



THE CORPORATION OF THE TOWNSHIP OF BONFIELD

Planning Advisory Committee

May 16, 2024

PRESENT:

Narry Paquette
Jason Corbett
Eric Foisy

Gina Langlois
Kamil Wroblewski

STAFF PRESENT:

Nicky Kunkel – CAO/Clerk
Ann Carr, Planning Administrator

EXCUSED ABSENCE:

1. Call to Order

MOVED BY: Narry Paquette

SECONDED BY: Eric Foisy

MOTION #1

THAT this meeting be opened at 6:02 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

MOVED BY: Gina Langlois

SECONDED BY: Kamil Wroblewski

MOTION#2

THAT the agenda presented to the Planning Advisory Committee dated the 16th day of May 2024 be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Disclosure of Pecuniary Interest-none

4. Adoption of Previous Minutes

MOVED BY: Kamil Wroblewski

SECONDED BY: Narry Paquette

MOTION#3

THAT the Minutes of the Planning Advisory Committee of December 11th, 2023, be adopted as circulated.

CARRIED Chair, Jason Corbett

5. Presentation & Delegations-none



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6. Consent Applications

6.a Planning Report for consent B1/2024-Lot Addition, Trunk Road, Raymond

MOVED BY: Kamil Wroblewski SECONDED BY: Nary Paquette

MOTION#4

The Planning Advisory Committee recommends to Council that consent application B1/2024, Denis and Denise Raymond, be approved with the following conditions:

1. That this approval applies to the transfer as applied for which shows a lot addition from CONCESSION 10 LOT 14 PCL 14276 AND CONCESSION 9 LOT 14 REM PARCEL 3885 NIP; to CONCESSION 9 PART LOT 14 RP 36R-10559 PART 1 PCL 28896 NIP. 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: planning@bonfieldtownship.com
 - d. a schedule describing the severed parcel 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. 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 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. The survey will represent the lot addition lot lines, on Concession 9 Lot 14 REM PARCEL 3885 Nip; as well as the retained land.

CARRIED Chair, Jason Corbett

Claude Foisy, Trisha Bradford and Noel Foisy attended the public hearing for Consent Application B1/2024 to discuss their concerns regarding the westerly abutting property line.

8. Other Business



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8.a Report – Prime Agricultural Technical Report for JL Richards

MOVED BY: Gina Langlois

SECONDED BY: Eric Foisy

MOTION#5

WHEREAS JL Richards provided the Planning Advisory Committee with a report regarding the designation of Prime Agricultural Lands and that the Planning Administrator provided a technical report supporting the letter received from the Ministry of Agriculture and Food at the Official Plan Review in 1997;

THEREFORE, the Planning Advisory Committee recommends to Council, to accept the report that will be presented to JL Richards concerning the designation of the Prime Agricultural Lands within the Official Plan.

CARRIED Chair, Jason Corbett

9. Correspondence

9.a Correspondence-Proposed Changes to PPS 2023 and Proposed Changes to the Planning Act.

MOVED BY: Kamil Wroblewski

SECONDED BY: Gina Langlois

MOTION#6

WHEREAS the Planning Advisory Committee discussed the proposed changes and that comments from the discussion will be posted to the consultation website on behalf of the Committee.

CARRIED Chair, Jason Corbett

The Committee voiced concern that the intent of land planning processes will be lost with the proposed changes.

10. Unfinished Business

10.a Second Draft of the Official Plan Review

MOVED BY: Narry Paquette

SECONDED BY: Eric Foisy

MOTION#7

WHEREAS the Planning Advisory Committee has reviewed the second draft of the Official Plan, and that any further changes or comments will be made and that the next draft of the Official Plan will be presented to Council and a Public Consultation will commence thereafter.

CARRIED Chair, Jason Corbett

The Committee went through the comments from JL Richards that required comments from the Township and made recommendations to address the information required.



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11. Adjournment

MOVED BY: Kamil Wroblewski

SECONDED BY: Eric Foisy

MOTION#8

THAT this meeting be adjourned at 9:06 p.m.

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY