



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]
Telephone	[REDACTED]	Fax: [REDACTED]	
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@eggpsltd.com	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES			
Institution/ Company	CAISSE POPULAIRE ALLIANCE LIMITEE / NECO COMMUNITY FUTURES DEVELOPMENT		
Contact Reference	Surname:	First Name: CORPORATION.	
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):

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 WEST 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): _____

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 PARRY 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.

(signature of owner(s) or authorized agent)

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

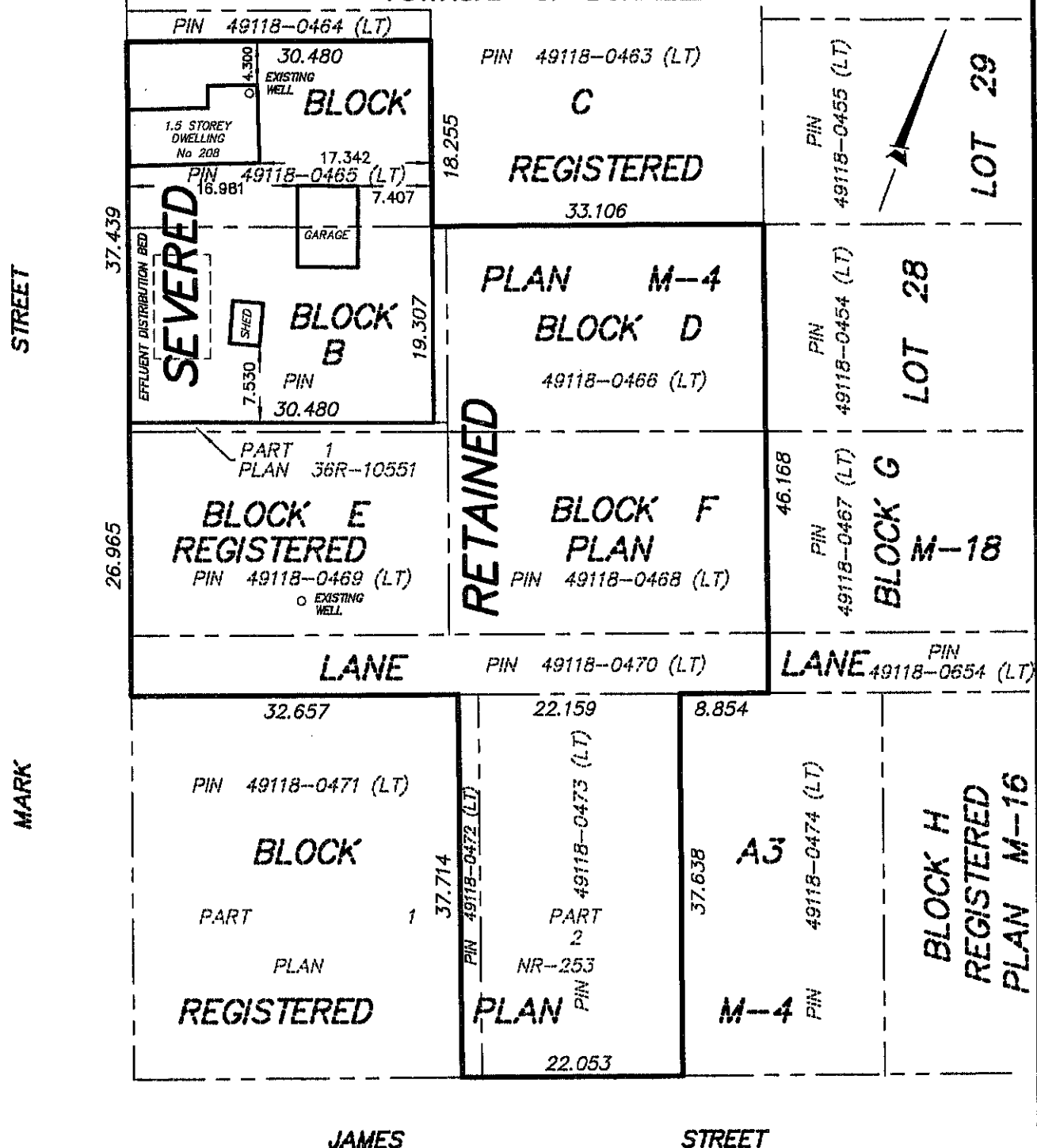
A Commissioner, etc.

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



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.

DATE	FIELD	OFFICE	FILE
06/04/2006	N/A	B. GOODMAN	2217-28