



The Corporation of The Township of Bonfield

AGENDA

PLANNING ADVISORY COMMITTEE MEETING TO BE HELD June 3, 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: May 6, 2025**
4. **Disclosure of Pecuniary Interests**
5. **Presentations / Public Meeting**
6. **Consent Applications:** B5/2025 - Leblanc / Carr, Application for Consent - 1 Lot Addition from BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; to the property legally described as: 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.
7. **Correspondence**
8. **Adjournment**





THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee
Meeting Minutes
May 6, 2025

PRESENT: Jason Corbett, Chair
Narry Paquette
Kamil Wroblewski

ABSENT WITH REGRETS: Eric Foisy
Gina Langlois

STAFF PRESENT: Simon Blakeley, Planning Administrator

1. Call to Order

Motion #1

MOVED BY: Kamil Wroblewski

SECONDED BY: Narry Paquette

THAT this meeting be opened at: 6:03 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

Motion #2

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

THAT the agenda presented to the Planning Advisory Committee dated May 6, 2025, be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

Motion #3

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

THAT the Minutes of the Planning Advisory Committee Meeting of February 4, 2025, be adopted as amended.

CARRIED Chair, Jason Corbett

4. Disclosure of Pecuniary Interests - None declared

5. Presentations / Public Meeting

The chair opened the public meeting and asked the Planning Administrator whether any person may like to comment, whether in the form of written representations, or oral submissions at the public meeting. The Planning Administrator confirmed there were no presentations; however, that a letter of objection had been received from a neighbouring property owner. This matter was then discussed further as part of Agenda Item #6 re: Consent Application B3/2025 Hodgson. The chair then closed the Public Meeting.

6. Consent Application:

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



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee
May 6, 2025

The Planning Administrator provided a summary of the Planning Report circulated ahead of the meeting, and noted, in reference to the letter of objection received from a neighbouring property owner, dated April 22, 2025 that a site visit had taken place on April 28, 2025 including representatives of the North Bay Mattawa Conservation Authority (NBMCA), plus the Township's Planning Administrator, Chief Building Official, and Public Works Manager. And further to which, that all planning matters had now been evaluated and/or can be addressed through the imposition of conditions, as follows:

Motion #4

THAT the Planning Advisory Committee recommends to Council that Consent Application B3/2025 Hodgson - Land Severance, at the property legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP be approved subject to the following conditions:

Standard Conditions

The Planning Advisory Committee recommends to Council that consent application B3/2025, be approved with the following 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.



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee
May 6, 2025

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.

Motion #5

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

CARRIED Chair, Jason Corbett

7. Referrals from Council

8. Other Business

9. Correspondence

10. Unfinished Business

11. Adjournment

Motion #6

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

THAT this meeting be adjourned at: 6:26 p.m.

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
NOTICE

APPLICATION FOR CONSENT
MEETING TO BE HELD

Notification Date: Tuesday 13th May 2025

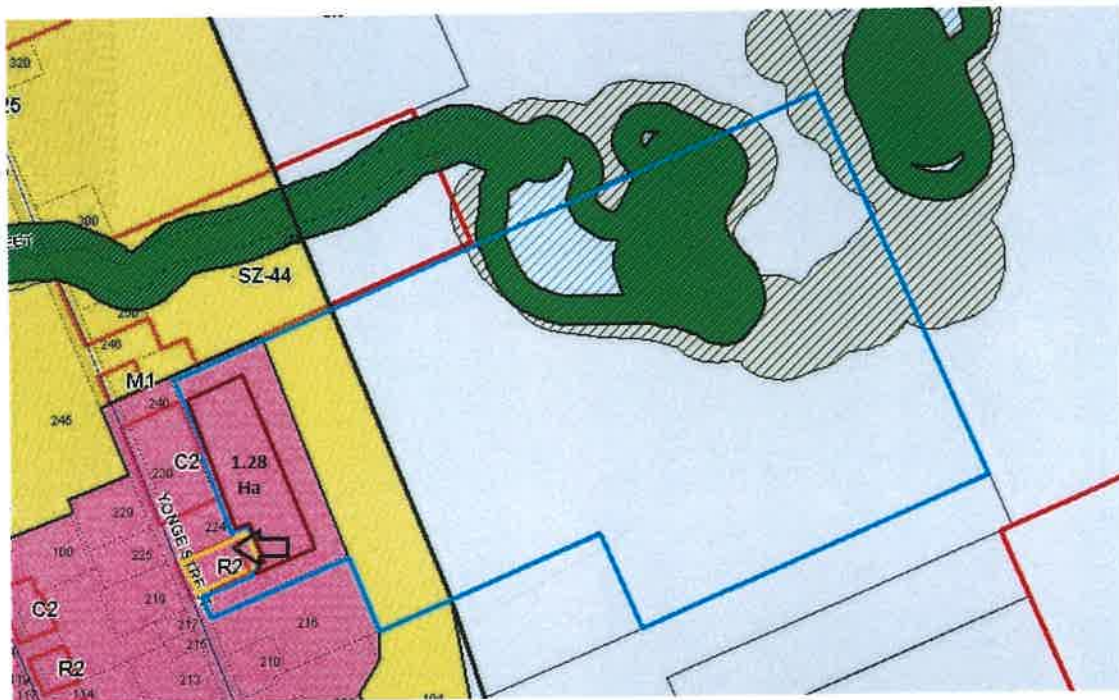
SUBJECT: Consent Application B5/2025
Proposed Lot Addition to 222 Yonge Street
**BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1
RP; 36R13369 PART 1 PCL 23054; NIP**

