

Developer's Forum

Wednesday November 26, 2025

Growing
Bonfield
Together!

Welcome Everybody!

Grandissons
Bonfield
Ensemble!



8:30am - Registration

8:45am - Welcome / Introduction to the event

9:00am - Overview of Strategic Plan (2025-2030)

9:15am - Planning & Economic Development Update

9:30am - Presentation on Municipal By-laws

10:00am - Break



10:20am - Partner Presentations

- **Affordable Housing** - District of Nipissing Social Services Administration Board (DNSSAB)
- **Innovation in The Housing Sector** - Institute for Northern Housing Innovation C/o Laurentian University

10:50am - Event Sponsors

- TookeTree Passive Homes and Seed Building Systems
- Seal Right Solutions

11:00am - Panel Discussion 11:30am - Post-event networking



Developer's Forum
Wednesday November 26, 2025

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Strategic Plan (2025-2030)

Grandissons
Bonfield
Ensemble!



Context and Background

- 1. From reliance to resilience
- 2. Community & Stakeholder Engagement
- 3. Adoption of Strategic Plan



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AT A GLANCE

Vision

The Township of Bonfield is a reliable, effective, and trusted provider of services to the community.

Mission

A modern municipal government which fosters safety, and a sense of community through fiscal responsibility and sustainable growth

Guiding Values and Principles

The Township is a service provider and facilitator making decision based upon the following values:

1. Service Excellence with Courtesy and Respect
2. Financial Prudence and Accountability
3. Sustainable Growth and Investment Readiness
4. Environmental Consciousness
5. Collaboration and Transparency



Strategic Pillar One: Responsible Government Priority Action Items

- **Goal #1 - Create and Maintain a Communication and Brand Strategy**
- **Goal #2 - Create and Foster an Environment that Facilitates Community Participation in Events**
- **Goal #3 - Comply with Federal, Provincial, Regional and Municipal Legislation and Regulations**



Strategic Pillar Two: Economic & Social Development
Priority Action Items

Goal # 4 - Foster and Support an Environment which promotes positive Social, Health & Economic Development outcomes.

Goal # 5 - Ensure municipal infrastructure is being maintained



Strategic Pillar Three: Fiscal Prudence

Priority Action Items

- **Goal # 6 - Ensure new spending decisions are informed by an up to date understanding of asset management priorities**
- **Goal # 7 - Modernize and simplify administrative processes**
- **Goal #8 - Understand the opportunities for shared resources**



Strategic Pillar Four: Environmental Stewardship Priority Action Items

Goal #9 - To lead and support the Township of Bonfield as it makes the transition to a more sustainable future.



Overview

Provincial / Regional

- Ontario Planning Act 1990 (As Amended)
- Provincial Planning Statement (PPS 2024)
- Growth Plan for Northern Ontario (2011)

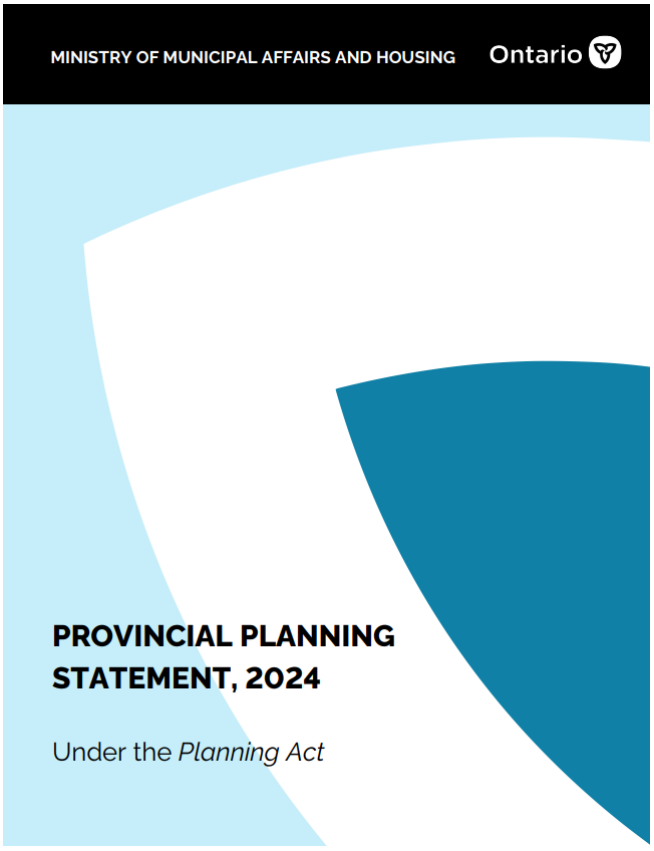
Planning Act, R.S.O. 1990, c. P.13

 [Download Word](#)  [Print](#)

