



The Corporation of The Township of Bonfield

AGENDA PLANNING ADVISORY COMMITTEE MEETING TO BE HELD May 6, 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: February 4, 2025**
4. **Disclosure of Pecuniary Interests**
5. **Presentations / Public Meeting**
6. **Consent Applications:** B3/2025 Hodgson: Application for Consent - Land Severance at the property legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP
7. **Correspondence**
8. **Adjournment**

Small Community, Big Heart





THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee Meeting
February 4, 2025

PRESENT: Jason Corbett (Chair) Gina Langlois
Narry Paquette Kamil Wroblewski
Eric Foisy

STAFF PRESENT: Nicky Kunkel - CAO/Clerk
Mike Pilon - Chief Building Official
Simon Blakeley, Planning Administrator

1. Call to Order

MOVED BY: Eric Foisy
MOTION #1

SECONDED BY: Kamil Wroblewski

THAT this meeting be opened at 6:01 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

MOVED BY: Narry Paquette
MOTION #2

SECONDED BY: Eric Foisy

THAT the agenda presented to the Planning Advisory Committee dated February 4, 2025, be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

MOVED BY: Kamil Wroblewski
MOTION #3

SECONDED BY: Gina Langlois

THAT the Minutes of the Planning Advisory Committee Meeting of January 7, 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 Hydro One and the MTO were the only agencies to comment on the application, with no objections being raised. As no members of the public were present, no presentations took place, and the chair proceeded to close the Public Meeting.

6. Consent Applications

6a. Planning Report for B2 / 2025 - Koscielny.

Application for Consent - Land Severance at the property legally described as: CON 2 PT LOT 29 REM PCL 1233; NIP.

The Planning Administrator summarized the Planning Report circulated to PAC ahead of the meeting. Following a brief conversation to clarify certain matters, the Chair called the vote as follows:

MOVED BY: Narry Paquette

SECONDED BY: Gina Langlois

MOTION #4

The Planning Advisory Committee recommends to Council that consent application B2/2025, Koscielny - CON 2 PT LOT 29 REM PCL 1233; NIP be approved with the following conditions:

Standard Conditions

1. That this approval applies to the land legally described as: CON 2 PT LOT 29 REM PCL 1233; 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 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. That the fee of 5% in lieu of parkland dedication be paid to the Township of Bonfield in respect of each proposed new lot to be created.
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 no further consent to sever applications which would result in the creation of additional lots shall be considered in respect of the land and property as described.

Additional Condition

9. 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 severed and/or retained lots; and
 - ii) That a vegetative buffer be maintained of at least 30 meters from the Approximate Regulated Area (ARA), including the watercourse and wetland on the property; and
 - iii) That a Section 28 permit be required should development be proposed within the ARA.

CARRIED Chair, Jason Corbett

7. Correspondence - None

8. Adjournment

MOVED BY: Kamil Wroblewski

SECONDED BY: Eric Foisy

MOTION #5

THAT this meeting be adjourned at 6:18pm.

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
NOTICE

PLANNING ADVISORY COMMITTEE
APPLICATION FOR CONSENT
MEETING TO BE HELD

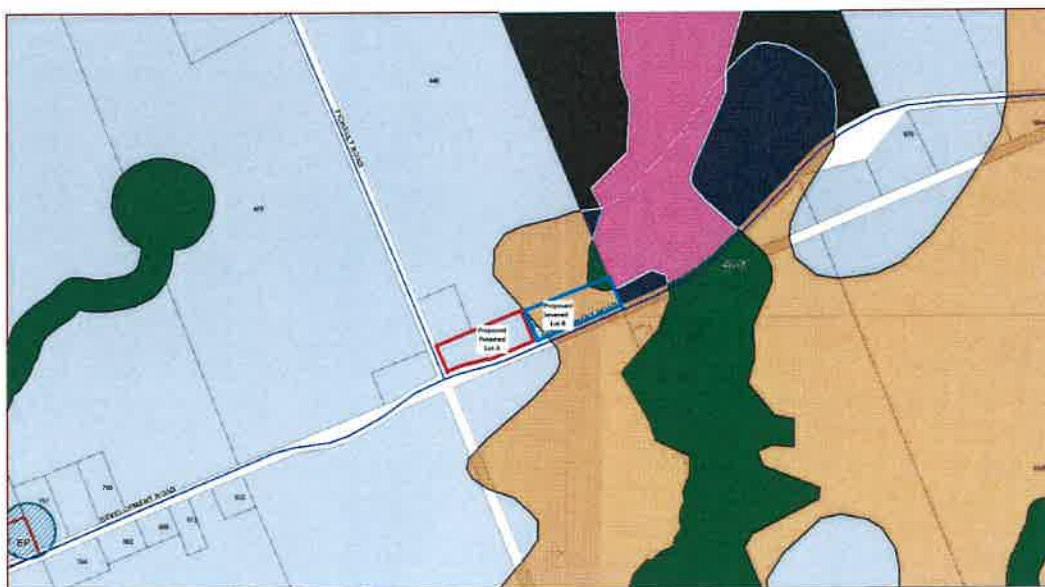
Notification Date: April 4, 2025

SUBJECT: B3/2025, Hodgson - 887 Development Road
Consent to Sever Application to create one additional lot.
CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP

WHERE: Municipal Board Room
365 Highway 531, Bonfield, ON P0H 1E0

WHEN: May 6, 2025 @6:00 p.m.

