

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 **if required**
 - 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 if a survey is required.

4. Under Section 53 (45) of the Planning Act, the applicant is required to obtain a Certificate of Cancellation in relation to the previous severance on the subject property. The original executed certificate, a duplicate original and 1 photocopy for our records must be supplied along with a schedule describing the parcel to be attached to the certificate for approval purposes.

5. Pursuant to Section 50(45) of the Planning Act, a cancellation certificate must be issued in order to allow the lots to merge and subsection (3) and (5) shall apply to any subsequent conveyance or transaction. This will be indicated on the Certificate upon endorsement by the Township of Bonfield.

NOTE (as indicated with an “X”)

- X 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.

- X 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 MNRF regarding potential requirements under the Endangered Species Act.

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

- X Because this consent is also for a lot addition pursuant to Section 50(12) of the Planning Act, subsection (3) and (5) shall apply to any subsequent conveyance or transaction with respect to lot additions. This will be indicated on the Transfer (deed) upon endorsement by the Township of Bonfield.

Carried Jason Corbett

No. 5

Moved by Eric Foisy

Seconded by Narry Paquette

THAT THE Planning Advisory Committee recommends to Council to direct the Manager of Planning and Development to canvas interim solutions to undertake the required review of planning applications that has been affected by the legislative changes in Bill 23; More Homes Built Faster Act, 2022 and to report back to the Planning Advisory Committee and Council with recommendations.

AND WHEREAS in accordance with Bonfield’s Official Plan, the applicant is responsible for providing the Minimum Distance Separation setback calculations, when applicable for planning applications. The Planning Advisory Committee also recommends to Council to acknowledge that the applicants moving forward be fully responsible for providing the required Minimum Distance Separation setback calculations, when applicable, on planning applications.

Carried Jason Corbett

No. 6

Moved by Kamil Wroblewski

Seconded by Narry Paquette

THAT THE Planning Advisory Committee recommends to Council, at the request of the applicant, consent application B3/2022, Descon Construction, be deferred.

Carried Jason Corbett

No.7

Move by Kamil Wroblewski

Seconded by Gina Langlois

THAT THE Planning Advisory Committee be adjourned at 6:30 p.m.

Carried Jason Corbett

CHAIR

SECRETARY