



The Corporation of The Township of Bonfield

AGENDA FOR THE PLANNING ADVISORY COMMITTEE MEETING TO BE HELD May 16th, 2024, AT 6:00 P.M.

1. Open Meeting
2. Adoption of Agenda: as prepared OR as amended
3. Adoption of the minutes of the regular meeting: December 11th, 2023
4. Disclosure of Pecuniary Interests
5. Presentations from the public
6. Consent Applications:
 - a. B1/2024-Lot Addition, Trunk Road, Raymond
7. Referrals from Council
8. Other Business:
 - a. Report- Prime Agriculture Technical Report for JL Richards
9. Correspondence:
 - a. Proposed Changes to the Provincial Policy Statement 2023 and Proposed Changes to the Planning Act
10. Unfinished Business:
 - a. 2nd Draft of Official Plan for Review-Comment
11. Adjournment

Small Community, Big Heart





The Corporation of The Township of Bonfield

AGENDA FOR THE PLANNING ADVISORY COMMITTEE MEETING

MINUTES





THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Minutes of the Planning Advisory Committee held
December 11, 2023, at 6:00 p.m.

PRESENT IN COUNCIL CHAMBERS: Jason Corbett, Chair Eric Foisy
Narry Paquette Kamil Wroblewski

PRESENT VIA ZOOM: Gina Langlois

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

1. Call to order
Moved by Eric Foisy
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 Narry Paquette
Seconded by Gina Langlois

That the Minutes of the Planning Advisory Committee meeting held December 4th, 2023, be adopted as circulated.
Carried Chair, Jason Corbett

The Committee held it's final meeting to review the draft Official Plan. Next steps are to meet with the consultants JL Richards to discuss comments. Once there is an updated draft it will be presented to Council and the Province. A public meeting to review and comment on the revised draft will be held late spring of 2024.

3. Adjournment
Move by Narry Paquette
Seconded by Kamil Wroblewski

THAT The Planning Advisory Committee be adjourned at 7:25 p.m. to meet again at the call of the Chair.
Carried Chair, Jason Corbett

CHAIR

SECRETARY



The Corporation of The Township of Bonfield

AGENDA FOR THE PLANNING ADVISORY COMMITTEE MEETING

CONSENT APPLICATIONS





**PLANNING & DEVELOPMENT
DEPARTMENT**

Email: planning@bonfieldtownship.com

PLANNING REPORT

MEETING DATE: May 16th, 2024
TO: Planning Advisory Committee
FROM: Ann Carr, Planning Administrator
SUBJECT: B1/2024 Raymond, Denis, and Denise/Application for Consent - Lot Addition(s) from the properties legally described as CON 9 LOT 14 REM. PCL 3885 NIP & CON 10 LOT 14 PCL 1427 to the Property Legally described as CON 9 LOT 14 RP 36R-10559, PART 1 PCL 28896; BONFIELD; TRUNK ROAD

RECOMMENDATIONS: The Planning Advisory Committee recommends to Council that Consent Application B1/2024, Denis and Denise Raymond, lot addition to be approved with conditions as set out.

SUBJECT LAND AND LAND USE: The subject property currently has a dwelling with septic and well and is designated as Rural Area and zoned Rural. The property is surrounded by alike Rural properties. The lot addition is to add the 77 hectares into the property located at CON 9 LOT 14 RP 36R-10559, PART 1, PCL 28896 (337 TRUNK ROAD) from CON 9 LOT 14 REM PCL 3885 Nip. The lot addition property currently has a single-family dwelling well and septic as well as the retained portion.

A consent was granted on the subject property File # B1/1998 when the lot receiving the current lot addition was originally severed.

APPLICANTS PROPOSAL: The Applicant is requesting to create **1 Lot Addition.**

Proposed Lot Addition:

Frontage: 225 meters
Depth: 2000 meters
Area: 77 hectares

Retained:

Frontage: 110 meters
Depth: 130 meters
Area: 1.5 hectares

The purpose of the lot addition is so Mr. and Mrs. Raymond may transfer the property to their son and keep the retained property and dwelling for themselves.

PROVINCIAL POLICY STATEMENT (PPS):

1 Building Strong Healthy Communities

- **1.1.1, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns:** The rural property is surrounded by other 100-acre parcels of land.
- **1.1.5 Rural Lands in Municipalities:** On Rural lands in municipalities, permitted uses are: residential development, including lot creation, that is locally appropriate: The lot being retained has a current dwelling and the lot addition has a dwelling.
- **1.1.5.8 Lot creation shall comply with the Minimum Distance Separation Formulae.** MDS1 was not applicable as no facilities were within 750 m of the subject land.

2.0 Wise Use and Management Resources

- **2.1 Natural Heritage:** The subject property is not designated as a prime agricultural area nor has any significant wetlands. The retained portion of the property has a small watercourse that runs parallel to the road, roughly 350 meters from the frontage of the property.
- **2.5 Mineral Aggregate Resources:** The subject property is identified under our O.P. as a “Secondary Significance” of Sand and Gravel Area, not a “Primary Significance”.

3.0 Protecting Public Health and Safety

- **3.1. Natural Hazard**
 - **3.1.1 a)Development** shall generally be directed, in accordance with guidance developed by the province (as amended from time to time) to areas outside of: a) hazardous sites. Development has already been permitted in the hazardous area and there is no future development on the retained portion or the lot addition.
- **3.2 Human-Made Hazards:** The subject property is not abutting or adjacent to any mineral aggregate operations, mine hazards and/or former mineral mining operations. According to our OP, the nearest Aggregate removal area is roughly 1.0 km away.

OFFICIAL PLAN (O.P) & ZONING BY-LAW:

Bonfield’s Official Plan:

2 Vision, Principles and Objective

- **2.2.1, Sustainable Development:** The Township shall promote sustainable development to enhance the quality of life for present and future generations. Both developments of residential dwellings are compatible with the surrounding land uses.

3 General Development Policies

- **3.2. Land Use Compatibility:** Both developments will enhance an already established area and will coexist with existing development without causing any adverse impact on surrounding properties.
- **3.15 Adequate and Affordable Housing:** It is expected that single-detached housing will continue to be the dominant form of housing, therefore both developments being single-detached homes are in line with the policy.

4 Land Use Designation

- **4.2 Rural Area:**
- **4.2.1** This application meets low residential development, is in accordance with the land division and MDS policies of this plan.
- **4.4. a. Consents i)** This consent is for a permanent residential use, meets the minimum area of 1.0 hectare and meets the minimum frontage of 60 meters for both the retained and lot addition.

5 Natural Heritage Features and Cultural Heritage

- **5.1 Natural Heritage:** According to Schedule B of the official Plan, this property is not located in a Candidate Area of Natural and Scientific interest nor within 120 meters of such. (subsection 5.1.1).

7 Implementation and Interpretation:

- **7.9 Environment Impact Statements:** EIS are called for when needed. However, if we refer to the table in 7.9.3, the subject property is not adjacent to any of the areas listed on the table.
- **7.11 Land Division:** When consent is considered appropriate for the orderly development, it **shall** be granted in accordance with the policies of this plan. The proposed severed and retained lands also comply with the minimum lot area and frontage.

Official Plan Schedule B: Although the subject property is shown as “Sand and Gravel Resource Area, Secondary Significance”, there are no provisions in the official plan for this designation.

Bonfield’s Zoning By-Law:

The subject property is zoned Rural (RU) which permits residential uses such as the existing residential dwellings.



**PLANNING & DEVELOPMENT
DEPARTMENT**

Email: planning@bonfieldtownship.com

Schedule C- Provisions for Non-Residential Uses- RURAL (RU):

Minimum Lot Frontage: Both the proposed severed lot and retained portion meets the minimum lot frontage.

- **Minimum Lot Area (ha):** Both the proposed severed lot and retained portion meets the minimum lot area.
- **Proposed Dwelling on Severed Lot;** Based on the estimates provided in the application, the dwelling conforms to setbacks, height, and floor area requirements. The applicant must obtain a building permit which must meet all applicable law which includes the zoning by-law prior to the issuance of the permit if required.

COMMENTS/REPORTS/STUDIES:

As required under the *Planning Act* circulation to the appropriate agencies/bodies and neighbouring landowners for comment was completed on April 29th, 2024.

North Bay Mattawa Conservation Authority (NBMCA): no comment to date

Hydro One: no comment to date

Ministry of Transportation (MTO): The subject property is not within the MTO's control area, therefore, the MTO does not have any comments.

Public: The abutting landowners, located at 293 Trunk Rd. Legally described as CON9, LOT 13 PCL 1435, Noel Foisy, Rita Foisy, Claude Foisy oppose the application because the survey line is under dispute. They have submitted a letter on May 05, 2024.

Township Departments

Public Works: No comments

Fire Departments: No comments

ANALYSIS: This application for consent is inline with policy and regulations. The proposed consent is to transfer property to a family member and development of the lands with residential dwellings are existing

The comments from the Public regarding the survey line dispute can be resolved when the lot addition is surveyed for the consent and is a normal condition of consents.



**PLANNING & DEVELOPMENT
DEPARTMENT**

Email: planning@bonfieldtownship.com


RECOMMEND ACTION: The Planning Advisory Committee recommends to Council that Consent Application B1/2023, Denis and Denise Raymond, for the creation of one new lot, be approved.

PROPOSED CONDITIONS (aside from the standard conditions included in all Notice of Decisions): The standard condition to provide a registered plan of survey will provide resolution to the dispute.

Respectfully,

Ann Carr
Planning Administrator

I concur with this report,



Nicky Kunkel
CAO

Attached: Application for Consent, Sketch, Aerial Imagery

cc: Council

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT

Person(s), if known, to whom land or interest in land is to be transferred:

~~Self~~ TIMMY RAYMOND

If a lot addition, identify the land to which the lot addition will be added:

PART 1, LOT 14, CON. 9. 36R-10559

Number of new lots to be created:

One

Certificate of Consent: Will you be requesting a certificate of consent for both retained and severed parcels?

