



The Corporation of The Township of Bonfield

AGENDA PLANNING ADVISORY COMMITTEE MEETING TO BE HELD April 1, 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

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

SECONDED BY: Kamil Wroblewski

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

MOVED BY: Narry Paquette
MOTION #2

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

SECONDED BY: Eric Foisy

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

MOVED BY: Kamil Wroblewski
MOTION #3

THAT the Minutes of the Planning Advisory Committee Meeting of January 7, 2025, be adopted as circulated.

SECONDED BY: Gina Langlois

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

PLANNING REPORT

MEETING DATE: 1st April 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.

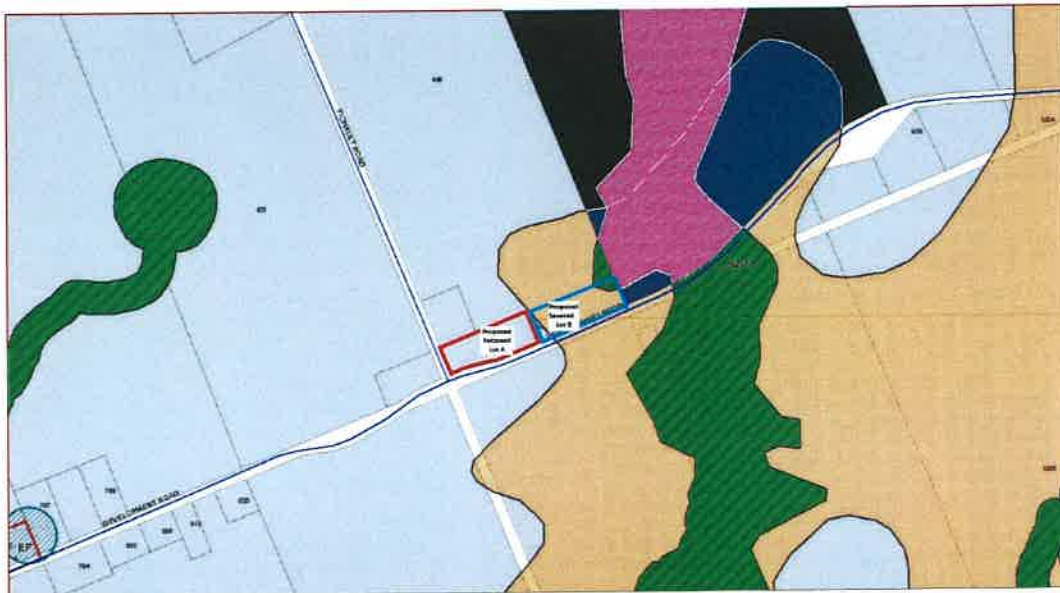


Figure One: Official Plan Designations and Zoning Provisions related to Proposed Lot A & Lot B



PLANNING & DEVELOPMENT DEPARTMENT

Email: planning@bonfieldtownship.com

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

Chapter 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 property 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. 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 MECF.

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.

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

The precise size and dimensions of the proposed new severed and retained lots is proposed to optimize the use of land available; at the same time as ensuring satisfactory setbacks between the developable area and the *'Development Constraint Area'* to the northeast of proposed Lot B.

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'*.

Part 2 of the policy refers to a minimum 45 Meter building setback from all lakes, rivers, streams, and wetlands. The eastern boundary of the proposed new Lot B appears to exceed 120 metres from the approximate location of a narrow watercourse that passes through the adjoining Development Constraint Area. In addition, recent changes to the Conservation Authorities Act, and subsequent regulations, have further reduced the minimum setback requirements for such *'approximate regulated areas'* from 120 meters to 30 meters. As such, staff are satisfied new residential development can be accommodated on the lots 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.

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 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.

Chapter 7 relates to **Implementation and Interpretation**. **Policy 7.11.2.1** applies to the **Creation of New Lots**. The policy evaluates the need to ensure satisfactory technical information, and ensure the requirements of provincial Ministries, the North Bay-Mattawa Conservation Authority, and any other agencies are being met. All applicable agencies have been consulted as part of this consent application.



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Bonfield's Zoning By-Law:

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

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

The applicant has stated their intention to construct a new dwelling which they would move into; and the existing residential property would 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 as such relate 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 March 12, 2025. The agencies listed were circulated a copy of the application via email; and notification was also given to property owners within 60 metres of the applicants' landholdings.

North Bay Mattawa Conservation Authority (NBMCA):

The Conservation Authority is satisfied the application is consistent with policies set out in Section 5.2 of the PPS, so does not raise any objections to the proposal in principle. The NBMCA also referred to online mapping which indicated there are no '*Approximate Regulated Areas*' that would be subject to regulatory approval on the subject lands.

The NBMCA generally recommends that applicants participate in the NBMCA's On-Site Sewage (OSS) review program in situations where proposed lots are less than 4 Hectares in size, to help determine where or how a septic system can successfully be accommodated. This information has been relayed to the applicant, who is exploring this option further with the NBMCA.

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

Hydro One:

No comments have been received from 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.

Public:

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

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; 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.

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.



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DEPARTMENT**

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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. 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 Conditions

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 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;
10. 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.



**PLANNING & DEVELOPMENT
DEPARTMENT**

Email: planning@bonfieldtownship.com

Respectfully,

S Blakeley

**Simon Blakeley
Planning Administrator**

Attached:

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

I concur with this report,

Nicky Kunkel

**Nicky Kunkel
CAO**