

THE CORPORATION OF THE TOWNSHIP OF BONFIELD  
Minutes of the  
Planning Advisory Committee held  
January 7, 2021 at 10:30 a.m.

PRESENT VIA ZOOM: Jane Lagassie Eric Foisy  
Denis Duchesne

STAFF PRESENT: Doug Laplante, Secretary, Andrée Gagné

EXCUSED ABSENT: Narry Paquette

ABSENT: Tom Rowe

No. 1

Moved by Eric Foisy Seconded by Denis Duchesne  
THAT the Planning Advisory Committee meeting be opened at 10:30 a.m.  
Carried Jane Lagassie

No. 2

Moved by Denis Duchesne Seconded by Eric Foisy  
THAT the Minutes of the Planning Advisory Committee meeting held September 23<sup>rd</sup>, 2020 be  
adopted as circulated.  
Carried Jane Lagassie

No. 3

Moved by Denis Duchesne Seconded by Eric Foisy  
That the Planning Advisory Committee recommends to Council to defer consent application B  
7/2020 (Ron Devost) pending a site inspection and comments by the North Bay Mattawa  
Conservation Authority in the spring.

No. 4

Moved by Eric Foisy Seconded by Denis Duchesne  
The Planning Advisory Committee recommends to Council that consent application B 8/2020,  
Kristine Woods 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 5, Conc. 6, Remainder of Parcel 5205 Nip., Part 1, Plan 36R-11219:
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.

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.

It is recommended that, prior to development, the property owner consult with the Ministry of Environment, Conservation & Parks regarding potential requirements under the Endangered Species Act.

No. 5

Moved by Eric Foisy

Seconded by Denis Duchesne

THAT the meeting of the Planning Advisory Committee be adjourned at 10:53 a.m.

Carried Jane Lagassie

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CHAIR

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SECRETARY