



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Minutes of the Planning Advisory Committee held
May 17th 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 Narry Paquette

Seconded by Tom Rowe

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

Carried Eric Foisy

No. 2

Moved by Tom Rowe

Seconded by Narry Paquette

That the Minutes of the Planning Advisory Committee meeting held April 5th, 2022 be adopted as circulated.

Carried Eric Foisy

No. 3

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 23/2021, David and Darlene Stoddart 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 35, Concession 9, Remainder of Parcel 15489 Nip (Talon Lake Road). 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@townshipofbonfield.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 owners' 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.

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

No. 4

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B 1/2022, Ivan Lacoursiere, previously, Christina Nemati and Jaleh Talebi, 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 5 Concession 6, Part 1 on Plan 36R14538. 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@townshipofbonfield.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 owners 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.

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 B 2/2022, Anna and Rod Brooks, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows one (1) new lot from Lot 31 Concession 4. 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@townshipofbonfield.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 owners 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.

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

No. 6

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 4/2022, Joanne Stewart, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which a lot addition from Lot 10 on 36M-542 to Lot 9 on 36M-542. Zoned Special Zone 17 (SZ-17).
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@townshipofbonfield.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 owners 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. The subject property is part of a plan of subdivision therefore the Applicant will be required to obtain a Deeming By-Law to address the portion of the Lot Line between Lots 9 & 10 that are subject to this Consent Application. The Applicant Will be required to apply to Council to obtain said Deeming By-Law.

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 is required from the North Bay Mattawa Conservation Authority prior to undertaking any development of the property located in the Approximate Regulated Area (ARA).

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 Tom Rowe

THAT the meeting of the Planning Advisory Committee be adjourned at 6:20 p.m.

Seconded by Narry Paquette

Carried Eric Foisy

CHAIR

SECRETARY