



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 Lots 11 & 12, Concession 7, in the geographic Township of Sebastopol, located on Rosien 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 April 22, 2025 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 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.

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.

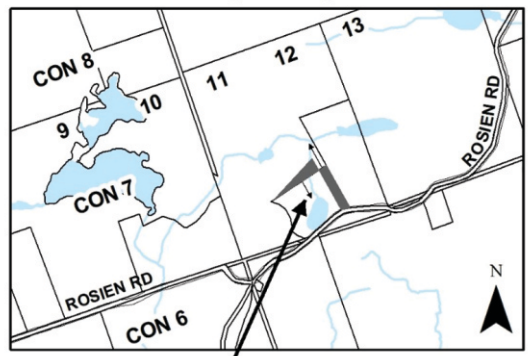
Other Applications

This rezoning relates to consent applications B50/24 and B51/24.

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 26th day of March, 2025.

Key Map



Location of Amendments

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

49 Bonnechere Street E. Eganville, ON K0J 1T0