



The Corporation of The Township of Bonfield
AGENDA
COMMITTEE OF ADJUSTMENT MEETING
TO BE HELD August 11, 2026 AT 5:30 P.M.

1. **Open Meeting:**
2. **Adoption of Agenda:** As prepared OR as amended.
3. **Adoption of Minutes:** Previous Meeting held on June 9, 2026.
4. **Disclosure of Pecuniary Interests**
5. **Applications:**
 - a) **Minor Variance Application Reference A2/2026:**
Badke-Brooks, 71 Lakeshore Road, Bonfield
 - b) **Minor Variance Application Reference A4/2026:**
Juschka, 16 Cedar Lane, Bonfield
 - c) **Minor Variance Application Reference A3/2026:**
1975387 Ontario Inc. Property off Mark Street and James Street, Bonfield
 - d) **Consent Application Reference B7/2026:**
1975387 Ontario Inc. Property off Mark Street and James Street, Bonfield
6. **Staff Reports**
7. **Correspondence**
8. **Other Business**
9. **Adjournment**



Small Community, Big Heart



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Committee of Adjustment
June 9, 2026

PRESENT: Jason Corbett (Chair)
Dan MacInnis
Donna Clark
Kamil Wroblewski
Narry Paquette
Steve Featherstone

ABSENT: Eric Foisy

STAFF PRESENT: Simon Blakeley, Planning Administrator

1. Call to Order

MOTION #1

MOVED BY: Steve Featherstone

THAT this meeting be opened at 6:02 p.m.

SECONDED BY: Dan MacInnis

CARRIED Chair, Jason Corbett

The Chair requested a brief overview regarding the newly refreshed Committee of Adjustment. In response, the Planning Administrator summarized the background as to why the former powers of the Planning Advisory Committee had now been transferred to the Committee of Adjustment. He noted that due to changes in committee personnel, the PAC had been reduced to just 2 members of the public; and that 1 remaining member had also declared a conflict on matters related to the Official Plan; and that this had effectively limited the ability of the PAC to achieve quorum. He further commented that the CofA would not be discussing matters related to the Official Plan; hence, the committee member was now able to attend. Regarding terms of reference, he noted that Council had previously been provided with [and approved] the draft terms of reference; and that further details can be discussed at a later meeting* pertaining to general / updated protocols regarding CofA meetings. *As some additional context, the Township of Bonfield is currently working on updated procedural bylaws applicable to all Council committees, which the CofA will be informed about in due course.

For added clarification, the Chair noted that the newly refreshed Committee of Adjustment now comprises the 5 members of council and 2 members of the public, namely Kamil Wroblewski and Eric Foisy (not present); and that the Committee was happy to have these 2 public members on board. With that, he asked for a motion to adopt the agenda as presented.

2. Adoption of Agenda

MOTION #2

MOVED BY: Donna Clark

THAT the agenda presented to the Committee of Adjustment dated June 9, 2026 be adopted as prepared.

SECONDED BY: Narry Paquette

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

MOTION #3

MOVED BY: Dan MacInnis

THAT the minutes of the Planning Advisory Committee meeting of October 14, 2025 be adopted as circulated.

SECONDED BY: Donna Clark

CARRIED Chair, Jason Corbett

4. Disclosure of Pecuniary Interest - None declared

Committee of Adjustment - June 9, 2026

5. Applications

a) Proposed Technical Amendment: Application Reference B6/2026 - Woods

The Chair asked the Planning Administrator to provide an overview of the proposed technical amendment related to Application Reference B6/2026 - Woods. The Planning Administrator explained the purpose of the proposed technical amendment which seeks an adjustment to the lot size and configuration of the proposed two severed lots and retained lands.

He noted the former PAC had previously recommended approval of the application; and that the application had then been approved by Council on April 14, 2026. A Notice of Decision had then been issued to the applicant with conditions attached; further to which, the applicant proceeded to instruct a surveyor. The surveyor in turn identified an anomaly between the sketch and its own internal reference planning systems. Under the instruction of its client, the surveyor then produced an alternate site plan sketch which was submitted to the Township with a request for a technical amendment.

The Planning Administrator noted there can sometimes be discrepancies with the Township's online mapping system; and that is why conditions are applied requiring that a plan of survey be produced. He commented that the same planning policies and principles did still apply to the application / proposal, and that the proposed adjustments had not materially affected the proposed lot sizes or the frontages of the proposed severed lots; however, that the general alignment of all lots would change, hence, the need for a technical amendment. He commented that under the Planning Act a full re-consultation was not required; however, that the neighbouring property owners located at 2101 South Shore Road had been written to, and provided 2 weeks to comment, further to which, no comments had been received in relation to the proposed amendment.

The planning administrator then referred to the Table on page 2 of the planning report which summarized the new proposed configuration of lots; and noted the same conditions would be applied to a draft notice of decision, with the exception of condition 11; which had incorrectly referenced another location (North Star Drive) but was now modified to say South Shore Road. The chair then read the motion and opened the floor for discussion. No concerns or objections were raised. As such, the Chair requested a vote as follows:

MOTION #4

MOVED BY: Donna Clark

SECONDED BY: Steve Featherstone

The Committee of Adjustment recommends to Council that the proposed technical amendment to Consent Application Reference: B6/2026 Woods, which proposes a severance to create Two (2) new lots on lands legally described as BONFIELD CON 6 E PT LOT 5 RP; 36R11219 PT PART 1 PCL 5205 NIP; be approved subject to the following conditions:

1. That this approval applies to the land legally described as: BONFIELD CON 6 E PT LOT 5 RP; 36R11219 PT PART 1 PCL 5205 NIP.
2. That the following documents be provided:
 - a. The original executed transfer (deed), a duplicate original & 1 photocopy for our records.
 - b. A copy of the survey plan deposited in the Land Titles Office, if required.
 - c. An electronic copy of the survey emailed to: planning@bonfieldtownship.com.
 - d. A schedule describing the severed lands attached to the transfer for approval purposes.
 - e. A schedule that provides a registrable legal description attached to the transfer for the retained land for approval purposes, if required.

Committee of Adjustment - June 9, 2026

3. That if there is a forced road situation a 20-metre road allowance or whatever amount is required for road purposes shall be transferred to the Municipality (at the owner's expense) across the whole lot or parcel for which the severance was taken and compensation shall be awarded as per the Compensation Grid for The Transfer of Forced Roads.
4. That the building setbacks for all buildings must meet the requirements of the Zoning By-Law for the retained and/or severed lot(s), whichever are affected at the time of survey.
5. A fee in lieu of a parkland dedication shall be deposited in the office of the clerk prior to the stamping of any transfer document associated with the proposed new lots to be severed. Reference is made to By-Law 2024-26 Schedule "A", which contains a tariff of fees and should be referenced when determining the amount payable.
6. Any or all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.
7. That the survey will apply to both the retained and proposed severed land(s).
8. That all conditions must be satisfied, and that the Transfer Documents must be signed and completed within a period of Two (2) years from the date of approval of consent.
9. That the North Bay Mattawa Conservation Authority (NBMCA) be consulted and approval obtained for the implementation of On-Site Sewage Systems on both the severed and retained lots.
10. That applications for driveway entrance permits be made to the Township's Public Works Manager with the entrances designed to a standard and specification that is sufficient to service the proposed new dwellings.
11. That a mature tree-lined buffer of at least 30 meters be identified and maintained along the eastern perimeter of the property fronting South Shore Road; and
12. That if any artifacts of Indigenous interest or human remains are encountered during site preparation, construction, or related activities, that work in the affected area cease immediately and that the AOO Consultation Office be contacted without delay.

CARRIED Chair, Jason Corbett

6. Staff Reports

a) Ontario Association of Consent Authorities (OACA) Conference 2026 - Overview

The Planning Administrator provided a brief overview of the OACA Conference held at the Marriot Hotel in Ottawa between 10 and 13 May 2026. The conference included a tour of the national parliament, plus two full days of conference sessions, and professional networking events. The conference provided an opportunity for staff to engage with peers from across the province; learn more about recent amendments put in effect re: provincial legislation and regulations; understand different forms of planning case law; and gain knowledge of best management practices within a municipal context.

Motion #5

MOVED BY: Dan MacInnis

SECONDED BY: Kamil Wroblewski

THAT the Committee of adjustment receives this report as a summary of planning & development-related information gained through participation in the Ontario Association of Consent Authorities (OACA) Annual Conference 2026.

CARRIED Chair, Jason Corbett

Committee of Adjustment - June 9, 2026

b) Staff Professional Training & Development*:

*Both courses administered by the Association of Municipal Clerks and Treasurers of Ontario (AMCTO).

i) OACA Primer on Planning Course.

The Planning Administrator confirmed he had successfully completed the OACA's Primer on Planning Course which took place between January and June of 2025.

ii) Municipal Law Program: Unit 4 (Municipal land-related law)

The Planning Administrator confirmed he had successfully completed the Municipal Law Program: Unit 4 (Municipal land-related law) which took place between March and June of 2026.

7. Correspondence

i) Training Courses offered by the OACA.

The Planning Administrator provided a brief overview of the training courses offered by OACA, available to municipal staff and members of the Committee of Adjustment. The 6-part video-based training series educates and informs CofA members on a series of topics including:

- 1) An overview of planning
- 2) Consents
- 3) Minor Variances
- 4) The Site Visit
- 5) Meeting Protocol; and
- 6) Conflict of Interest.

He commented it is not intended that current members of the CofA complete the training within this term of Council; however, that this could be revisited as / when the new council is elected later in 2026. He also noted that group and individual-based training options are available, and a future committee could discuss how the training is to be applied in practice. The Chair concluded it is important that future members of the CofA be informed about how the committee works, and how various terminologies are applied, etc. Another committee member agreed it is important that members of the Committee of Adjustment and Council at large understands the fundamentals of provincial laws & regulations, and how this affects decision-making in the Township of Bonfield.

On an unrelated matter, another Committee member questioned whether the Planning Advisory Committee might be re-established with the new term of Council; in response to which, the Chair commented it was previously agreed such matters will be subject to a decision of the next council.

8. Other Business

9. Adjournment

MOTION #6

MOVED BY: Donna Clark

THAT this meeting be adjourned at 6:20pm.

SECONDED BY: Dan MacInnis

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY

PLANNING REPORT

MEETING DATE: August 11, 2026
TO: Committee of Adjustment
FROM: Simon Blakeley, Planning Administrator
SUBJECT: Minor Variance Application Ref: A2/2026: 71 Lakeshore Road, Badke-Brooks

RECOMMENDATION:

That Minor Variance Application A2/2026: 71 Lakeshore Road, Badke-Brooks be approved with the following amendments and conditions:

1. That an increase in the maximum lot coverage from approximately 10 per cent to 18.5 per cent be permitted to allow the construction of a new dwelling, plus accessory structures, with a total built footprint on the property of approx. 2,011 Sq Ft. / 186.8 Sq. m; and
2. That reduced interior side yards and a front yard setback of 2 meters be permitted in relation to the proposed dwelling - not including the proposed covered deck, or the Shore Road Allowance, which is subject to a separate SRA purchase application;
3. That a Section 28 permit be obtained from the NBMCA pertaining to any proposed works within the Development Constraint Area Designation and/or Approximate Regulated Area (ARA);
4. That an On-site Sewage System permit be obtained from the NBMCA;
5. That the existing well be tested and registered with the MOE; and
6. That a building permit for the proposed dwelling, and/or other accessory structures, be obtained from the Chief Building Official representing the Township of Bonfield.

SUBJECT PROPERTY AND LAND USE:

The subject lands comprise an irregular-shaped, gently sloping lot which declines in elevation from Lakeshore Road, in a southbound direction, towards the Municipal Shore Road Allowance and Lake Nosbonsing.

An unmaintained municipal road allowance also runs along the western boundary of the property which forms a potential connection between Lakeshore Road, the Municipal Shore Road Allowance, and Lake Nosbonsing to the South. However, this particular section of unmaintained municipal road allowance does not appear to be in active use for public purposes - beyond providing a means of access to the subject property, and the abutting property, located at 69 Lakeshore Road.

The property is designated within the Official Plan for the Township of Bonfield as 'rural' with an additional 'hazard land' designation covering the property. A development constraint area designation also covers a portion of the property, and the Municipal Shore Road Allowance. The development constraint area is further overlaid by an Approximate Regulated Area (ARA) under the jurisdiction of the North Bay Mattawa Conservation Authority (NBMCA).

The hazard land and development constraint area designations, plus the ARA, are all understood to relate to the low-lying topography of the land in this location which borders Lake Nosbonsing.

The property is also identified within the Comprehensive Zoning By-law for the Township of Bonfield as falling within the Residential Limited Services (RLS) zone. The RLS zone applies because this section of Lakeshore Road extends beyond the municipally maintained section of Road Allowance which ends at 53 Lakeshore Road. The RLS zone limits the current permitted lot coverage to 10% for which a variance is being sought.

The subject property previously contained a dwelling/ cottage, plus accessory structures, which have been demolished and/or removed in recent years. The aerial image below shows the approximate location of the former dwelling/ cottage, and accessory structures. The property is currently assessed by MPAC as being *'vacant residential / recreational land on the water.'* The property is surrounded by a mix of established year-round and seasonal residences which abut the municipal shore road allowance. These include single-family detached dwellings, cottages, and other accessory uses consistent with this waterfront location.

From a landscaping perspective, mature side yard buffers remain in place including coniferous hedges and treed areas along the northern, eastern, and western property boundaries - except for the open section of road allowance which forms the entrance driveway. To the south, the shoreline and adjoining waterbody appear to be in a naturalized state - though limited tree coverage was noted along the shoreline itself, which affords open aspect views of the lake.



Figure One: Redline Block Plan and Aerial view of 71 Lakeshore Road

APPLICANT'S PROPOSAL: The applicant has requested a minor variance to permit an increase in the maximum lot coverage from approximately 10 per cent to 18.5 per cent; plus, reduced interior side yard and front yard setbacks of 2 meters to allow the construction of a new replacement dwelling at the above registered property. A separate application has been submitted to purchase the Municipal Shore Road Allowance to the south of the property. If approved, the applicant would utilize part of the SRA to construct a covered deck on the south-facing elevation of the dwelling - without exceeding the maximum lot coverage provisions proposed within this application. If the SRA purchase application is approved, the proposed front yard setback of 2 meters would no longer apply, and a minimum setback of at least 10 meters from the shoreline would be guaranteed - in accordance with current zoning setback provisions for the RLS zone.

PLANNING POLICY REVIEW

PROVINCIAL PLANNING STATEMENT (PPS) 2024

The new Provincial Planning Statement (PPS 2024) for the Province of Ontario came into effect on October 20, 2024. The PPS contains a series of updated policies designed to shape land use planning and development decisions across the province.

The PPS does not specifically address 'minor variances' as it is generally geared towards larger-scale developments including new lot creation; however, the general premise of PPS 2024, and more recent amendments made to the Ontario Planning Act, plus other Development-oriented Acts, is to reduce 'red tape' and support new investment opportunities.

TOWNSHIP OF BONFIELD OFFICIAL PLAN

The Township of Bonfield's Official Plan contains several policies applicable to the proposal:

Section 3 applies to **General Development Policies** and states new development proposals will be evaluated in reference to all applicable policies contained within the Official Plan. It also notes the Township may refer to external agencies for technical assistance where applicable.

Section 3.6 applies to **Watercourses and Lakeshore Development**. The policy considers the capacity of lakes to accommodate additional development. As previously noted, the property is currently assessed as being 'vacant land on the water'; however, it is an established lot of record, which previously contained a dwelling and associated site servicing arrangements (septic & well). In this case, the proposal to reintroduce a dwelling on the property would not, therefore, impact 'lake capacity' calculations previously established by the NBMCA, and other stakeholders.

The policy also notes '*original shoreline road allowances along lakes and rivers that fall within the jurisdiction of the Township of Bonfield may be considered for sale to adjacent landholders in accordance with the provisions of the Township's By-law to Adopt Policies and Procedures for the Closure and Sale of Shoreline Road Allowances,*' and that '*Shoreline road allowances may be closed by the municipality and sold to abutting owners only when it has been determined that other landowners will not be deprived of suitable alternative public access to the waterfront.*'

The unmaintained municipal road allowance which abuts the property to the west is not proposed to be closed. Therefore, although it is not currently used by the public, the proposal does retain the ability of the public to access the shoreline in this location, in the future, if desirable.

The policy also notes that Council shall have regard to the interests of third parties, including utility companies, and will grant easements across the original shore road allowance where applicable. It notes that development and site alteration may be permitted within and adjacent to fish habitat, provided it has been demonstrated there will be no negative impacts on natural features, or ecological functions, and that approvals / permits may be required from the NBMCA, MNR and/or FCO, as applicable.

In this case, no alterations are proposed in relation to the shoreline. The NBMCA has been consulted regarding the proposal to construct a dwelling within the Development Constraint Area - with no objections raised.

Policy 3.7 applies to **Private Services** and states no development shall be permitted unless the applicant has obtained a Sewage Permit from the NBMCA. The applicant has received a 'file review' on behalf of the NBMCA which confirmed acceptance of the existing on-site sewage system for the proposed residential dwelling. The policy also references MOE guidelines regarding wells. A condition is proposed that the existing well be tested and registered with the MOE.

Section 3.18 applies to **Accessory Uses and states, under part 1:** *'Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted'*. It is further clarified that any accessory structures would not include a habitable Additional Dwelling Unit (ADU) in the context of Zoning By-law 2025-11.

Section 4.2 applies to the **Rural Area** and specifies the uses permitted in the rural area designation include residential. The proposed dwelling is, therefore, consistent with the permitted and former residential use on the property.

Section 4.3.1 applies to **Lake Nosbonsing** and states *'it is the intent of this Official Plan to ensure that special care is taken through lake and watershed development controls to maintain and improve the existing level of water, aesthetic and fishery quality of Lake Nosbonsing'*. A Section 28 permit would be required to be obtained from the NBMCA to construct any buildings or structures within the Development Constraint Area and Approximate Regulated Area.

Section 4.3.4b states *'on existing parcels of record and new lots, the minimum setback for on-site subsurface sewage disposal beds from the shoreline of Lake Nosbonsing shall be 30 metres.'* The existing on-site sewage system, including the septic tank, and sewage disposal bed is located to the north of the proposed replacement dwelling, more than 30 meters from the ordinary water's edge. Regular maintenance of the septic system is encouraged to ensure the water quality of Lake Nosbonsing is not being adversely affected.

Section 4.3.5 applies to **Seasonal and Permanent Residential Development**. Part 5 applies to existing parcels of record and new lots, and states: *'the minimum setback for all buildings and structures, with the exception of boathouses, docks, wharfs, pumphouses, aircraft hangars and structures occupying an area of 10 square metres or less, shall be 30 metres from the normal ordinary water's edge of any Lake, River, Creek, Stream, Tributary or significant body of water.'*

The property is an established lot of record and is somewhat undersized by current standards. However, it did previously contain a dwelling, accessory structures, a septic system, and a well; with the on-site servicing arrangements remaining in place. In addition, the existing lot of record, excluding the Shore Road Allowance, has a relatively shallow depth averaging ~38 meters - which would make it near-on impossible to build a replacement dwelling, and still achieve the minimum required setbacks for the RLS zone. A separate application to purchase the Shore Road Allowance abutting the property is under review. In this context, it is noted the proposed dwelling would not be positioned noticeably further forward than the former dwelling (now demolished) or extend noticeably beyond the established building line of the existing dwelling located at 73 Lakeshore Road to the east. Given these circumstances, provisions related to the minimum setback of 30 meters from the normal ordinary water's edge need not apply in this instance.

Section 4.4 applies to **Hazards lands**. The policy states *'no buildings, nor the placing and/or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas subject to flooding or physical limitations of any kind without the written consent of the North Bay-Mattawa Conservation Authority (NBMCA).'* The NBMCA is satisfied that development can take place in this location. Their comments are summarized later in this report for reference.

The policy continues: *'It is recognized that the lands so designated by their nature are to be managed in such a fashion as to complement adjacent land uses and protect them from any physical hazards or their effects.'*

The property is surrounded by established residential uses and was previously utilized for residential purposes prior to demolition. The applicant will be encouraged to introduce new vegetation along the shoreline to reduce the potential for erosion of soils into Lake Nosbonsing. Any new development proposed within the Development Constraint Area, and/or Approximate Regulated Area, will require prior approval on behalf the NBMCA, the Township of Bonfield, and/or other agencies, to ensure the shoreline area is being maintained in its natural state.

Section 5.2 applies to **Development Constraint Areas**. Part 1 states that the DCA *'applies to lands with environmental constraints such as flood susceptibility, erosion susceptibility, or other physical characteristics severe enough to cause property damage or risk of life, and where, information regarding the extent and the severity of the hazard is only preliminary.'* Part 2 states: *'Development shall be controlled within the Development Constraint Area designation by the Township through a 45 m building setback from all lakes, rivers, streams and wetlands, and by the North Bay-Mattawa Conservation Authority through the North Bay Mattawa Conservation Authority Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulations'.* Part 3 confirms a permit must be obtained from the Conservation Authority *'to enable any construction or site alteration within the Development Constraint Area'*. The approximate alignment of the DCA is shown as follows for reference:

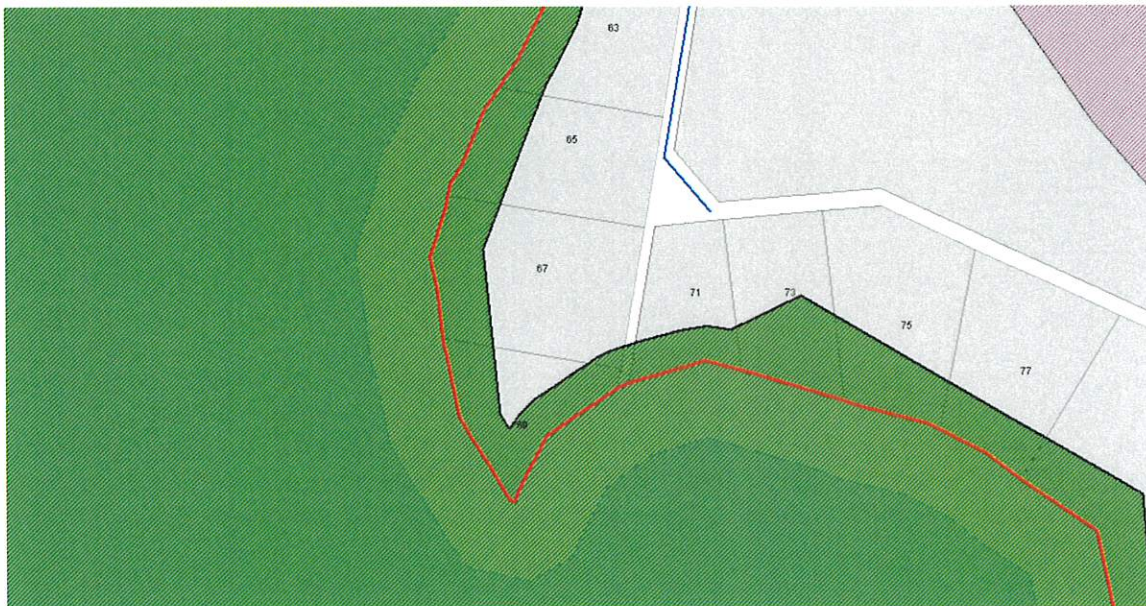


Figure Two: Approximate alignment of Development Constraint Area and Shore Road Allowance

The same rationale provided in response to Section 4.3.5 applies here. This is an existing undersized lot of record, which will require reduced setbacks to enable new development to take place. A condition is applied which requires the applicant to gain prior approval on behalf of the NBMCA to construct the dwelling and/or accessory structures. The NBMCA's response to this application is summarized later in this report for reference.