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

WHEN: June 3rd, 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: B5/2025 - Proposed Lot Addition to 222 Yonge Street

Current Owners: Leblanc / Carr

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

- 1. An Application for Consent has been submitted under subsection 53(1) of the Planning Act, for: 1 LOT ADDITION from the property legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; to the property legally described as: 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; 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 are requested to be submitted in writing to the Planning Administrator by Wednesday May 28, 2025. The final opportunity to provide verbal comments on the application will be the Public Meeting, scheduled for Tuesday June 3, 2025 @6:00pm.**
- 4. If a person or public body that files an appeal of a decision of the Township of Bonfield in respect of a proposed consent does not make written submissions to the Township of Bonfield before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.**
- 5. If you wish to be notified of the decision of the Township of Bonfield in respect of the proposed consent, you must make a written request to the; Clerk of Township of Bonfield, 365 Highway 531, Bonfield, ON, P0H 1E0.**
- 6. ADDITIONAL INFORMATION regarding this application for consent can be obtained by contacting Simon Blakeley, Planning Administrator, at 705-776-2641, Ext. 126, during regular office hours, or by email at: planning@bonfieldtownship.com subject to the Municipal Freedom of Information and Protection of Privacy Act.**

Dated at the Township of Bonfield this 13th day of May 2025.

**Simon Blakeley
Planning Administrator**

Subject Lands



THE CORPORATION OF THE TOWNSHIP OF BONFIELD

**Application: B5/2025 - Proposed Lot Addition to 222 Yonge Street
Current Owners: Leblanc / Carr**

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

- 1. An Application for Consent has been submitted under subsection 53(1) of the Planning Act, for: 1 LOT ADDITION from the property legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; to the property legally described as: 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; 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 are requested to be submitted in writing to the Planning Administrator by Wednesday May 28, 2025. The final opportunity to provide verbal comments on the application will be the Public Meeting, scheduled for Tuesday June 3, 2025 @6:00pm.**
- 4. If a person or public body that files an appeal of a decision of the Township of Bonfield in respect of a proposed consent does not make written submissions to the Township of Bonfield before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.**
- 5. If you wish to be notified of the decision of the Township of Bonfield in respect of the proposed consent, you must make a written request to the; Clerk of Township of Bonfield, 365 Highway 531, Bonfield, ON, P0H 1E0.**
- 6. ADDITIONAL INFORMATION regarding this application for consent can be obtained by contacting Simon Blakeley, Planning Administrator, at 705-776-2641, Ext. 126, during regular office hours, or by email at: planning@bonfieldtownship.com subject to the Municipal Freedom of Information and Protection of Privacy Act.**

Dated at the Township of Bonfield this 13th day of May 2025.