FROM: Simon Blakeley
Planning Administrator, Township of Bonfield



This application for consent will be dealt with, for recommendation to Council at a meeting of the Planning Advisory Committee at the above noted date and time.

NOTE: Section 53(4) of the Planning Act requires that notice of the application be given at least 14 days before a decision is made.


BONFIELD TOWNSHIP
Planning & Development Department
Telephone: 705-776-2641 Fax: 705-776-1154
E-Mail: planning@bonfieldtownship.com



THE CORPORATION OF THE TOWNSHIP OF BONFIELD

Application: B3/2025, Hodgson - 887 Development Road
CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP.

Owner: Hodgson, William

Agent: Owner

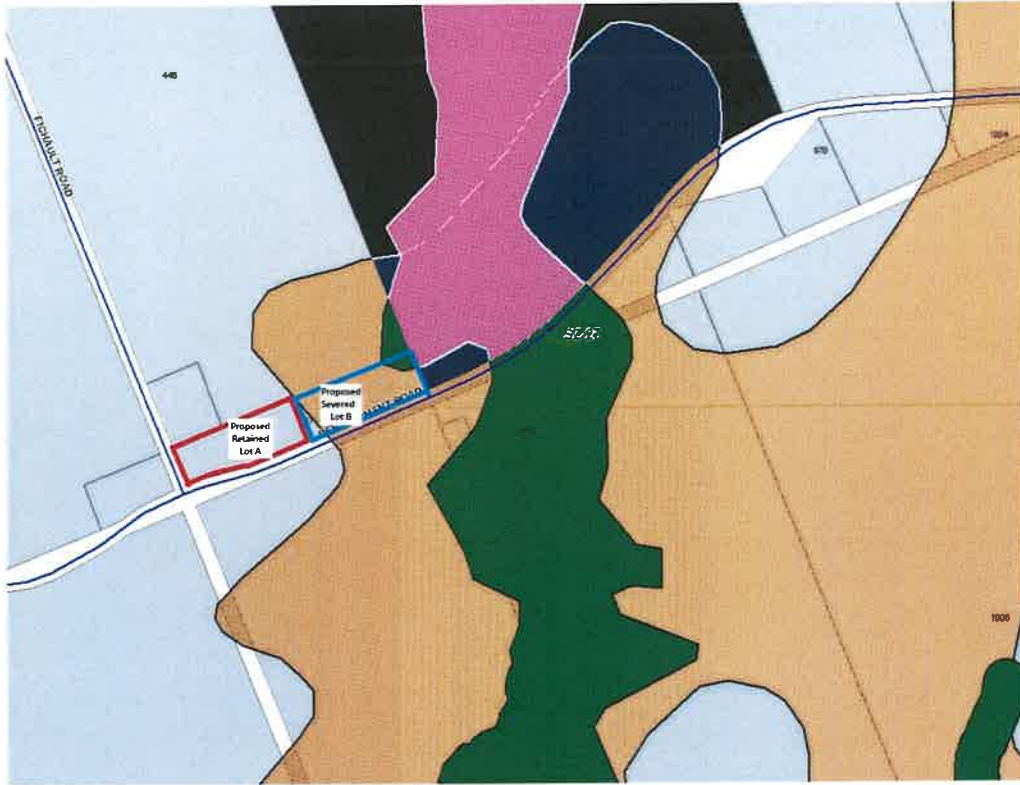
NOTICE APPLICATION FOR CONSENT Clause 53 (5) (a) of the Planning Act

- 1. An Application for Consent to Sever to create One (1) New lot has been submitted under subsection 53(1) 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 Wednesday 30th 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.**
- 7. A meeting of the Planning Advisory Committee is provisionally scheduled to take place on Tuesday 6th May, 2025 @6:00pm.**

Dated at the Township of Bonfield this 4th Day of April 2025.

**Simon Blakeley
Planning Administrator
Township of Bonfield**

THE CORPORATION OF THE TOWNSHIP OF BONFIELD



**Figure One: Proposed Severance showing the creation of 1 New Lot
CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP.**

PLANNING REPORT

MEETING DATE: May 6, 2025
TO: Planning Advisory Committee
FROM: Simon Blakeley, Planning Administrator
SUBJECT: B3/2025 Hodgson, Application for Consent - Land Severance at the property legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP

RECOMMENDATIONS: The Planning Advisory Committee recommends to Council that Consent Application B3/2025, Application for Consent - Land Severance, be approved with conditions as set out.

SUBJECT LAND AND LAND USE:

The consent application seeks to sever the existing property located at 887 Development Road, legally described as: CON 7 PT LOT 26 RP 36R4600: PART 1 PCL 24491 NIP to create 1 additional Lot of Record. The property currently contains a single-family dwelling, a well, a septic, and entrance driveway which shall be retained on the western portion of the property.

The subject property is designated within the Official Plan as falling within the Rural Area and is zoned Rural for planning purposes. The property is surrounded by alike Rural properties.