Section 7. Implementation and Interpretation

Section 7.1, part 6, confirms that *'all development agreements regarding... minor variances, and site plans are required to conform to the policies of this Official Plan'*.

Township of Bonfield Comprehensive Zoning By-Law

The property is zoned Residential Limited Services (RLS) within the Comprehensive Zoning By-law for the Township of Bonfield. The following chart summarizes existing zoning provisions and the relief being sought in **bold** as part of this minor variance application:

RLS Zoning Requirements	Current / Standard RLS Zoning Provisions Meters / Hectares Percentage	Proposed Zoning Provisions Meters / Hectares Percentage	NOTES
Minimum Lot Frontage (meters)	60 meters	31.5	Existing undersized lot of record
Minimum Lot Area (hectares)	1 Hectare	0.25 Acres / 0.1 Hectares	Existing undersized lot of record
Max. Lot Coverage (%)	10%	18.5%	Minor variance required to permit the proposed new/ replacement dwelling
Min. Front Yard Setback (meters)	10 meters	2 meters	The proposed reduced setback of 2 meters would apply to the dwelling only, and not the proposed covered deck. The distance of 2 meters is the proposed setback to the Municipal Shore Road Allowance. A separate application to purchase the SRA has been submitted. If approved, a minimum setback of at least 10 meters from the ordinary water's edge would be maintained.
Min. Interior Side Yard(s) (meters)	6 meters	2 meters	Section 6.2.1 i) of the comprehensive zoning by-law state where lots having a frontage of thirty-six (36) metres or less, the minimum interior side yard shall be 2 metres.
Min. Rear Yard (meters)	10 meters	~23 meters from the proposed dwelling to the rear boundary, adjoining Lakeshore Road.	The existing setback between the on-site sewage system and Lakeshore Road is >3 meters in accordance with zoning provision for accessory structures.
Max. Permitted Height	11 meters	Subject to a separate building permit application; but will be less than 11 meters in height.	
Accessory Structure Setback(s)	3 meters	The proposed 2 meter interior side yard and front yard setbacks do not include the SRA.	

The Residential Limited Services Zone permits residential uses including a 'Dwelling, Single-Detached' a 'Cottage and/or a 'Guest Cabin', but not an Additional Dwelling Unit.

Section 4.3.2 contains additional RLS Zone requirements and states:

- (a) Single detached dwellings may only be permitted in the Residential, Limited Service (RLS) zone when the lot is located on a year-round maintained road or a registered right of way that provides ingress and egress to an abutting year-round maintained road; and
- (b) No person shall within any Residential, Limited Service (RLS) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule B - Zone requirements Table as applicable to a (RLS) Zone, and the applicable provisions of Section 3 - General Provisions.

The subject property borders a section of municipal road allowance which has long been maintained privately by adjoining property owners. This section of privately managed road connects to the municipally maintained road allowance adjoining 53 Lakeshore Road - approximately 120 meters north of the subject property. The applicant will be expected to form their own agreement(s) with adjoining property owners regarding vehicular access to the property.

MINOR VARIANCE TESTS

Section 45(1) of the Planning Act contains four (4) tests that should be considered when determining proposals for a minor variance. The four tests and responses are provided as follows:

1. Is it in keeping with the purpose and intent of the Official Plan?

The proposed introduction of a new dwelling and/or accessory structures is consistent with the overall purpose and intent of the Official Plan.

2. Is it in keeping with the purpose and intent of the Zoning Bylaw?

The applicant has sought relief which would increase the permitted lot coverage from 10% to 18.5% allowing for the construction of a replacement dwelling on this existing lot of record. The proposal would bring a vacant property back into active use, consistent with surrounding uses. The application also seeks to recognize a reduced setback of 2 meters on both interior side yards and the front yard (excluding the Municipal Shore Road Allowance). This is consistent with Section 6.2.1 i) of the comprehensive zoning by-law, which states, where lots have a frontage of thirty-six (36) metres or less, the minimum interior side yard can be 2 metres.

3. Is it minor in nature?

The subject property comprises a vacant undersized lot of record, which previously accommodated a dwelling and accessory structures [now demolished]. Existing site servicing arrangements continue to remain in place. The application proposes an increase in lot coverage from 10 percent to 18.5%; in addition to reduced interior side yard and front yard setback(s) of 2 meters - not including the Municipal Shore Road Allowance.

The reduced setback provisions for the interior side yards are permitted in accordance with Section 6.2.1 i) of the comprehensive zoning by-law which applies to lots with a frontage less than 36 meters. The property currently has 31.5 meters of frontage. The proposed front yard setback

of 2 meters would not apply if the abutting Shore Road Allowance is sold to the applicant; including a requirement to maintain a setback of at least 10 meters from the ordinary water's edge - subject to NBMCA approval. The proposal can, therefore, be considered 'minor' for planning purposes.

4. Is it appropriate and desirable development for the area?

The applicant has already removed some unauthorized structures left by the previous owner from the property in an attempt to improve property standards and is committed to building a new replacement dwelling on these vacant lands. Considering the existing built form and density of neighbouring properties, and also, the requirement to maintain a setback of at least 10 meters from the ordinary waters' edge, while at the same time maintaining existing mature, vegetated property boundaries, and a naturalized shoreline, the proposal can be considered compliant with the Townships' zoning by-law provisions. The proposed dwelling and/or accessory structures would be compatible with surrounding residential and recreational uses and can, therefore, be considered 'appropriate' and 'desirable' for planning purposes.

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act* circulation to neighbouring property owners within a radius of 60 meters and appropriate agencies / bodies was completed on the 21st day of July 2026.

The following provides a summary of the responses received:

Neighbouring Property Owners - No Official Comments received in response to the application at this time.

Township Staff - No additional comments received in response to the application at this time.

Government Agencies

The North Bay Mattawa Conservation Authority commented that '*The NBMCA regulates development in and around hazardous lands, wetlands, and watercourses under Ontario Regulation 41/24*'. It continued: '*The regulatory flood elevation for Lake Nosbonsing is 237.32m CGVD2013 and that 'new, habitable development is typically not permitted below this elevation*'.

The NBMCA also commented that it '*regulates the flood and erosion hazard lands of Lake Nosbonsing and the adjacent 15m under O. Reg 41/24*', and '*where development is proposed within the regulated area, a Section 28 permit may be required*'.

In this context, the NBMCA commented that '*a file review of the proposal and property was undertaken by the On-site Sewage Systems department of NBMCA in September 2024*' and that their were '*no concerns with respect to Part 8 of the Ontario Building Code [OBC]*'. As such, the response noted '*the NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS*' and, therefore, has '*no objection*' to the proposals.

SUMMARY AND CONCLUSION

This planning report has provided an overview of minor variance application reference A2/2026: 71 Lakeshore Road. The applicant has requested a minor variance to permit an increase in the maximum lot coverage from approximately 10 per cent to 18.5 per cent; plus, reduced interior side yard and front yard setbacks of 2 meters to allow the construction of a new replacement dwelling at the above registered property.

A separate application has been submitted to purchase the Municipal Shore Road Allowance to the south of the property. If approved, the applicant would utilize part of the SRA to construct a covered deck on the south-facing elevation of the dwelling - without exceeding the maximum lot coverage provisions proposed within this application.

If the SRA purchase application is approved, the proposed front yard setback of 2 meters would no longer apply, and a minimum setback of at least 10 meters from the shoreline would be guaranteed - in accordance with current zoning setback provisions for the RLS zone.

A site visit was conducted together with the Township's Chief Building Official and the applicant(s) in May 2026 when it was revealed that prior consultation had taken place with representatives of the NBMCA, and that no concerns had been raised in principle pertaining to either the use of the existing On-Site Sewage System, or the construction of the dwelling / covered deck in the location as proposed.

Conditions have been proposed which would require the applicant to obtain a Section 28 permit for any works proposed within the Development Constraint Area and/or Approximate Regulated Area. The applicant will also be required to undertake testing of the existing well prior to occupancy of the future dwelling; and register the well with the MOE.

The property benefits from a mature landscape buffer along the east, west, and northern perimeter boundaries; and the shoreline will be maintained in its naturalized state. The proposal appears to meet each of the four tests of a minor variance and is recommended for approval.

RECOMMENDED ACTION:

That Minor Variance Application A2/2026: 71 Lakeshore Road, Badke-Brooks be approved with the following amendments and conditions:

1. That an increase in the maximum lot coverage from approximately 10 per cent to 18.5 per cent be permitted to allow the construction of a new dwelling, plus accessory structures, with a total built footprint on the property of approx. 2,011 Sq Ft. / 186.8 Sq. m; and
2. That reduced interior side yards and a front yard setback of 2 meters be permitted in relation to the proposed dwelling - not including the proposed covered deck, or the Shore Road Allowance, which is subject to a separate SRA purchase application;
3. That a Section 28 permit be obtained from the NBMCA pertaining to any proposed works within the Development Constraint Area Designation and/or Approximate Regulated Area (ARA);

4. That an On-site Sewage System permit be obtained from the NBMCA;
 5. That the existing well be tested and registered with the MOE; and
 6. That a building permit for the proposed dwelling, and/or other accessory structures, be obtained from the Chief Building Official representing the Township of Bonfield.
-

Respectfully,

S Blakeley

Simon Blakeley

Planning Administrator

I concur with this report,

Nicky Kunkel

Nicky Kunkel

CAO Clerk-Treasurer

Attached:

Notice of Application for a Minor Variance

Application for Minor Variance

Sketch for Planning Purposes



**NOTICE OF PUBLIC MEETING REGARDING
A PROPOSED MINOR VARIANCE**
(Section 45, Planning Act 1990 As Amended)

File No. A2/2026

Owner and Applicant: Kerstin Badke & Stephen Brooks
71 Lakeshore Road, Bonfield

1. An Application for a minor variance has been submitted under subsection 45 of the Planning Act. The purpose of the minor variance is to increase the maximum lot coverage from 10 per cent to 18.5 per cent; and also, to recognize a reduction in the proposed minimum setback of the front and side yard(s) of the existing property (not including the existing municipal shore road allowance) of 2 meters, on lands legally described as: CON 6 PT LOT 3 PCL 19438 (71 Lakeshore Road, Bonfield) a sketch of the property is provided below for reference.
2. The land which is the subject of the application is not the subject of an application under the Act for an O.P., Zoning By-Law, or Ministers Zoning Order amendment.
3. Any person may make written representations in response to the application as presented. Comments are requested to be submitted in writing to the Planning Administrator by Tuesday 4 August, 2026. The final opportunity to provide verbal comments on the application will be at the scheduled meeting of the Committee of Adjustment, on Tuesday 11 August 2025 @5:30pm.
4. If a person or public body that files an appeal of a decision of the Township of Bonfield in regard to the proposed minor variance does not make written submissions to the Township of Bonfield before it determines the application, the Ontario Land Tribunal may dismiss the appeal.
5. If you wish to speak at the Committee of Adjustment and/or be notified of the decision of the Township of Bonfield regarding the proposed minor variance, you must make a written request to the CAO Clerk-Treasurer representing the Township of Bonfield at 365 Highway 531, Bonfield, ON, P0H 1E0.

ADDITIONAL INFORMATION
regarding this application for a
minor variance can be obtained by
contacting: Simon Blakeley,
Planning Administrator, at
705-776-2641, Ext. 126, during
regular office hours, or by email at:
planning@bonfieldtownship.com
subject to the Municipal Freedom
of Information and Protection of
Privacy Act.

Dated at the Township of Bonfield
this 21st day of July 2026.



July 1, 2026

To whom it may concern,

Please consider this letter of intent as part of our minor variance application and shore road closure application for our property at 71 Lakeshore Rd in Bonfield.

We bought this property in 2021 as a vacant lot with existing septic and well. There was an excavated area in the middle of the property resulting from the demolition of a previous dwelling, which was completed by the previous owners. Since our ownership began we have removed existing sheds and gazebos that were in disrepair with the hope of cleaning up the lot to improve the landscape and provide a blank canvas for our envisioned atmosphere.

We are proposing to build a 1 storey slab-on-grade dwelling with 3 bedrooms and 2 bathrooms. We intend to use this property primarily for our family's personal use, while also making it available as a short-term rental at time to help offset the costs of owning and maintaining the property.

The floor plan we have presented covers 1333sqft with a covered entry at 48sqft and a covered deck on the lakeside of 616sqft. With the current land size of 0.25 acres, per our MPAC evaluation on file, this would put us at a lot coverage of 18.3%, which would put us over our 10% lot coverage allotment currently designated for our Residential Limited-Service Zoning. Without our covered porch on the lakeside, the proposed lot coverage would still exceed the permitted maximum at 12.7%. The additional coverage requested is to allow for a covered and partially screened porch that is well suited to the property's waterfront setting. Given the proximity to the lake, the area experiences significant insect activity during much of the spring and summer and a screen outdoor space would allow our family and guests to comfortably enjoy the property while remaining outdoors. We believe this modest increase in lot coverage will significantly improve the functionality and enjoyment of the property without altering the residential character of the neighbourhood or create adverse impacts on adjacent properties.

We respectfully request your consideration in approving this minor increase in lot coverage to accommodate this design.

We have also submitted for a SRA closure application to assist in accommodating our proposed design and to ensure we are in compliance with the setbacks outlined in the zoning bylaw. Due to the location of the existing well and septic systems on the property we were limited in terms of placement of the new dwelling. Currently we have applied for a revision to the front lot setback of less than 2m due to the proximity of the SRA lot line. With the approval of the SRA closure this will no longer be an issue.

Thank you for taking the time to review our application. We appreciate your consideration and would be pleased to answer any questions or provide any additional information that may assist in your review. We are excited for the opportunity to thoughtfully redevelop this property to create a cottage that complements the surrounding waterfront community for years to come.

Sincerely,

Kerstin Badke and Stephen Brooks

ON-SITE SEWAGE SYSTEM FILE REVIEW INSPECTORS REPORT



NORTH BAY - MATTAWA
CONSERVATION
AUTHORITY

Name: Kerstin Badke and Stephen Brooks File #: FR48-24
Address: 71 Lakeshore Road
Lot: 3 Con: 6 Sub-lot: _____ Plan: Parcel 19438
Township: Bonfield District of: Nipissing
Roll #: 4826 000 001 11000 0000

Use Permit/NOC Issued: Yes ☒ No ☐ Permit #: 32-BO-78
Site Inspection Conducted: Yes ☐ No ☒
Class: 4 Tank Size: 3600 (L) Bed Size: 64 M Contact Area: N/A MLA: N/A
Original Permit for: 3 Bedrooms N/A Fixture Units N/A m² Floor Area
Other: _____

I have reviewed the information attached and submitted with the above noted file.

After construction/renovation/addition, proposal will consist of:

<u>3</u> bedrooms	Q = <u>1600 L/Day</u>
<u>17.5</u> fixture units	T = <u>40</u>
<u>154</u> m ² floor area	
_____ other, explain	<u>Replace existing mobile home with proposed single family dwelling.</u>

☒ The proposed construction should not result in an increase in the sewage flows generated on the property. Therefore, the Conservation Authority has no objections to the continued use of your sewage disposal system.

☐ The proposed construction should not exceed the capacity of any component of the existing sewage system. Therefore, the Conservation Authority has no objections to the continued use of the existing sewage system.

☐ The existing sewage system is not sized sufficiently to handle the projected flows from such construction. The system would require enlargement and/or replacement in order to conform to the current Building Code Act and applicable Regulations. Therefore, the Conservation Authority is **NOT** recommending approval.

Existing Tank OK

Yes ☒ No ☐

Existing Size: 3600 L

Existing Bed OK

Yes ☒ No ☐

Existing Size: 64 M

Note: Any over-loading and/or subsequent malfunction of your system may result in the need to upgrade your sewage system to the standard and provisions as set out in the Ontario Building Code and applicable Regulations. Amendments to review permitted within 1 year of issuance.

☒ Recommended

☐ NOT Recommended

☐ Recommended with: _____

Comments: See FR44-20. All setbacks requested on required site plan were not listed, existing setbacks to property lines may not be adequate, but OK as there is no increase in flow.

File Reviewed by: _____

Date: September 24, 2024

I/CBO-SS: _____

Date: September 25, 2024



TOWNSHIP OF BONFIELD
APPLICATION FOR MINOR VARIANCE
OR FOR PERMISSION

Planning Act, R.S.O. 1990. C. P.13

Received: _____

File No.: _____

The Undersigned hereby applies to the Committee of Adjustment for the Township of Bonfield under section 45 of the Planning Act, 1990 for relief, as described in the application, from By-Law No. 2000-08

PROPERTY INFORMATION

Property Address:	Street No. 71	Street Name: Lakeshore Rd
Registered Plan:		
Lot:		
Legal Description:		
Concession/ Pt Lot:	Con 6 Pt Lot 3 pc1 19438	
Tax Roll Number:	4826-000-001-11000-0000	

OWNER/ APPLICANT INFORMATION

Select one	☒ Person	☐ Company		
Registered Land Owner	Surname: Badke Brooks	First Name: Kerstin Stephen		
Company Name	(Company ONLY)			
Application Contact	Surname:	First Name:		
Address	Street No: 32	Street Name: Long Point Dr		
City	Callander	Province: ON	Postal Code:	P0H 1H0
Telephone	905-925-0510	Fax:		

AGENT INFORMATION

Firm				
Application Contact	Surname:	First Name:		
Address	Street No:	Street Name:		
City	Province:	Postal Code:		
Telephone	Fax:			

MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES

Institution/ Company				
Contact Reference	Surname:	First Name:		
Address	Street No:	Street Name:		
City	Province:	Postal Code:		
Telephone	Fax:			

1.

Describe the nature and the extent of relief applied for (please indicate what the by-law requirement is and what you are proposing):

① Lot coverage increase. current allotment = 10%.
proposed = ~~10%~~ 18.5%.
* for current dwelling + future porch roof extension

② Front lot setback: current allotment = 10m
(to SRA) proposed = 2m
* limited placement due to existing well + septic setback. ③ Side Yard Setback = 2m

2.

Why is it not possible to comply with the provisions of the by-law?

① maximize use of lot + improve aesthetic + useability of property for personal + investment use.

②

3. Provide the date of the acquisition of the property: April 01 2022

4. Provide the date of the construction of all buildings/ structures: 2026-2027

5. What is the existing use of the property: vacant land - prev residential

6. Provide the length of time the existing uses of the property have continued: unknown

7. Provide the existing uses of the abutting properties: residential / seasonal

8. Dimensions of the property affected:

Property Dimensions	Metric	Imperial
Frontage:	Irreg	(road) 70' = 12.5'
Depth:		110' - 139'
Area:	10,890	0.2500

9. Describe the particulars of all buildings and/ or structures on the existing and the proposed for the subject property:

Building/Structure Particulars	Existing	Proposed
Accessory Structure:		
Ground Floor Area (including garage, if applicable):		
Ground Floor Area (excluding garage, if applicable):		1381 + 616 (future porch roof)
Height:		<6m
Width:		32'
Length:		44'
Number of Storeys:		1
Please identify side yard setback by minimum distance of the lot lines and which geographical direction (i.e., east, west, etc.)	Existing	Proposed
Front Yard Setback:		2m
Rear Yard Setback:		20m
Side Yard Setback:		2 - 3m
Side Yard Setback:		2 - 3m

10. Check the appropriate box respecting the availability of Municipal Services:

Source of Water/Sewer:	YES	NO
Municipal Water		
Sanitary Sewers		
Storm Sewers		
Well	✓	

11. Check the appropriate box respecting access to the property:

Source of Access:	YES	NO
Provincial Highway		
Municipal Road		
Other Public Road	✓	
Water Access Only		

If access is by water only, indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

12. What is the Parent Zoning By-Law number? RLS 413

13. What is the Zoning By-Law Designation? Residential limited service

14. What is the Official Plan Designation? _____

15. Has the present owner(s) ever applied for a minor variance or permissions regarding the subject property? ☐ Yes ☒ No

If yes, briefly describe and include file numbers and the dates of filing:

16. Is the subject property part of a current application for consent under section 53 of the Planning Act, R.S.O. 1990 (as revised)? ☐ Yes ☒ No

AUTHORIZATION OF OWNERS

I/We, _____ the undersigned,

hereby authorize _____
(print full name, including company)

to submit the enclosed application to the Committee of Adjustment of the Corporation of the Township of Bonfield, and to appear on my/our behalf at any hearing(s) of the application, and further, to provide any information or materials required by the Committee relevant to the application.

Signature(s): _____

at the: _____
(Township)

this _____ day of _____, _____
(Day) (Month) (Year)

DECLARATION

I/We, Kerstin Badlee + Stephen Brooks

of the Township of Bonfield
(Township)

in the of Nipissing District
(District)

Solemnly declare that all the statements contained in this application are true and I 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.

(signature of owner(s) or authorized agent)

Declared before me a the Township of Bonfield this 01 of July, 2026
(Township) (Day) (Month) (Year)

A Commissioner, etc.

NOTES: 1. It is required that one copy of this application be filed with the secretary-treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accompanied by a fee of \$400.00 in cash or cheque made payable to the **TOWNSHIP OF BONFIELD**.

2. Each copy of the application must be accompanied by a plan showing the dimensions of the subject land and of all abutting land showing the location, size and type of all buildings and structures on the subject and abutting land. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.

PLANNING REPORT

MEETING DATE: August 11, 2026
TO: Committee of Adjustment
FROM: Simon Blakeley, Planning Administrator
SUBJECT: Minor Variance Application Ref: A4/2026:16 Cedar Lane

RECOMMENDATION:

That Minor Variance Application A4/2026: 16 Cedar Lane be approved with the following amendments and conditions:

1. That an increase in the maximum lot coverage from 10 per cent to 15.5 per cent; a reduced setback of the western interior side yard of 1.5 meters; and a reduced eastern interior side yard setback of 2 meters be permitted.
 2. That prior approval be obtained from the NBMCA regarding the construction of all accessory structures proposed within the approximate regulated area; and
 3. That a building permit for the proposed dwelling, and/or other accessory structures, be obtained from the Chief Building Official representing the Township of Bonfield.
-

SUBJECT PROPERTY AND LAND USE:

The subject property is an existing lot of record for planning purposes. It comprises an irregular-shaped gently sloping lot which declines in elevation from Cedar Lane, in a southbound direction, towards Lake Nosbonsing. The property includes the former Municipal Shore Road Allowance, which was purchased in 2018. It contains an existing dwelling, plus two small sheds, and is legally described as BONFIELD CON 7 PT LOT 2 PT; RD ALLOW PLAN NR671 PART 7; RP 36R14462 PART 2 PCL 21677.

The property has a mixed land use designation according to the current Official Plan for the Township of Bonfield. The majority of the property is designated '*rural*' and '*hazard land*' with an additional '*recreational area*' designation applicable to the northern portion, abutting the railway lands. A '*development constraint area*' designation also covers the southern two thirds of the lot. That designation is further overlaid by an Approximate Regulated Area (ARA) under the jurisdiction of the North Bay Mattawa Conservation Authority (NBMCA).

