

TOWNSHIP OF CHISHOLM

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, AUGUST 1, 2023 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 7:01 p.m., along with Councillor Nunzio Scarfone, Claire Riley, and committee member Don Butterworth, Chris Frappier was absent with regrets. Staff present was Clerk Jenny Leblond. Applicant present was Mike Giroux.

2. DECLARATION OF PECUNIARY INTEREST - None

3. APPROVAL OF AGENDA

Resolution 2023-21 (COA)

Claire Riley and Nunzio Scarfone: Be it resolved that the *Agenda* for this meeting be approved as presented. **'Carried'**

4. APPROVAL OF MINUTES

Resolution 2023-22 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the *Minutes* of the July 4th, 2023, Committee of Adjustment Meeting be adopted as printed and circulated. **'Carried'**

5. CONSIDER THE FOLLOWING CONSENT APPLICATION

A. SUMMARY OF APPLICATION –2023-10 – CON. 18, LOT 16 – GRAHAM

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

Secretary Jenny Leblond reported that a letter, dated July 24, 2023, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. 2023-10.

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to the application.
- The property lies within the Kaibuskong River Subwatershed.
- A small wetland and pond is found on the retained land. They are regulated by CA as per O.Reg 177/06. Any work within the approximate regulated area requires a DIA permit.
- There are no features on the severed land.
- The severed and retained lands can accommodate an initial or replacement Class 4F sewage system. Prior to development a Septic permit is required.

Resolution 2023-23 (COA)

Nunzio Scarfone and Claire Riley: Be it resolved that the application from Jeff Graham for consent to sever one rural lot and retain one on lands described as Concession 18, Lot 16 PCL 13275 NIP, 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 120 meters frontage by 180 meters in depth and approximately 2.16 hectares in area.
2. That the following documents be provided for the transactions 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, 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 pay all fees and planning consultant fees incurred by the Township in processing the application.

NOTES:

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to the application.
- The property lies within the Kaibuskong River Subwatershed.
- A small wetland and pond is found on the retained land. They are regulated by CA as per O. Reg 177/06. Any work within the approximate regulated area requires a DIA permit.
- There are no features on the severed land.
- The severed and retained lands can accommodate an initial or replacement Class 4F sewage system. Prior to development a Septic permit is required.

‘Carried’

B. SUMMARY OF APPLICATION –2023-11, 12, 13 – 212 RIVER ROAD – GIROUX

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

Secretary Jenny Leblond reported that a letter, dated July 24, 2023, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. 2023-11,12&13, stating:

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to the applications
- The property lies within the Wasi River subwatershed. The Wasi River, as well as Graham Creek and associated wetlands are found on the property.
- Severed lot 1 consists of Graham Creek as well the Wasi River in the North.
- Severed lot 2 consists of wetland pockets in the central and north end of the property.
- Severed lot 3 only contains a very small portion of wetland at the north end.
- There appears to be sufficient land outside these hazards for development on each severed portion.
- the retained lands consist of a small tributary of Graham Creek, a small wetland area, and the Wasi River at the North end.
- These natural hazards are regulated NBMCA and a DIA permit is required for any work within the Approximate Regulated Area.
- Site inspection noted that there appeared to be enough room for an initial or replacement Class 4F sewage system. Permit would be required prior to development.
- The property is within the Issue Contributing Area and would be subject to the Mandatory Maintenance Inspection

Resolution 2023-24 (COA)

Claire Riley and Don Butterworth: Be it resolved that the application from Mike Giroux and Monique Cote for consent to sever one rural lot and retain one on lands described as LOT 9, PART LOT 8, & PART LOT 7 CONCESSION 17, AND LOT 9 & PART LOT 8 CONCESSION 18, 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 211 meters frontage by irregular shape as determined by Graham Creek being the east lot line and approximately 175 acres in area.
2. That the following documents be provided for the transactions 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, 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 pay all fees and planning consultant fees incurred by the Township in processing the application.

