



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

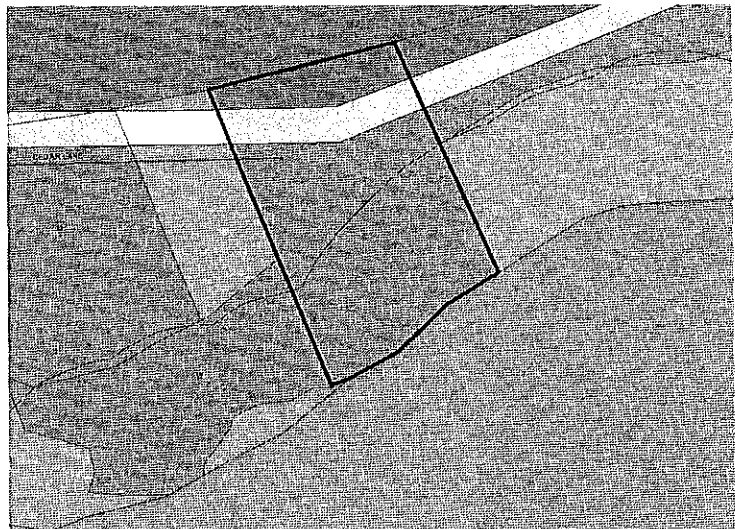
File No. A4/2026

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, solid black rectangular redaction mark covering the signature area.



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 COUNCIL LETTER.
AS PER 16 CADAL HAWK LOT PLAN RELIEF 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 WHEN
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: APRIL 2000

4. Provide the date of the construction of all buildings/ structures: EST 1960

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 SHEDS, CONTAINING 20' ISLAND DECK, GARAGE	
Ground Floor Area (including garage, if applicable):	2.336 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, KC 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 at 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.

DWELLING

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.

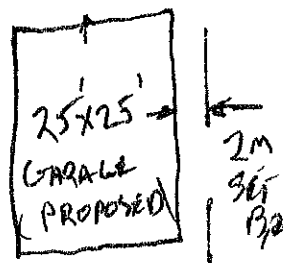
2386 Sq. Ft.

$$\frac{2386 \text{ Sq. Ft.}}{15,398.91 \text{ Sq. Ft.}} = 15.49\%$$

16 C&P AR LAWS
PLOT PLAN

PROPERTY LINE

3M SETBACK

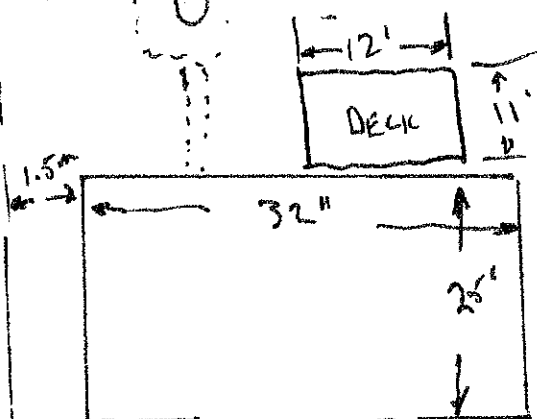


PROPERTY LINE

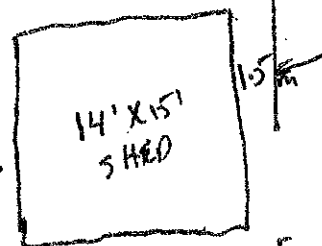
SEPTIC TANK 4' x 8'

5m

SETBACK 1.5m



43' (15.3m)



WELL

TREES (POPLAR)

SS 1' 1/2'