Versions	Regulations under this Act	Revoked/spent regulations under this Act
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CURRENT June 5, 2025 - [e-Laws currency date](#) (October 30, 2025)

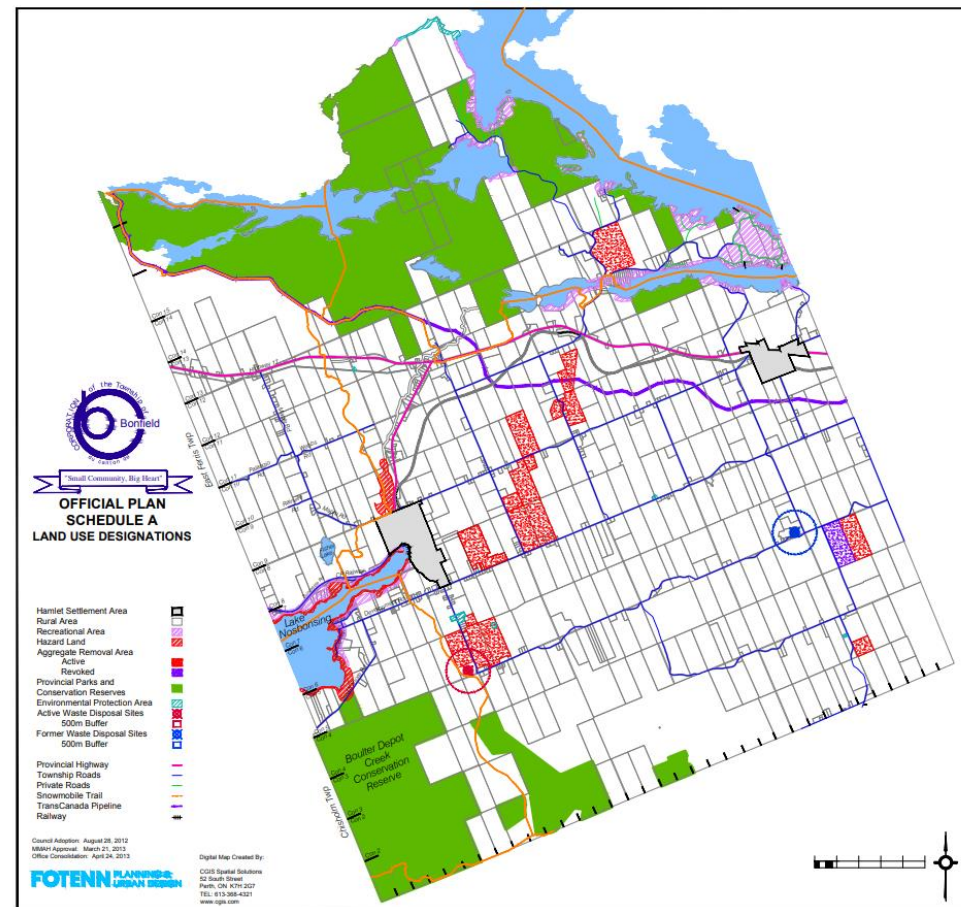
[March 31, 2025 - June 4, 2025](#)



Overview

Township of Bonfield Official Plan

- Adopted April 2013.
- Guiding Principles:
 1. Sustainable Development
 2. Natural Environment and Resources
 3. Affordable Housing
 4. Diversified Economy
 5. Community and Aboriginal Engagement



