



TOWNSHIP OF BONFIELD
APPLICATION FOR AMENDMENT TO
ZONING BY-LAW 2012-49
Planning Act, R.S.O. 1990. C. P.13, s.34

APPLICATION REFERENCE
ZC1 / 2025
(IN ASSOCIATION WITH
APPLICATION)

Received: MAY 30, 2025

File No.: B8 / 2025
FOR A PLAN OF
SUBDIVISION

It is the responsibility of the owner or authorized agent to provide complete and accurate information at all times. This form will not be accepted as an application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully:

APPLICATION: All the information, documents, drawings and plans request are required to be provided in accordance with the provisions of the Planning Act R.S.O. 1990, c.P13, as amended and/or Township policy.

FEE: As per Planning Fee By-law as amended Make all cheques payable to The Township of Bonfield.

AUTHORIZATION: All agents MUST file an authorization form signed by ALL REGISTERED OWNERS when filing on their behalf.

PLANS: Refer to the submission requirements within the application.

Submit all submission requirements.

All required documents and drawings must be submitted for the application to be considered complete.

CORRESPONDENCE: All correspondence will be sent to the Owner and the Agent.



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PROPERTY INFORMATION			
Property Address	Street No. <u>N/A</u>	Street Name: <u>No civic address</u>	
Registered Plan	<u>n/a</u>	Lot/ Block Numbers	<u>n/a</u>
Tax Roll Number	<u>[REDACTED]</u>	Conc. & Lot Number	<u>Part of Lot 32, Concession 8</u>
Reference Plan No.	<u>n/a</u>	Part Numbers	
OWNER/ APPLICANT INFORMATION			
Select one	<input type="checkbox"/> Person		<input checked="" type="checkbox"/> Company
Registered Land Owner	Surname:	First Name:	
Company Name	<u>(Company ONLY) 1000328150 Ontario Inc.</u>		
Application Contact	Surname: <u>Begagne</u>	First Name: <u>Jan</u>	
Address	Street No: <u>452</u>	Street Name: <u>Quae Quae Road, Corbeil</u>	
City		Province: <u>Ontario</u>	Postal Code: <u>L0H 1K0</u>
Telephone	<u>505-752-4111</u>	Fax:	
AGENT INFORMATION			
Firm	<u>TULLOCH</u>		
Application Contact	Surname: <u>Van Horn</u>	First Name: <u>MacKenzie</u>	
Address	Street No: <u>1501</u>	Street Name: <u>Seymour Street</u>	
City	<u>North Bay</u>	Province: <u>ON</u>	Postal Code: <u>P1A 0C5</u>
Telephone	<u>705-474-1210 x553</u>	Fax:	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES			
Institution/ Company	<u>Caisse Populaire Alliance Limitée</u>		
Contact Reference	Surname: <u>/</u>	First Name: <u>/</u>	
Address	Street No: <u>452</u>	Street Name: <u>Cassels Street</u>	
City	<u>North Bay</u>	Province: <u>ON</u>	Postal Code: <u>P1A 4A2</u>
Telephone	<u>705-474-5651</u>	Fax:	

ASSOCIATED APPLICATION(S) INFORMATION

Has the subject land been the subject of an application under the Act for approval of a plan of subdivision or for consent? If yes, previous file number(s) and status of application(s):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Concurrent Plan of Subdivision application submitted
Has the subject land ever been the subject of an application under Section 34 of the Planning Act? If yes, previous file number(s) and status of application(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the subject land ever been the subject of a Minister's Zoning Order? If yes, Ontario Regulation number(s) and status of application(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

PROVINCIAL PLANS AND POLICY STATEMENT INFORMATION

Is the application consistent with Policy Statements issued under Subsection 3(1) of the Act?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subject land within an area of land designated under any provincial plan or plans? If YES explain whether the application conforms to or does not conflict with the applicable provincial plan or plans:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Yes, Growth Plan for Northern Ontario (GPNO 2011) - see report	

