



**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
SPECIAL MEETING OF COUNCIL – PUBLIC MEETING
March 18, 2025**

PRESENT: Narry Paquette, Chair Jason Corbett
Donna Clark Dan MacInnis
Steve Featherstone

STAFF PRESENT: Nicky Kunkel, CAO Clerk-Treasurer
Andree Gagne, Deputy Clerk Treasurer
Simon Blakeley, Planning Administrator
Mike Pilon, Chief Building Official
Alex Hackenbrook, Public Works Manager
Casandra Klooster, Administrative Assistant
Christina Young, Administrative Assistant

1. Call to Order

Motion 1

Moved by Councillor MacInnis

Seconded by Councillor Clark

THAT this meeting be opened at 7:00 p.m.

Carried

- Mayor Paquette greeted the assembly and recited the Land Acknowledgement.
- Andrée Gagné greeted the assembly and recited the French version of the Land Acknowledgement
- Deputy Mayor Corbett presented a 2024 municipal updated and spoke to what Council has heard this term on the proposed bylaws that will be discussed later in the presentations.

2. Disclosure of Pecuniary Interest

Councillor Clark declared a pecuniary interest on item #4 d. Short Term Rental By-law, as per previous meetings. Councillor Clark did not leave the room and did not participate in the discussions and/or comments from the Public.

3. Agenda Items

A. Strategic Plan

CAO Kunkel presented the Strategic Plan. The mission, vision and principals that guide council discussions and decisions were explained along with the strategic pillars and priority action items for the next five years. The audience was encouraged to take notes, submit comments and/or reach out to Council with any feedback. Once her presentation was done, she opened the floor for comments.

Norman Sheppard inquired about the brushing that Councillor Corbett mentioned in his opening statement. He wanted clarification on why the Township was brushing where Hydro should. It was explained that we only brush the portion of the road allowance that is owned by the Township.



Barry Emberton stated that he is a retired engineer and offered to volunteer his services to the Township to help keep costs down.

George Cook stated that having to make an appointment every time he needs to see staff is not always convenient and takes too long. He commented on the Staff changes that have happened over the last few years. It was communicated that the staff team has been build over the last two years and making an appoint is sometimes preferred to ensure staff are in the office and available and to ensure any research needed can be started prior to the meeting. He also had issues regarding the sea containers that Council is proposing allowing in an upcoming by-law. Shipping containers will be addressed later in the evening.

Jules Gagné questioned the growth that is mentioned in the Strategic Plan and made a comment that this Council is not supporting growth with the restrictions they are placing on his subdivision not allowing trailers and the proposed fees. It was explained every subdivision has its own agreement and his would have to be reviewed but he is correct, trailers are not proposed for the hamlets.

Roxanne Martin questioned why the Fire Chief was charging his Tesla using Township power source. The question was not answered.

B. Zoning By-law Amendments

Mayor Paquette read the Public Notice Statement to the audience.

CAO Kunkel made a presentation on draft By-law 2025-09 and 2025-10. She explained the proposed changes being considered in the Comprehensive Zoning By-law 2012-49 and Bylaw 2018-06. These would permit the use of Travel Trailers and Recreation Vehicles on certain rural properties within the Township and setbacks.

Planning Administrator, Simon Blakeley presented draft By-law 2025-11. He explained the proposed changes being considered in the Comprehensive Zoning By-law 2012-49. This by-law would permit and regulate Additional Dwelling Units for certain properties within the Township, including building requirements and parking, permit and regulate the use of Shipping Containers as accessory storage structures and permit and regulate Hunt Camps.

CAO Kunkel provided a summary of the technical slides.

Mayor Paquette then asked if any person had made a written submission and Simon Blakeley informed that written submissions had been received.

Written submissions provided by and read by the Planning Administrator:

- i). **Nathalie Bertin** – comment on agreeing with shipping containers
- ii). **Diana Dreika** – comments regarding trailers, setbacks were explained in presentation
- iii). **Pat Kelly** - commented on allowing trailers on waterfront lots.
Reply: following answers on why not vacant lands in the RLS zone.
not having trailers on waterfront, subdivision agreements and RLS Zones will be carried



forward into the new by-law, from subdivision agreements
- it protects our lakes, concerns about septic and how they are managed, open rules to allow trailers
- RLS zone is prime development area

Oral presentations requests for 2025-09, 2025-10, 2025-11 submitted by:

Trevor Caudle - Did not come forward to speak

Kathy Bray – had questions regarding the storing of livestock trailers with amenities and the wording in the by-law regarding stored and/ or maintained

Reply:

The by-law only applies to vacant properties and the wording will be reviewed

Doug Davidson – frequently sees several trailers are parked year-round on some properties with no enforcement to date despite complaints and sought clarification on laundry facilities in the additional dwelling units.

Reply:

Currently, no trailers are permitted on any vacant property. New by-law will only be for rural zone, not RLS or hamlet and by-law will be enforced.

The CBO explained the definition of laundry facility as per the building code.

Jessica and Chris Sheppard – What is the purpose of these amendments and why fines. Will pre-existing ADU will be required to obtain a building permit or will they need to be removed and why would they not be grandfathered in. Why are by-laws necessary to regulate sea containers.

Reply:

The question regarding trailers will be answered after we present the trailer by-law. Preexisting ADU were not permitted and if they were built without permit, they can't be grandfathered in. The differences between secondary dwelling, garden suites and guest cabins were explained. Each property situation would be assessed case by case for pre-existing buildings. Currently sea cans are not permitted and the amendment to the by-law will permit them.

