



The Corporation of The Township of Bonfield

AGENDA

PLANNING ADVISORY COMMITTEE MEETING TO BE HELD July 8, 2025, AT 6:00 P.M.

- 1. Open Meeting**
- 2. Adoption of Agenda: as prepared OR as amended**
- 3. Adoption of the minutes of the regular meeting: June 3, 2025**
- 4. Disclosure of Pecuniary Interests**
- 5. Presentations / Public Meeting**
- 6. Consent Application: B11/2025: Duquette - Application for consent to create One (1) New Lot, and One (1) Lot Addition on lands currently referred to as 91 Highway 17 East.**
- 7. Correspondence**
- 8. Adjournment**

Small Community, Big Heart





THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee Meeting
June 3, 2025

PRESENT:

Jason Corbett (Chair)
Eric Foisy

Gina Langlois
Kamil Wroblewski

ABSENT WITH REGRETS: Narry Paquette
Nicky Kunkel (CAO)

STAFF PRESENT: Simon Blakeley, Planning Administrator

1. Call to Order

MOVED BY: Kamil Wroblewski

SECONDED BY: Gina Langlois

MOTION #1

THAT this meeting be opened at 6:00 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

MOVED BY: Kamil Wroblewski

SECONDED BY: Eric Foisy

MOTION #2

THAT the agenda presented to the Planning Advisory Committee dated June 3, 2025, be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

MOVED BY: Kamil Wroblewski

SECONDED BY: Eric Foisy

MOTION #3

THAT the Minutes of the Planning Advisory Committee Meeting of May 6, 2025, be adopted as circulated.

CARRIED Chair, Jason Corbett

4. Disclosure of Pecuniary Interest - None declared

5. Presentations / Public Meeting

The chair opened the public meeting and summarized the procedures for any person who may like to comment, whether in the form of written representations, or oral submissions at the public meeting. The Planning Administrator confirmed no responses had been received from neighbouring property owners, and that no objections had been raised by public agencies. As no members of the public were present, no presentations took place, and the chair proceeded to close the Public Meeting.

6. Consent Applications

B5/2025 - Leblanc / Carr, Application for Consent - 1 Lot Addition from BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; to the property legally described as: 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.

The Planning Administrator summarized the Planning Report circulated to PAC ahead of the meeting. The PAC did not raise any issues or concerns, so the chair called the vote as follows:

MOVED BY: Kamil Wroblewski

SECONDED BY: Gina Langlois

MOTION #4

That the Planning Advisory Committee recommends to Council that Consent Application B5/2025: Leblanc / Carr - Application for Consent / Lot Addition, be approved with conditions as set out.

PROPOSED CONDITIONS

1. That this approval applies to lands legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; and 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.
2. That the following documents be provided:
 - a. The original executed transfer (deed), a duplicate original & 1 photocopy for our records
 - b. A copy of the survey plan deposited in the Land Titles Office, if required
 - c. An electronic copy of the survey emailed to: planning@bonfieldtownship.com
 - d. A schedule describing the severed lands attached to the transfer for approval purposes
 - e. A schedule that provides a registrable legal description attached to the transfer for the retained land for approval purposes, if required.
3. That if there is a forced road situation a 20-metre road allowance or whatever amount is required for road purposes shall be transferred to the Municipality (at the owner's expense) across the whole lot or parcel for which the severance was taken and compensation shall be awarded as per the Compensation Grid for The Transfer of Forced Roads.
4. That the building setbacks for any proposed buildings must meet the requirements of the Zoning By-Law for the retained and/or severed lot(s), whichever are affected at the time of survey.
5. That should the land subject to the current lot addition application, and/or any other lot(s) proposed to be severed from the retained lands; that a parkland dedication would be payable to the Township of Bonfield in accordance with the most up-to-date Tariff of Fees payable at that time.
6. That any tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.
7. That the survey will apply to both the retained and proposed severed lands.
8. That all conditions must be satisfied, and that the Transfer Documents must be signed and completed within a period of Two (2) years from the date of approval of consent.

CARRIED Chair, Jason Corbett

7. Referrals from Council

8. Other Business

9. Correspondence - None

10. Unfinished Business

11. Adjournment

MOVED BY: Eric Foisy

MOTION #5

THAT this meeting be adjourned at 6:09pm.

SECONDED BY: Kamil Wroblewski

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY

PLANNING REPORT

MEETING DATE: 8th July 2025
TO: Planning Advisory Committee
FROM: Simon Blakeley, Planning Administrator
SUBJECT: Application for consent to create One (1) New Lot, and One (1) Lot Addition on lands currently referred to as 91 Highway 17 East.

RECOMMENDATIONS: The Planning Advisory Committee recommends to Council that Consent Application B11/2025: Duquette - Application for consent to create One (1) New Lot, and One (1) Lot Addition, be approved with conditions as set out.

SUBJECT LAND AND LAND USE:

This application for consent has been submitted under subsection 53(1) of the Planning Act, for the creation of One (1) New Lot, and One (1) Lot Addition on lands legally described as: Part of Lot 3, REM Concession 13, Remainder of Parcel 18256 Nip. (91 Highway 17 East). This proposal is a repeat submission having previously been approved by the Township of Bonfield (Application Reference B22/2021). Further details regarding that application are summarized within the Planning History section of this report for reference.

The application seeks consent for a severed lot comprising the existing dwelling and accessory structures; and a lot addition to be transferred to the adjoining property legally described as: CON 13 PT LOT 3 RPNR-977; PART 1 PCL 20774 NIP; RP36R8878 PART 1 PCL 27858 NIP (AKA Toners Welding). The remainder of the subject lands will be retained. The proposed severed and retained lands are shown on Survey Plan Reference 36R-15126 which was deposited on September 28, 2023. See enclosed for reference.

The whole of the property at 91 Highway 17 East is currently assessed by MPAC as being a '*single-family detached*' dwelling comprising approximately 58 Acres or 23.5 Hectares of land; of which, approximately 8 Acres or 3.16 Hectares are proposed to be severed (comprising the existing dwelling and accessory structures). A further 1 Acre or 0.4 Hectares is proposed to be severed, and included as a lot addition to the adjoining property at 77 Highway 17 East (AKA Toners Welding).

The proposed retained lands, to be located to the rear of both severed parcels, shall remain accessible via the existing field entrance off Highway 17 East, and will comprise the remaining 49 Acres or 19.8 Hectares as '*vacant rural lands, including solar panels*'.

