

**TOWNSHIP OF CHISHOLM**

**COMMITTEE OF ADJUSTMENT MEETING**

**TUESDAY, APRIL 5<sup>TH</sup>, 2015**

**CALL TO ORDER**

The meeting was called to order at 7:10 p.m. by Chairperson Leo Jobin with Councillor Nunzio Scarfone, and member Don Butterworth present. Councillor David Hodgins was absent with regret. Applicant Gordon Campbell, and John Symons were in attendance at the meeting. Staff member present was Clerk-Treasurer Linda Ringler.

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

**APPROVAL OF AGENDA**

**Resolution 2016-01 (COA)**

Nunzio Scarfone – Don Butterworth: Be it resolved that the *Agenda* for this meeting be approved as presented. **'Carried'**

**APPROVAL OF MINUTES**

**Resolution 2016-02 (COA)**

Don Butterworth – Nunzio Scarfone: Be it resolved that the *Minutes* of the December 1<sup>st</sup>, 2015 Committee of Adjustment Meeting be adopted as printed and circulated. **'Carried'**

**SUMMARY OF APPLICATION – GORDON CAMPBELL – PART LOT 14, CONCESSION 15 – FILE NO. 2016-01**

A letter, dated April 5, 2016, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. 2016-01 stating:

- NBMCA has reviewed the application as per its mandate.
- There are development constraints associated with this property as this property is adjacent to Wasi Lake. This wetland/hazard area is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 177/06, pursuant to Section 28 of the Conservation Authorities Act of Ontario. Development is not permitted within the floodplain of Wasi Lake which are the lands below 265.67m C.G.D.
- With respect to servicing and private sewage disposal systems, any proposed development on the vacant severed parcel will require a setback of 45m for the sewage disposal system from Wasi Lake.
- According to the approved Assessment Report for the North Bay-Mattawa Source Protection Area, a portion of the severed and retained lands have been identified as part of the Issue Contributing Area (ICA) (or a vulnerable area) which can result in the input of phosphorus to Callander Bay. As per Ontario Regulation 315/10, of the Ontario Building Code, any septic systems within the ICA will be subject to the mandatory septic system re-inspection program. Mandatory inspections are to be conducted by the Conservation Authority every five years.
- The Conservation Authority has no objection to this application.

No one in attendance raised any objection to the proposed severance application.

**Resolution 2016-03 (COA)**

Nunzio Scarfone – Don Butterworth: Be it resolved that the application from Gordon Campbell to sever one rural lot from Part Lot 14, Concession 15, Pcl 19668, 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 185 meters in frontage (Mallard Haven Road), 94 meters frontage on Wasi Lake, 230 meters in depth, and 1.08 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.

**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. Any proposed development on the severed parcel will require a setback of 45m for the sewage disposal system from Wasi Lake.
3. A portion of the severed and retained lands have been identified as part of the Issue Contributing Area (ICA) (or a vulnerable area) which can result in the input of phosphorus to Callander Bay. As per Ontario Regulation 315/10, of the Ontario Building Code, any septic systems within the ICA will be subject to the mandatory septic system re-inspection program. Mandatory inspections are to be conducted by the Conservation Authority every five years. **‘Carried’**

**Resolution 2016-04 (COA)**

Don Butterworth – Nunzio Scarfone: Be it resolved that the Township of Chisholm Committee of Adjustment authorizes the attendance of Mayor Leo Jobin, Councillor Nunzio Scarfone, and member Don Butterworth at the Northeastern Ontario Planning Authorities Technical Workshop to be held in Sudbury September 28<sup>th</sup> and 29<sup>th</sup>, and further that remuneration and expenses be paid in accordance with relevant by-laws. **‘Carried’**

The Committee asked staff to forward an Agenda item to the Ministry for the 2016 conference: technical severances and natural severances.

Information was provided to the Committee with respect to the Ontario Association of Committees of Adjustment (OACA) 2016 Conference. Staff was also asked to contact OACA to discuss the possibility of a workshop in North Bay.

Clerk-Treasurer Linda Ringler provided information from the Ministry of Municipal Affairs and Housing, and MHBC Planning, with respect to the *Smart Growth for our Communities Act, 2015*.

**ADJOURNMENT**

**Resolution 2016-05 (COA)**

Nunzio Scarfone – Don Butterworth: Be it resolved that we do now adjourn to meet again at the call of the Chair.

**‘Carried’**

Time: 7:30 p.m.

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Chairperson

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Secretary-Treasurer