



## CORPORATION OF THE TOWNSHIP OF BONFIELD

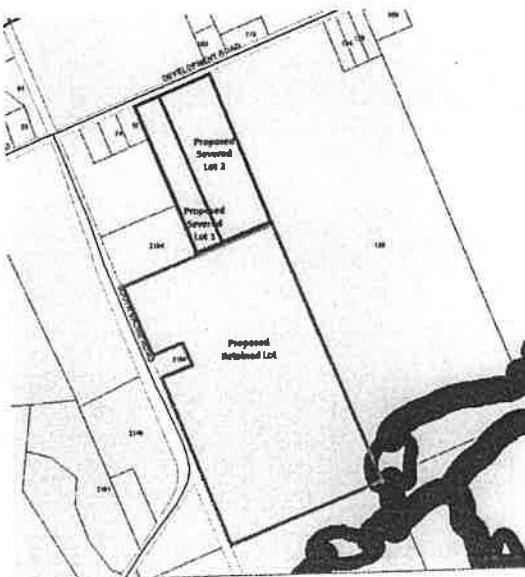
Application: B2/2026 - Proposed severance to create Two (2) new lots on lands legally described as BONFIELD CON 6 E PT LOT 6; AND RP 36R9510 PART 1 PCL;532. Current Owner: Landry, Gerard

**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) new lots on lands legally described as BONFIELD CON 6 E PT LOT 6; AND RP 36R 9510 PART 1 PCL; 532. The proposed two severed lots will comprise a 3.7 Acre / 1.5 Hectare, and a 8.4 Acre / 3.4 Hectare parcel(s) of vacant land; whereas the retained lot will comprise a 68.4 Acre / 27.7 Hectare parcel of vacant land. The proposed two severed lots will be accessed via existing driveways off Development Road to the north; whereas the proposed retained lot be accessed via an existing driveway off Southshore Road to the west. The configuration of the proposed severed and retained lots are shown on the attached sketch hereto.
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, Ministers Zoning Order amendment or a Minor Variance.
3. Comments are requested to be submitted in writing to the Planning Administrator by NOON on Monday January 26, 2026. The final opportunity to provide verbal comments on the application will be the Public Meeting at the Planning Advisory Committee, scheduled to take place Tuesday February 3, 2026 @6:00pm.
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 of Township of Bonfield, 365 Highway 531, Bonfield, ON, P0H 1E0.
6. 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](mailto:planning@bonfieldtownship.com) subject to the Municipal Freedom of Information and Protection of Privacy Act.

Dated this  
7<sup>th</sup> day of  
January 2026 at  
The Township  
of Bonfield

Simon  
Blakeley  
Planning  
Administrator





# The Corporation of the Township of Bonfield

## APPLICATION FOR CONSENT INFORMATION SHEET

02/2026

### PLEASE READ CAREFULLY PRIOR TO COMPLETING & SUBMITTING AN APPLICATION

**THE BASIC CRITERIA:** Official plans are land use planning documents adopted by Municipal Councils and approved by the Province. They reflect provincial and local planning issues and among other things, establish policies for lot creation. The Planning Act requires that any proposed severance must conform to the requirements of the Official Plan and shall be consistent with the Provincial Policy Statement. In the Township of Bonfield, lands are subject to the Township's Official Plan.

All lands are also subject to local Zoning By-Laws which set out specific requirements for new development (e.g. minimum lot size, frontage, setbacks, etc.) All proposed lots must conform to the relevant Zoning By-Law, or the By-Law amended to bring the lands into conformity. The Township's Planning and Development staff can assist you in determining the rules and specific lot size requirements which are applicable to your property. Information regarding the Official Plan can also be obtained from Planning and Development staff as well as the Township's website.

To apply for a severance, the attached application form must be completed in full and returned to the staff at the Township of Bonfield's Municipal office.

