

The Corporation of The Township of Bonfield

AGENDA PLANNING ADVISORY COMMITTEE MEETING TO BE HELD September 2, 2025, AT 6:00 P.M.

1. **Open Meeting**
2. **Adoption of Agenda: as prepared OR as amended**
3. **Adoption of the minutes of the regular meeting: August 5, 2025**
4. **Disclosure of Pecuniary Interests**
5. **Presentations / Public Meeting**
6. **Applications:**
 - a) **Application Reference B8/2025:** Proposed Draft Plan of Subdivision to Create Eighteen (18) New Lots on Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7; and
 - b) **Application Reference ZC1-2025:** Proposed Zoning Bylaw Amendment in association with Application Reference B8/2025 seeking relief for a reduced lot frontage of 30 meters and a reduced lot size of 0.5 Hectares.
7. **Correspondence**
8. **Adjournment**

Small Community, Big Heart





THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee Meeting
August 5, 2025

PRESENT: Jason Corbett (Chair) Gina Langlois
Narry Paquette Kamil Wroblewski
Eric Foisy
ABSENT WITH REGRETS: Nicky Kunkel (CAO)
STAFF PRESENT: Simon Blakeley, Planning Administrator

1. Call to Order

MOVED BY: Eric Foisy
MOTION #1

SECONDED BY: Gina Langlois

THAT this meeting be opened at 6:06 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

MOVED BY: Narry Paquette
MOTION #2

SECONDED BY: Kamil Wroblewski

THAT the agenda presented to the Planning Advisory Committee dated August 5, 2025, be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

MOVED BY: Eric Foisy
MOTION #3

SECONDED BY: Narry Paquette

THAT the Minutes of the Planning Advisory Committee Meeting of July 8, 2025, be adopted as circulated.

CARRIED Chair, Jason Corbett

4. Disclosure of Pecuniary Interest - None declared

5. Presentations / Public Meeting

The chair asked whether any written representations or oral submissions were made which would be subject to a public meeting. The Planning Administrator confirmed that no written comments were submitted by neighbouring property owners; and as no members of the public or agencies were present, no verbal presentations took place.

6. Consent Applications

B6/2025 - Boyer, Application for Consent - Proposed severance to create One (1) new lot on lands legally described as CON 4 LOT 35 PCL 778, 747 Mount Pleasant Road.

The Planning Administrator summarized the Planning Report circulated to PAC ahead of the meeting. The PAC raised a few questions for clarification purposes; but did not raise any issues or concerns regarding the application as presented, so the chair called the vote as follows:

MOVED BY: Kamil Wroblewski
MOTION #4

SECONDED BY: Eric Foisy

That the Planning Advisory Committee recommends to Council that Consent Application B6/2025 Boyer, Application for Consent - Proposed severance to create One (1) new lot on lands legally described as CON 4 LOT 35 PCL 778, 747 Mount Pleasant Road, be approved subject to the following conditions:

Planning Advisory Committee - June 3, 2025

PROPOSED CONDITIONS

1. That this approval applies to the land legally described as: CON 4 LOT 35 PCL 778.
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. A fee in lieu of a parkland dedication shall be deposited in the office of the clerk prior to the stamping of any transfer document associated with the proposed lot to be severed. Reference is made to By-Law 2024-26 Schedule "A", which contains a tariff of fees and should be referenced when determining the amount payable.
6. Any or all 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 all conditions must be satisfied, and that the Transfer Documents must be signed and completed within a period of Two (2) years from the date of approval of consent.
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 the severed and/or retained lots; and
 - ii) That a Section 28 permit be obtained should any development be proposed within 15 metres of the watercourse, or in, or within 30 metres of the unevaluated wetland.
10. That an application for a driveway entrance permit be made to the Township's Public Works Manager and that the access be designed to a standard and specification that is sufficient to service the proposed new dwelling.

CARRIED Chair, Jason Corbett

7. Correspondence - None

8. Adjournment

MOVED BY: Kamil Wroblewski
MOTION #5

THAT this meeting be adjourned at 6:23pm.

SECONDED BY: Gina Langlois

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY



The Corporation of the Township of Bonfield

Application: B8/2025

Proposed Plan of Subdivision to Create Eighteen (18) New Lots on Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7.

Current Owner: 1000328150 Ontario Inc.

**NOTICE: APPLICATION FOR A PLAN OF SUBDIVISION
Section 51 of the Planning Act**

1. An application for a plan of subdivision has been submitted to the Township of Bonfield under Section 51 of the Planning Act for the creation of Eighteen (18) New Lots on Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7.
2. The proposed plan of subdivision applies to approximately 12.67 Hectares or 31.3 Acres of land within a total landholding of approximately 46 Hectares or 113.78 Acres; whereby, 33.4 Hectares or 82.48 Acres of land is proposed to be retained for planning purposes. The approximate extent of the proposed plan of subdivision, and the retained lands, are shown demarked by red and blue line boundaries on the attached sketch hereto.
3. The land which is the subject of the application is also subject of an application under the Planning Act for a Zoning By-Law Amendment (Reference ZC1-2025); but is not subject to either an Official Plan Amendment, a Ministers Zoning Order, or Minor Variance.
4. Comments are requested to be submitted in writing by Friday August 22, 2025. Members of the public are also permitted to provide verbal comments on the application at a Public Meeting scheduled to take place on Tuesday September 2, 2025 @6:00pm.
5. If a person or public body would otherwise have the ability to appeal the decision of the Township of Bonfield but does not make oral submissions at the public meeting, or make written submissions to the Township of Bonfield in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.
6. If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Township of Bonfield in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. If you wish to be notified of the decision of the Township of Bonfield in respect of the proposed plan of subdivision, you must make a written request to Nicky Kunkel, CAO Clerk/Treasurer of the Township of Bonfield, located at 365 Highway 531, Bonfield, ON, P0H 1E0.
7. **ADDITIONAL INFORMATION** regarding this application for a plan of subdivision can be viewed on the Township's website; or in person at the Administrative Office for the Township of Bonfield located at 365 Highway 531, Bonfield, ON, P0H 1E0. Please contact Simon Blakeley, Planning Administrator at 705-776-2641, Ext. 126, during regular office hours; or by email at: planning@bonfieldtownship.com. All requests are subject to the Municipal Freedom of Information and Protection of Privacy Act.

