

THE CORPORATION OF THE TOWNSHIP OF BONFIELD  
Minutes of the  
Planning Advisory Committee held  
May 7, 2019 at 6:00 p.m.

PRESENT:               Eric Foisy                                       Narry Paquette  
                              Tom Rowe                                       Andrew O'Reilly, Secretary

EXCUSED ABSENCE: Denis Duchesne, Jane Lagassie

No. 1

Moved by Narry Paquette

Seconded by Tom Rowe

THAT the Planning Advisory Committee meeting be opened at 6:03 p.m.

Carried Eric Foisy

No. 2

Moved by Tom Rowe

Seconded by Narry Paquette

THAT the Minutes of the Planning Advisory Committee meeting held April 2, 2019 be adopted as circulated.

Carried Eric Foisy

No. 3

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 1/2019, Susan Callaghan be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows one new lot on Part of Lot 35, Conc. 6, Part 1, Plan 36R-12793.:
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](mailto: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 no further severances shall be taken from this parcel unless by Plan of Subdivision.

Carried Eric Foisy

NOTES:

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. 4

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B 2/2019, Kevin & Susan Callaghan be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows one new lot on Part of Lot 35, Conc. 6.:
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](mailto: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 no further severances shall be taken from this parcel unless by Plan of Subdivision.

Carried Eric Foisy

NOTES:

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.

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No. 5

Moved by Tom Rowe

Seconded by Narry Paquette

THAT the meeting of the Planning Advisory Committee be adjourned at 6:13 p.m.

Carried Eric Foisy

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CHAIR

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SECRETARY