



CORPORATION OF THE TOWNSHIP OF BONFIELD

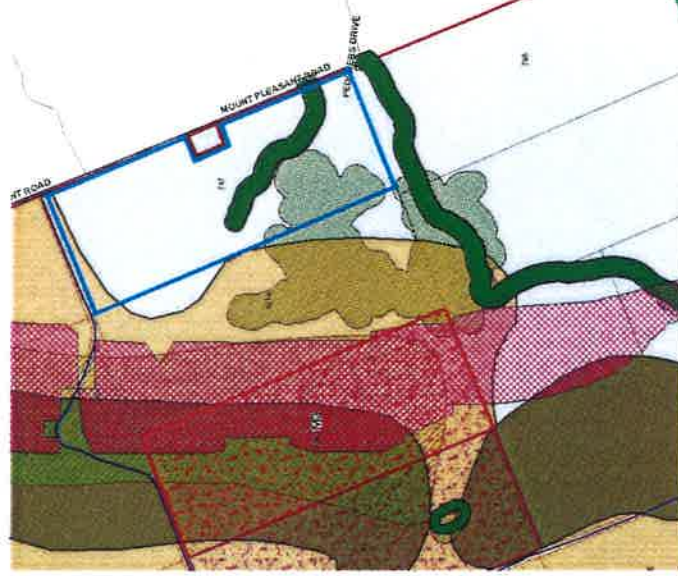
Application: B6/2025 - Proposed severance to create One (1) new lot on lands legally described as CON 4 LOT 35 PCL 778 (747 Mount Pleasant Road). Current Owner: Boyer, Deborah

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 One (1) new lot on lands legally described as: CON 4 LOT 35 PCL 778 (747 Mount Pleasant Road). The proposed severed lot will comprise a 5 Acre / 2 Hectare parcel containing the existing dwelling and accessory structures; whereas the proposed retained lands will accommodate a new dwelling and associated accessory structures on lands to be accessed off Laplante Road to the northwest of the existing property. The proposed severed and retained lands will comprise approximate areas and sizes as 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 Wednesday July 30, 2025. The final opportunity to provide verbal comments on the application will be the Public Meeting, scheduled for Tuesday August 5, 2025 @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
15th day of
July 2025 at
The Township
of Bonfield

Simon
Blakeley
Planning
Administrator



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): Deborah Boyer
Street Address: 747 Mt. Pleasant Rd.
City & Province: Rushengen ON
Postal Code: P0H 2E0
Phone: 805 776 1541
E-mail: dagboyer@gmail.com

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

Name(s): _____
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 ☐

Planning & Development Department
365 HWY 531, Bonfield, ON P0H 1E0
T: 705-776-2641 F: 705-776-1154
E-Mail: Planning@bonfieldtownship.com

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

Deborah Boyer

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

Number of new lots to be created: *one*

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: *747 Mt Pleasant Rd*

Roll No. *4826 000 003 066 00 0000*

Legal Description:

LOT: *35 Con 4* PLAN: *PCL 778* 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. _____

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Consent: No ☒ Yes ☐ if 'Yes', File No. _____

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 faciality or stockyard	x	
A Landfill	x	
A Sewage treatment plant or waste stabilisation plant	x	
Flood Plain	x	
A rehabilitated mine site	x	
A non-operating mine site	x	
TransCanada Pipeline and/or facilities (within 200 meters or 30 meters within a right-of-way) OR (700 meters of compressor station)	x	
An active railway line, municipal/federal airport, utility corridors, heritage buildings	x	
Aggerate removal area (Pits and Quarries)	x	Sand Pit 480 m

Natural Heritage Feature or Area	On the Subject Property	Within distance from subject property (indicate approximate distance)
Significant habitat of endangered and threatened species	x	120 meters
Significant wetlands	YES NO	120 meters
Significant wildlife habitat	x	120 meters
Significant areas of natural and scientific interest- earth science	x	50 meters
Fish habitat	x	120 meters
Watercourse or body of water	Runoff creek	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:

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Section 4:

RETAINED & SEVERED LAND(S)

RETAINED , 400 1000
Frontage (meters): 400 m Depth (meters): 1000 m

Area (m2 or HA): 95 ACRES

SEVERED

1. Frontage (meters): 200 m Depth (meters): 133 m

Area (m2 or HA): 5 ACRES

2. Frontage (meters): X Depth (meters): X

Area (m2 or HA): X

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

Area (m2 or HA): X

Existing use or proposed use of the property

RETAINED: Build New Home Rural/Residential

Existing use or proposed use of the property

SEVERED: House with 5 acres Rural
Accessory Structures

Existing/Proposed buildings/structures (in metric units)

RETAINED:

Type: New Home Front lot line setback: 70 m Rear lot line setback: 910 m Height: 4.5 m
Interior lot line setback: 80 m Exterior lot line setback: 20 m Dimensions: 63' x 58' Floor Area: 43' x 30'
~20 m x 20 m ~13 m x 9 m

Type: Front lot line Setback: Rear lot line setback: Height: Floor Area:
Interior lot line setback: Exterior lot line setback: Dimensions: Attach additional page if necessary

Existing/Proposed buildings/structures (in metric units)

SEVERED:

Type: House Front lot line Setback: 19 m Rear lot line setback: 7 m Height: 7 m 24.7 m x 23
Interior lot line setback: 62.5 m Exterior lot line setback: 7 m Dimensions: 300 x 133 Floor Area: 13 m x 17 m
AND 100 m

Type: Front lot line Setback: Rear lot line setback: Height: Floor Area:
Interior lot line setback: Exterior lot line setback: Dimensions: 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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*Changes made by
N. Liborach Bager July 2022

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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

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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:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper is slightly off-white or aged. There is no handwriting or other markings on the page.

