



THE CORPORATION OF THE TOWNSHIP OF BONFIELD  
Minutes of the Planning Advisory Committee held  
June 21<sup>st</sup>, 2022 at 6:00 p.m.

PRESENT IN COUNCIL CHAMBERS: Eric Foisy Tom Rowe  
Narry Paquette

PRESENT VIA ZOOM: Jane Lagassie

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

No. 1

Moved by Eric Foisy

Seconded by Tom Rowe

THAT the Planning Advisory Committee meeting be opened at 6:04 p.m.

Carried Jane Lagassie

No. 2

Moved by Tom Rowe

Seconded by Narry Paquette

That the Minutes of the Planning Advisory Committee meeting held May 17<sup>th</sup>, 2022 be adopted as circulated.

Carried Jane Lagassie

No. 3

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B5/2022, Kevin Rose be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows one (1) new lot from Part of Lot 29, Concession 9, Remainder of Parcel 12080. 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.
7. Pursuant to the Ministry of Transportation's comments in support of consent; access for the severed lands shall be taken from Trunk Road not Highway 17. The applicant is responsible for requesting an entrance permit, if desired, from the Township of Bonfield Public Works Department for an entrance on Trunk Road.
8. A MDS calculation be undertaken for any livestock facilities within 700m of the property to confirm appropriate setbacks can be maintained from the new proposed lot line as per North Bay Mattawa Conservation Authority's requirements

Carried Jane Lagassie

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 Eric Foisy

Seconded by Tom Rowe

That the Planning Advisory Committee recommends to Council to defer consent application B7/2022 (Mike & Lori Topolinsky) pending a site inspection and comments by the North Bay Mattawa Conservation

Carried Jane Lagassie

No. 5

Moved by Narry Paquette

Seconded by Eric Foisy

That the Planning Advisory Committee recommends to Council to defer consent application B8/2022 (Mike & Lori Topolinsky) pending a site inspection and comments by the North Bay Mattawa Conservation lot.

Carried Jane Lagassie

No. 6

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B9/2022, Alice, Louis and Joseph Desgroseilliers, Lina Blais and Josette Carriere, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows one (1) new lot (to separate an original 100acre parcel that merged with abutting previous 100acre parcel from common ownership) from Lot 7, Concession 11 Parcel 482, and Part Lot 6 Concession 11 Parcel 13225. 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)
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 Jane Lagasie

**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. 7

Moved by Eric Foisy

Seconded by Tom Rowe

THAT the meeting of the Planning Advisory Committee be adjourned at 6:21 p.m.

Carried Jane Lagasie

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CHAIR

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SECRETARY