No Yes if 'Yes', you must provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*.

Section 3:
SUBJECT LAND

Municipal Address:

Roll No.

~~36-26-000-001-27800-0000~~

Legal Description:

LOT: 14 / con 9 PLAN: 36R-10559 PARCEL: REM PCL 3885 NIP
PART(S): 1

Current Zoning: RURAL

Current Official Plan Designation: RURAL

Proposed zoning and/or official plan designation change?

No Yes if 'Yes', please provide details and complete the applicable application:

Are there any easements or restrictive covenants affecting the subject land?

No Yes if 'Yes', please list the description of each easement or covenant and it's effect:

Have the subject lands ever been or is now, part of an application for:

Official Plan Amendment: No Yes if 'Yes', File No. _____

Zoning Amendment: No Yes if 'Yes', File No. _____

Plan of Subdivision: No Yes if 'Yes', File No. _____

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

Consent: - No Yes if 'Yes', File No. _____

Minor Variance: No Yes if 'Yes', File No. _____

Nearby Uses and Features
Are any of the following uses or features on the subject land?

Use or Feature	On the subject land	Within 500 meters of subject land, unless otherwise specified (indicate approximate distance)
	no	
An agriculture operation including livestock facility or stockyard	no	
A Landfill	no	
A Sewage treatment plant or waste stabilisation plant	no	
Flood Plain	no	
A rehabilitated mine site	no	
A non-operating mine site	no	
TransCanada Pipeline and/or facilities (within 200 meters or 30 meters within a right-of-way) OR (700 meters of compressor station)	no	
An active railway line, municipal/federal airport, utility corridors, heritage buildings	no	
Aggregate removal area (Pits and Quarries)	no	

Natural Heritage Feature or Area	On the Subject Property	Within distance from subject property (indicate approximate distance)
Significant habitat of endangered and threatened species	no	120 meters
Significant wetlands	no	120 meters
Significant wildlife habitat	no	120 meters
Significant areas of natural and scientific interest- earth science	no	50 meters
Fish habitat	no	120 meters
Watercourse or body of water	no	120 meters

Re-submission of an Application

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

Section 4:

RETAINED & SEVERED LAND(S)

RETAINED LOT ADDITION:

Frontage (meters): ~~99.826~~
222M

Depth (meters): ~~114.573~~
1859M

Area (m2 or HA): 179 AC

SEVERED RETAINED:

1. Frontage (meters): 99.826

Depth (meters): 114.573

Area (m2 or HA): 3.61 AC

2. Frontage (meters): ~~112.40M~~

Depth (meters): ~~132M~~

Area (m2 or HA): ~~_____~~

3. Frontage (meters): ~~_____~~

Depth (meters): ~~_____~~

Area (m2 or HA): ~~_____~~

Existing use or proposed use of the property

RETAINED: RESIDENTIAL

Existing use or proposed use of the property

SEVERED: RESIDENTIAL

Existing/Proposed buildings/structures (in metric units)

RETAINED:

Type: _____ Front lot line Setback: _____ Rear lot line setback: _____ Height: _____
Interior lot line setback: _____ Exterior lot line setback: _____ Dimensions: _____ Floor Area: _____

Type: _____ Front lot line Setback: _____ Rear lot line setback: _____ Height: _____
Interior lot line setback: _____ Exterior lot line setback: _____ Dimensions: _____ Floor Area: _____
Attach additional page if necessary

Existing/Proposed buildings/structures (in metric units)

SEVERED: IN SKETCH

Type: _____ Front lot line Setback: _____ Rear lot line setback: _____ Height: _____
Interior lot line setback: _____ Exterior lot line setback: _____ Dimensions: _____ Floor Area: _____

Type: _____ Front lot line Setback: _____ Rear lot line setback: _____ Height: _____
Interior lot line setback: _____ Exterior lot line setback: _____ Dimensions: _____ Floor Area: _____
Attach additional page if necessary

Access:

RETAINED

- Provincial Highway
- Municipally Maintained Road- Year Round
- Municipally Maintained Road- Seasonal
- Municipal Road- Year Round
- other Public Road (specify): _____
- Right of Way (specify & if applicable, provide legal use): _____

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

Water Access only

Access:

SEVERED

- Provincial Highway
- Municipally Maintained Road- Year Round
- Municipally Maintained Road- Seasonal
- Municipal Road- Year Round
- other Public Road (specify): _____
- Right of Way (specify & if applicable, provide legal use): _____
- Water Access only

If access to the subject land is by private road, or if "other public road" or "right of way" please indicate who owns the land or road, who is responsible for maintenance and whether it's maintained seasonally or all year:

If Water Access, please list the parking and docking facilities used or proposed to be used as well as the approximate distance from the subject lands and the nearest public road.

Water Supply:

RETAINED

- Privately-owned and operated individual well
- Privately-owned and operated communal well
- Lake or other body of water
- Public owned and operated piped water system
- Other means (specify): _____

Water Supply:

SEVERED

- Privately-owned and operated individual well
- Privately-owned and operated communal well
- Lake or other body of water
- Public owned and operated piped water system
- Other means (specify): _____

Sewage Disposal:

RETAINED

- Privately owned and operated individual septic
- Privately owned and operated communal septic system
- Public owned and operated sanitary sewage system
- Privy

Sewage Disposal:

SEVERED

- Privately owned and operated individual septic

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

DECLARATION OF APPLICANT(S)

Affidavit or Sworn Declaration

I/We Denise and Denis Raymond of the ~~Nipissing~~ in the District of Nipissing make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Township of Bonfield in the District of Nipissing this 10th day of April, 2024.

Andree Maci
Signature of Commissioner of Oaths

Andree Maci
Signature of Commissioner of Oaths

Denise Raymond
Signature of Applicant

Denis Raymond
Signature of Applicant

AUTHORIZATION

Consent of owner(s) to the use and disclosure of personal information

I/We _____ am/are the owner(s) of the land that is the subject of this consent application for the purposes of the Freedom of Information and Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Date

Signature of Owner

Date

Signature of Owner

TO BE COMPELTED If the applicant(s) is not the owner(s) of the land that is the subject of this application

Authorization of Owner(s) for agent/purchaser to make application and provide personal information

I/We, _____, am/are the owner(s) of the land that is subject of this application and I/we authorize _____ (name of agent/purchaser) to make this application on my/our behalf and for the purposes of the Freedom of Information and Protection of Privacy Act provide any of my personal information that will be included in this application or collected during the processing of this application.

Date

Signature of Owner

Date

Signature of Owner

**THE CORPORATION OF THE TOWNSHIP OF BONFIELD
APPLICATION FOR CONSENT**

Consent of Owner(s), Permission to Enter

I/We Denise and Denis Raymond being the owner(s) of the subject land of this application hereby authorize Municipal Staff, Planning Advisory Committee Members and the North Bay Mattawa-Conservation Authority to enter onto the subject property for the sole purpose of gathering necessary information (e.g. site inspection, photos etc.) to evaluate this application.

April 10 / 2024
Date

Denis Raymond
Signature of Owner

April 10 / 2024
Date

[Signature]
Signature of Owner

Note: Please have the subject property marked using wooden stakes with bright paint in order to assist any staff or Committee Members with site inspections. Failure to properly identify the subject property may result in a deferral of the application.

FOR OFFICE USE ONLY

Date received by Planning & Development Department: April 10, 2024

Date Complete Application received: April 16, 2024

REQUIRED SKETCH

This application must be accompanied by a sketch, drawn in metric units, black and white, showing **EXISTING and **PROPOSED** building(s) and structure(s) on the subject property detailing the following information:**

1. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
2. The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
3. The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained, clearly identified as "retained" and "severed".
4. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
5. The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application.
6. The current uses of land that is adjacent to the subject land (for example, residential, agricultural, or commercial).
7. The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road, or a right of way.
8. If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used.
9. The location and nature of any easement affecting the subject land.

Note: Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.

Note: Please have the front of the subject property marked using wooden stakes with bright paint in order to assist any Committee Members or Municipal Staff with site visits.

Existing Property

NOT TO SCALE

(LOT ADDITION)

239,910

PART 1

LOT 14

CONCESSION 9

234,910

N21°38'55"W
20.117 (feet)