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DECLARATION OF APPLICANT(S)

Affidavit or Sworn Declaration

I/We Deborah Beyer of the Twp 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 2nd day of July, 2025.


Signature of Commissioner of Oaths
Chlo Clark Township of Bonfield


Signature of Applicant

Signature of Commissioner of Oaths

Signature of Applicant

AUTHORIZATION ☒

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

I/We _____ 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.

July 2/25
Date


Signature of Owner

Date

Signature of Owner

TO BE COMPELTED If the applicant(s) is not the owner(s) of the land that is the subject of this application

Authorization of Owner(s) for agent/purchaser to make application and provide personal information

I/We, _____, 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

APPLICATION FOR CONSENT

Consent of Owner(s), Permission to Enter

I/We Deborah Boyer 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.

May 15 / 25
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 indentify the subject property may result in a deferral of the application.

FOR OFFICE USE ONLY

Date received by Planning & Development Department: _____

Date Complete Application received: _____

REQUIRED SKETCH

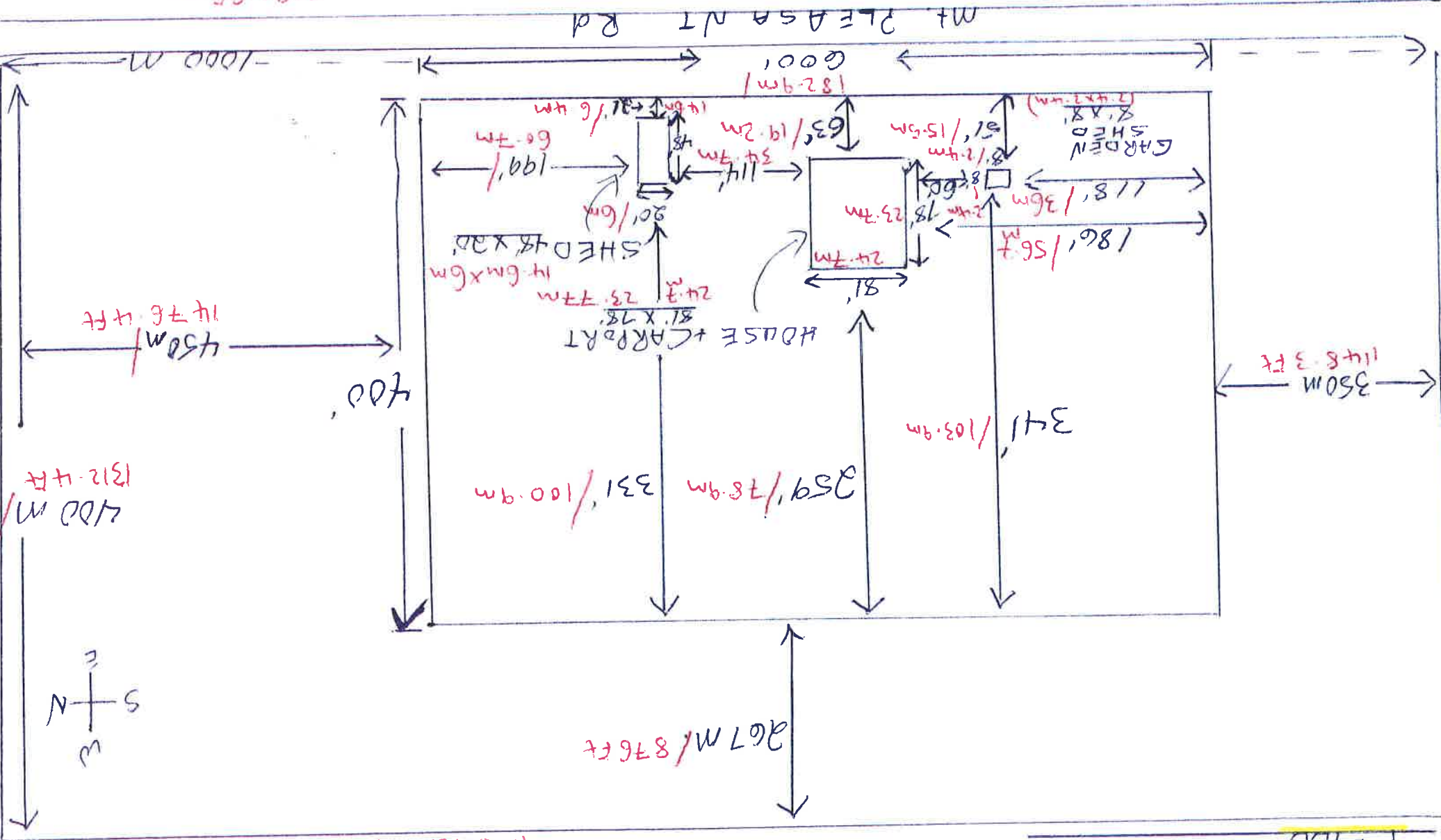
This application must be accompanied by a sketch, drawn in metric units, black and white, showing EXISTING and PROPOSED building(s) and structure(s) on the subject property detailing the following information:

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.

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Severance 600' x 400'
5 ACRES

100 Acres - 1000m Rd Front
400m - LA WATER
3280.8 ft
1312 ft

DEBORAH ROYER 747 MT PLEASANT RD

DRAWING REFERENCE 001
INC PLANNING ADMINISTRATION
NOTES JULY 2025
Deborah Boyer 747 Mt. Pleasant Rd

1000 m x 400 m 100 ACRES
3280 ft x 1312 ft 40.5 Ha

New House Construction

1" = 100 m.