Dated this 25th day of
July 2025 at the
Township of
Bonfield

Simon Blakeley
Planning
Administrator





The Corporation of the Township of Bonfield

Application: ZC1/2025

Proposed Zoning Bylaw Amendment in association with a Plan of Subdivision to Create Eighteen (18) New Lots on Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7.

Current Owner: 1000328150 Ontario Inc.

NOTICE: APPLICATION FOR A ZONING BYLAW AMENDMENT
Section 34 of the Planning Act

1. An application for a proposed zoning bylaw amendment has been submitted to the Township of Bonfield under Section 34 of the Planning Act in association with an application for a plan of subdivision under Section 51 of the Planning Act for the creation of Eighteen (18) New Lots on Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7.
2. The proposed zoning bylaw amendment applies to lands that are also subject to an application for a plan of subdivision comprising approximately 12.67 Hectares or 31.3 Acres of land within a total landholding of approximately 46 Hectares or 113.78 Acres; whereby, 33.4 Hectares or 82.48 Acres of land is proposed to be retained for planning purposes. The approximate extent of the proposed zoning bylaw amendment, and the retained lands, are shown demarked by red and blue line boundaries on the attached sketch hereto.
3. The land which is the subject of the application is also subject of an application under the Planning Act for a Plan of Subdivision (Reference B8/2025); but is not subject to either an Official Plan Amendment, a Ministers Zoning Order, or Minor Variance.
4. Comments are requested to be submitted in writing by Friday August 22, 2025. Members of the public are also permitted to provide verbal comments on the application at a Public Meeting scheduled to take place on Tuesday September 2, 2025 @6:00pm.
5. If a person or public body would otherwise have the ability to appeal the decision of the Township of Bonfield but does not make oral submissions at the public meeting, or make written submissions to the Township of Bonfield in respect of the proposed zoning bylaw amendment before the approval authority gives or refuses to give approval to the proposed zoning by-law amendment, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.
6. If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Township of Bonfield in respect of the proposed zoning bylaw amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. If you wish to be notified of the decision of the Township of Bonfield in respect of the proposed plan of subdivision, you must make a written request to Nicky Kunkel, CAO Clerk/Treasurer of the Township of Bonfield, located at 365 Highway 531, Bonfield, ON, P0H 1E0.
7. ADDITIONAL INFORMATION regarding this application for a zoning by-law amendment can be viewed on the Township's website; or in person at the Administrative Office for the Township of Bonfield located at 365 Highway 531, Bonfield, ON, P0H 1E0. Please contact Simon Blakeley, Planning Administrator at 705-776-2641, Ext. 126, during regular office hours; or by email at: planning@bonfieldtownship.com. All requests are subject to the Municipal Freedom of Information and Protection of Privacy Act.

Dated this 25th day of
July 2025 at the
Township of
Bonfield

Simon Blakeley
Planning
Administrator



PLANNING REPORT

MEETING DATE: September 2, 2025
TO: Planning Advisory Committee
FROM: Simon Blakeley, Planning Administrator
SUBJECT: **Application Reference B8/2025:** Proposed Draft Plan of Subdivision to Create Eighteen (18) New Lots on Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7; and
Application Reference ZC1-2025: Proposed Zoning Bylaw Amendment in association with Application Reference B8/2025 seeking relief for a reduced lot frontage of 30 meters and a reduced lot size of 0.5 Hectares.
CURRENT OWNER: 1000328150 Ontario Inc.

RECOMMENDATIONS:

That the Planning Advisory Committee receives this report as an update regarding Application Reference B8/2025, which proposes a Draft Plan of Subdivision to Create Eighteen (18) New Lots; And Application Reference ZC1-2025, which proposes a Zoning Bylaw Amendment (in association with Application Reference B8/2025) seeking relief for a reduced lot frontage to 30 meters, and a reduced lot size to 0.5 Hectares, on lands legally described as Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7; And

That staff representing the Township of Bonfield be instructed to continue working with the applicant, along with the municipal planning consultant on this file to conduct further analysis and negotiations, and where applicable; That staff proceeds to prepare a draft subdivision agreement that will ensure positive outcomes for the Hamlet of Rutherglen, and the Township of Bonfield.

SUBJECT LAND AND LAND USE:

The proposed Draft Plan of Subdivision seeks approval for the creation of eighteen (18) new lots on lands legally described as Part of Lot 32, Concession 8; with the retained lands to comprise Part of Lot 32, Concession 7. An application for a Zoning Bylaw Amendment is submitted concurrently, which seeks relief for a reduced lot frontage of 30 meters (from 60 meters), and a reduced lot size of 0.5 Hectares (from 1 Hectare). Altogether, the entire property holdings under the ownership of the applicant amount to approximately 113.78 Acres or 46 Hectares of land; of which, approximately 31.4 Acres or 12.7 Hectares is proposed to be developed for the proposed Draft Plan of Subdivision. The retained lands would, therefore, comprise approximately 82.38 Acres or 33.3 Hectares.

The land proposed to be developed as part of this subdivision application can largely be described as farmland; with an unevaluated area of Wetland / Development Constraint Area located to the southeast corner of the proposed developable area. This matter is returned to later in this report. The remainder of the property includes a mix of wildflower meadows, treed areas, and other defined waterbodies / Development Constraint Areas.

The applicant has stated on page 4 of the Hydrogeological Study that *'details for severances of the remainder of the of the subject property are currently being considered and will be provided at a later date'*.

From a planning policy perspective, the property is designated within the adopted Official Plan as forming part of the *Rutherglen Hamlet Settlement Area* and falls within the *Residential Focus Area*. As such, the principle of establishing some form of residential use on the property is established; and the Township does recognize the opportunity that exists to work in conjunction with the developer to introduce new and diverse forms of housing to assist the municipality in meeting its housing targets.