**Simon Blakeley
Planning Administrator**

Subject Lands



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): DENIS LEBLANC AND ANN CARR

Street Address: 216 YONGE STREET

City & Province: BONFIELD ONTARIO

Postal Code: P0H 1E0

Phone: 705-498-2286

E-mail: ann-carr74@hotmail.com

Applicant(s) (complete if the Applicant is not the owner)

Name(s):

Street Address:

City & Province:

Postal Code:

Phone:

E-mail:

Agent Authorized by the Owner to file the Application (if applicable)

Name:

Street Address:

City & Province:

Postal Code:

Phone:

E-mail:

Which of the above is the Primary Contact: Owner ☐ Applicant ☐ Agent ☐

Section 2:

PURPOSE OF THIS APPLICATION

Transfers:

Creation of of New Lot ☒ Lot Addition ☐ Easement/Right of Way ☐

Other:

A Correction of Title ☐

Charge ☐

Lease ☐

Planning & Development Department
365 HWY 531, Bonfield, ON 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: Darlene and William Kirkman	
If a lot addition, identify the land to which the lot addition will be added: CON. 8 PT Lot 11, Plan NR2245 Part 1 RP 36R13369 PT 1 - PCL 230854	
Number of new lots to be created: 0	
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: VL	
Roll No. 482600000472000	
Legal Description: LOT: 11 and 12 PLAN: NR467 NR2245 PARCEL: 13120 1089 PART(S): 1 and 2	
Current Zoning: R1	
Current Official Plan Designation: Hamlet of Bonfield-Vacant Land Residential	
Proposed zoning and/or official plan designation change? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> if 'Yes', please provide details and complete the applicable application: _____ _____	
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. _____	

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

Consent: No ☒ Yes ☐ if 'Yes', File No. _____

Minor Variance: No ☐ Yes ☒ if 'Yes', File No. A1-2010

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	no	no
A Landfill	no	no
A Sewage treatment plant or waste stabilisation plant	no	no
Flood Plain	no	no
A rehabilitated mine site	no	no
A non-operating mine site	no	no
TransCanada Pipeline and/or facilities (within 200 meters or 30 meters within a right-of-way) OR (700 meters of compressor station)	no	no
An active railway line, municipal/federal airport, utility corridors, heritage buildings	no	no
Aggregate removal area (Pits and Quarries)	no	no

Natural Heritage Feature or Area	On the Subject Property	Within distance from subject property (indicate approximate distance)
Significant habitat of endangered and threatened species	no	120 metersno
Significant wetlands	nono	120 metersno
Significant wildlife habitat		120 metersno
Significant areas of natural and scientific interest- earth science	no	50 meters no
Fish habitat	no	120 metersno
Watercourse or body of water	no	120 metersno

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:

THE CORPORATION OF THE TOWNSHIP OF BONFIELD

APPLICATION FOR CONSENT

Section 4:

RETAINED & SEVERED LAND(S)

RETAINED

Frontage (meters): 27 m

Depth (meters): 751.5

Area (m2 or HA): 25.66 Hectares

SEVERED

1. Frontage (meters): 153.9 m (Lot Addition)

Depth (meters): 69 m

Area (m2 or HA): ^{Acres} 3.18 Hectares / 1.28 Hectares

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 - Vacant

Existing use or proposed use of the property

SEVERED:

residential - Vacant

Existing/Proposed buildings/structures (in metric units)

RETAINED:

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

Existing/Proposed buildings/structures (in metric units)

SEVERED:

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):

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**

☐ Water Access only

Access:

SEVERED

- ☐ Provincial Highway
- ☒ Municipally Maintained Road- Year Round
- ☐ Municipally Maintained Road- Seasonal
- ☐ Municipal Road- Year Round
- ☐ other Public Road (specify): _____
- ☐ Right of Way (specify & if applicable, provide legal use): _____
- ☐ Water Access only

If access to the subject land is by private road, or if "other public road" or "right of way" please indicate who owns the land or road, who is responsible for maintenance and whether it's maintained seasonally or all year:

If Water Access, please list the parking and docking facilities used or proposed to be used as well as the approximate distance from the subject lands and the nearest public road.

Water Supply:

RETAINED

- ☐ Privately-owned and operated individual well
- ☐ Privately-owned and operated communal well
- ☐ Lake or other body of water
- ☐ Public owned and operated piped water system
- ☒ Other means (specify): none

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): none Lot addition has a well

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

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

- ☒ Privately owned and operated communal septic system
- ☐ Public owned and operated sanitary sewage system
- ☐ Privy

Storm Drainage:

RETAINED

- ☐ Sewers
- ☐ Ditches
- ☐ Swales
- ☐ Other (specify): N/A.

Storm Drainage:

SEVERED

- ☐ Sewers
- ☐ Ditches
- ☐ Swales
- ☐ Other (specify): N/A

Other Information that may be of use:

There was an approved consent by Marc Beaudoin
in 2020 or 2021, that lapsed.