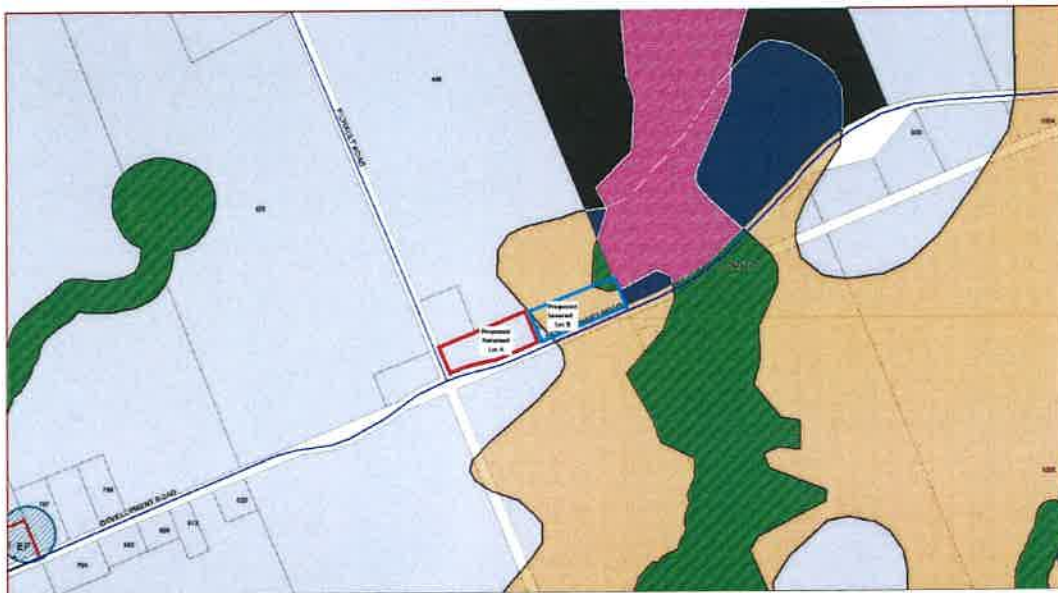


Figure One: Official Plan Designations and Zoning Provisions related to Proposed Lot A & Lot B

APPLICANTS PROPOSAL:

The Applicant is requesting consent to sever the property to create 1 New Lot on the property at 887 Development Road.

Proposed / Severed Lot:

Frontage: **Approx. 161.17 meters**
Depth: **Between 63.61 & 61.22 metres**
Area: **Approx 1.11 Ha.**

Retained Lot:

Frontage: **Approx. 178.02 meters**
Depth: **Between 51.47 & 63.61 meters**
Area: **Approx 1.08 Ha.**

The applicant has indicated their interest in selling off the existing residence and building a new home on the newly severed Lot.

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 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 easily accessible to the Hamlets of Rutherglen, Bonfield, and Highway 17 (The TransCanada Highway). Given the existing permitted 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.

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

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 identifies part of the proposed lot to be severed as comprising a '*Sand and Gravel Resource - Secondary*' Resource Designation. This small identified 'resource' area is separated from a wider Secondary Sand and Gravel Resource Area by a Development Constraint Area (DCA) which borders the property to the East. It is also located well beyond 500 metres from the closest active Aggregate Removal Area; meaning there is no major perceived value associated with these lands as a Sand and Gravel Resource Area; and the introduction of an additional residential property in this location would not impede any existing, or potential future aggregate operations in this part of the Township.

In addition, as noted, a Development Constraint Area (DCA) runs north to south adjoining the property to the east. This includes a small area of land comprising ~0.17 Acres, which applies to the northeast corner of the proposed new Lot B. The presence of the Development Constraint Area does not impede access to, or the potential future development of the lot for residential purposes. The applicant will need to obtain permits from the North Bay Mattawa Conservation Authority related to any On-Site Sewage System, while maintaining minimum setbacks from the DCA to the northeast of the property. (Refer to information provided in the “Comments / Report / Studies” and “Analysis” Sections of this Planning Report for reference). The construction of a new well to serve the new residential lot will need to be registered with the Ministry of the Environment, Conservation and Parks (MECP). Building permits will also be required to be obtained from the Township’s Building Official prior to construction.

Agriculture

Policy 4.3 of the PPS applies to the development and management of agricultural lands. A desktop review has revealed the presence of 3 barns within 750 metres of the subject property. These were then evaluated on the basis that the subject property comprises a Type A land use. The following image displays the 3 barns in relation to both the proposed new and retained lots for reference:



Figure Two: MDS Calculations in relation to Lot A & Proposed Lot B

As the applicant did not provide information pertaining to the precise number of animal(s) potentially housed within each barn; a report was run on the basis of “unoccupied livestock.” That is generally considered to be a categorization which applies to the “worst case scenario” for each barn and requires the greatest setbacks.

Despite this, no new land use compatibility impacts were identified in association with the proposed new lot. The setbacks shown for Barn #1 were the closest to ‘Lot A’ (the proposed retained lot); however, that lot already comprises an established residential use, and that retained property would also be located beyond the MDS calculation. As such, the required setbacks for each of the 3 barns will not affect the development potential of Lot B (the proposed new lot).

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’* 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. Given the relatively small-scale proposal to develop the land for residential purposes; the Township does not have particular concerns regarding land use compatibility issues that cannot be reached through agreement with the applicant. Matters pertaining to access and egress are considered later in this Planning Report.

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 responses provided by the NBMCA, and the Township's Public Works Manager, are 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 MECP.

