

The Corporation of The Township of Bonfield

AGENDA PLANNING ADVISORY COMMITTEE MEETING TO BE HELD February 3, 2026, 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: December 2, 2025**
4. **Disclosure of Pecuniary Interests**
5. **Presentations / Public Meeting**
6. **Applications:**
 - a) **Application Reference B1/2026: Longmuir** - Proposed consent to create One (1) new lot on lands legally described as CON 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP (630 Development Road).
 - b) **Application Reference B2/2026: Landry** - Proposed consent to create Two (2) new lots on lands legally described as BONFIELD CON 6 E PT LOT 6; AND RP 36R 9510 PART 1 PCL; 532.
7. **Township of Bonfield Official Plan Review:**
 - a) **Discussion on Ministry of Municipal Affairs and Housing (MMAH)
“One Window” Review Comments - received January 2, 2026.**
 - b) **Next Steps and Timeframes**
8. **Correspondence**
9. **Other Business**
 - a) **PAC Meeting Schedule 2026**
10. **Adjournment**

Small Community, Big Heart



PLANNING REPORT

MEETING DATE: February 3, 2025
TO: Planning Advisory Committee
FROM: Simon Blakeley, Planning Administrator
SUBJECT: B1/2026 - Longmuir. Application for Consent to create One (1) new lot on lands legally described as CON 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP (630 Development Road). Current Owner: Longmuir, Keith.

RECOMMENDATIONS: That the Planning Advisory Committee recommends to Council that Consent Application Reference: B1/2026 Longmuir which proposes a severance to create One (1) new lot on lands legally described as CON 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP (630 Development Road) be approved with conditions as set out.

SUBJECT LAND AND LAND USE:

The consent application seeks to sever the existing property located at 630 Development Road on lands legally described as: CON 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP to create 1 new lot of record. The property proposed to be severed comprises a 5 Acre / 2.02 Hectare parcel of land to the north and east of the landholding, which currently contains no buildings or structures. The retained property is proposed to comprise 20.2 Acres / 8.19 Hectares of land including the existing Single-Family Dwelling, a small shed, an on-site sewage system, a well, and entrance driveway. The majority of the property is covered in dense vegetation, and the proposed size & configuration of the new proposed lot(s) fronting Development Road should not materially change the current situation.