OFFICIAL PLAN INFORMATION

The current Official Plan designation: Residential Focus Area
Explain how the project conforms to the Official Plan:
See report

Is the subject land within an Official Plan and/or Zoning area that has pre-determined minimum and maximum density requirements or minimum and maximum height requirements? If YES state requirements:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the application propose an alteration to the boundary of an existing settlements area and/or add a new area of settlement? If YES provide the details of the Official Plan provisions or the proposed Official Plan amendment that deals with the matter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

OFFICIAL PLAN INFORMATION (continued)

Does the application remove land from an area of employment (as defined by the Planning Act)? If YES provide details of the official Plan provisions or the proposed Official Plan amendment that deals with the matter	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within an area where zoning with conditions may apply? If YES explain how the proposal confirms to the Official Plan policies relating to Zoning Conditions.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ZONING INFORMATION

Current Zoning of the Subject Lands (By-laws and zone category):

R1 - Residential, First Density

Describe the Nature and Extent of the rezoning being requested:

Special zone to recognize reduced frontage (30m minimum) and lot size (0.5ha minimum)

Why is the rezoning required:

The Township's OP allows a minimum lot size of 0.4ha with a supportive hydro-g, which was completed for this project. The reduced frontage is to recognize the unique nature of the frontages for the lots on the cul-de-sac's in the proposed subdivision.

What are the Existing Uses on the subject land:

Vacant

What are the Proposed Uses of the subject land:

Residential

DETAILED APPLICATION INFORMATION TABLE

Details of all buildings and structures that are existing and/or proposed for the subject property (attach additional pages in the same format if required):

Exiting: None

Proposed: To be determined

Building Type:

Building Type:

Height:

Height:

Setbacks:

Setbacks:

Front:

Front:

Rear:

Rear:

Sides:

Sides:

Gross Floor Area:

Gross Floor Area:

Date of Construction:

Date of Construction:

Date of acquisition of subject land by current owner:

Length of time the existing use(s) has continued:

SITE STATISTICS (All Sections must be completed)

	EXISTING (if applicable)	PROPOSED (as per application)
Parent By-Law	2012-49	Same - 2012-49
Amending By-Law (s)	n/a	n/a
Official Plan Designation	Residential Focus Area	Same - Residential Focus Area
Secondary Plan Designation	n/a	n/a
Zoning Designation	R1 - Residential, First Density	R1 - Residential, First Density Special
Use	Residential	Same - Residential
Lot Area (hectares)	47ha	0.5 ha per lot on the 12.7ha of land subject to the subdivision application
Lot Frontage (metres)	+60	+30m
Lot Depth (metres)	Irregular	Varies
Lot Coverage	0%	TBD
Total Building Gross Floor Area (m ²)	n/a	TBD
Gross Floor Area of Industrial/Commercial/Institutional uses	n/a	n/a
Number of Dwellings Units (Residential)	0	Allowance as per R1 zone
Number of Parking Spaces Provided	0	Per ZBL

SITE SERVICING (Check applicable)

Water Supply	Sanitary Service	Storm Service
Municipal <input type="checkbox"/>	Sewer <input type="checkbox"/>	Sewer <input type="checkbox"/>
Well <input checked="" type="checkbox"/>	Private or Communal Septic <input checked="" type="checkbox"/>	Ditches <input checked="" type="checkbox"/>
Lake <input type="checkbox"/>	Privy <input type="checkbox"/>	Swales <input type="checkbox"/>
Other <input type="checkbox"/>	Other <input type="checkbox"/>	Other <input type="checkbox"/>
<p>Is the proposal on privately owned and operated individual or communal septic systems, with more than 4,500 litres of effluent to be produced per day? If YES a Servicing Options Report and a Hydro geological Report <u>must</u> be submitted with this application.</p>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCESS (check applicable)

Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/>	Other Public Road <input type="checkbox"/>
Right of Way <input type="checkbox"/>	Water <input type="checkbox"/>	
Is access to property by water only? If YES provide details about the parking and docking facilities to be used including the approximate distance of these facilities from the subject land and nearest public road.		<input type="checkbox"/> Yes <input type="checkbox"/> No (details attached)