From a planning policy perspective, the entire property is designated 'Rural' within the Official Plan and is also zoned 'Rural' within the Comprehensive Zoning By-law for the Township of Bonfield.

A Small *Development Constraint Area* identified as being a small stream / waterbody runs from the center of the proposed lands to be retained in an east west direction, and along the northern property boundary of the adjoining property known as Toner's welding. This would be unaffected by the proposals.

The following image shows the existing property, and the proposed lot boundaries. Analysis of applicable policies contained within the Official Plan, and Comprehensive Zoning By-law, are provided within the Official Plan and Zoning By-law Review section of this report for reference:

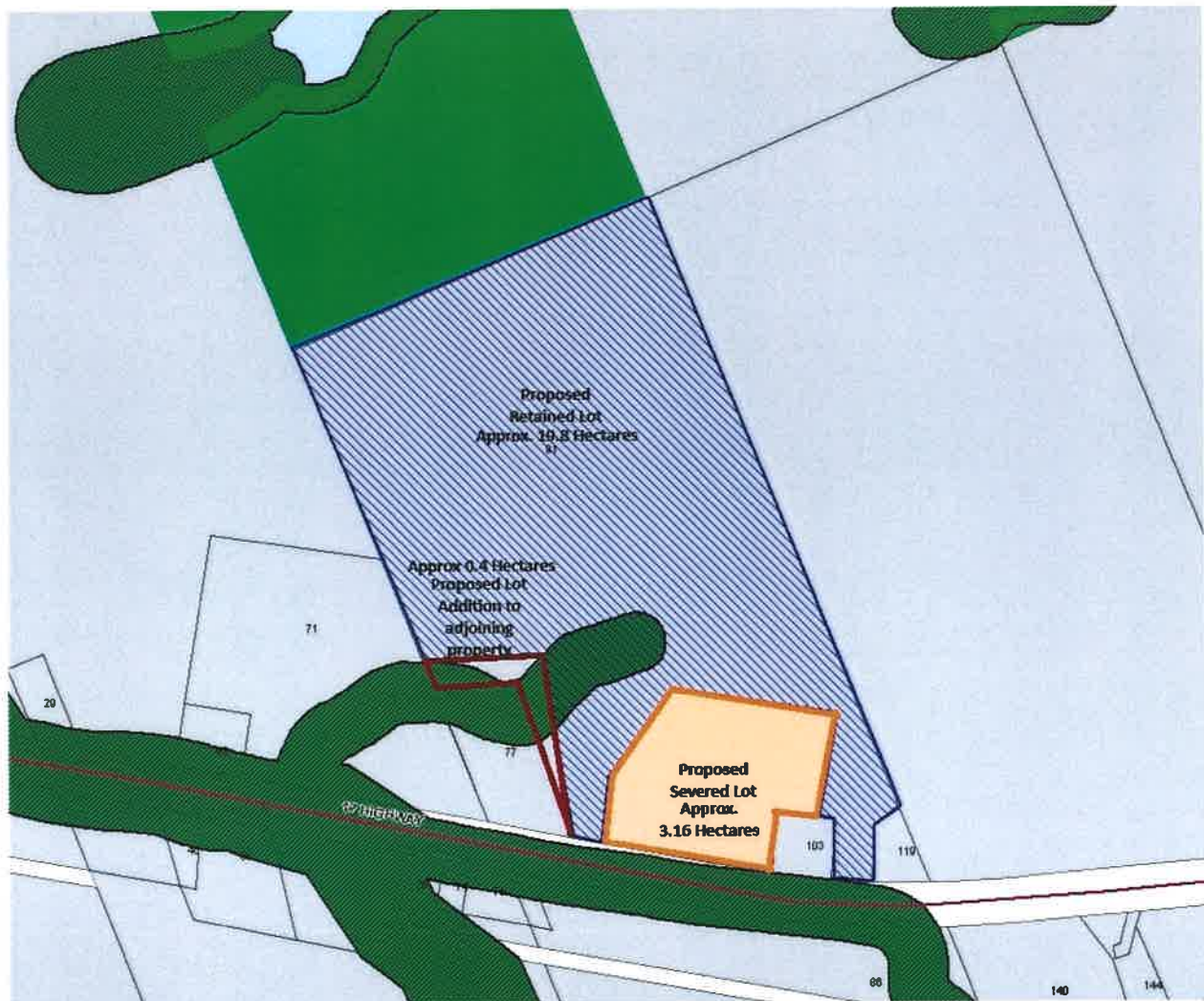


Figure One: Existing Property and Approximate Lot Boundaries as proposed.

PLANNING HISTORY

A review of the planning history for the property has revealed the following:

Application Reference B2/1991**Proposed Lot Addition to adjoining property (Approximately 1 Acre)**

An application for a lot addition from the property referred to as Box 78 RR #1, Bonfield, to the adjoining property referred to as Part of Lot 3, Concession 13, Parcel 18256, resulting in the transfer of approximately 1 Acre or 0.4 Hectares of land was approved on May 14, 1991; however a sketch for planning purposes could not be located on the file, meaning it is unclear which parcel of land this application applied to. For planning purposes, the land approved to be transferred preceded the date of adoption of the current Official Plan and Comprehensive Zoning By-law for the Township of Bonfield, so the proposed lot addition does not count towards the current limitation of 3 severances and 1 retained parcel permitted within the current plan period.

Application for Ground Mounted Solar Installation

An application was submitted by Moose Power Inc. in 2015 regarding a proposal to construct a 500-Kilowatt Solar Farm, taking advantage of the Independent Electricity System Operator (IESO) and then Provincial Government's Feed in Tariff (FIT) program. A note on file confirms, at the time of decision-making, a ground mount photovoltaic solar generating facility was considered to be a permitted use in any land use designation, provided it satisfies the provisions of the Environmental Protection Act 1990. Approval was given by Council, representing the Township of Bonfield, at its regular meeting held on September 22, 2015. Photographs of the property, including the Solar Farm, are provided within Appendix A to this Planning Report for reference.