The hazard land and development constraint area designations, plus the ARA, are all understood to relate to the low-lying topography of the land in this location which borders Lake Nosbonsing.

The property is also identified within the Comprehensive Zoning By-law for the Township of Bonfield as falling within the Residential Limited Services (RLS) zone. The RLS zone applies because Cedar Lane is not a municipally maintained section of Road Allowance. The RLS zone also limits the current permitted lot coverage to 10% for which a variance is being sought.

The property is currently assessed by MPAC as being a '*single family detached on the water - year round residence*'. The property is bordered by a mix of established year-round and seasonal residences which abut the municipal shore road allowance. These include single-family detached dwellings, cottages, and other accessory uses consistent with this waterfront location.

From a landscaping perspective, relatively mature side yard buffers are in place including a mix of trees and bushes along the western, eastern and northern boundaries. The south facing front yard which abuts the lake contains mature trees, and south-facing views across Lake Nosbonsing.



Figure One: Redline Block Plan and Aerial view of 71 Lakeshore Road

APPLICANT'S PROPOSAL:

The applicant has requested a minor variance to permit an increase in the maximum lot coverage from approximately 10 per cent to 15.5 per cent. The proposal would allow for the construction of new decks, and a garage, associated with an existing dwelling.

In making the proposal, the applicant is also seeking relief from the existing zoning bylaw to recognize a reduced setback along the western interior side yard of 1.5 meters, which pertains to the existing legal non-complying dwelling; and also, a reduced eastern interior side yard setback of 2 meters in accordance with Section 6.2.1 i) of the comprehensive zoning by-law, which applies to lots with a frontage of thirty-six (36) meters or less.

PLANNING POLICY REVIEW:**PROVINCIAL PLANNING STATEMENT (PPS) 2024**

The new Provincial Planning Statement (PPS 2024) for the Province of Ontario came into effect on October 20, 2024. The PPS contains a series of updated policies designed to shape land use planning and development decisions across the province. The PPS does not specifically address 'minor variances' as it is generally geared towards larger-scale developments including new lot creation; however, the general premise of PPS 2024, and more recent amendments made to the Ontario Planning Act, plus other Development-oriented Acts, is to reduce 'red tape' and support new investment opportunities.

TOWNSHIP OF BONFIELD OFFICIAL PLAN

The Township of Bonfield's Official Plan contains several policies applicable to the proposal:

Section 3 applies to **General Development Policies** and states new development proposals will be evaluated in reference to all applicable policies contained within the Official Plan. It also notes the Township may refer to external agencies for technical assistance where applicable.

Section 3.6 applies to **Watercourses and Lakeshore Development**. The policy considers the capacity of lakes to accommodate additional development. As previously noted, the property is currently assessed as being a *'single family detached on the water - year round residence'*. It is an established undersized lot of record which contains an existing dwelling, two sheds, site servicing arrangements (septic & well) and some other small-scale accessory structures. The proposal to install decks, and construct a new garage, to replace the existing temporary accessory structures, would improve property standards; and not impact previous 'lake capacity' calculations established by the NBMCA and other stakeholders. The applicant recently gained approval on behalf of the NBMCA to *'construct a 43.3 Sq meter deck attached to the second storey of the existing home on helical piles'* within the approximate regulated area. No objections have subsequently been raised regarding the proposal as presented.

Section 3.18 applies to **Accessory Uses and states, under part 1:** *'Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted'*. It is further clarified that the proposed garage could not include a habitable Additional Dwelling Unit (ADU) in the context of Zoning By-law 2025-11.

Section 4.2 applies to the **Rural Area** and specifies permitted uses within the rural area designation, which includes the established residential use.

Section 4.3.1 applies to **Lake Nosbonsing** and states *'it is the intent of this Official Plan to ensure that special care is taken through lake and watershed development controls to maintain and improve the existing level of water, aesthetic and fishery quality of Lake Nosbonsing'*. The applicant has obtained approval on behalf of the NBMCA to undertake the works as specified.

Section 4.3.5 applies to **Seasonal and Permanent Residential Development**.

The property is an established lot of record and is somewhat undersized at 0.35 Acres, or 0.14 Hectares, compared to current standards for new lot creation. The property contains an existing dwelling and a series of small accessory structures, plus a septic system, and well. The proposed garage would be situated to the northeast corner of the lot, beyond 30 meters from the ordinary water's edge. It presents an opportunity to improve property standards by reducing the number of accessory structures.

Section 4.4 applies to **Hazards lands**. The policy states *'no buildings, nor the placing and/or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas subject to flooding or physical limitations of any kind without the written consent of the North Bay-Mattawa Conservation Authority (NBMCA).'* The NBMCA is satisfied that development can take place in this location. Their comments are summarized later in this report for reference.

The policy continues: *'It is recognized that the lands so designated by their nature are to be managed in such a fashion as to complement adjacent land uses and protect them from any physical hazards or their effects.'* The property is surrounded by established residential. The applicant will be encouraged to maintain a vegetative buffer along the shoreline, to reduce the potential for erosion of soils into Lake Nosbonsing. Any additional future development proposed within the Development Constraint Area, and/or Approximate Regulated Area, would require prior approval on behalf the NBMCA, the Township of Bonfield, and/or other agencies.

Section 5.2 applies to **Development Constraint Areas**. Part 1 states that the DCA *'applies to lands with environmental constraints such as flood susceptibility, erosion susceptibility, or other physical characteristics severe enough to cause property damage or risk of life, and where, information regarding the extent and the severity of the hazard is only preliminary.'* Part 2 states: *'Development shall be controlled within the Development Constraint Area designation by the Township through a 45 m building setback from all lakes, rivers, streams and wetlands, and by the North Bay-Mattawa Conservation Authority through the North Bay Mattawa Conservation Authority Development, Interference with*

Wetlands and Alterations to Shorelines and Watercourses regulations'. Part 3 confirms a permit must be obtained from the Conservation Authority 'to enable any construction or site alteration within the Development Constraint Area'.

The approximate alignment of the DCA is shown as follows for reference:

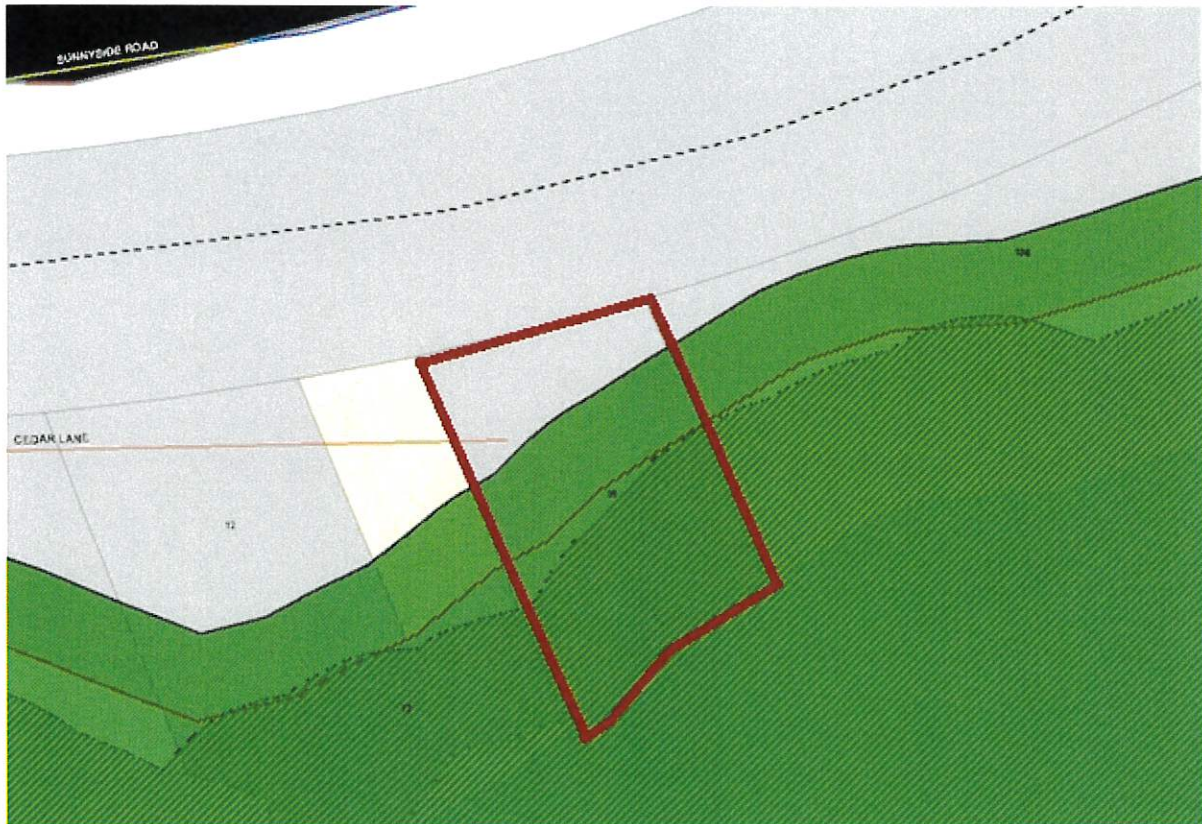


Figure Two: Approximate alignment of Development Constraint Area and Shore Road Allowance

The same rationale provided in response to Section 4.3.5 applies here. A condition is applied which requires the applicant to gain prior approval on behalf of the NBMCA to construct the accessory structures. The NBMCA's response to this application is summarized later in this report for reference.

Section 7. Implementation and Interpretation

Section 7.1, part 6, confirms that 'all development agreements regarding... minor variances, and site plans are required to conform to the policies of this Official Plan'.

Township of Bonfield Comprehensive Zoning By-Law

The property is zoned Residential Limited Services (RLS) within the Comprehensive Zoning By-law for the Township of Bonfield. The following chart summarizes existing zoning provisions and the relief being sought in **bold** as part of this minor variance application:

RLS Zoning Requirements	Current / Standard RLS Zoning Provisions Meters / Hectares Percentage	Existing Setbacks and Proposed Zoning Provisions Meters / Hectares Percentage	NOTES
Minimum Lot Frontage (meters)	60 meters	~30 meters	Existing undersized lot of record
Minimum Lot Area (hectares)	1 Hectare	0.35 Acres / 0.14 Hectares	Existing undersized lot of record
Max. Lot Coverage (%)	10%	15.5%	Minor variance required to permit the proposed new decks and garage associated with the existing dwelling.
Min. Front Yard Setback (meters)	10 meters	~13 meters	
Min. Interior Side Yard(s) (meters)	6 meters	Interior SY1 - western boundary: 1.5 meters Interior SY2 - eastern boundary: 2 meters	Section 6.2.1 i) of the comprehensive zoning by-law states where lots have a frontage of thirty-six (36) metres or less, the minimum interior side yard shall be 2 metres.
Min. Rear Yard (meters)	10 meters	~11 meters from the outside of the proposed deck to the northern property boundary.	
Max. Permitted Height	11 meters	Subject to a future building permit application.	Will be less than 11 meters.
Accessory Structure Setback(s)	3 meters	2 meters (Proposed garage)	In accordance with Section 6.2.1 i) of the comprehensive zoning by-law.

The comprehensive zoning by-law permits a 'Dwelling, Single-Detached', a 'Cottage' and a 'Guest Cabin', but not an Additional Dwelling Unit (ADU) in the Residential Limited Services (RLS) zone.

Section 4.3.2 contains additional RLS Zone requirements and states:

(a) Single detached dwellings may only be permitted in the Residential, Limited Service (RLS) zone when the lot is located on a year-round maintained road or a registered right of way that provides ingress and egress to an abutting year-round maintained road; and

(b) No person shall within any Residential, Limited Service (RLS) Zone use any lot, or erect, alter or use any building structure except in accordance with Schedule B - Zone requirements Table as applicable to a (RLS) Zone, and the applicable provisions of Section 3 - General Provisions.

The subject property is served by Cedar Lane, a private road which has long been maintained by adjoining property owners. Cedar Lane connects with Sunnyside Road, which is a municipally maintained road via an existing publicly controlled road crossing - approximately 125 meters to the west. All development will be required to adhere to zoning provisions set forth within Section 3 of the Comprehensive Zoning By-law unless subject to approval as part of this minor variance application and/or other forms of planning, building, and regulatory control.

MINOR VARIANCE TESTS

Section 45(1) of the Planning Act contains four (4) tests that should be considered when determining proposals for a minor variance. The four tests and responses are provided as follows:

1. Is it in keeping with the purpose and intent of the Official Plan?

The proposed introduction of new decks and a garage are consistent with the overall purpose and intent of the Official Plan.

2. Is it in keeping with the purpose and intent of the Zoning Bylaw?

The applicant has sought relief which would increase the permitted lot coverage from 10% to 15.5% allowing for the construction of new decks and a garage. The proposal would marginally increase the storage capacity while consolidating storage within a single structure, improving the visual appeal of the property in accordance with broader Township goals to improve property standards.

The application also seeks to recognize an existing reduced setback of 1.5 meters along the western interior side yard, which pertains to an established legal non-complying dwelling; and permission for a reduced setback of 2 meters to allow the construction of a new garage, consistent with Section 6.2.1 i) of the comprehensive zoning by-law, which states, where lots have a frontage of thirty-six (36) metres or less, the minimum interior side yard can be 2 metres. As such, the proposal can be considered in keeping with the overall purpose and intent of the Zoning Bylaw.

3. Is it minor in nature?

The subject property comprises an existing undersized lot of record which contains an existing dwelling, plus two sheds, and some other small scale accessory structures. The proposed increase in lot coverage from 10 percent to 15.5% would allow for the construction of two decks and a new garage, which would marginally improve the storage capacity and allow for the removal of surplus accessory storage structures from the property. The proposed new garage would be well-screened and set back as far as possible from the ordinary water's edge. The existing vegetative buffer along the water's edge will be maintained, with any proposed works within the approximate regulated area and development control area requiring prior approval on behalf of the NBMA. All considered, with the proposed safeguards in place, the proposal can be considered minor for planning purposes.

4. Is it appropriate and desirable development for the area?

The applicant is seeking to invest in new decks and a garage - in ways that have the potential to improve the internal storage capacity, and overall visual appearance of the property. The applicant will also be required to adhere to planning requirements, including the need to obtain prior approval on behalf of the NBMA for any works proposed within the ARA. The proposed construction of the new decks and garage would be compatible with surrounding residential and recreational uses and can, therefore, be considered '*appropriate*' and '*desirable*' for planning purposes.

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act* circulation to neighbouring property owners within a radius of 60 meters and appropriate agencies / bodies was completed on the 24th day of July 2026. The following provides a summary of the responses received:

- **Neighbouring Property Owners** - No official comments have been received at the time of writing this report.
- **Township Staff** - No additional comments have been received at the time of writing this report.
- **Government Agencies**

The North Bay Mattawa Conservation Authority commented that *'the regulatory flood elevation for Lake Nosbonsing is 237.32m CGVD2013 and new, habitable development is typically not permitted below this elevation'*; however, noted that a Section 28 permit has already been issued for *'the construction of the proposed deck within the regulated area'*, that the *'proposed site development does not appear to encroach on the existing septic system'* and, therefore, that the Conservation Authority has *'no concerns'*.

SUMMARY AND CONCLUSION

This planning report has provided an overview of minor variance application reference A4/2026:

16 Cedar Lane. The applicant has requested a minor variance to permit an increase in the maximum lot coverage from approximately 10 per cent to 15.5 per cent; plus, reduced interior side yard setbacks of 1.5 meter and 2 meters associated with the existing legal non-complying dwelling, and a proposed future garage on this undersized lot.

A site visit was conducted in July 2026 where the existing dwelling and accessory structures were observed. The applicant also recently engaged the North Bay Mattawa Conservation Authority regarding the proposal to construct a south-facing deck, within the approximate regulated area, and no objections have been raised.

The property benefits from a relatively mature landscape buffer on its eastern, western, and northern boundaries; and the shoreline / front yard will also be maintained in a naturalized state. The proposal is therefore considered to meet each of the four tests of a minor variance and is recommended for approval.

RECOMMENDED ACTION:

That Minor Variance Application A4/2026: 16 Cedar Lane be approved with the following amendments and conditions:

1. That an increase in the maximum lot coverage from 10 per cent to 15.5 per cent; a reduced setback of the western interior side yard of 1.5 meters; and a reduced eastern interior side yard setback of 2 meters be permitted.
2. That prior approval be obtained from the NBMCA regarding the construction of all accessory structures proposed within the approximate regulated area; and
3. That a building permit for the proposed dwelling, and/or other accessory structures, be obtained from the Chief Building Official representing the Township of Bonfield.

Respectfully,

S Blakeley

Simon Blakeley
Planning Administrator

I concur with this report,

Nicky Kunkel

Nicky Kunkel
CAO Clerk-Treasurer

Attached:

Notice of Application for a Minor Variance
Application for Minor Variance
Sketch for Planning Purposes



20 Tremblay Lane
Site Plan Sketch



To accompany a request for a license to undertake works with the Municipal Shore Road Allowance



**NOTICE OF PUBLIC MEETING REGARDING
A PROPOSED MINOR VARIANCE**
(Section 45, Planning Act 1990 As Amended)

File No. A4/2026

Owner and Applicant: Ken Juschka
16 Cedar Lane, Bonfield

1. An Application for a minor variance has been submitted under subsection 45 of the Planning Act. The purpose of the minor variance is to increase the maximum lot coverage from 10 per cent to 15.5 per cent; and also, to recognize the reduced setback of the western interior side yard of 1.5 meters pertaining to an existing dwelling; and a reduced eastern interior side yard setback of 2 meters to accommodate a new garage, on lands legally described as: BONFIELD CON 7 PT LOT 2 PT; RD ALLOW PLAN NR671 PART 7; RP 36R14462 PART 2 PCL 21677. A sketch of the property is provided below for reference.
2. The land which is the subject of the application is not the subject of an application under the Act for an O.P., Zoning By-Law, or Ministers Zoning Order amendment.
3. Any person may make written representations in response to the application as presented. Comments are requested to be submitted in writing to the Planning Administrator by Tuesday 4 August, 2026. The final opportunity to provide verbal comments on the application will be at the scheduled meeting of the Committee of Adjustment, on Tuesday 11 August 2025 @5:30pm.
4. If a person or public body that files an appeal of a decision of the Township of Bonfield in regard to the proposed minor variance does not make written submissions to the Township of Bonfield before it determines the application, the Ontario Land Tribunal may dismiss the appeal.
5. If you wish to speak at the Committee of Adjustment and/or be notified of the decision of the Township of Bonfield regarding the proposed minor variance, you must make a written request to the CAO Clerk-Treasurer representing the Township of Bonfield at 365 Highway 531, Bonfield, ON, P0H 1E0.

ADDITIONAL INFORMATION
regarding this application for a
minor variance can be obtained by
contacting: Simon Blakeley,
Planning Administrator, at
705-776-2641, Ext. 126, during
regular office hours, or by email at:
planning@bonfieldtownship.com
subject to the Municipal Freedom
of Information and Protection of
Privacy Act.

**Dated at the Township of Bonfield
this 24th day of July 2026.**



To: Bonfield Council and Committee members,

Hello, my name is Kenneth Juschka, and I own the property at 16 Cedar Lane, Bonfield, Ontario. My wife, Fernande, and I have been proud members of this community for the past 26 years. Recently, we retired here and became full-time residents on the lane.

When we purchased the property, it was a seasonal dwelling set on crooked cement piers that drew water from the lake. It also had an outdated septic system. In 2008, permits were obtained, and the residence was lifted, a foundation with a basement was added, and an updated septic bed was installed. We also installed a forced-air propane furnace.

In 2022, my wife and I moved to Bonfield permanently as part of our retirement plans. Since then, we've updated the windows and front door and installed a 6-inch drilled well.

We're continuing our plans to add a deck facing the lake and eventually build a 25'x25' garage to complement the property. However, we'll need a minor variance to allow this footprint to move forward. The property will be used exclusively for residential purposes.

Thank you for your consideration.

Kenneth A Juschka

A large, dark, irregular blacked-out area, likely a redacted signature or stamp.



TOWNSHIP OF BONFIELD
APPLICATION FOR MINOR VARIANCE
OR FOR PERMISSION

Planning Act, R.S.O. 1990, C. P.13

Received: _____

File No.: _____

The Undersigned hereby applies to the Committee of Adjustment for the Township of Bonfield under section 45 of the Planning Act, 1990 for relief, as described in the application, from By-Law No. 2000-08

PROPERTY INFORMATION

Property Address:	Street No. 16	Street Name: CEDAR LANE
Registered Plan:	CONCESSION 7	
Lot:	PART LOT 2	
Legal Description:	NR 671 PART 7 RP 36R 14662	
Concession/ Pt Lot:		
Tax Roll Number:	4826	

OWNER/ APPLICANT INFORMATION

Select one	☒ Person		☐ Company	
Registered Land Owner	Surname: JUSCHKA		First Name: KENNETH A	
Company Name	(Company ONLY)			
Application Contact	Surname:		First Name:	
Address	Street No:	Street Name:		
City		Province:		Postal Code:
Telephone			Fax:	

AGENT INFORMATION

Firm	N/A			
Application Contact	Surname:		First Name:	
Address	Street No:	Street Name:		
City		Province:		Postal Code:
Telephone			Fax:	

MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES

Institution/ Company				
Contact Reference	Surname:		First Name:	
Address	Street No:	Street Name:		
City		Province:		Postal Code:
Telephone			Fax:	

1.

Describe the nature and the extent of relief applied for (please indicate what the by-law requirement is and what you are proposing):

PLEASE REFER TO COURT LETTER.
AS PER 16 CADAL HANA LOT PLAN REVIEW IS
SOUGHT FOR A REDUCED SETBACK OF 1.5m ON WEST BOUNDARY
2m ON THE EASTERN BOUNDARY AND AN INCREASE OF LOT
COVERAGE FROM THE PERMITTED 10% TO 15.5%

2.

Why is it not possible to comply with the provisions of the by-law?

EXISTING DWELLING IS NOW LEGAL NOW CONFORMING
THE BYLAW ALLOWS FOR THE REDUCED SETBACK OF 2m WITH
THE FRONTAGE IS LESS THAN 36 METERS.

BY CONSTRUCTING NEW DECK AND GARAGE WILL CREATE
MORE STORAGE SPACE IMPROVE PROPERTY AESTHETICS.