LOT 14 CONCESSION BAND 9

ROAD ALLOWANCE

PART 2

RETAINED

Proposed
Sewerance

Creek

Dug Well

EXISTING
House

EXISTING
House

EXISTING
STP

EXISTING
Garage

EXISTING
Garage

40,803

PART 3

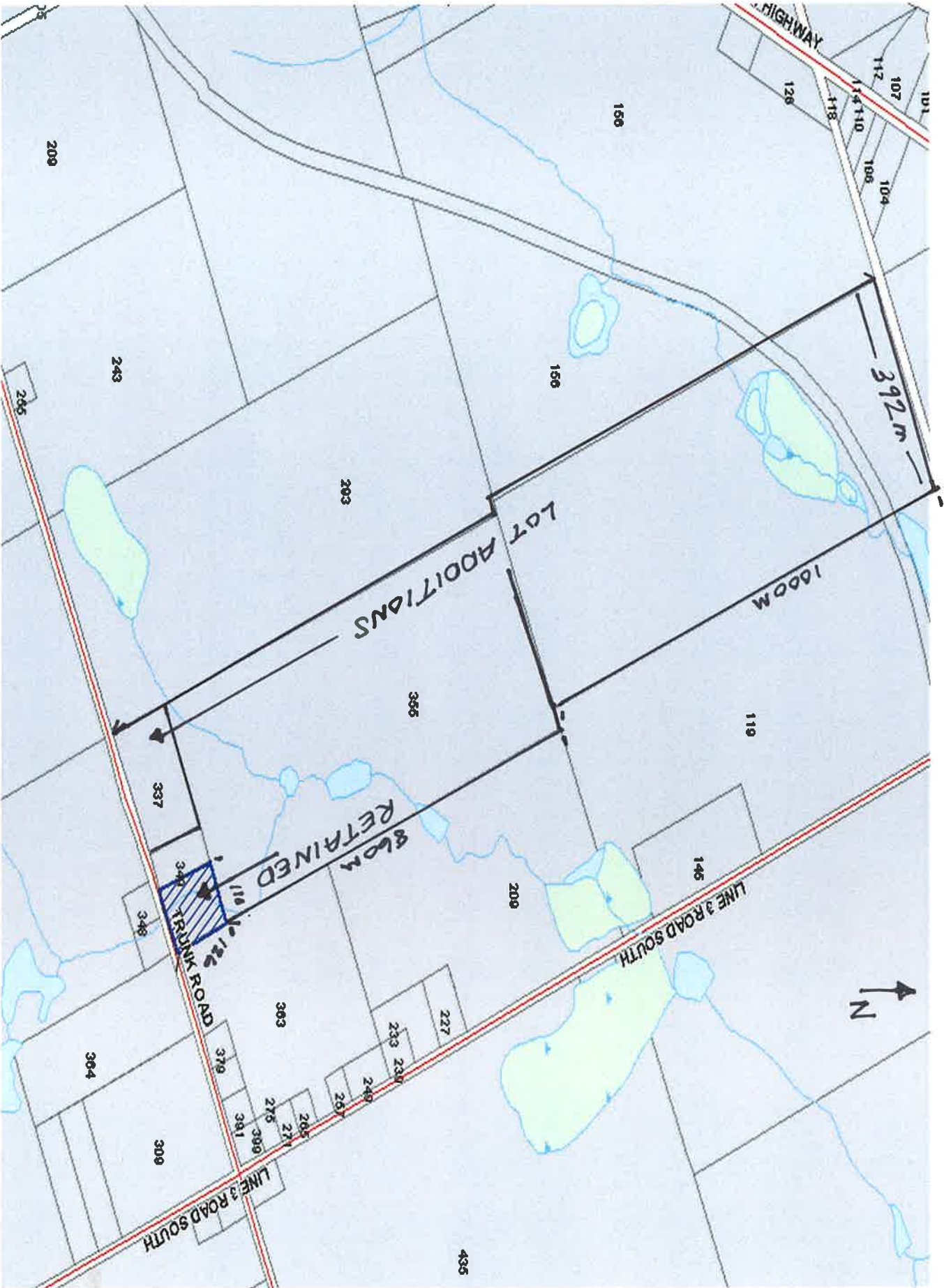
PART 5

99,826

70'-0"

77

Lot 14
Lot 15



B1-2024





The Corporation of The Township of Bonfield

AGENDA FOR THE PLANNING ADVISORY COMMITTEE MEETING

OTHER BUSINESS



REPORT

DATE: May 16th, 2024
FROM: Ann Carr, Planning Administrator
SUBJECT: Agricultural Land Evaluation System (ALES) Study

Introduction/Background:

JL Richards conducted an agricultural land evaluation systems (ALES) study to evaluate potential areas of prime agricultural land within the Township of Bonfield. The purpose of this study was to update the Official Plan which has regard to provincial interests listed under Section 2 of the *Planning Act* and is also consistent with the policy statements issued under Section 3 of the *Planning Act*. Official Plans as well as land use policies that are provided for in the Planning Act must conform with provincial plans and cannot conflict with them.

In order to be consistent with the Provincial Policy Statement 2020 (PPS), municipalities must designate "prime agricultural areas" in their official plans if applicable.

Prime agricultural areas are defined in the PPS as meaning:

"Areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food (OMAFRA) using guidelines developed by the province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the province."

Presented Analysis and Findings from JL Richards:

ALES is an (OMAFRA) approved approach for informing the designation of prime agricultural areas for Official Plans. This study uses Geographic Information Systems (GIS) data to help determine which areas meet the characteristics of prime agriculture. The ALES process is more of a visual exercise than the alternative Land Evaluation and Area Review (LEAR) analysis method that relies heavily on the GIS modeling to assist the process.

OMAFRA suggests that Soil Classes 1 to 3 and Organics (Prime soil classes) are considered high priority when looking at prime agriculture. Analysis was performed on Bonfield's parcel layer to identify the percentage of Soil Class 1 to 3 and Organics. The Municipal Property Assessment Corporation (MPAC) and the Agricultural Canada Annual Crop Inventory (ACI) was used to locate existing agricultural activity in Bonfield. The MPAC and ACI mapping datasets were used to analyze the areas with more than 50% prime soil class to see if other areas should be included in the agricultural boundary. All analysis was done only on the lands outside of the Hamlet areas (Bonfield and Rutherglen).

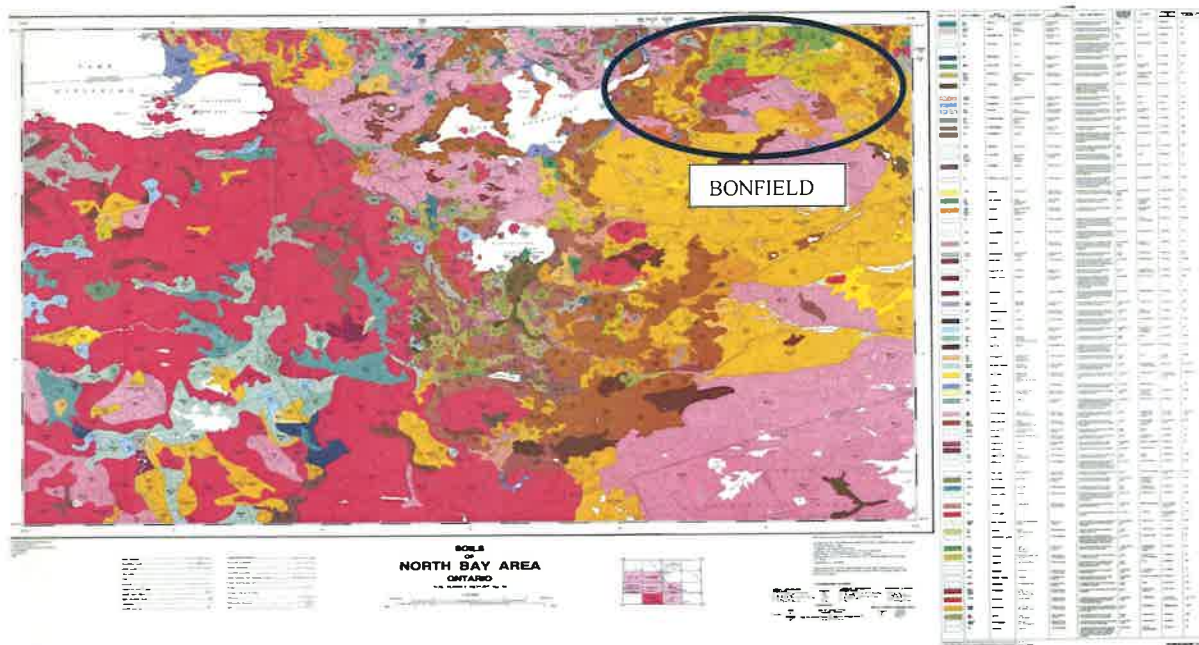
JL Richards findings concluded that approximately 5280 ha, across 332 lots outside of the Hamlet areas (Bonfield and Rutherglen) contained 25% or greater amounts of Class 1-3 or organic soils. The majority of these soils being class 2 and 3 soils.

Planning Advisory Committee Review:

The information was presented to the Planning Advisory Committee (PAC) as part of the Official Plan review in December 2023. Concerns were raised by the Committee members pertaining to the large area of the Township that could potentially be constrained and restricted in development due to the designation of prime agricultural lands. At this time, Co-Chair Paquette recalled a letter from OMAFRA in 199, during the then OP review, 7 stating that the Township of Bonfield did not have prime agricultural designation. These concerns and the letter prompted this report.

Although in 1997 the Township did receive notice that there were no soils indicative of prime agriculture, 1997 was the first year that the province introduced a policy statement. The first Provincial Policy Statement, tabled in 1996, was of a different legislative animal than it is today. The discretionary nature of the PPS was the result of permissive language that it contained, functioning more as a guideline than a policy with binding authority. Phrasing such as “shall have regard to” enabled a planner to exercise their good judgment and did not encroach on local control. When the PPS was updated in 2005, the language changed, mandating that land planning matters “shall be consistent with” Policy Statements issued under the Planning Act.

Mapping of soil classes of North Bay Area, Soil Survey No.54, was developed in 1986. This map indicated that the Township of Bonfield had Orthic Humic Gleysol soils that were noncalcareous clay loam, silty clay or clay lacustrine materials which represented moderately poor (5) drainage conditions. Soils also showed to have an agricultural capability of 4WD. Which means class 4 soils, W= excess water, D= undesirable soils structure with low permeability.



Although in 1986 the mapping classified the soils of Bonfield to be poorly drained, technologies and methodologies have changed in proper drainage and the ability to drain fields of water through farm field tiling. Bonfield has a record of two farm tiles within the municipality. Farmers are also reimbursed costs for tiling through OMAFRA. The soils of yesteryear are able to be used in spite of what the soil was identified as before.

Agricultural Land Evaluation System (ALES) and Land Evaluation and Area Review (LEAR) are two recognized methodologies for informing the designation of prime agricultural areas, if a study is needed. A study using these approaches may be conducted to help identify prime agricultural areas or the agricultural land base more broadly, for designation in official plans. In municipalities where the land outside settlement areas meets the definition of a prime agricultural area, a study may not be required in order to designate the area in an official plan.