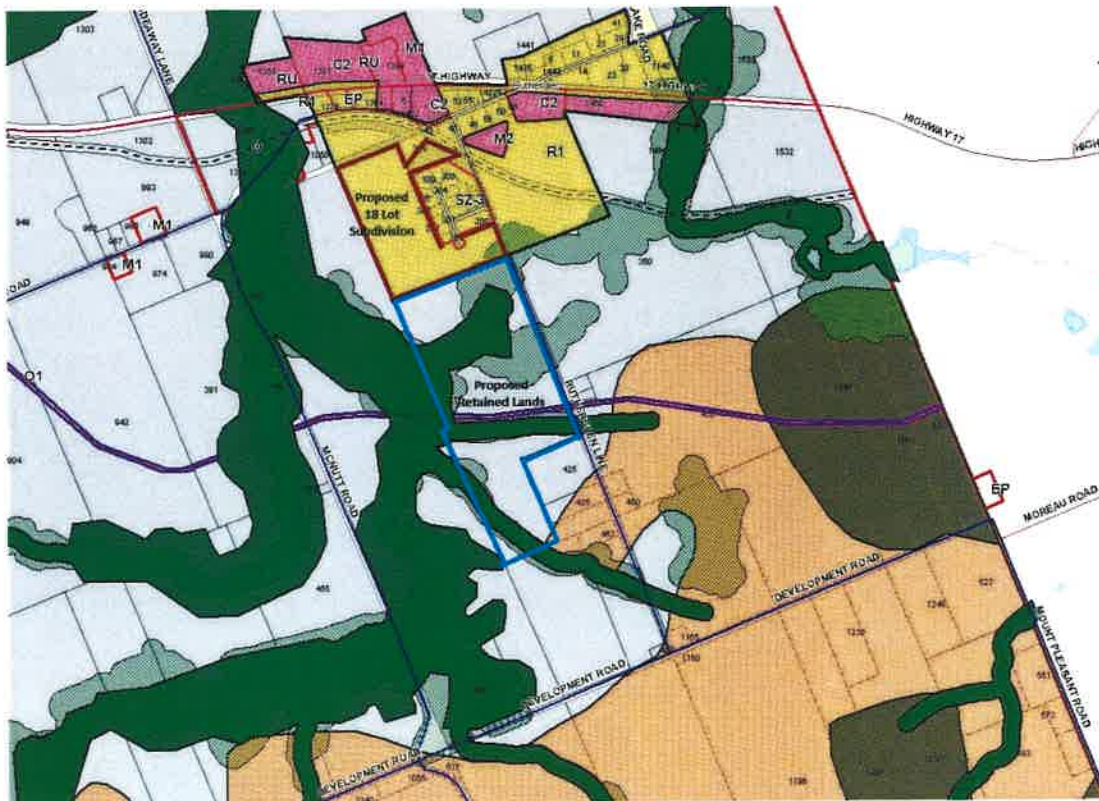


Figure Two: Official Plan Designations and Zoning Provisions

From a zoning perspective, the applicants have sought approval for a custom special zone, to replace the existing R1 zoning, that applies to the property. Any amendment to the existing R1 zoning provision would need to reflect the applicants' stated goal of developing the new 18 lots as Single-Family Dwellings. As is standard practice, every dwelling to be constructed would be served by an On-Site Sewage System, and Well.

The precise amount, built form, and design of development will be enforced through the signing of a Subdivision Agreement; and guided by a detailed Final Plan of Subdivision, that is informed by all stakeholders engaged in this process. The agreement will also specify the need for the applicant to consult with, and obtain all necessary permits, on behalf of the North Bay Mattawa Conservation Authority (NBMCA).

Each proposed new lot to be created would be served by a private entrance driveway, to be accessed off a new proposed extension to Talon Crescent. Among other requests, the Township's Public Works Manager has requested that the new estate road be constructed to a design and specification that is consistent with Ontario Provincial Standards (OPS Vol.1-Vol .8), which is also outlined in Section 3.0 Roads of the Township of Bonfield's Engineering Standards for Subdivisions. In this context, the Township may request a third-party review of all submitted plans and drawings; with the final engineered drawings required prior to final agreement and approval on behalf of the Manager of Public Works.

Each dwelling constructed on the new proposed lots could also be permitted to have accessory structures that are neither designed or permitted to be used for human occupancy; so long as the combined surface area of all buildings and structures proposed on any lot does not exceed the maximum lot coverage requirements; and all minimum required setbacks can be met.

The precise lot coverage and setbacks to be permitted on each of the proposed lots has yet to be determined; and this is a matter that will require further discussion with the applicant in the context of the site-specific zoning that was applied for. The site-specific zoning would allow lots 2, 6 and 12 to have a reduced frontage of ~30 meters, and all lot sizes to be a minimum of 0.5Ha. All other provisions related to the R1 zone shall continue to be met. The Township of Bonfield's Comprehensive Zoning By-law, currently permits the following for the R1 Zone:

- Minimum Lot Frontage (Meters) - 60 Meters
- Minimum Lot Area (Hectares) - 1 Hectare
- Minimum Floor Area (Sq. Meters) - 75 Sq. meters, or 807 Sq. Feet.
- Maximum Height:
 - Primary Building (Meters) - 11 meters.
 - Accessory Buildings, including Detached Additional Dwelling Units (ADUs) (Meters) - 5 meters.
- Minimum Setbacks: Accessory Buildings (Meters) - 3 meters.

	Permitted Use Category	Maximum Lot Coverage (%)	Minimum Front Yard (Meters)	Minimum Exterior Side Yard (Meters)	Minimum Interior Side Yard (Meters)	Minimum Rear Yard (Meters)	Supplementary Provisions
Residential First Density (R1) Zone	Single Family Dwelling	20	6	6	4	6	Section 6.1 - 6.5

Figure Two: Existing Provisions within the Comprehensive Zoning By-law

APPLICANTS PROPOSAL:

The applicant is requesting approval for a Draft Plan of Subdivision, and a Zoning By-law Amendment, to permit the creation of eighteen (18) new lots on lands legally described as Part of Lot 32, Concession 8; with the retained lands to comprise Part of Lot 32, Concession 7. The application submitted for a Zoning Bylaw Amendment seeks relief for a reduced lot frontage of 30 meters, and a reduced lot size of 0.5 Hectares. The following chart provides a summary of the proposal:

Existing Landholdings

Area: 113.78 Acres / 46 Hectares of land

Frontage (Rutherglen Line): ~806 Meters

Depth: ~414 Meters

Proposed 18 Lot Subdivision

Area: 12.7 Hectares / 31.4 Acres

Frontage: Range between ~30-60 meters (per lot)

Depth: Range between ~75-120 meters (per lot); and/or 84.2 -165.4 meters (Proposed Lot 14).

Proposed Retained Lands

Area: 33.3 Hectares / 82.38 Acres

Frontage: ~682 Meters

Depth: ~414 Meters

PROVINCIAL PLANNING STATEMENT (PPS) 2024:

The new Provincial Planning Statement (PPS) for the Province of Ontario came into effect on October 20, 2024. The PPS contains a series of updated policies designed to shape land use and development decisions across the province. Applicable policies are summarized as follows:

Housing

Matters related to housing are addressed in Section 2 of the PPS entitled '*Building Homes, Sustaining Strong and Competitive Communities*'. **Policy 2.1, Planning for People and Homes, part 4** states the need '*to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area*'. It emphasizes the need for planning authorities to maintain a minimum of 15-year supply of land designated and available for residential development; and at least a 3-year supply of land that is suitably zoned with servicing capacity.

