

TOWNSHIP OF CHISHOLM
COMMITTEE OF ADJUSTMENT MEETING
TUESDAY, JUNE 4, 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 Councillors Nunzio Scarfone and Claire Riley, and committee member Don Butterworth. Member Chris Frappier was absent with regrets. Staff present was Acting Clerk Jess Laberge. One applicant in attendance by zoom. And three community member in attendance in person.

2. DECLARATION OF PECUNIARY INTEREST - None

3. APPROVAL OF AGENDA

Resolution 2024-07 (COA)

Claire Riley and Don Butterworth: Be it resolved that the *Agenda* for this meeting be approved as presented.

'Carried'

4. APPROVAL OF MINUTES

Resolution 2024-08 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the *Minutes* of the May 7th, 2024, Committee of Adjustment Meeting be adopted as printed and circulated.

'Carried'

5. 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 a letter dated May 28, 2024, was received from North Bay Mattawa Conservation Authority and the following comments were made:

- Subject property is within the Wistiwasing Subwatershed. Graham Creek is located on the adjacent property close to the west boundary.
- There is no floodplain mapping for Graham Creek. Applicant to ensure safe access for a driving in the event of flooding or hazard.
- There appears to enough space for development outside of the Regulated Area.
- High ground water table, lands may be saturated during spring freshet.
- DIA permit may be required for development on the severed and retained, pre-consultation with NBMCA
- Site inspection on May 16, 2024, both the severed and retain have enough space to service an initial and replacement septic system.

Resolution 2024-09 (COA)

Don Butterworth and Nunzio Scarfone: 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 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.
3. That any traveled road situated on the severed property be transferred to the Township for road purposes.
4. That the applicant pays pre-consultation planning consultant fees incurred by the Township in processing the application, if any.

Notes:

- Subject property is within the Wistiwasing Subwatershed. Graham Creek is located on the adjacent property close to the west boundary.
- There is no floodplain mapping for Graham Creek. Applicant to ensure safe access for people and vehicles during times of flooding hazards and/or erosion hazards.
- There appears to be enough space for development outside of the Regulated Area.
- High ground water table, lands may be saturated during spring freshet.
- DIA permit may be required for development on the severed and retained, pre-consultation with NBMCA
- Site inspection on May 16, 2024, both the severed and retained have enough space to service an initial and replacement septic system.

'Carried'

B. 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 reported that a letter dated May 16, 2024, was received from North Bay Mattawa Conservation Authority. The following comments were made:

- Severed and retained are well drained sandy loam with moderate slope.
- Retained lands have a creek running through the land and far enough away from the severed land,
- No issues with hazard lands
- Both the severed and retained lands are large enough to install an initial and replacement sewage system.

Resolution 2024-10 (COA)

Claire Riley 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.
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.

Notes:

- Severed and retained are well drained sandy loam with moderate slope.
- Retained lands have a creek running through the land and far enough away from the severed land,
- No issues with hazard lands
- Both the severed and retained lands are large enough to install an initial and replacement sewage system.

'Carried'

C. SUMMARY OF APPLICATION –2024-04 – Con. 8 Lot 21 – Major

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

Resolution 2024-11 (COA)

Nunzio Scarfone and Don Butterworth: Be it resolved that the consent application from Susan Major, to sever one rural lot from Con. 8, Part Lot 21 REM PCL 13185 NIP, 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 125 meters in frontage, and 80 meters in depth and approximately a minimum of 1 Hectare in area.
2. That comments be received from the North Bay Mattawa Conservation Authority and that there are no concerns with the application.
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 an MDS I calculation be submitted for the Barn located on the applicants abutting property, Lot 22 Con. 8.
6. That the applicant pays pre-consultation planning consultant fees incurred by the Township in processing the application, if any.
7. That the applicant complete the transfer of the original lot to be solely in their name, prior to the transfer of the created lot.

'Carried'

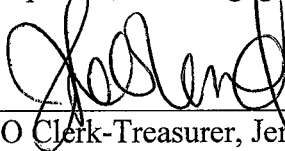
7. ADJOURNMENT

Resolution 2024-12 (COA)

Don Butterworth and Claire Riley: Be it resolved that we do now adjourn to meet again at the call of the Chair. **'Carried'**



Chairperson, Gail Degagne



CAO Clerk-Treasurer, Jenny Leblond