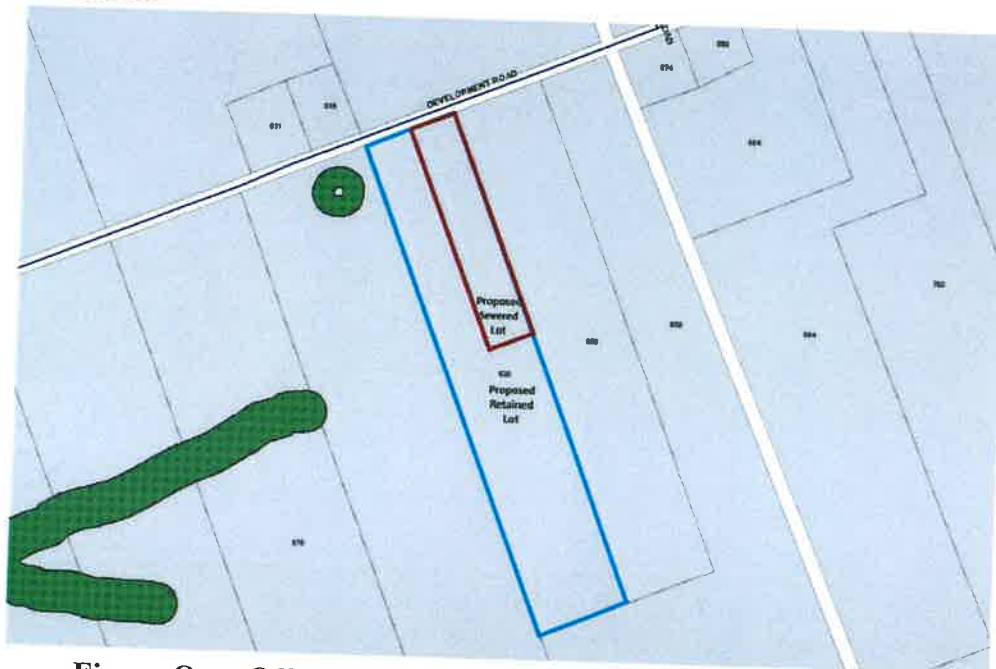


Figure One: Official Plan Designations and Zoning Provisions

The subject property is designated within the Official Plan as falling within the Rural Area and is zoned Rural for planning purposes. According to the Township's digital mapping the property does not appear to be subject to any other designations or zoning provisions which would be a constraint to development. The property is surrounded by a mix of rural properties, which are also characterized by dense vegetation, and other rural-like characteristics.

APPLICANTS PROPOSAL:

The Applicant is requesting consent to sever the property to create one (1) new lot on the property at 630 Development Road as follows:

Proposed / Severed Lot:**Frontage: Approx. 67.06 Meters****Depth: Approx 301 Meters****Area: 5 Acres / 2.02 Hectares****Retained Lot:****Frontage: 67.06 Meters****Depth: 770 Meters****Area: 20.2 Acres / 8.19 Hectares**

Although the applicant could potentially accommodate alternate uses on the newly proposed severed lot that are consistent with existing rural zoning provisions, the most likely (and preferable) use for the property is residential. In this context, the Township of Bonfield did pass a zoning by-law amendment in 2025 which, potentially, allows for the construction of a new Single-Family Dwelling, plus an Attached and/or Detached Additional Dwelling Unit (ADU) under the same ownership in the rural zone. In all circumstances, the final built form, layout and use of the property will be subject to review, and regulatory approval, on behalf of the North Bay Mattawa Conservation Authority (NMBCA) and the Township of Bonfield's Chief Building Official.

PROVINCIAL PLANNING STATEMENT (PPS) 2024:

The Provincial Planning Statement (PPS) for the Province of Ontario came into effect on October 20, 2024. The PPS contains a series of 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 Section 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 severance to create 1 new lot will increase Bonfield's total residential land supply.

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 not directly served by public transit; however, it is located on Development Road, which is a centrally located Township-maintained road that runs east-west throughout the municipality. The property is situated in relatively close proximity to both the Hamlet of Bonfield and the Hamlet of Rutherglen, plus Highway 17 (The TransCanada Highway) where additional public and transportation-related services can be accessed. Given the existing established residential use of the property, low-density residential development is considered the preferred option in this rural context.

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 severance to create one new lot, plus the retained lot, is considered consistent with these policy objectives. Any new dwelling proposed to be constructed on the proposed severed lot would likely be set back from Development Road and largely obscured from public view given the existing dense vegetation - which could serve as a landscape buffer, without adversely impacting the existing rural setting.

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 new and proposed retained residential lots exceed the minimum required lot size area of 1 Hectare, and the minimum required frontage of 60 meters. A range of lot sizes are present within the surrounding area, including smaller lots - so the proposal can be

considered consistent with the general scale and character of this rural location. The proposed severed lot could also help meet the growing demand for new housing in the Township of Bonfield. Matters pertaining to the North Bay Mattawa Conservation Authority (NBMCA) and site servicing arrangements, are covered later in this planning report.

Sewage, Water and Stormwater

Policy 3.6 applies to **Sewage, Water and Stormwater** and states, under part 7, that '*Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity*'.

Part 8 relates to stormwater management and states stormwater management shall:

- a) Be integrated with planning for sewage and water services [and] ensure systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) Minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) Minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) Mitigate risks to human health, safety, property, and the environment;*
- e) Maximize the extent and function of vegetative and pervious surfaces;*
- f) Promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

The proposed development is located to the south of Development Road in an area that is largely characterized by dense vegetation, with the potential to increase absorption. No tributaries, rivers or streams have been identified as existing on the property. The applicant will be encouraged to maintain the existing tree canopy surrounding the proposed Single-Family Dwelling and incorporate low impact development measures in the proposed layout - to increase infiltration and minimize the effects of any surface water run-off.

