



TOWNSHIP OF BONFIELD

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

Planning Act, R.S.O. 1990. C. P.13

Received: _____

File No.: _____

The Undersigned hereby applies to the Committee of Adjustment for the Township of Bonfield under section 45 of the Planning Act, 1990 for relief, as described in the application, from By-Law No. 2000-08

PROPERTY INFORMATION					
Property Address:	Street No. 110	Street Name: Pineland Dr			
Registered Plan:	M-459				
Lot:	21/7*				
Legal Description:					
Concession/ Pt Lot:	Con 16 Part 7/ Lot 7*				
Tax Roll Number:					
OWNER/ APPLICANT INFORMATION					
Select one	<input checked="" type="checkbox"/> Person		<input type="checkbox"/> Company		
Registered Land Owner	Surname: Klooster		First Name: Andrew		
Company Name	(Company ONLY)				
Application Contact	Surname:		First Name:		
Address	Street No: 110	Street Name: Pineland Dr			
City	Rutherglen	Province:	ON	Postal Code:	P0H2E0
Telephone	705-358-7678		Fax:		
AGENT INFORMATION					
Firm					
Application Contact	Surname:		First Name:		
Address	Street No:	Street Name:			
City		Province:		Postal Code:	
Telephone			Fax:		
MORTGAGEES, HOLDERS OF CHARGES OR OTHER EMCUMBRANCES					
Institution/ Company					
Contact Reference	Surname:		First Name:		
Address	Street No:	Street Name:			
City		Province:		Postal Code:	
Telephone			Fax:		

1.

Describe the nature and the extent of relief applied for (please indicate what the by-law requirement is and what you are proposing):

I am requesting a minor variance to permit the construction of a garage/accessory building on my property. The zoning by-law currently limits accessory building height at 5 metres, and I am seeking relief to allow a height up to 11 metres, which is consistent with other rural properties in the area.

I AM ALSO REQUESTING AN INCREASE IN THE PERMITTED LOT COVERAGE ON THE PROPERTY FROM 186 SQ. METERS TO 250 SQ. METERS, WHICH EQUATES TO A LOT COVERAGE OF APPROXIMATELY 12 PER CENT FROM 9 PER CENT.

2.

Why is it not possible to comply with the provisions of the by-law?

The additional height would allow me to build a second story to provide extra storage space and a games room.

3. Provide the date of the acquisition of the property: May 14, 2010

4. Provide the date of the construction of all buildings/ structures: Home ^{~1973} ~~1873~~, Addition 2014

5. What is the existing use of the property: residential

6. Provide the length of time the existing uses of the property have continued: 15 yrs

7. Provide the existing uses of the abutting properties: residential

8. Dimensions of the property affected:

Property Dimensions	Metric	Imperial
Frontage:		103 ft
Depth:		220 ft - 280 ft
Area:		22660 sq ft

0.5 acres

0.2 HECTARES

9. Describe the particulars of all buildings and/ or structures on the existing and the proposed for the subject property:

Building/Structure Particulars	Existing	Proposed
Accessory Structure:	wgcD 12 x 10 JHEB	Garage
Ground Floor Area (including garage, if applicable):		30'x40' = 1200' sq ft
Ground Floor Area (excluding garage, if applicable):		1200 sq ft
Height:		Approx. 29' / 9 metres
Width:		40'
Length:		30'
Number of Storeys:		2
Please identify side yard setback by minimum distance of the lot lines and which geographical direction (i.e., east, west, etc.)	Existing	Proposed
Front Yard Setback:		50'
Rear Yard Setback:		140'
Side Yard Setback:		30'
Side Yard Setback:		30'

10. Check the appropriate box respecting the availability of Municipal Services:

Source of Water/Sewer:	YES	NO
Municipal Water		✓
Sanitary Sewers		✓
Storm Sewers		✓
Well		✓

11. Check the appropriate box respecting access to the property:

Source of Access:	YES	NO
Provincial Highway		
Municipal Road		✓
Other Public Road		
Water Access Only		

If access is by water only, indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

12. What is the Parent Zoning By-Law number? 2012-49

13. What is the Zoning By-Law Designation? SZ 4

14. What is the Official Plan Designation? RURAL / RECREATIONAL

15. Has the present owner(s) ever applied for a minor variance or permissions regarding the subject property? ☒ Yes ☐ No

If yes, briefly describe and include file numbers and the dates of filing:

I was allowed to build an addition a couple ft closer to the property line. My septic system was the limiting factor. It was completed in the summer of 2014
APPLICATION REFERENCE A1-2014

16. Is the subject property part of a current application for consent under section 53 of the Planning Act, R.S.O. 1990 (as revised)? ☐ Yes ☒ No

AUTHORIZATION OF OWNERS

I/We, Andrew Klooster the undersigned,
hereby authorize _____
(print full name, including company)

to submit the enclosed application to the Committee of Adjustment of the Corporation of the Township of Bonfield, and to appear on my/our behalf at any hearing(s) of the application, and further, to provide any information or materials required by the Committee relevant to the application.