The proposed Draft Plan of Subdivision to create 18 new lots would increase Bonfield's total residential land supply. Conversations also continue with the applicant regarding the proposed range and mix of housing options and densities with the following comment made within the Planning Justification Report submitted in support of the proposal: '*The proposed subdivision will be developed by a local contractor with experience in both custom-built and modular homes. The Residential First Density (R1) zoning permits single-detached dwellings, with the option for a secondary dwelling unit. While the specific development of each lot will ultimately reflect the preferences of future purchasers, the contractor's range of options helps address the diverse housing needs and preferences of both current and future Township residents. By offering both custom-built and modular homes, the subdivision can accommodate different market-based price points. Additionally, the custom-built option provides purchasers with the flexibility to include a secondary dwelling unit, if desired*' (page 5).

Policy 2.2. Housing states the need to ensure a mix of housing densities and options which support the efficient use of land, resources, infrastructure, and public service facilities, in proximity to transit corridors and stations. The property is not directly served by public transit; however, it is located within walking distance of an existing Ontario Northland stop at the retail/grocery store and gas station which borders Highway 17 (The TransCanada Highway) to the north. The Planning Justification Report notes: '*The site's proximity to local amenities - including retail, institutional uses, and recreational areas [and] promotes active transportation options, consistent with the objectives of Section 2.2.1(c) of the PPS*', (page 6).

Rural Areas

Policy 2.5 of the PPS relates to **Rural Areas** in Municipalities and states '*healthy, integrated, and viable rural areas*' should be supported by:

- a) *Building upon the rural character and leveraging rural amenities and assets.*
- c) *Accommodating an appropriate range and mix of housing in rural settlement areas.*

- d) *Using rural infrastructure and public service facilities efficiently; and*
g) *Conserving biodiversity and considering the ecological benefits provided by nature.*

The proposed Draft Plan of Subdivision has the potential to meet these tests.

Policy 2.6c of the PPS applies to **Rural Lands in Municipalities** and states residential development, including new lot creation, is a permitted use where site conditions are suitable for the provision of appropriate sewage and water services. The Hydrogeological Study submitted in association with the subdivision application indicates there is capacity to support the creation of 18 new lots in this location. The precise amount of development permissible on any given lot, including the option of introducing Additional Dwelling Unit(s) would be subject to regulatory approval on behalf of the North bay Mattawa Conservation Authority (NBMCA). Further detailed conversations are anticipated in this regard.

Infrastructure and Facilities

Policy 3.1 applies to **General Policies for Infrastructure and Public Service Facilities** and emphasizes the need to provide such services *'in an efficient manner while accommodating projected needs'* and considering *'opportunities for adaptive re-use wherever feasible'*. Part 3 states the need to *'support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety'*. Part 4 states that *'Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation'*. The proposed Draft Plan of Subdivision has the potential to address these strategic planning requirements.

Transportation Systems

Policy 3.2 applies to **Transportation Systems** and state, under part 1, these should be provided in ways that are *'safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles'*. Part 3 states; *'as part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries'*. The proposed Draft Plan of Subdivision has the potential to address these strategic planning requirements

Sewage, Water and Stormwater

Policy 3.6 applies to **Sewage, Water and Stormwater** and states, under part 7, that '*Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity*'.

Policy 3.6.8 relates to **stormwater management** and states stormwater management shall:

- a) Be integrated with planning for sewage and water services [and] ensure systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) Minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) Minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) Mitigate risks to human health, safety, property, and the environment;*
- e) Maximize the extent and function of vegetative and pervious surfaces;*
- f) Promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

At the time of writing this report, the Township has requested a copy of the Stormwater Management, Lot Grading, and Drainage Plans be provided so the Township can take a more informed position on this matter.

Policy 3.9.1 applies to **Public Spaces, Recreation, Parks, Trails, and Open Space** and states that: '*Healthy, active, and inclusive communities should be promoted by:*

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; and*
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources'. Discussions related to Parkland Contributions, and how the developer will ensure a healthy, active, and inclusive community continue.*

Wise Use and Management of Resources

Section 4 of the PPS applies to the *‘Wise Use and Management of Resources’* including, under Section 4.1.1, the need to ensure natural heritage features and areas are protected for the long term; and under Section 4.1.7 that *‘development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements’*; and, under Section 4.1.8, that *‘Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas... unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.’*

The applicant has completed a preliminary analysis of the property in respect of the meadows and the unevaluated area of wetland (entitled the Wetland Delineation and Bobolink/ Eastern Meadowlark Assessment, plus an accompanying Summary Report). The purpose of the report is to determine the potential impact of development on flora and fauna, with a particular focus on the Bobolink and Eastern Meadowlark as Threatened Species. As such, the applicants’ agent has proposed a recommendation that *‘no future development occurs within 30m of the mapped boundary of this wetland’*. The report and its recommendations will be subject to peer review by the Ministry of Natural Resources, and/or other prescribed agencies.

Section 4.2 refers to **Water** and states planning authorities shall protect, improve, or restore the quality and quantity of water through a range of means, including the identification and protection of water resource systems; and the protection, improvement, or restoration of vulnerable surface and ground water supplies, and their hydrologic functions. It also requires planning authorities to plan for the efficient and sustainable use of water resources; and effective watershed planning in collaboration with conservation authorities.

Preliminary comments made on behalf of the North Bay Mattawa Conservation Authority (NBMCA) are provided later in this report for reference.

Agriculture

Policy 4.3 of the PPS applies to the development and management of **Agricultural** lands. A desktop review did not reveal the presence of barns within proximity to the proposed subdivision; so further consideration of the Minimum Distance Separation requirements was not considered necessary.

Natural Hazards

Policy 5.2 applies to **Natural Hazards** and states, under part 2:

'Development shall generally be directed to areas outside of: b) Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c) Hazardous sites. Part 3 states: 'Development and site alteration shall not be permitted within: c) Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards... unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and d) A floodway, regardless of whether the area of inundation contains high points of land not subject to flooding. Part 4 states: 'Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards'.