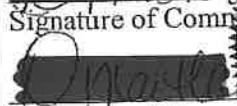

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

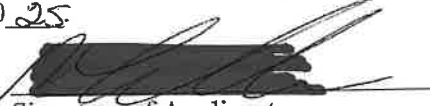
DECLARATION OF APPLICANT(S)

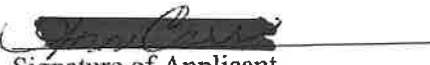
Affidavit or Sworn Declaration

I/We Ann Carr + Denis LeBlanc 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 Municipality of CALVIN in the District of NIPISSING this 17th day of MARCH, 2025


Signature of Commissioner of Oaths

Signature of Commissioner of Oaths



Signature of Applicant



Signature of Applicant

AUTHORITZATION


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

I/We DENIS LEBLANC + ANN CARR 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.

March 17, 2025
Date


Signature of Owner

March 17, 2025
Date


Signature of Owner

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

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

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

Date

Signature of Owner

Date


Signature of Owner

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT


Consent of Owner(s), Permission to Enter

I/We DENIS LEBLANC + ANN CARR 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.

January 15, 2025.
Date


Signature of Owner

January 15, 2025.
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 identify 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.

RETAINED



196m

1.28 HECTARES

153.95 m

32m

YONGE STREET

YORCE STREET

PLANNING REPORT

MEETING DATE: 3rd June 2025
TO: Planning Advisory Committee
FROM: Simon Blakeley, Planning Administrator
SUBJECT: B5/2025 - Leblanc / Carr, Application for Consent - 1 Lot Addition from BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; to the property legally described as: 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.

RECOMMENDATIONS: The Planning Advisory Committee recommends to Council that Consent Application B5/2025: Leblanc/ Carr - Application for Consent / Lot Addition, be approved with conditions as set out.

SUBJECT LAND AND LAND USE:

The consent application seeks to sever 3.18 Acres / 1.28 Hectares of land legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; and transfer this, in the form of a Lot Addition, to the property legally described as: 222 YONGE STREET - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.

The property from which the land would be severed currently comprises approximately 69.86 Acres / 28.27 Hectares of land assessed by MPAC as being '*vacant residential land not on the water*'. The property to which the land is proposed to be transferred currently comprises approximately 0.71 Acres / 0.28 Hectares of land assessed by MPAC as accommodating a '*Single Family Detached Dwelling*'.

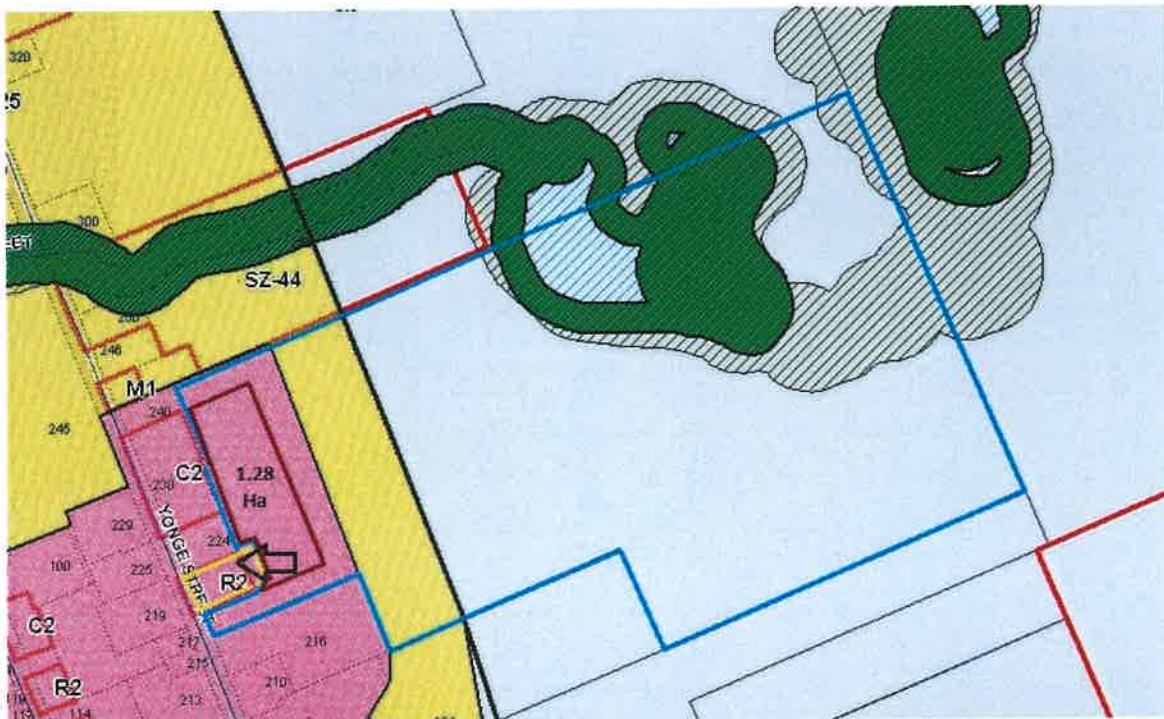
The property from which the land parcel is proposed to be severed and transferred as a lot addition, is subject to mixed Official Plan Designations and Zoning By-law provisions as follows:

