



TOWNSHIP OF CHISHOLM COMMITTEE OF ADJUSTMENT

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Gail Degagne, Mayor

Lesley Marshall, CAO Clerk-Treasurer

MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, JUNE 2, 2026 – 7:00 P.M.

"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."

1. CALL TO ORDER

The meeting was called to order by Chairperson Mayor Gail Degagne at 7:01 p.m., along with Councillor Nunzio Scarfone (Online), and committee members Chris Frappier, and Don Butterworth. Councillor Claire Riley was absent with regrets. Staff present was Admin Ass. Jessica Laberge. There was one applicant present online.

2. DECLARATION OF PECUNIARY INTEREST - None

3. APPROVAL OF AGENDA

Resolution 2026-09 (COA)

Don Butterworth and Chris Frappier: Be it resolved that the *Agenda* for this meeting be approved as presented. **'Carried'**

4. APPROVAL OF MINUTES

Resolution 2026-10 (COA)

Nunzio Scarfone and Chris Frappier: Be it resolved that the *Minutes* of the April 7th, 2026, Committee of Adjustment Meeting be adopted as printed and circulated. **'Carried'**

5. CONSIDER THE FOLLOWING MINOR VARIANCE APPLICATION

(A) SUMMARY OF APPLICATION –MVA 2026-02 – 853 Golf Course Road

Chairperson Gail Degagne confirmed with Secretary Jessica Laberge that notices had been sent in accordance with Planning Act regulations.

Secretary Jessica Laberge reported that a letter, dated May 28, 2026, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. MVA-2026-02, stating:

- NBMCA reviewed the application as per Section 5.2 of the 2024 Provincial Planning Statement and O.Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Act (CAA).
- There are no natural hazards on or adjacent to the subject land.
- The proposed garage does not encroach on the septic system that services the existing dwelling.

Resolution 2026-11 (COA)

Chris Frappier and Nunzio Scarfone: Be it resolved that the Minor Variance application from Christopher Baldwin requesting permission to build a garage that will increase the maximum total lot coverage to 14% and increase the maximum accessory building lot coverage to 7.53%, located at, 853 Golf Course Road, Con. 12 Lot 20, PLAN NR-1173 PART 2 PCL 21190, Township of Chisholm, District of Nipissing, be approved for the following reasons and subject to the following conditions:

There are four tests a minor variance must meet under Section 45(1) of the Planning Act:

- 1) Is the application minor? The variance is minor in nature.
- 2) Is the application desirable for the appropriate development of the lands in question? The proposed garage is accessory to the primary residential use.

- 3) Does the application conform to the general intent of the Zoning By-law? The general intent and purpose of the Zoning By-law are maintained given the nature of the development on the property.
- 4) Does the application conform to the general intent of the Official Plan? The general intent and purpose of the Official Plan are maintained given the nature of the development on the property.

Condition

- 1) That the existing shed adjacent to the house, be removed.

Notes

- NBMCA reviewed the application as per Section 5.2 of the 2024 Provincial Planning Statement and O.Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Act (CAA).
- There are no natural hazards on or adjacent to the subject land.
- The proposed garage does not encroach on the septic system that services the existing dwelling.

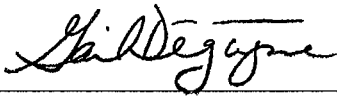
'Carried'

7. ADJOURNMENT

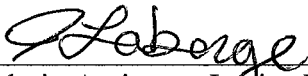
Resolution 2026-12 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that this meeting now adjourn.

'Carried'



Chairperson, Gail Degagne



Admin Assistant, Jessica Laberge