



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee Meeting
February 4, 2025

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

STAFF PRESENT: Nicky Kunkel - CAO/Clerk
Mike Pilon - Chief Building Official
Simon Blakeley, Planning Administrator

1. Call to Order

MOVED BY: Eric Foisy
MOTION #1

SECONDED BY: Kamil Wroblewski

THAT this meeting be opened at 6:01 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

MOVED BY: Narry Paquette
MOTION #2

SECONDED BY: Eric Foisy

THAT the agenda presented to the Planning Advisory Committee dated February 4, 2025, be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

MOVED BY: Kamil Wroblewski
MOTION #3

SECONDED BY: Gina Langlois

THAT the Minutes of the Planning Advisory Committee Meeting of January 7, 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 Hydro One and the MTO were the only agencies to comment on the application, with no objections being raised. As no members of the public were present, no presentations took place, and the chair proceeded to close the Public Meeting.

6. Consent Applications

6a. Planning Report for B2 / 2025 - Koscielny.

Application for Consent - Land Severance at the property legally described as: CON 2 PT LOT 29 REM PCL 1233; NIP.

The Planning Administrator summarized the Planning Report circulated to PAC ahead of the meeting. Following a brief conversation to clarify certain matters, the Chair called the vote as follows:

MOVED BY: Narry Paquette
MOTION #4

SECONDED BY: Gina Langlois

The Planning Advisory Committee recommends to Council that consent application B2/2025, Koscielny - CON 2 PT LOT 29 REM PCL 1233; NIP be approved with the following conditions:

Standard Conditions

1. That this approval applies to the land legally described as: CON 2 PT LOT 29 REM PCL 1233; 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 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. That the fee of 5% in lieu of parkland dedication be paid to the Township of Bonfield in respect of each proposed new lot to be created.
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 no further consent to sever applications which would result in the creation of additional lots shall be considered in respect of the land and property as described.

Additional Condition

9. That the North Bay Mattawa Conservation Authority (NBMCA):
 - i) Be consulted throughout the development of individual site plan(s) associated with the proposed development of severed and/or retained lots; and
 - ii) That a vegetative buffer be maintained of at least 30 meters from the Approximate Regulated Area (ARA), including the watercourse and wetland on the property; and
 - iii) That a Section 28 permit be required should development be proposed within the ARA.

CARRIED Chair, Jason Corbett

7. Correspondence - None

8. Adjournment

MOVED BY: Kamil Wroblewski

SECONDED BY: Eric Foisy

MOTION #5

THAT this meeting be adjourned at 6:18pm.

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY