



TOWNSHIP OF BONNECHERE VALLEY

NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE APPLICATION

TAKE NOTICE THAT the Township of Bonnechere Valley Committee of Adjustment will be considering a Minor Variance Application made under Section 45 of the Planning Act by

Philip, Mary Lou and Curtis Harrington - MVA2025 01

The subject land is described as Part Lot 20 Con 13, in the geographic Township of Sebastopol, 7 Milky Way. The hearing will be held on Tuesday May 20, 2025 at 5:15 p.m. in Council Chambers 49 Bonnechere Street, East, Eganville, ON.

Purpose: The property owner(s) are proposing to replace the existing cottage, currently occupying a gross floor area of 53.51 m² (24'x24'). The new cottage is said to have an approximate gross floor area of 72.46 m² (30'x26') and will include the addition of a full basement. The new cottage will be built on the original cottage footprint, but the new cottage will extend the north wall by approximately 2 feet (0.61 metres) and the west wall by 6 feet (1.8 metres), and add a full basement.

Under Section 3.18.3 of the local Zoning By-law, any building or structure may be repaired or replaced provided the new building (cottage) does not further contravene any requirements of the Zoning By-law and does not increase the height, size or volume of the building. In this proposal, the proposed dwelling (cottage) will increase both the size and volume of the existing building. Therefore, permission for a variance to Section 3.18.3 will be required to allow for a larger building.

Under Section 9.2(d) of the local Zoning By-law, the minimum interior side yard setback is 3 metres (9.8 feet). In this proposal, the new cottage will further encroach into the minimum required side yard width (east lot line). The actual proposed setback will need to be confirmed. This will require permission for a variance to the Zoning By-law from the 3-metre minimum requirement to the proposed setback distance.

If you would like to provide the Committee of Adjustment with your written comments on this application, please contact the undersigned. If we have not heard from you by the hearing date specified, we will assume that you have no comments or concerns regarding this matter.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance does not make a written submission to the Committee before a decision is made, The Ontario Land Tribunal may dismiss the appeal.

Notice of Collection: Personal information collected as a result of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of the Corporation of the Township of Bonnechere Valley. Questions regarding the collection, use and disclosure of this personal information may be directed to the undersigned.

If you wish to be notified of the decision of the Committee in respect of the proposed Minor Variance, you must make a written request to the undersigned.

Additional information regarding the application is available for public inspection at the Municipal Office during regular business hours, Monday to Friday, 8:30 a.m. to 4:00 p.m. or by contacting the undersigned.

Dated at the Township of Bonnechere Valley this 16th day of April, 2025.

Please refer to file MVA2025-01

Erica Rice, Planning and Licensing Clerk