



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

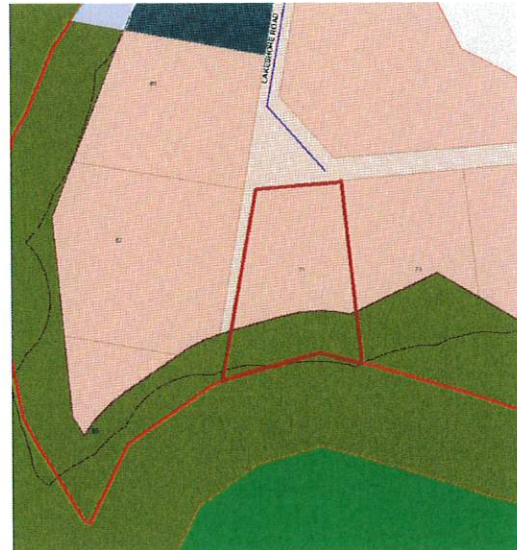
File No. A2/2026

Owner and Applicant: Kerstin Badke & Stephen Brooks
71 Lakeshore Road, 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 18.5 per cent; and also, to recognize a reduction in the proposed minimum setback of the front and side yard(s) of the existing property (not including the existing municipal shore road allowance) of 2 meters, on lands legally described as: CON 6 PT LOT 3 PCL 19438 (71 Lakeshore Road, Bonfield) 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 21st day of July 2026.



July 1, 2026

To whom it may concern,

Please consider this letter of intent as part of our minor variance application and shore road closure application for our property at 71 Lakeshore Rd in Bonfield.

We bought this property in 2021 as a vacant lot with existing septic and well. There was an excavated area in the middle of the property resulting from the demolition of a previous dwelling, which was completed by the previous owners. Since our ownership began we have removed existing sheds and gazebos that were in disrepair with the hope of cleaning up the lot to improve the landscape and provide a blank canvas for our envisioned atmosphere.

We are proposing to build a 1 storey slab-on-grade dwelling with 3 bedrooms and 2 bathrooms. We intend to use this property primarily for our family's personal use, while also making it available as a short-term rental at time to help offset the costs of owning and maintaining the property.

The floor plan we have presented covers 1333sqft with a covered entry at 48sqft and a covered deck on the lakeside of 616sqft. With the current land size of 0.25 acres, per our MPAC evaluation on file, this would put us at a lot coverage of 18.3%, which would put us over our 10% lot coverage allotment currently designated for our Residential Limited-Service Zoning. Without our covered porch on the lakeside, the proposed lot coverage would still exceed the permitted maximum at 12.7%. The additional coverage requested is to allow for a covered and partially screened porch that is well suited to the property's waterfront setting. Given the proximity to the lake, the area experiences significant insect activity during much of the spring and summer and a screen outdoor space would allow our family and guests to comfortably enjoy the property while remaining outdoors. We believe this modest increase in lot coverage will significantly improve the functionality and enjoyment of the property without altering the residential character of the neighbourhood or create adverse impacts on adjacent properties.

We respectfully request your consideration in approving this minor increase in lot coverage to accommodate this design.

We have also submitted for a SRA closure application to assist in accommodating our proposed design and to ensure we are in compliance with the setbacks outlined in the zoning bylaw. Due to the location of the existing well and septic systems on the property we were limited in terms of placement of the new dwelling. Currently we have applied for a revision to the front lot setback of less than 2m due to the proximity of the SRA lot line. With the approval of the SRA closure this will no longer be an issue.

Thank you for taking the time to review our application. We appreciate your consideration and would be pleased to answer any questions or provide any additional information that may assist in your review. We are excited for the opportunity to thoughtfully redevelop this property and create a cottage that complements the surrounding waterfront community for years to come.

Sincerely,

Kerstin Badke and Stephen Brooks

ON-SITE SEWAGE SYSTEM FILE REVIEW INSPECTORS REPORT



NORTH BAY - MATTAWA
CONSERVATION
AUTHORITY

Name: Kerstin Badke and Stephen Brooks File #: FR48-24
Address: 71 Lakeshore Road
Lot: 3 Con: 6 Sub-lot: _____ Plan: Parcel 19438
Township: Bonfield District of: Nipissing
Roll #: 4826 000 001 11000 0000