3. Provide the date of the acquisition of the property: APPROX 2000

4. Provide the date of the construction of all buildings/ structures: EOT 1966

5. What is the existing use of the property: RESIDENTIAL

6. Provide the length of time the existing uses of the property have continued: 26 YRS.

7. Provide the existing uses of the abutting properties: RESIDENTIAL

8. Dimensions of the property affected:

Property Dimensions	Metric	Imperial
Frontage:	33.5m	110 FEET
Depth:	AUG 42m	138 FEET
Area:	0.14 Hect.	0.35 ACRES

9. Describe the particulars of all buildings and/ or structures on the existing and the proposed for the subject property:

Building/Structure Particulars	Existing	Proposed
Accessory Structure:	2 SHOPS, CONTAINING 20' x 25' DECOR, GARAGE	
Ground Floor Area (including garage, if applicable):	2.386 SQ FEET	
Ground Floor Area (excluding garage, if applicable):		
Height:	20'	20'
Width:		25 x 25 FEET
Length:		
Number of Storeys:		1
Please identify side yard setback by minimum distance of the lot lines and which geographical direction (i.e., east, west, etc.)	Existing	Proposed
Front Yard Setback:		13 m
Rear Yard Setback:		3 m
INTERIOR Side Yard Setback: #1	1.5 m	1.5 m
INTERIOR Side Yard Setback: #2		2 m

10. Check the appropriate box respecting the availability of Municipal Services:

Source of Water/Sewer:	YES	NO
Municipal Water		
Sanitary Sewers (SEPTIC)	✓	
Storm Sewers		
Well	✓	

11. Check the appropriate box respecting access to the property:

Source of Access:	YES	NO
Provincial Highway		
Municipal Road	✓	
Other Public Road		
Water Access Only		

If access is by water only, indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

N/A

12. What is the Parent Zoning By-Law number? 2012-49

13. What is the Zoning By-Law Designation? RLS

14. What is the Official Plan Designation? PT RURAL PT RECREATIONAL PT HAZARDOUS LANDS

15. Has the present owner(s) ever applied for a minor variance or permissions regarding the subject property? ☐ Yes ☒ No

If yes, briefly describe and include file numbers and the dates of filing:

16. Is the subject property part of a current application for consent under section 53 of the Planning Act, R.S.O. 1990 (as revised)? ☐ Yes ☒ No

AUTHORIZATION OF OWNERS

I/We, KRE the undersigned,

hereby authorize _____
(print full name, including company)

to submit the enclosed application to the Committee of Adjustment of the Corporation of the Township of Bonfield, and to appear on my/our behalf at any hearing(s) of the application, and further, to provide any information or materials required by the Committee relevant to the application.

Signature(s): _____

at the: _____
(Township)

this _____ day of _____, _____
(Day) (Month) (Year)

DECLARATION

I/We, KENNETH A JUSCHKA

of the BONFIELD TOWNSHIP
(Township)

in the of NIPPISSING
(District)

Solemnly declare that all the statements contained in this application are true and I 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.

(Signature of owner(s) or authorized agent)

Declared before me a the BONFIELD this 23 of JULY, 2026
(Township) (Day) (Month) (Year)

A Commissioner, etc.

NOTES: 1. It is required that one copy of this application be filed with the secretary-treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accompanied by a fee of **\$400.00** in cash or cheque made payable to the **TOWNSHIP OF BONFIELD**.

2. Each copy of the application must be accompanied by a plan showing the dimensions of the subject land and of all abutting land showing the location, size and type of all buildings and structures on the subject and abutting land. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.

LOT COVERAGE
CALCULATION

DRAWING REF: 002.

LOT 15398.91 Sq. Ft.

DRIVEWAY

32' x 25' = 800 Sq. Ft.

20' x 8' = 160 Sq. Ft.

Deck 1 = 427 Sq. Ft. (Applicant provided figure)

Deck 2 = 132 Sq. Ft.

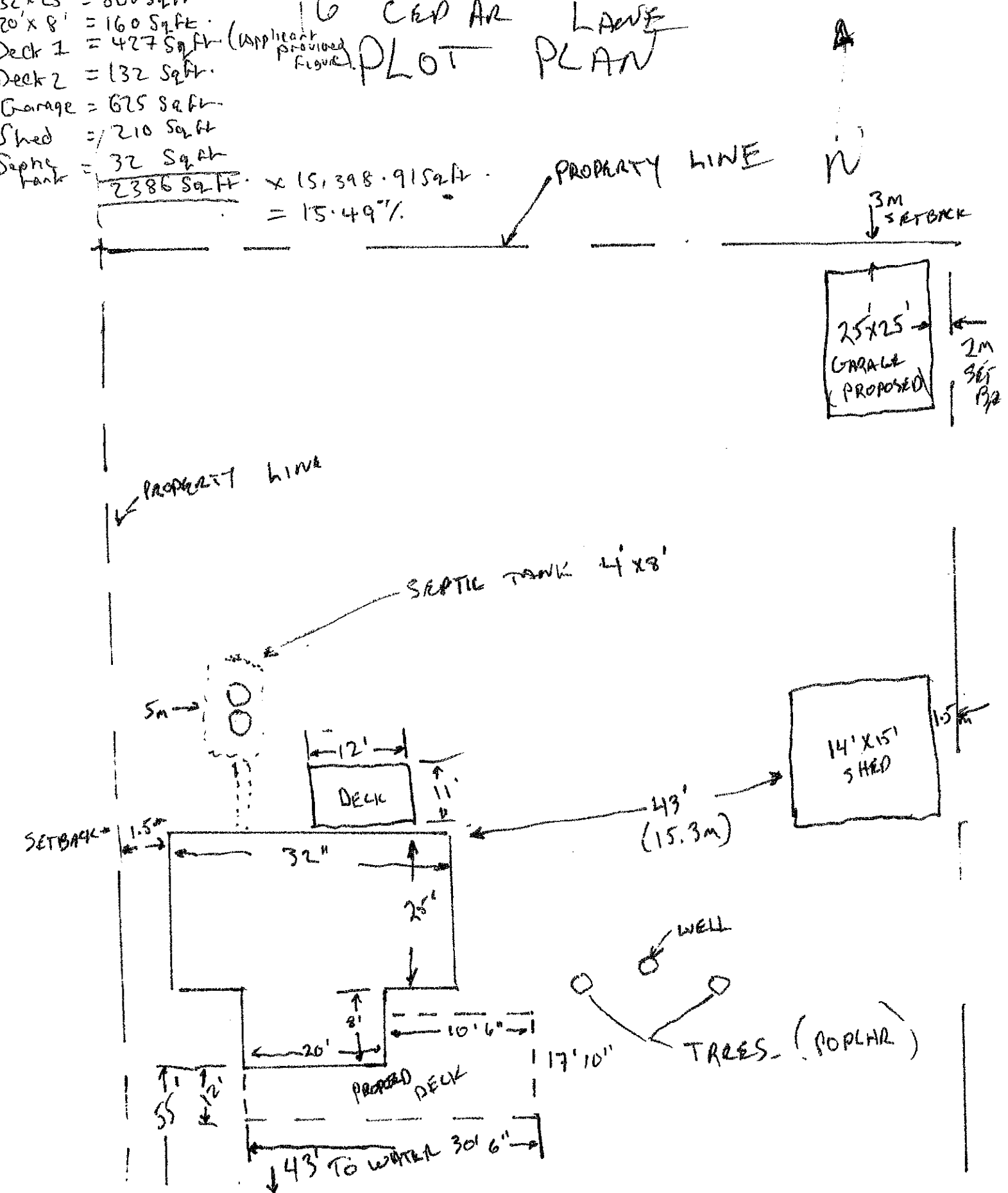
Garage = 625 Sq. Ft.

Shed = 210 Sq. Ft.

Septic tank = 32 Sq. Ft.

$$\frac{2386 \text{ Sq. Ft.}}{15398.91 \text{ Sq. Ft.}} = 15.49\%$$

6 CAP AR LAWF
PLOT PLAN



PLANNING REPORT

MEETING DATE: August 11, 2026
TO: Committee of Adjustment
FROM: Simon Blakeley, Planning Administrator
SUBJECT: Minor Variance Application Ref: A3/2026:

RECOMMENDATION:

That Minor Variance Application A3/2026: 1975387 Ontario Inc. be part-approved subject to the following proposed amendments and conditions:

1. That a reduced lot frontage of 37m (from 60m), a reduced front yard setback of 0m (from 6m), and a reduced lot size of 0.1 Hectare be permitted in relation to proposed Severed Lot 1; with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the Residential First Density (R1) zone.
 2. That a reduced lot frontage of 26.97m (from 60m) be recognized in relation to the proposed "retained" lands, comprising the Commercial Highway and Service (C2) zone, with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the C2 zone.
 3. That the retained" lands - subject to the C2 zone - shall have a combined lot size of 0.318 Ha.
 4. That the existing and future on-site sewage system and well associated with the dwelling located at 208 Mark Street be contained wholly within the properties' boundaries; and
 5. That the existing garage and shed on proposed severed lot 1 be demolished to accommodate any future proposed replacement on-site sewage system, unless it can be demonstrated there is sufficient alternate space on the lot to accommodate a replacement system that addresses all identified health & safety requirements.
 6. That a pre-application consultation take place with the NBMCA pertaining to any future on-site sewage system(s) sufficient to accommodate the proposed use of the retained lands.
 7. That any existing or proposed well on the retained lands be tested and registered with the MOE. and
 8. That building permit(s) for any proposed buildings and structures on all proposed lots be obtained from the Chief Building Official representing the Township of Bonfield.
-

SUBJECT PROPERTY AND LAND USE:

This minor variance application applies to lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E & F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT); otherwise known as land and property surrounded by Mark Street, James Street, and Schayer Street, Bonfield.

This minor variance application is submitted in conjunction with Application Reference B7/2026 which sought consent approval for the creation of 2 severed lots, plus the retained lands; with the proposed severed lots intended to follow the original historic block pattern of the Hamlet of Bonfield. Please refer to the separate Planning Report which applies to Application Reference B7/2026 for reference.

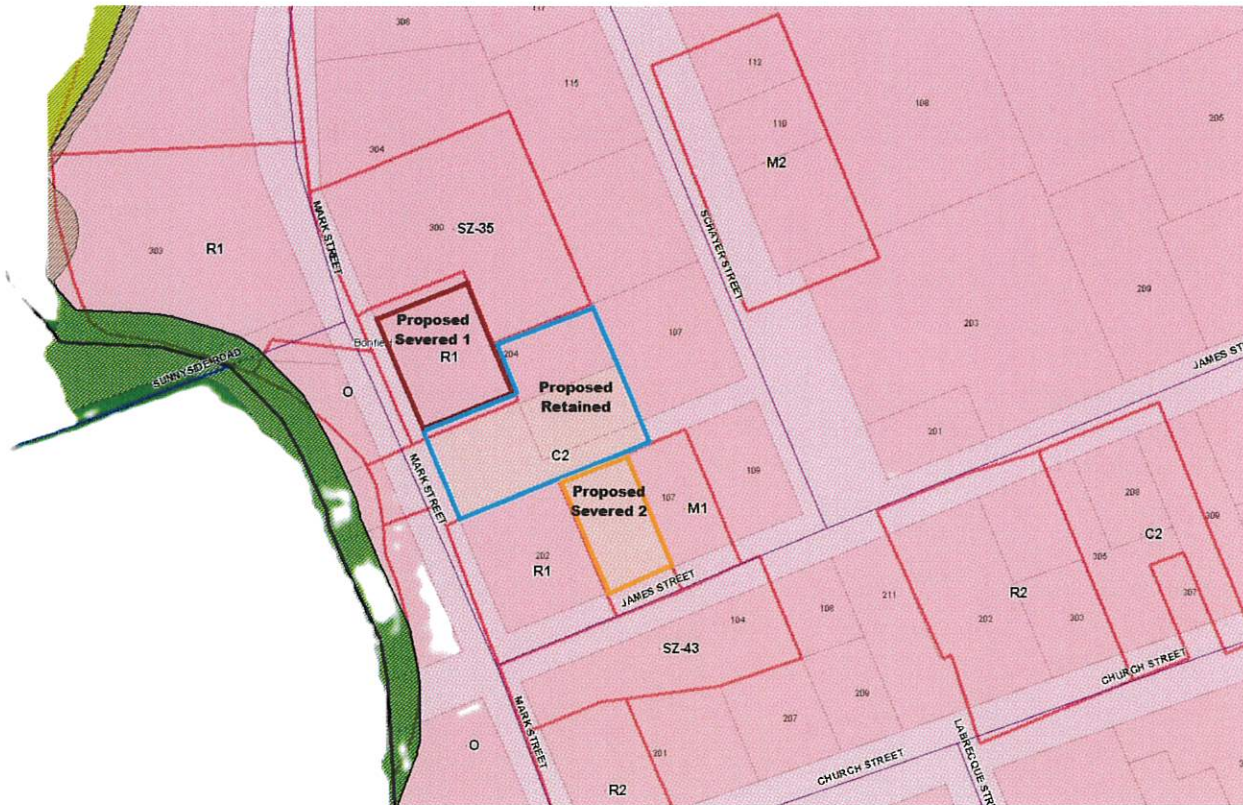


Figure One: Extract from the Townships' Online Mapping System showing the approximate location of proposed severed lots 1 & 2 and the retained lands.

The subject lands comprise an irregular-shaped collection of abutting parcels within the Hamlet of Bonfield. The parcels are currently under the same ownership and overlook Lake Nosbonsing.

Proposed Retained Lands

The proposed retained lands are currently vacant; but did previously accommodate the Bonfield Tavern - which was previously demolished. These lands are characterized by a southwest facing slope which includes a mix of exposed bedrock and scrub vegetation. The slope declines in elevation from Schayer Street (northeast) down to Mark Street and the waterfront beyond (southwest). Taken as a whole, the property affords open aspect views across the public park located to the west of Mark Street, and Lake Nosbonsing itself.

Proposed Severed Lot 1

Proposed severed lot 1 comprises an existing dwelling, a garage, and a shed - with a combined lot coverage of 16.7%. This falls within the 20% lot coverage typically permitted for the R1 zone.

Proposed severed Lot 2

Proposed severed lot 2 is also currently vacant. At this point in time, it is unknown whether this undersized parcel was previously developed in its own right; or whether it was always used directly in association with the retained lands. It is possible this undersized parcel was originally intended to comprise a residential use, as part of the historic plan of subdivision which applied to the Hamlet of Bonfield.

From an access perspective, proposed severed Lot 1 (comprising the existing residence) would continue to be served by Mark Street, which abuts the property to the southwest. The existing dwelling and structures are proposed to be sold under separate ownership.

Subject to the applicant obtaining driveway entrance permit(s); the lands now proposed to be "retained" (inclusive of proposed severed lot 2) could be served off Mark Street to the southwest, and/or James Street to the southeast.

Precise driveway entrance(s) in addition to parking, interior layouts, site servicing, landscaping, and stormwater management requirements will be determined at a later date, once additional planning application(s) and/or building permit(s) have been submitted.



Figure Two: Redline Block Plan and Aerial view of Proposed Retained and Severed Lots

OFFICIAL PLAN POLICIES

The property is designated as a 'Community Core Focus Area' within the adopted Official Plan (OP) for the Township of Bonfield. A more detailed review of Official Plan policies applicable to the property is provided in the separate planning report produced in association with consent application B7/2026 for reference.

ZONING BY-LAW PROVISIONS

According to the Township of Bonfield's Comprehensive Zoning By-law, the existing property is subject to mixed zoning. This includes the Residential First Density (R1) Zone which applies to the existing dwelling located at 208 Mark Street, and the Commercial, Highway and Service (C2) Zone which applies to the proposed retained lands and proposed severed lot 2. A more detailed review of the comprehensive zoning bylaw, as it applies to the property, is provided in the separate planning report produced in association with consent application B7/2026 for reference. A comparison between the current and proposed zoning provisions is also provided in the following section for reference:

APPLICANT'S PROPOSAL:

The applicant has requested:

Proposed Lot 1

A reduced lot frontage along Mark Street of 37m (from 60m), a reduced front yard setback of 0m (from 6m), and a reduced lot size of 0.1 Hectare be permitted in relation to proposed Severed Lot 1, which shall continue to be subject to the Residential First Density (R1) zone.

Proposed Lot 2

A reduced lot frontage along James Street of 22m (from 60m), and a reduced lot size of 0.3 Hectares, be permitted in relation to proposed Severed Lot 2, in the Commercial Highway and Service (C2) zone.

Retained Lands

A reduced lot frontage along Mark Street of 26.97m (from 60m) be recognized in relation to the proposed 'retained' lands, also comprising the Commercial Highway and Service (C2) zone.

Analysis of proposal

In evaluating the proposal, Township staff have conducted a series of site visits to analyze the parcels and their characteristics, in addition to the surrounding context. Representatives of the North Bay Mattawa Conservation Authority (NBMCA), as the planning authority on matters pertaining to the design, specification, and installation of on-site sewage systems, have also conducted a separate site visit to assess how the proposal may be considered in the context of the Ontario Building Code, plus other prescribed legislation and regulations. The NBMCA subsequently provided official comments in the form of a letter, dated August 6, 2026, in which the following comments were raised:

Proposed Severed Lot 1 (Existing Dwelling and Accessory Structures)

'There is an existing sewage system on Proposed Lot 1, and an existing well that appears to be located within the existing dwelling. Based on the proposed site plan, it is unclear whether the well is a dug well or a drilled well.' The applicant confirmed by telephone on August 7, 2026, that the existing dwelling contains a "drilled well". The NBMCA continued:

'If the existing well is a dug well, there does not appear to be sufficient space on Proposed Lot 1 to accommodate a replacement sewage system while maintaining the required setback distances.' However, as the existing well is "drilled" the NBMCA noted: a *'replacement of the existing sewage system would only be feasible if the existing garage and shed are removed,'* to ensure any replacement system can maintain the required setbacks.

In this context, the applicant was notified on August 7, 2026, that a condition would be applied requiring the future demolition of both the garage and shed to accommodate any proposed replacement on-site sewage system, unless it can be demonstrated there is sufficient alternate space on the lot to accommodate a replacement system that addresses all identified health & safety requirements.

Proposed Severed Lot 2

The NBMCA commented:

'Proposed Lot 2 does not appear to be of sufficient size to accommodate a sewage system.'

Retained Lands

'The proposed retained lands appear to have sufficient space to accommodate a sewage system.'

More generally, the NBMCA commented that *'the subject lands are partially located within an area of Highly Vulnerable Aquifers (HVA).'* This is a matter which would need to be addressed as part of the detailed design process. A full copy of the correspondence is provided as 'Attachment A' to this Planning Report for reference.

Notwithstanding these technical requirements, staff supports the recommendation that the lands subject to the existing C2 zone would be more appropriate if retained as one single lot, allowing for greater flexibility in the layout, built form, and design of any development - and in ways which support the Townships' vision to support new economic growth in this important strategic location.

MINOR VARIANCE TESTS

Section 45(1) of the Planning Act contains four (4) tests that should be considered when determining proposals for a minor variance. The four tests and responses are provided as follows:

1. Is it in keeping with the purpose and intent of the Official Plan?

Proposed Severed Lot 1: The existing dwelling & associated accessory structures, forming part of may be considered consistent with the overall purpose and intent of the Official Plan - subject to a condition based upon comments provided by the NBMCA regarding on-site servicing.

Proposed Severed Lot 2: Cannot be serviced in isolation, so does not meet this test.

As such, the Township concurs with the NBMCA that proposed severed lot 2 should form part of the proposed 'retained' lands.

Retained Lands: Combined with Severed lot 2, the proposal can be considered consistent with the *Community Core Focus Area* land use designation which applies in this location.

2. Is it in keeping with the purpose and intent of the Zoning Bylaw?

Proposed Severed Lot 1: The property comprises 2 original undersized lots of record, which are understood to have formed part of the original block plan within the Hamlet of Bonfield. The dwelling has existed for decades, having been constructed prior to modern day bylaws, and associated lot size & setback provisions. The applicant has sought a reduced lot frontage on Mark Street of 37m (from 60m), a reduced front yard setback of 0m (from 6m), and a reduced lot size of 0.1 Hectare be permitted in relation to the Residential First Density (R1) zone. The front yard setback for the existing dwelling can be considered legal non-complying for planning purposes. Although undersized, according to current standards, the proposal can be considered in keeping with the purpose and intent of the Zoning Bylaw - subject to a condition based upon comments provided by the NBMCA regarding on-site servicing.

Proposed Severed Lot 2: cannot be serviced in isolation - so does not meet this test. As such, staff recommend that proposed severed lot 2 continue to remain part of the retained lands.

Retained Lands

As noted, proposed severed lot 2 is not recommended for consent approval and has therefore been combined with the retained lands, which would remain subject to the Commercial Highway and Service (C2) zone. The proposed retained lands off Mark Street would, therefore, be subject to a reduced lot frontage of 26.97m from 60m; and the retained lands would comprise not 3 but 4 original township parcels. This will provide greater space and/or flexibility to accommodate different layouts, and permitted uses, subject to C2 zoning requirements. Combining the proposed retained lands with proposed severed lot 2 can be considered in-keeping with the overall purpose and intent of zoning provisions applicable to the Hamlet of Bonfield.

3. Is it minor in nature?

Proposed Severed Lot 1: A dwelling, accessory structures, and site servicing arrangements are already in place on proposed severed lot 1. As such, the proposal would not materially change anything regarding that property, other than to recognize what already exists. The proposed severance of the dwelling would apply to 2 original township lots identified as part of the original block plan for the Hamlet of Bonfield. Although still undersized by current day standards, this would be more consistent with the average density and scale of other existing residential lots within the Hamlet.

Proposed Severed Lot 2: Serious concerns have been raised regarding the proposed severance, built form, lot coverage / intensity, and on-site servicing of proposed lot 2; which the Township has now proposed be combined as part of the retained lands.

Retained Lands: The proposed retained lands which front onto Mark Street previously contained a Tavern building. Any future proposed uses would need to ensure land use compatibility and on-site servicing arrangements are satisfactorily being addressed. The applicant has not presented a final proposal and is aware that supporting studies will be required to determine the precise extent of commercial development that can safely be accommodated on the combined retained lands. Unless or until a more detailed proposal is presented to the Township, the reduced frontage for the Mark Street property can be considered 'minor' for planning purposes.

4. Is it appropriate and desirable development for the area?

Proposed Severed Lot 1: Subject to a condition, based upon comments provided by the NBMCA regarding on-site servicing, the proposed severance of the existing dwelling can meet this test.

Proposed Severed Lot 2: Cannot be serviced in isolation, so does not meet this test. Proposed severed Lot 2 should, therefore, be included as part of the proposed retained lands.

Retained Lands: The applicant previously demolished the original tavern building and is now seeking to re-invest in this commercial property overlooking the Lake Nosbonsing waterfront. Permitted Commercial Highway and Services uses subject to C2 zoning provisions, have the potential to significantly enhance the overall appeal in this location, while contributing to new economic activities within the Hamlet of Bonfield. A site plan control agreement can be put in effect to ensure that any future proposed uses can be considered both '*appropriate*' and '*desirable*' in planning & development terms.

In consideration of the above, the following chart(s) have been produced to draw a comparison between the Townships' current zoning requirements and the relief that would be provided in relation to proposed Severed Lot 1 (containing the existing dwelling, located at 208 Mark Street, and subject to the R1 zone); and also, the 'retained' lands - now including proposed severed lot 2. Where a variance is proposed, the chart is highlighted in **bold**:

Proposed Severed Lot 1: R1 Zone - 208 Mark Street

R1 Zoning Requirements	Current / Standard RLS Zoning Provisions (Meters / Hectares Percentage)	Proposed Severed Lot 1 Zoning Provisions (Meters / Hectares Percentage)	NOTES
Minimum Lot Frontage (meters)	60 meters	37.4 meters	Formerly an undersized lot of record, forming part of the original block plan in the Hamlet of Bonfield.
Minimum Lot Area (hectares)	1 Hectare	0.28 Acres / 0.114 Hectares	Formerly an undersized lot of record, forming part of the original block plan in the Hamlet of Bonfield
Max. Lot Coverage (%)	20%	16.7%	A modest increase in lot coverage can still be accommodated on proposed severed lot 1 if necessary.
Min. Front Yard Setback (meters)	6 meters	0 meters	The proposed 0m setback reflects the alignment of the existing dwelling abutting Mark Street.
Min. Interior Side Yard(s) (meters)	4 meters	4 meters	Section 6.2.1 i) of the comprehensive zoning bylaw does not apply to proposed severed lot 1 as the property has a frontage greater than thirty-six (36) metres.
Min. Rear Yard (meters)	6 meters	6 meters	The existing setback between the on-site sewage system and Lakeshore Road is >3 meters in accordance with zoning provision for accessory structures.
Max. Permitted Height	11 meters	Unknown at this time	Any new development would be subject to separate planning and/or building permit application(s).
Accessory Structure Setback(s)	3 meters	3 meters	Applies to non-habitable structures.