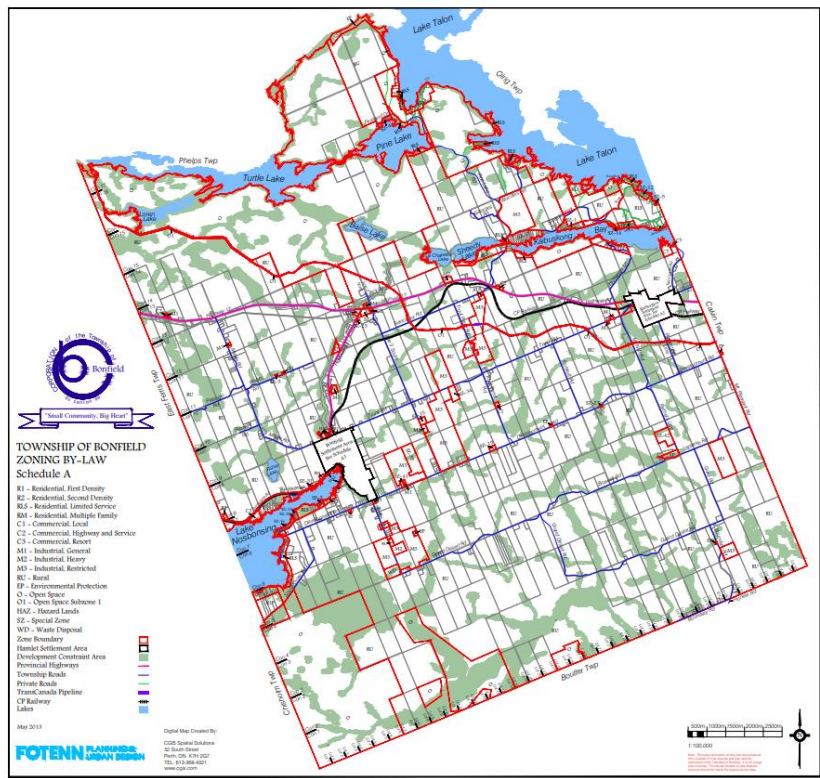
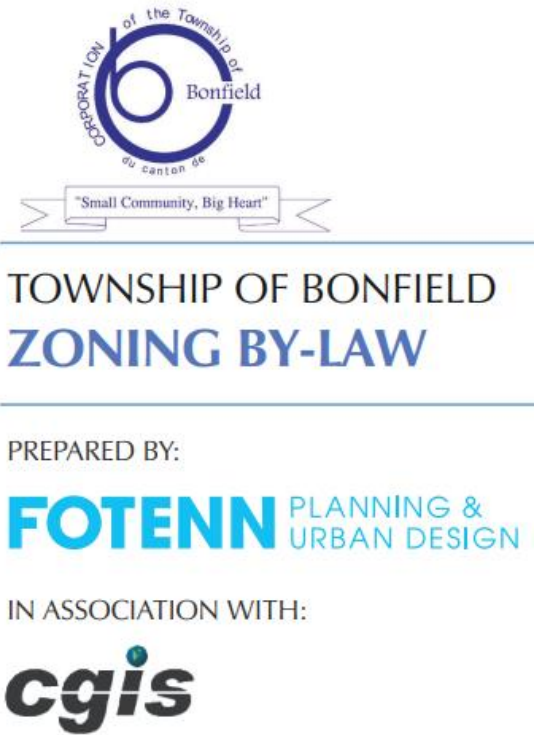
Overview

Township of Bonfield

Comprehensive

Zoning By-law

- Adopted 2013.



Township of Bonfield
Zoning By-law - May 2013

Schedule C – Provisions for Non-Residential Uses

Zone	Permitted Use Category	Minimum Lot Frontage (m)	Minimum Lot Area (ha)	Maximum Lot Coverage (%)	Minimum Front Yard (m)	Minimum Exterior Side Yard (m)	Minimum Interior Side Yard (m)	Minimum Rear Yard (m)	Minimum Floor Area (sq. m)	Maximum Height (m)	Accessory Building (m)	Supplementary Provisions
C1	Commercial, Local	60	1.0	20	6	6	3	3	75	11	3	Section 6.6 – 6.11
C2	Commercial, Highway & Service	60	1.0	20	6	6	3	3	75	11	3	Section 6.6 – 6.11
C3	Commercial Resort	60	1.0	20	6	6	3	3	75	11	3	Section 6.6 – 6.11
M1	Industrial, General	60	1.0	50	10	6	6	10	-	11	3	Section 6.12 – 6.17
M2	Industrial, Heavy	60	1.0	50	10	6	6	10	-	11	3	Section 6.12 – 6.17
M3	Industrial, Restricted	60	1.0	50	10	6	6	10	-	11	3	Section 6.12 – 6.17
RU	Rural	60	1.0	50	10	6	6	10	75	11	3	
EP	Environmental Protection	-	-	-	30	30	30	30	-	-	3	-
O	Open Space	-	-	-	10	8	8	10	-	11	3	-
HAZ	Hazard	-	-	-	10	8	8	10	-	11	3	-
WD	Waste Disposal	100	5.0	-	20	20	20	20	-	-	-	-

