



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee Meeting
June 3, 2025

PRESENT: Jason Corbett (Chair) Gina Langlois
Eric Foisy Kamil Wroblewski

ABSENT WITH REGRETS: Narry Paquette
Nicky Kunkel (CAO)

STAFF PRESENT: Simon Blakeley, Planning Administrator

1. Call to Order

MOVED BY: Kamil Wroblewski
MOTION #1

SECONDED BY: Gina Langlois

THAT this meeting be opened at 6:00 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

MOVED BY: Kamil Wroblewski
MOTION #2

SECONDED BY: Eric Foisy

THAT the agenda presented to the Planning Advisory Committee dated June 3, 2025, be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

MOVED BY: Kamil Wroblewski
MOTION #3

SECONDED BY: Eric Foisy

THAT the Minutes of the Planning Advisory Committee Meeting of May 6, 2025, be adopted as circulated.

CARRIED Chair, Jason Corbett

4. Disclosure of Pecuniary Interest - None declared

5. Presentations / Public Meeting

The chair opened the public meeting and summarized the procedures for any person who may like to comment, whether in the form of written representations, or oral submissions at the public meeting. The Planning Administrator confirmed no responses had been received from neighbouring property owners, and that no objections had been raised by public agencies. As no members of the public were present, no presentations took place, and the chair proceeded to close the Public Meeting.

6. Consent Applications

B5/2025 - Leblanc / Carr, Application for Consent - 1 Lot Addition from BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; to the property legally described as: 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; NIP.

The Planning Administrator summarized the Planning Report circulated to PAC ahead of the meeting. The PAC did not raise any issues or concerns, so the chair called the vote as follows:

MOVED BY: Kamil Wroblewski
MOTION #4

SECONDED BY: Gina Langlois

That the Planning Advisory Committee recommends to Council that Consent Application B5/2025: Leblanc / Carr - Application for Consent / Lot Addition, be approved with conditions as set out.

Planning Advisory Committee - June 3, 2025

PROPOSED CONDITIONS

1. That this approval applies to lands legally described as: BONFIELD CON 8 PT LOTS 11; AND 12 RP NR467 PT PART 1 RP; NR2245 PART 2 PCLS 13120 AND; 1089 NIP; and 222 Yonge Street - BONFIELD CON 8 PT LOT 11; PLAN NR2245 PART 1 RP; 36R13369 PART 1 PCL 23054; 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 lands attached to the transfer for approval purposes
 - e. A schedule that provides a registrable legal description attached to the transfer for the retained land for approval purposes, if required.
3. That 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 owner's 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 any proposed 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. That should the land subject to the current lot addition application, and/or any other lot(s) proposed to be severed from the retained lands; that a parkland dedication would be payable to the Township of Bonfield in accordance with the most up-to-date Tariff of Fees payable at that time.
6. That any tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.
7. That the survey will apply to both the retained and proposed severed lands.
8. That all conditions must be satisfied, and that the Transfer Documents must be signed and completed within a period of Two (2) years from the date of approval of consent.

CARRIED Chair, Jason Corbett

7. Referrals from Council

8. Other Business

9. Correspondence - None

10. Unfinished Business

11. Adjournment

MOVED BY: Eric Foisy

MOTION #5

THAT this meeting be adjourned at 6:09pm.

SECONDED BY: Kamil Wroblewski

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY