

TOWNSHIP OF CHISHOLM
COMMITTEE OF ADJUSTMENT MEETING
TUESDAY, MAY 7, 2024 7:00 p.m.

1. ACKNOWLEDGMENT AND CALL TO ORDER

“We respectfully acknowledge that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Metis Peoples in Ontario and show respect to the neighbouring Indigenous communities. We offer our gratitude for their care for, and teachings about, our earth and our relations. May we continue to honor these teachings.”

The meeting was called to order by Chairperson Mayor Gail Degagne at 7:00 p.m., along with Councillor Nunzio Scarfone, and committee members Don Butterworth and Chris Frappier. Councillor Claire Riley was absent with regrets. Staff present was Acting Clerk Jess Laberge. One applicant in attendance by zoom. And one community member in attendance in person.

2. DECLARATION OF PECUNIARY INTEREST - None

3. APPROVAL OF AGENDA

Resolution 2024-01 (COA)

Chris Frappier and Nunzio Scarfone: Be it resolved that the *Agenda* for this meeting be approved as presented.

‘Carried’

4. APPROVAL OF MINUTES

Resolution 2024-02 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the *Minutes* of the December 5th, 2023, Committee of Adjustment Meeting be adopted as printed and circulated.

‘Carried’

5. MEMO RE: FRP – OFFICIAL PLAN REVIEW

6. CONSIDER THE FOLLOWING CONSENT APPLICATIONS

A. SUMMARY OF APPLICATION –2024-01 – Con. 14 Pt. Lot 7 – Lambe/Walton

Chairperson confirmed with Secretary that notices had been sent in accordance with Planning Act regulations.

Secretary reported that comment from North Bay Mattawa Conservation Authority has not been received yet.

Resolution 2024-03 (COA)

Nunzio Scarfone and Chris Frappier: Be it resolved that the consent application from Dawn Lambe and David Walton to sever one rural lot from Concession 14, Part Lot 7, in the Township of Chisholm, District of Nipissing, be approved subject to the following conditions which must be fulfilled within two years 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 60 meters in frontage and 180 meters in depth on the west and 80 meters on the east, irregular shape, to be approximately 1 hectare in area.
2. That confirmation from the North Bay Mattawa Conservation Authority be received, showing that both the severed and retained lands have suitable locations for initial and replacement sewage systems, based on a three-bedroom single-family dwelling.

3. 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 or Alternate 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, unless it is not required by the Land Titles Office.
4. That any traveled road situated on the severed property be transferred to the Township for road purposes.
5. That the applicant pays pre-consultation planning consultant fees incurred by the Township in processing the application, if any.

‘Deferred’

B. SUMMARY OF APPLICATION –2024-02 – Con. 10 Lot 4, Con 9 Pt Lot 4, and Con 10 Pt Lot 5 – Shetler/Miller

Chairperson confirmed with Secretary that notices had been sent in accordance with Planning Act regulations.

Secretary reported that comment from North Bay Mattawa Conservation Authority has not been received yet.

Resolution 2024-04 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the consent application from John and Martha Shetler, Edward and Verna Shetler, and Eli and Lydia Miller, to sever one Original Township lot down the Original lot line in the agriculture zone from Con. 10 Lot 4, Con 9 Pt Lot 4, and Con 10 Pt Lot 5, in the Township of Chisholm, District of Nipissing, be approved subject to the following conditions which must be fulfilled within two years 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 agricultural lot to be 300 meters in frontage, and to be approximately 40.5 hectare in area.
2. That confirmation from the North Bay Mattawa Conservation Authority be received, showing that both the severed and retained lands have suitable locations for initial and replacement sewage systems, based on a three-bedroom single-family dwelling.
3. 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 or Alternate 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, unless it is not required by the Land Titles Office.
4. That any traveled road situated on the severed property be transferred to the Township for road purposes.
5. That the applicant pays pre-consultation planning consultant fees incurred by the Township in processing the application, if any.

‘Carried’

C. SUMMARY OF APPLICATION –2024-03 – Con. 18 Part Lot 27 – McCharles

Chairperson confirmed with Secretary that notices had been sent in accordance with Planning Act regulations. Secretary informed that notices to the East Ferris residents were not circulated, and recommends that the committee defers the application to the next Committee of Adjustment meeting.

Secretary reported that comment from North Bay Mattawa Conservation Authority has not been received yet.

Resolution 2024-05 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the consent application from Brian McCharles, to sever one rural lot from Con. 18 Part Lot 27, in the Township of Chisholm, District of Nipissing, be approved subject to the following conditions which must be fulfilled within two years 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 90.1 meters in frontage, and 190 meters in depth and approximately 4.22 acres in area.
2. That confirmation from the North Bay Mattawa Conservation Authority be received, showing that both the severed and retained lands have suitable locations for initial and replacement sewage systems, based on a three-bedroom single-family dwelling.
3. 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 or Alternate 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, unless it is not required by the Land Titles Office.
4. That any traveled road situated on the severed property be transferred to the Township for road purposes.
5. That the applicant pays pre-consultation planning consultant fees incurred by the Township in processing the application, if any.

‘Deferred’

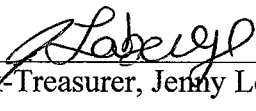
7. ADJOURNMENT

Resolution 2024-06 (COA)

Nunzio Scarfone and Don Butterworth: Be it resolved that we do now adjourn to meet again at the call of the Chair. **‘Carried’**



Chairperson, Gail Degagne



for CAO Clerk-Treasurer, Jeremy Leblond