



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Minutes of the Planning Advisory Committee held
October 23, 2023, at 6:00 p.m.

PRESENT IN COUNCIL CHAMBERS: Jason Corbett Kamil Wroblewski
Narry Paquette

REGRETS: Eric Foisy and Gina Langlois

STAFF PRESENT: Nicky Kunkel, CAO Clerk-Treasurer
Ann Carr, Planning Administrator (in transition)

1. Call to order

Moved by Narry Paquette **Seconded by** Kamil Wroblewski

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

Carried Chair, Jason Corbett

2. Adoption of the Minutes

Moved by Kamil Wroblewski **Seconded by** Narry Paquette

That the Minutes of the Planning Advisory Committee meeting held May 12th, 2023, be adopted as circulated.

Carried Chair, Jason Corbett

3. Consent Application:

B5/2023 Daniel Caskenette, for Consent: to create one (1 new lot Concession 5 Lot 11, Bluesea Road)

The following resolution was brought forward:

Moved by Narry Paquette **Seconded by** Kamil Wroblewski

THAT The Planning Advisory Committee recommends to Council that Consent Application B5/2023 Daniel Caskenette, for Consent: to create one (1) new lot Concession 5 Lot 11, Bluesea Road be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows ONE (1) new lot on PART OF LOT 11, CONCESSION 5, Part lot 11 RP36R7063 Part 1 PCL 26790 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 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 applicant commit when registering the transfer that a note on title shall state the severed parcel is from an active aggregate operation for all future use and sale purposes to ensure there is no negative impact and there is protection to the primary aggregate designation.

NOTE:

- X 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.
- X 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.

Carried Chair, Jason Corbett

4. Consent Application:**B6/2023 Gary and Nicole Benoit; creation of (2 new lots; Southshore Road)**

The following resolution was brought forward:

Moved by Kamil Wroblewski Seconded by Narry Paquette

THAT The Planning Advisory Committee recommends to Council that Consent Application B6/2023 Gary and Nicole Benoit; creation of 2 new lots; Southshore Road be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows two (2) new lots on Part of Lot 4 Concession 5 Part 2 of RP36 12680;
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 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.

NOTE:

- X 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.
- X 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.

Carried Chair, Jason Corbett

5. Consent Application:

B7/2023, Geoffrey and Jaymie Vincent; create (three new lots; Sunnyside Road)

The following resolution was brought forward:

Moved by Narry Paquette Seconded by Kamil Wroblewski

THAT The Planning Advisory Committee recommends to Council that Consent Application B7/2023, Geoffrey and Jaymie Vincent; create three new lots; Sunnyside Road be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows three (3) new lots on Part of Lot 6 Concession 8; and Part of 6 Concession 7 Part 1 of RP36 5947 in the Township of Bonfield; 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 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. That a restriction under Section 118 of the Lands Title Act to be entered into the parcel register for the whole

of the retained parcel in Part of Lot 6, Con 8, Parcel 651 Nip and Part of Lot 6, Conc 7 Part 1 on Plan 36R-5947 Parcel 25784 Nip., in the Township of Bonfield to read as follows:

No transfer of lands shall be made or charge created unless the consent of the Council of the Township of Bonfield is obtained;

The consent of the Council of the Township of Bonfield is not required in instances where the transferor or charge consents to the continuation of the restriction; the owner shall satisfy this condition by providing the Township of Bonfield with an undertaking from the person registering the documents, committing to register the restriction once the transfer has been registered.

NOTE:

- X 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.
- X 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

Carried Chair, Jason Corbett

6. Adjournment

Move by Kamil Wroblewski Seconded by Narry Paquette

THAT The Planning Advisory Committee be adjourned at 6:30p.m. to meet again at 6:00 pm on November 20,2023.

Carried Chair, Jason Corbett

CHAIR

SECRETARY