



THE CORPORATION OF THE TOWNSHIP OF BONFIELD
Planning Advisory Committee
Meeting Minutes
May 6, 2025

PRESENT: Jason Corbett, Chair
Narry Paquette
Kamil Wroblewski

ABSENT WITH REGRETS: Eric Foisy
Gina Langlois

STAFF PRESENT: Simon Blakeley, Planning Administrator

1. Call to Order

Motion #1

MOVED BY: Kamil Wroblewski

SECONDED BY: Narry Paquette

THAT this meeting be opened at: 6:03 p.m.

CARRIED Chair, Jason Corbett

2. Adoption of Agenda

Motion #2

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

THAT the agenda presented to the Planning Advisory Committee dated May 6, 2025, be adopted as prepared.

CARRIED Chair, Jason Corbett

3. Adoption of Previous Minutes

Motion #3

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

THAT the Minutes of the Planning Advisory Committee Meeting of February 4, 2025, be adopted as amended.

CARRIED Chair, Jason Corbett

4. Disclosure of Pecuniary Interests - None declared

5. Presentations / Public Meeting

The chair opened the public meeting and asked the Planning Administrator whether any person may like to comment, whether in the form of written representations, or oral submissions at the public meeting. The Planning Administrator confirmed there were no presentations; however, that a letter of objection had been received from a neighbouring property owner. This matter was then discussed further as part of Agenda Item #6 re: Consent Application B3/2025 Hodgson. The chair then closed the Public Meeting.

6. Consent Application:

B3/2025 Hodgson, Application for Consent - Land Severance at the property legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP



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The Planning Administrator provided a summary of the Planning Report circulated ahead of the meeting, and noted, in reference to the letter of objection received from a neighbouring property owner, dated April 22, 2025 that a site visit had taken place on April 28, 2025 including representatives of the North Bay Mattawa Conservation Authority (NBMCA), plus the Township's Planning Administrator, Chief Building Official, and Public Works Manager. And further to which, that all planning matters had now been evaluated and/or can be addressed through the imposition of conditions, as follows:

Motion #4

THAT the Planning Advisory Committee recommends to Council that Consent Application B3/2025 Hodgson - Land Severance, at the property legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 NIP be approved subject to the following conditions:

Standard Conditions

The Planning Advisory Committee recommends to Council that consent application B3/2025, be approved with the following conditions:

1. That this approval applies to the land legally described as: CON 7 PT LOT 26 RP 36R4600; PART 1 PCL 24491 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: 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 of 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, and that By-Law 2024-26 Schedule "A" being a by-law for tariff of fees for the purpose of applications and associated fees made in respect of planning matters for Park or other Recreational Purposes shall apply.
6. Any or all tax arrears must be paid prior to the stamping of Transfer Documents for a new lot.



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7. That the survey will apply to both the retained and proposed severed lands.
8. That no further consent to sever applications which would result in the creation of additional lots shall be considered in respect of the land and property as described.
9. 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.

Additional Conditions

10. 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 vegetative buffer be maintained of at least 30 meters from the Development Constraint Area located to the northeast of the property;
11. That the proposed new entrance to service the severed lands be designed to a standard and specification that is acceptable to, and approved by, the Township's Public Works Manager.

Motion #5

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

CARRIED Chair, Jason Corbett

7. Referrals from Council

8. Other Business

9. Correspondence

10. Unfinished Business

11. Adjournment

Motion #6

MOVED BY: Narry Paquette

SECONDED BY: Kamil Wroblewski

THAT this meeting be adjourned at: 6:26 p.m.

CARRIED Chair, Jason Corbett

CHAIR

SECRETARY