

THE CORPORATION OF THE TOWNSHIP OF BONFIELD

Minutes of the Planning Advisory Committee held April 5th, 2022 at 6:00 p.m.

PRESENT VIA ZOOM: Jane Lagassie Eric Foisy

Narry Paquette Tom Rowe

STAFF PRESENT: Andrée Gagné, Secretary Brian Walker, CAO

No. 1

Moved by Eric Foisy Seconded by Narry Paquette

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 December 7th, 2021 be adopted as circulated.

Carried Jane Lagassie

No. 3

Moved by Narry Paquette Seconded by Tom Rowe The Planning Advisory Committee recommends to Council that consent application B 22/2021, Holly Duquette be approved with the following conditions:

- 1. That this approval applies to the transfer as applied for which shows one new lot and a Lot Addition from Part of Lot 3, Concession 13, remainder of Parcel 18256 Nip. (91 Highway 17 East). Zoned Rural (RU).
- 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.com
 - d. a schedule describing the severed parcel attached to the transfer for approval purposes
- 3. 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.
- 4. 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.

5. If any, all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.

Carried Jane Lagassie

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 from the MTO will be required for each of the existing entrances as a change of ownership. An application for the two entrances can be made online at: https://www.hcms.mto.gov.on.ca/

If there are any new proposed buildings/structures then a Building and Land Use Permit will be required from the MTO.

Narry Paquette declared an interest with Agenda Item No. 5(b) Consent B 3/2022 2001025 Ontario Inc (Descon Construction), she is a member of the Senior's Housing Board

Narry Paquette vacated her chair at 6:11 p.m. for the discussion of Agenda Item No 5 (b) and did not participate in the discussion of Item No. 5(b) Consent B 3/2022 2001025 Ontario Inc.

No. 4

Moved by Eric Foisy

The Planning Advisory Committee recommends to Council that consent application B 3/2022, 2001025 Ontario Inc. (Descon Construction) be deferred so that the Applicant can deal with some issues that have come up on this file.

Carried Jane Lagassie

Narry Paquette resumed her chair at 6:20 p.m.

No. 5

Moved by Narry Paquette

Seconded by Tom Rowe

THAT the meeting of the Planning Advisory Committee be adjourned at 6:22 p.m.

Carried Jane Lagassie

CHAIR	SECRETARY	