Policy 3.10 applies to the **Minimum Distance Separation (MDS) Formulae**, and states MDS 1 formulae shall be applied within the Rural Area Designation *'at the time of planning and/or development review for proposed new development, including lot creation, building permits for development on an existing lot of record, rezoning or redesignation of rural land to permit development in proximity to existing livestock facilities on an existing or proposed separate parcel of land'*. As previously noted, the property is understood to fall outside the investigation distance required from the nearest barns, so MDS calculations do not apply in this instance.

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 residential development is 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.'*

An Approximate Regulated Area (ARA) is located to the east of the property boundary on the adjoining lot. The ARA is a land use designation applied by the North Bay Mattawa Conservation Authority (NBMCA) and is largely based upon unconfirmed Aerial Imagery and/or Topographical Information.

In this case, the ARA is understood to comprise a narrow stream that is located approximately 120 metres from the eastern property boundary at the closest point. This matter is addressed later in this planning report for reference.

Policy 5.1.5 applies to **Wetlands**, which are not understood to be present on the property.

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.'*

The Development Constraint Area located to the east of the subject property is associated with the change in topographical levels, as the land falls away from the property in an eastbound direction.

Part 2 of policy 5.2 refers to a minimum 45 Meter building setback from all lakes, rivers, streams, and wetlands. The eastern boundary of the proposed new Lot B is approximately 120 metres from the narrow watercourse that passes through the adjoining Development Constraint Area.

Section 6 applies to **Transportation**. **Policy 6.2** applies to **Township Roads** and associated entrance / access requirements. Development Road is a municipally owned and maintained road, and the proposed new entrance meets these criteria.

The proposed retained lot has its own established means of access off Development Road. A new access is proposed to serve severed Lot B, and conversations have taken place with the applicant, led by the Manager of Public Works, regarding the preferred location, specification, and design of the proposed new entrance. This is included as a draft condition of approval for reference.

Section 7 relates to **Implementation and Interpretation** and includes policies which seek to ensure satisfactory technical information is being included as part of the application process to meet the requirements of provincial Ministries, the North Bay-Mattawa Conservation Authority, and any 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 the following 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 has only been severed twice already; so, the proposed consent would not exceed that threshold within the current plan period.

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 public road.

4. No further consents may be granted for any previously severed or retained parcels within the Township.

Notwithstanding the response to part 2 above, the subject property now proposed to be severed to create two separate lots was originally created by transfer in 1989. That is prior to the current Official Plan, which was adopted in April 2013; meaning, there are no restrictions in place that would prevent the severance of this property.

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 applicant has stated their intention to construct a new dwelling which they would construct / move into; and the existing residential property would then be made available for other occupants. It is unclear at this stage, what if any other buildings or structures might be proposed on either the severed or retained lots. Any other forms of development would need to ensure compliance with all planning and zoning requirements in respect of 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 March 12, 2025. Given the decision to postpone the meeting of the PAC on April 1, 2025, the deadline for receiving comments was further extended on April 4 until NOON on Wednesday April 30, 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. The following provides a summary of the activities that have taken place and the responses received throughout the course of consulting on the application:

Public:

One letter of objection was received on April 22, 2025 from the property owners located at 902 Development Road, located to the south of the existing and severed lots proposed. The property owners stated 3 reasons for their objection.

The first reason refers to the presence of *'two previously severed lots,'* and suggested there is *'no evidence for the necessity of another lot as both of these are still vacant.'* The need for new housing is clearly evident. Provincial policies including Housing policies contained within the Provincial Planning Statement (PPS2024) mandate that municipalities are required to maintain a robust supply of housing land for planning purposes.

In addition, the District of Nipissing Social Services Administration Board (DNSSAB) published a Housing Needs Study Report in April 2024. This was further supplemented by a Housing Targets Final Report in November 2024 which states that the Township of Bonfield is required to provide up to 1207 new homes (of varying sizes) by 2035.

The second reason related to *'density,'* and stated *'the neighbourhood is not ready to transition to a 300% housing increase without allowing proper time for us to deal with the changes'.* The suggested % increase distorts the fact that several other properties which surround the objector's property have not been subject to any severances; and the rural character of this location would not be materially affected by the proposal.

The final reason stated was in relation to the *'drainage of sewage wastewater,'* based upon an assumption that the property has *'shallow rock elevations,'* and the potential for such groundwater to spill into Sharp Creek, potentially impacting species of Brook Trout.

The proposed size and dimensions of the new severed and retained lots will ensure satisfactory setbacks between groundwater supplies and wastewater deposits. The eastern property boundary is located approximately 120 metres from the waterbody; and the proposed developable area for the new dwelling is located at least another 50 meters west of the eastern property boundary, and the '*Development Constraint Area*' located to the northeast of proposed Lot B.

North Bay Mattawa Conservation Authority (NBMCA):

Given the feedback received from the adjoining property owner, a site visit was organized to take place on Monday April 28, 2025 including representatives of the North Bay Mattawa Conservation Authority (NBMCA) and the Township. A walkthrough of the property took place to review site conditions, and it was agreed there are no significant environmental constraints to development. An approximate point of entry that minimizes disturbance, and reduces the gradient change required to implement a new access; plus, a proposed '*developable area*' setback from Development Road, on an area of drier land, was identified. In addition, the NBMCA has provided two written responses to the application in which they Raise no objections as follows:

A response from the Planning and Regulations Officer, dated March 14, 2025 stated the Conservation Authority is satisfied the application is consistent with policies set out in Section 5.2 of the PPS, so did not raise any objections to the proposal in principle. Reference was made to online mapping which indicated there are no '*Approximate Regulated Areas*' that would be subject to regulatory approval on the subject lands. It is further noted that recent changes to the Conservation Authorities Act, and subsequent regulations, have reduced the minimum setback requirements for such '*approximate regulated areas*' from 120 meters to 30 meters.