Use Permit/NOC Issued: Yes ☒ No ☐ Permit #: 32-BO-78
Site Inspection Conducted: Yes ☐ No ☒
Class: 4 Tank Size: 3600 (L) Bed Size: 64 M Contact Area: N/A MLA: N/A
Original Permit for: 3 Bedrooms N/A Fixture Units N/A m² Floor Area
Other: _____

I have reviewed the information attached and submitted with the above noted file.
After construction/renovation/addition, proposal will consist of:

<u>3</u> bedrooms	Q = <u>1600 L/Day</u>
<u>17.5</u> fixture units	T = <u>40</u>
<u>154</u> m ² floor area	
_____ other, explain	<u>Replace existing mobile home with proposed single family dwelling.</u>

☒ The proposed construction should not result in an increase in the sewage flows generated on the property. Therefore, the Conservation Authority has no objections to the continued use of your sewage disposal system.

☐ The proposed construction should not exceed the capacity of any component of the existing sewage system. Therefore, the Conservation Authority has no objections to the continued use of the existing sewage system.

☐ The existing sewage system is not sized sufficiently to handle the projected flows from such construction. The system would require enlargement and/or replacement in order to conform to the current Building Code Act and applicable Regulations. Therefore, the Conservation Authority is **NOT** recommending approval.

Existing Tank OK	Existing Bed OK
Yes ☒ No ☐	Yes ☒ No ☐
Existing Size: <u>3600 L</u>	Existing Size: <u>64 M</u>

Note: Any over-loading and/or subsequent malfunction of your system may result in the need to upgrade your sewage system to the standard and provisions as set out in the Ontario Building Code and applicable Regulations. Amendments to review permitted within 1 year of issuance.

☒ Recommended ☐ NOT Recommended
☐ Recommended with: _____

Comments: See FR44-20. All setbacks requested on required site plan were not listed, existing setbacks to property lines may not be adequate, but OK as there is no increase in flow.

File Reviewed by: _____ Date: September 24, 2024
I/CBO-SS: _____ Date: September 25, 2024



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. 71	Street Name: Lakeshore Rd
Registered Plan:		
Lot:		
Legal Description:		
Concession/ Pt Lot:	Con 6 Pt Lot 3 PC1 19438	
Tax Roll Number:	4826-000-001-11000-0000	

OWNER/ APPLICANT INFORMATION

Select one	☒ Person	☐ Company		
Registered Land Owner	Surname: Badke Brooks	First Name: Kerstin Stephen		
Company Name	(Company ONLY)			
Application Contact	Surname:	First Name:		
Address	Street No: 32	Street Name: Long Point Dr		
City	Callander	Province: ON	Postal Code:	P0H 1H0
Telephone	905-925-0510	Fax:		

AGENT INFORMATION

Firm				
Application Contact	Surname:	First Name:		
Address	Street No:	Street Name:		
City	Province:	Postal Code:		
Telephone	Fax:			

MORTGAGEES, HOLDERS OF CHARGES OR OTHER EMCUMBRANCES

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):

① Lot coverage increase. current allotment = 10%.
proposed = ~~10%~~ 18.5%
* for current dwelling + future porch roof extension

② Front lot setback: current allotment = 10m
(to SRA) proposed = 2m

* limited placement due to existing well + septic setback. ③ Side Yard Setback = 2m

2.

Why is it not possible to comply with the provisions of the by-law?

① maximize use of lot + improve aesthetic + useability of property for personal + investment use.

②

3. Provide the date of the acquisition of the property: April 21 2022

4. Provide the date of the construction of all buildings/ structures: 2026-2027

5. What is the existing use of the property: vacant land - prev residential

6. Provide the length of time the existing uses of the property have continued: unknown

7. Provide the existing uses of the abutting properties: residential / seasonal

8. Dimensions of the property affected:

Property Dimensions	Metric	Imperial
Frontage:	Irreg	(road) 70' - 125'
Depth:		110' - 139'
Area:		0.250 c

9. Describe the particulars of all buildings and/ or structures on the exiting and the proposed for the subject property:

Building/Structure Particulars	Existing	Proposed
Accessory Structure:		
Ground Floor Area (including garage, if applicable):		
Ground Floor Area (excluding garage, if applicable):		1381 + 616 (future porch roof)
Height:		<6m
Width:		32'
Length:		44'
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:		2m
Rear Yard Setback:		20m
Side Yard Setback:		2 - 3m
Side Yard Setback:		2 - 3m

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? RLS 413

13. What is the Zoning By-Law Designation? Residential limited service

14. What is the Official Plan Designation? _____

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, _____ 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, Kerstin Badlee + Stephen Brooks

of the Township of Bonfield
(Township)

in the of Nipissing District
(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 a the Township of Bonfield this 01 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.