DEFINITIONS

FLOOR AREA:	Means the total area of all floors in a building, measured between the exterior faces of the exterior walls of the building at each floor level.
FLOOR AREA, GROSS:	Means the aggregate of the floor areas of a building above or below the established grade, but excluding car parking areas within the building that are below established grade.
FLOOR AREA, LEASABLE:	Means the aggregate of the floor areas of a shopping centre that are leased to the tenants of the shopping centre for their exclusive use, above or below established grade.
FLOOR AREA, NET:	Means the aggregate of the floor areas of a building above or below established grade, but excluding car parking areas within the building stairways, elevator shafts, service/mechanical rooms and penthouses, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor ceiling height of less than 1.8 metres and any part of a basement.

AUTHORIZATION OF OWNERS

I/We, Dan Degagne the undersigned,
hereby authorize Tulloch c/o Mackenzie Van Hom
(print full name, including company)

to submit the enclosed application to the Approval Authority for 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): [Signature]

at the: 150 [Redacted] Street, North Bay
(Township)

this 28th day of May, 2025
(Day) (Month) (Year)

DECLARATION

I/We, Mackenzie Van Hom (TULLOCH)
of the City of North Bay
(Township)
in the of District of Nipissing
(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]
(signature of owner(s) or authorized agent)

Declared before me a the City of North Bay this 28th of May, 2025
(Township) (Day) (Month) (Year)

[Signature]
A Commissioner, etc.

Cheryl Anne Lebel
a Commissioner etc.,
Province of Ontario
for Tulloch Geomatics Inc.
Expires January 29, 2027.

NOTES: 1. It is required that one copy of this application be filed with the Director of Planning, together with
the plan referred to in Note 2, accompanied by the fee 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 Approval Authority may require that the plan be signed by an Ontario Land Surveyor.

KEY MAP, SITE PLAN, ELEVATION and OTHER DRAWING REQUIREMENTS:

(All dimensions must be in metric)

The Key Map must include:

- ☐ The location of the subject property;
- ☐ A north arrow; and
- ☐ The local vicinity.

The Site Plan must include:

- ☐ The boundaries and dimensions of the subject lands;
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front, rear and side lot lines. (Structures includes hydro transformers and waste storage facilities.);
- ☐ 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 any additional features that in the applicant's opinion, may affect the application;
- ☐ The current uses of land that is adjacent to the subject land;
- ☐ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way;
- ☐ If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- ☐ The location and nature of any easement affecting the subject land.

Items listed below are not required by the Planning Act for a complete application, but are required to be shown on the plans to expedite the processing of your application.

Elevations must include:

- ☐ The height, length and width of all proposed buildings;
- ☐ The location of all windows, doors, loading docks, etc;
- ☐ The details of all four sides of the proposed building(s), including the type and colour of materials to be used;
- ☐ The location of all roof-top mechanical equipment (HVAC, etc.) and proposed screening

Other:

- ☐ The proposed landscaping details;
- ☐ The proposed parking layout, including isle widths and dimensions of all waste storage loading/unloading facilities;
- ☐ The location of the proposed fire route; and
- ☐ A table of statistics that includes the following information:
 - The current zoning designation and applicable Zoning-By Law of the subject property;
 - Total lot area of the subject property;
 - Gross Floor Area (GFA), Gross Leasable Area (GLA), and Net Floor Area (NFA) of existing and proposed building(s);
 - The Floor Area Ratio (FAR) shown as a percentage of the total lot area
 - Lot Coverage shown as a percentage of the total lot area;
 - The front, rear and side yard setbacks of existing and proposed building(s) and structure(s), both provided and as required by the applicable Zoning By-Law, and the distance between existing and proposed building(s) and structure(s);
 - Number of parking spaces both provided and required (including physically disabled parking spaces.); and
 - The landscaped area shown as a total area and percentage of the total area of the lot.