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

A recommendation was also made that the applicant participate in the NBMCA's On-Site Sewage (OSS) review program, which generally applies to properties where the lots are less than 4 Hectares in size. This information was relayed to the applicant; and the site visit was seen as an opportunity to identify a potential location for a new On-Site Sewage System.

Following the site visit, another letter was received from the Inspector for the On-Site Sewage System Program in which 'no objections' were raised to the granting of consent in principle. In regard to the proposed retained lot, the response stated: *'There appeared to be adequate space on the retained portion for a replacement sewage system' and 'the newly created lot lines do not appear to encroach on the existing system setbacks.'*

In regard to the proposed severed lot, the response stated: *'There appeared to be two suitable locations observed on the severed portion to accommodate a sewage system.'*

Hydro One:

No comments have been received from the 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 property is not located within close proximity to an MTO-managed Highway. 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 is far from any club-maintained trails.

Township Departments

Public Works

The Township's Public Works Manager has confirmed a culvert will need to be installed in respect of the proposed new entrance laneway for the application to be approved. This is included as a proposed condition of approval for reference.

Fire Departments

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

ANALYSIS:

The submitted consent to sever application proposes the creation of one new lot on the property legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP. The existing property, located at 887 Development Road, comprises a single-family dwelling, a well, a septic, and an entrance driveway on the western portion of the property. This shall be retained.

The proposed consent application seeks to sever the eastern half of the property to create 1 new / additional lot of record, including its own point of access off Development Road; its own On-Site Sewage System, subject to approval from the NBMCA; and its own well (compliant with Ministry requirements). Any building(s) and or accessory structure(s) proposed should be compatible with the proposed residential use, and compliant with the Ontario Building Code, while adhering to all other applicable laws. If approved, the proposed new lot will also contribute to the Township of Bonfield's Housing Land Supply.

Pre-application consultations took place with the applicant between October and December 2024; during which time, the proposed alignment of the new proposed and retained lots was discussed, having regard to matters including the existing character and density of properties along Development Road.

The eastern portion of the property, comprising proposed lot B (to be severed) is subject to a '*Sand and Gravel Resource - Secondary*' Resource Designation; however, this small identified 'resource' is separated from a broader Secondary Sand and Gravel Resource Area Designation by a Development Constraint Area (DCA) which borders the property to the East. In addition, no active Aggregate Removal Areas are present within 500 metres of the property; meaning the proposed severance will not impede any existing, or potential future aggregate operations in this part of the Township.

The Development Constraint Area (DCA) located to the east of the property includes a narrow waterbody that is subject to regulatory approval by the NBMCA; however, the NBMCA has confirmed the '*Approximate Regulated Area*' for that waterbody does not apply to the subject property, so a Section 28 permit will not be required. The DCA covers a small portion of Lot B comprising ~0.17 Acres to the northeast of the Lot. The presence of the Development Constraint Area does not impede access to, or the potential future development of the lot for residential purposes. The applicant will need to obtain permits from the North Bay Mattawa Conservation Authority related to any On-Site Sewage System, while maintaining minimum setbacks from the DCA to the northeast of the property.

Recent changes to the Conservation Authorities Act, and subsequent regulations, have reduced the minimum setback requirements for such '*approximate regulated areas*' from 120 meters to 30 meters. As such, staff are satisfied that new residential development can be accommodated on the lot if any proposed new buildings and structures are positioned over 30 meters away from the Development Constraint Area which applies to the northeastern corner of proposed Lot B. This can be applied as a condition of consent. Any development proposed beyond that minimum setback would require a Section 28 permit to be issued by the NBMCA. The '*developable area*' identified on the site visit in respect of the proposed new dwelling would be situated far away from those identified constraints.

The construction of a new well to serve the proposed new residential lot will need to be registered with the MECP; and Building Permits will be required to be obtained from the Township's Building Official prior to construction.

A review of the Minimum Distance Separation (MDS) requirements related to the presence of 3 barns in proximity to the property did not reveal any land use compatibility issues in association with either the proposed new or retained lots. The setbacks shown for Barn #1 were the closest to 'Lot A' (the proposed retained lot); however, that lot already comprises an established residential use, and that retained property would also be located beyond the MDS calculation.

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, in accordance with the Official Plan for the Township of Bonfield, no further severances will be permitted on either the severed or retained lands as described. 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.

A new access is proposed to serve severed Lot B, and preliminary conversations have taken place with the applicant, led by the Manager of Public Works, regarding the preferred location, specification, and design of the proposed new entrance. This is included as a draft condition of approval for reference.

RECOMMENDED ACTION: The Planning Advisory Committee recommends to Council that Consent Application B3/2025 - Hodgson, for the creation of 1 new lot, and 1 retained lot be approved subject to conditions.