Proposed Retained Lands: Commercial Highway and Service (C2) zone

C2 Commercial Highway and Service Zone Requirements	Current / Standard C2 Zoning Provisions (Meters / Hectares Percentage)	Proposed Zoning Provisions (Meters / Hectares Percentage)	NOTES
Minimum Lot Frontage (meters)	60 meters	Primary Frontage on Mark Street 26.965 meters	Potential Secondary Access on James Street 22.053 meters
Minimum Lot Area (hectares)	1 Hectare	0.58 Acres + 0.21 Acres; Or 0.235 Acres / 0.083 Hectares Total = 0.78 Acres / 0.318 Ha.	The new retained lands would include both the applicants' proposed "retained lands", and the existing parcel formed by proposed "severed Lot 2".
Max. Lot Coverage (%)	20%	Vacant land	Any proposal to further increase the lot coverage would be subject to a separate minor variance and/or zoning bylaw amendment application.
Min. Front Yard Setback (meters)	6 meters	Not specified	Any proposal to reduce the setbacks would be subject to a separate minor variance and/or zoning bylaw amendment application.
Min. Interior Side Yard(s) (meters)	3 meters	Not specified	
Min. Rear Yard (meters)	3 meters	Not specified	
Max. Permitted Height	11 meters	Not specified	Any proposal to increase the height would be subject to a separate minor variance and/or zoning bylaw amendment application.
Accessory Structure Setback(s)	3 meters	Not specified	Could apply to on-site servicing infrastructure.

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act* circulation to neighbouring property owners within a radius of 60 meters and appropriate agencies / bodies was completed on the 24th day of July 2026. The following provides a summary of the responses received:

Neighbouring Property Owners - No Official Comments in response to the application at this time.

Township Staff - No additional comments received in response to the application at this time.

Government Agencies & Community Stakeholders

The Algonquins of Ontario and the Bonfield Snowmobile Club Inc. did not raise any concerns at this time. A full copy of the North Bay Mattawa Conservation Authorities' comments is provided as Attachment 1 to this Planning Report for reference.

SUMMARY AND CONCLUSION

This planning report has provided an overview of minor variance application reference A3/2026 which applies to lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E & F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT); otherwise known as land and property surrounded by Mark Street, James Street, and Schayer Street, Bonfield.

Applicants' Proposal

Proposed Severed Lot 1: A reduced lot frontage on Mark Street of 37m (from 60m), a reduced front yard setback of 0m (from 6m), and a reduced lot size of 0.1 Hectare be permitted in relation to the Residential First Density (R1) zone.

Proposed Severed Lot 2: A reduced lot frontage on James Street of 22m (from 60m), and a reduced lot size of 0.3 Hectares, be permitted in relation to the Commercial Highway and Service (C2) zone; and

Retained Lands: A reduced lot frontage on Mark Street of 26.97m (from 60m) be recognized in relation to the Commercial Highway and Service (C2) zone.

Proposed Township Decision

Proposed Severed Lot 1: The proposed severance and minor variance applicable to proposed severed lot 1 (which includes the existing residential dwelling) would be somewhat undersized compared to current zoning requirements; however, staff can recommend approval, subject to a condition that is based on feedback provided by the NBMCA.

Proposed Severed Lot 2: Serious concerns have been raised regarding the proposal to sever Lot 2; and a recommendation is made that the parcel instead remain part of the proposed 'retained' lands, and subject to existing requirements associated with the Commercial Highway and Service (C2) zone.

Retained Lands: The proposed 'retained' lands, now including proposed lot 2, does present an opportunity for the Township of Bonfield to support new desirable and compatible land uses, in the form of a well-designed development, which addresses identified technical requirements and is responsive to the stated needs of the community. In this context, the principle of development on the retained lands, in accordance with existing zoning provisions, is supported; and the Township is keen to engage further with the applicant to both understand the future vision, and detailed proposals, for the property.

This Minor Variance application was submitted in conjunction with Application Reference B7/2026 which sought consent approval for the creation of 2 severed lots, plus the retained lands. Further analysis of the land use planning policies and zoning provisions related to the proposal is contained within the separate Planning Report associated with consent application B7/2026 for reference.

The recommendations made within this report have been informed by site visit(s) and conversations with the applicant, together with the Township's CAO and Chief Building Official, and also, feedback received from stakeholders including the North Bay Mattawa Conservation Authority - which commented there are not sufficient lands on proposed severed lot 2 within which to accommodate an on-site sewage system; and that modifications would be required to proposed Severed Lot 1 to accommodate a future replacement On-Site Sewage System. Conditions are hereby proposed which includes a requirement that the applicant obtain permit(s) for any On-Site Sewage System(s) required to service both severed lot 1 and the retained lands; and that any existing and/or new wells be tested and registered with the MOE. Any future development proposed on either the retained or severed lands shall be subject to approval in accordance with applicable planning policies.

RECOMMENDATION:

That Minor Variance Application A3/2026: 1975387 Ontario Inc. be part-approved subject to the following proposed amendments and conditions:

1. That a reduced lot frontage of 37m (from 60m), a reduced front yard setback of 0m (from 6m), and a reduced lot size of 0.1 Hectare be permitted in relation to proposed Severed Lot 1; with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the Residential First Density (R1) zone.
2. That a reduced lot frontage of 26.97m (from 60m) be recognized in relation to the proposed "retained" lands, comprising the Commercial Highway and Service (C2) zone, with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the C2 zone.
3. That the retained" lands - subject to the C2 zone - shall have a combined lot size of 0.318 Ha.
4. That the existing and future on-site sewage system and well associated with the dwelling located at 208 Mark Street be contained wholly within the properties' boundaries; and
5. That the existing garage and shed on proposed severed lot 1 be demolished to accommodate any future proposed replacement on-site sewage system, unless it can be demonstrated there is sufficient alternate space on the lot to accommodate a replacement system that addresses all identified health & safety requirements.
6. That a pre-application consultation take place with the NBMCA pertaining to any future on-site sewage system(s) sufficient to accommodate the proposed use of the retained lands.
7. That any existing or proposed well on the retained lands be tested and registered with the MOE. and
8. That building permit(s) for any proposed buildings and structures on all proposed lots be obtained from the Chief Building Official representing the Township of Bonfield.

Respectfully,

S Blakeley

Simon Blakeley
Planning Administrator

I concur with this report,

Nicky Kunkel

Nicky Kunkel
CAO Clerk-Treasurer

Enclosed:

Attachment A - NBMCA Correspondence dated August 6, 2026
Notice of Application for a Minor Variance
Application for Minor Variance
Sketch for Planning Purposes

ATTACHMENT A
NBMCA Correspondence, dated August 6, 2026

SEE ATTACHED

August 6, 2026

Corporation of the Township of Bonfield
Planning Advisory Committee
365 Highway 531
Bonfield, ON P0H 1E0
planning@bonfieldtownship.com

Attention : Simon Blakeley, Planning Administrator

RE: Application for Consent and Minor Variance: B7/2026 and A3/2026
Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E&F and Part of Lane, Registered Plan M-18, Township of Bonfield
Assessment Roll Number: 4826-000-004-53000
NBMCA File: Amended Comments - PC05-BO-26, PMV01-BO-26

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application to sever two lots, proposed severed lot 1 (0.114 ha) with frontage on Mark St and existing development and proposed severed lot 2 (0.083 ha) with frontage on James St and currently vacant while retaining the balance of the property (0.235 ha) with frontage on Mark St as commercial lands. The minor variance application seeks to recognize the reduced lot frontage of the retained and severed lands compared to current zoning provisions.

The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement (PPS), O. Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the *Conservation Authorities Act*, Part 8 of the Ontario Building Code (OBC), and as a Source Protection Authority under the *Clean Water Act* (CWA).

The NBMCA regulates development in and around hazardous lands, wetlands, and watercourses under Ontario Regulation 41/24. According to NBMCA's Approximate Regulated Area (ARA) mapping, there are no hazardous lands present on or adjacent to the subject lands and a Section 28 permit from NBMCA will not be required prior to development.

There is an existing sewage system on Proposed Lot 1 and an existing well that appears to be located within the existing dwelling. Based on the proposed site plan, it is unclear whether the well is a dug well or a drilled well. If the existing well is a dug well, there does not appear to be sufficient space on Proposed Lot 1 to accommodate a replacement sewage system while maintaining the required setback distances. If the existing well is drilled, replacement of the existing sewage system would only be feasible if the existing

garage and shed are removed. The proposed retained lands appear to have sufficient space to accommodate a sewage system. However, Proposed Severed Lot 2 does not appear to have adequate space to accommodate a sewage system.

All comments are based on Ontario Regulation 203/24 of the OBC for a 3-bedroom dwelling (less than 20 fixture units and less than 200 m², 4F filter bed of 21.3 m² and a 3600 L tank), soil percolation of T-50 min/cm, and a daily design sewage flow of 1600 L/day. Please be advised that prior to any development on the above-mentioned properties a Sewage System Permit may be required and that zoning by-laws are applicable in this area and increased setbacks may apply.

The subject lands are partially located within an area of Highly Vulnerable Aquifers (HVA). Municipalities, implementing bodies, and landowners should have regard for these policies.

Pending confirmation of the type of well serving Proposed Lot 1, the proposed severed lot may be suitable for development if the existing garage and shed are removed to provide sufficient space for a replacement sewage system. However, if the existing well is determined to be a dug well, Proposed Lot 1 would not be capable of accommodating a replacement sewage system while maintaining the required setbacks, and the proposed severance would not be feasible. Based on the information provided, Proposed Lot 2 does not appear to be of sufficient size to accommodate a sewage system. For administrative purposes, please forward any decisions and resolutions regarding this matter.

Respectfully submitted,



Hannah Wolfram
Planning and Regulations Officer



NOTICE OF PUBLIC MEETING REGARDING A PROPOSED MINOR VARIANCE (Section 45, Planning Act 1990 As Amended)

File No. A3/2026

Owner and Applicant: 1975387 Ontario Inc.

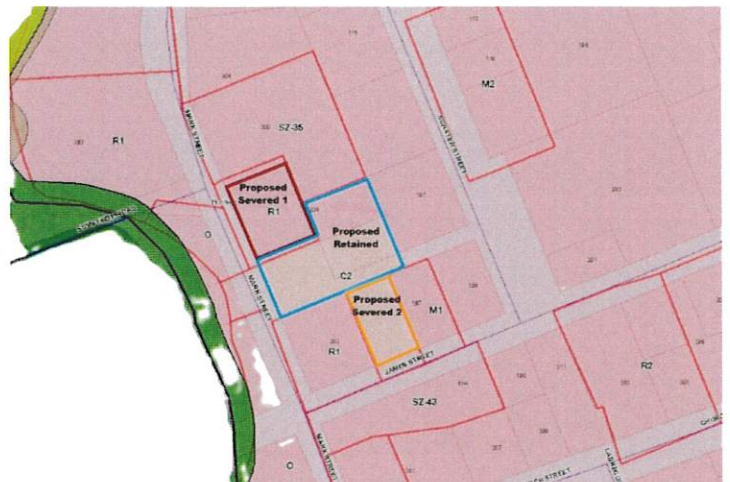
Land and property bound by Mark Street, James Street, and Schayer Street

1. An Application for a minor variance has been submitted under subsection 45 of the Planning Act. The purpose of the minor variance is to recognize the reduced lot frontage of the retained and severed lands compared to current zoning provisions on lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E& F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT). The proposal seeks a reduced lot frontage of 37m from 60m, a reduced front yard setback of 0m from 6m, and a reduced lot size of 0.1 Hectare for proposed Severed Lot 1 - the Residential First Density (R1) zone; plus, a reduced lot frontage of 22m from 60m, and a reduced lot size of 0.3 Hectares, for proposed Severed Lot 2 - the Commercial Highway Services (C2) zone. A sketch of the property is provided below for reference.
2. The land which is the subject of the application is not the subject of an application under the Act for an O.P., Zoning By-Law, or Ministers Zoning Order amendment. The Minor Variance Application is submitted along with a Consent to Sever Application (Ref B7-2026) to create Two (2) Lots, plus the retained lot - to reflect the original block pattern within the Hamlet of Bonfield.
3. Any person may make written representations in response to the application as presented. Comments are requested to be submitted in writing to the Planning Administrator by Tuesday 4 August, 2026. The final opportunity to provide verbal comments on the application will be at the scheduled meeting of the Committee of Adjustment, on Tuesday 11 August 2025 @5:30pm.
4. If a person or public body that files an appeal of a decision of the Township of Bonfield in regard to the proposed minor variance does not make written submissions to the Township of Bonfield before it determines the application, the Ontario Land Tribunal may dismiss the appeal.
5. If you wish to speak at the Committee of Adjustment and/or be notified of the decision of the Township of Bonfield regarding the proposed minor variance, you must make a written request to the CAO Clerk-Treasurer representing the Township of Bonfield at 365 Highway 531, Bonfield, ON, P0H 1E0.

ADDITIONAL INFORMATION

regarding this application for consent can be obtained by contacting Simon Blakeley, Planning Administrator, at 705-776-2641 Ext. 126, during regular office hours, or by email at: planning@bonfieldtownship.com subject to the Municipal Freedom of Information and Protection of Privacy Act.

**Dated this 24th day of July 2026
at the Township of Bonfield**





TOWNSHIP OF BONFIELD
APPLICATION FOR MINOR VARIANCE
OR FOR PERMISSION
Planning Act, R.S.O. 1990. C. P.13

Received: _____

File No.: _____

The Undersigned hereby applies to the Committee of Adjustment for the Township of Bonfield under section 45 of the Planning Act, 1990 for relief, as described in the application, from By-Law No. 2000-08

PROPERTY INFORMATION					
Property Address:	Street No. 208	Street Name: MARK STREET			
Registered Plan:	M-4, M-18				
Lot:	PART BLOCKS A, B, C, D, E, F				
Legal Description:	PIN 49118-0466, -0466, -0468, -0469, -0470, -0472 & -0473.				
Concession/ Pt Lot:					
Tax Roll Number:					
OWNER/ APPLICANT INFORMATION					
Select one	☐ Person		☒ Company 1975387 ONTARIO INC.		
Registered Land Owner	Surname: [REDACTED]		First Name: [REDACTED]		
Company Name	(Company ONLY) 1975387 ONTARIO INC.				
Application Contact	Surname: [REDACTED]		First Name: [REDACTED]		
Address	Street No: [REDACTED]	Street Name: [REDACTED]			
City	[REDACTED]	Province: [REDACTED]	Postal Code: [REDACTED]		[REDACTED]
Telephone	[REDACTED]		Fax:		
AGENT INFORMATION					
Firm	GOODRIDGE GOULET PLANNING & SURVEYING LTD.				
Application Contact	Surname: GOODRIDGE		First Name: PAUL.		
Address	Street No: SUITE 1 490	Street Name: MAIN STREET EAST			
City	NORTH BAY	Province: ON	Postal Code: P1B 1B5		
Telephone	705-493-1770		Fax:	paul.goodridge@ggpltd.com	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES					
Institution/ Company	CAISSE POPULAIRE ALLIANCE LIMITEE / NECO COMMUNITY FUTURES DEVELOPMENT CORPORATION				
Contact Reference	Surname:		First Name:		
Address	Street No:	Street Name:			
City		Province:	Postal Code:		
Telephone			Fax:		

1.

Describe the nature and the extent of relief applied for (please indicate what the by-law requirement is and what your are proposing):	
REDUCE FRONTAGE FROM 60m TO 37.0m FOR RESIDENTIAL (R1)	
" " " " " 22.0m " COMMERCIAL HWY SERVICE (C2)	
REDUCE AREA " 1.0 ha TO 0.1 ha " R1	
" " " 1.0 ha TO 0.3 ha " C2.	
REDUCE FRONT YARD SETBACK FROM 6m TO ZERO FOR R1	

2.

Why is it not possible to comply with the provisions of the by-law?
LOTS WITH DIFFERENT TITLES & ZONE CATEGORIES HAVE MERGED ON TITLE UNDER COMMON OWNERSHIP. THESE ARE HISTORICALLY SEPARATE PROPERTIES CREATED LONG BEFORE PLANNING ACT REGULATIONS CAME INTO EFFECT.

3. Provide the date of the acquisition of the property: 2019/10/18.

4. Provide the date of the construction of all buildings/ structures: + 80 YEARS AGO

5. What is the existing use of the property: RESIDENTIAL & VACANT COMMERCIAL

6. Provide the length of time the existing uses of the property have continued: + 80 YEARS

7. Provide the existing uses of the abutting properties: RESIDENTIAL

8. Dimensions of the property affected:

Property Dimensions	R1 Metric C2	R1 Imperial C2
Frontage:	37.439 m 22.053	122.83' 72'35'
Depth:	30.480 m 63.586	100.00' 208.62'
Area:	0.114 ha. 0.318	0.28 Ac 0.79 ha

9. Describe the particulars of all buildings and/ or structures on the existing and the proposed for the subject property:

Building/Structure Particulars	Existing	Proposed
Accessory Structure:	GARAGE & SHED	N/A
Ground Floor Area (including garage, if applicable):	82.5 NO ATTACHED GARAGE	N/A
Ground Floor Area (excluding garage, if applicable):	82.5	N/A .
Height:	1.5 STOREYS ± 5.7m	N/A
Width:	7.70	N/A
Length:	13.0	N/A
Number of Storeys:	1.5 STOREYS	N/A .
Please identify side yard setback by minimum distance of the lot lines and which geographical direction (i.e., east, west, etc.)	Existing	Proposed
Front Yard Setback:	± 0.05 W EAST	N/A
Rear Yard Setback:	17.342 WEST.	N/A
Side Yard Setback:	4.300 SOUTH	N/A
Side Yard Setback:	25.236 NORTH	N/A

10. Check the appropriate box respecting the availability of Municipal Services:

Source of Water/Sewer:	YES	NO
Municipal Water		✓
Sanitary Sewers		✓
Storm Sewers		✓
Well	✓	

11. Check the appropriate box respecting access to the property:

Source of Access:	YES	NO
Provincial Highway		
Municipal Road	✓	
Other Public Road		
Water Access Only		

If access is by water only, indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

12. What is the Parent Zoning By-Law number? 2012-49

13. What is the Zoning By-Law Designation? FIRST DENSITY
RESIDENTIAL (R1) } COMMERCIAL
HIGHWAY AND SERVICE (C2).

14. What is the Official Plan Designation? HAMLET OF BONFIELD

15. Has the present owner(s) ever applied for a minor variance or permissions regarding the subject property? ☐ Yes ☒ No

If yes, briefly describe and include file numbers and the dates of filing:

16. Is the subject property part of a current application for consent under section 53 of the Planning Act, R.S.O. 1990 (as revised)? ☒ Yes ☐ No

AUTHORIZATION OF OWNERS

I/We, JEFF HAMILTON, PRESIDENT OF 1975387 ONTARIO INC. the undersigned,
hereby authorize PAUL GOODRIDGE OF GOODRIDGE GOULET PLANNING & SURVEYING LTD.
(print full name, including company)

to submit the enclosed application to the Committee of Adjustment of the Corporation of the Township of Bonfield, and to appear on my/our behalf at any hearing(s) of the application, and further, to provide any information or materials required by the Committee relevant to the application.

Signature(s): [REDACTED]

at the: TOWNSHIP OF BONFIELD.
(Township)

this 24TH day of JULY, 2026
(Day) (Month) (Year)

DECLARATION

I/We, PAUL GOODRIDGE
of the MUNICIPALITY OF CALLANDER
(Township)

in the of DISTRICT OF PEARCY SOUND
(District)

Solemnly declare that all the statements contained in this application are true and I 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.

[REDACTED]
(signature of owner(s) or authorized agent)

Declared before me a the CITY OF NORTH BAY this 24th of JULY, 2026
(Township) (Day) (Month) (Year)

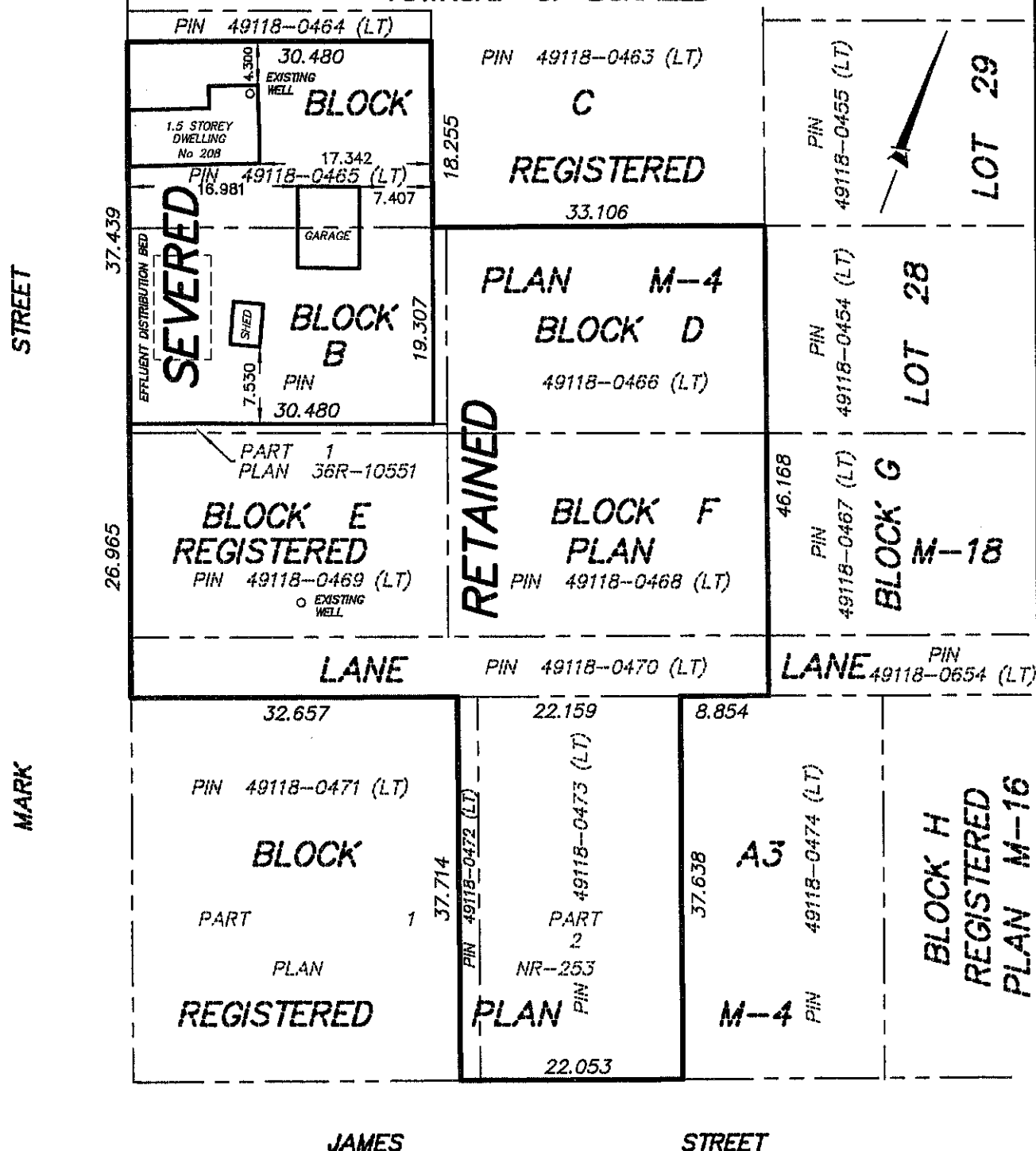
[REDACTED]
A Commissioner, etc.

