



THE CORPORATION OF THE TOWNSHIP OF BONFIELD  
Minutes of the Planning Advisory Committee held  
August 2<sup>nd</sup>, 2022 at 6:00 p.m.

PRESENT IN COUNCIL CHAMBERS: Eric Foisy Tom Rowe  
Narry Paquette

STAFF PRESENT: Sabrina Green, Secretary  
Andrée Gagné, Deputy Clerk

EXCUSED ABSENCE: Jane Lagassie

No. 1

Moved by Tom Rowe

Seconded by Narry Paquette

THAT the Planning Advisory Committee meeting be opened at 6:00 p.m.

Carried Eric Foisy

No. 2

Moved by Narry Paquette

Seconded by Tom Rowe

That the Minutes of the Planning Advisory Committee meeting held June 21<sup>st</sup>, 2022, be adopted as circulated.

Carried Eric Foisy

No. 3

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B7/2022, Mike and Lori Topolinsky, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows three (3) new lots from PART OF LOT 31, CONCESSION 7, LOT 31 CONCESSION 8. Zoned Rural (RU) and a certificate for the retained land.
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](mailto:planning@bonfieldtownship.com)
  - d. a schedule describing the severed parcel 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. 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 5% 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, the Pay Grid to Determine Payment of up to 5% in lieu of Land to be conveyed for Park or other Recreational Purposes shall apply.
6. If any, all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.
7. No further severances shall be taken from this parcel unless by Plan of Subdivision.

Carried Eric Foisy

**NOTE:**

A Certificate of Approval as required under Ontario Regulation 332/12 of the Ontario Building Code Act for a sewage disposal system must be obtained prior to development of the property.

A Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Permit may be required from the North Bay Mattawa Conservation Authority prior to undertaking any development of the property. It is recommended that prior to development, the property owner consult with the MNRF regarding potential requirements under the Endangered Species Act.

An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.

No. 4

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B8/2022, Mike and Lori Topolinsky, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows two (2) new lots from PART OF LOT 26, CONCESSION 8. Zoned Rural (RU) and a certificate for the retained land.
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](mailto:planning@bonfieldtownship.com)
  - d. a schedule describing the severed parcel 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. 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 5% 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, the Pay Grid to Determine Payment of up to 5% in lieu of Land to be conveyed for Park or other Recreational Purposes shall apply.
6. If any, all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.
7. No further severances shall be taken from this parcel unless by Plan of Subdivision.

Carried Eric Foisy

**NOTE:**

A Certificate of Approval as required under Ontario Regulation 332/12 of the Ontario Building Code Act for a sewage disposal system must be obtained prior to development of the property.

A Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Permit may be required from the North Bay Mattawa Conservation Authority prior to undertaking any development of the property. It is recommended that prior to development, the property owner consult with the MNRF regarding potential requirements under the Endangered Species Act.

An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.

## No. 5

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B11/2022, Rejean Duchesne and Robert Duchesne, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows two (2) new lot additions from BONFIELD CON 6 PT LOT 9 PCL; 442 NIP. Zoned Rural (RU).
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](mailto:planning@bonfieldtownship.com)
  - d. a schedule describing the severed parcel attached to the transfer for approval purposes
3. 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 5% 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, the Pay Grid to Determine Payment of up to 5% in lieu of Land to be conveyed for Park or other Recreational Purposes shall apply.
6. If any, all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.

Carried Eric Foisy

**NOTE:**

A Certificate of Approval as required under Ontario Regulation 332/12 of the Ontario Building Code Act for a sewage disposal system must be obtained prior to development of the property.

A Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Permit may be required from the North Bay Mattawa Conservation Authority prior to undertaking any development of the property. It is recommended that prior to development, the property owner consult with the MNRF regarding potential requirements under the Endangered Species Act.

An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.

Because this consent is also for a lot addition pursuant to Section 50(12) of the Planning Act, subsection (3) and (5) shall apply to any subsequent conveyance or transaction with respect to lot additions. This will be indicated on the Transfer (deed) upon endorsement by the Township of Bonfield.

No. 6

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B12/2022, Rejean and Joanna Duchesne, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows one (1) new lot addition from CON 6 PT LOT 9 PLAN 36R4289; PART 1 PCL 24199 NIP. Zoned Residential Second Density (R2).
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](mailto:planning@bonfieldtownship.com)
  - d. a schedule describing the severed parcel attached to the transfer for approval purposes
3. 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 5% 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, the Pay Grid to Determine Payment of up to 5% in lieu of Land to be conveyed for Park or other Recreational Purposes shall apply.
6. If any, all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.
7. Consent Application B11/2022 must be completed prior or together with this consent application in order for the property to remain in compliance with the Township's Zoning By-Law, specifically, meeting the required lot frontage. If consent application B11/2022 is not perfected this consent application shall be considered null and void.

Carried Eric Foisy

NOTE:

A Certificate of Approval as required under Ontario Regulation 332/12 of the Ontario Building Code Act for a sewage disposal system must be obtained prior to development of the property.

A Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Permit may be required from the North Bay Mattawa Conservation Authority prior to undertaking any development of the property. It is recommended that prior to development, the property owner consult with the MNRF regarding potential requirements under the Endangered Species Act.

An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.

Because this consent is also for a lot addition pursuant to Section 50(12) of the Planning Act, subsection (3) and (5) shall apply to any subsequent conveyance or transaction with respect to lot additions. This will be indicated on the Transfer (deed) upon endorsement by the Township of Bonfield.

No. 7

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B13/2022, Cory Nottingham, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows two (2) new lots from PART OF LOTS 33 & 34, CONCESSION 9. Zoned Rural (RU).
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](mailto:planning@bonfieldtownship.com)
  - d. a schedule describing the severed parcel attached to the transfer for approval purposes
3. 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 5% 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, the Pay Grid to Determine Payment of up to 5% in lieu of Land to be conveyed for Park or other Recreational Purposes shall apply.
6. If any, all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.

Carried Eric Foisy

**NOTE:**

A Certificate of Approval as required under Ontario Regulation 332/12 of the Ontario Building Code Act for a sewage disposal system must be obtained prior to development of the property.

A Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Permit may be required from the North Bay Mattawa Conservation Authority prior to undertaking any development of the property. It is recommended that prior to development, the property owner consult with the MNRF regarding potential requirements under the Endangered Species Act.

An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.

No. 8

Moved by Tom Rowe

Seconded by Narry Paquette

That the meeting of the Planning Advisory Committee be adjourned at 6:29 p.m.

Carried Eric Foisy

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CHAIR

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SECRETARY