PROPOSED CONDITIONS

1. That this approval applies to the land legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 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 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 of 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 regarding a subdivision or a consent for each new lot. For the purpose of determining the amount of payment, and that By-Law 2024-26 Schedule "A" being a by-law for tariff of fees for the purpose of applications and associated fees made in respect of planning matters for Park or other Recreational Purposes shall apply.
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 no further consent to sever applications which would result in the creation of additional lots shall be considered in respect of the land and property as described.
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.

Additional Conditions

10. 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 a vegetative buffer be maintained of at least 30 meters from the Development Constraint Area located to the northeast of the property;
11. That the proposed new entrance to service the severed lands be designed to a standard and specification that is acceptable to, and approved by, the Township's Public Works Manager.

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



RECEIVED
MAR 11 2025

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): <u>William Hodgson</u>	
Street Address: <u>887 Development Road</u>	
City & Province: <u>Rathfriland Ontario</u>	
Postal Code: <u>P0H 2E0</u>	
Phone: <u>[REDACTED]</u>	
E-mail: <u>[REDACTED]</u>	
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 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"/>

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**

Person(s), if known, to whom land or interest in land is to be transferred: <div style="text-align: center; font-size: 1.5em;">N/A</div>	
If a lot addition, identify the land to which the lot addition will be added: <div style="text-align: center; font-size: 1.5em;">N/A</div>	
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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <i>Planning Act</i> .	
Section 3: SUBJECT LAND	
Municipal Address: 887 Development Road Rutherglen	
Roll No. XXXXXXXXXX	
Legal Description: LOT: 26 Con 7 PLAN: RP / 36R4600 PARCEL: 24491 PART(S): 1	
Current Zoning: Rural Zoning	
Current Official Plan Designation: Residential RURAL / SAND AND GRAVEL	
Proposed zoning and/or official plan designation change? RESOURCE - SECONDARY	
No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> if 'Yes', please provide details and complete the applicable application: <div style="text-align: right; font-size: 0.8em; margin-top: 10px;">(EDITED BY SILVIA BLAKELEY PLANNING ADMIN. TRACER 12 MARCH 2025)</div>	
Are there any easements or restrictive covenants affecting the subject land? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> if 'Yes', File No. _____ Zoning Amendment: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> if 'Yes', File No. _____ Plan of Subdivision: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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
Aggregate 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 areas 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): 178.02 m

Depth (meters): 61.47 and 60.91 m

Area (m2 or HA): 1.08 HA

SEVERED

1. Frontage (meters): 161.17

Depth (meters): 63.61 and 61.72 m

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: 17.9m Rear lot line setback: 29.5m Height: 6m
Interior lot line setback: 91.48m Exterior lot line setback: 70.17m Dimensions: 14.6m x 7.32m Floor Area: 1069 m²

Type: Shed Front lot line Setback: 22m Rear lot line setback: 37.18 Height: 5m
Interior lot line setback: 12.8m 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

[illegible]

**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 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 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 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 William Hodgson 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: _____