At the time of writing this report, the Township has requested a copy of the Stormwater Management, Lot Grading, and Drainage Plans be provided so the Township can take a more informed position on this matter.

OFFICIAL PLAN (O.P) & ZONING BY-LAW REVIEW:

In this section we provide a summary of applicable policies contained within the Township of Bonfield's Official Plan (OP) and Comprehensive Zoning By-law 2013:

Township of Bonfield Official Plan 2013

Section 2: Vision, Principles and Objectives

The OP states, under **Policy 2.2.1. Sustainable Development** that: *'The Township shall promote sustainable development to enhance the quality of life for present and future generations.'* and *'limited residential growth'* will be permitted in the Rural Area(s) *'where private services are feasible, and where development would be compatible with surrounding land uses.'*

The proposed Draft Plan of Subdivision has the potential to contribute to the Township's vision to ensure sustainable growth and development within the existing defined Rural Settlement Area comprising the Hamlet of Rutherglen. Site servicing matters have been referenced in a response provided by the North Bay Mattawa Conservation Area - a summary of which, is provided later in this report for reference.

Policy 2.2.2 applies to **Natural Environment and Resources** and states *'The Township shall support the protection and integrity of the natural environment as valued by the community'.*

Policy 2.2.3 applies to **Affordable Housing** and states *'the Township shall support the location and integration of affordable housing within the community, to provide a range of housing opportunities and types that will meet the various physical and financial needs of all residents';* and *'to seek opportunities to participate in affordable housing initiatives within the wider District of Nipissing region.'* The Planning Justification Report states *'the creation of the new lots will facilitate the variety of housing options in the area'.*

Section 3 relates to **General Development Policies**.

Policy 3.1 applies to **Settlement Areas**, including the Hamlet of Rutherglen, and states: *'the intent is to direct growth and development to areas within these boundary limits'*. Part 1 notes that *'the vitality and regeneration of these areas shall be encouraged'*.

Policy 3.2 applies to **Land Use Compatibility**, which the policy states: *'can be achieved in a variety of ways, including the provision of appropriate separation distances, setbacks, buffering features, and transition in building height and massing'*. The policy confirms the Township may also consider matters including traffic flows, vehicular access / egress, parking requirements, outdoor amenity areas, storage requirements, lighting, noise/air quality, sunlight, microclimates, and the effects of development on neighbourhood services. The Township continues to work with the applicant to understand how the layout, built form, and design of the development could ensure satisfactory outcomes from a land use compatibility perspective.

Policy 3.7 applies to private services and states: *'no development shall be permitted unless the applicant has obtained a Sewage Permit from the North Bay-Mattawa Conservation Authority, and it can be shown to the satisfaction of the Township that there is an adequate water supply and public road access to service the development.'* The policy also considers the impacts on ground water quality and quantity and states: *'the Township shall consider the cumulative impacts of development on the sustainability of ground water resources.'*

The applicant has submitted a Hydrogeological Study in support of the proposal. A summary of the response made by the NBMCA is provided later in this Planning Report for reference. Property owner(s) will also need to install and register a well in compliance with criteria established by the Ministry of the Environment, Conservation and Parks (MECP).

Policy 3.8 contains several requirements in regard to the **TransCanada Pipeline**.

The pipeline does follow an alignment that traverses the proposed retained lands from east to west; however, the alignment is located ~420 meters south of the proposed Draft Plan of Subdivision at its closest point. At the time of writing this report, a response has not yet been received on behalf of the Trans Canada pipeline.

Policy 3.10 applies to the **Minimum Distance Separation Formulae**. No barns were found to be within proximity to the proposed Draft Plan of Subdivision that would require further analysis.

Policy 3.15 applies to **Adequate and Affordable Housing** and states, under part 1; *'It is the policy of the Township to promote residential and urban amenity by encouraging a high standard of property maintenance and the provision of an adequate, affordable, and varied supply of dwelling types to cater to the needs of all income groups'*.

Part 2 of Policy 3.15 states: *'Due in large part to the use of individual private water and sewage services throughout the Township, opportunities for high-density residential housing forms will be limited. It is therefore expected that single-detached housing will continue to be the dominant form of housing'*. The policy continues by stating: *'The demand for more affordable housing forms, such as duplex, semi-detached and attached housing is also recognized'*; and *'Multiple-attached dwelling forms shall locate in the Hamlet Settlement Areas'*, and *'these forms shall be permitted by amendment to the implementing zoning by-law'*. The applicant has been advised that the Township is keen to see a diverse mix of housing types within the Hamlets to ensure balanced and complete communities.

Policy 3.21 applies to **Railway Corridors** and states, under part 1, that *'Development along the railway corridor should generally be limited to industrial and commercial uses. Where planning approvals are required to allow for development or redevelopment near a railway corridor, consideration shall be given to the impacts of noise and vibration'*.

With the exception of the western portion of Lot 14, the majority of lands forming part of the proposed Draft Plan of Subdivision are located beyond a minimum 100-meter buffer as would typically be excepted for residential-type uses of this nature. Part 3 clarifies that *'where development is proposed within 100 metres of a primary railway corridor, or 50 metres of a secondary railway corridor, submission of a vibration study, prepared to the satisfaction of Council in consultation with CP Rail, and addressing the potential impacts of vibration and recommended mitigation measures, may be required'*. As the applicant is not proposing to construct a dwelling within 100 meters of the Railway Line, a Vibration Study has not been requested at this time. The remainder of the policy refers to *'site specific studies'* and *'appropriate safety measures'*, as may be deemed necessary to ensure compatible land uses.

Policy 3.22 applies to **Community Amenity** and states, under part 1: *'It is the policy of Council to ensure that all necessary steps are taken to preserve the community amenities of the Township as new development takes place'*, and that *'Council will seek to ensure that all new development is designed in accordance with accepted planning and engineering standards to provide a pleasant living atmosphere for the Township's residents'*. Conversations continue with the applicant regarding the proposed layout, design and other functional components of the development as proposed.

Subject to agreement in principle, such matters could be addressed within the context of any Subdivision Agreement setting our minimum design standards and other expectations that would form the basis of a Final Plan of Subdivision.

Policy 3.23 applies to **Tree Planting and Landscaping** and states, under part 1: *‘Special attention shall be paid to fostering a widespread growth of trees and the provisions of landscaping in the Hamlet Settlement Areas’*; and *‘in new developments, trees and landscaping will be required to be provided by the developers’*, including *‘a program of tree planting and preservation... so all areas are provided with trees and other vegetation to provide a high standard of amenity and appearance’*. An existing treed area is located within the northwestern portion of the property. Further evaluation of those existing trees, and how they could be integrated alongside other newly planted trees within the estate layout, should be a requirement of the detailed design process.