Application Reference: B22/ 2021

An application which proposed the same reconfiguration of lands as the current application was submitted to the Township of Bonfield in November 2021. That application also proposed approximately 8 Acres or 3.16 Hectares be severed, including the existing dwelling and accessory structures; and that a further 1 Acre or 0.4 Hectare be severed, and included as a lot addition to the adjoining property at 77 Highway 17 East (AKA Toners Welding). The application was reviewed by the Planning Advisory Committee and subsequently approved, subject to conditions, by Council representing the Township of Bonfield on April 26, 2022.

Over the past three years, the applicant has worked to satisfy various conditions listed within the *Decision of Approval Authority with Reasons*, including the preparation of a Survey Plan (Reference 36R-15126) which relates to the proposed severed parcels; and has made a payment in lieu of Parkland.

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Unfortunately, due to reasons beyond the Township's control; the applicant, and/or the adjoining landowner / recipient of the One (1) Acre lot Addition did not proceed to register the new Survey Plan(s) on Title and inform the Township of Bonfield within the prescribed Two (2) year period. As such, the former approved consent lapsed on April 26, 2024; and the applicant was required to re-submit the application as presented.

Notwithstanding the above, we note the Survey Plan has already been produced, and that it can be applied towards the current consent application - saving the applicant time and costs. A *Payment in Lieu of Parkland Contribution* for the amount of \$450 was also made payable to the Township of Bonfield on March 29, 2024.

Please note: Council adopted By-law 2024-26 on April 30, 2024. This applies to the '*Tariff of Fees for the processing of Applications and Associated Fees made in respect of Planning Matters*'. That By-law introduced a new process for determining parkland contributions based upon the MPAC-assessed valuation of the properties to be created. If applied today, that would inevitably result in a higher contribution to that which has already been paid to the Township.

However, as a gesture of goodwill, the Township is of the opinion that the condition has already been satisfied, and the pre-paid contribution of \$450 can, therefore, remain in association with this current application. Furthermore, should any future application(s) be made to create more severed lots resulting in new residential development, the applicant would be required to make a parkland contribution in accordance with the new adopted Tariff of Fees.

APPLICANTS PROPOSAL:

The Applicant is requesting consent to create One (1) New Lot, and One (1) Lot Addition on lands legally described as: Part of Lot 3, REM Concession 13, Remainder of Parcel 18256 Nip. (91 Highway 17 East).

The new proposed severed lot will comprise the existing dwelling and accessory structures; whereas the proposed lot addition will be transferred to the adjoining property legally described as: CON 13 PT LOT 3 RPNR-977; PART 1 PCL 20774 NIP; RP36R8878 PART 1 PCL 27858; NIP. The remainder of the subject lands will be retained.

The following chart overleaf summarizes the changes as proposed:

	Proposed Severed Lot (Single Family Dwelling and Accessory Structures) 91 Highway 17 East	Proposed Lot Addition to adjoining lot at 77 Highway 17 East	Proposed Retained Lot to the Rear of 91 and 77 Highway 17 East.
Lot Frontage (Meters)	~168 meters	N/A (Same as existing ~90 meters)	~30 meters field entrance; plus ~40 meters of additional frontage between 103 & 109 Hwy 17 East.
Lot Depth (Meters)	~166 meters	N/A (Same as existing ~142 meters)	~575 meters
Lot Size Area (Hectares)	3.16 Hectares	0.4 Hectares	19.8 Hectares

According to the Township of Bonfield's Official Plan, the minimum lot size required for the creation of a New Lot in the Rural Designation is 1 Hectare, and the minimum frontage required is 60 meters. Although the frontage for the proposed retained lot abuts Highway 17 East in two separate locations, the total cumulative frontage of the lands to be retained is approximately 70 meters, exceeding the minimum lot frontage required. The proposed severed lot (to contain the existing dwelling and accessory structures) would exceed these minimum thresholds; and the proposed lot addition to 77 Highway 17 East would not materially change the existing situation.

PROVINCIAL PLANNING STATEMENT (PPS) 2024:

The new Provincial Planning Statement (PPS) for the Province of Ontario came into effect on October 20, 2024. The PPS contains a series of updated policies designed to shape land use and development decisions across the province. Applicable policies are summarized as follows:

Housing

Matters related to housing are addressed in Chapter 2 of the PPS entitled '*Building Homes, Sustaining Strong and Competitive Communities*'. **Policy 2.1, Planning for People and Homes, part 4**, states the need '*to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area*'. It emphasizes the need for planning authorities to maintain a minimum of 15-year supply of land designated and available for residential development; and at least a 3-year supply of land that is suitably zoned with servicing capacity.

The proposed consent application will not necessarily increase the number of new residential lots for planning purposes; as the rural OP designation and zoning, plus the properties' strategic location on Highway 17 could (potentially) permit other uses, so long as all planning matters can satisfactorily be addressed including site servicing, plus traffic flows to/ from Highway 17 East.

Policy 2.2. Housing states the need to ensure a mix of housing densities and options which support the efficient use of land, resources, infrastructure, and public service facilities, in proximity to transit corridors and stations. The property is located on Highway 17, where low-density residential development can be considered acceptable where all other planning and building-requirements are met.

Rural Areas

Policy 2.5 of the PPS relates to **Rural Areas** in Municipalities and states '*healthy, integrated, and viable rural areas*' should be supported by:

- a) Building upon the rural character and leveraging rural amenities and assets.*
- c) Accommodating an appropriate range and mix of housing in rural settlement areas.*
- d) Using rural infrastructure and public service facilities efficiently; and*
- g) Conserving biodiversity, and considering the ecological benefits provided by nature.*

The proposed consent to sever to create One (1) new lot, and One (1) Lot Addition, plus the retained lands, would not result in any significant changes to the lands zoned '*rural*', as the Single Family Dwelling (SFD) and accessory structures already exist on the proposed severed lot; and the proposed *vacant rural lands* already have Solar Panels in place, in association with the previous Feed-in-Tariff Agreement approved in 2015.

The proposed lot addition to Toner's Welding also would not materially change the current situation; but would provide more of a buffer between the retained lands and the established employment use. A small waterbody, identified as a Development Constraint Area (DCA) runs from the center of the lands proposed to be retained, in an east west direction, along the northern property boundary of Toner's welding. As no development is being proposed, the DCA would be unaffected by the current proposals and, the severance can be considered consistent with this policy objective.

Policy 2.6c of the PPS applies to **Rural Lands** and states residential development, including new lot creation, is a permitted use where site conditions are suitable for the provision of appropriate sewage and water services. The applicant has not indicated their intent to build a new Residential Dwelling on the retained lands; and any such proposal would be subject to review if proposed.