Legend



--- Existing Excavation site

— Septic + Leaching Bed

--- Silt Fence

— Proposed New build

--- Proposed covered deck

• Well

⊗ Hydro pole

— Removeable Dock

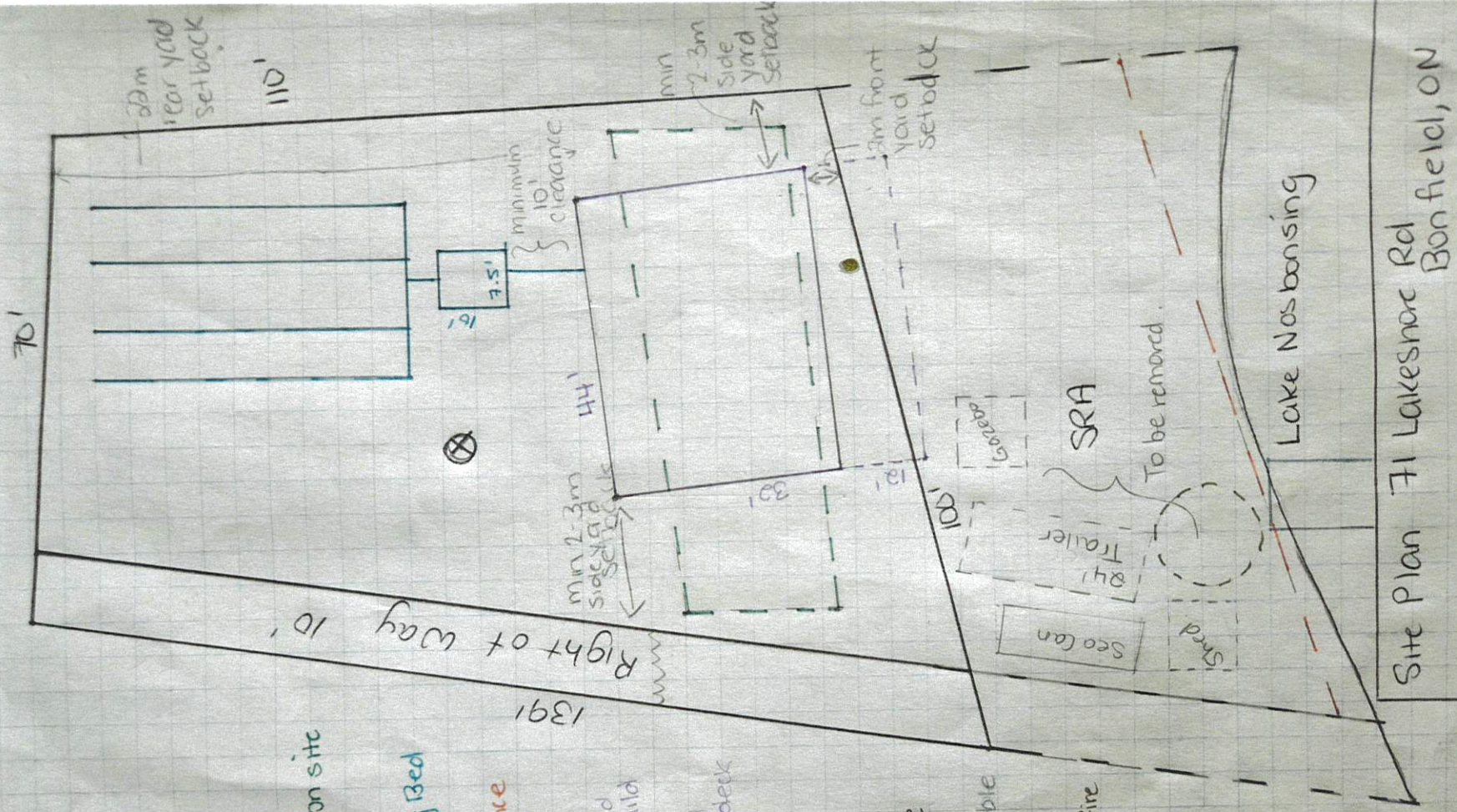
--- Gravel fire pit area

Lot Area per

MPAC:

0.25 ac

or
10,890 sqft



Site Plan 71 Lakeshore Rd
Bonfield, ON