OMAFRA's prime agricultural area webpage explains that prime agricultural areas are not only areas where Canada Land Inventory (CLI) Classes 1 to 3 land predominates, but often also include associated CLI Classes 4 to 7 lands. It should be noted that organic soil is mapped in CLI but does not have a CLI rating. Even so, lands with organic soils should be carefully considered during an ALES exercise. Organic soils can be very productive for agriculture, particularly if improvements are undertaken (e.g., installation of tile drainage) or when used for crops such as certain vegetables that thrive in organic soil. The CLI agricultural capability mapping from Ontario GeoHub should be used as it provides the most current information. Additionally, prime agricultural areas include areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

CLI1 is the classification of climate and soil capability to produce common field crops (corn, soybeans, small grains, forages) In the CLI rating system there are seven classes. Soils descend in quality from Class1, which is highest, to Class 7 soils which have no agricultural capability for common field crops. CLI_1 is the limitation subclass. In Ontario, The Ministry of Agriculture, Food and Rural Affairs report titled "Use of Soil and Canada Land Inventory Information for Agricultural Land Use Planning" provides the following definitions for climate and soil capability and limitation sub-classes:

The two main components of CLI are: 1) the capability class, and 2) the capability subclass. The capability class indicates the general capability of the soil for growing common field crops. Seven capability classes are defined and are explained in Table 1. The capability subclass indicates the primary type of limitation or hazard for growing common field crops. Thirteen subclasses are defined and are explained in Table 2.

Table 1: Capability classes - Class and Explanation

Classes 1, 2 and 3 - Capable of sustained use for growing common field crops; all or most crops can be grown.

Class 4 - Marginal for sustained use for common field crops; choice of crops that can be grown is limited.

Class 5 - Capable of use only for permanent pasture and hay.

Class 6 - Capable of use only for unimproved pasture.

Class 7 - No capability for agriculture.

Table 2: Capability subclasses - Subclass and Explanation

C - Adverse climate

D - Undesirable soil structure and/or permeability

E - Damage from erosion

- F - Low fertility
- I - Flooding (Inundation) by rivers, streams, or lakes
- M - Low moisture holding capacity (droughtiness)
- P - Surface stoniness
- R - Shallowness to bedrock
- S - Two or more of subclasses D, F, M and N
- T - Adverse topography
- W-Excess wetness

In general, areas with a concentration of agricultural uses, productive soils, with a low degree of fragmentation, and investments into agricultural uses and associated infrastructure are characteristic of prime agricultural areas.

MUNICIPAL APPROACHES TO DESIGNATION

- Most municipalities with concentrations of prime agricultural land designate prime agricultural areas in their official plans. These municipalities must ensure the full meaning of "prime agricultural areas," as described above, is included in their designated area.
- In Southwestern Ontario, many municipalities designate all the land outside settlement areas as prime agricultural areas. This reflects the widespread quality of the agricultural soil and prevalence of farming in the area.
- In other parts of the province, it is common for municipal official plans to have both "prime agricultural area" and "rural lands" designations. This usually means that the area outside of settlement areas has a broader mix of prime agricultural land and lower capability land.



Prime agricultural areas: more uniform land use, higher-capability land



Rural lands: more fragmented land uses, lower-capability land

(Figure 1)

DESIGNATION PROCESS

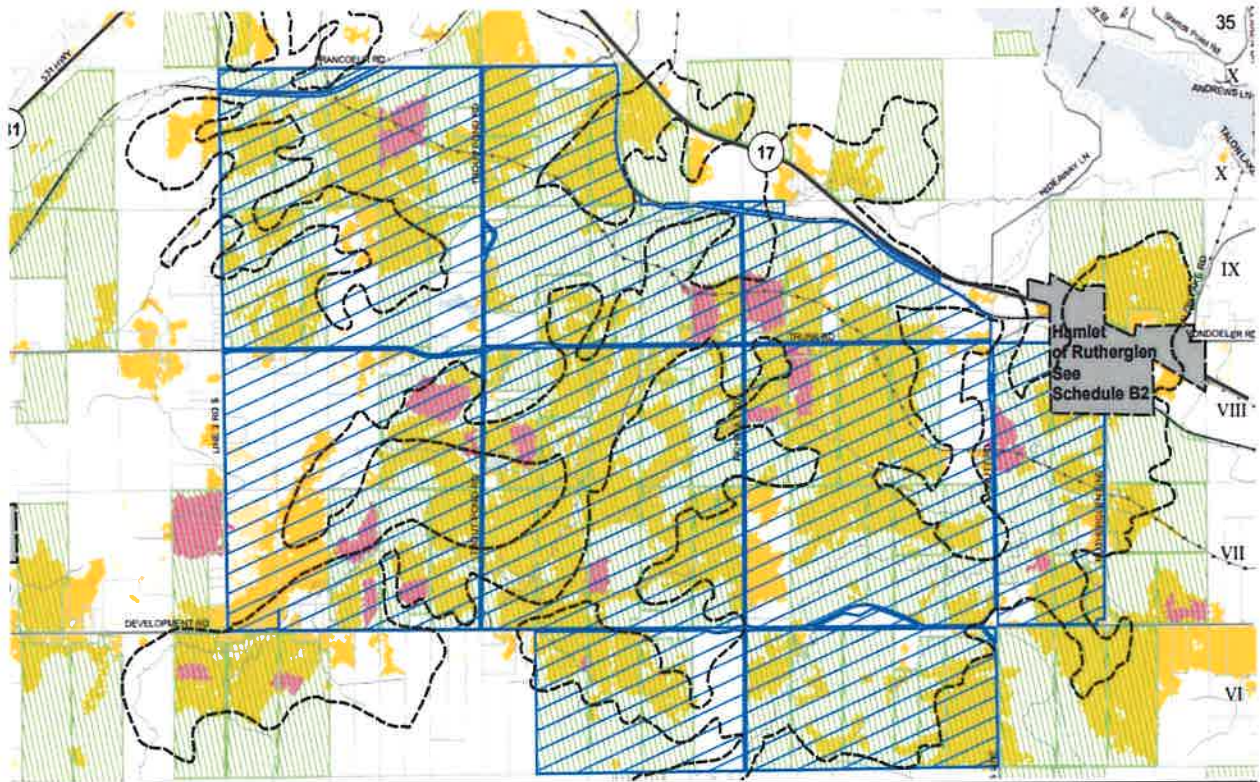

- In municipalities where the land meets the definition of a prime agricultural area, a study may not be required
- In areas with more diverse soils, a municipality usually starts the designation process, working with OMAFRA, to conduct a study to identify candidate areas for a prime agriculture area designation. These studies (e.g., Land Evaluation and Area Review - LEAR, Agricultural Land Evaluation System - ALES) typically involve analyzing maps and information as described above.

SIZE OF PRIME AGRICULTURAL AREAS

1. Prime agricultural areas are working landscapes where normal farm practices are promoted and protected. Normal farm practices may include activities that result in impacts such as noise, dust, vibration, smoke, flies, light, and odor that may not be compatible with sensitive non-agricultural uses.
2. Complaints and conflict between agricultural and non-agricultural uses can impair agricultural operations. Having large continuous areas for agriculture is essential for normal farm practices to occur with minimum disruption from other uses.
3. Many farm operators need to move large, slow moving farm equipment on roads to plant, cultivate, harvest and transport crops. It can be more dangerous and difficult for operators to work efficiently if fields are distant or if sensitive land uses or traffic issues exist.
4. Some parts of the agri-food supply chain depend on a critical mass of primary agriculture in close proximity to remain viable (e.g., to ensure sufficient feedstock for facilities such as large grain dryers, distribution centers or food processors).
5. For these reasons, provincial policy protects prime agricultural areas from non-agricultural uses and recommends that large continuous areas be reserved for agriculture.
6. For the Agricultural System in the Greater Golden Horseshoe, OMAFRA identified prime agricultural areas as clusters 250 hectares and larger that have predominantly good soil, considering the amount of land in agricultural production and parcel fragmentation in the surrounding area. Outside the Greater Golden Horseshoe, the PPS encourages municipalities to use an agricultural system approach to foster a thriving agri-food sector.
7. Smaller agricultural areas may not be prime agricultural areas unto themselves. They may be rural lands that together with prime agricultural areas help to create a continuous, productive land base for agriculture.

1.ANALYSIS OF AREA FROM HAMLET TO HAMLET:

JL Richards mapping of soils from Hamlet of Bonfield to Hamlet of Rutherglen. (Figure 2)

Bonfield
CANTON • TOWNSHIP

ALES Study

Township of Bonfield

Existing Agriculture Analysis

- Legend**
- Agriculture Version 1
 - Set Class 1, 2, 3 and Options
 - AG Canada Crop Inventory 2021
 - Existing Infrastructure
 - Pasture/Prngs
 - Creek
 - Roadway
 - Boundary