Natural Assets

Section 4 of the PPS applies to the *‘Wise Use and Management of Resources’* including natural heritage features and areas, plus the protection, improvement, or restoration of the quality and quantity of water resource systems. The Township’s Interactive Map does not identify the likely presence of any resources (i.e. sand and gravel deposits), or other forms of constraints, which would prevent low-density development from occurring in this location.

Section 4.2 refers to **Water** and states planning authorities shall protect, improve, or restore the quality and quantity of water through a range of means, including the identification and protection of water resource systems; and the protection, improvement, or restoration of vulnerable surface and ground water supplies, and their hydrologic functions. It also requires planning authorities to plan for the efficient and sustainable use of water resources; and effective watershed planning in collaboration with conservation authorities. As previously noted, there are no identified tributaries, rivers, or streams on the property. Comments made on behalf of the North Bay Mattawa Conservation Authority (NBMCA) are provided later in this report for reference.

Agriculture

Policy 4.3 of the PPS applies to the development and management of agricultural lands. A desktop review did not reveal the presence of barns within 500 metres of either the proposed retained or severed lands, so MDS calculations were not considered necessary on this occasion.

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 would result in limited and compatible residential growth. Site servicing matters are covered later in this report.

Section 3 relates to **General Development Policies**. **Policy 3.2** applies to *‘land use compatibility’*, 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. Given the proposal to sever the property to create a single lot that will most likely be utilized for residential purposes, and/or other non-intrusive uses consistent with the rural zone; the Township does not have particular concerns regarding land use compatibility issues which cannot be reached through agreement with the applicant.

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, 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 summary of the response made by the NBMCA is provided later in this Planning Report for reference. The applicant will also need to install and register a well in compliance with criteria established by the Ministry of the Environment, Conservation and Parks (MECP).

Policy 3.10 applies to the **Minimum Distance Separation (MDS) Formulae**. No barns were found to be in range of the property that would require MDS calculations.

Section 4 applies to Land Use Designations and **Policy 4.2** relates to the **Rural Area**.

Part 1 of Policy 4.2 states *'low density residential development'* may be permitted through severances and country subdivisions in appropriate locations. Part 2h confirms residential uses, including single-detached, duplex, and semi-detached dwellings, may be permitted in accordance with Rural Area policies in the Rural Area designation.

Part 4 states the character of the Rural Area shall be maintained by permitting residential development subject to the following provisions for a) consents:

- i. The severed lot(s) shall be for permanent residential use.*
- ii. New lots shall have a minimum area of 1.0 hectare, and a minimum frontage of 60 metres; and*
- iii. The lot(s) shall conform to Consent policies within the Land Division section of the OP.*

The proposed severed and retained lots are consistent with this policy.

Section 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 property has not been identified as having any significant natural heritage features that would require further evaluation, mitigation, or protection as part of a broader Natural Heritage System; however, the applicant and/or future owner(s) of the property can be informed of ways to ensure ecological best management practices are introduced as part of the proposed design and construction of any buildings and/or structures proposed on the property - to minimize the impact of development, at the same time as supporting Council's strategic objective to promote environmental stewardship.

Policy 5.1.5 applies to **Wetlands**. No existing or unevaluated wetlands are present on the property.

Policy 5.2 applies to **Development Constraint Area(s)**. No Development Constraint Areas are present on the property.

Section 6 applies to **Transportation**. **Policy 6.2** applies to **Township Roads** and associated entrance / access requirements. Development Road is a year-round municipally owned and maintained road. A driveway entrance permit will be required to service any proposed new use of the lot. This is included as a draft condition of approval for reference.

Section 7 relates to **Implementation and Interpretation** and includes policies that seek to ensure satisfactory technical information is being included throughout the application process to meet the requirements of provincial Ministries, the North Bay-Mattawa Conservation Authority, and/or other agencies. All applicable agencies have been consulted as part of this consent application.

