



THE CORPORATION OF THE TOWNSHIP OF BONFIELD

Application: B3/2025, Hodgson - 887 Development Road
Owner: HODGSON, William
Agent: Owner

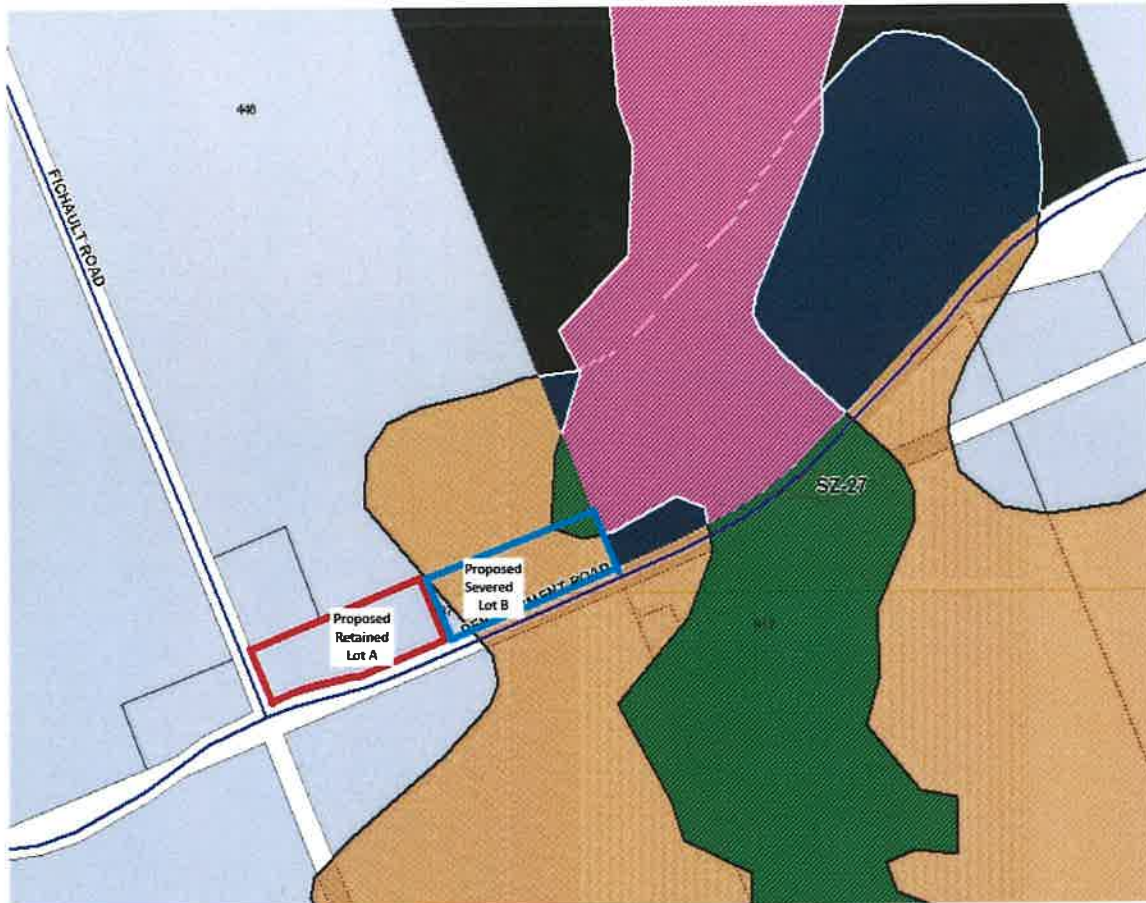
**NOTICE
APPLICATION FOR CONSENT
Clause 53 (5) (a) of the Planning Act**

- 1. An Application for Consent has been submitted under subsection 53(1) of the Planning Act, for the Creation of 1 NEW LOT on the property legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP. The proposed severed and retained lands will be an area and size as shown on the sketch attached 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 must be submitted in writing to the Planning Administrator by NOON on Tuesday 1st April 2025.**
- 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 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 at the Township of Bonfield this 12th Day of March 2025.

**Simon Blakeley
Planning Administrator
Township of Bonfield**

THE CORPORATION OF THE TOWNSHIP OF BONFIELD



**Figure One: Proposed Severance showing the creation of 1 Additional Lot
887 Development Road, Bonfield**



The Corporation of the Township of Bonfield
APPLICATION FOR CONSENT
INFORMATION SHEET

RECEIVED
MAR 15 2025

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):	William Hodgson
Street Address:	887 Development Road
City & Province:	Ratherclyden Ontario
Postal Code:	POH 2E0
Phone:	[REDACTED]
E-mail:	[REDACTED]
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 <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent <input type="checkbox"/>	
Section 2:	
PURPOSE OF THIS APPLICATION	
Transfers:	
Creation of of New Lot <input checked="" type="checkbox"/> Lot Addition <input type="checkbox"/> Easement/Right of Way <input type="checkbox"/>	
Other:	
A Correction of Title <input type="checkbox"/>	Charge <input type="checkbox"/> Lease <input type="checkbox"/>

**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:
N/A

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

Number of new lots to be created: One

Certificate of Consent: Will you be requesting a certificate of consent for both retained and severed parcels?
 No Yes if 'Yes', you must provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*.

