

TOWNSHIP OF CHISHOLM
COMMITTEE OF ADJUSTMENT MEETING
TUESDAY, MAY 3RD, 2016

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Leo Jobin with Councillor Nunzio Scarfone and member Don Butterworth present. Councillor David Hodgins was absent with regret. Applicant James Gauthier was also in attendance. Staff member present was Clerk-Treasurer Linda Ringler.

DECLARATION OF PECUNIARY INTEREST – None noted.

APPROVAL OF AGENDA

Resolution 2016-06 (COA)

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

APPROVAL OF MINUTES

Resolution 2016-07 (COA)

Nunzio Scarfone – Don Butterworth: Be it resolved that the *Minutes* of the April 5th, 2016 Committee of Adjustment Meeting be adopted as printed and circulated. **‘Carried’**

SUMMARY OF APPLICATION – JAMES GAUTHIER – PART LOT 14, CONCESSION 15 – FILE NO. MVA01-2016

Mr. Gauthier’s application requested permission to reduce the setback from a private road or registered right-of-way from a minimum requirement of 6 meters to 2 meters to permit the construction of a garage. Relief was required to avoid excavation of the property.

A letter, dated May 3rd, 2016, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. MVA01-2016, stating:

- NBMCA has reviewed the application as per its mandate.
- The property has frontage on Wasi Lake. The shoreline of Wasi Lake is regulated by the Conservation Authority as per Ontario Regulation 177/06. Due to the location of the garage, a DIA permit is not required for its construction.
- According to NBMCA records, Sewage System Permit 5-CHI-15 has been issued for this property. It would appear from the permit that the proposed garage will not impact the septic system currently servicing the dwelling.
- The Conservation Authority has no objection to this application.

The Decision of the Committee, concurred by all members in attendance, is as follows:

Resolution 2016-08 (COA)

Nunzio Scarfone – Don Butterworth: Be it resolved that the application from James Gauthier requesting permission to reduce the setback from a private road or registered right-of-way from a minimum requirement of 6 meters to 2 meters to permit the construction of a garage at Con. 15, Part Lot 14, Plan NR-557, Part 15, Parcel 21787, Township of Chisholm, District of Nipissing, be approved for the following reasons and subject to the following condition.

Reasons:

1. That the variance is minor in nature given that there are developments of this nature in the area.
2. That a reduction to the setback from a private road or registered right-of-way allows the proposed development to take place without an excavation of the property, which environmentally would not be sound. Therefore it is desirable for the appropriate use of the land.

3. That the general intent and purpose of the Official Plan and Zoning By-law are maintained, given the nature of development in this area.

Conditions:

1. That the Applicant obtain a building permit for the construction of the garage. **'Carried'**

ADJOURNMENT

Resolution 2016-09 (COA)

Don Butterworth – Nunzio Scarfone: Be it resolved that we do now adjourn to meet again on Tuesday, June 7th, 2016 at 7:00 p.m. or at the call of the Chair. **'Carried'**

Time: 7:20 p.m.

Chairperson

Secretary-Treasurer