Wesley Rozicki – Did not come forward to speak

Carmen Jasmin – Concern regarding RV on her property and these were answered in previous comments. Should Council have a say in short term rentals seeing owners pay extra insurance for this.

Reply:

Will review the by-laws and clean up wording if necessary.

A CBO under certain acts, has access to properties to enforce by-laws and inspection when necessary. Short-term rentals will be discussed later in the presentations.

Gina Langlois – Gina made a number of statements as a member of the Planning Advisory Committee and a resident of the Township regarding the imposition of by-laws and their restrictions. She spoke of high taxes and the cost of fees. No consideration on growth.

Reply:



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No ADU's permitted in the RLS Zone as studies state that lakes are at or near capacities as per NBMCA. More studies would need to be done. The audience was requested to provide feedback on the size of the hunt camp property at the meeting.

Lori Langlois – Will adjustments be made to STR bylaw implementation for this year seeing the late approval of the by-laws. Why are the voices of the residents not being represented by implementing these rules. Why are trailers being excluded from the RLS zones.

Reply:

It would be up to Council to decide on implementation timelines, something that can be brought back to Council if they wish. Voices of residents were explained in the Deputy Mayor's opening presentation. The RLS zone is typically waterfront and has restrictions for the health of the lake. Additional studies on the lakes are required prior to approving additional development. The regulations for the RLS did not change in these amendments.

Cameron Buttigieg – Did not come forward to speak

The Mayor then opened the meeting to the floor for comments from the Public

Lori Butterfield – asked if the enforcement of the trailer bylaw will finally occur

Reply: once by-law is passed, enforcement will commence

Caren Gagne – Made statements to Council regarding pandemic, tariffs, and inflations but no question was posed. She indicated she had a petition to stop bylaws from being passed and was taking signatures.

Micheline Degagne – Does the community get to vote on by-laws, she is feeling bullied by all these new by-laws and fees

Reply: Public meetings are held in order for the community to voice their concerns and for Council to take into consideration any feedback they receive. There was discussion then on the ability for the CBO to enter land. The CBO explained the requirements of the Act.

Holly Brodhagen – asked question about sea cans and permit requirements

Reply: her questions and concerns will be reviewed. Containers under 161.4 square feet do not need a permit but still have to follow the zoning rules for accessory structures.

Rosaline Gaudreault – owns a trailer on vacant land on lakefront property, can't see any reason why she shouldn't be able to continue using her trailer all summer, feels discriminated against.

Reply: any trailer on vacant property has been there illegally for several years, provisions being made for rural allowance only.

Mike Parent – discussion on the size of sea cans permitted when they are engineered and stamped.

Reply: Size of sea cans determine if a building permit is required or not

George Cook – use of sea cans, whether legal or not should be allowed same as trailers

Reply: Shipping containers are allowed with regulations



Jules Gagne – why can't trailers be stored on vacant land

Reply: trailers can be parked on vacant land if you own the adjacent land, if not, they are not permitted anywhere on vacant land.

Mayor Paquette concluded the Public Session of this meeting and advised that if anyone wants to be notified of the decision of the approval authority, they must sign the provided form.

A short break was taken before continuing on with other Agenda items.

When meeting resumed at 10:14, Councillor Clark declared a Conflict of Interest with Item 4-d. She did not leave the room as no Motion was passed nor did she comment or discuss any items.

C. Trailers and Short-Term Rental Bylaws

CAO Kunkel presented the proposed Short-Term Rental and Trailer Licensing by-laws.

Comments or questions on these 2 by-laws had to be submitted by noon on March 17, 2025.

During the presentation the following motion was passed as required when a meeting goes beyond 10:30 pm

Motion 2

Moved by Councillor Featherstone

Seconded by Councillor Corbett

WHEREAS the Procedural By-Law 2023-48, S.10.1 states that "No item of business may be dealt with at a Regular Council meeting after 10:30 p.m., unless authorized by a resolution supported by a majority of the Member"; BE IT HEREBY RESOLVED THAT the members of Council agree to function after 10:30 p.m.

Carried

CAO Kunkel continued with the presentation

The following comments and requests to speak on Trailers and Short-Term Rentals were submitted.

Kathy Bray – questions regarding trailers were answered in the formal public meeting section.

Norman Sheperd – not present

Carmen Jasmin – not present

Jessica and Chris Sheppard – issues with short-term rental by-law and requirements and feels discriminated against for having one. It brings financial support to the community and helps pay for property taxes.

Reply: Council asked to review and the process was started 2 years ago to regulate them following concerns that were received by Council.

Dr. Paul Preston – Short-term rentals should be regulated. Some renters have no consideration for the privacy of the neighbours and are disruptive to enjoyment of their own property.



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Gina Langlois – Short-term rentals promote tourism. These by-laws do not work as seen in other Municipalities. They cause additional burden to the homeowners.

Robin Edwards – Reasonable timeline should be considered for 2025. Do they have resources to put in place the requirements that this by-law will bring. How will municipality manage issues that arises with this new by-law

Written comments submitted were read aloud by the CAO

Gord Young and Marcy Dewey provided comments supporting the trailer bylaw.

Diana Dreika submitted comments on the trailer bylaw

D. Fireworks

The Mayor provided a presentation regarding having fireworks on Canada Day vs Labour Day Weekend. A vote of the audience was taken with the results being Fireworks will remain on Canada Day each year.

4. Adjournment

Motion 3

Moved by Councillor MacInnis
THAT this meeting be adjourned at 11:06 p.m.

Seconded by Councillor Clark

Carried

MAYOR

CLERK