



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.

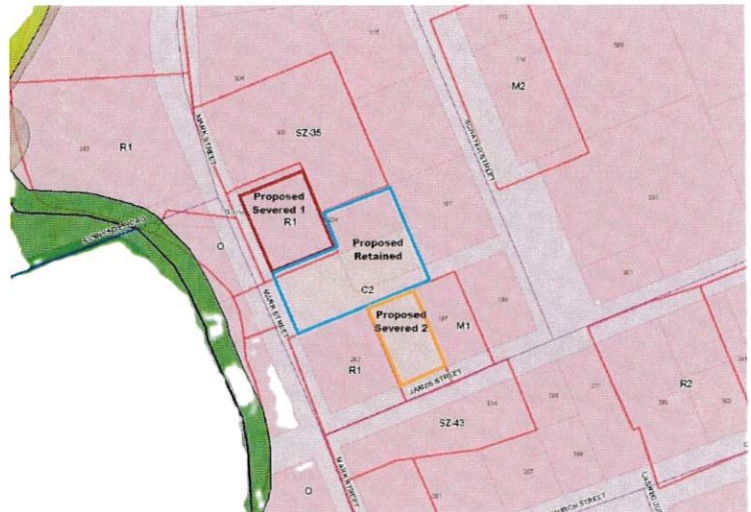
NOTICE APPLICATION FOR CONSENT Clause 53 (5)(a) of the Planning Act

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



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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.

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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.

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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.*

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2.8 Employment

2.8.1 Supporting a Modern Economy

~~X~~ 1. *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.*

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.

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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

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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.

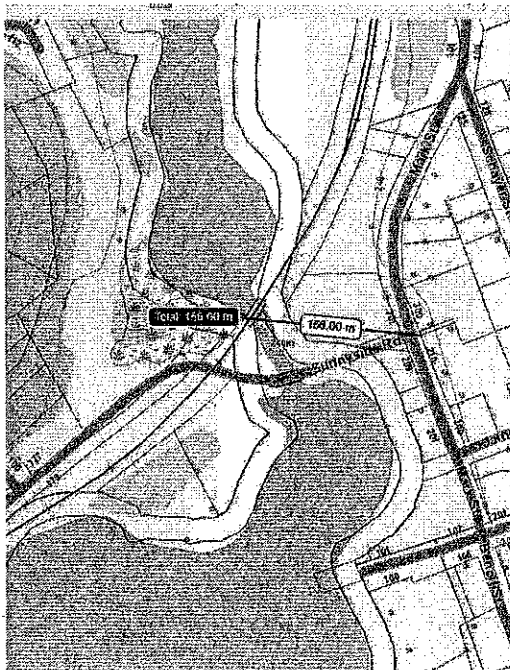
5.2 Natural Hazards

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.



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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.*

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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.

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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."

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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

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- ☐ 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 ☐

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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 48118 0485, 0466, 0468, 0469, 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 Neebonging

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:

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APPLICATION FOR CONSENT

Section 4:

RETAINED & SEVERED LAND(S)

RETAINED

Frontage (meters): 26.965

Depth (meters): 63.670

Area (m2 or HA): 0.236 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): _____

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☐ 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:**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

DECLARATION OF APPLICANT(S)

Affidavit or Sworn Declaration

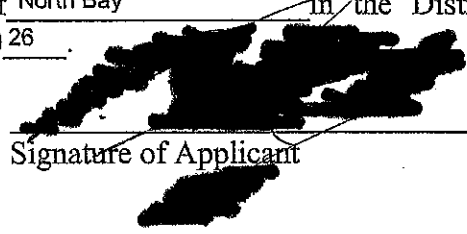
I/We Paul Goodridge of the Municipality of Callander in the District of Parry Sound make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

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 Commissioner of Oaths


Signature of Applicant

Signature of Applicant

AUTHORITZATION

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

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 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 indentify 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.

SEVERANCE CONSENT APPLICATION

PIN 49118-0464 (LT) 30.480 EXISTING WELL BLOCK 1.5 STOREY DWELLING No 208 PIN 49118-0465 (LT) BLOCK B GARAGE SEVERED 1 SHED PIN 49118-0469 (LT) EXISTING WELL BLOCK E REGISTERED PIN 49118-0471 (LT) BLOCK PART 1 PLAN 36R-10551 REGISTERED PIN 49118-0472 (LT) PART 2 NR-253 PLAN SEVERED 2 22.053	PIN 49118-0463 (LT) C REGISTERED 33.106 PLAN M-4 BLOCK D 9118-0466 (LT) BLOCK F PLAN 49118-0468 (LT) BLOCK G M-18 LANE PIN 49118-0470 (LT) LANE PIN 49118-0654 (LT)	PIN 49118-0455 (LT) LOT 29 PIN 49118-0454 (LT) LOT 28 46.168
32.657 PIN 49118-0471 (LT) BLOCK PART 1 PLAN REGISTERED 37.714	22.159 49118-0473 (LT) PART 2 NR-253 PLAN SEVERED 2 22.053	8.854 37.638 A5 49118-0474 (LT) M-4 BLOCK H REGISTERED PLAN M-16

DATE	FIELD	OFFICE	FILE
05/24/2024	N/A	A. GOODRIDGE	ZZT-28