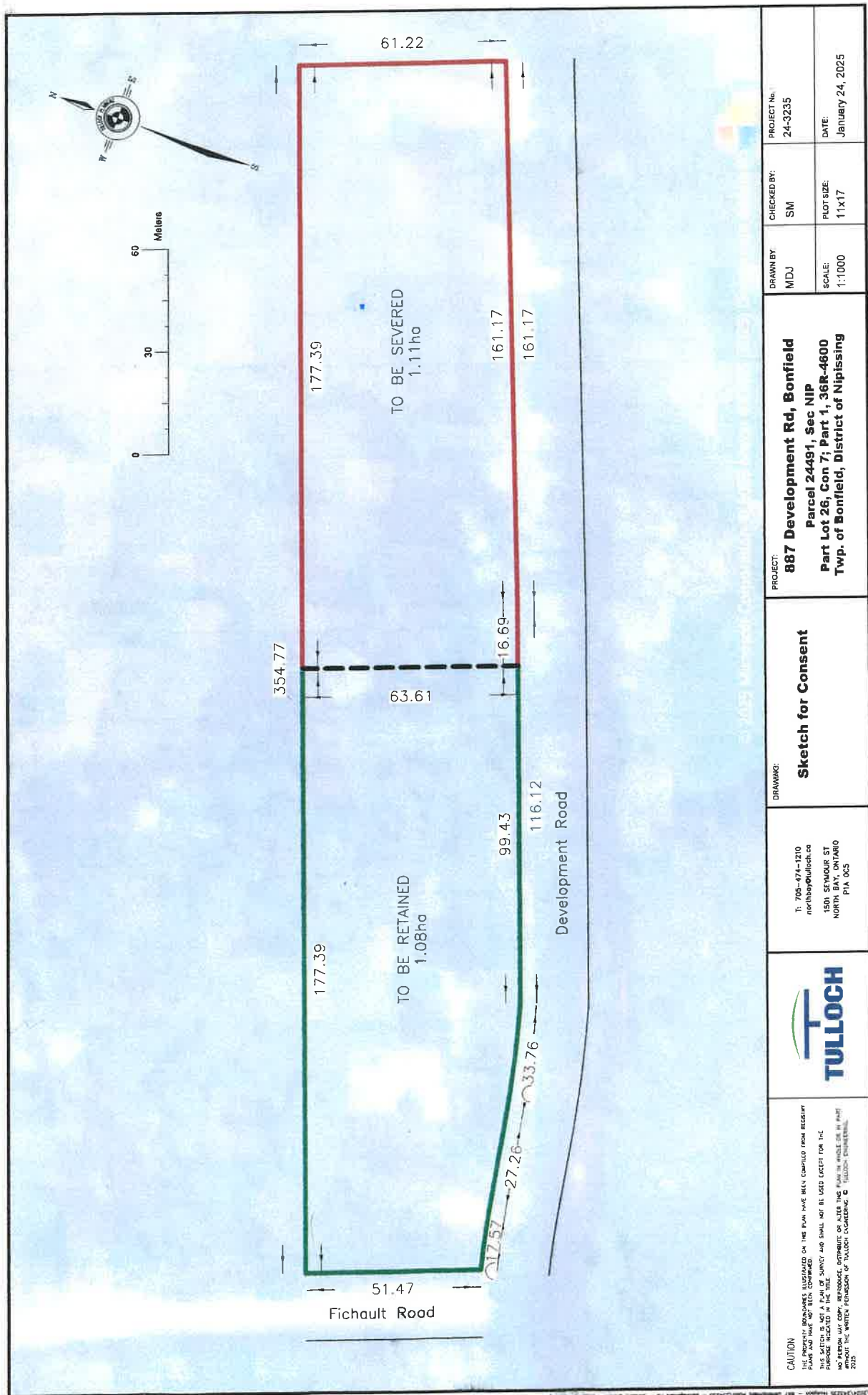
REQUIRED SKETCH

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:

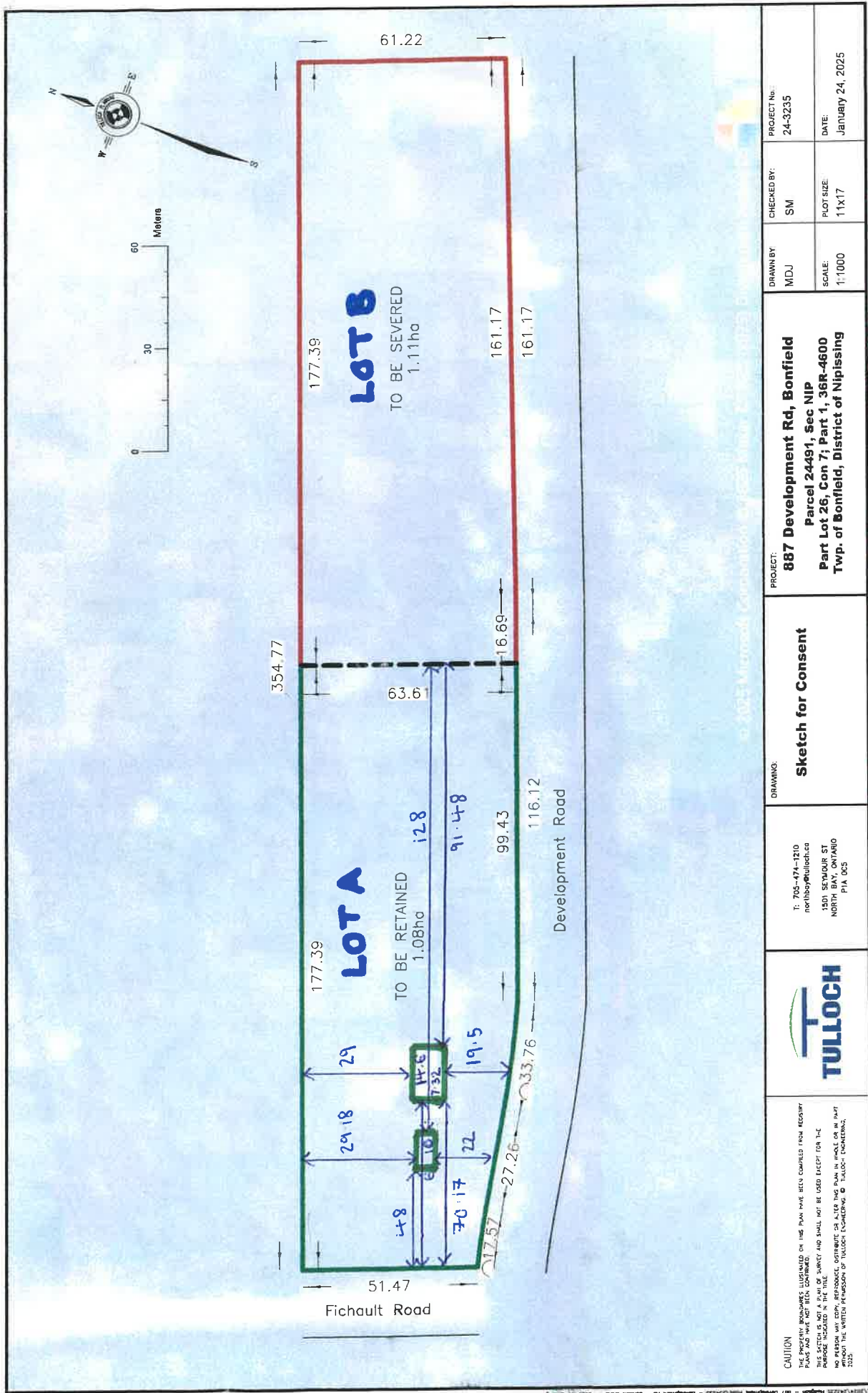
1. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
2. The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
3. The boundaries and dimensions of the subject 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 PRELIMINARY PROPOSAL IS BASED ON THE PLAN HAVE BEEN COMPILED FROM RECENT PLANS AND HAVE NOT BEEN CORRECTED.</p> <p>THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED AS EVIDENCE FOR THE PURPOSES REQUIRED IN THE TITLE.</p> <p>FOR A MORE DETAILED AND ACCURATE PLAN OF SURVEY, PLEASE CONSULT WITH TULLOCH ENGINEERING.</p>	<p>TULLOCH</p> <p>T: 705-474-1210 northbay@tulloch.ca 1501 STANISLAS ST NORTH BAY, ONTARIO P1A 0C3</p>	<p>Sketch for Consent</p> <p>DRAWING:</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: MDJ</p> <p>CHECKED BY: SM</p> <p>PROJECT No.: 24-3235</p>	<p>SCALE: 1:1000</p> <p>PLOT SIZE: 11x17</p> <p>DATE: January 24, 2025</p>
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SHOWING APPROXIMATE LOCATION OF EXISTING DWELLING
AND SHED TO BE RETAINED
WITH SETBACKS
(METRES)