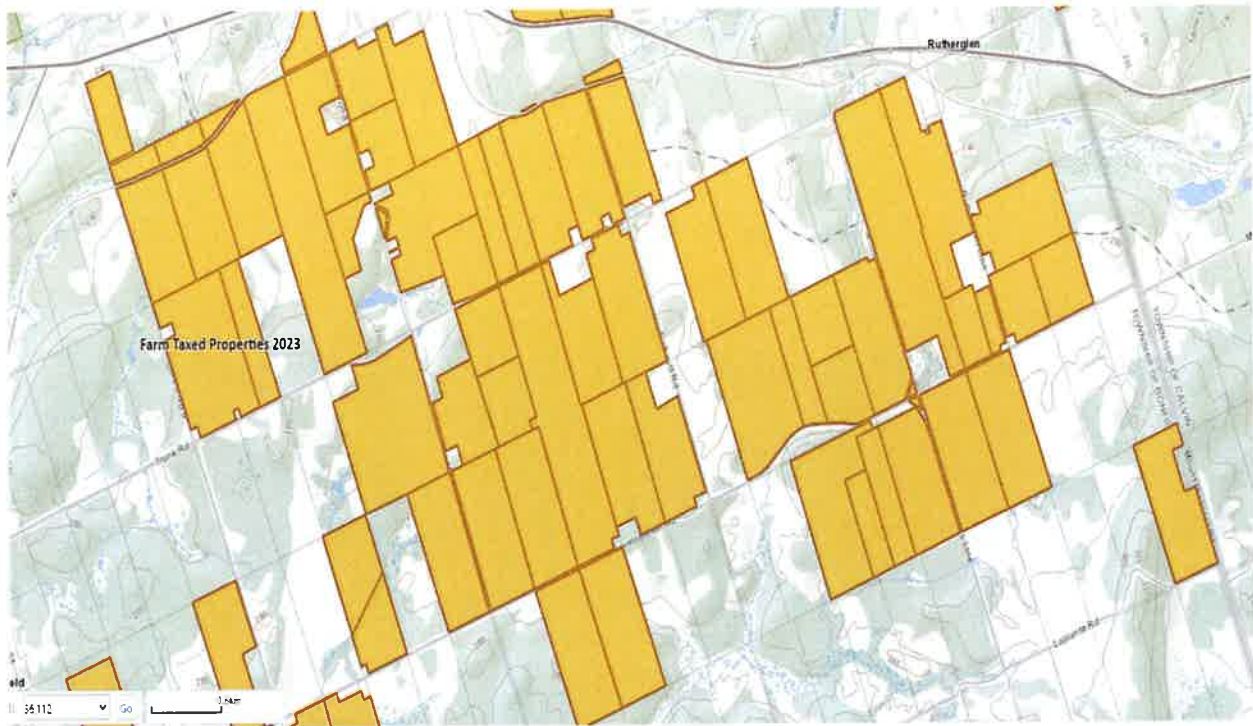
- Legend**
- Agriculture Version 1**
- Set Class 1, 2, 3 and Options
- AG Canada Crop Inventory 2021**
- Existing Infrastructure
 - Pasture/Prngs
 - Creek

MPAC Agriculture Properties

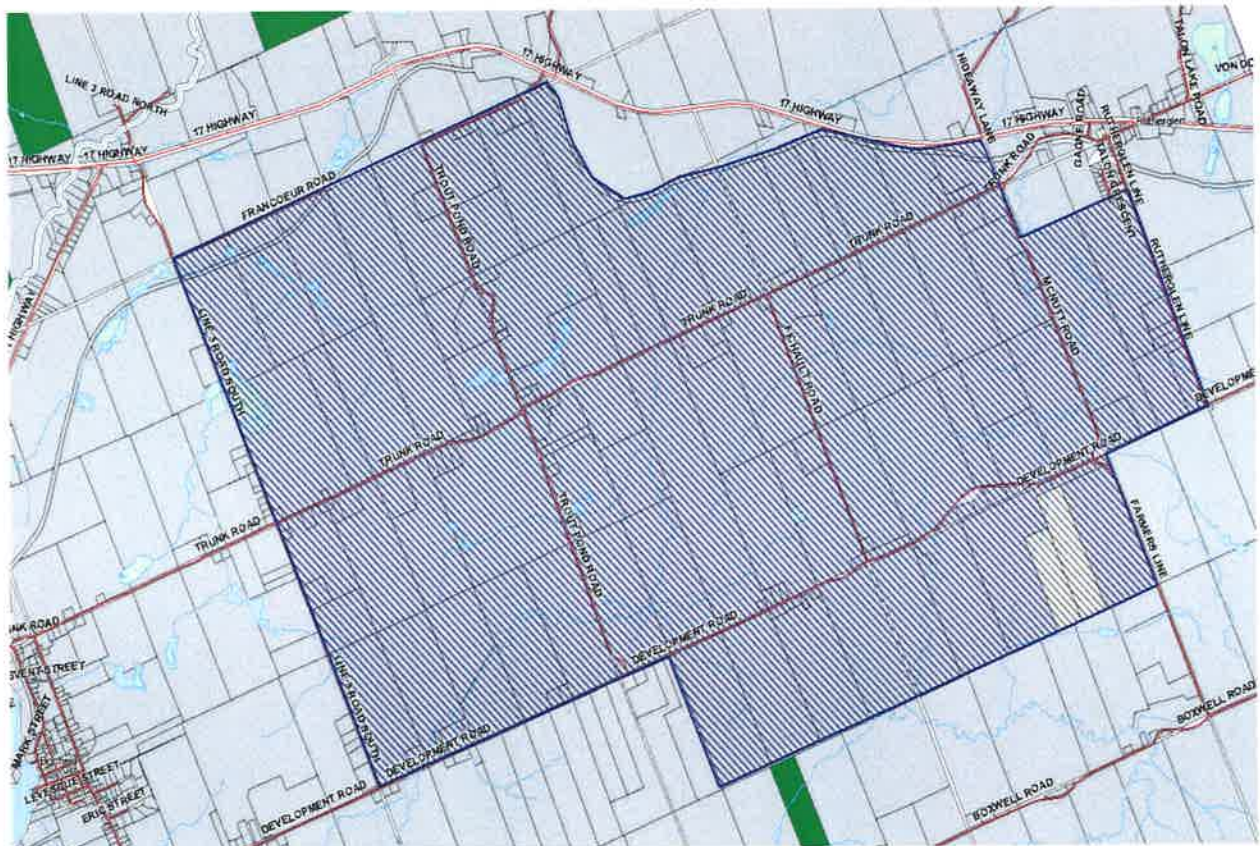
- 200 - Farm Property Without Any Buildings/Structures
- 201 - Farm With Residential - 1000 or Without Secondary Structures With Farm Outbuildings
- 210 - Farm Without Residential - 1000 Without Secondary Structures With Farm Outbuildings
- 211 - Farm With Residential - 1000 or Without Secondary Structures With Farm Outbuildings
- 220 - Farm Without Residential - 1000 Commercial/Industrial Development
- 224 - Farm With 1000 or More
- 260 - Mixed Residential/Commercial/Industrial Land Owned By a Non-Farmer With a Further Being Farmed
- 261 - Land Owned By a Non-Farmer Improved With a Non-Farm Residential (PWA Further Being Farmed)

Print Date: 16-Aug-2023
JLR No. 31955

Farm taxed Properties in 2023 in the designated area: (Figure 3)



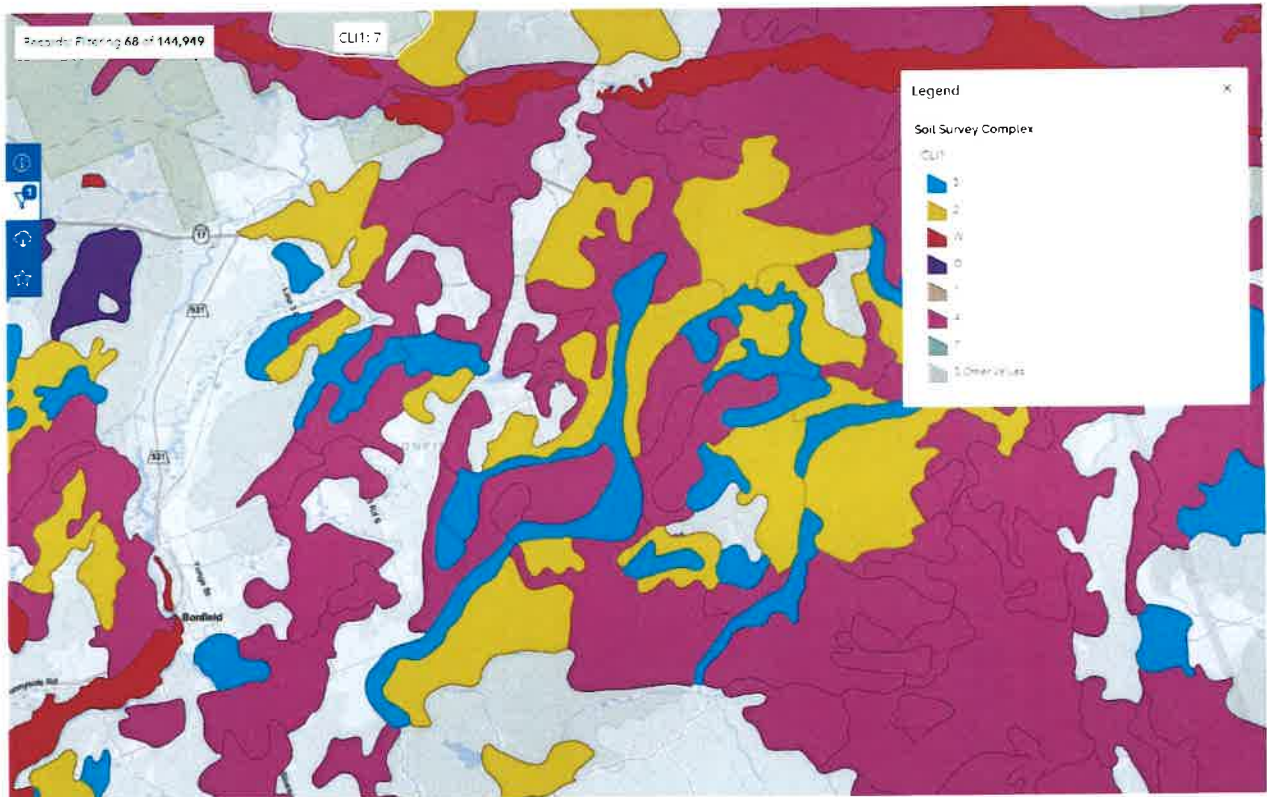
Identified 2624 ha of soils and farm classes with JL Richards ALES (Figure 4)