Overview

Township of Bonfield

Comprehensive
Zoning By-law
provisions for
non-residential uses
- Adopted 2013.

More recent changes

- Official Plan (OP) and Zoning By-law (ZBL) Review
 - Commenced in 2022* / Public Meeting held in **April 2023**.
- Ontario Provincial Government continues to make amendments to the Ontario Planning Act, and other Provincial Acts.
- Progress on OP Review delayed
 - Pending feedback from the Ministry of Municipal Affairs and Housing (MMAH).



Section 6.1.7 of the Provincial Planning Statement states:

*'Where a planning authority must decide on a planning matter **before their official plan has been updated** to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it **must still make a decision that is consistent with the Provincial Planning Statement.**'*

North Bay Mattawa Conservation Authority (NBMCA)

- **Category One Programs: Risk Assessments**
 - Natural hazards
 - Flood forecasting and warning
 - Drought or low water response
 - Ice management
 - Water control and erosion control infrastructure; and to
 - Provide technical comments on applications
- **Category Two Programs: Watershed Monitoring / On-site Sewage System Program**
- **Category Three Programs: Advisory Services / Community Engagement Activities**



Business Retention and Expansion (BR + E) Initiative Growing Bonfield Together: Community Business Survey 2025

Let's Grow Bonfield!

We want your input!

The Township of Bonfield is pleased to launch our new Community Business Survey 2025.*

We want to:

- Strengthen Bonfield's economy
- Work directly with your business
- Identify challenges
- Uncover opportunities for growth

Scan the QR Code below to schedule your business consultation today or call 705-776-2641.



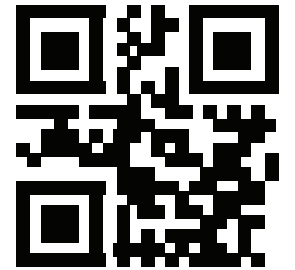
For more information, please visit
bonfieldtownship.com/economicdevelopment

*The Township of Bonfield's Community Business Survey 2025 is being delivered in accordance with the Ontario Governments' Business Retention and Expansion (BR+E) Initiative.



Growing Bonfield Together: Community Business Survey 2025 Phase One: Business Survey Interviews (Oct 2025 - Jan 2026)

- Over **100 businesses** identified within the Township of Bonfield.
- More than **15 businesses** committed so far,
- Interviews to take place on **Tuesdays, Wednesdays** and **Thursdays** through to Christmas, and / or January 2026.
- **Target of 30+** businesses and organizations
- to achieve a statistical “sample size”



Follow this QR Code to schedule
your Business Survey Interview
today using the Bookings App



Growing Bonfield Together: Community Business Survey 2025 Phase Two: Analysis of Survey Results (Jan - March 2026)

- Staff to follow-up with interview participants to gain **further clarification** on any pressing matters or potential opportunities.
- Staff will complete a **preliminary analysis of the data** as-a-whole and produce graphs, charts and summary reports, etc.
- A **retreat** will then be scheduled to go over the anonymous feedback received - so key trends and potential action items can be identified.



Growing Bonfield Together: Community Business Survey 2025 Phase Three: Development and Launch of Action Plan (Mar - May 2026)

- Council review and comment on the **draft policies** and **project-based goals**.
- Further **consultation** with **project deliver partners** and **industry stakeholders**
- Preparation and launch of **Final Action Plan, June 2026**.

*The Township of Bonfield has also applied to the Ministry of Rural Affairs' **Rural Ontario Development Program** for funding to produce an Economic Development Strategy.