Section 3:
SUBJECT LAND

Municipal Address: 887 Development Road Rutherglen

Roll No. [REDACTED]

Legal Description:
 LOT: 26 Con 7 PLAN: RP/ 3GR4600 PARCEL: 24491
 PART(S): 1

Current Zoning: Rural Zoning

Current Official Plan Designation: Residential RURAL / SAND AND GRAVEL
 RESOURCE - SECONDARY
 (EDITED BY SIMON BLAKELEY)
 PLANNING ADMINISTRATION
 12 MARCH 2025

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?

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

Natural Heritage Feature or Area	On the Subject Property	Within distance from subject property (indicate approximate distance)
Significant habitat of endangered and threatened species	N/A	120 meters
Significant wetlands	N/A	120 meters
Significant wildlife habitat	N/A	120 meters
Significant arears of natural and scientific interest- earth science	N/A	50 meters
Fish habitat	N/A	120 meters
Watercourse or body of water	N/A	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:

This Application is a re-submission to reflect proper boundaries of property

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

Section 4:

RETAINED & SEVERED LAND(S)

RETAINED

Frontage (meters): 178.02m

Depth (meters): 51.47m and 62.51m

Area (m2 or HA): 1.08 HA

SEVERED

1. Frontage (meters): 161.17

Depth (meters): 63.61 and 61.22m

Area (m2 or HA): 1.11 HA

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: Residential

Existing use or proposed use of the property

SEVERED: Residential

Existing/Proposed buildings/structures (in metric units)

RETAINED:

Type: House Front lot line Setback: 19.5m Rear lot line setback: 29.0m Height: 6m
Interior lot line setback: 91.48m Exterior lot line setback: 70.17m Dimensions: 14.6m x 7.32m Floor Area: 1069m²

Type: Shed Front lot line Setback: 22m Rear lot line setback: 29.18 Height: 5m
Interior lot line setback: 128m Exterior lot line setback: 48m Dimensions: 10m x 6m Floor Area: 60m²

Attach additional page if necessary

Existing/Proposed buildings/structures (in metric units)

SEVERED: TO BE CONFIRMED

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

**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:

 N/A

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.

 N/A

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): No Well AT PRESENT

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 *Nothing Yet — TO BE CONFIRMED*

Storm Drainage:

RETAINED

- Sewers
- Ditches
- Swales
- Other (specify): *No Storm Drainage*

Storm Drainage:

SEVERED

- Sewers
- Ditches
- Swales
- Other (specify): *No Storm Drainage*

Other Information that may be of use:

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

DECLARATION OF APPLICANT(S)

Affidavit or Sworn Declaration

I/We William Hodgson of the Township of Bonfield in the District of Nipissing make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Township of Bonfield in the District of Nipissing this 21st day of February, 2025.

Signature of Commissioner of Oaths

[Signature]

Signature of Applicant

Signature of Commissioner of Oaths

Signature of Applicant

AUTHORITZATION

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

I/We William Hodgson 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.

Feb 21st 2025

Date

[Signature]

Signature of Owner

Date

Signature of Owner

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

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

I/We, _____, am/are the owner(s) of the land that is subject of this application and I/we authorize _____ (name of agent/purchaser) to make this application on my/our behalf and for the purposes of the Freedom of Information and Protection of Privacy Act provide any of my personal information that will be included in this application or collected during the processing of this application.

Date

Signature of Owner

Date

Signature of Owner

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

Consent of Owner(s), Permission to Enter

I/We William Hodson 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.

Feb 21st 2025
Date


Signature of Owner

Date

Signature of Owner

Note: Please have the subject property marked using wooden stakes with bright paint in order to assist any staff or Committee Members with site inspections. Failure to properly indentify the subject property may result in a deferral of the application.