Policy 3.8 relates to **Energy Supply** and states: *‘Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs’.*

As noted, a Feed-in-Tariff Agreement was signed in 2015, which allowed for the construction of a Solar Farm on lands to the rear of the existing Single-Family Dwelling at 91 Highway 17 East. Feed In Tariff Agreements generally have a lifespan of 20 years. Through this application, the owners’ have indicated their intent to sever the Dwelling from the Solar Farm which would be retained on the newly created Vacant Rural Lot. Any future proposal to either change or expand the use of the vacant rural land for the purpose of renewable and/or alternative energy generation/storage systems, while contributing to local and regional energy supply systems, would be evaluated on its own basis. For now, as the retained lands will remain under the ownership of the applicant, the existing solar operation will remain unaffected by these proposals.

OFFICIAL PLAN (O.P) & ZONING BY-LAW REVIEW:

In this section we provide a summary of applicable policies contained within the Township of Bonfield’s Official Plan and Comprehensive Zoning By-law 2013:

Township of Bonfield Official Plan 2013

Section 2 relates to Council’s **Vision, Principles and Objectives**, and states under Policy 2.2.1. Sustainable Development: *‘The Township shall promote sustainable development to enhance the quality of life for present and future generations.’* and *‘limited residential growth’* will be permitted in the Rural Area(s) *‘where private services are feasible, and where development would be compatible with surrounding land uses.’* The proposed severance and lot addition does not materially change the existing situation; but it would separate the existing Single-Family Dwelling and accessory structures from the proposed vacant rural land (including the solar panels); and provide more of a buffer between the residence and Toner’s Welding to the west.

Section 3 relates to **General Development Policies**. **Policy 3.2** applies to *‘land use compatibility’* matters, which the policy states: *‘can be achieved in a variety of ways, including the provision of appropriate separation distances, setbacks, buffering features, and transition in building height and massing’.* The policy confirms the Township may also consider matters including traffic flows, vehicular access / egress, parking requirements, outdoor amenity areas, storage requirements,

lighting, noise/air quality, sunlight, microclimates, and the effects of development on neighbourhood services.

The proposed severance and lot addition would separate the existing Single-Family Dwelling and accessory structures from the proposed vacant rural land, including the solar panels; and provide more of a buffer between the residence and Toner's Welding to the west. The applicant has not stated any intention to further develop the severed or retained lands. As such, the Township does not have any specific concerns regarding land use compatibility issues at this time.

Policy 3.7 applies to private services and states: *'no development shall be permitted unless the applicant has obtained a Sewage Permit from the North Bay-Mattawa Conservation Authority (NBMCA) and it can be shown to the satisfaction of the Township that there is an adequate water supply and public road access to service the development.'* The policy also considers the impacts on ground water quality and quantity and states: *'the Township shall consider the cumulative impacts of development on the sustainability of ground water resources'*.

A Single-Family Dwelling already exists on the proposed severed lands, which has its own On-Site Sewage System and well. In addition, the NBMCA did not raise any objections to the proposal. The NBMCA's comments are summarized later in this Planning Report for reference.

Policy 3.10 applies to the **Minimum Distance Separation (MDS) Formulae**, and states MDS1 formulae shall be applied within the Rural Area Designation. A desktop review of the property did not reveal the presence of operational barns within 500 meters of the property; and no new dwelling(s) are being proposed in this location, so the MDS Formulae were not considered either relevant or applicable on this occasion.

Chapter 5 applies to **Natural Heritage Features and Cultural Heritage**. **Policy 5.1** refers to *'natural heritage systems'* which include natural heritage features and areas, linked by natural corridors, important *'to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems.'* The policy seeks to preserve the long-term ecological function and biodiversity of the Township's natural heritage systems, and encourages *'sustainable design concepts, such as designing with nature'*.

The proposed land to be severed (including the existing Single-Family Dwelling) would be positioned more than 60 meters away from the small stream / Development Constraint Area at its closest point. The DCA already covers part of the northern property boundary of Toner's welding; so, its inclusion as part of the proposed lot addition would not materially change the current situation - a Section 28 permit being required for any works which would affect the watercourse in this location. As such, the proposal can be considered consistent with this policy objective.

Policy 5.1.5 applies to **Wetlands**. The Township's Online Mapping System indicates the presence of a small area of Wetland approximately 700 meters north of the proposed severed lot (within Crown land). This would remain unaffected by the proposal.

Policy 5.2 applies to **Development Constraint Area(s)**. This designation applies to *'lands with environmental constraints such as flood susceptibility, erosion susceptibility, or other physical characteristics severe enough to cause property damage or risk of life, and where, information regarding the extent and the severity of the hazard is only preliminary'*.

As previously noted, a small stream, identified as a *Development Constraint Area*, covers a portion of the proposed land to be retained, and the northern permitter boundary of Toner's Welding, flowing east to west. Neither the applicant, nor the adjoining property owner (subject to the lot addition) have proposed any new development in proximity to the stream. Per the response provided by the NBMCA, they would be required to obtain a Section 28 Permit should any new development be proposed within proximity to the small waterbody.

Township of Bonfield Comprehensive Zoning By-Law 2013

The subject property is zoned *Rural* (RU) for planning purposes. The rural zone would remain in effect for both the proposed severed lot (including the existing Single-Family Dwelling) and the proposed retained lands to the north. For reference, the rural zone permits any of the following uses subject to all applicable laws being met:

(a) Residential Uses	(b) Rural Uses
Bed and Breakfast Dwelling, Duplex Dwelling, Semi-detached Dwelling, Single detached Group Home Home Occupation Home Industry Secondary Dwelling Unit*	Agricultural use Agriculture services Bus storage Cemetery Conservation use Community garden Equestrian establishment Farm equipment dealer Forestry use Golf course Kennel Nursery Office Park, public Park, private Place of worship Private club School Warehouse

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*Please Note: Provisions related to Secondary Dwelling Units as a permitted use have been removed from most zones including the Rural Zone, through the adoption of Zoning By-Law 2025-11. Property owners may potentially instead construct One (1) Attached Additional Dwelling Unit (ADU) and/or One (1) Detached ADU in the Rural Zone - so long as all planning and building requirements can be met.