Municipal By-laws - Update

- **Accessory Structures, including:**
 - **Additional Dwelling Units (ADUs)**
 - **Shipping containers**
- **Hunt camps**
- **Travel Trailers & Recreational Vehicles (RVs)**
- **Short-term rentals (STRs)**

THE CORPORATION OF THE TOWNSHIP OF BONFIELD BY-LAW NO. 2025-11

BEING A BY-LAW TO AMEND COMPREHENSIVE ZONING BY-LAW 2012-49 FOR THE TOWNSHIP OF BONFIELD FOR ADDITIONAL DWELLING UNITS, HUNT CAMPS AND ACCESSORY STRUCTURES

WHEREAS By-law No. 2012-49 as amended is the Zoning By-law of the Corporation of the Township of Bonfield;

AND WHEREAS the Council of the Corporation of the Township of Bonfield deems it necessary to enact a by-law to reflect current practices, procedures, and statutory requirements;



Municipal By-laws - Update

- **Accessory Structures:**
 - **Additional Dwelling Units (ADUs)**

1. Definitions

1.1 The meaning of words included within this Zoning Amendment By-law shall be consistent with the definitions contained with the adopted Comprehensive Zoning By-law 2012-49, with the exception of new terms hereby described in this By-law Amendment:

1.2 Section 2 - Definitions are hereby amended as follows:

1.2.1 Amend for consistency as follows:

Accessory (Building, Structure or Use)

Means a building, structure, or use, that is incidental, subordinate and exclusively devoted to the principal building, structure, or use and located on the same lot.



Municipal By-laws - Update

- **Accessory Structures**
 - **Shipping containers**

1.2.8 Add the following:

Shipping Container

Means a prefabricated structure originally designed for or capable of being mounted or moved by rail, truck, or ship by means of being mounted on a chassis or similar transport device, and now utilized for accessory storage. This definition includes the terms 'sea can', 'disused railcar' and 'storage container' having a similar appearance and characteristics to a shipping container.



Municipal By-laws - Update

■ Hunt camps

1.2.7 Add the following:

Hunt Camp(s)

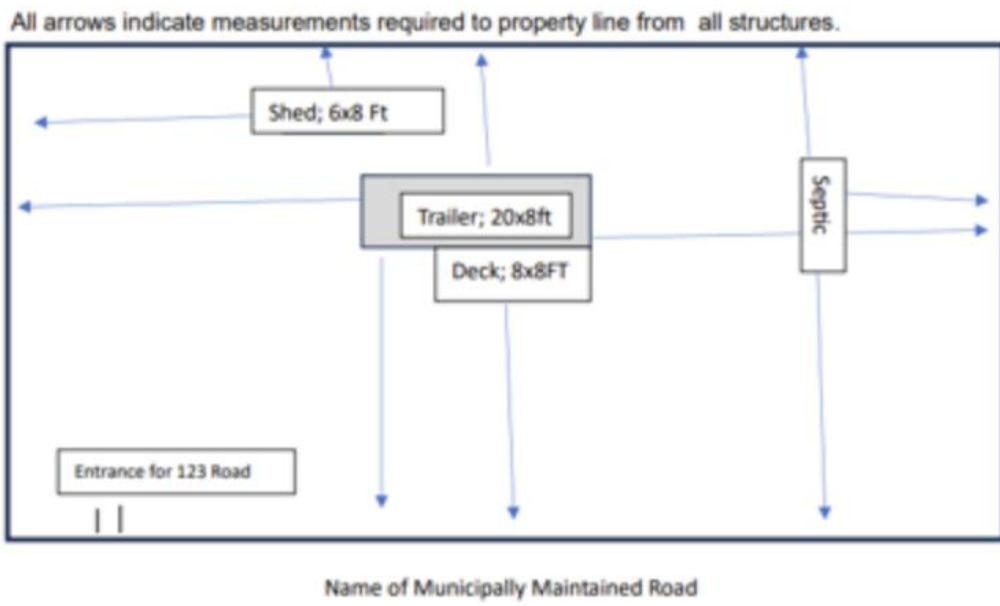
Means a single storey building or structure with a maximum total floor area of 800 Sq Ft. Or 74.3 Sq m. consisting of one or more rooms and may include facilities for the preparation of food and overnight accommodation on a private, temporary basis for use only during the hunting or fishing seasons but shall not be used as a *dwelling* of any sort, nor commercial accommodation premises; nor any commercial uses, as defined in the Comprehensive Zoning By-Law [As amended].