Brook-Lynn Shelby LaPrairie,
a Commissioner, etc.,
Province of Ontario,
for C. John D'Agostino Law
Professional Corporation.
Expires October 24, 2026.

NOTES: 1. It is required that one copy of this application be filed with the secretary-treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accompanied by a fee of \$400.00 in cash or cheque made payable to the TOWNSHIP OF BONFIELD.

2. Each copy of the application must be accompanied by a plan showing the dimensions of the subject land and of all abutting land showing the location, size and type of all buildings and structures on the subject and abutting land. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.

PART OF BLOCKS A3 & C & ALL OF BLOCKS B & D, REGISTERED PLAN M-4
ALL OF BLOCKS E & F AND PART OF LANE, REGISTERED PLAN M-18
TOWNSHIP OF BONFIELD

**METRIC:**

DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

COPYRIGHT:

THIS SKETCH WAS PREPARED EXCLUSIVELY FOR 1975387 ONTARIO INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL GOODRIDGE, OLS.

CAUTION:

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

GOODRIDGE GULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 400 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@nbcpld.com

DATE	FIELD	OFFICE	FILE
10/24/1978	ALA	IN ALBUQUERQUE	107-20

PLANNING REPORT

MEETING DATE: August 11, 2026
TO: Committee of Adjustment
FROM: Simon Blakeley, Planning Administrator
SUBJECT: B7/2026 1975387 Ontario Inc. Application for Consent - Proposed severance to create Two (2) new lots on lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E& F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT); Otherwise known as land and property surrounded by Mark Street, James Street, and Schayer Street, Bonfield.

RECOMMENDATION: The Committee of Adjustment recommends to Council that Consent Application Reference: B7/2026 1975387 Ontario Inc. which proposes a severance to create Two (2) new lots on lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E& F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT); otherwise known as land and property surrounded by Mark Street, James Street, and Schayer Street, Bonfield be partially approved subject to the following conditions:

1. That proposed Severed Lot 1 be approved with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the Residential First Density (R1) zone.
2. That proposed Severed Lot 2 be refused.
3. That the proposed 'retained' lands, incorporating proposed Severed Lot 2, be approved with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the Commercial Highway and Service (C2) zone; and that the retained lands shall have a combined lot size of 0.318 Ha.
4. That the existing and future on-site sewage system & well associated with the existing dwelling located at 208 Mark Street [proposed severed lot 1] be contained wholly within the properties' boundaries.
5. That the existing garage and shed on proposed severed lot 1 be demolished to accommodate any future proposed replacement on-site sewage system, unless it can be demonstrated there is sufficient alternate space on the lot to accommodate a replacement system that addresses all identified health & safety requirements.
6. That a pre-application consultation take place with the NBMCA pertaining to any future on-site sewage system(s) sufficient to accommodate the proposed use of the retained lands.
7. That any existing or proposed well on the retained lands be tested and registered with the MOE. And
8. That building permit(s) for any proposed buildings and structures on all proposed lots be obtained from the Chief Building Official representing the Township of Bonfield.
9. Entrance permits will be required for any proposed new entrances off Mark Street and James Street.

SUBJECT LAND AND LAND USE:

This consent application applies to lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E& F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT); otherwise known as land and property surrounded by Mark Street, James Street, and Schayer Street, Bonfield.

This consent application is submitted in conjunction with Application Reference A3/2026 which seeks relief from several zoning provisions associated with the Residential First Density (R1) zone and the Commercial Highway and Service (C2) zone. Please refer to the separate planning report produced in relation to Application Reference A3/2026 for reference.

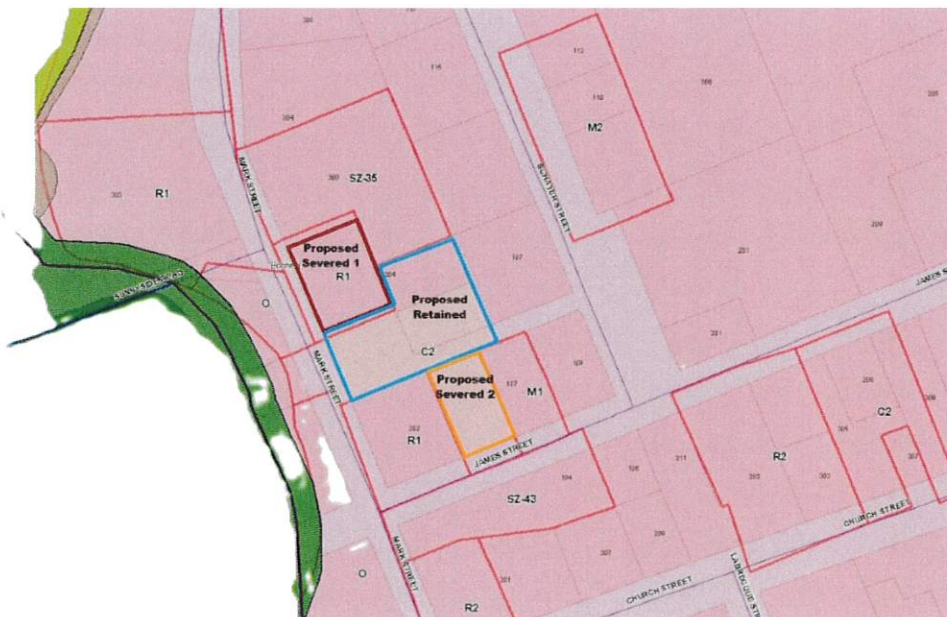


Figure One: Extract from the Townships' Online Mapping System showing the approximate location of proposed severed lots 1 & 2 and the retained lands.

The subject lands comprise an irregular-shaped collection of abutting parcels within the Hamlet of Bonfield. The parcels are currently under the same ownership and overlook Lake Nosbonsing.

Proposed Retained Lands

The proposed retained lands are currently vacant; but did previously accommodate the Bonfield Tavern - which was previously demolished. These lands are characterized by a southwest facing slope which includes a mix of exposed bedrock and scrub vegetation. The slope declines in elevation from Schayer Street (northeast) down to Mark Street and the waterfront beyond (southwest). Taken as a whole, the property affords open aspect views across the public park located to the west of Mark Street, and Lake Nosbonsing itself.

Proposed Severed Lot 1

Proposed severed lot 1 comprises an existing dwelling, a garage, and a shed - with a combined lot coverage of 16.7%. This falls within the 20% lot coverage typically permitted for the R1 zone.

Proposed severed Lot 2

Proposed severed lot 2 is also currently vacant. At this point in time, it is unknown whether this undersized parcel was previously developed in its own right; or whether it was always used directly in association with the retained lands. It is possible this undersized parcel was originally intended to comprise a residential use, as part of the historic plan of subdivision which applied to the Hamlet of Bonfield.

From an access perspective, proposed severed Lot 1 (comprising the existing residence) would continue to be served by Mark Street, which abuts the property to the southwest. The existing dwelling and structures are proposed to be sold under separate ownership.

Subject to the applicant obtaining driveway entrance permit(s); the lands now proposed to be "retained" (inclusive of proposed severed lot 2) could be served off Mark Street to the southwest, and/or James Street to the southeast.

Precise driveway entrance(s) in addition to parking, interior layouts, site servicing, landscaping, and stormwater management requirements will be determined at a later date, once additional planning application(s) and/or building permit(s) have been submitted.



Figure Two: Redline Block Plan and Aerial view of Proposed Retained and Severed Lots

APPLICANT'S PROPOSAL:

This consent application seeks to sever the existing property which comprises land and property surrounded by Mark Street, James Street, and Schayer Street, Bonfield to create Two (2) lots of record, plus the retained lands.

The applicant notes the consent application is based upon the original block pattern associated with the Hamlet of Bonfield; however, all of the proposed lots would technically be "undersized" when compared to current zoning provisions. As such, if the consent application were to be approved as submitted, it would result in the following division of land:

1. Proposed Severed Lot 1 would comprise 2 parcels - for the existing dwelling & accessory structures;
2. Proposed Severed Lot 2 would comprise 1 original parcel - albeit for an undefined commercial purpose; and
3. The retained lands would be formed by the 3 remaining parcels - on the basis of the established Commercial Highway and Service (C2) zone which applies to the property. The proposed 'retained' lands are currently vacant but did previously accommodate the Bonfield Tavern - now demolished.

In conjunction, the applicant has submitted a separate minor variance application, requesting the following:

Proposed Lot 1

A reduced lot frontage along Mark Street of 37m (from 60m), a reduced front yard setback of 0m (from 6m), and a reduced lot size of 0.1 Hectare be permitted in relation to proposed Severed Lot 1, which shall continue to be subject to the Residential First Density (R1) zone.

Proposed Lot 2

A reduced lot frontage along James Street of 22m (from 60m), and a reduced lot size of 0.3 Hectares, be permitted in relation to proposed Severed Lot 2, in the Commercial Highway and Service (C2) zone.

Retained Lands

A reduced lot frontage along Mark Street of 26.97m (from 60m) be recognized in relation to the proposed 'retained' lands, also comprising the Commercial Highway and Service (C2) zone.

In evaluating the proposal, Township staff conducted a series of site visits to analyze the parcels and their characteristics, in addition to the surrounding context. Representatives of the North Bay

Mattawa Conservation Authority (NBMCA) as the planning authority on matters pertaining to the design, specification, and installation of on-site sewage systems, also conducted a separate site visit to assess how the proposal may be considered in the context of the Ontario Building Code, plus other prescribed legislation and regulations. The NBMCA subsequently provided official comments in the form of a letter, dated August 6, 2026. A summary of the comments is provided in the analysis section, and a copy of the correspondence is provided as Attachment 1 for reference.

From an access perspective, proposed severed Lot 1 (comprising the existing residence) would continue to be served by Mark Street, which abuts the property to the southwest.

Subject to approval of new driveway entrance permit(s); the lands proposed to be 'retained' (inclusive of proposed severed lot 2) could be accessed off Mark Street and/or James Street.

Precise driveway entrance(s) in addition to parking, interior layouts, site servicing, landscaping, and stormwater management requirements will be determined at a later date, once additional planning application(s) and/or building permit(s) have been submitted so the Township can determine the precise built form, layout, density, and use(s) being proposed in this location.

PLANNING POLICY CONTEXT

In the following sections we provide a summary of the planning policy context which applies to the proposal:

PROVINCIAL PLANNING STATEMENT (PPS) 2024:

The Provincial Planning Statement (PPS) for the Province of Ontario came into effect on October 20, 2024. The PPS contains a series of updated policies designed to shape land use and development decisions across the province. Applicable policies are summarized as follows:

Housing

Matters related to housing are addressed in Section 2 of the PPS entitled '*Building Homes, Sustaining Strong and Competitive Communities*'. **Policy 2.1 part 4** applies to **Planning for People and Homes** and states the need '*to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area*'.

The proposal to sever lot 1 would not in itself increase Bonfield's total residential land supply; but it would contribute to increased density in this location, while freeing up the retained lands for potential new development.

Policy 2.2. Housing states the need to ensure a mix of housing densities and options which support the efficient use of land, resources, infrastructure, and public service facilities, in proximity to transit corridors and stations. The property is not directly served by public transit; however, it is located within the Hamlet of Bonfield, within 5km of Highway 17 (The TransCanada Highway).

Employment

Policy 2.8.1 applies to **Supporting a Modern Economy** and, under part 1, states:

'Planning authorities shall promote economic development and competitiveness by:

- a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) Identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) Addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.'*

The proposed 'retained' lands - inclusive of proposed severed lot 2 - does have the potential to meet these overarching planning policy objectives. For technical reasons, as will be explained later in this report, it is not anticipated Lot 2 can support a Commercial Employment use in isolation; and, from an on-site servicing perspective, the applicant has (so far) failed to provide any supporting evidence to demonstrate that this significantly undersized parcel can safely accommodate the use(s) permitted within the C2 zone. Furthermore, the severance of Lot 2, would also further reduce the size of the proposed retained lands, potentially limiting its capability to provide commercial employment uses in line with established zoning provisions.

Energy Conservation, Air Quality and Climate Change

Policy 2.9 states:

1. *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
 - a) *Support the achievement of compact, transit-supportive, and complete communities;*
 - b) *Incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
 - c) *Support energy conservation and efficiency;*
 - d) *Promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
 - e) *Take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

Given the topography and geology of the property, pre-application consultations with the applicant pertaining to potential future uses on the retained lands, have revealed the need for effective stormwater management systems which incorporate climate change considerations including, where necessary, green infrastructure, low impact development, and/or measures to support the Township's vision to create a more resilient, energy efficient, and complete community.

Sewage, Water and Stormwater

Policy 3.6 applies to **Sewage, Water and Stormwater** and states, under part 7, that 'Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity'.

Part 8 relates to stormwater management and states stormwater management shall:

- a) *Be integrated with planning for sewage and water services [and] ensure systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) *Minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) *Minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) *Mitigate risks to human health, safety, property, and the environment;*
- e) *Maximize the extent and function of vegetative and pervious surfaces;*
- f) *Promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) *Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

A comprehensive review of on-site servicing, drainage, and stormwater management requirements will be required as part of any future proposal to develop the retained lands. The applicant will be requested to incorporate Best Management Practices (BMPs) as an ecologically friendly approach to development - including low impact development solutions which capture and reduce the rate of any surface water run-off arising from the proposed new development.

Wise Use and Management of Resources

Section 4.2 refers to **Water** and states planning authorities shall protect, improve, or restore the quality and quantity of water through a range of means, including the identification and protection of water resource systems; and the protection, improvement, or restoration of vulnerable surface and ground water supplies, and their hydrologic functions. It also requires planning authorities to plan for the efficient and sustainable use of water resources; and effective watershed planning in collaboration with conservation authorities. Comments made on behalf of the North Bay Mattawa Conservation Authority (NBMCA) are provided as Attachment A to this report for reference.

OFFICIAL PLAN REVIEW

Township of Bonfield Official Plan 2013

The property is designated as a 'Community Core Focus Area' within the adopted Official Plan (OP) for the Township of Bonfield. The OP states the Community Core Focus Area *'represents the core area of the community where the majority of commercial and civic activity is currently centred, and which is intended to continue fulfilling this function in the future.'* It continues:

1. *The primary uses permitted in the Community Core Focus Area shall be commercial, institutional, and public recreation uses; and*
2. *Supporting uses, including residential uses and conservation uses shall also be permitted.*

With the exception of severed lot 1, which comprises an existing residence; pre-consultations with the applicant have determined the proposed future use(s) of the retained lands - including proposed severed lot 2, can be considered consistent with the existing official plan designation that currently applies. In this context, the proposed severance of the property referred to as 208 Mark Street can be considered 'supportive' of the wider vision to introduce new commercial, institutional, and/or public recreation uses in this location. In addition, it is noted a Development Constraint Area designation applies to a separate parcel of land, also under the applicants' ownership - but not subject to this severance application. That parcel is located across Mark Street and abuts the Municipal Shore Road Allowance. Although complimentary and/or alternate

uses may be considered on that parcel, site specific studies, and/or mitigation measures, may be required - to ensure no adverse impacts on the Development Constraint Area Designation, and/or Lake Nosbonsing.

Section 2 relates to Council's **Vision, Principles and Objectives**, and states under Policy 2.2.1. Sustainable Development: *'The Township shall promote sustainable development to enhance the quality of life for present and future generations.'*

Policy 3.1.1 applies to **Settlement Areas**, including the Hamlet of Bonfield, and states: *'growth and development shall generally be directed to the settlement areas of Bonfield and Rutherglen, and the vitality and regeneration of these areas shall be encouraged.'*

Policy 3.2 applies to **Land Use Compatibility** and states compatibility *'can be achieved in a variety of ways, including the provision of appropriate separation distances, setbacks, buffering features, and transition in building height and massing.'* The policy confirms the Township may also consider matters including traffic flows, vehicular access / egress, parking requirements, outdoor amenity areas, storage requirements, lighting, noise/air quality, sunlight, microclimates, and the effects of development on neighbourhood services.

Policy 3.2.1 applies to **Buffering** and states under part 1) that *'appropriate buffering will be required between all uses of land where there may be a conflict and where one use may detract from the enjoyment and functioning of adjoining uses'*, and that *'such buffering is to be in sufficient amounts to avoid mutual adverse effects and is to be appropriate to the particular conditions encountered'*. Part 2 states that *'special restrictions may be required where residential uses adjoin an obnoxious use, such as an industrial or commercial activity or community facility and other uses of land characterized by traffic generation, the use of trucks, goods handling, noise, and fumes, congregation of people or other factors affecting residential amenity so that this amenity is maintained and enhanced.'* Particular consideration will be given to buffering as part of any proposed future development on the retained lands.

Policy 3.3d applies to Infill Development and states: *'land shall not be subdivided in a manner that does not conform to the policies and schedules of this Plan.'*

Policy 3.3.2. further clarifies that when Council considers it necessary, approval for new developments will only be granted when the applicant has demonstrated that newly created lot(s) and use(s) will not create a burden for Township or Provincial services, and to achieve this, the developer shall be required to prepare, at their own expense, assessment(s) which address matters including adjacent uses and developments, community facilities, accessibility requirements and / or natural features.

Policy 3.7 applies to **Private Services** and states: *'no development shall be permitted unless the applicant has obtained a Sewage Permit from the North Bay-Mattawa Conservation Authority,'* and *'it can be shown to the satisfaction of the Township that there is an adequate water supply and public road access to service the development.'* The policy also considers the impacts on ground water quality and quantity and states: *'the Township shall consider the cumulative impacts of development on the sustainability of ground water resources.'* A copy of the feedback received from the NBMCA is provided later in this Planning Report for reference.

Policy 3.22.1 applies to **Community Amenity** and states Council's intent *'to ensure all new development is designed in accordance with accepted planning and engineering standards to provide a pleasant living atmosphere for the Township's residents.'*

Policy 3.23.1 applies to **Tree Planting and Landscaping** and states *'special attention shall be paid to fostering a widespread growth of trees and the provisions of landscaping in the Hamlet Settlement Areas.'* The policy states: *'in new developments, trees and landscaping will be required to be provided by the developers,'* and in general that *'a program of tree planting and preservation and landscaping will be encouraged so that all areas are provided with trees and other vegetation to provide a high standard of amenity and appearance.'*

Policy 3.24 applies to **Streetscaping and Beautification** and contains several policies to promote design quality as part of new development proposals, including roads, sidewalks, curbs and ditches, signage and street furniture as part of a harmonious *'continuously improving streetscape.'*

Policy 3.25 applies to **Parking and Loading** and notes adequate parking spaces shall be required for all uses of land, including adequate loading spaces for all non-residential uses. The policy notes that in some developed areas a deficiency of parking and loading space may be a problem and, that redevelopment and neighbourhood improvement *'may provide opportunities for alleviating deficiencies in these cases.'* The policy notes that adequate parking and loading space shall be required in clearly defined areas for all new development [and] redevelopment; and this should include spaces for owners, residents, employees, visitors and customers, as necessary. Further details regarding parking & loading facilities are listed in the zoning by-law.

Policy 4.1 applies to the **Hamlet Settlement Area** and notes, under part 2; *'new development shall be located in proximity to existing uses to provide for a logical progression of growth.'* The policy confirms that appropriate uses include:

a) Residential uses where *'development adheres to the Ministry of the Environment and/or North Bay Mattawa Conservation Authority policies regarding private water supply and private sewage disposal, including any requirements to obtain permits or Environmental Compliance Approvals.'* and

b) Local-serving commercial uses where

i) the lots front on a Provincial Highway or Township Road maintained on a year round basis; and
ii) Potential land use conflicts (e.g. noise, traffic generation) are minimized using the criteria in the Land Use Compatibility Section of this Plan; and

d) Institutional uses - such as schools, places of worship, and community centres.

Policy 4.1.2 applies to the **Community Core Focus Area** designation, and notes, within the Bonfield Settlement Area *'this area represents the core area of the community where the majority of commercial and civic activity is currently centred, and which is intended to continue fulfilling this function in the future.'* Primary uses permitted shall include commercial, institutional, and public recreation uses; and supporting uses - including residential and/or conservation uses.

Policy 4.3.6 applies to **Commercial Development** uses, which shall:

- a) Be located in groups and are not scattered along roads such that ribbon development is encouraged.
- b) A dwelling unit may be allowed for the resident owner/operator, above or separate from the commercial use.
- d) Parking and loading facilities shall be provided on site.
- e) A landscaped buffer between commercial and residential uses shall be provided; and
- f) The development accords with application legislation and regulations which govern such uses.

Policy 5.2 applies to **Development Constraint Area(s)**. The subject property is not subject to a *Development Constraint Area* designation; however, an additional parcel which falls under the same ownership, located across Mark Street, is subject to the DCA designation.

Policy 6.2 applies to the **Township Roads** and associated entrance / access requirements.

Mark Street and James Street are both municipally owned and maintained roads. Entrance permits will be required for any proposed new entrances off Mark Street and James Street.

This is included as a draft condition of approval for reference.

Section 7 relates to **Implementation and Interpretation** and includes policies which seek to ensure satisfactory technical information is being included as part of the application process to meet the requirements of provincial Ministries, the North Bay-Mattawa Conservation Authority, and any other agencies. All applicable agencies have been consulted as part of this consent application.

Policy 7.5 applies to **Site Plan Control** and notes: the Township shall use Site Plan Control to assist the municipality in encouraging development that is environmentally acceptable, efficient, and attractive. Part 3b of the policy confirms properties within the Commercial, Highway and Service (C2) Zone will be subject to Site Plan Control. Part 5 confirms *'Council may delegate Site Plan Approval to municipal staff in order to ensure that the process does not create undue delay or additional costs in the development process'*, and *'in all cases, Site Plan Agreements shall be executed by the Township before development can occur.'*

Policy 7.10 applies to **Pre-Application Consultation and Prescribed Information for Planning Applications** and lists a series of studies and/or prescribed information which the Township could request as necessary; and that the expense of such studies shall be borne by the applicant.

Policy 7.11.2 applies to the **Consents**, and states:

2. *Consents may be granted for up to three (3) severed parcels and one (1) retained parcel.*

The revised proposal is for one severance which falls within this range.

3. *Each severed and retained parcel must conform to the minimum lot size policies in this Plan.*

Neither the retained or proposed severed lot 1 meet the minimum required lot size or frontage policies established within the Official Plan; however, justification has been provided for the proposed separation of the existing dwelling from the proposed / retained commercial lands.

4. *No further consents may be granted for any previously severed or retained parcels within the Township.* The severance of the existing dwelling from the wider commercial landholding can be supported subject to conditions.