A note on file confirms, at the time of decision-making, a ground mounted photovoltaic solar generating facility was considered to be a permitted use in any land use designation, provided it satisfies the provisions of the Environmental Protection Act 1990.

The proposed 1 Acre / 0.4 Hectare parcel of land proposed to be severed as a lot addition to Toners Welding, would instead assume the existing M1 (Industrial, General) Zone for that property. For reference, the M1 zone permits the following uses:

(a) Residential Uses	(b) Industrial Uses
A dwelling unit in accordance with provisions contained within Section 3.33 of the Township of Bonfield's Comprehensive Zoning By-law 2012-49*	Automobile body repair shop Bus storage Commercial use (accessory) Farm equipment dealer Industrial use Public utility Recreational vehicle or boat sales establishment Service industry Service shop Warehouse Welding shop

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act*, circulation to the appropriate agencies / bodies and neighbouring landowners for comment was completed on June 18, 2025. The agencies listed were circulated a copy of the application via email; and notification was also given to property owners within 60 metres of the applicants' landholdings.

North Bay Mattawa Conservation Authority:

The North Bay Mattawa Conservation Authority (NBMCA) is satisfied the application is consistent with policies set out in Section 5.2 of the PPS, so does not raise any objections to the proposal. The comments provided were based upon a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement (PPS), O. Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Authorities Act, Part 8 of the Ontario Building Code (OBC), and as a Source Protection Authority under the Clean Water Act (CWA).

The NBMCA noted the presence of the small tributary on the property according to its Approximate Regulated Area (ARA) mapping; and noted that should development be proposed within **15 meters** of the watercourse that the works may require a Section 28 Permit from the NBMCA.

The NBMCA also noted that a Sewage System Permit was previously issued in relation to the existing dwelling; and that there appears to be sufficient room on the proposed severed lot to accommodate a replacement Class 4F sewage system (based upon a 3-bedroom Single-Family Dwelling) on the severed lot should one be required in the future.

The NBMCA also raised no concerns regarding the lot addition to Toner's welding; and commented, that due to the size of the *retained lands* there are no concerns with respect to the ability of the lot to accommodate an initial and/or replacement Class 4F sewage system in the future (subject to a permit being obtained).

The NBMCA also notes the subject lands are located wholly within an area of Highly Vulnerable Aquifers (HVA). As such, reference is made to the NBMCA's Source Protection Plan (SPP) which relies on education and outreach to reduce the risk to local drinking water sources.

Hydro One:

No comments have been received from Hydro One at the time of writing this report. Applicants are generally advised to consult the Local Area Distribution Supplier in regard to site development and servicing matters.

Ministry of Transportation (MTO):

The Ministry of Transportation reviewed the application in accordance with the Public Transportation and Highway Improvement Act (PTHIA), and the Highway Corridor Management Manual, and provided the following comments:

Retained Lot

The Ministry stated the density of entrances on the highway in this location have been calculated to be at the maximum, and no new or upgraded entrances would be considered by the MTO in this section of highway corridor. The MTO commented that existing entrances may remain for their existing uses; and that the placement of any building or structure within 45 meters of the Hwy 17 property line, or within 395 meters of any intersection with the highway, would require an MTO building / land use permit.

They also commented that MTO Sign Permit(s) are required for the placement of any signs within 400 meters of the limit of the highway; and that any future development, or change in use of the land, must be subject to MTO review.

Severed Lot(s)

The MTO has no concerns with the existing entrance from Hwy 17 to the proposed severed residential lot; however, noted that an “interconnection” between the proposed severed and retained lot(s) is not permitted. They again advised that the placement of any buildings and/or structures within 45 meters of the Hwy 17 property line; or within 395 meters of any intersection with the highway, would require an MTO building / land use permit; and that any future development, or change in use of the land, must be subject to MTO review.

TransCanada Pipelines Limited (TCPL)

The property is located over 2km away from the TransCanada Pipeline at its closest point. No comments have been received from TCPL.

Bonfield Snowmobile Club Inc.

The Bonfield Snowmobile Club did not raise any concerns or objections, noting the property is well west of Maple Road, and any of its trails.

Public:

One comment was received from the owner of 39 Highway 17 East who stated that if the MTO does not have any objections to the amount of entrances to properties on HWY 17 then neither does he. He commented that his main concern is the enforcement of highway traffic to reduce the risk of accidents.

Township Departments

Public Works

No comments have been received from Public Works at the time of writing this report.

Fire Departments

No comments have been received from the Fire Department at the time of writing this report.

ANALYSIS:

This application for consent is a repeat application which proposes the creation of One (1) New Lot, and One (1) Lot Addition on lands legally described as: Part of Lot 3, REM Concession 13, Remainder of Parcel 18256 Nip. (91 Highway 17 East). This repeat submission is made further to the two-year timeframe for granting final approval of Consent Application Reference B22/2021 having lapsed before all conditions were satisfied.

The proposal seeks to sever a new lot including the existing dwelling and accessory structures at 91 Highway 17 East, and also, to transfer an additional parcel in the form of a lot addition to the adjoining property legally described as: CON 13 PT LOT 3 RPNR-977; PART 1 PCL 20774 NIP; RP36R8878 PART 1 PCL 27858; NIP (AKA Toner's Welding).

Both the proposed severed and retained lands are shown on the submitted Survey Plan (Reference 36R-15126) which was deposited on September 28, 2023 as part of the now-lapsed Application for Consent (Reference B22/2021).

The whole of the property at 91 Highway 17 East is currently assessed by MPAC as being a '*single-family detached*' dwelling comprising approximately 58 Acres or 23.5 Hectares of land. The application seeks to sever approximately 8 Acres or 3.16 Hectares (including the existing dwelling and accessory structures); and transfer approximately 1 Acre or 0.4 Hectare as a lot addition to 77 Highway 17 East (AKA Toners Welding). The remainder of the subject lands will be retained.

A small waterbody / stream, comprising a '*Development Constraint Area*' extends across part of the proposed lands to be retained; and the northern property boundary of the adjoining property owned by Toner's welding. The consent application does not grant approval for development; however, the NBMCA has noted that any proposed development or interference within 15 meters of the Approximate Regulated Area would require either the applicant, or the adjoining property owners to obtain a Section 28 Permit.

The subject lands are designated Rural within the Official Plan and are zoned Rural for planning purposes. These existing provisions would remain as is, with the exception of the lot addition which would become part of the M1 General Industrial Zone associated with Toner's Welding.