Municipal By-laws - Update

- Travel Trailers & Recreational Vehicles (RVs):

Example Site Plan:



Municipal By-laws - Update

- Short-term rentals (STRs)



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Break time!

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Guest Presentation

**District of Nipissing Social Services Administration Board
(DNSSAB)**



Housing and Homelessness Programs

District of Nipissing Social Services
Administration Board
(DNSSAB)

Housing Services





Homelessness

- HPP Household Benefits
- Community Mobile Housing Support Program
- Global Emergency Homelessness Fund
- HPP Housing Allowance



Emergency Shelters

- Emergency Overflow Services
- Four Elms Shelter
- Violence Against Women (VAW) Shelters
- Low Barrier Shelter



Housing Stabilization

- Transitional Housing
- Supportive Housing



Housing Programs



Social Housing



- Social Housing Portfolio
 - 2267 units
 - 15 non-profit housing providers
- Legacy Programs
 - Rent Geared-To-Income (RGI)
 - Low-End of Market Rent

Rental Housing

- Rent Supplement Programs
- Housing allowance
- Portable housing benefit
- COHB



Affordable Homeownership



- Nipissing Renovates
- Home Ownership
- Additional Dwelling Units

DNSSAB - Housing Studies



Nipissing Housing Needs and Supply Study



Homelessness Systems Review



Municipal Housing Targets

Bonfield Housing Targets



- Population Projections
 - Population Growth of 1.8% up from 2021 Projections. An additional 533 Individuals by 2035.
- Household Projections
 - Household Projections Expected to Rise by 2.6%. The Proportion of Owner Households also to Increase by 2035.
- Dwelling Projections
 - There is a projected increase through 2035 in one and two-person households seeking one or two-bedroom dwellings. Households of three or more people also grew during this period.

Bonfield Housing Targets



- Rent Geared to Income (RGI Units)
 - New RGI units make up 1.7% of the total projected dwellings required in 2035. Increases are predominately one- and two-bedroom dwellings
 - **Total = 20 Net new Units by 2035**
- Affordable Rental and Ownership
 - New affordable dwellings account for 3.8% of total projected dwellings required in 2035 (1.8% rental, 2.0% ownership).
 - **Total = Rental 22 by 2035**
 - **Total = Ownership 24 by 2035**
- Market Housing
 - Market housing dwellings, including both rental and ownership tenure, account for 94.2% of the projected housing supply in 2035.
 - **Total = 1,137**

Request for Expression of Interest

- DNSSAB recently released a Request for Expression of Interest (RFEI) for affordable housing on August 16th, 2025
- The RFEI process allows the DNSSAB to understand the conceptual or shovel-ready projects in the District that will increase the stock of affordable housing, and to work with proponents to help bring projects to fruition

Funding Programs

Build Canada Homes (BCH)

<https://housing-infrastructure.canada.ca/bch-mc/index-eng.html>

Canadian Housing Infrastructure Fund (CHIF)

<https://housing-infrastructure.canada.ca/housing-logement/chif-fcil/index-eng.html>

Canada Community Building Fund (CCBF)

<https://housing-infrastructure.canada.ca/ccbf-fdcc/index-eng.html>

Green Municipal Fund (GMF)

<https://greenmunicipalfund.ca/>

Canadian Community Development Fund (CCDF)

<https://housing-infrastructure.canada.ca/ccbf-fdcc/index-eng.html>

Building Faster Fund (BFF)

<https://www.ontario.ca/page/building-more-homes>

Housing Enabling Water Systems Fund

<https://www.ontario.ca/page/housing-enabling-water-systems-fund>

CMHC Suite of Programs

- Apartment Construction Loan
- Affordable Housing Fund
- Rapid Housing Initiative
- Seed Funding
- Housing Accelerator Fund

<https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs>

*****As the Manager of Project Development, I am here to provide information and guidance as needed. However, it is the municipalities and the proponents that must apply for the funding*****



Thank you!

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Guest Presentation

Institute for Northern Housing Innovation



Developer's Forum
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Event Sponsor
Tooketree Passive Homes
Seed Building Systems



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Event Sponsor

Seal Right Solutions



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Panel Discussion / Q & A period



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Thank you for attending

