



The Corporation of The Township of Bonfield

AGENDA FOR THE PLANNING ADVISORY COMMITTEE MEETING TO BE HELD July 18th, 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: May 16th, 2024
4. Disclosure of Pecuniary Interests
5. Presentations from the public
6. Consent Applications:
 - a. B2/2024-Lot Addition, Gagnon Street, Roelandt
7. Referrals from Council
8. Other Business:
9. Correspondence:
10. Unfinished Business:
11. Adjournment

Small Community, Big Heart





**PLANNING & DEVELOPMENT
DEPARTMENT**

Email: planning@bonfieldtownship.com

PLANNING REPORT

MEETING DATE: July 18th, 2024
TO: Planning Advisory Committee
FROM: Ann Carr, Planning Administrator
SUBJECT: B2/2024 Roelandt, Kenneth and Julie
Application for Consent – 1 Lot Addition from the property legally described as: CONCESSION 7 SOUTH PART LOT 11 REMAINDER PARCEL 17539 NIP.; TOWNSHIP OF BONFIELD, GAGNON STREET., to the property legally described as: CONCESSION 7 PART LOT 11 PARCEL 13907, GAGNON STREET.

RECOMMENDATIONS: The Planning Advisory Committee recommends to Council that Consent Application B2/2024, Kenneth and Julie Roelandt, for 1 lot addition from the property legally described as Concession 7 South Part Lot 11 Remainder Parcel 17539 Nip., 130 Gagnon Street, to the property legally described as Concession 7 Part Lot 11 Parcel 13907, 146 Gagnon Street, to be approved with conditions as set out.

SUBJECT LAND AND LAND USE: The subject properties currently have dwellings with septic and wells and are partially designated. The westerly portions of both properties are residential focus area and in the Hamlet of Bonfield and the easterly portions are designated as rural. Like wise the subject properties are zoned residential second density as well as rural. The property is surrounded by alike residential and rural properties. The lot addition is to add 4 hectares into the property located at 146 Gagnon Street, Concession 7 Part Lot 11 Parcel 13907 from, 130 Gagnon Street, Concession 7 South Part Lot 11 Remainder Parcel 17539 Nip.

APPLICANTS PROPOSAL: The Applicant is requesting to create **1 Lot Addition**.
Approximate property dimensions using GIS.

Proposed Lot Addition:

Frontage: 65 meters
Depth: 300 meters
Area: 4 hectares

Retained:

Frontage: 89 meters
Depth: 305 meters
Area: 5 hectares

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 residential property is surrounded by like residential properties within the Hamlet of Bonfield.
- **1.1.3 Settlement Areas**
The areas of land that are within the settlement area have a dwelling on both properties.
- **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. 350 meters from the rear property line to a barn located on Development Rd. however this is not the creation of a new lot it is a lot addition to a lot of record. Both properties are developed with dwellings and MDS has no factor.

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 perpendicular to the road across the south easterly corner and will require a DIA permit from the North Bay Mattawa Conservation Authority if applicable.
- **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. The properties have been previously developed.
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

- **4.1 Hamlet Settlement Area (A1)**
- **4.1.1 Residential Focus Area:** Both properties currently have dwellings which promotes the permitted use of residential uses.
- **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) and Residential, Second Density (R2) which permits residential uses such as the existing residential dwellings.

Schedule B- Provisions for Residential Uses- RESIDENTIAL SECOND DENSITY (R2)

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.

COMMENTS/REPORTS/STUDIES:

As required under the *Planning Act* circulation to the appropriate agencies/bodies and neighbouring landowners for comment was completed on June 10th, 2024.

North Bay Mattawa Conservation Authority (NBMCA): No objections to the lot addition, further development on the retained will require consultation with the NBMCA.

Hydro One: no concerns

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

Public: No comments

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 from 130 Gagnon Street to 146 Gagnon Street which has existing residential dwellings on both the lot addition as well as the retained.

RECOMMEND ACTION: The Planning Advisory Committee recommends to Council that Consent Application B2/2024, Ken and Julie Roelandt, for a lot addition from 130 Gagnon Street to 146 Gagnon Street, be approved.

PROPOSED CONDITIONS (aside from the standard conditions included in all Notice of Decisions): Outside of the standard conditions there are no other conditions.