The applicant has not indicated any pending plans to further develop either the retained or severed lots. That said, any future applications for consent or development would be assessed on their own basis, taking into consideration the feedback received throughout this process.

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Email: planning@bonfieldtownship.com

The North Bay Mattawa Conservation Authority (NBMCA) has indicated there is sufficient space within the proposed severed residential lot, and the retained rural lot, to accommodate both an existing and replacement On-Site Sewage System while ensuring minimum setbacks from neighbouring properties and wells, etc.

The Ministry of Transportation has stated that the density of entrances on the highway in this location have reached the maximum and that no new or upgraded entrances would be considered in this section of highway corridor. The MTO commented that existing entrances may remain for their existing uses; and that the placement of any building or structure within 45 meters of the Hwy 17 property line, or within 395 meters of any intersection with the highway, would require an MTO building / land use permit. They also commented that MTO Sign Permit(s) are required for the placement of any signs within 400 meters of the limit of the highway; and that any future development or proposed change in use of either the severed or retained lands, must be subject to MTO review.

A desktop planning review also indicated there are no wetlands, barns, pipelines, or other environmentally sensitive land uses within proximity to the subject lands which would require further evaluation as part of this application. With no other planning issues requiring specific consideration; and no specific objections having been raised by other stakeholders including neighbouring property owners, during the public consultation process; staff are of the opinion that the proposal can proceed as proposed. The proposed consent to sever application conforms with the overall intent of the Official Plan, and complies with Comprehensive Zoning By-law 2012-49, as adopted by the Township of Bonfield. It is also considered to be consistent with the Provincial Government's Policy Objectives specified within PPS2024; and the Ontario Planning 1990 [As amended]. If approved, the applicant and/or future property owners of either the severed or retained lots, will be required to adhere to all conditions outlined in the Notice of Decision, summarized below for reference.

RECOMMENDED ACTION:

That the Planning Advisory Committee recommends to Council that Consent Application B11/2025: Duquette - Application for consent to create One (1) New Lot, and One (1) Lot Addition, be approved with conditions as set out.

PROPOSED CONDITIONS

1. That this approval applies to the transfer as applied for which shows one new lot and a lot addition on Part of Lot 3, Concession 13, Remainder of Parcel 18256 Nip.

PLANNING & DEVELOPMENT DEPARTMENT

Email: planning@bonfieldtownship.com

2. That the following documents be provided:
 - a. The original executed transfer (deed), a duplicate original & 1 photocopy for our records
 - b. A copy of the survey plan deposited in the Land Titles Office, if required
 - c. An electronic copy of the survey emailed to: planning@bonfieldtownship.com
 - d. A schedule describing the severed parcel attached to the transfer for approval purposes
 - e. A schedule that provides a registrable legal description attached to the transfer for the retained land for approval purposes, if required.
 3. That the building setbacks for all buildings must meet the requirements of the Zoning By-law for the retained and/or severed lot(s), whichever, are affected at the time of survey.
 4. A fee of 5% in lieu of parkland dedication for each transfer document shall be deposited in the office of the clerk prior to the stamping of any transfer document. Condition satisfied.
 5. If any, any tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.
 6. That the North Bay Mattawa Conservation Authority (NBMCA):
 - i) Be consulted throughout the development of individual site plan(s) associated with the proposed development of the severed and/or retained lots; and
 - ii) That no development takes place within 15 meters of the Approximate Regulated Area (waterbody) unless prior approval has been given through a Section 28 permit.
 7. That an MTO Building / Land Use Permit be obtained for
 - i) The placement of any building or structure within 45 meters of the Hwy 17 property line, or within 395 meters of any intersection with the highway; and
 - ii) The placement of any signs within 400 meters of the limit of the highway; and
 - iii) That any future development, or proposed change in use, of either the severed or retained lands, must be subject to MTO review.
 8. That the surveys will apply to both the retained and proposed severed lands; and
 9. That all conditions must be satisfied, and that the Transfer Documents must be signed and completed within a period of Two (2) years from the date of approval of consent.
-

Respectfully,

S Blakeley

Simon Blakeley, Planning Administrator

Attached:

Notice of Application for Consent

Application for Consent

Sketches for Planning Purposes

Appendix A - Subject Property Photographs



Photograph One: Existing Driveway Entrance to the Proposed Severed Lot



Photograph Two: Existing Field Entrance to the Proposed Retained Lands / Solar Farm



Photograph Three: Existing Single-family Dwelling



Photograph Four: Accessory Structure



Photograph Five: Solar Farm



Photograph Six: Toner's Welding

THE CORPORATION OF THE TOWNSHIP OF BONFIELD

Application: B11/2025 - Proposed Severance to Create One New Lot and One Lot Addition on Part of Lot 3, REM Concession 13, Remainder of Parcel 18256 Nip. (91 Highway 17E). Current Owner: Duquette, Holly

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, and One (1) Lot Addition on lands legally described as: Part of Lot 3, REM Concession 13, Remainder of Parcel 18256 Nip. (91 Highway 17E). The new proposed severed lot will comprise the existing dwelling and accessory structures; whereas the proposed lot addition will be transferred to the adjoining property legally described as: CON 13 PT LOT 3 RPNR-977; PART 1 PCL 20774 NIP; RP36R8878 PART 1 PCL 27858; NIP. The remainder of the subject lands will be retained. 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 Wednesday July 2, 2025. The final opportunity to provide verbal comments on the application will be the Public Meeting, scheduled for Tuesday July 8, 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 18th day of
June 2025 at the
Township of
Bonfield

Simon Blakeley
Planning Administrator





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): HOLLY M. DUQUETTE

Street Address: 91 HWY 17E

City & Province: BONFIELD, ONT

Postal Code: P0H 1E0

Phone: 705-463-0386

E-mail: hduquette@live.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

THE CORPORATION OF THE TOWNSHIP OF BONFIELD

APPLICATION FOR CONSENT

CHANGE
CONFIRMED
BY APPLICANT

(SB)