- The front fifth of the vacant property to be severed, comprising approximately 13.4 Acres / 5.4 Hectares of land falls within the existing '*Hamlet Settlement Area*' of the Hamlet of Bonfield, and is subject to both the '*Community Core Focus Area*' designation (shown in pink) and the '*Residential Focus Area*' designation (shown in olive).
- The remainder of the lands comprising approximately 56.46 Acres / 22.8 Hectares currently fall outside the '*Hamlet Settlement Area*' and are designated '*Rural*'.

PLANNING & DEVELOPMENT DEPARTMENT

Email: planning@bonfieldtownship.com

- A small waterbody, comprising a 'Development Constraint Area' is located to the north and east of the proposed lands to be retained. The waterbody is located approximately 270 meters from the lands proposed to form the lot addition, at its nearest point.
- The portion of land that falls within the Hamlet Settlement Area is zoned *Residential First Density (R1)* for planning purposes. The remainder of the property, outside of the Hamlet Settlement Area is zoned 'Rural' for planning purposes.
- The land proposed to be severed as a lot addition is surrounded by a mix of properties, subject to different land use planning designations and zoning requirements. These include:
 - To the west, properties that front onto Yonge Street, designated as a *Community Core Focus Area*, and zoned *Residential First Density (R1)* and *Residential Second Density (R2)* for planning purposes. The property to which the proposed severed lands would be added, as a lot addition, are zoned *Residential Second Density (R2)*. Another property is zoned *Commercial, Highway & Service (C2)*, and is occupied by The Caisse Populaire.
 - To the north, properties are designated as falling within the *Residential Focus Area* and are zoned Industrial General (M1) and a Special Zone 44 (SZ-44) for planning purposes.
 - To the east would be the 'retained' lands, which would remain subject to the 'Community Core Focus Area', 'Residential Focus Area' and 'Rural' Area Designations; and
 - To the south is another residential property (216 Yonge Street) which is assessed by MPAC as accommodating a 'Single Family Detached Dwelling'.



**Figure One: Official Plan Designations and Zoning Provisions
in relation to the proposed severed and retained lots**

PLANNING HISTORY

A review of the planning history for the property revealed the following:

Consent Application B9/2004 proposed a parcel of land measuring approximately 1.5 Acres, or 0.6 Hectares, be severed from the original subject property, and added to Property Number 216 Yonge Street which borders the property to the south. That application was approved by the Township of Bonfield at its Regular Meeting of Council on October 12, 2004. The land transfer appears to have taken place, and the Townships' Online Mapping System shows the reconfigured lot boundary in respect of the adjoining property.

Consent Application B1/2010 proposed the creation of a new single lot, on a significantly reduced sized parcel of land measuring approximately 0.12 Hectares, in the approximate location of the current lot addition application, to the rear / east of Property Numbers 222 and 224 Yonge Street. That application was approved by the Township of Bonfield at its Regular Meeting of Council on April 13, 2010.

The land subject to that application does not appear to have been registered as a separate legally conveyable lot; so, it is considered most likely the conditions of consent were not met, and the provisional consent therefore lapsed.

Minor Variance Application Reference A1/2010 sought recognition of the reduced frontage of 20 meters (or 66 feet) as opposed to the minimum 36 meters (118 feet) required at the time of approval, in accordance with Zoning By-Law 2000-08. That application was approved by the Committee of Adjustment representing the Township of Bonfield at the scheduled meeting which took place on July 13, 2010.

Consent Application B11/2021 proposed a small irregular shaped parcel of land measuring approximately 0.05 Hectares be severed from the original subject property and added to Property Number 222 Yonge Street (again subject to the current application).

That application was approved by the Township of Bonfield at its Regular Meeting of Council on December 20, 2011. The land transfer appears to have taken place, and the Townships' Online Mapping System shows the reconfigured lot boundary with the small parcel included as part of the receiving property.