April 28, 2025

William Hodgson
887 Development Road
Bonfield, ON
P0H 2E0

Dear William:

Re: Review of Planning Act Proposal, Application # PC01-BO-25
Lots 7, Concession 12, Plan 36R4600, Parcel 24491 NIP
887 Development Road
Roll # 4826-000-002-01610-0000
Township of Bonfield, District of Nipissing

The Conservation Authority has received and reviewed your Application for Review of Planning Proposals and have no objections to the granting of consent as described in your application.

The Retained Lot, 1.08ha (2.66 acres), currently has a dwelling serviced by an existing sewage system (Permit # 08-BO-01) on the property. There appeared to be adequate space on the retained portion for a replacement sewage system. The newly created lot lines do not appear to encroach on the existing system setbacks.

The Severed Lot, 1.11ha (2.74 acres), is currently vacant. There appeared to be two suitable locations observed on the severed portion to accommodate a sewage system.

Please note that zoning by-laws are applicable in this area and increased setbacks may apply.

All comments are based on Ontario Regulation 203/24 of the Ontario Building Code for a 3-bedroom dwelling (less than 20 fixture units and less than 200 m², 4F filter bed of 21.3 m² and a 3600 L tank), soil percolation of T-50 min/cm, and a daily design sewage flow of 1600 L/day.

Please be advised that prior to any development on the above-mentioned properties a Sewage System Permit is required. Should you have any questions or require further information please contact First LastName of our office at 15 Janey Avenue, North Bay ON, P1C 1N1 or by telephone at (705) 474-5420.

Yours truly,



DCBO - SS, Inspector On-Site Sewage System Program

c.c. Township of Bonfield

March 14, 2025

Corporation of the Township of Bonfield
365 Highway 531
Bonfield, ON P0H 1E0
planning@bonfieldtownship.com

Attention : Simon Blakeley, Planning Administrator

RE: Application for Consent to Sever Reference: B3/2025 Hodgson 887 Development Rd
NBMCA File: PC01-BO-25

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the application for consent to sever 887 Development Road into one retained and one severed lot. The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement, Ontario Regulation 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Authorities Act, and as a Source Protection Authority under the Clean Water Act.

NBMCA regulates development in and adjacent hazardous lands, wetlands, and watercourses under O. Reg 41/24. Based on NBMCA's Approximate Regulated Area (ARA) mapping, there are no regulated areas on the subject lands. Given the size of the proposed severed lot, it is recommended that NBMCA's On-Site Sewage (OSS) program review, for a fee, whether a septic system can be accommodated. The application form can be found here: <https://bit.ly/3D4NH44>

The subject lands are located wholly within an area of Highly Vulnerable Aquifers (HVA). The policies in NBMCA's Source Protection Plan (SPP) rely on education and outreach to reduce risk to drinking water sources. Municipalities, implementing bodies, and landowners should have regard for these policies. A copy of the SPP can be found here: <https://bit.ly/41mWDYG>.

The Conservation Authority is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS therefore, we have no objection. Should you have any questions, please do not hesitate to contact me directly at (705) 474-5420 x 2004.

Respectfully submitted,



Jannah Wolman

Planning and Regulations Officer

Re: William Hodgson

AH Alex Hackenbrook
⊗ To: Simon Blakeley
Cc: Nicky Kunkel

😊 ↩ ↩ ➡ 📎 📄 ...
Fri 3/28/2025 11:22 AM

📧 You replied on Fri 3/28/2025 11:24 AM

Morning,

The proposed laneway culvert will need to be a minimum of 7 meters (as outlined on the application) as well as a minimum diameter of 18". It can be either steel or plastic installed for the entrance. If this is proposed in a completed & updated "Application for Entrance Permit" forum by Mr. Hodgson then it can be approved. It is also a \$150 fee for residential or a \$750 fee for commercial. Both require a \$1000 deposit that will be returned following the final inspection if there is no damage to the road surface.

Thanks,

Alex Hackenbrook, CRS
Public Works Manager
Township of Bonfield
705-776-2659



Small Community, Big Heart