

TOWNSHIP OF CHISHOLM

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, SEPTEMBER 3RD, 2013

CALL TO ORDER

Chairperson Leo Jobin called the meeting to order at 7:00 p.m. with members Don Butterworth, Ken Frederick, David Hodgins and Ted Vanderklugt present. Applicants in attendance were Gerald and Alice Boulanger. Staff member present was Clerk-Treasurer Linda Ringler.

DECLARATION OF PECUNIARY INTEREST - None

APPROVAL OF AGENDA

Resolution 2013-04 (COA)

Don Butterworth – David Hodgins: Be it resolved that the agenda be approved as presented. ‘Carried’

APPROVAL OF MINUTES

Resolution 2013-05 (COA)

David Hodgins – Don Butterworth: Be it resolved that the Minutes of the January 23rd, 2013 Committee of Adjustment meeting be adopted as printed and circulated. ‘Carried’

SUMMARY OF APPLICATION – GERALD AND ALICE BOULANGER – LOTS 19 & 20, CONCESSION 7 - FILE NOS. 2013-01 AND 2013-02

A facsimile letter, dated August 16th, 2013, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File Nos. 2013-01 and 2013-02, stating:

- The North Bay-Mattawa Conservation Authority (NBMCA) has reviewed the applications with respect to the mandate of the Conservation Authority: Ontario Regulation 177/06 (Development, Interference with Wetlands & Alterations to Shorelines & Watercourses) as per Section 28 of the Conservation Authorities Act of Ontario and Part 8 (Private Sewage Disposal Systems) of the Ontario Building Code. The NBMCA also provides advice to the Township with regard to Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement (PPS) 2005.
- The Wasi River traverses the retained portion of the property north of the railway line. The Wasi River is regulated by the Conservation Authority as per Ontario Regulation 177/06. The Wasi River will not impact the proposed severed portions.
- A site inspection on August 15, 2013 indicated that there is adequate room to accommodate an initial and a replacement Class 4 septic system based on a 3-bedroom single family dwelling, on each of the severed portions along Wasing Road. The retained portion had adequate room to accommodate an initial and a replacement septic system should one be required in the future. A Sewage System Permit is required under Ontario Regulation 350/06 of the Ontario Building Code prior to any development on the above-mentioned property.
- The Conservation Authority has no objection to these applications.

Resolution 2013-06 (COA)

Don Butterworth – David Hodgins: Be it resolved that the application from Gerald and Alice Boulanger to sever one rural lot from Lots 19 & 20, Concession 7, Parcel 978, Township of Chisholm, District of Nipissing, be approved subject to the following conditions which must be fulfilled within one year from the date of the Committee’s Notice of Decision letter. These conditions must be fulfilled prior to the granting of consent.

Resolution 2013-06 (COA) – Cont’d

1. That this approval applies to the creation of one rural lot to be approximately 131.98 meters in frontage, and 232.87 meters in depth and approximately 3.08 hectares in area.
2. That the following documents be provided for the transaction described in Condition No. 1:
 - (a) That a signed Acknowledgement and Direction Consent and Draft Electronic Transfer setting out the entire legal description of the parcel in question be submitted to the Clerk-Treasurer of the Township for the issuance of a Certificate of Consent.
 - (b) A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel to which the consent approval relates.
3. That any traveled road situated on the severed property be transferred to the township for road purposes.

NOTES:

1. The required Acknowledgement and Direction Consent and Draft Electronic Transfer form shall contain a complete and accurate legal description. Inaccuracies or omissions with regard to the legal description in the Acknowledgement and Direction Consent and Draft Electronic Transfer forms or the survey plan will result in the documents being returned without consent.
2. The Wasi River traverses the retained portion of the property north of the railway line. The Wasi River is regulated by the Conservation Authority as per Ontario Regulation 177/06. The Wasi River will not impact the proposed severed portions.
3. A site inspection on August 15, 2013 indicated that there is adequate room to accommodate an initial and a replacement Class 4 septic system based on a 3-bedroom single family dwelling, on each of the severed portions along Wasing Road. The retained portion had adequate room to accommodate an initial and a replacement septic system should one be required in the future. A Sewage System Permit is required under Ontario Regulation 350/06 of the Ontario Building Code prior to any development on the above-mentioned property. **‘Carried’**

Resolution 2013-07 (COA)

David Hodgins – Don Butterworth: Be it resolved that the application from Gerald and Alice Boulanger to sever one rural lot from Lots 19 & 20, Concession 7, Parcel 978, Township of Chisholm, District of Nipissing, be approved subject to the following conditions which must be fulfilled within one year from the date of the Committee’s Notice of Decision letter. These conditions must be fulfilled prior to the granting of consent.

1. That this approval applies to the creation of one rural lot to be approximately 130.45 meters in frontage, and 232.87 meters in depth and approximately 3.04 hectares in area.
2. That the following documents be provided for the transaction described in Condition No. 1:
 - (a) That a signed Acknowledgement and Direction Consent and Draft Electronic Transfer setting out the entire legal description of the parcel in question be submitted to the Clerk-Treasurer of the Township for the issuance of a Certificate of Consent.
 - (b) A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel to which the consent approval relates.
3. That any traveled road situated on the severed property be transferred to the township for road purposes.

Resolution 2013-07 (COA) – Cont’d

NOTES:

1. The required Acknowledgement and Direction Consent and Draft Electronic Transfer form shall contain a complete and accurate legal description. Inaccuracies or omissions with regard to the legal description in the Acknowledgement and Direction Consent and Draft Electronic Transfer forms or the survey plan will result in the documents being returned without consent.
2. The Wasi River traverses the retained portion of the property north of the railway line. The Wasi River is regulated by the Conservation Authority as per Ontario Regulation 177/06. The Wasi River will not impact the proposed severed portions.
3. A site inspection on August 15, 2013 indicated that there is adequate room to accommodate an initial and a replacement Class 4 septic system based on a 3-bedroom single family dwelling, on each of the severed portions along Wasing Road. The retained portion had adequate room to accommodate an initial and a replacement septic system should one be required in the future. A Sewage System Permit is required under Ontario Regulation 350/06 of the Ontario Building Code prior to any development on the above-mentioned property. **‘Carried’**

Committee members were provided with a copy of the agenda for the October 22 and 23 Northeastern Ontario Planning Authorities Workshop to be held in Sudbury, and staff confirmed that hotel reservations had been made at the Holiday Inn for October 22nd.

ADJOURNMENT

Resolution 2013-08 (COA)

Ken Frederick – Don Butterworth: Be it resolved that we do now adjourn to meet again on Tuesday, October 1st, 2013 at 7:00 p.m. or at the call of the Chair. **‘Carried’**

Chairperson

Secretary