



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**