APPLICANTS PROPOSAL:

The Applicant is requesting consent to sever 3.18 Acres / 1.28 Hectares of land legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; and transfer this, in the form of a Lot Addition, to the property legally described as: 222 YONGE STREET - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.

Proposed / Severed Lot:

Frontage: **Approx. 153.95 Meters**
Depth: **Between 60.9 to 68.5 Meters**
Area: **Approx 3.18 Acres / 1.28 Ha**

Retained Lot:

Frontage: **Approx. 178.02 Meters**
Depth: **Between 51.47 & 63.61 Meters**
Area: **Between 25.56 & 26.98 Ha**
 (Irregular shaped lot)

Through conversation with the applicant at the time of submission of the application, it was identified the parcel proposed to be transferred as a lot addition is already being used on an informal basis by the proposed purchasers located at 222 Yonge Street; and that the two landowners had come to an agreement regarding the proposed sale of the land.

The applicant did not indicate the purchaser has any pending plans to further develop the property; and stated an understanding they will instead retain the parcel as an extension of their existing property boundary at 222 Yonge Street.

Despite this, it is noted the land proposed to be severed could potentially, in future years, meet the requirements for the creation of a new lot if all other planning criteria can be addressed including the proposed means of access, and approval on behalf of the North Bay Mattawa Conservation Authority (NBMCA) related to the design and location of a new On-Site Sewage System to service the property, including minimum setbacks from neighbouring properties and wells, etc.

According to the Township of Bonfield's Official Plan, the minimum lot size required for the creation of a new lot is 1 Hectare, and the proposed lot addition comprises 1.28 Hectares. The minimum frontage is 60 meters, and the frontage that would result if the property were to be accessed via a new designated access road between 222 Yonge Street and 216 Yonge Street, would be 60.9 meters.

As such, the lot addition as presented, does not preclude the development of additional lands within the existing *Hamlet Settlement Area* should such a proposal ever be advanced.

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 lot addition does not create a new lot; but does open up the possibility of additional residential development should either the applicant, or purchaser, seek to advance such a proposal in the years to come.

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 located within the existing Hamlet Settlement Area within the Hamlet of Bonfield, where low-density residential development is considered acceptable in principle, where all other planning and building-related criteria can be met.

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 lot addition would not result in any changes to the portion of the *'retained'* lands zoned *'rural'*, which would remain as such. The small waterbody, identified as a *Development Constraint Area* is located approximately 270 meters from the lands proposed to form the lot addition, at its nearest point, and would be unaffected by the proposals. As such, the proposal can be considered consistent with this policy objective.

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 application proposes the transfer of 1.28 Hectares as a lot addition. The applicant, and purchaser, have not indicated their intention to build on the property; but the proposed severed land would exceed the minimum required lot size area of 1 Hectare; if other planning matters could be addressed.

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 lot addition does not materially change the existing situation; but it would afford additional space to the owners of 222 Yonge Street; without preventing the further development of lands within the *Hamlet Settlement Area* if all planning and building-related criteria could be met.

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 applicant, and purchaser, have not stated any intention to further develop the property; the Township does not have particular concerns regarding land use compatibility issues.

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 (NMBCA) 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'*.

The applicant, and purchaser, have not stated any intention to further develop the property. As such, the Township does not have specific concerns in this regard. Comments received from the NBMCA are summarized later in this Planning Report for reference.

Policy 3.10 applies to the **Minimum Distance Separation (MDS) Formulae**, and states MDS1 formulae shall be applied within the Rural Area Designation. A desktop review of the property did not reveal the presence of operational farms or barns within 500 meters of the property. In addition, the land proposed to be severed as a lot addition is fully contained within the *Hamlet Settlement Area* for the Hamlet of Bonfield; and neither the applicant, or the purchaser, have indicated their intent to introduce new residential uses in this location. As such, an evaluation of the property in regard to MDS Formulae was not considered necessary.

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 proposed lot addition would not result in any changes to the '*retained*' lands, where a small waterbody, identified as a *Development Constraint Area* can be found approximately 270 Meters away at its nearest point. As such, the proposal can be considered consistent with this policy objective.

Policy 5.1.5 applies to **Wetlands**. The Township's Online Mapping System indicates the presence of a small area of Wetland, associated with the Waterbody / Development Constraint Area, on the lands proposed to be retained. However, the small area of wetland is located at least 400 meters upslope, at its nearest point, from the parcel proposed to be severed as a lot addition. As such, the proposal would not affect the integrity of the wetland.