NOTES:

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to the applications
- The property lies within the Wasi River subwatershed. The Wasi River, as well as Graham Creek and associated wetlands are found on the property.
- Severed lot 1 consists of Graham Creek as well the Wasi River in the North.
- Severed lot 2 consists of wetland pockets in the central and north end of the property.
- Severed lot 3 only contains a very small portion of wetland at the north end.

- There appears to be sufficient land outside these hazards for development on each severed portion.
- the retained lands consist of a small tributary of Graham Creek, a small wetland area, and the Wasi River at the North end.
- These natural hazards are regulated NBMCA and a DIA permit is required for any work within the Approximate Regulated Area.
- Site inspection noted that there appeared to be enough room for an initial or replacement Class 4F sewage system. Permit would be required prior to development.
- The property is within the Issue Contributing Area and would be subject to the Mandatory Maintenance Inspection

‘Carried’

Resolution 2023-25 (COA)

Claire Riley and Nunzio Scarfone: Be it resolved that the application from Mike Giroux and Monique Cote for consent to sever one rural lot and retain one on lands described as LOT 9, PART LOT 8, & PART LOT 7 CONCESSION 17, AND LOT 9 & PART LOT 8 CONCESSION 18, 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 225.55 meters frontage by 1005.84 meters, an irregular shape and approximately 50 acres in area.
2. That the following documents be provided for the transactions 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, 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 pay all fees and planning consultant fees incurred by the Township in processing the application.

NOTES:

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to the applications
- The property lies within the Wasi River subwatershed. The Wasi River, as well as Graham Creek and associated wetlands are found on the property.
- Severed lot 1 consists of Graham Creek as well the Wasi River in the North.
- Severed lot 2 consists of wetland pockets in the central and north end of the property.
- Severed lot 3 only contains a very small portion of wetland at the north end.
- There appears to be sufficient land outside these hazards for development on each severed portion.
- the retained lands consist of a small tributary of Graham Creek, a small wetland area, and the Wasi River at the North end.
- These natural hazards are regulated NBMCA and a DIA permit is required for any work within the Approximate Regulated Area.
- Site inspection noted that there appeared to be enough room for an initial or replacement Class 4F sewage system. Permit would be required prior to development.
- The property is within the Issue Contributing Area and would be subject to the Mandatory Maintenance Inspection

‘Carried’

Resolution 2023-26 (COA)

Nunzio Scarfone and Don Butterworth: Be it resolved that the application from Mike Giroux and Monique Cote for consent to sever one rural lot and retain one on lands described as LOT 9, PART LOT 8, & PART LOT 7 CONCESSION 17, AND LOT 9 & PART LOT 8 CONCESSION 18, 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 67 meters frontage and 304 meters in depth and approximately 5 acres in area.
2. That the following documents be provided for the transactions 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, 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 pay all fees and planning consultant fees incurred by the Township in processing the application.

NOTES:

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to the applications
- The property lies within the Wasi River subwatershed. The Wasi River, as well as Graham Creek and associated wetlands are found on the property.
- Severed lot 1 consists of Graham Creek as well the Wasi River in the North.
- Severed lot 2 consists of wetland pockets in the central and north end of the property.
- Severed lot 3 only contains a very small portion of wetland at the north end.
- There appears to be sufficient land outside these hazards for development on each severed portion.
- the retained lands consist of a small tributary of Graham Creek, a small wetland area, and the Wasi River at the North end.
- These natural hazards are regulated NBMCA and a DIA permit is required for any work within the Approximate Regulated Area.
- Site inspection noted that there appeared to be enough room for an initial or replacement Class 4F sewage system. Permit would be required prior to development.
- The property is within the Issue Contributing Area and would be subject to the Mandatory Maintenance Inspection **‘Carried’**

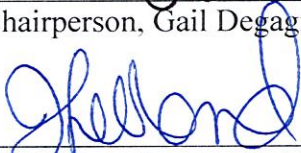
7. ADJOURNMENT

Resolution 2023-27 (COA)

Claire Riley and Don Butterworth: Be it resolved that we do now adjourn to meet again on September 5th, 2023 at 7:00 p.m. **‘Carried’**



Chairperson, Gail Degagne



CAO Clerk-Treasurer, Jenny Leblond