

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Minutes of the
Planning Advisory Committee held
June 5th, 2018 at 6:00 p.m.

PRESENT: Jane Lagassie Denis Duchesne
Eric Foisy Tom Rowe
Doug Laplante, Secretary

EXCUSED ABSENCE: Narry Paquette

No. 1

Moved by Denis Duchesne Seconded by Tom Rowe
THAT the Planning Advisory Committee meeting be opened at 6:00 p.m.
Carried Jane Lagassie

No. 2

Moved by Tom Rowe Seconded by Eric Foisy
THAT the Minutes of the Planning Advisory Committee meeting held May 1, 2018 be adopted
as circulated.
Carried Jane Lagassie

No. 3

Moved by Denis Duchesne Seconded by Eric Foisy
The Planning Advisory Committee recommends to Council that consent application B 2/2018,
Jerry and Linda Dempsey, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows a lot addition to Part Lot 34, Conc. 6, being Part 1 on RP 36R-12714 from part of lot 34, Conc. 6, Parcel 145 Nip.
2. That the following documents be provided:
 - a. the original executed transfer(deed), a duplicated original & 1 photocopy for our records
 - b. a copy of the survey plan deposited in the Land Titles Office,
 - c. a schedule describing the severed parcel and naming the grantor and grantee, attached to the transfer for approval purposes.
 - d. an electronic copy of the survey emailed to: cbo.planner@bonfieldtownship.org
 - e. 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.
3. That 1 square foot of property be transferred from the frontage of Part 1 on Plan 36R-12714, Part lot 34, Concession 6 to the Corporation of the Township of Bonfield prior to transferring the lot addition in order to ensure that the lot addition is consolidated with the balance of Part 1 on Plan 36R-12714, Part Lot 34, Concession 6.

Carried Jane Lagassie

NOTES:

Because this Consent Application is for a lot addition pursuant to Section 50(12) of the Planning Act, subsections (3) and (5) shall apply to any subsequent conveyance or transaction. This will be indicated on the Transfer (deed) upon endorsement by the Township of Bonfield.

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.

No. 4

Moved by Tom Rowe

Seconded by Denis Duchesne

The Planning Advisory Committee recommends to Council that consent application B 3/2018, 2284456 Ontario Inc., (Clark and Nicole North) be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows one new lot on Lots 13 & 14, Conc. 7, Remainder of Parcel 169 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: cbo.planner@bonfieldtownship.org
 - 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. That the Site Plan for Aggregate License No. 622761 shall be amended to the satisfaction of the MNRF, prior to stamping of the Transfer Documents for one new lot.

Carried Jane Lagassie

NOTE:

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.

An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.

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.

No. 5

Moved by Denis Duchesne

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 4/2018, Jonas El-Batrik, (Applicant Paul Goodridge) be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows two new lot on Lot 35, Concession 7, Parcel 1779 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: cbo.planner@bonfieldtownship.org
 - 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 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. 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. TransCanada Pipelines Limited has two high pressure natural gas pipelines crossing the

severed lands therefore, conditions, restrictions or covenants specified by TransCanada Pipelines Limited (TransCanada) shall be registered against Title (by agreement) in relation to the "Lands" by way of application to register conditions, restrictions or covenants as applicable, pursuant to the Lands Title Act, or any amendment thereto.

Carried Jane Lagassie

NOTE:

An entrance permit may be required from the Township of Bonfield Public Works Department prior to development of the property.

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.

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.

No. 6

Moved by Denis Duchesne

Seconded by Tom Rowe

That the Planning Advisory Committee recommends to Council to refer Tomasz Gadomski's request to licence a portion of the shore road allowance back to the Director of Planning & Development for further review.

Carried Jane Lagassie

No. 7

Moved by Eric Foisy

Seconded by Tom Rowe

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

Carried Jane Lagassie

CHAIR

SECRETARY