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

1825687 ONTARIO INC (LOT ADDITION)
APPROXIMATELY 1 ACRE / 0.4 HECTARES (HA)

PRIVATE SALE - SEVERED PROPERTY
INC. DWELLING
APPROXIMATELY 8 ACRES / 3.24 HA
7.81 ACRES / 3.16 HA

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

77 HIGHWAY 17 EAST / CON 13 PT LT 3 RPNR-977; PART 1 PCL 20774 NIP;
RP36R8878 PART 1 PCL 27858; NIP

Number of new lots to be created: 1 (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: #91 HWY 17 EAST

Roll No. 4826 000-001-34300-0000

Legal Description:

CON 13
LOT: PT 3 REM PLAN: _____ PARCEL: 18256
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. NOT WITH IN CURRENT PLAN PERIOD

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	
A Landfill	NO	
A Sewage treatment plant or waste stabilisation plant	NO	
Flood Plain	NO	
A rehabilitated mine site	NO	
A non-operating mine site	NO	
TransCanada Pipeline and/or facilities (within 200 meters or 30 meters within a right-of-way) OR (700 meters of compressor station)	NO	
An active railway line, municipal/federal airport, utility corridors, heritage buildings	NO	
Aggregate removal area (Pits and Quarries)	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:

HASN'T

THE CORPORATION OF THE TOWNSHIP OF BONFIELD

APPLICATION FOR CONSENT

Section 4:

RETAINED & SEVERED LAND(S)

RETAINED: $200 + 75' = 275' / 83.8 \text{ meters}$ $\sim 1918' / 585 \text{ METERS}$

Frontage (meters): $338' \times$ Depth (meters): $547'$

Area (m2 or HA): $\sim 49 \text{ ACRES} / 19.8 \text{ HECTARES}$

IRREGULAR SHAPED LOT

SEVERED

1. Frontage (meters): $553' / 168.5 \text{ meters}$ Depth (meters): $500' / 152.4 \text{ meters}$

Area (m2 or HA): $\text{APPROXIMATELY } 8 \text{ ACRES} / 3.24 \text{ HA}$ (SEVERED LOT WITH DWELLING / ACCESSORY STRUCTURES)

2. Frontage (meters): $\text{IRREGULAR SHAPED LOT ADDITION}$ Depth (meters): _____

Area (m2 or HA): $\text{APPROXIMATELY } 1 \text{ ACRE} / 0.4 \text{ HA}$

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

Area (m2 or HA): _____

Existing use or proposed use of the property

RETAINED: AURAK VACANT, INCLUDING SOLAR PANELS

SEVERED: SINGLE FAMILY DWELLING, GARAGE & SHOP

AS PER ZBL 2012-49

Existing/Proposed buildings/structures (in metric units)

NONE

~~RETAINED: SEVERED~~
Type: HOUSE (WOODEN) Front lot line Setback: 25 Rear lot line setback: 142 Height: 10.9
Interior lot line setback: 95 Exterior lot line setback: 69 W Dimensions: 31' x 56' Floor Area: 1500 +/-
114 E Sq Ft.

Type: GARAGE (WOODEN) Front lot line Setback: 25 Rear lot line setback: 140 Height: 3.6
Interior lot line setback: 104 Exterior lot line setback: 78 W Dimensions: 12' 8" x 36' Floor Area: 435 +/-
101 E Sq Ft.
Attach additional page if necessary

Existing/Proposed buildings/structures (in metric units)

~~SEVERED: SEVERED~~
Type: SHOP (WOODEN) Front lot line Setback: 51 Rear lot line setback: 100 Height: 3.6
Interior lot line setback: 117 Exterior lot line setback: 91 W Dimensions: 19' x 51' Floor Area: 969 Sq Ft.
88 E

RETAINED (NONE).
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): _____

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
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:

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

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): NATURAL DRAINAGE

Storm Drainage:

SEVERED

- ☐ Sewers
- ☒ Ditches HIGHWAY FRONTAGE
- ☐ Swales
- ☒ Other (specify): NATURAL DRAINAGE

Other Information that may be of use:

THE CONSENT APPLICATION WAS PREVIOUSLY GIVEN PROVISIONAL CONSENT
UNDER APPLICATION REFERENCE B22/2021, HOWEVER, THE CONSENT LAPSED
BEFORE ALL CONDITIONS WERE SATISFIED, SO THIS APPLICATION REPRESENTS A
RESUBMISSION.

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

DECLARATION OF APPLICANT(S)

Affidavit or Sworn Declaration

I/We HOLLY DUQUETTE of the TOWNSHIP OF BONFIELD in the District of NISSING 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 NISSING this 11 day of JUNE, 2025.

Signature of Commissioner of Oaths

Signature of Commissioner of Oaths

Signature of Applicant

Signature of Applicant

AUTHORIZATION

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

I/We HOLLY DUQUETTE 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.

JUNE 11, 2025
Date

Date

Signature of Owner

Signature of Owner

TO BE COMPELLED 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

Date

Signature of Owner

Signature of Owner

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

Consent of Owner(s), Permission to Enter

I/We HOLLY DUQUETTE 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.

Date June 11, 2025

[Signature]
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: _____

Date Complete Application received: _____

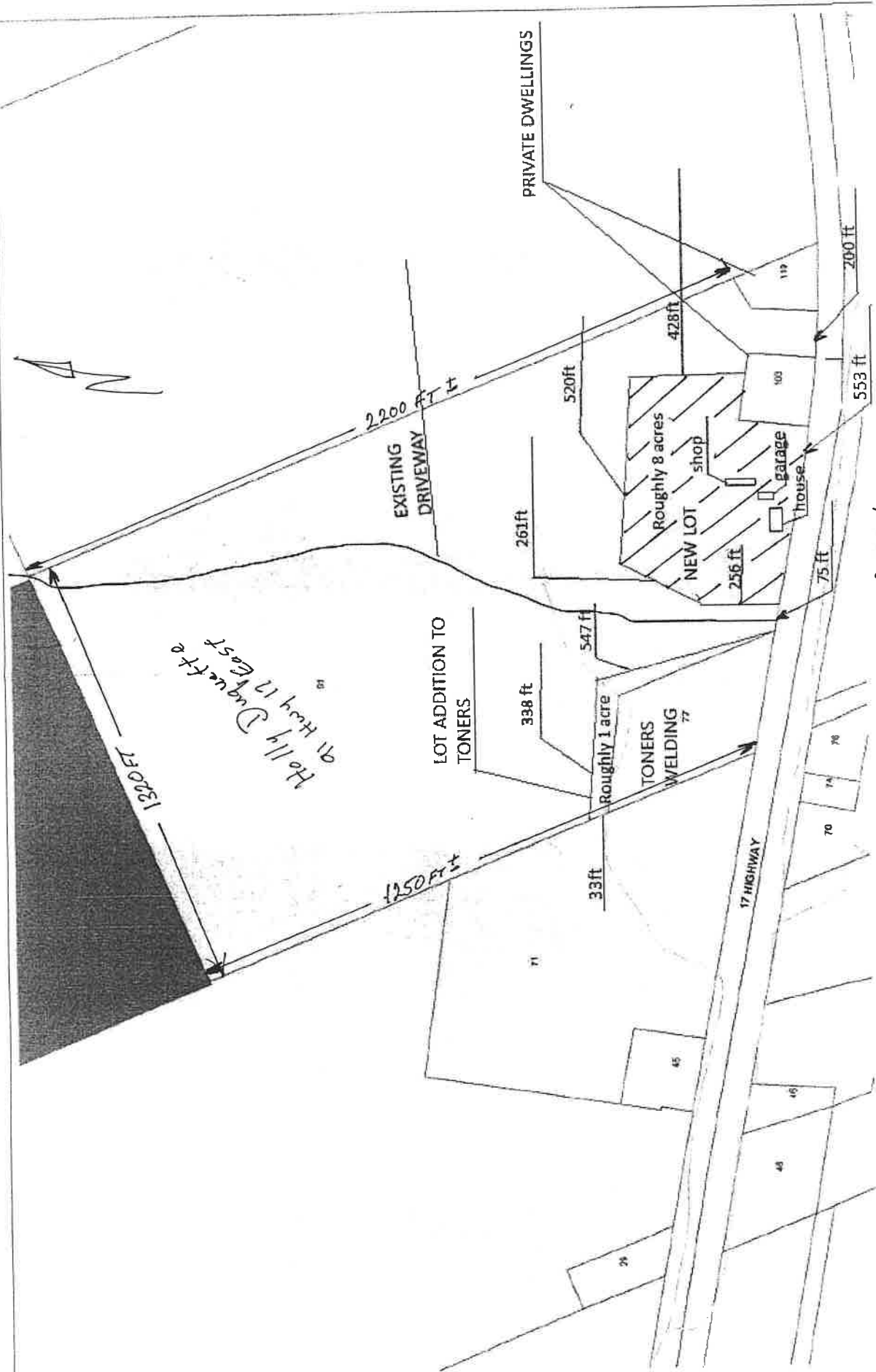
REQUIRED SKETCH

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:

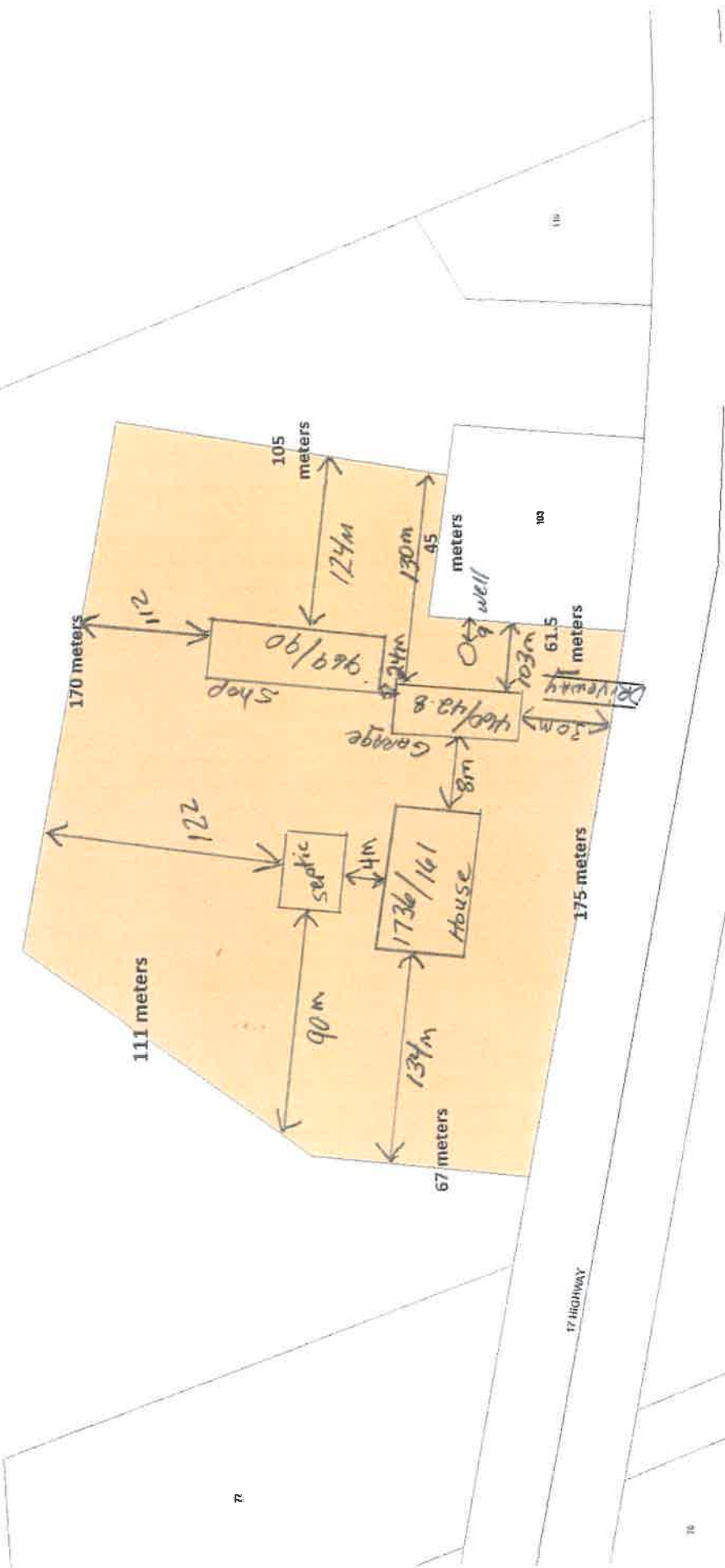
1. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
2. The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
3. The boundaries and dimensions of the subject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



Proposed
Sewerance
Part Lot 3, Cont. 13
Per Parcel 18256 NIP



[illegible]