#### CHECKLIST FOR A “COMPLETE APPLICATION”

- Pre-Consult Meeting with the Planning & Development Department of the Township of Bonfield (please contact the department to arrange for a meeting)
- Application form, with original signatures, Commissioned/declared, and all sections completed
- Other/concurrent applications
- Any required technical or justification study, 1 hard copy
- Application Fee(s) payable to the Township of Bonfield
- Other information identified at the pre-consultation meeting
- Subject property marked using wooden stakes with bright paint
- A Sketch including all the required information as set out on page 8 of the Consent Application

**PLEASE NOTE:** Until the Township of Bonfield has received all the required information and materials requested herein, the application will be deemed incomplete and returned to the applicant.

#### WHAT HAPPENS ONCE A COMPLETE APPLICATION IS RECEIVED?

- Planning & Development staff process application & provide notice to persons & agencies prescribed by *Planning Act* regulations at least 14 days prior to the hearing of an application; Staff reports are prepared, agency & other public comments are gathered prior to hearing.
- Planning Advisory Committee hearing- proposal & all reports reviewed by Committee. The function of the Committee is to review the submitted reports and then make recommendation to Council based on this information, as well as information provided by the applicant & any neighbours who may wish to be heard.
- Committee recommendations go to the following Council meeting for Council, as the approval authority, to make a decision; 20 day appeal period; If approval was given & not appealed, applicant has two years to meet conditions.
- Applicant has survey plan prepared by an Ontario Land Surveyor, if applicable & meets all other conditions which are listed on the Notice of Decision.
- Applicant requests their Solicitor to prepare Transfer/Deed for the severed lot &/or right-of-way/easement; The Solicitor forwards the draft Transfer/Deed to Planning and Development for review; The Solicitor registers the Deed in the Registry Office to complete your severance.

# 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): Gerard Landry  
Street Address: 149 Landry Road  
City & Province: Bonfield, ON  
Postal Code: P0H 1E0  
Phone: 705-776-1803  
E-mail:

#### Applicant(s) (complete if the Applicant is not the owner)

Name(s): Same  
Street Address:  
City & Province:  
Postal Code:  
Phone:  
E-mail:

#### Agent Authorized by the Owner to file the Application (if applicable)

Name:  
Street Address:  
City & Province:  
Postal Code:  
Phone:  
E-mail:

Which of the above is the Primary Contact: Owner  Applicant  Agent

### Section 2:

#### PURPOSE OF THIS APPLICATION

##### Transfers:

Creation of New Lot  Lot Addition  Easement/Right of Way

##### Other:

A Correction of Title

Charge

Lease

THE CORPORATION OF THE TOWNSHIP OF BONFIELD  
APPLICATION FOR CONSENT

Person(s), if known, to whom land or interest in land is to be transferred:

MICHAEL LANDRY / SUZETTE LANDRY

If a lot addition, identify the land to which the lot addition will be added:

Number of new lots to be created: 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:

Roll No. 4826-000-001-12505-0000

Legal Description: CON 6 RP 36 R 9510 PCL 532

PT  
LOT: 6 PLAN: PARCEL:

PART(S):

Current Zoning: RURAL

Current Official Plan Designation: RURAL

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. 2010

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                  | YES - BUT NO LIVESTOCK<br>NOT USED FOR AGRICULTURAL purposes                                  |
| A Landfill  | NO                  | NO  |
| A Sewage treatment plant or waste stabilisation plant   | NO                  | NO  |
| Flood Plain   | Lowland             | 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                  | NO  |
| 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  |
| Significant wetlands  | NO                      | 120 meters  |
| Significant wildlife habitat  | NO                      | 120 meters  |
| Significant areas of natural and scientific interest- earth science | NO                      | 50 meters   |
| Fish habitat  | NO                      | 120 meters  |
| Watercourse or body of water  | NO                      | 120 meters  |

