

**TOWNSHIP OF CHISHOLM**

**COMMITTEE OF ADJUSTMENT MEETING**

**TUESDAY, SEPTEMBER 2<sup>ND</sup>, 2014**

**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. Guests in attendance were Applicant Louis Turgeon, and Gloria St. Pierre. Staff member present was Clerk-Treasurer Linda Ringler.

**DECLARATION OF PECUNIARY INTEREST** – None noted.

**APPROVAL OF AGENDA**

**Resolution 2014-18 (COA)**

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

**APPROVAL OF MINUTES**

**Resolution 2014-19 (COA)**

David Hodgins – Ted Vanderklugt: Be it resolved that the Minutes of the July 2<sup>nd</sup>, 2014 Committee of Adjustment meeting be adopted as printed and circulated. ‘Carried’

**SUMMARY OF APPLICATION – LOUIS RUBEN TURGEON – PART LOT 8, CONCESSION 15**

A facsimile letter, dated August 12<sup>th</sup>, 2014, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. 2014-06 stating:

- NBMCA has reviewed the application as per its mandate.
- A site inspection conducted on the property on August 11, 2014 indicated that there is adequate room to accommodate an initial and a replacement Class 4 septic system based on a 22 m<sup>2</sup> bed and a 3600 litre tank for a 3-bedroom single family dwelling, on the severed portion. Due to the size of the retained portion there are multiple locations to accommodate an initial and a replacement Class 4 septic system. Prior to any development on either of the above-mentioned properties, a Sewage System Permit is required as per Ontario Regulation 332/12 of the Ontario Building Code.
- This property is not subject to Regulation 177/06.
- The Conservation Authority has no objection to the application.

**Resolution 2014-20 (COA)**

Ken Frederick – Don Butterworth: Be it resolved that the application from Louis Ruben Turgeon to sever one rural lot from Part Lot 8, Concession 15, Pcl 15305, 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 91.44 meters in frontage and 121.92 meters in depth and 1.12 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. Prior to any development on either the severed or retained portion, a Sewage System Permit is required as per Ontario Regulation 332/12 of the Ontario Building Code.
3. The above-noted property is not regulated by the Conservation Authority as per Ontario Regulation 177/06. **'Carried'**

**SUMMARY OF APPLICATION – MONIQUE AND CORY MATTHYS – PART LOT 26, CON. 11**

A facsimile letter, dated August 13<sup>th</sup>, 2014, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. 2014-07 stating:

- NBMCA has reviewed the application as per its mandate.
- This property lies on the watershed divide between the Wasi River watershed and the Lake Nosbonsing watershed. According to NBMCA air photos, very small headwater tributaries of both the Wasi River and the Lake Nosbonsing watersheds are found on the severed portion. These tributaries are regulated by the Conservation Authority as per Ontario Regulation 177/06. Any alterations to these tributaries will require a Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit from the NBMCA Office.
- A site inspection conducted on the property on August 11, 2014 indicated that there is adequate room to accommodate a replacement Class 4 septic system should one be required in the future, on the retained portion. Due to the size of the severed portion, there are no concerns with its ability to accommodate an initial and a replacement Class 4 septic system based on a 3-bedroom single family dwelling. Prior to any development on the above-mentioned property, a Sewage System Permit is required as per Ontario Regulation 332/12 of the Ontario Building Code.
- The Conservation Authority has no objection to the application.

**Resolution 2014-21 (COA)**

David Hodgins – Ted Vanderklugt: Be it resolved that the application from Monique and Cory Matthys to sever one rural lot from Part Lot 26, Concession 11, Part Pcl 12635, 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 133.20 meters in frontage and 1005.8 meters in depth on the west side, and 570.58 metres and 435.25 meters on the east side (irregular) and 25.059 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. **‘Carried’**

**NOTES:**

1. This property lies on the watershed divide between the Wasi River watershed and the Lake Nosbonsing watershed. According to NBMCA air photos, very small headwater tributaries of both the Wasi River and the Lake Nosbonsing watersheds are found on the severed portion. These tributaries are regulated by the Conservation Authority as per Ontario Regulation 177/06. Any alterations to these tributaries will require a Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit from the NBMCA Office.
2. Prior to any development on the above-mentioned property, a Sewage System Permit is required as per Ontario Regulation 332/12 of the Ontario Building Code.

Staff informed the Committee that the Ministry of Municipal Affairs and Housing is proposing regulations under the Planning Act to exempt certain municipalities, including Chisholm, from the requirement to obtain the Minister’s approval of official plan amendments; and the power to approve subdivision and condominium applications within their geography, effective January 1<sup>st</sup>, 2015.

Staff confirmed with the Committee the registration of Mayor Leo Jobin and Don Butterworth for the upcoming NE Ontario Planning Authorities Workshop. Councillor David Hodgins advised that he would like to attend the workshop as well, and requested that staff register him for the workshop.

**ADJOURNMENT**

**Resolution 2014-22 (COA)**

Ted Vanderklugt – David Hodgins: Be it resolved that we do now adjourn to meet again on Tuesday, October 7, 2014 at 7:00 p.m. or at the call of the Chair. **‘Carried’**

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Chairperson

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Secretary