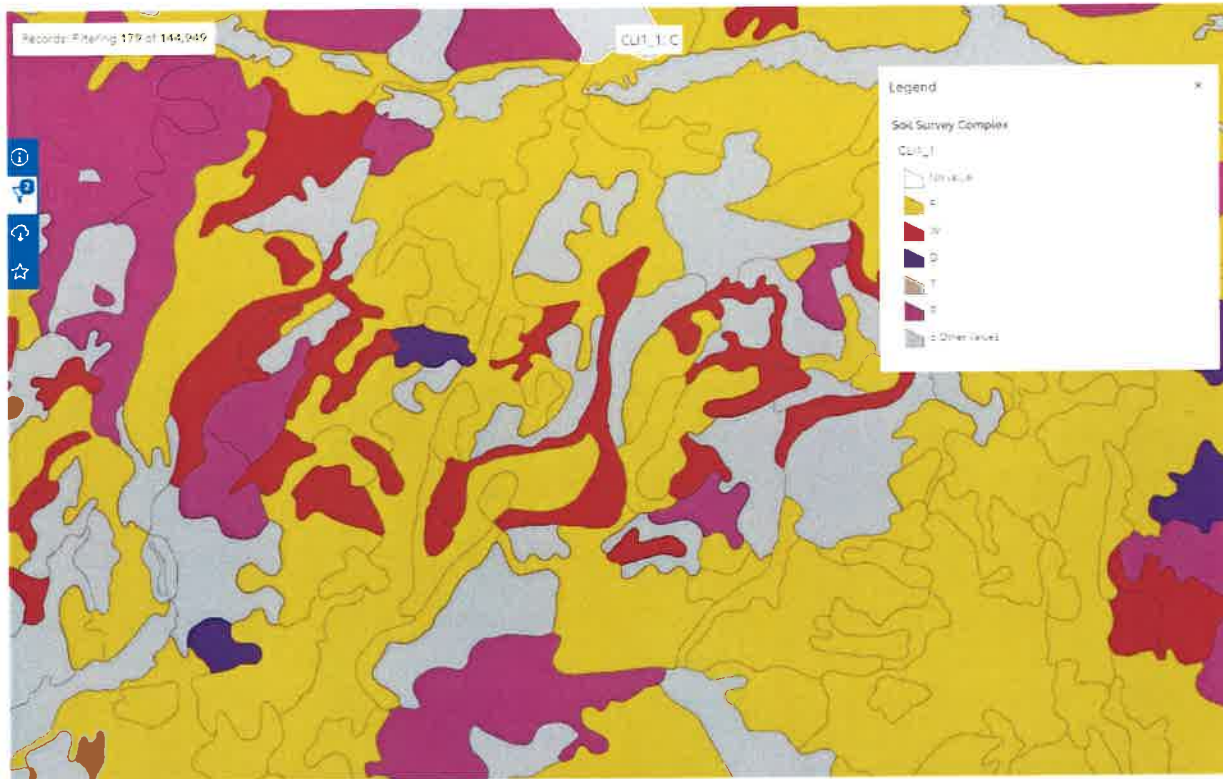
Ariel Imagery shows that the area is indicative of some agricultural practices with fragmentation. (Figure 5)



Capability Classes of Soil-GeoHub CLI soil class is predominately 4. (Figure 6)



Capability Subclasses-GeoHub CLI_1 soil subclass is predominately identified as Low Fertility. (Figure 7)



Below is the parcel fabric showing the MTO area of interest for new highway development which is 340 ha of the 2250 ha. (Figure 8)



When using the information provided in the figures to analyze considerations of prime agricultural designation and then compare it to the general considerations:

Areas With a Concentration of Agricultural Uses:

There are several farm taxed properties within the proposed designation (figure 3). However, these farms are indicative of pasture and forging and for equestrian farms that are in the area.

The map provided by JL Richards (figure 2) provides for the lack of crops being harvested within the area and concurs that the area is for the purpose of pasture/forging. There are no cash crops within the designation. There are also 4 active aggregate pits within the designation.

Productive Soils

Using the Land Information Ontario Data Description for Soil Survey Complexes prepared by the Ministry of Natural Resources and the agricultural mapping on Geo Hub (figures 6 and 7) the area does provide for soil classes 2 to 3; (Figure 6). However, it is fragmented within the proposed designation. Class 2 and 3 soils are described as “Class 2-moderate limitations on use of for crops. Class 3-moderately severe limitations on use for crops.” The subclasses of the area which contain class 2 and 3 class soils (Figure 7) identify with a sub class of “W” which is defined “subject to excessive water saturation in the soil profile.” Most soil classes in the area are class 4 described as “severe limitations on use for crops” with a subclass of “F” which represents “low inherent soil fertility. Organics and class 1 soils were not present in the mapping in the proposed area.

Low Degree of Fragmentation

When comparing figure 1 with figure 5 you can visually see that the lands compared to rural land use with lower capability lands. The Ministry of Transportation has also demonstrated how the area will be more fragmented with the plans of developing a highway through the area and would remove 340 ha of lands in the area. (Figure 8)

Investments into Agricultural Uses and Associated Infrastructure are Characteristic of Prime Agricultural Areas

The Township of Bonfield currently has two (2) tile drains on record. One being located in the designated area, the other is in the rural area. The tile is located just outside of the boundaries for the hamlet of Rutherglen. Municipally owned infrastructure is not set up or based on agricultural uses. There are no grain silos or receiving facilities, or agriculture supportive of an economy for such uses.

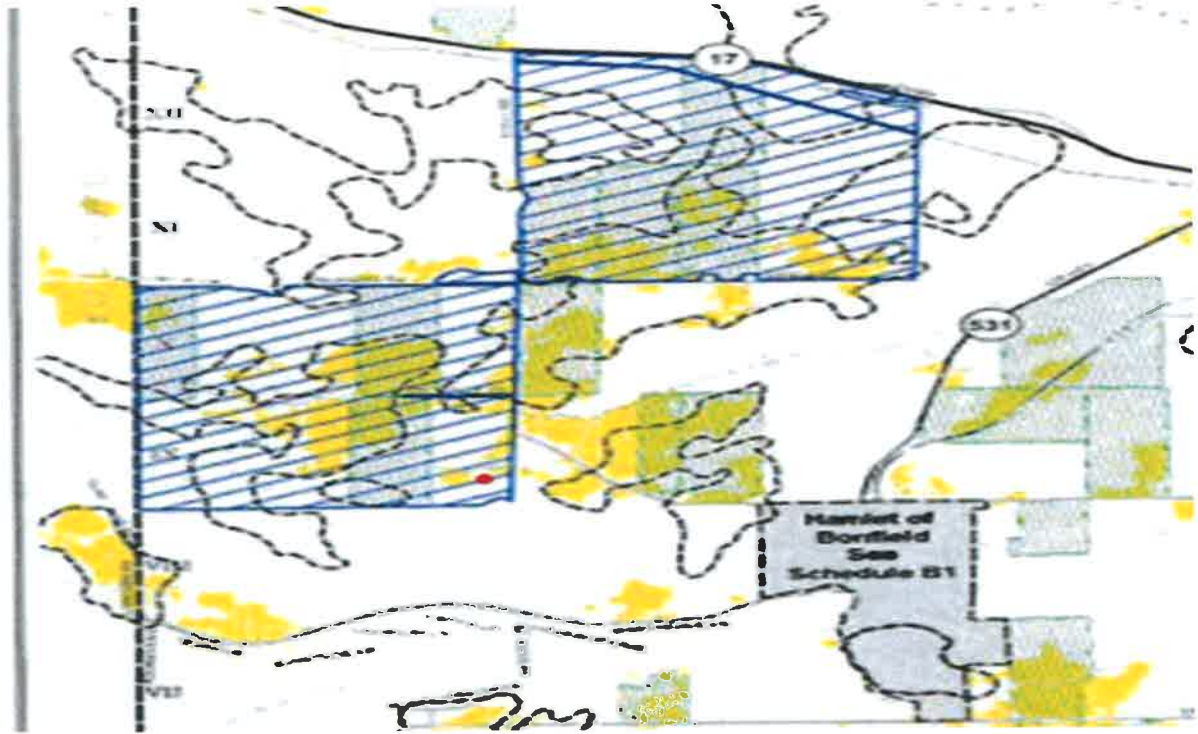
Township of Bonfield Official Plan Review and Provincial Policy Statements

The Rutherglen Hamlet is being considered for boundaries expansion as the employment area is adjacent to the Rutherglen Hamlet which has no more lands for residential development. There is a subdivision currently abutting the lands which is proposed for in JL Richard’s ALES study as a Prime Agricultural designation. Without the expansion the ability to provide housing to the employment area would cease if the area was designated “prime agricultural”.

The Provincial Policy Statement for Rural Areas in Municipalities section, 1.1.4.2 directs planning in “rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.” Further 1.1.5.2(d) also describes “agricultural uses, agricultural-related uses, on farm diversified uses and normal farm practices in accordance with the provincial standards.” Which the current Official Plan demonstrates., and the Township has desire to strengthen the Minimum Distance Separations Formulae within the Official Plan.