**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:

N/A

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

**Section 4:**

**RETAINED & SEVERED LAND(S)**

**RETAINED**

Frontage (meters): 424 m. Depth (meters): 389 m

Area (m<sup>2</sup> or HA): 277,000 Sq.m / 27.7 Ha

**SEVERED**

1. Frontage (meters): 60.96m Depth (meters): 251

Area (m<sup>2</sup> or HA): 13,300 / 1.5 Ha

2. Frontage (meters): 137.33m Depth (meters): 251

Area (m<sup>2</sup> or HA): 34,469 Sq.m / 3.4 Ha

3. Frontage (meters): \_\_\_\_\_ Depth (meters): \_\_\_\_\_

Area (m<sup>2</sup> or HA): \_\_\_\_\_

**Existing use or proposed use of the property**

**RETAINED:** RURAL / RESIDENTIAL

**Existing use or proposed use of the property**

**SEVERED:** RURAL / RESIDENTIAL

**Existing/Proposed buildings/structures (in metric units)**

**RETAINED:**

Type: \_\_\_\_\_ Front lot line Setback: \_\_\_\_\_ Rear lot line setback: \_\_\_\_\_ Height: \_\_\_\_\_  
Interior lot line setback: \_\_\_\_\_ Exterior lot line setback: \_\_\_\_\_ Dimensions: \_\_\_\_\_ Floor Area: \_\_\_\_\_

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: \_\_\_\_\_ Front lot line Setback: \_\_\_\_\_ Rear lot line setback: \_\_\_\_\_ Height: \_\_\_\_\_  
Interior lot line setback: \_\_\_\_\_ Exterior lot line setback: \_\_\_\_\_ Dimensions: \_\_\_\_\_ Floor Area: \_\_\_\_\_

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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## APPLICATION FOR CONSENT

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:

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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.

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### 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

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**APPLICATION FOR CONSENT**

Privately owned and operated communal septic system  
 Public owned and operated sanitary sewage system  
 Privy

**Storm Drainage:**

**RETAINED**

Sewers  
 Ditches  
 Swales  
 Other (specify): \_\_\_\_\_

**Storm Drainage:**

**SEVERED**

Sewers  
 Ditches  
 Swales  
 Other (specify): \_\_\_\_\_

**Other Information that may be of use:**

driveways with culverts are already existing in regard to  
the two proposed severed lots and also in regard to  
the retained portion south of the lot to be retained

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APPLICATION FOR CONSENT**

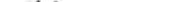
## **DECLARATION OF APPLICANT(S)**

## Affidavit or Sworn Declaration

I/We GERARD LANDRY of the Township of Bonfield in the District of Nipissing 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 TOWNSHIP of BONFIELD in the District of ZEPHYRUS this 17<sup>th</sup> day of December, 2025.

  
Signature of Commissioner of Oaths

  
Signature of Applicant

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**Signature of Commissioner of Oaths**

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Signature of Applicant

## **AUTHORIZATION**

### Consent of owner(s) to the use and disclosure of personal information

I/We GERARD LANDRY 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.

17 December 2025

 Signature of Owner

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Date

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**Signature of Owner**

**TO BE COMPLETED** If the applicant(s) is not the owner(s) of the land that is the subject of this application  
N/A

**Authorization of Owner(s) for agent/purchaser to make application and provide personal information**  
I/We, Gerard Landry, am/are the owner(s) of the land that is subject of this application and I/we authorize \_\_\_\_\_ (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.

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Date

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**Signature of Owner**

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Date

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**Signature of Owner**

# THE CORPORATION OF THE TOWNSHIP OF BONFIELD

## APPLICATION FOR CONSENT

### Consent of Owner(s), Permission to Enter

I/We GERARD LANDRY 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.

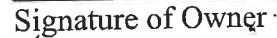
17 December 2025

Date



Signature of Owner

Date



**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 identify the subject property may result in a deferral of the application.**

