



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Minutes of the Planning Advisory Committee held
May 2nd, 2023, at 6:00 p.m.

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

PRESENT VIA ZOOM: Gina Langlois
Dominic Perreault

STAFF PRESENT: Sabrina Green, Secretary Treasurer
Kim Turnbull, Clerk

- 1. Call to order**
Moved by Eric Foisy
Seconded by Narry Paquette

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 Gina Langlois

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

- 3. Disclosure of Pecuniary Interests**
Member Eric Foisy declared a pecuniary interest on agenda 5a B3/2023 – Bonfield’s Non-Profit Seniors Housing.

- 4. Presentation from the Public**
None for this session.

5. Consent Applications:

5.a B3/2022-Bonfield's Non-Profit Seniors Housing (1 new lot, Eric Street)

The following resolution was brought forward:

Moved by Kamil Wroblewski

Seconded by Narry Paquette

Member Eric Foisy left the meeting at 6:03 p.m. for the discussion of 5.a.

1. That this approval applies to the transfer as applied for which shows ONE (1) new lot on PART OF LOT 11, CONCESSION 7, PT 1 36R8176
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 enter into a consent agreement with the Township of Bonfield, at their expense, to include provisions for the orderly development of the Township's Road allowance known as Eric Street and shall also incorporate the requirements as noted in the Site Hydrogeology Assessment study dated September 9, 2022 conducted by Miller and Urso Surveying Inc. Project Number 7371.

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

Member Eric Foisy returned to the meeting at 6:09 p.m.

5.b B4/2023-Rawn, James (2 new lots, Trout Pond Road)

The following resolution was brought forward:

Moved by Narry Paquette

Seconded by Eric Foisy

THAT the Planning Advisory Committee recommends to Council that Consent Application B4/2023, Rawn, James, be deferred back to the applicant to provide additional information, to be determined by staff and as provided for in section 7.10.3 of Bonfield's Official Plan.

Carried Chair, Jason Corbett

Paul Goodridge, agent on consent application B4/2023, provided the Committee with a verbal overview of the proposal. It is requested two (2) new lots be created from the retained portion of a piece of property that has received 3 consents. Mr. Goodridge acknowledged that further technical information is required to be provided.

Resident, George Cook shared concerns about consent application B4/2023. Specifically, the infill that has been placed on the proposed severed lots. The proximity to aggregate operation and buffer distance to the proposed lots. The topography on the lands in relation to future development on the proposed lots and concerns with respect to site drainage running into the existing pond on the retained lands.

5.c. 1/2023- Perreault, Dominic (1 new lot, Boxwell Road)

The following resolution was brought forward:

Moved by Kamil Wroblewski

Seconded by Gina Langlois

THAT The Planning Advisory Committee recommends to Council that Consent Application B1/2023, Perreault, Dominic, for the creation of one new lot, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows ONE (1) new lot from Concession 4 Lot 27; Boxwell Road.
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 (as indicated with an "X")

- 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.

5.d. Chadbourn, Leann & Denis (2 new lots, Fichault Road))

The following resolution was brought forward:

Moved by Narry Paquette

Seconded by Eric Foisy

THAT The Planning Advisory Committee recommends to Council that Consent Application B3/2023, Chadbourn, Denis & Leann, for the creation of two new lots, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows TWO (2) new lots from Concession 8 Lot 25 Except Parts 1 & 2 36R8158; 339 Fichault Road.
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 (as indicated with an “X”)

- 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.
- X An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.
- X No further lots shall be created under consent in accordance with policy 7.11.2.2 of Bonfield’s current Official Plan.

6. Other Business:

June PAC meeting is re-scheduled to June 20th, 2023. July PAC is cancelled.

7. Unfinished Business:

Bill 23; Canvassing options for review; Report to council for RFP for services:

A report will be going to the May 9th, 2023, Council Meeting.

8. Adjournment

Move by Kamil Wroblewski

Seconded by Gina Langlois

THAT the Planning Advisory Committee be adjourned at 6:45 p.m.

Carried Chair, Jason Corbett

CHAIR

SECRETARY