Policy 3.24 applies to **Streetscaping and Beautification**, including the desire to adopt policies that ensure a high standard of public buildings, public works and all other public facilities.

Policy 3.25 applies to **Parking and Loading** and notes that *‘Regulations governing parking and loading facilities are detailed in the Zoning By-law’*.

Section 4 applies to Land Use Designations and **Policy 4.1** relates to the **Hamlet Settlement Area**. Part 4 confirms Residential uses are permitted so long as development adheres to the Ministry of the Environment and/or North Bay Mattawa Conservation Authority policies regarding private water supply and private sewage disposal, including any requirements to obtain permits or Environmental Compliance Approvals. Part 6 clarifies that *‘new lots shall have a minimum area of 1.0 hectare and a minimum frontage of 60 metres along a public road, unless a hydrogeological study demonstrates that a smaller lot size is appropriate’*. It continues by stating: *‘regardless of the results of a hydrogeological study, new lots shall not be less than 0.4 hectares in size’*.

Part 7 specifies that *‘new multiple-attached dwellings, duplexes or semi-detached dwellings may be permitted by an amendment to the Zoning By-Law once the developer has demonstrated that there is an adequate supply of potable water and an approval for a private sewage disposal system’*, and *‘a Servicing Options Report consistent with Ministry of the Environment D-5 Series Guidelines may be required’*. Part 8 states that the *‘proponents of all new development must determine that there is sufficient local reserve system capacity for the treatment of hauled sewage from on-site sewage services’*. Refer to the Hydrogeological Study submitted by the applicant, and the summary of comments made by the NBMCA for further details.

Policy 4.1.1 applies to the **Residential Focus Areas** and states, within the **Rutherglen Settlement Area** *‘the primary uses permitted in these Residential Focus Areas will be residential uses including all forms of housing’*. Part 2 clarifies that: *‘supporting uses, including local-serving commercial uses, and conservation and public recreation uses shall also be permitted’*.

Section 5 applies to **Natural Heritage Features and Cultural Heritage**. **Policy 5.1** refers to *'natural heritage systems'* which include natural heritage features and areas, linked by natural corridors, important *'to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems.'* The policy seeks to preserve the long-term ecological function and biodiversity of the Township's natural heritage systems, and encourages *'sustainable design concepts, such as designing with nature.'* As noted, an Approximate Regulated Area (ARA) comprising an unevaluated wetland applies to the southeast corner of the proposed Draft Plan of Subdivision. The applicant has committed to a minimum 30-meter setback from the ARA in this general location.

Policy 5.1.2 applies to **Endangered and Threatened Species** and states: *'The presence of Species at Risk (extirpated, endangered or threatened species) shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with Ministry of Natural Resources staff.'* The policy references provisions related to the preparation of Environmental Impact Assessments including minimum setbacks and procedures as they apply to threatened species; though some of these policy-based requirements have since been preceded by Provincial Government Legislation. Notwithstanding this point, part 4 of the policy states that *'if impacting an endangered or threatened species cannot be avoided; a permit or agreement under the Act should be obtained before the activity proceeds'*, and *'municipal staff should work directly with Ministry of Natural Resources district staff to develop agreements or permits when required'*. The applicant has prepared an Ontario Wetland Evaluation System (OWES) Wetland Delineation and Bobolink / Eastern Meadowlark Assessment in an attempt to understand the potential impact of development on these threatened species. Further consultation with partners including the Ministry of Resources is anticipated to understand what if any further assessments are required to demonstrate the development can proceed as proposed. At the time of writing this report, a specific response made on behalf of the Ministry of Natural Resources has not been provided to the Township.

Policy 5.1.4 applies to **Nesting Sites**. Although the policy primarily applies to Great Blue Herons, it is noted the policy states, under part c that: *'the policies of the Ministry of Natural Resources regarding activities permitted within 300m during the non-nesting season (August 16 to March 31) are supported'*. As noted above, the applicant has submitted a Wetland Delineation and Bobolink / Eastern Meadowlark Assessment Report in support of the proposals.

Policy 5.1.5 applies to **Wetlands**. As noted, an area of unevaluated wetland is located to the southeast of the proposed Draft Plan of Subdivision, with additional wetlands, waterbodies, and Development Constraint Areas also present on the proposed retained lands to the south.

Policy 5.2 applies to **Development Constraint Area(s)**. This designation applies to *'lands with environmental constraints such as flood susceptibility, erosion susceptibility, or other physical characteristics severe enough to cause property damage or risk of life, and where, information*

regarding the extent and the severity of the hazard is only preliminary. The existing Development Constraint Area(s) which primarily relate to the retained lands south of the proposed development would be largely unaffected by the current proposed Draft Plan of Subdivision.

Section 6 applies to **Transportation**. **Policy 6.2** applies to **Township Roads** and associated entrance / access requirements. The internal estate road layout and individual driveway entrances will be expected to be designed to a standard that is acceptable to the Manager of Public Works, whose comments are summarized later in this Planning Report or reference.

Section 7 relates to **Implementation and Interpretation** and includes policies which seek to ensure satisfactory technical information is being included as part of the application process to meet the requirements of provincial Ministries, the North Bay-Mattawa Conservation Authority, and any other agencies. All agencies have been consulted as part of this subdivision application.

Policy 7.5 applies to **Site Plan Control** and states, under part 1, *'the Township shall use Site Plan Control to assist the municipality in encouraging development that is environmentally acceptable, efficient and attractive'*. Parts 2 and 3 provide further information regarding how Site Plan Control could be applied in practice throughout the phasing of development.

Policy 7.11.1 applies to **Plans of Subdivision** or Plans of Condominium, and states:

- 1. Land development shall generally take place by plan of subdivision or plan of condominium. Where a Plan of Subdivision or a Plan of Condominium is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local internal street.*
- 2. All Plans of Subdivision shall include a subdivision agreement between the Township and the developer/owner, which may include conditions regarding the dedication of blocks for pedestrian and bicycle pathways.*
- 3. A Plan of Subdivision shall be required when creating five or more lots.*

The property does not abut onto a Provincial Highway so that provision does not apply. Staff have expressed their interest in including active transportation measures as part of the proposed estate layout. The proposal to create 18 New Lots is proposed through a Draft Plan of Subdivision.