Signature(s): _____

at the: _____
(Township)

this _____ day of _____, _____
(Day) (Month) (Year)

DECLARATION

I/We, Andrew Klooster
of the Bonfield
(Township)

in the of Nipissing
(District)

Solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Andrew Klooster
(signature of owner(s) or authorized agent)

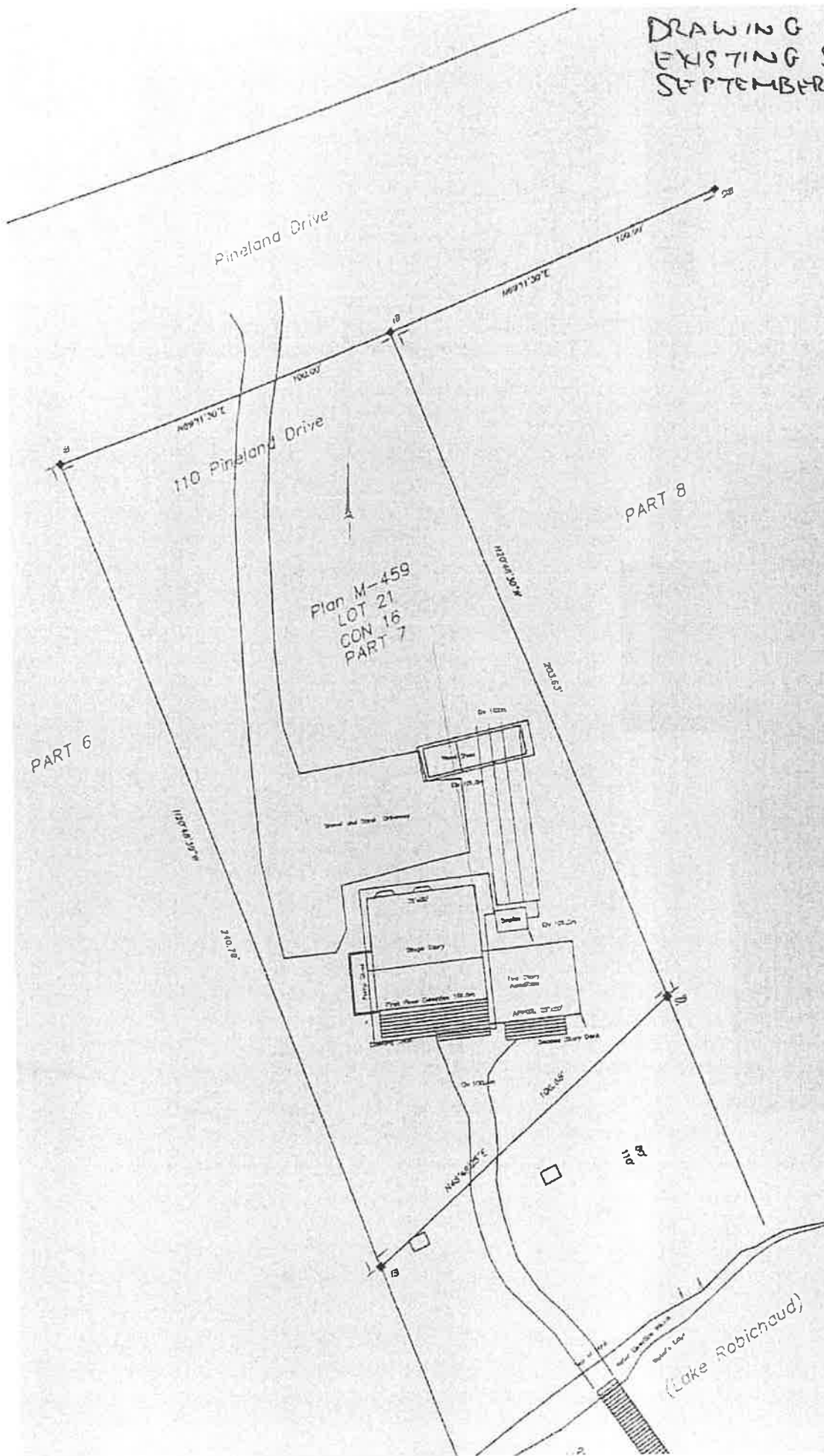
Declared before me a the Bonfield this 4 of September, 2025.
(Township) (Day) (Month) (Year)

Shirley
A Commissioner, etc.

NOTES: 1. It is required that one copy of this application be filed with the secretary-treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accompanied by a fee of \$400.00 in cash or cheque made payable to the **TOWNSHIP OF BONFIELD**.

2. Each copy of the application must be accompanied by a plan showing the dimensions of the subject land and of all abutting land showing the location, size and type of all buildings and structures on the subject and abutting land. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.

DRAWING 001!
EXISTING SITE PLAN SKETCH.
SEPTEMBER 2025



DRAWING 002!
PROPOSED SITE PLAN SKETCH
- SEPTEMBER 2025