FOR OFFICE USE ONLY

Date received by Planning & Development Department: _____

Date Complete Application received: _____

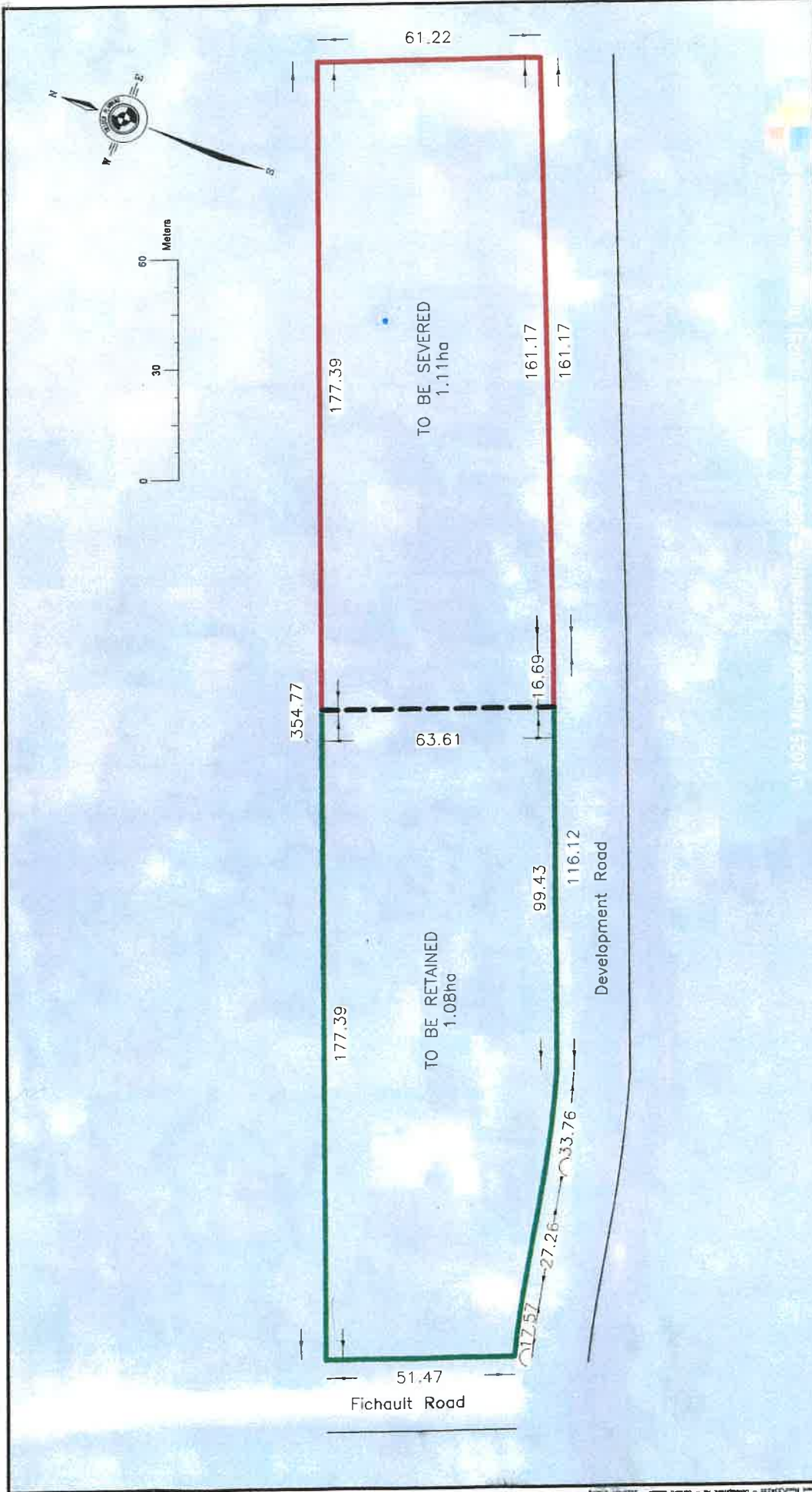
REQUIRED SKETCH

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

1. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
2. The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
3. The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained, clearly identified as "retained" and "severed".
4. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
5. The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application.
6. The current uses of land that is adjacent to the subject land (for example, residential, agricultural, or commercial).
7. The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road, or a right of way.
8. If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used.
9. The location and nature of any easement affecting the subject land.

Note: Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.

Note: Please have the front of the subject property marked using wooden stakes with bright paint in order to assist any Committee Members or Municipal Staff with site visits.



<p>CAUTION</p> <p>THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE. PERMISSIONS TO USE THIS PLAN IN WHOLE OR IN PART ARE GRANTED BY THE OFFICE OF THE REGISTRAR OF TULLOCH ENGINEERING & SURVEYING INC. 2025</p>	<p>TULLOCH</p> <p>T: 705-474-1210 northbay@tulloch.ca 1451 SPANGLER ST NORTH BAY, ONTARIO P1A 0G5</p>	<p>DRAWING:</p> <p>Sketch for Consent</p>	<p>PROJECT:</p> <p>887 Development Rd, Bonfield Parcel 24491, Sec NIP Part Lot 26, Con 7, Part 1, 36R-4600 Twp. of Bonfield, District of Nipissing</p>	<p>DRAWN BY:</p> <p>MDJ</p> <p>SCALE:</p> <p>1:1000</p>	<p>CHECKED BY:</p> <p>SM</p> <p>PLOT SIZE:</p> <p>11x17</p>	<p>PROJECT No</p> <p>24-3235</p> <p>DATE:</p> <p>January 24, 2025</p>
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