



CORPORATION OF THE TOWNSHIP OF BONFIELD

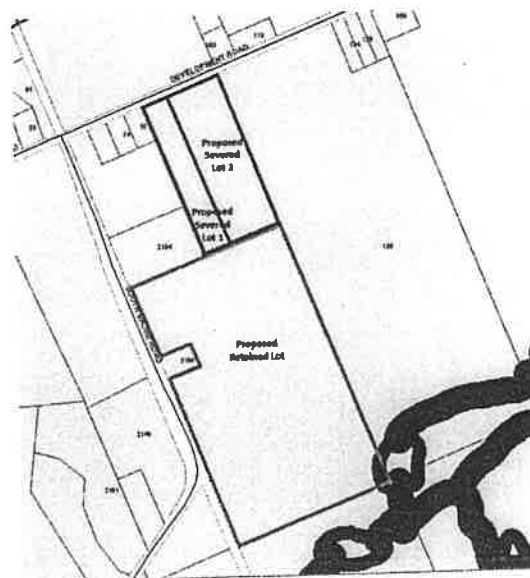
Application: B2/2026 - Proposed severance to create Two (2) new lots on lands legally described as BONFIELD CON 6 E PT LOT 6; AND RP 36R9510 PART 1 PCL;532. Current Owner: Landry, Gerard

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 subject to the Municipal Freedom of Information and Protection of Privacy Act.

Dated this
7th day of
January 2026 at
The Township
of Bonfield

Simon
Blakeley
Planning
Administrator





02/2020

The Corporation of the Township of Bonfield

APPLICATION FOR CONSENT INFORMATION SHEET

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: 705-776-1807
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
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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 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 (m2 or HA): 277,000 Sq.m / 27.7 Ha

SEVERED

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

Area (m2 or HA): 13,300 / 1.5 Ha.

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

Area (m2 or HA): 34,469 Sq.m / 3.4 Ha

3. Frontage (meters): _____ Depth (meters): _____

Area (m2 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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☐ 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

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
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- ☐ 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

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
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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 NIPISSING this 17TH day of December, 2025.



Signature of Commissioner of Oaths



Signature of Applicant

Signature of Commissioner of Oaths

Signature of Applicant

AUTHORITIZATION

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

Date



Signature of Owner

Date

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.

Date

Signature of Owner

Date

Signature of Owner

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
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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

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 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:

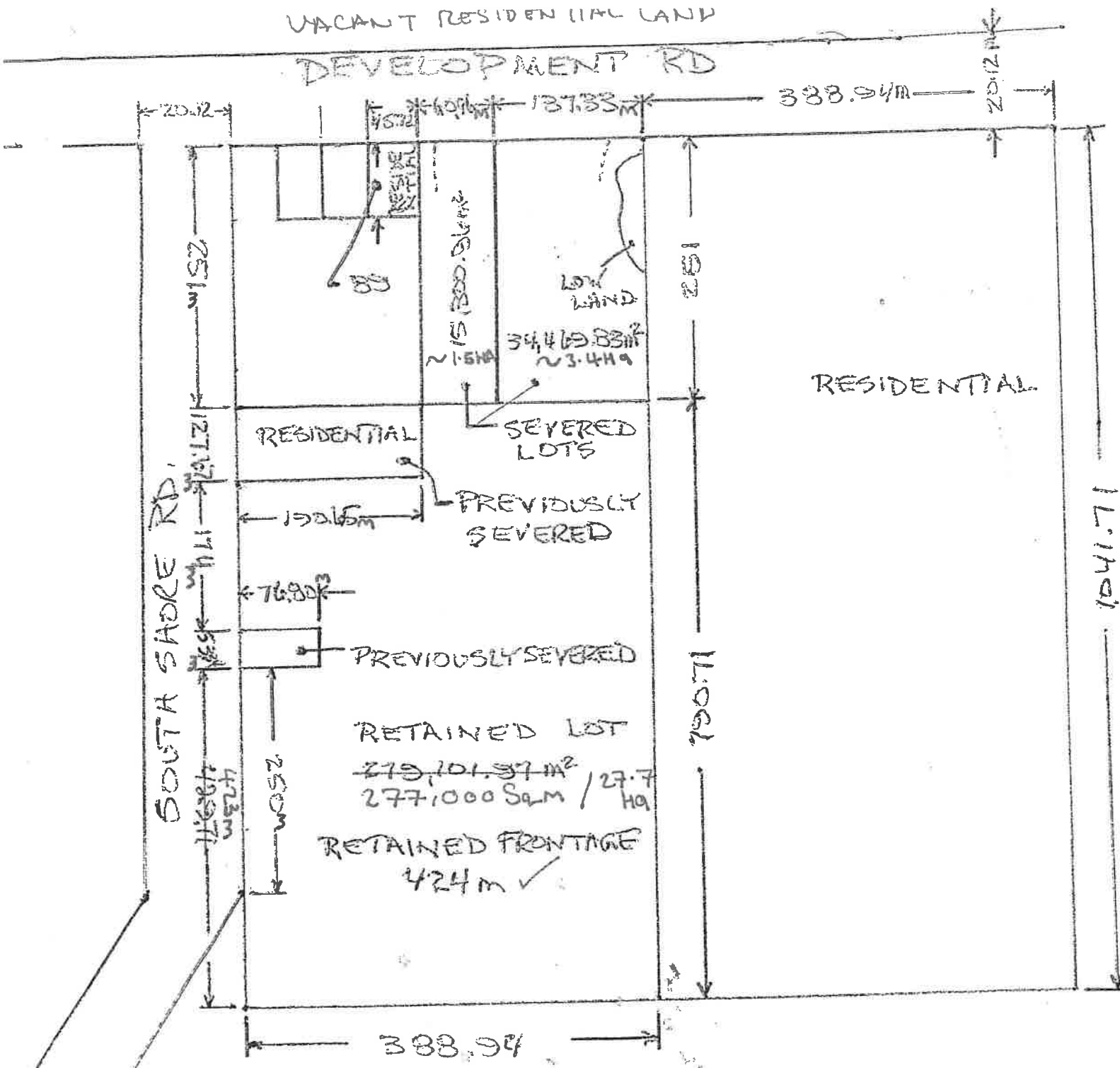
1. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
2. The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
3. The boundaries and dimensions of the subject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



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