2. MAPLE ROAD ANALYSIS:

JL Richards Identified Area Adjacent to Maple Road (Figure 9)



Township of Bonfield

Existing Agriculture Analysis

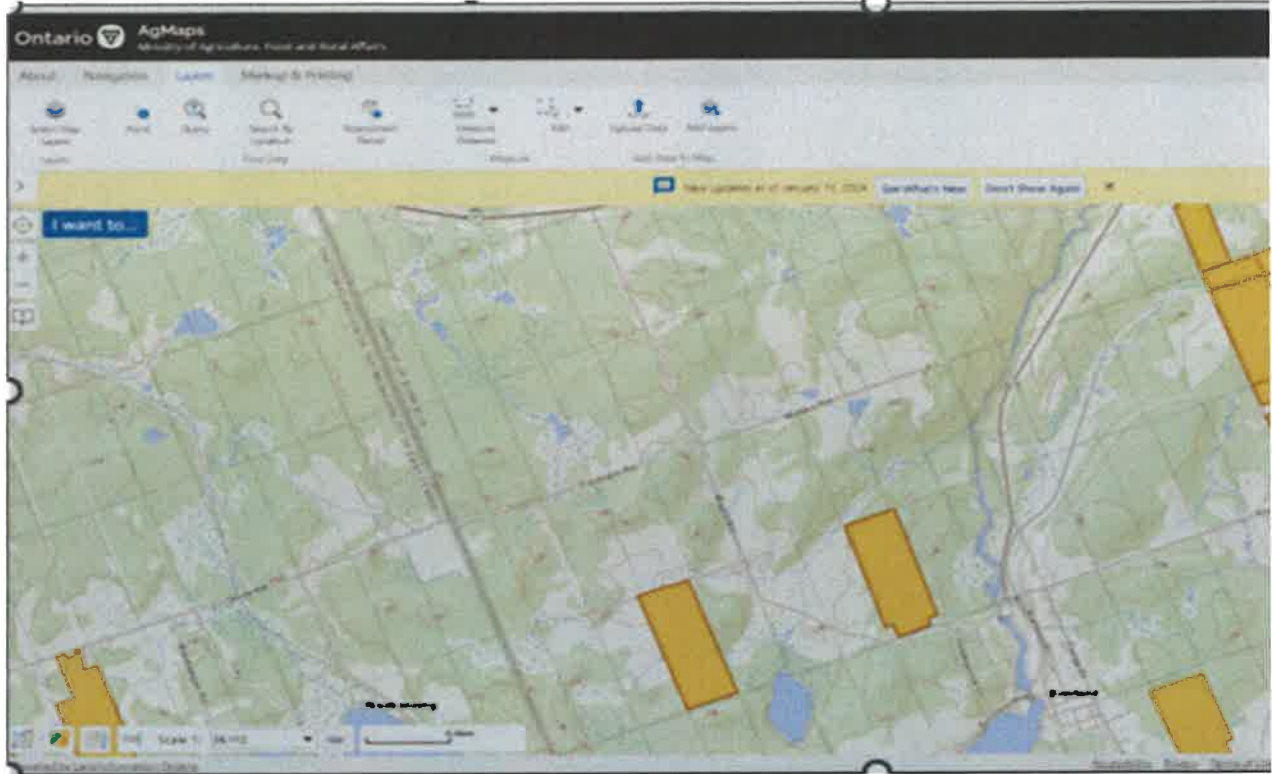
- Legend**
- Agriculture Version 1
 - Soil Class 1, 2, 3 and Organics
 - Exposed land terrain
 - Pasture/Range
 - Crops

- Legend**
- Agriculture Version 1
 - Soil Class 1, 2, 3 and Organics
 - Exposed land terrain
 - Pasture/Range
 - Crops

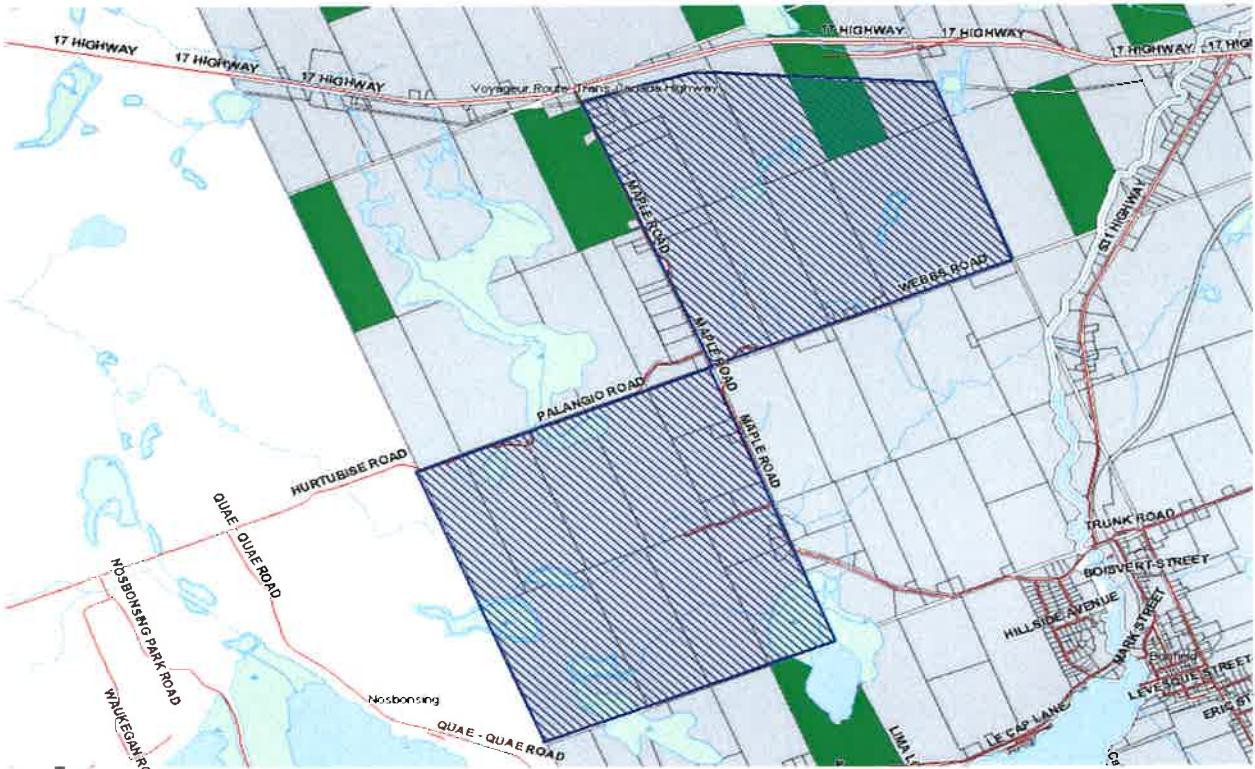
- MPAC Agriculture Properties**
- 200 - Farm Property Without Any Buildings/Structures
 - 201 - Farm With Residence With Or Without Secondary Structures, No Farm Outbuildings
 - 210 - Farm Without Residence With Secondary Structures, With Farm Outbuildings
 - 211 - Farm With Residence With Or Without Secondary Structures, With Farm Outbuildings
 - 220 - Farm Without Residence With Commercial/Industrial Operation
 - 228 - Farm With Grand RR
 - 280 - Vacant/Residential/Commercial/Industrial Land Owned By A Non-Farmer With A Portion Being Farmed
 - 281 - Land Owned By A Non-Farmer Impacted With A Non-Farm Residence With A Portion Being Farmed

Print Date: 15 Aug 2021
12:48 AM - 13:48 AM

Farm Taxed Property in Area (Figure 10)



Identified 725 ha of soils and farm classes with JL Richards (Figure 11)



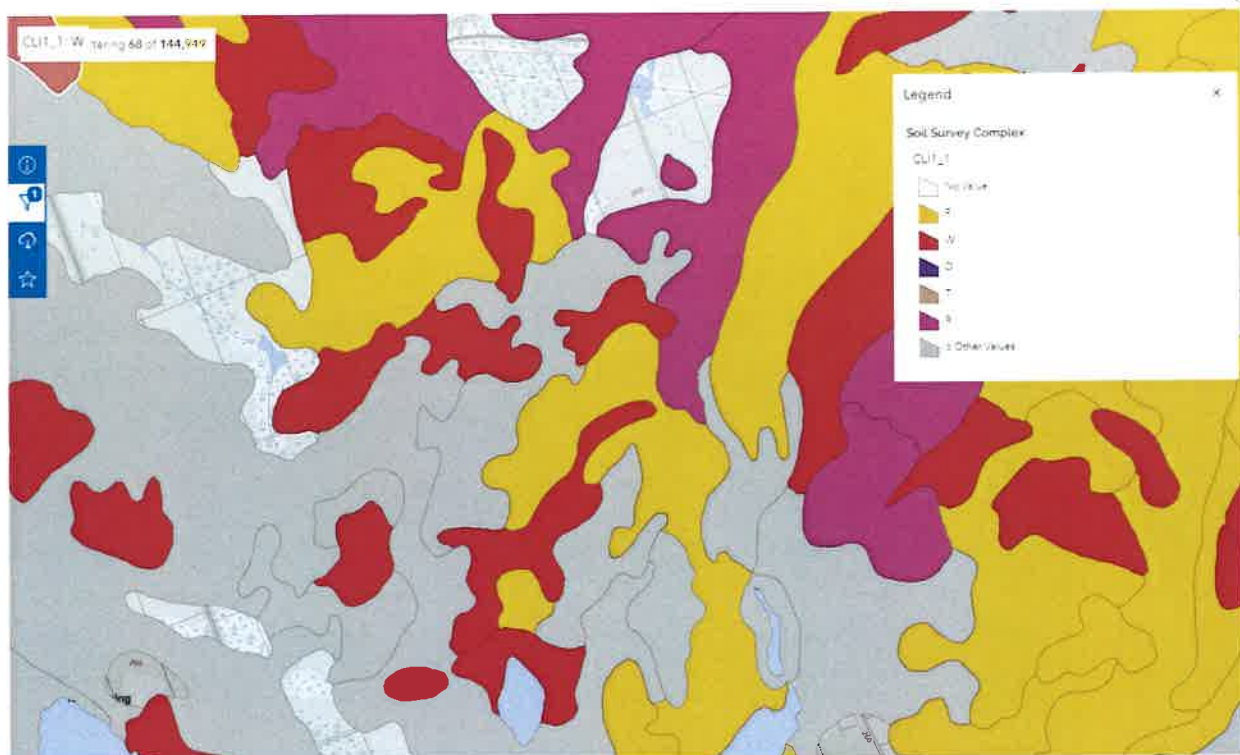
Aerial Imagery depicts the fragmentation of the lands. (Figure 12)



Capability Classes of Soil-GeoHub CLI soil class is mixed predominately class 5. (Figure 13)



Capability Subclasses-GeoHub CLI_1 soil subclass is predominately identified as Low Fertility. The grey area is made up of Subclass S (contains F and M) (Figure 14)



When using the information provided in the figures to analyze considerations of prime agricultural designation and then compare it to the general considerations:

Areas With a Concentration of Agricultural Uses:

There are no concentrations of agricultural uses in the designated area. See figure 12.