Policy 7.11.2.1 applies to the **Creation of New Lots**, and states:

- 1. The subdivision granting authority shall be guided by the policies of this Plan governing minimum lot size and frontage, and the following policies when considering land severance approvals within the Township; and*

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- a. All applications shall be evaluated on the technical information obtained from the applicant and as a result of circulation; and*
- b. Where appropriate, comments shall be requested by the Township from other provincial Ministries, the North Bay-Mattawa Conservation Authority, and any other agency deemed appropriate as to the suitability of the site for sewage disposal and water supply'; and*
- c. Wherever possible, residential lots should have access only from Township roads.*

Part 3 states; '*Where one or more new building lots are being created the Township shall receive the cash equivalent of 5% of the land based on the Township's cash in lieu of parkland pay grid, which may be amended from time to time*'. Part 4 states: '*Where one or more new building lots are being created, the Township may request that the adjacent, publicly owned and maintained road be widened to the extent considered necessary*'.

Overview of Official Plan Policies

In this section, the Township has reviewed relevant policies contained within the existing Official Plan in the context of the proposed Draft Plan of Subdivision, and Zoning By-law Amendment, to introduce 18 new lots on lands legally described as Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7. Discussions continue with the developer on a range of land use planning matters; however, generally-speaking, the proposed development of 18 new lots within the existing Rural Settlement Area, comprising the Hamlet of Rutherglen, does have the potential to meet the conditions and policies of the existing Official Plan in principle. If the Draft Plan of Subdivision is approved, the subdivision agreement will further outline the specific conditions of approval based upon relevant policies.

Township of Bonfield Comprehensive Zoning By-Law

The subject property is zoned Residential First Density (R1). This zoning typically allows a range of residential and non-residential uses to be permitted on such lands as follows:

Residential Uses

- Bed and Breakfast
- Dwelling, Single Detached
- Group Home
- Home Occupation
- Additional Dwelling Unit (Attached)
- Additional Dwelling Unit (Detached)

Non-Residential Uses

- Community Garden
- Hospital
- Office
- Park, Public
- Place of Worship
- School

As previously mentioned, the applicant has applied for a Plan of Subdivision and a Zoning By-law Amendment in regard to lands located within the existing Rural Settlement Area, which comprises the Hamlet of Rutherglen. The subject lands on which the Plan of Subdivision is proposed are subject to Residential First Density (R1) zoning provisions; in relation to which, the applicant is seeking relief for a reduced lot frontage of 30 meters (from 60 meters) and a reduced lot size of 0.5 Hectares (from 1 Hectare).

Also as mentioned, The Township's Official Plan contains a policy (4.1) which confirms that *'new lots shall have a minimum area of 1.0 hectare and a minimum frontage of 60 metres along a public road, unless a hydrogeological study demonstrates that a smaller lot size is appropriate'*. The policy states that: *'regardless of the results of a hydrogeological study, new lots shall not be less than 0.4 hectares in size'*.

The applicant has submitted a Hydrogeological Assessment, and this has indicated ground conditions are suitable to accommodate a reduced lot size of 0.5 Hectares. Moreover, based upon the Draft Plan / layout provided alongside the applications; it appears that only a small number of lots would require relief from the minimum 60 m frontage, especially as they apply to the configuration of cul-du-sacs proposed to accommodate the turning of vehicles. Specific lots proposed to include the minimum lot frontage of ~30 meters are lots 2, 6 and 12.

In terms of the housing mix, the applicant has stated their intention to construct Single-Family Dwellings. Any other forms of development proposed when the lots are sold would need to ensure compliance with all planning/ zoning and building-related requirements

COMMENTS / REPORTS / STUDIES:

As required under the *Planning Act* circulation to the appropriate agencies / bodies and neighbouring landowners for comment was completed on July 24, 2025. Written comments were requested to be made by Friday August 22, 2025.

The agencies listed were circulated a copy of the application via email; and notification was also given to property owners within 120 meters of the applicants' landholdings. The following provides a summary of the responses received throughout the course of consulting on the application:

Public:

The notice of a public meeting was posted at the beginning of Talon Crescent; and also, within the cul-du-sac at the proposed entrance to the subject property. A notice was mailed to all property owners within 120 meters of the subject property; and the notice, the applications, and accompanying studies and reports were also made publicly available to view on the Township's website. Local residents were advised they could make written or verbal comments up to and including the scheduled meeting of the Planning Advisory Committee on September 3, 2025. At the time of writing this report no comments have been received from members of the Public.

North Bay Mattawa Conservation Authority (NBMCA):

The North Bay-Mattawa Conservation Authority (NBMCA) has provided comments which were based upon a review of the applications in the context of Section 5.2 of the 2024 Provincial Planning Statement (PPS), O. Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Authorities Act, Part 8 of the Ontario Building Code (OBC); and as a Source Protection Authority under the Clean Water Act (CWA).

The NBMCA notes, according to its Approximate Regulated Area (ARA) mapping, that there appears to be at tributary of Sharpes Creek on the subject property south of the proposed lots (the retained lands). The NBMCA notes the wetland boundaries on the subject lands were confirmed in the field by the applicants' agents, and that the wetlands were further described and mapped in the Wetland Delineation and Bobolink / Eastern Meadowlark Assessment, dated September 2024 submitted in association with the proposals. The NBMCA notes the recommendations from that report include that all development be setback at least 30m from the wetland boundary. They specify that where site development is proposed in or within 15 metres of the watercourse or in or within 30 metres of the wetland, a Section 28 Permit from NBMCA may be required.

The NBMCA also notes there appears to be two suitable locations observed on all lots to accommodate an On-Site Sewage System. This comment is based upon a review of Ontario Regulation 203/24 of the Ontario Building Code, as it applies to a 3-bedroom dwelling including less than 20 fixture units and less than 200 m², along with a 4F filter bed of 21.3 m², and a 3600 L tank, plus soil percolation of T-50 min/cm, and a daily design sewage flow of 1600 L/day.

The NBMCA also notes there are two areas of Highly Vulnerable Aquifers (HVA) on the subject lands; however, that no specific drinking water source protection policies apply.

Reference is made to the NBMCA's Source Protection Plan in this regard. All considered, the NBMCA is satisfied the application is consistent with the policies as set out in Section 5.2 of the PPS and has no objections to the Draft Plan of Subdivision as submitted.