ZONING BY-LAW REVIEW

In this section we provide a summary of applicable provisions contained within the Township of Bonfield's Comprehensive Zoning By-law 2013:

The existing property is subject to mixed zoning. This includes the Residential First Density (R1) Zone which applies to the existing dwelling located at 208 Mark Street. The R1 zone permits, as of right, a *'dwelling, single-detached'*, so the existing and proposed use of severed lot 1 can be considered compliant with the zoning bylaw. The accompanying minor variance application seeks recognition regarding the reduced frontage, setbacks, and lot size requirements - which cannot be met - as the dwelling was constructed prior to current zoning standards. Subject to conditions, the existing dwelling would be situated on two abutting parcels which formed the historic block plan for the Hamlet of Bonfield.

The township amended proposal requires proposed severed lot 2 be included as part of the Commercial, Highway and Service (C2) Zone which applies to the retained lands. The C2 zone permits a broad range of uses, so long as all other land use planning requirements can be addressed. Permitted uses include a *'dwelling unit and/or units connected to and forming an integral part of the commercial building, provided that they do not exceed the floor area of the commercial portion of the building, and provided that access to the dwelling unit or units is separate from the commercial portion of the building, and provided that the dwelling unit or units are located above or at the rear of the business premises.'*

From an employment perspective, the C2 zone contains provisions that potentially allow for an auction establishment, an automobile sales agency, an automobile service station, a bulk sale establishment, a camping establishment (seasonal), a clinic, a drive-in theatre, a drive through facility, a farm equipment dealer, a financial establishment, a gas bar, a hotel, a motel, a nursing home, a personal service establishment, a place of recreation, a recreational vehicle or boat sales establishment, a restaurant, a retail store (local), a tavern; and/or a tourist establishment.

With the exception of more 'intensive' uses (such as an automobile service station, and gas bar); the majority of uses can be considered acceptable in principle. Whichever final uses are proposed, the applicant and their agent have indicated a willingness to enter into a Site Plan Control Agreement within the Township of Bonfield per Section 3.37 of the comprehensive zoning bylaw.

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act* circulation to the appropriate agencies/bodies and neighbouring landowners for comment was completed on July 22, 2026. Written comments were requested to be made by NOON on Wednesday August 5, 2026. The agencies listed were circulated a copy of the application via email; and notification was also given to property owners within 60 metres of the applicants' landholdings.

The following provides a summary of the responses received throughout the course of consulting on the application:

Public:

No comments or objections have been received on behalf of members of the public. Members of the public have until the scheduled meeting of the Planning Advisory Committee to present any written or verbal comments to the Township.

Algonquins of Ontario:

The Algonquins of Ontario (AOO) did not raise any concerns in principle or oppose the creation of the new lot as described; however, noted that *'should archaeological resources, Indigenous artifacts, or human remains be encountered during future site alteration or construction activities, all work within the vicinity of the discovery should cease immediately, and the appropriate provincial authorities and potentially affected Indigenous communities should be notified in accordance with applicable legislation and established protocols.'*

North Bay Mattawa Conservation Authority:

The North Bay Mattawa Conservation Authority (NBMCA) commented as follows:

Proposed Severed Lot 1 (Existing Dwelling and Accessory Structures)

'There is an existing sewage system on Proposed Lot 1, and an existing well that appears to be located within the existing dwelling. Based on the proposed site plan, it is unclear whether the well is a dug well or a drilled well.' The applicant confirmed by telephone on August 7, 2026, that the existing dwelling contains a "drilled well".

The NBMCA continued: *'If the existing well is a dug well, there does not appear to be sufficient space on Proposed Lot 1 to accommodate a replacement sewage system while maintaining the required setback distances.'* However, as the existing well is "drilled" the NBMCA noted: a *'replacement of the existing sewage system would only be feasible if the existing garage and shed are removed,'* to ensure any replacement system can maintain the required setbacks.

The applicant was notified on August 7, 2026, that a condition would be applied requiring the future demolition of both the garage and shed to accommodate any proposed replacement on-site sewage system, unless it can be demonstrated there is sufficient alternate space on the lot to accommodate a replacement system that addresses all identified health & safety requirements.

Proposed Severed Lot 2

The NBMCA commented: *'Proposed Lot 2 does not appear to be of sufficient size to accommodate a sewage system.'* From a township staff perspective, proposed severed lot 2 is currently vacant; and, at this time, it is unknown whether this land was previously developed in its own right; or whether it was used historically in association with the proposed retained lands.

Retained Lands

'The proposed retained lands appear to have sufficient space to accommodate a sewage system.' More generally, the NBMCA commented that *'the subject lands are partially located within an area of Highly Vulnerable Aquifers (HVA).'*

This is a matter which would need to be addressed as part of the detailed design process. A full copy of the correspondence is provided as 'Attachment A' to this Planning Report for reference.

Hydro One:

At the time of writing this report, Hydro One has not provided a response. Comments from Hydro One usually pertain to the need to connect to low voltage infrastructure.

Ministry of Transportation (MTO):

At the time of writing this report, the MTO has not provided a response; however, the property is outside the MTOs Permit Control Area and, as such, provided no comments on the proposal.

TransCanada PipeLines Limited (TCPL)

The property is not located within close proximity to the Trans Canada Pipeline. No comments have been received from TCPL.

Bonfield Snowmobile Club Inc.

The Bonfield Snowmobile Club thanked the Township for being consulted on the proposals, however, raised no comments.

Township Departments

Public Works

The Township's Public Works Manager did not provide specific comments on the application; however, applications for new entrance driveways will be required by condition.

Fire Department

No comments have been received from the Fire Department at the time of writing this report.

ANALYSIS:

Application Reference: B7/2026, submitted by 1975387 Ontario Inc., sought consent to create Two (2) new lots on lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E & F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT). The property comprises an irregular shared assortment of parcels which front onto Mark Street and James Street, overlooking Lake Nosbonsing, in the Hamlet of Bonfield.

In evaluating the proposal, Township staff conducted a series of site visits to analyze the parcels their characteristics, and the surrounding context. Representatives of the NBMCA also conducted a separate site visit to assess how the proposal may be considered in the context of the Ontario Building Code, plus other prescribed legislation and regulations. For a lot to be legally severed, the NBMCA - as the planning authority on matters regarding the design, specification, and installation of on-site sewage systems - is required to confirm there is sufficient land on which to accommodate an existing or new On-Site Sewage System on each proposed lot; and also, space for a future replacement On-Site Sewage System per property.

A review of the Provincial Planning Statement 2024 (PPS2024) alongside the Township of Bonfield's Official Plan and Comprehensive Zoning Bylaw, revealed multiple different policies which could applied to the proposal. The NBMCA also provided its official comments in a letter, dated August 6, 2026, which opposes the severance of Commercial Lot 2 due to it being significantly undersized. As such, staff are recommending the application be amended to allow One (1) severance, subject to conditions, applicable to the existing dwelling at 208 Mark Street.

Notwithstanding the above constraints, staff are of the opinion the existing C2 zone would have increased potential if the proposed 'retained' and proposed lot #2 were to remain as a single lot; as this would allow for greater flexibility in the layout, built form, and design of any future development. Preserving the existing Commercial Highway and Service lands in this location could also help address land use compatibility issues, and result in a well-designed development that is more responsive to the communities' needs.

From an access perspective, proposed severed Lot 1 (comprising the existing residence) would continue to be served by Mark Street, which abuts the property to the southwest. Subject to approval of new driveway entrance permit(s); the lands proposed to be 'retained' (inclusive of proposed severed lot 2) could be accessed off Mark Street and/or James Street. Precise driveway entrances in addition to parking, interior layouts, site servicing, landscaping, and stormwater management requirements will be determined at a later date, once additional planning application(s) and/or building permit(s) have been submitted to the Township and the proposed built form, layout and density of uses being proposed is more clearly understood.

Subject to an amendment to permit One (1) severed lot only - to ensure satisfactory development standards are being met - staff are satisfied the proposal can conform with the overall intent of the Official Plan, and complies with Comprehensive Zoning By-law 2012-49, as adopted by the Township of Bonfield. The proposal could also be considered consistent with the Provincial Governments' stated planning policy objectives contained within PPS 2024. The applicant and/or future property owners of the proposed severed and retained lot(s) will also be required to adhere to all conditions set out in the Draft Notice of Decision, summarized below:

RECOMMENDATION:

The Committee of Adjustment recommends to Council that Consent Application Reference: B7/2026 1975387 Ontario Inc. which proposes a severance to create Two (2) new lots on lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E & F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT); otherwise known as land and property surrounded by Mark Street, James Street, and Schayer Street, Bonfield be partially approved subject to the following conditions:

1. That proposed Severed Lot 1 be approved with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the Residential First Density (R1) zone.
2. That proposed Severed Lot 2 be refused.
3. That the proposed 'retained' lands, incorporating proposed Severed Lot 2, be approved with the total area of all buildings and structures not to exceed the maximum 20 per cent lot coverage permitted within the Commercial Highway and Service (C2) zone; and that the retained lands shall have a combined lot size of 0.318 Ha.
4. That the existing and future on-site sewage system & well associated with the existing dwelling located at 208 Mark Street [proposed severed lot 1] be contained wholly within the properties' boundaries.
5. That the existing garage and shed on proposed severed lot 1 be demolished to accommodate any future proposed replacement on-site sewage system, unless it can be demonstrated there is sufficient alternate space on the lot to accommodate a replacement system that addresses all identified health & safety requirements.
6. That a pre-application consultation take place with the NBMCA pertaining to any future on-site sewage system(s) sufficient to accommodate the proposed use of the retained lands.
7. That any existing or proposed well on the retained lands be tested and registered with the MOE. And
8. That building permit(s) for any proposed buildings and structures on all proposed lots be obtained from the Chief Building Official representing the Township of Bonfield.
9. Entrance permits will be required for any proposed new entrances off Mark Street and James Street.

Respectfully,

S Blakeley

Simon Blakeley
Planning Administrator

I concur with this report,

Nicky Kunkel

Nicky Kunkel
CAO Clerk-Treasurer

Attached:

Notice of Application for Consent
Application for Consent
Sketch for Planning Purposes

ATTACHMENT A
NBMCA Correspondence, dated August 6, 2026

SEE ATTACHED

August 6, 2026

Corporation of the Township of Bonfield
Planning Advisory Committee
365 Highway 531
Bonfield, ON P0H 1E0
planning@bonfieldtownship.com

Attention : Simon Blakeley, Planning Administrator

RE: Application for Consent and Minor Variance: B7/2026 and A3/2026
Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks
E&F and Part of Lane, Registered Plan M-18, Township of Bonfield
Assessment Roll Number: 4826-000-004-53000
NBMCA File: Amended Comments - PC05-BO-26, PMV01-BO-26

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application to sever two lots, proposed severed lot 1 (0.114 ha) with frontage on Mark St and existing development and proposed severed lot 2 (0.083 ha) with frontage on James St and currently vacant while retaining the balance of the property (0.235 ha) with frontage on Mark St as commercial lands. The minor variance application seeks to recognize the reduced lot frontage of the retained and severed lands compared to current zoning provisions.

The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement (PPS), O. Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the *Conservation Authorities Act*, Part 8 of the Ontario Building Code (OBC), and as a Source Protection Authority under the *Clean Water Act* (CWA).

The NBMCA regulates development in and around hazardous lands, wetlands, and watercourses under Ontario Regulation 41/24. According to NBMCA's Approximate Regulated Area (ARA) mapping, there are no hazardous lands present on or adjacent to the subject lands and a Section 28 permit from NBMCA will not be required prior to development.

There is an existing sewage system on Proposed Lot 1 and an existing well that appears to be located within the existing dwelling. Based on the proposed site plan, it is unclear whether the well is a dug well or a drilled well. If the existing well is a dug well, there does not appear to be sufficient space on Proposed Lot 1 to accommodate a replacement sewage system while maintaining the required setback distances. If the existing well is drilled, replacement of the existing sewage system would only be feasible if the existing

garage and shed are removed. The proposed retained lands appear to have sufficient space to accommodate a sewage system. However, Proposed Severed Lot 2 does not appear to have adequate space to accommodate a sewage system.

All comments are based on Ontario Regulation 203/24 of the OBC for a 3-bedroom dwelling (less than 20 fixture units and less than 200 m², 4F filter bed of 21.3 m² and a 3600 L tank), soil percolation of T-50 min/cm, and a daily design sewage flow of 1600 L/day. Please be advised that prior to any development on the above-mentioned properties a Sewage System Permit may be required and that zoning by-laws are applicable in this area and increased setbacks may apply.

The subject lands are partially located within an area of Highly Vulnerable Aquifers (HVA). Municipalities, implementing bodies, and landowners should have regard for these policies.

Pending confirmation of the type of well serving Proposed Lot 1, the proposed severed lot may be suitable for development if the existing garage and shed are removed to provide sufficient space for a replacement sewage system. However, if the existing well is determined to be a dug well, Proposed Lot 1 would not be capable of accommodating a replacement sewage system while maintaining the required setbacks, and the proposed severance would not be feasible. Based on the information provided, Proposed Lot 2 does not appear to be of sufficient size to accommodate a sewage system. For administrative purposes, please forward any decisions and resolutions regarding this matter.

Respectfully submitted,



Hannah Wolfram
Planning and Regulations Officer



THE CORPORATION OF THE TOWNSHIP OF BONFIELD

Application: B7/2026 - Proposed Consent Application to sever Two (2) lots on lands legally described as Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and All of Blocks E & F and Part of Lane, Registered Plan M-18, Township of Bonfield, District of Nipissing PINS 49118-0465 9LT), -0466 9LT), -0468 9LT), -0469 9LT), -0470 (LT), -0472 (LT) & -0473 (LT): 1975387 Ontario Inc.

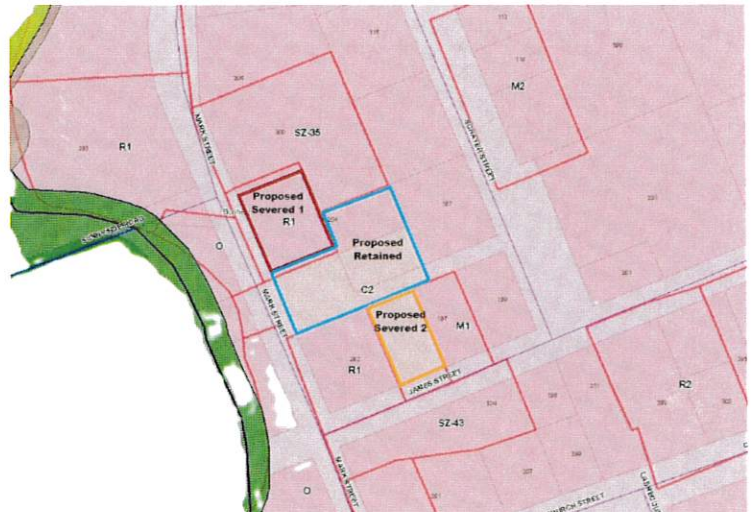
NOTICE APPLICATION FOR CONSENT Clause 53 (5)(a) of the Planning Act

1. An Application for Consent has been submitted under subsection 53(1) of the Planning Act, for the creation of Two (2) lots, plus the retained parcel on lands legally described above. Proposed severed lot 1 comprises an existing residential lot approximately 0.28 Acres / 0.114 Ha in size. Proposed severed lot 2 would comprise a vacant commercial lot approximately 0.21 Acres / 0.083 Ha in size. The proposed retained lands would comprise another vacant commercial lot approximately 0.58 Acres / 0.235 Ha in size. The proposed configuration of the severed and retained lots as shown on the sketch accompanying the application is intended to reflect the original block pattern that existed within the Hamlet of Bonfield.
2. The land which is the subject of the application is not the subject of an application under the Act for an O.P., Zoning By-Law or Ministers Zoning Order Amendment. The consent application is supplemented by a Minor Variance Application (Ref A3-2026) which seeks recognition of the reduced lot frontage of the proposed retained and severed lots compared to current zoning provisions.
3. Comments are requested to be submitted in writing to the Planning Administrator by NOON on Wednesday August 5, 2026. The final opportunity to provide verbal comments on the application will be the Public Meeting at the Committee of Adjustment, scheduled to take place on Tuesday August 11, 2026 @5:30pm.
4. If a person or public body that files an appeal of a decision of the Township of Bonfield in respect of a proposed consent does not make written submissions to the Township of Bonfield before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.
5. If you wish to be notified of the decision of the Township of Bonfield in respect of the proposed consent, you must make a written request to the Clerk, Township of Bonfield, 365 Highway 531, Bonfield, ON, P0H 1E0.

ADDITIONAL INFORMATION

regarding this application for consent can be obtained by contacting Simon Blakeley, Planning Administrator, at 705-776-2641 Ext. 126, during regular office hours, or by email at: planning@bonfieldtownship.com subject to the Municipal Freedom of Information and Protection of Privacy Act.

Dated this 22nd Day of July 2026
at the Township of Bonfield



Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

June 28, 2026

Mr. Simon Blakely
Planning Administrator, Township of Bonfield
947 Highway 533, P.O. Box 610
Mattawa, ON P0H 1V0

Dear Simon,

Reference: Planning Submittal Report – 1975387 Ontario Inc. [REDACTED]
Part of Blocks A3 & C and All of Blocks B & D, Registered Plan M-4 and
All of Blocks E & F and Part of Lane, Registered Plan M-18
Township of Bonfield, District of Nipissing
PINs 49118-0465 (LT), -0466 (LT), -0468 (LT), -0469 (LT), -0470 (LT),
-0472 (LT) & -0473 (LT)
Our File: 2237-26

I am pleased to submit the following Planning Justification Report in support of Mr. Hamilton's application for severance consent. I confirm that the completed application with the following documents was delivered to the Municipality:

- Completed Application;
- Sketch to accompany application;
- Our clients' cheque to cover application fees.

Accompanying this Report are copies of all title documents listed above, the Registry Office Block Map and a revised application and sketch illustrating Mr. Hamilton's proposal.

This application seeks to re-establish the unique identities of three traditionally separate parcels of land that, historically, were separate entities. The original lots merged under common ownership and with the passing of Deeming By-Law 2018-08 which removed the Planning Act exemption from severance consent for whole lots or blocks on a Registered Plan of Subdivision. Without Deeming By-Law 2018-08, Blocks D and F could have been legally transferred even though Blocks D & F are land-locked and would be considered under-sized by today's standards.

Mr. [REDACTED] intention is to re-align the boundaries of the residential lot known municipally as 208 Mark Street (Severed 1) and to separate the residential uses on this site from the commercial uses. He intends to construct retail / office buildings on Severed 2 and the Retained lands. The final configuration of the commercial lands is being developed and may involve shared access, parking and septic bed use. If so, additional consents from the Municipality will be required at that point in time. The reason for moving forward now is to allow the residential lot to be sold first. The residential lot is fully independent of the balance of the site having its own well and septic bed wholly contained within the proposed limits.

Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

There may be opportunities for rental residential units above the commercial components of the retail/office buildings dependent on the well and septic capacities of the property. The private servicing capabilities of the commercial sites will be determined guiding future development of these sites. The Retained lands are the site of the former Bonfield Tavern which existed for many years with its own on-site well and septic holding tanks on the west side of Mark Street on lands also owned by the Tavern.

Severed 1

Severed 1 is the residential component of this site. It is fully developed with an existing dwelling, garage, shed, well, septic bed and accessory structures. This proposal seeks to re-align the original boundaries to achieve a more uniform, rectangular lot configuration. Severed 1 has frontage of 37.439 m on Mark Street, a depth of 30.480 m and an area of 0.114 ha.

Severed 2

Severed 2 is proposed as the second commercial site. It is currently vacant. Unless a small scale commercial development is proposed as the future use, it is anticipated that this lot will share access, parking and septic bed with the retained lands as a complementary but independent use. Further Planning Act approvals will be required at that stage of development. Maintaining the independence of ownership of Severed 2 allows enhanced opportunities to finance the overall development and provides greater flexibility of future sale.

Severed 2 has a frontage of 22.053 m on James Street, an average depth of 37.676 m and an area of 0.083 ha.

Retained

The Retained lands are proposed as the primary commercial use of the site. It is the site of the former Bonfield Tavern with its own well and septic system. Although the final development is currently being determined, it is initially anticipated that the new retail / office building will be built at the front of the site (roughly within Block E) having regard to the minimum setback distance required under the Municipality's Zoning By-Law. The septic system will be situated at the rear on Block D and the parking area will be located on Block F. There may be, of course, overlap of these features over the Block boundaries depending on the site requirements. The Lane, with an expanded width to permit two-way traffic, will provide access from Mark Street to the parking area at the rear. This may be a shared use feature with Severed 2 dependent on the final concept chosen for development.

The Retained lands have frontage of 26.965 m on Mark Street, a depth of 63.670 m and an area of 0.235 ha.

Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement provides a comprehensive overview of Provincial policies regarding land use planning. All applications made under the Planning Act must be consistent with these policies.

The following are, in my opinion, the relevant sections of the PPS as they pertain to this application.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

- 1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;*
 - b) optimize existing and planned infrastructure and public service facilities;*
 - c) support active transportation;*
 - d) are transit-supportive, as appropriate; and*
 - e) are freight-supportive.**
- 3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
- 4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
- 5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
- 6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

2.8 Employment

2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:

~~X~~

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.

3. In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

4. Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available.

2.8.2 Employment Areas

1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.

3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:

a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;

b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;

c) prohibiting retail and office uses that are not associated with the primary employment use;

d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and

e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

4. Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.

Analysis

This application seeks to recognize the historical land use pattern of the Village of Bonfield within the greater municipality. New development and growth is being directed into the primary settlement area within the Municipality achieving a range and mix of land uses that support both

Goodridge Goulet Planning & Surveying Ltd.

ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

residential needs and employment areas. The employment land uses being contemplated are complementary in nature with the abutting residential and existing commercial uses. Impacts from the proposed commercial / retail land use onto the neighbouring sensitive residential land uses can be mitigated through site plan control incorporating mitigation methods such as fencing, directional lighting, storm water management etc...

4.1 Natural Heritage

None of the areas in which development would be restricted as detailed in Section 4.1 are identified on this site.

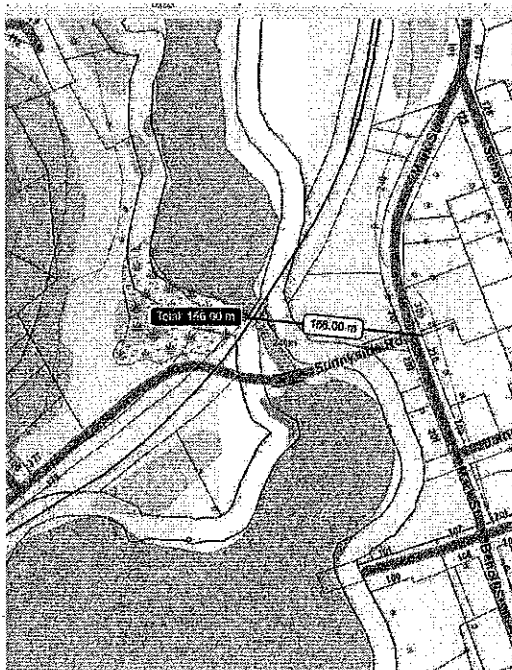
5.2 Natural Hazards

1. *Development shall generally be directed to areas outside of:*
 - b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and...*

There are no areas identified as natural hazards on this site.

There are no areas of man-made hazards on or in close proximity to this site.

There are no provincially significant or unevaluated wetlands either on or within 120 m of subject lands. Below is a reproduction of the MNRF's Natural Heritage Digital Map illustrating that the closest approach of an unevaluated wetland to this site is approximately 156 m.



Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

Growth Plan for Northern Ontario (GPNO)

This Provincial document provides policy guidance to ensure appropriate growth throughout Northern Ontario communities. It is essential to ensure the economic viability of our communities in an environmentally sensitive manner. As this application seeks to re-create an area of economic activity and employment opportunity while addressing any environmental impacts through site plan control, in my opinion, this application does not conflict with the stated goals of the GPNO.

Official Plan

7.11 Land Division

7.11.1 Plan of Subdivision or Plan of Condominium

- 1. Land development shall generally take place by plan of subdivision or plan of condominium. Where a Plan of Subdivision or a Plan of Condominium is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local internal street.*
- 2. All Plans of Subdivision shall include a subdivision agreement between the Township and the developer/owner, which may include conditions regarding the dedication of blocks for pedestrian and bicycle pathways.*
- 3. A Plan of Subdivision shall be required when creating five or more lots.*

7.11.2 Consents

- 1. Consents may be granted when a plan of subdivision or plan of condominium is not required for the orderly development of the land or the provision of services. When consent is considered appropriate, it shall be granted in accordance with the policies of this Plan, including the following general policies which apply to all land use designations.*
- 2. Consents may be granted for up to three (3) severed parcels and one (1) retained parcel.*
- 3. Each severed and retained parcel must conform to the minimum lot size policies in this Plan.*
- 4. No further consents may be granted for any previously severed or retained parcels within the Township.*

Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

7.11.2.1 Creation of New Lots

1. The consent and subdivision/condominium granting authority shall be guided by the policies of this Plan governing minimum lot size and frontage, and the following policies when considering land severance approvals within the Township:

a. All applications shall be evaluated on the technical information obtained from the applicant and as a result of circulation.

b. Where appropriate, comments shall be requested by the Township from other provincial Ministries, the North Bay-Mattawa Conservation Authority, and any other agency deemed appropriate as to the suitability of the site for sewage disposal and water supply.

c. Direct access to new lots from provincial highways should be restricted and, wherever possible, residential lots should have access only from Township roads.

2. Lots in the Recreational Area designation may be approved on the basis of water access where public road access is not available or appropriate in accordance with the policies for the Recreational Area.

3. Where one or more new building lots are being created the Township shall receive the cash equivalent of 5% of the land based on the Township's cash in lieu of parkland pay grid, which may be amended from time to time.

4. Where one or more new building lots are being created, the Township may request that the adjacent, publicly owned and maintained road be widened to the extent considered necessary.

5. Lot creation shall not be granted or approved in the following circumstances:

a. When landlocked parcels are created.

b. For land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines or curves or grades.

c. For a parcel of land that is zoned Environmental Protection or Hazard Land which is subject to flooding.

d. Notwithstanding any other policies of this Plan, consents may be granted to correct lot boundaries, to convey land to an adjacent lot, to grant easements, or to separate buildings or structures in existence at the date of the adoption of this Plan, provided that the requirements of the Zoning By-law are met.

Goodridge Goulet Planning & Surveying Ltd.

ONTARIO LAND SURVEYOR

LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

6. Where appropriate, conditions of consent, subdivision and condominium approval and related agreements shall provide for the conservation and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources.

Analysis

This application seeks to recognize the historical land use pattern of the Village of Bonfield within the greater municipality. New development and growth is being directed into the primary settlement area within the Municipality achieving a range and mix of land uses that support both residential needs and employment areas. The employment land uses being contemplated are complementary in nature with the abutting residential and existing commercial uses. Impacts from the proposed commercial / retail land use onto the neighbouring sensitive residential land uses can be mitigated through site plan control incorporating mitigation methods such as fencing, directional lighting, storm water management etc...

Specifically, severance consent is the vehicle chosen for this land division as only two severed lots are proposed without extension of municipal services necessitating a subdivision approach and application in accordance with Sections 7.11.1.3 and 7.11.2. None of the conditions exist for this application that would preclude severance consent being granted under the provisions of Section 7.11.2.5.

Section 1.4 Basis of the Plan states that "development in the Township will proceed on private water and septic services" exactly as being proposed in this application. Also, this section further states that "Urban development will be encouraged to locate in the present Hamlets of Bonfield..." and "Major residential, commercial, light industrial developments are encourage to locate in the defined Settlement Areas of this which include the Hamlets of Bonfield and Rutherglen". This application is consistent with this approach as being the most suitable location for the land uses contemplated.

The Guiding Principles detailed in Section 2.2.1 and 2.2.4 also provide justification for the approval of this application specifically "to promote compact development and mixed-uses in support of communities" and "The Township shall create and seize opportunities for a strong, diverse economy that provides a range of employment opportunities." Although we are basing the proposed lot configuration on historical land division practices, this is also consistent with the policy of creating "compact" development. New employment opportunities will be realized through commercial development of the Retained lands and Severed 2.

With the demolition and removal of the former Bonfield Tavern, re-development of this site also constitutes an infilling opportunity for the Municipality. The fact that these site were fully, privately serviced in the past shows compliance with Section 3.3b that states "infilling may be permitted provided that...there is an adequate supply of potable water and the lot is capable of supporting an approved type of sewage disposal system."

Goodridge Goulet Planning & Surveying Ltd.

ONTARIO LAND SURVEYOR

LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

Zoning By-Law 2012-49

This property, in its consolidated state, is a dual zone property. The residential component is zoned Residential, First Density (R1) and the commercial component is zoned Commercial, Highway and Service (C2) as shown on Schedule A1.

Section 4.1.1 lists "dwelling, single-detached" as a permitted use in this zone category. As shown on the sketch attached to the Severance Consent Application, the land use of Severed 1 is a single-detached dwelling that is approximately eighty (80) years old with its own well and on-site septic field bed.

4.6 Commercial, Highway and Service (C2) Zone

4.6.1 PERMITTED USES

No person shall within any Commercial, Highway and Service (C2) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

☐ dwelling unit and/or units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the building and provided that access to the dwelling unit or units is separate from the commercial portion of the building and provided that the dwelling unit or units are located above or at the rear of the business premises.

(b) Commercial Uses

- ☐ auction establishment
- ☐ automobile sales agency
- ☐ automobile service station
- ☐ bulk sale establishment
- ☐ camping establishment (seasonal)
- ☐ clinic
- ☐ drive-in theatre
- ☐ drive through facility
- ☐ farm equipment dealer
- ☐ financial establishment
- ☐ gas bar
- ☐ hotel
- ☐ motel
- ☐ nursing home
- ☐ personal service establishment
- ☐ place of recreation
- ☐ recreational vehicle or boat sales establishment

Unit 1, 490 Main Street East, North Bay, ON P1B 1B5

Paul Goodridge, BSc, OLS, OLIP (705) 493-1770 paul.goodridge@ggpsltd.com

Don Goulet, Survey Consultant (705) 493-7974 don.goulet@ggpsltd.com

Goodridge Goulet Planning & Surveying Ltd.

ONTARIO LAND SURVEYOR

LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

- ☐ restaurant
- ☐ retail store
- ☐ retail store, local
- ☐ tavern
- ☐ tourist establishment

As this application contemplates a commercial / retail land use, in my opinion, it is compliant with Zoning By-Law 2012-49.

Schedules B and C to Zoning By-Law 2012-49 provide the regulations for Residential and Non-Residential uses, respectively. Admittedly, this application is proposing frontages and areas that are non-compliant with the regulations stipulated in the said Schedules. These deficiencies can be addressed through a minor variance process as a condition of severance consent in order to recognize and re-establish the historical land use pattern and conform to the nature and character of development in the Hamlet of Bonfield.

Conclusions & Recommendations

This proposal is simply seeking to re-establish the historical lot configuration. Separating the existing consolidated parcel will ensure that the resulting properties will have unique zone categories attributed to each avoiding conflict between two land uses existing on one site. To achieve the final contemplated development, further Planning Act applications will be required at the appropriate time. Although undersized by today's standard, the historical and proposed land division does conform to the general nature and character of development of lots in the Hamlet of Bonfield where the lots have traditionally been sized appropriate to the creation of the Hamlet.

In conclusion, in my opinion, this application conforms to the growth and development policies of the Township of Bonfield's Official Plan. It meets the stated objective of the Growth Plan for Northern Ontario, represents an opportunity to expand the Municipality's tax and employment base and is in compliance with the Provincial Policy Statement. As such, in my opinion, this application represents good planning.

Respectfully submitted,

Paul Goodridge

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT



File No.: _____

This application reflects the mandatory information that is prescribed in the schedules to Ontario Regulations 197/96 made under the Planning Act, R.S.O. 1990 as amended. In addition to this form, the Applicant will be required to submit the appropriate fee, site plan/sketch, and any additional information or studies that may be necessary to assess the proposal. Failure to submit all the required information may prevent or delay the consideration of the Application. **Please Print, Complete and (X) Appropriate Boxes.**

Section 1:

Registered Owner(s)

Name(s): 1975387 Ontario Inc. [REDACTED]

Street Address: 89 Lakeshore Road

City & Province: Bonfield, ON

Postal Code: P0H 1E0

Phone: 705 790 9252

E-mail: [REDACTED]

Applicant(s) (complete if the Applicant is not the owner)

Name(s):

Street Address:

City & Province:

Postal Code:

Phone:

E-mail:

Agent Authorized by the Owner to file the Application (if applicable)

Name: Paul Goodridge Goodridge Goulet Planning & Surveying Ltd.

Street Address: Suite 1 490 Main Street East

City & Province: North Bay, ON

Postal Code: P1B 1B5

Phone: 705 493 1770

E-mail: paul.goodridge@ggpsltd.com

Which of the above is the Primary Contact: Owner ☐ Applicant ☐ Agent ☒

Section 2:

PURPOSE OF THIS APPLICATION

Transfers:

Creation of of New Lot ☒ Lot Addition ☐ Easement/Right of Way ☐

Other:

A Correction of Title ☐

Charge ☐

Lease ☐

Planning & Development Department

365 HWY 531, Bonfield, ON P0H 1E0

T: 705-776-2641 F: 705-776-1154

E-Mail: Planning@bonfieldtownship.com

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

Person(s), if known, to whom land or interest in land is to be transferred:
To be listed for sale.

If a lot addition, identify the land to which the lot addition will be added:

Number of new lots to be created: Two (2)

Certificate of Consent: Will you be requesting a certificate of consent for both retained and severed parcels?

No ☐ Yes ☒ if 'Yes', you must provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*.

Section 3:

SUBJECT LAND

Municipal Address: 204 Mark Street

Roll No.

Legal Description:

LOT: Blocks A3, B, C, D, E, F, Lane PLAN: M 4 & M 18 PARCEL: PINs 40118 0465, 0466, 0468, 0470, 0472, 04 73

PART(S):

Current Zoning: Residential First Density, (R1) and Commercial, Highway & Service (C2)

Current Official Plan Designation: Hamlet Settlement Area

Proposed zoning and/or official plan designation change?

No ☐ Yes ☐ if 'Yes', please provide details and complete the applicable application:

Are there any easements or restrictive covenants affecting the subject land?

No ☒ Yes ☐ if 'Yes', please list the description of each easement or covenant and it's effect:

Have the subject lands ever been or is now, part of an application for:

Official Plan Amendment: No ☒ Yes ☐ if 'Yes', File No.

Zoning Amendment: No ☒ Yes ☐ if 'Yes', File No.

Plan of Subdivision: No ☒ Yes ☐ if 'Yes', File No.

THE CORPORATION OF THE TOWNSHIP OF BONFIELD

APPLICATION FOR CONSENT

Consent: No ☒ Yes ☐ if 'Yes', File No. _____

Minor Variance: No ☒ Yes ☐ if 'Yes', File No. _____

Nearby Uses and Features

Are any of the following uses or features on the subject land?

Use or Feature	On the subject land	Within 500 meters of subject land, unless otherwise specified (indicate approximate distance)
An agriculture operation including livestock facility or stockyard	No	No
A Landfill	No	No
A Sewage treatment plant or waste stabilisation plant	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site	No	No
TransCanada Pipeline and/or facilities (within 200 meters or 30 meters within a right-of-way) OR (700 meters of compressor station)	No	No
An active railway line, municipal/federal airport, utility corridors, heritage buildings	No	127 m approximately
Aggregate removal area (Pits and Quarries)	No	No

Natural Heritage Feature or Area	On the Subject Property	Within distance from subject property (indicate approximate distance)
Significant habitat of endangered and threatened species	No	120 meters No
Significant wetlands	No	120 meters No
Significant wildlife habitat	No	120 meters No
Significant areas of natural and scientific interest- earth science	No	50 meters No
Fish habitat	No	120 meters No
Watercourse or body of water	No	120 meters Approximately 53 M to Lake Nosbonsing

Re-submission of an Application

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT

Section 4:

RETAINED & SEVERED LAND(S)

RETAINED

Frontage (meters): 26.965

Depth (meters): 63.670

Area (m2 or HA): 0.235 ha

SEVERED

1. Frontage (meters): 37.439

Depth (meters): 30.480

Area (m2 or HA): 0.114 ha

2. Frontage (meters): 22.053

Depth (meters): 37.676 Average

Area (m2 or HA): 0.083 HA

3. Frontage (meters): _____

Depth (meters): _____

Area (m2 or HA): _____

Existing use or proposed use of the property

RETAINED: Vacant former site of Bonfield Tavern. Proposed retail / office building

Existing use or proposed use of the property

SEVERED: Severed 1 Residential no change in use / Severed 2 vacant proposed retail / office building

Existing/Proposed buildings/structures (in metric units)

RETAINED:

Type: Office / retail building Front lot line Setback: 6.0 Rear lot line setback: TBD Height: TBD
Interior lot line setback: TBD Exterior lot line setback: TBD Dimensions: TBD Floor Area: TBD

Type: _____ Front lot line Setback: _____ Rear lot line setback: _____ Height: _____
Interior lot line setback: _____ Exterior lot line setback: _____ Dimensions: _____ Floor Area: _____
Attach additional page if necessary

Existing/Proposed buildings/structures (in metric units)

SEVERED:

Type: See Sketch for Severed 1 Front lot line Setback: TBD Rear lot line setback: TBD Height: TBD
Interior lot line setback: TBD Exterior lot line setback: TBD Dimensions: TBD Floor Area: TBD

Type: _____ Front lot line Setback: _____ Rear lot line setback: _____ Height: _____
Interior lot line setback: _____ Exterior lot line setback: _____ Dimensions: _____ Floor Area: _____
Attach additional page if necessary

Access:

RETAINED

- ☐ Provincial Highway
- ☒ Municipally Maintained Road- Year Round
- ☐ Municipally Maintained Road- Seasonal
- ☐ Municipal Road- Year Round
- ☐ other Public Road (specify): _____
- ☐ Right of Way (specify & if applicable, provide legal use): _____

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

☐ Water Access only

Access:

SEVERED

- ☐ Provincial Highway
☒ Municipally Maintained Road- Year Round
☐ Municipally Maintained Road- Seasonal
☐ Municipal Road- Year Round
☐ other Public Road (specify): _____
☐ Right of Way (specify & if applicable, provide legal use): _____
☐ Water Access only

If access to the subject land is by private road, or if "other public road" or "right of way" please indicate who owns the land or road, who is responsible for maintenance and whether it's maintained seasonally or all year:

If Water Access, please list the parking and docking facilities used or proposed to be used as well as the approximate distance from the subject lands and the nearest public road.

Water Supply:

RETAINED

- ☒ Privately-owned and operated individual well
☐ Privately-owned and operated communal well
☐ Lake or other body of water
☐ Public owned and operated piped water system
☐ Other means (specify): _____

Water Supply:

SEVERED

- ☒ Privately-owned and operated individual well
☐ Privately-owned and operated communal well
☐ Lake or other body of water
☐ Public owned and operated piped water system
☐ Other means (specify): _____

Sewage Disposal:

RETAINED

- ☒ Privately owned and operated individual septic
☐ Privately owned and operated communal septic system
☐ Public owned and operated sanitary sewage system
☐ Privy

Sewage Disposal:

SEVERED

- ☒ Privately owned and operated individual septic

☐ Privately owned and operated communal septic system
☐ Public owned and operated sanitary sewage system
☐ Privy

RETAINED

- SEVERED**

- Other Information that may be of use:**

[illegible]

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

DECLARATION OF APPLICANT(S)

Affidavit or Sworn Declaration

I/We Paul Goodridge of the Municipality of Callander in the District of Parry Sound make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of North Bay in the District of Nipissing this 14th day of May, 2026.


Signature of Commissioner of Oaths

Deanna Lee Sheila Hazel Smith,
a Commissioner, etc., Province of
Ontario, for C. John D'Agostino
Law Professional Corporation.
Expires August 19, 2026


Signature of Applicant

Signature of Commissioner of Oaths

Signature of Applicant

AUTHORIZATION

Consent of owner(s) to the use and disclosure of personal information

I/We Jeff Hamilton, President of 1975387 Ontario Inc. am/are the owner(s) of the land that is the subject of this consent application for the purposes of the Freedom of Information and Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

MAY 14, 2026
Date


Signature of Owner

Date

Signature of Owner

TO BE COMPELTED If the applicant(s) is not the owner(s) of the land that is the subject of this application

Authorization of Owner(s) for agent/purchaser to make application and provide personal information

I/We, , am/are the owner(s) of the land that is subject of this application and I/we authorize Paul Goodridge of GGPS Ltd (name of agent/purchaser) to make this application on my/our behalf and for the purposes of the Freedom of Information and Protection of Privacy Act provide any of my personal information that will be included in this application or collected during the processing of this application.

MAY 14, 2026
Date


Signature of Owner

Date

Signature of Owner

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT

Consent of Owner(s), Permission to Enter

I/We _____ being the owner(s) of the subject land of this application hereby authorize Municipal Staff, Planning Advisory Committee Members and the North Bay Mattawa-Conservation Authority to enter onto the subject property for the sole purpose of gathering necessary information (e.g. site inspection, photos etc.) to evaluate this application.

MAY 14, 2026
Date

[Signature]
Signature of Owner

Date

Signature of Owner

Note: Please have the subject property marked using wooden stakes with bright paint in order to assist any staff or Committee Members with site inspections. Failure to properly identify the subject property may result in a deferral of the application.

FOR OFFICE USE ONLY

Date received by Planning & Development Department: _____

Date Complete Application received: _____

REQUIRED SKETCH

This application must be accompanied by a sketch, drawn in metric units, black and white, showing EXISTING and PROPOSED building(s) and structure(s) on the subject property detailing the following information:

1. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
2. The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
3. The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained, clearly identified as "retained" and "severed".
4. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
5. The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application.
6. The current uses of land that is adjacent to the subject land (for example, residential, agricultural, or commercial).
7. The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road, or a right of way.
8. If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used.
9. The location and nature of any easement affecting the subject land.

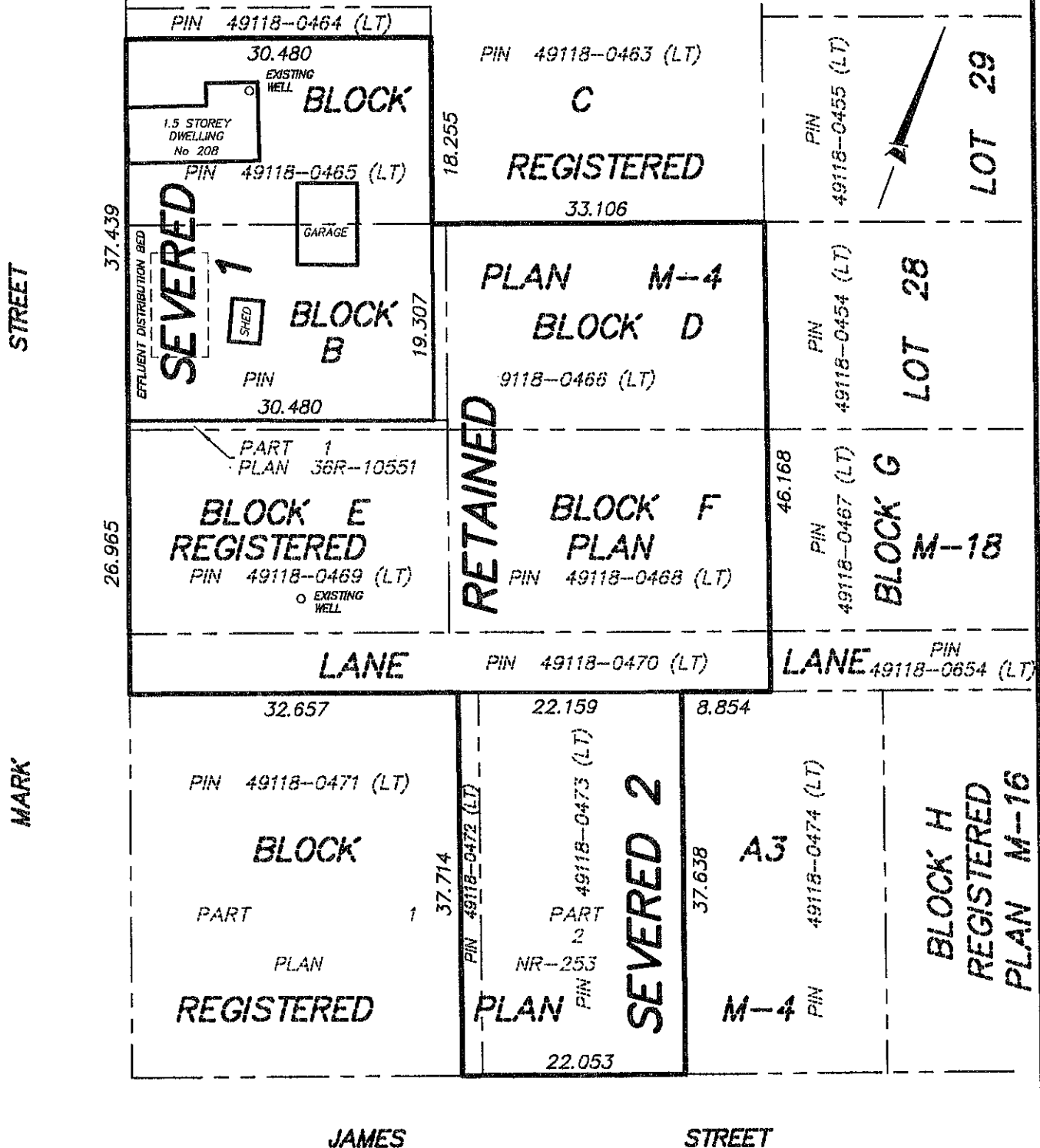
Note: Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.

Note: Please have the front of the subject property marked using wooden stakes with bright paint in order to assist any Committee Members or Municipal Staff with site visits.

SKETCH TO ACCOMPANY

SEVERANCE CONSENT APPLICATION

PART OF BLOCKS A3 & C & ALL OF BLOCKS B & D, REGISTERED PLAN M-4
ALL OF BLOCKS E & F AND PART OF LANE, REGISTERED PLAN M-18
TOWNSHIP OF BONFIELD



METRIC:
DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

COPYRIGHT:

THIS SKETCH WAS PREPARED EXCLUSIVELY FOR 1975387 ONTARIO INC. AND
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN
WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL GOODRIDGE, O.S.

CAUTION:

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE
OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE
STATED HEREON.

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 400 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpltd.com

DATE	FIELD	OFFICE	FILE
06/24/2008	N/A	A. GOODRIDGE	2237-08