severed lot to permit the accessory building.

### 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 lands to be rezoned are largely cleared land with some tree cover around the perimeter of the proposed lot. It contains a small pond. The surrounding lands consist mostly of large rural properties with a mix natural bush and active agriculture. There are a few smaller rural residential lots found in the area including the adjacent retained residential lot 1521 Foymount Road.

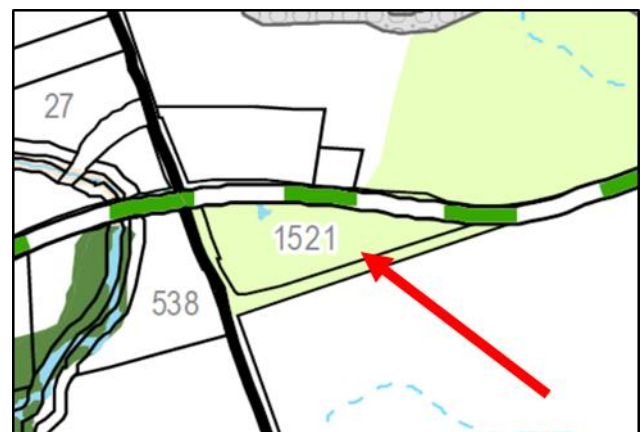


## 9. PROVINCIAL PLANNING STATEMENT (2024):

- 1.1.1(a) Communities are sustained by promoting efficient development and land use patterns
- 1.1.4 Rural areas in municipalities
- 1.1.5 Rural lands in municipalities
- 2.6.2 Development that can be sustained by rural service levels should be promoted.

## 10. OFFICIAL PLAN:

Schedule "A" of the County of Renfrew Official Plan designates the lands as Agriculture. Further examination of the context however, has identified this to be an inaccuracy on the Schedule. The lands are isolated from other agricultural lands due to surrounding road allowances. Also, the existing parcel's area of 3.63 hectares is well below the standard 40 hectares noted within the Agriculture designation policies of the Official Plan. Based on this it





is staff's opinion that the actual Official Plan designation of the lands should be designated as Rural.

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 13.3(2) requires development adjacent to a County Road to meet the requirements of the County of Renfrew Public Works and Engineering Department.

Section 13.2(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.

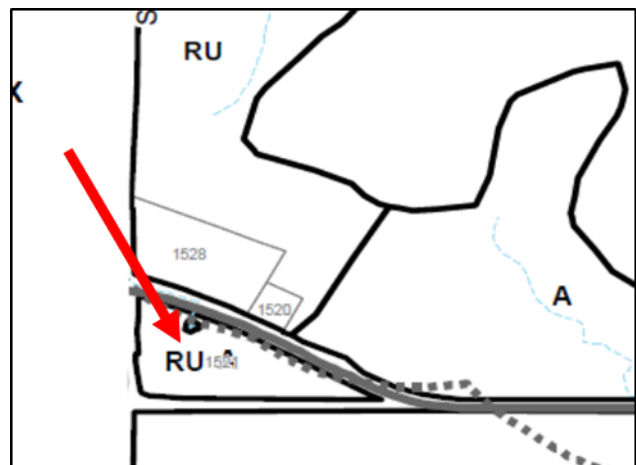
Section 22.1 of the Rural (RU) Zone permits a single detached dwelling. Section 22.2 of the Rural (RU) Zone sets out the minimum lot size requirements and provisions for development on a lot.

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

Section 3.2.1 states that no accessory use, building or structure shall be built on a lot until the principal or main use has been built or is under construction.

Section 3.27.2 requires development adjacent to a County road to meet the road authority's requirements.

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 of consent application B22/24 to sever a new lot. The proposed lot contains an existing accessory shed which will not comply with Section 3.2.1 of the Zoning By-law because it will exist on the lot before the main use (dwelling) is established. The amendment is technical in nature to ensure that the accessory shed on the new lot will comply with the Township's Zoning By-law.

The applicants have had a draft survey prepared for the severed lands. The draft survey shows existing buildings on the entire property in relation to the existing and new lot lines. Based on a review of the draft survey there are no other zoning compliance issues.

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 Twenty-Nine (RU-E29).