Respectfully,



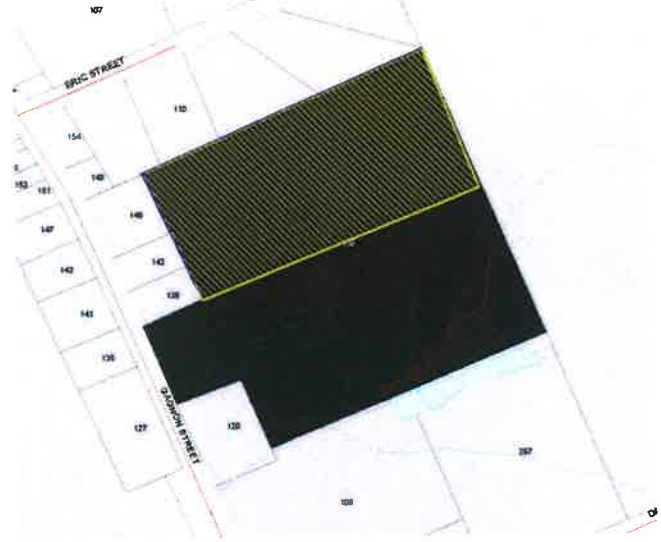
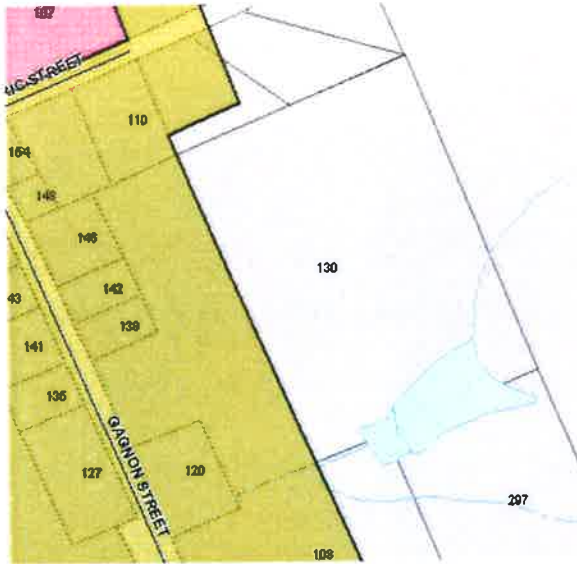
Ann Carr
Planning Administrator

I concur with this report,



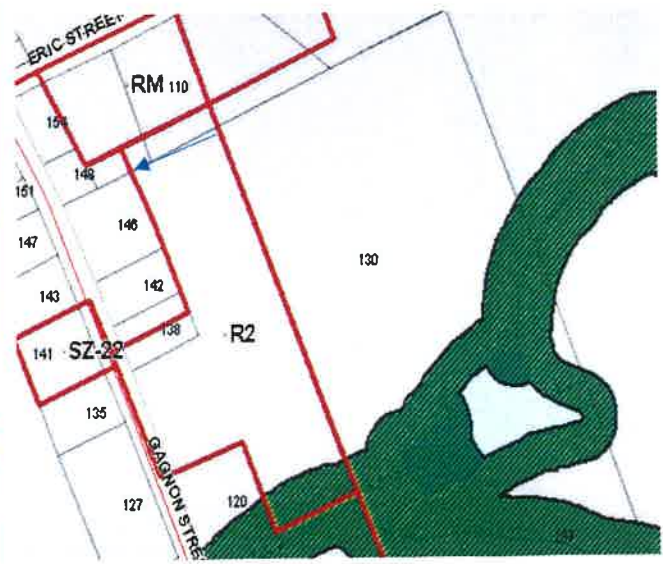
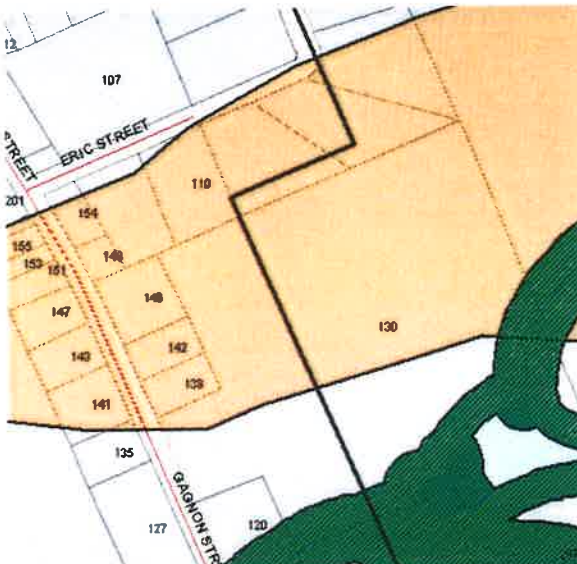
Nicky Kunkel
CAO

Attached: Official Plan Designations, Zoning and Sketch



Residential Focus Area/Hamlet/Rural

Retained (black) and Lot Addition



Natural/Cultural Heritage

Zoning