Policy 7.11.2.1 applies to the **Creation of New Lots**, and states the following:

1. Consents may be granted when a plan of subdivision or plan of condominium is not required for the orderly development of the land or the provision of services. When consent is considered appropriate; it shall be granted in accordance with the policies of this Plan, including general policies which apply to all land use designations. A review of the Official Plan has confirmed the proposal is in accordance with applicable policies, and that the proposed consent to sever can be considered appropriate in planning terms.

2. Consents may be granted for up to three (3) severed parcels and one (1) retained parcel.

The original concession associated with 660 Development Road was previously severed, which resulted in the creation of 630 Development Road. However, that application (Reference: B21/1993) was submitted in 1993, and was approved on January 14, 1994. That was two (2) Official Plans ago - with the current OP policies from 2013 applied on this matter. Notwithstanding this matter, no further severances that would result in the creation of a new lot on either the proposed

severed, or proposed retained lands, would be permitted moving forward - as neither property would have sufficient frontage to be further divided and still achieve the minimum lot frontage requirement of 60 meters.

3. Each severed and retained parcel must conform to the minimum lot size policies in this Plan. Both the retained and proposed severed lots will exceed the minimum lot size area of 1 Hectare and have frontages that exceed the minimum required 60 metres along a publicly maintained road.

4. No further consents may be granted for any previously severed or retained parcels within the Township. The applicant has not stated any interest in, or intention to, further sever the proposed lots beyond the current proposal.

Township of Bonfield Comprehensive Zoning By-Law

The subject property is zoned Rural (RU). This zoning typically allows a range of residential uses to be permitted on such lands as follows:

- | | |
|-----------------------------|---------------------------|
| ▪ Bed and breakfast | ▪ Group home |
| ▪ Dwelling, duplex | ▪ Home occupation |
| ▪ Dwelling, semi-detached | ▪ Home industry |
| ▪ Dwelling, single detached | ▪ Secondary dwelling unit |

The construction of a new Single-Family Dwelling would seem the most likely and appropriate use given the low-density rural context, surrounded by predominantly residential uses. All forms of development would need to ensure compliance planning, zoning and building-related requirements, in relation to both the existing and proposed retained lots.

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act* circulation to the appropriate agencies/bodies and neighbouring landowners for comment was completed on January 7, 2026, with written comments requested to be made to the Township by NOON on Monday January 26, 2026.

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. The following provides a summary of the responses received throughout the course of consulting on the application:

Public:

At the time of writing this report, no such comments have been received.

North Bay Mattawa Conservation Authority (NBMCA):

The response noted that the existing (proposed retained) property currently has a dwelling serviced by a sewage system; however, that a sewage permit had not been located on their files. The NBMCA is the authority on such matters, so the applicant is advised to engage directly with them.

The response also stated there appears to be two suitable locations within which to accommodate a replacement and/or new on-site sewage system(s) on both the proposed retained and severed lots; and that prior to any development taking place, that further clarification of the new proposed lot lines and setbacks will be required to ensure the existing and proposed systems do not encroach on either property. The Township is of the option that such matters can be resolved through the preparation of a property survey which is a standard condition of consent.

The response also noted that the subject lands are located wholly within an area of Highly Vulnerable Aquifers (HVA); and that municipalities, implementing bodies, and landowners should have regard to policies outlined in the Source Water Protection Plan.

Notwithstanding the above, the NBMCA is satisfied the application is consistent with policies set out in Section 5.2 of the PPS and raises no objection to the proposal.

Hydro One:

At the time of writing this report, no such comments have been received.

Ministry of Transportation (MTO):

A representative confirmed that the property is outside the MTO's permit Control area. As such, no comments were raised regarding the proposals.

TransCanada PipeLines Limited (TCPL)

The property is not located within close proximity to the Trans Canada Pipeline. No comments have been received from TCPL.

Bonfield Snowmobile Club Inc.

It was confirmed that the property would not impact any club-maintained trails.