Productive Soils

Using the Land Information Ontario Data Description for Soil Survey Complexes prepared by the Ministry of Natural Resources and the agricultural mapping on Geo Hub (figures 13 and 14) the area does provide for soil classes 2 to 3; (Figure 13). However, it is fragmented within the proposed designation with soil classes ranging throughout all classes. The predominant soil class is class 5, described as "Class 5- Very severe limitations preclude annual cultivation, improvements feasible." These areas also contain a sub class of "S" which is described as a "combination of F and M. "F" meaning low inherent fertility and "M" low inherent moisture holding capacity." The subclasses of the area which do contain class 3 soils (Figure 14) identify with a sub class of "W" which is defined "subject to excessive water saturation in the soil profile." Class 2 soils with a subclass of "F" which represents "low inherent soil fertility. Organics and class 1 soils were not present in the mapping in the proposed area.

Low Degree of Fragmentation

When comparing figure 1 with figure 12 you can visually see that the lands compare to rural land use with lower capability lands. Maple Road is not indicative of agriculture and the lands have been severed to serve as single family dwellings.

Investments into Agricultural Uses and Associated Infrastructure are Characteristic of Prime Agricultural Areas

Municipally owned infrastructure is not set up or based on agricultural uses. There are no grain silos or receiving facilities, or agriculture supportive of an economy for such uses. The area also abuts several water tributaries and swamps making the area difficult to farm or use fertilizers.

Township of Bonfield Official Plan Review and Provincial Policy Statements

The Provincial Policy Statement for Rural Areas in Municipalities (1.1.4) Further, 1.1.4.2 of the Provincial Policy Statement directs planning in "rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted." Further 1.1.5.2(d) also describes "agricultural uses, agricultural-related uses, on farm diversified uses.

In Summary:

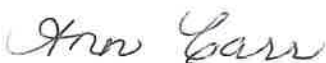
Using the criteria provided by OMAFRA it is a municipalities obligation to preserve prime agricultural lands as per the Provincial Policy Statement. After investigating further, the methodologies of the ALES study and observing the topography of the lands and investigating the soil classes and sub-classes it is understandable how the letter given to the Township of Bonfield on April 15, 1997 from the Ministry of Agriculture and Food had facilitated that "given the scattered nature of farms and variable soil classes and the predominance of poor soils, the Ministry would not require any strict policies to protect agricultural areas within Bonfield Township." Furthermore, it was provided for to consider agricultural practices during land planning through the use of the minimum distance separation formulae and policies, which has already strengthened in recent years.

Using compatibility land use strategies and implementing these strategies, the Township shall reserve current agriculture practices for the purpose of grazing and forging. Cash crops are not an indicative practice for the municipality and there is no infrastructure in place to support an economy based on agricultural practices.

The Rutherglen Hamlet needs the support of land to facilitate our growing community as trending patterns of rural living are evident in our population growth over the last several years. Furthermore, Rutherglen Hamlet needs housing lands to support that the OP Employment Lands are designated in the vicinity.

Therefore, the Township of Bonfield does not support a prime agriculture zone. However, the proposed Official Plan does strengthen the practices to preserve the few farms we have and supports the Provincial Policy Statement with the permitted uses of rural lands and well thought out land severance policies.

Respectfully



Ann Carr, Planning Administrator

I concur with this report,



Nicky Kunkel, CAO

Appendix: Letter to Township of Bonfield from Ministry of Agriculture and Food April 15, 1997



Ministry of
Agriculture
and Food

Ministère de
l'Agriculture et
de l'Alimentation

R.R. # 3,
95 Dundas Street
Brighton, Ontario
K0K 1H0

Agriculture & Rural Division

Tel: (613) 475-1630
Fax: (613) 475-3835

April 15, 1997

Doug Laplante
Secretary - Planning Advisory Committee
Bonfield Township Municipal Office
335 Highway 531
Bonfield, Ontario
POH 1E0

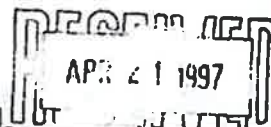
Dear Sir:

RE: Official Plan Update - Five Year Review
Bonfield Township, Nipissing District

Staff of this Ministry have completed a review of the above-noted proposal in view of the Provincial Policy Statement (1997), specifically Section 2.1 - Agricultural Policies. The following comments are provided.

Given the scattered nature of farms and variable soil classes, and the predominance of poor soils, this Ministry would not require any strict policies to protect an agricultural area within Bonfield Township. Consequently, we recommend that the rural area be designated and zoned as Rural.

To protect livestock facilities from the encroachment from new development and to spatially separate new or expansions to livestock facilities from development, we recommend that Minimum Distance Separation I & II (March 1995) be referenced in the official plan and comprehensive zoning by-law. In addition, within the Rural designation and zone, agricultural uses be recognized and permitted to allow for the continuance of agricultural operations. Farm related severance should also be permitted.



-2-

While the above represents the Ministry's interpretation of provincial policy with regard to agricultural land, it does not reflect an overall provincial position. There may be planning concerns or interests of other agencies that should be regarded, in addition to any municipal planning considerations.

Should you have any questions or wish to discuss this matter further, please contact this office.

Yours truly,



Ray Valaitis
Rural Planner

copy: Shahan Deirmanjaian, Area Planner, MMAH
Sharon Johnston, Municipal Advisor, OMAFRA

(MMAH1b.rcv)

Sources:

[Use of soil and Canada Land Inventory \(CLI\) information for agricultural land use planning in Ontario | ontario.ca](#)

[Soil Survey Complex - Data Description.pdf \(gov.on.ca\)](#)

<https://geohub.lio.gov.on.ca>

Memo from JL Richards dated August 18, 2023

MPAC

[Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas | ontario.ca](#)
[Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario \(gov.on.ca\)](#)



The Corporation of The Township of Bonfield

AGENDA FOR THE PLANNING ADVISORY COMMITTEE MEETING

CORRESPONDANCE





PLANNING & DEVELOPMENT DEPARTMENT

Email: planning@bonfieldtownship.com

PLANNING ADVISORY COMMITTEE

MEETING DATE: May 16th, 2024
TO: Planning Advisory Committee
FROM: Ann Carr, Planning Administrator
SUBJECT: Proposed Changes to Provincial Policy Statement and Planning Act

FOR INFORMATION PURPOSES:

This latest round of proposed changes, if enacted, as proposed, would change the way that municipalities deliver land use planning services. The degree of change depends on where the municipality is located: the province's fast and large growing municipalities are expected to see the largest degree of change, while small-midsized communities and rural communities will see some changes to municipal planning and service delivery.

While it is still early days for these proposed changes, here are ten things that you need to know regardless of where you are located and the size of your community:

Proposed Provincial Policy Statement Changes

1. Municipalities are 'encouraged' to focus growth and development in 'strategic core areas.'
2. New policies proposed to provide more on farm housing opportunities through additional residential units.
3. Municipalities are required to base their local area projections off of Ministry of Finance projections to 2051.
4. Provide a simplified and flexible approach to municipally initiated settlement area boundary expansions at any time (not only during a comprehensive review)
5. Require municipalities to undertake early engagement with Indigenous communities on land use planning.

Proposed Planning Act Changes

1. Replace the Community Infrastructure and Housing Accelerator tool with a revised and transparent Minister Zoning Order process.
2. Limit third party appeals for OPs, OPAs, ZBLs, ZBLAs that involve housing projects.
3. Remove fee refund provisions for ZBLA and SPC applications that came into effect July 2023 through Bill 109
4. Move to voluntary pre-consultation (at the discretion of the applicant)
5. Exempt University led on- and off-campus student housing projects from the Planning Act.

FURTHER READING MATERIAL:

All of the proposed changes are further explained in the ERO postings linked below:

1. An updated draft of the proposed Provincial Planning Statement ([Review of proposed policies for a new provincial planning policy instrument. | Environmental Registry of Ontario](#));
2. Proposed legislative changes the Planning Act, City of Toronto Act and Municipal Act ([Proposed Planning Act, City of Toronto Act, 2006, and Municipal Act, 2001 Changes \(Schedules 4, 9, and 12 of Bill 185 - the proposed Bill 185, Cutting Red Tape to Build More Homes Act, 2024\) | Environmental Registry of Ontario](#))
3. Proposed regulatory changes under the Planning Act and Development Charges Act – Newspaper Notice Requirements and Consequential Amendments ([Proposed Changes to Regulations under the Planning Act and Development Charges Act, 1997 Relating to the Bill 185, Cutting Red Tape to Build More Homes Act, 2024 \(Bill 185\): Newspaper Notice Requirements and Consequential Housekeeping Changes | Environmental Registry of Ontario](#))
4. Proposed regulatory changes under the Planning Act – Removal of Barriers to Additional Residential Units ([Proposed Regulatory Changes under the Planning Act Relating to the Cutting Red Tape to Build More Homes Act, 2024 \(Bill 185\): Removing Barriers for Additional Residential Units | Environmental Registry of Ontario](#))
5. Proposed legislative changes to the Development Charges Act ([Changes to the Development Charges Act, 1997 to Enhance Municipalities' Ability to Invest in Housing-Enabling Infrastructure | Environmental Registry of Ontario](#))
6. Proposed changes to O. Reg 73/23 Municipal Planning Data Reporting ([Proposed Amendments to Ontario Regulation 73/23: Municipal Planning Data Reporting | Environmental Registry of Ontario](#))