Hydro One:

Hydro One has reviewed the documents submitted alongside the application for a Draft Plan of Subdivision and has raised no comments or concerns at this time. Their preliminary review considers issues affecting Hydro One's *'High Voltage Facilities and Corridor Lands'* only.

Hydro One instead advises that for proposals affecting *'Low Voltage Distribution Facilities'* the Owner / Applicant should consult their local area Distribution Supplier and, where Hydro One is the local supplier, the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330. The following link can be reviewed to confirm the local area distributor: <https://www.hydroone.com/power-outages-and-safety/stormcentre-outage-map>

Ministry of Transportation (MTO):

At the time of writing this report no comments have been received from representatives of the Ministry of Transportation.

TransCanada PipeLines Limited (TCPL)

At the time of writing this report no comments have been received from representatives of the Trans Canada Pipeline.

Township Departments**Public Works**

The Public Works Manager commented there are a few plans / documents, and other commitments, they are looking forward to obtaining from the contractor, including:

1. A Stormwater Management Plan - To ensure the contractor has adequate ditches /swales, or an adequate mode of transport, for the surface water run-off. This should be accompanied by a topographic map, which will identify how the water would flow towards Rutherglen Line, where larger capacity ditches are located.
2. Engineered Drawings - Alongside a commitment that the roadway be built in accordance with Ontario Provincial Standards (OPS Vol. 1-Vol.8), which is also outlined in Section 3.0 Roads of The Township of Bonfield's Engineering Standards For Subdivisions; and

3. The inclusion of an extended paved shoulder, or sidewalk/pathway, to facilitate active transportation - providing a stable surface for pedestrian/cycling traffic, as well as a buffer zone from passing vehicles to reduce the risk of accidents. This request is made given an understanding that the proposed subdivision will be located off Rutherglen Line, which already has high volumes of pedestrian traffic.

Finally, the Public Works Manager acknowledges the Township may need to undertake some remedial work on the existing section of Talon Crescent, such as brushing, ditching, and road resurfacing, to continue the standard from this proposed subdivision; and is not opposed to future discussions with the contractor in this regard.

Fire Department

Given the proposed increase in the number of dwellings, and the effects of such on the local resident population within the Hamlet of Rutherglen, the Township's fire department has requested that a dry hydrant be installed at the Rutherglen park by the creek.

REPORT SUMMARY:

This Planning Report has provided a summary and preliminary analysis of applications submitted for an 18-lot subdivision, and an accompanying zoning by-law amendment. The applicant submitted a Planning Justification Report and a Hydrogeological Study, plus a Wetland Delineation and Bobolink / Eastern Meadowlark Assessment Report, and Draft Plan, in support of the applications. The proposed 18 lots would be situated within the existing Rural Settlement Area, which comprises the Hamlet of Rutherglen; and would be subject to the Residential First Density (R1) zoning provisions, with relief sought for a reduced lot frontage of 30 meters (from 60 meters) and a reduced lot size of 0.5 Hectares (from 1 Hectare).

This report has summarized the proposal based upon information shared by the applicant; and also, includes a review of relevant policies contained within the Provincial Planning Statement 2024, plus the Township of Bonfield's current Official Plan, and Comprehensive Zoning Bylaw.

A statutory consultation period has taken place and, at the time of circulation of this report, written comments have been received from the North Bay Mattawa Conservation Authority and Hydro One; plus, representatives of the Fire Department, and the Manager of Public Works, at the Township of Bonfield.

From an existing land use perspective, the property currently comprises underutilized farmland and meadows; though no barns were found to be within proximity to the proposed Draft Plan of Subdivision that would require further analysis. The applicant, and the NBMCA, have noted the presence of an Approximate Regulated Area (ARA) comprising an unevaluated wetland, which applies to the southeast corner of the proposed Draft Plan of Subdivision. The applicant has committed to a minimum 30-meter setback from the ARA in this general location.

The applicant has prepared an Ontario Wetland Evaluation System (OWES) Wetland Delineation and Bobolink / Eastern Meadowlark Assessment in an attempt to understand the potential impact of development on these threatened species. At the time of writing this report, a specific response has not been made to the Township by the Ministry of Natural Resources on this matter.

The Township continues to work with the applicant to understand how the layout, built form, and design, and other functional components of the development could ensure satisfactory outcomes from a land use compatibility perspective.

The applicant has been advised the Township is keen to see a diverse mix of housing types within the Hamlet(s) to ensure a balanced and complete community.

Staff have also expressed their interest in including active transportation measures as part of the proposed estate layout. The internal estate road layout, individual driveway entrances, and other property specific solutions will be expected to be designed to standards that are acceptable to the Manager of Public Works, whose comments were summarized earlier in this Planning Report for reference. Any draft subdivision agreement would also require, as a minimum, the preparation of a stormwater management plan, plus lot grading, and road design studies, which would be supplied to the Township and peer reviewed.

If approved, the proposed 18 lot subdivision would contribute to the Township's strategic housing land supply. Restrictions to ensure the timely phasing of development, and other property and lot-specific planning matters, could also be addressed within the context of the subdivision agreement that would be registered on title for each lot.

Subject to agreement in principle, the Township is of the opinion that outstanding matters could be addressed within the context of a Subdivision Agreement, and that minimum design standards would be agreed, and form the basis of the Final Plan of Subdivision.

Recommendation

That the Planning Advisory Committee receives this report as an update regarding Application Reference B8/2025, which proposes a Draft Plan of Subdivision to Create Eighteen (18) New Lots; And

Application Reference ZC1-2025, which proposes a Zoning Bylaw Amendment (in association with Application Reference B8/2025) seeking relief for a reduced lot frontage to 30 meters, and a reduced lot size to 0.5 Hectares, on lands legally described as Part of Lot 32 Concession 8, with the retained lands comprising Part of Lot 32, Concession 7; And

That staff representing the Township of Bonfield be instructed to continue working with the applicant, along with the municipal planning consultant on this file to conduct further analysis and negotiations; And where applicable

That staff proceeds to prepare a draft subdivision agreement that will ensure positive outcomes for the Hamlet of Rutherglen, and the Township of Bonfield.

Respectfully,

S Blakeley

**Simon Blakeley
Planning Administrator**

I concur with this report,

Nicky Kunkel

**Nicky Kunkel
CAO**

Attached:

Application Forms and Supporting Documents Submitted by the Applicant
(Posted on the Township's website for reference)

Notices of Applications for a Draft Plan of Subdivision and a Zoning By-law Amendment