Township Departments

Public Works

The Township's Public Works Manager did not provide specific comments on the application; however, an application for a new entrance driveway will be required. This is included as a proposed condition of approval for reference.

Fire Department

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

ANALYSIS:

The submitted Application Reference B1/2026 seeks consent to sever the property to create One (1) new lot on lands legally described as CON 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP, also referred to as 630 Development Road, and currently owned by Keith Longmuir.

The consent application proposes to sever a 5 Acre / 2.02 Hectare parcel of vacant land, with the retained portion to comprise a 20.2 Acres / 8.19 Hectare parcel of land including an existing Single-Family Dwelling, a small shed, an on-site sewage system, a well, and entrance driveway.

Both the existing proposed retained and severed lots are characterized by dense vegetation which Would remain largely unaffected by the proposal. There are no tributaries, rivers, or streams on the property no wetlands (existing or unevaluated) have been identified on the property. The North Bay Mattawa Conservation Authority (NBMCA) has also confirmed there is sufficient land within which to accommodate new and/or replacement On-Site Sewage Systems on both the retained and severed lots, in up to two separate locations per proposed lot.

The NBMCA also notes that the subject lands are located wholly within an area of Highly Vulnerable Aquifers (HVA) and reference is made to the Source Protection Plan which aims to foster a clean and healthy watershed.

No other natural heritage features, environmental or development constraints have been identified that would prevent development; however, the applicant can be informed of ways to ensure ecological best management practices are being introduced as part of the proposed design and construction of any new buildings and/or structures proposed on either property - to minimize the impact of development, at the same time as supporting Council's strategic objective to promote environmental stewardship.

As is standard practice, any building(s) and or accessory structure(s) proposed on either the severed and/or retained lots will be required to be compatible with the rural land use designation and zoning provisions that apply. The construction of a new well to serve the proposed new lot, will need to be registered with the MECP. The applicant will also be required to obtain a driveway entrance permit from the Manager of Public Works to service the proposed new dwelling off Development Road; and any / all future property owners will need to demonstrate compliance with the Ontario Building Code, plus all other applicable laws.

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 proposed new lot will contribute to the Township of Bonfield's Housing Land Supply. The applicant and/or future property owners of the severed and/or retained lots, will also be required to adhere to all conditions outlined in the Notice of Decision, summarized below for reference.

RECOMMENDED ACTION: The Planning Advisory Committee recommends to Council that Consent Application B1/2026 - Longmuir for the creation of 1 new lot be approved subject to conditions.

PROPOSED CONDITIONS

1. That this approval applies to the land legally described as: CON 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP CON 4 LOT 35 PCL 778.
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 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.
 5. A fee in lieu of a parkland dedication shall be deposited in the office of the clerk prior to the stamping of any transfer document associated with the proposed lot to be severed. Reference is made to By-Law 2024-26 Schedule "A", which contains a 'tariff of fees'. That should be referenced when determining the amount payable.
 6. Any or all 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.
 9. That the North Bay Mattawa Conservation Authority be consulted during the development of individual site plan(s) and proposals associated with the severed and retained lots; and
 10. That an application for a driveway entrance permit be submitted to the Township, with the access designed to a standard and specification that is sufficient to serve the proposed new lot.

Respectfully,

S Blakeley

**Simon Blakeley
Planning Administrator**

I concur with this report,

Nicky Kunkel

**Nicky Kunkel
CAO**

Attached:

Notice of Application for Consent
Application for Consent
Sketch for Planning Purposes