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*'.

As previously noted, a small waterbody, identified as a *Development Constraint Area* is located approximately 270 meters from the lands proposed to form the lot addition, at its nearest point. 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, the proposed lot addition far exceeds the minimum setbacks required and can be considered consistent with this policy objective.

Township of Bonfield Comprehensive Zoning By-Law 2013

The subject property is zoned *Residential First Density* (R1) and *Rural* (RU) for planning purposes. The proposed land to be severed as a lot addition falls entirely in the R1 Zone, within which, the following uses are permitted:

a) Residential Uses

- Bed and breakfast
- Dwelling, single detached
- *Garden Suite**
- Group Home
- Home Occupation
- *Secondary Dwelling Unit***

b) Non-Residential Uses

- Community Garden
- Hospital
- Office
- Park, public
- Place of worship
- School

*Provisions related to Garden Suites as a permitted use have been removed from all zones, through the adoption of Zoning By-Law 2025-11.

** Provisions related to Secondary Dwelling Units as a permitted use have been removed from most zones including the R1 Zone, through the adoption of Zoning By-Law 2025-11. Property owners may potentially instead construct One (1) Attached Additional Dwelling Unit (ADU) and/or One (1) Detached ADU - subject to site specific circumstances, and other planning criteria.

Through conversation with the applicant at the time of submission of the application, it was identified the parcel proposed to be transferred as a lot addition is already being used on an informal basis by the proposed purchasers located at 222 Yonge Street; and that the two landowners had come to an agreement regarding the proposed sale of the land.

The applicant did not indicate the purchaser has any pending plans to further develop the property; and stated an understanding they will instead retain the parcel as an extension of their existing property boundary at 222 Yonge Street.

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act* circulation to the appropriate agencies/bodies and neighbouring landowners for comment was completed on May 13, 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:

The North Bay Mattawa Conservation Authority (NBMCA) 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 notes that lands comprising the parcel to be severed, and the property to be retained, are currently vacant and, since the proposed retained lot is greater than 10 Acres / 4 Ha, there appears to be sufficient space to accommodate at least a Class 4F sewage system on the retained portion if desired.

The NBMCA also notes the existing lot at 222 Yonge Street currently has a dwelling on it that is serviced by an existing sewage system (Permit #02-BO-16), and that there appears to be adequate space for a replacement sewage system. They add that the newly proposed lot lines do not appear to encroach on the existing system setbacks.

Finally, the NBMCA notes 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 Ministry reviewed the proposal, and confirmed the subject lands are located outside of the MTO's permit control area (PCA); and therefore, no comments were provided at this time.

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.

The Bonfield Snowmobile Club did not raise any concerns or objections.

Public:

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

Township DepartmentsPublic Works

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

Fire Departments

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

ANALYSIS:

The submitted consent application seeks approval to sever 3.18 Acres / 1.28 Hectares of land legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; and transfer this, in the form of a Lot Addition, to the property legally described as: 222 YONGE STREET - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.

The property from which the land would be severed currently comprises approximately 69.86 Acres / 28.27 Hectares of land assessed by MPAC as being '*vacant residential land not on the water*'. The property to which the land is proposed to be transferred currently comprises approximately 0.71 Acres / 0.28 Hectares of land assessed by MPAC as accommodating a '*Single Family Detached Dwelling*'.

The front fifth of the vacant property to be severed, comprising approximately 13.4 Acres / 5.4 Hectares of land, falls within the existing '*Hamlet Settlement Area*' of the Hamlet of Bonfield, and is subject to both the '*Community Core Focus Area*' and '*Residential Focus Area*' Designations. The remainder of the lands comprising approximately 56.46 Acres / 22.8 Hectares currently fall outside the '*Hamlet Settlement Area*' and are designated '*Rural*'.

A small waterbody, comprising a '*Development Constraint Area*' is located to the north and east of the proposed lands to be retained. The waterbody is located approximately 270 meters from the lands proposed to form the lot addition, at its nearest point.

The portion of land that falls within the Hamlet Settlement Area is zoned *Residential First Density (R1)* for planning purposes. The remainder of the property, outside of the Hamlet Settlement Area is zoned '*Rural*' for planning purposes.

The land proposed to be severed as a lot addition falls entirely within the Community Core Focus Area Official Plan Designation and is zoned *Residential First Density (R1)* for planning purposes.