### FOR OFFICE USE ONLY

Date received by Planning & Development Department: 17 December 2025

Date Complete Application received: 17 December 2025

### 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:**

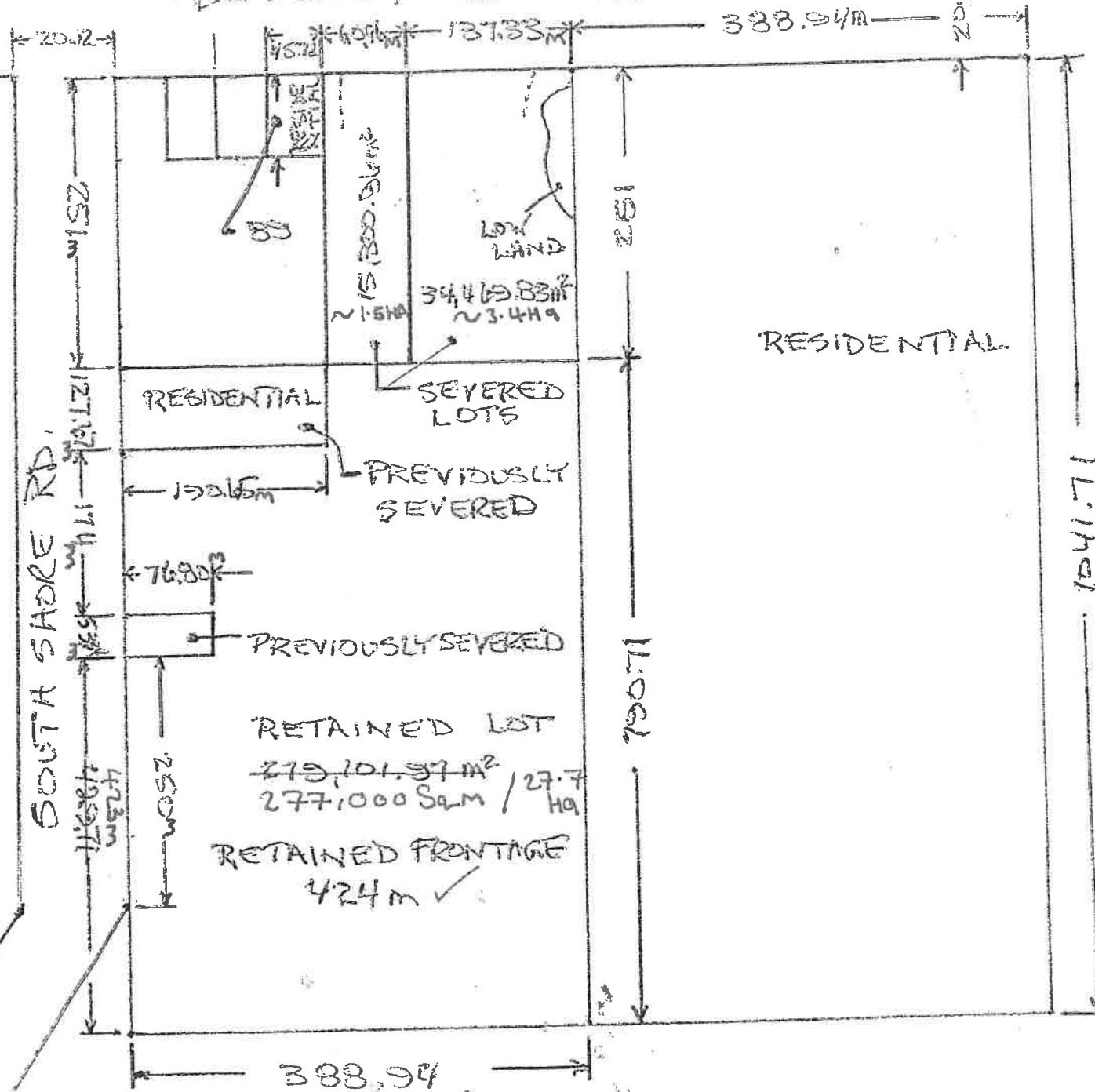
1. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
2. The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
3. The boundaries and dimensions of the subject 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.

## VACANT RESIDENTIAL LAND

## DEVELOPMENT RD



----- EXISTING DRIVEWAYS

DTCAES ON BOTH FRONTAGE OF SEVERED + RETAINED LOT  
BONFIELD CONC E PT LOT 6; AND RP 36R 4510 PART 1, PC1532

### DESCRIPTION

DRAWING REFERENCE: 001  
SITE PLAN SKETCH FOR PLANNING  
PURPOSES, DEC 17, 2025.