CORPORATION OF THE TOWNSHIP OF BONFIELD

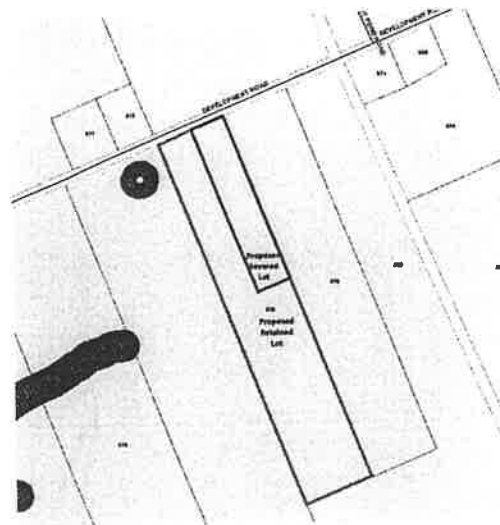
Application: B1/2026 - Proposed severance to create One (1) new lot on lands legally described as CON 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP (630 Development Road). Current Owner: Longmuir, Keith

**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 6 PT LOT 20 RP 36R9822; PART 2 PCL 28465 NIP (630 Development Road). The proposed severed lot will comprise a 5 Acre / 2.02 Hectare parcel of vacant land; whereas the retained lot will comprise a 20.2 Acre / 8.19 Hectare parcel of land, including the existing dwelling and accessory structures. Both properties are proposed to be accessed off Development Road to the north. 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 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



01/2026.

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): Keith Edmund Langmuir
 Street Address: 630 Development Road
 City & Province: BONFIELD, ON
 Postal Code: POH 1E0

Phone: 705-817-0105

E-mail: [redacted] Keithb@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 of New Lot ☒ Lot Addition ☐ Easement/Right of Way ☐**Other:**A Correction of Title ☐Charge ☐Lease ☐

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

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

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

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

Number of new lots to be created: 1

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: 630 Development Road

Roll No.

Legal Description: CONG (SB)

LOT: 7 PTLT 20 PLAN: 36R9822 PARCEL: 28465

PART(S): 2

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. _____

Minor Variance: No ☐ Yes ☒ if 'Yes', File No. _____

Nearby Uses and Features

Are any of the following uses or features on the subject land?

SB

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	No
A Landfill	No	No
A Sewage treatment plant or waste stabilisation plant	No	No
Flood Plain	No	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 No
Significant wetlands	No	120 meters No
Significant wildlife habitat	No	120 meters No
Significant areas of natural and scientific interest- earth science	No	50 meters No
Fish habitat	No	120 meters No
Watercourse or body of water	No	120 meters No

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

(SB)

Section 4:

EXISTING LOT ~ 10.3 Ha

RETAINED & SEVERED LAND(S)

RETAINED

Frontage (meters): 67.06

Depth (meters): 770

Area (m2 or HA): 8.19 h

SEVERED

1. Frontage (meters): 67.06

Depth (meters): 301

Area (m2 or HA): 2.02

2. Frontage (meters): _____

Depth (meters): _____

Area (m2 or HA): _____

3. Frontage (meters): _____

Depth (meters): _____

Area (m2 or HA): _____

Existing use or proposed use of the property

RETAINED: Rural

Existing use or proposed use of the property

SEVERED: Rural

Existing/Proposed buildings/structures (in metric units)

RETAINED:

Type: Residential (dwelling) Front lot line Setback: 34.44m Rear lot line setback: 603m Height: _____
 Interior lot line setback: 16m Exterior lot line setback: 53.94m Dimensions: Irregular Floor Area: 67.44 m
 (W) ~ 41m (E)

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: TBD Front lot line Setback: TBD Rear lot line setback: TBD Height: _____
 Interior lot line setback: TBD 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): _____

(SB)

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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:

DRAWING REFERENCE 001

See Attached

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SITE PLAN SKETCH FOR
PLANNING PURPOSES -

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

DECLARATION OF APPLICANT(S)

Affidavit or Sworn Declaration

I/We Keith Longmuir of the Nipissing in the District of Bonfield 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 16th day of December, 2025

Signature of Commissioner of Oaths

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 Keith Longmuir 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.

December 16, 2025
Date

Signature of Owner

Date

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

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 Keith Longmire 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.

December 16, 2025
Date

Date _____

Signature of Owner

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.

DRAWING REFERENCE TO
SITE PLAN SKETCH FOR
PLANNING PURPOSES.