Through conversation with the applicant, at the time of submission of the application, it was identified the parcel proposed to be transferred as a lot addition is already being used on an informal basis by the proposed purchasers located at 222 Yonge Street; and that the two landowners had come to an agreement regarding the proposed sale of the land.

The applicant did not indicate the purchaser has any pending plans to further develop the property; and stated an understanding they will instead retain the parcel as an extension of their existing property boundary at 222 Yonge Street.

Despite this, it is noted the land proposed to be severed could potentially, in future years, meet the requirements for the creation of a new lot if all other planning criteria can be addressed including the proposed means of access, and approval on behalf of the North Bay Mattawa Conservation Authority (NBMCA) related to the design and location of a new On-Site Sewage System to service the property, while ensuring minimum setbacks from neighbouring properties and wells, etc. As such, the lot addition as presented, does not preclude the development of additional lands within the existing Hamlet Settlement Area should such a proposal ever be advanced.

A desktop review of the property identified the presence of a small waterbody, referred to as a '*Development Constraint Area*', located approximately 270 meters from the lands proposed to be severed as a lot addition. 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, the proposed lot addition far exceeds the minimum setback required. In addition, a small area of Wetland was identified in association with the Waterbody / Development Constraint Area on lands proposed to be retained; however, the wetland is located at least 400 meters away, at its nearest point, from the proposed lot addition, so the proposal will not affect the integrity of the wetland.

For its part, the North Bay Mattawa Conservation Authority did not raise any concerns or objections to the proposal, while noting there is sufficient space on both the land to be retained, and the property to be severed / added to 222 Yonge Street, within which, a new / replacement On-Site Sewage System could likely be accommodated without crossing lot boundaries, and ensuring minimum setbacks are being achieved.

A desktop review also indicated there are no operational farms or barns within 500 meters of the property, and the land proposed to be severed as a lot addition, will remain fully contained within the *Hamlet Settlement Area* for the Hamlet of Bonfield. As such, an evaluation of the property in regard to MDS Formulae was not considered necessary.

A review of the Planning History for the property confirmed that past severance applications were neither submitted or determined within the existing plan period.

* Consent Application Reference (B9/2004) was approved on October 12, 2004. This resulted in the transfer of approximately 1.5 Acres, or 0.6 Hectares from the subject property to Property Number 216 Yonge Street, which borders the property to the south.

*Consent Application Reference B11/2021 was approved on December 20, 2011. This resulted in the transfer of a small irregular shaped parcel of land measuring approximately 0.05 Hectares from the subject property to 222 Yonge Street (again subject to the current application).

*Consent Application B1/2010 proposed the creation of a new single lot, on a significantly reduced sized parcel of land measuring approximately 0.12 Hectares to the rear / east of Property Numbers 222 and 224 Yonge Street. That application was approved by the Township of Bonfield at its Regular Meeting of Council on April 13, 2010; however, the land does not appear to have been registered as a separate legally conveyable lot; so, it is considered most likely the conditions of consent were not met, and the provisional consent therefore lapsed.

*Minor Variance Application Reference A1/2010 sought recognition of the reduced frontage of 20 meters (or 66 feet) as opposed to the minimum 36 meters (118 feet) required at the time of approval, in accordance with Zoning By-Law 2000-08. That application was approved by the Committee of Adjustment on July 13, 2010.

With no other planning issues requiring specific consideration; and no concerns or objections having been raised by other stakeholders, including neighbouring property owners, throughout the public consultation process, staff are of the opinion that the proposed lot addition can proceed. The proposed consent to sever application conforms with the overall intent of the Official Plan, and complies with Comprehensive Zoning By-law 2012-49, as adopted by the Township of Bonfield. It is also considered to be consistent with the Provincial Government's Policy Objectives specified within PPS2024; and the Ontario Planning 1990 [As amended]. If approved, the 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.

RECOMMENDED ACTION:

The Planning Advisory Committee recommends to Council that Consent Application B5/2025: Leblanc/ Carr - Application for Consent / Lot Addition, be approved with conditions as set out.

PROPOSED CONDITIONS

1. That this approval applies to lands legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; and 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; 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 any buildings proposed 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 should the land subject to the current lot addition application, and/or any other lot(s) proposed to be severed from the retained lands; that a parkland dedication would be payable to the Township of Bonfield in accordance with the most up-to-date Tarriff of Fees payable at that time.
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.

Respectfully,

S Blakeley

Simon Blakeley, Planning Administrator

Attached:

Notice of Application for Consent
Application for Consent
Sketches for Planning Purposes