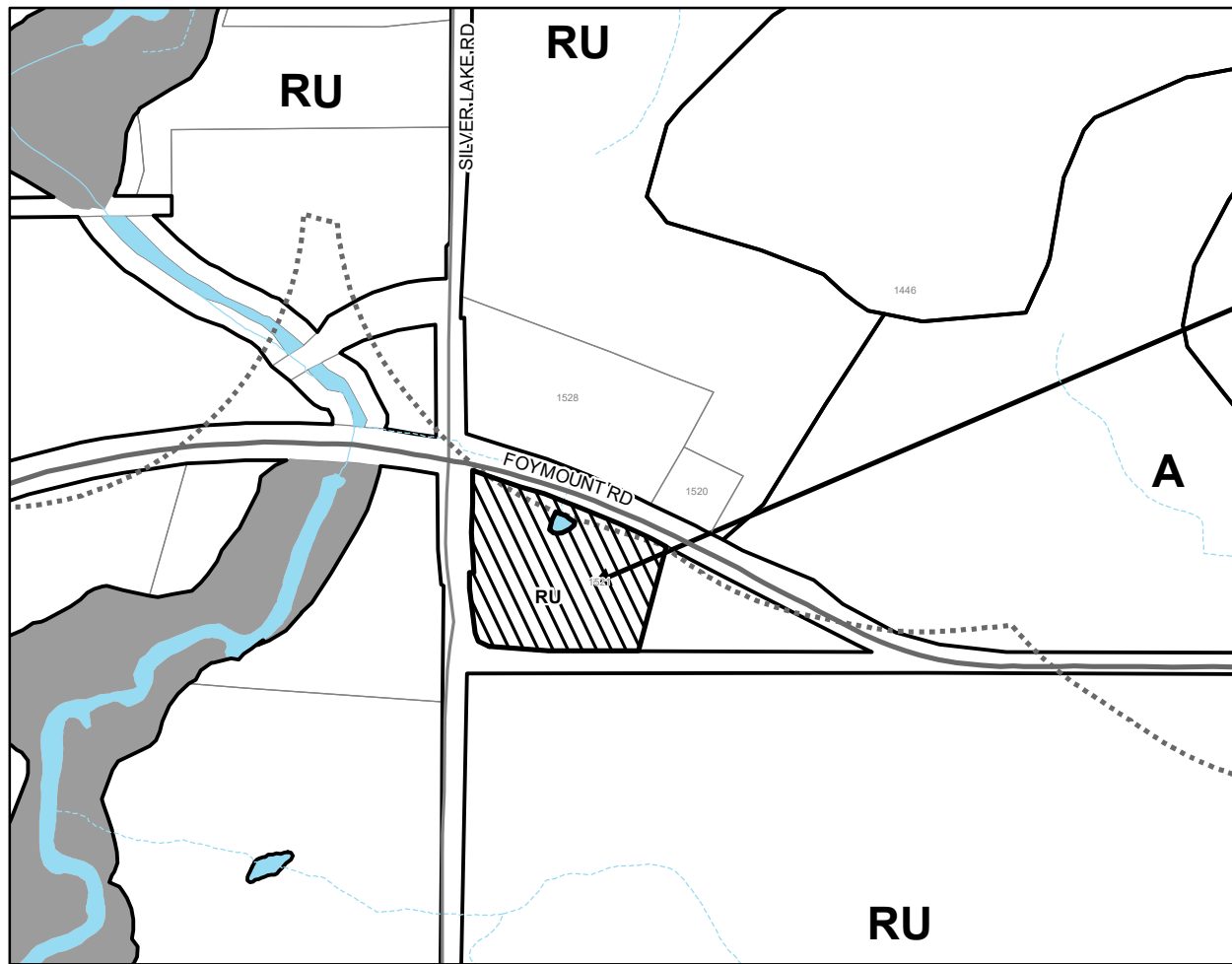
Date: March 28, 2025

Prepared By: Anne McVean  
County Planner

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

Apr 2018





**From RU  
To RU-E29**

N  
1:7,200

**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**

RU

Rural

A

Agriculture

■

Environmental Protection Area (EP)

-E

Exception Zone

Area affected by this Amendment



From Rural (RU)  
To Rural-Exception Twenty-Nine (RU-E29)