

THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Minutes of the Planning Advisory Committee held
July 7th, 2021 at 4:30 p.m.

PRESENT VIA ZOOM: Eric Foisy Narry Paquette
 Tom Rowe

STAFF PRESENT: Doug Laplante, Secretary, Andrée Gagné

EXCUSED ABSENT: Denis Duchesne, Jane Lagassie

No. 1

Moved by Tom Rowe

Seconded by Narry Paquette

THAT the Planning Advisory Committee meeting be opened at 4:43 p.m.

Carried Eric Foisy

No. 2

Moved by Narry Paquette

Seconded by Tom Rowe

THAT the Minutes of the Planning Advisory Committee meeting held June 2nd, 2021 be adopted as circulated.

Carried Eric Foisy

No. 3

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B 10/2021, William Hardman be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows an Easement (Right of Way) to Part of Lot 7, Concession 7, Parts 1 and 2 on Plan 36R-12001 and Parts 3 to 5 on Plan 36R-12001 from Part of Lot 7, Concession 7, being Parcel 17271 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

Carried Eric Foisy

No. 4

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 11/2021, Marco Dimarco and Merla Pietro be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows an Easement (Right of Way) to Part of Lot 7, Concession 7, Parts 1 and 2 on Plan 36R-12001 from Parts 3 to 5 on Plan 36R-12001, Part of Lot 7, Concession 7.

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

Carried Eric Foisy

No. 5

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B 12/2021, Michael Morin 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 Lots 26 & 27, Conc. 4, being Parcels 1347 Nip. and 96 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.

Carrie 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. 6

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 13/2021, Guy Tessier, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows a lot addition from Part of Lot 5, Conc. 9, being Parcel 477 Nip. to Part Lot 5, Conc. 9 being Part 1 on Plan 36R-14279
 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 0.3 metres square of property be transferred from the frontage of Part 1 and 2 on Plan 36R-13025, Part of lot 15, Concession 9, to the Corporation of the Township of Bonfield prior to transferring the lot additions in order to ensure that the lot addition is consolidated with the balance of Part 1 & 2 on Plan 36R-13025, part lot 15, concession 9.
- Carried Eric Foisy

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. 7

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 14/2021, Paul and Michel Contant 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 9, Concessions 7, being Part 1 on Plan 36R-8966, remainder of Part 2, Parcel 1305 Nip. and Parcel 27847 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. No further severances shall be taken from this parcel unless by Plan of Subdivision.
8. That a Minor Variance be obtained for the severed lot, and further that a survey be provided to determine the amount of frontage in order to determine the variance from the 60 metre frontage requirement as per Zoning By-Law 2012-49.

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.

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.

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

No. 8

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 15/2021, Morris Duquette and Debbie Cotnam, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows a lot addition from Part of Lot 27 & 28, Conc. 10, being Parcel 12123 Nip. to Part Lot 29 and Part of Lots 27 & 28, Conc. 10, remainder of Parcels 10988 & 28003 Nip. and Part 1 on Plan 36R-8689.
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.

Carried Eric Foisy

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.

That a copy of MTO comments be forwarded to the Owner and Applicant.

No. 9

Moved by Tom Rowe

Seconded by Narry Paquette

The Planning Advisory Committee recommends to Council that consent application B 16/2021, Marcel Labelle & Patricia Veltri be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows two new lots on Part of Lot 15, Conc. 8, being Parts 1 & 2 on Plan 36R-10960 being part of Parcel 12292 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. 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.

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.

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

No. 10

Moved by Narry Paquette

Seconded by Tom Rowe

The Planning Advisory Committee recommends to Council that consent application B 17/2021, Robert Dugard & Judy Rogers-Dugard 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 Lots 2 & 3, Concessions 7 & 8, Parcels 28337 and 12328 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. 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. 11

Moved by Tom Rowe

Seconded by Narry Paquette

WHEREAS the Planning Advisory Committee has reviewed the recommendation from the Director of Planning and Development in regards to starting the process to begin an Official Plan review by way of producing a new Official Plan and updating Zoning By-Law 2012-49; AND WHEREAS the Director of Planning and Development has advised the Planning Advisory Committee that over the past eight years several things have developed that should be regulated through the Official Plan and Zoning By-Law; AND WHEREAS the Official Plan was originally approved in March of 2013 with several amendments to the current Zoning By-Law; BE IT HEREBY RESOLVED that the Planning Advisory Committee recommends to Council that they undertake a request for proposal process to retain a consulting firm to lead an Official Plan and Comprehensive Zoning By-Law review and produce a new Official Plan and Updated Zoning By-Law; AND FURTHER THAT the Director of Planning and Development be requested to draft a Request for Proposal for submission to Council for them to undertake a request for proposal process to retain a consultant to lead an Official Plan and Comprehensive Zoning By-Law review program.

Carried Eric Foisy

No. 12

Moved by Tom Rowe

Seconded by Narry Paquette

THAT the meeting of the Planning Advisory Committee be adjourned at 5:25 p.m.

Carried Eric Foisy

CHAIR

SECRETARY