

TOWNSHIP OF CHISHOLM
COMMITTEE OF ADJUSTMENT MEETING
TUESDAY, JULY 5, 2022 6:00 p.m.

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chairperson Gail Degagne along with Councillor Nunzio Scarfone, and James Gauthier and committee members Don Butterworth and Chris Frappier. Staff member present was CAO Clerk-Treasurer Jenny Leblond. Applicants in attendance was Gregory page.

DECLARATION OF PECUNIARY INTEREST - None

APPROVAL OF AGENDA

Resolution 2022-23 (COA)

James Gauthier and Nunzio Scarfone: Be it resolved that the *Agenda* for this meeting be approved as presented. **‘Carried’**

APPROVAL OF MINUTES

Resolution 2022-24 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the *Minutes* of the June 7, 2022 Committee of Adjustment Meeting be adopted as printed and circulated. **‘Carried’**

SUMMARY OF APPLICATION –2022-09 – CON. 14, Lot 22 – Mark Sommerville

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 June 30, 2022, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. 2022-09.

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to this application.
- This property is mainly within the Wasi River Subwatershed. The retained lands have a small tributary which is regulated by the NBMCA. Any work in the Approximated Regulated Area (ARA) requires a DIA permit. The tributary has been identified as part of the Issue Contributing Area (ICA), which as per Ontario Reg 332/12, of the Building Code, any septic system within the ICA will be subject to the Mandatory Maintenance Inspection (MMI) program every five years.
- The Septic System on the retained land is within the ICA and is subject to the MMI.
- Due to the size of the severed and retained there is adequate room to accommodate a Class 4F (3-bedroom single-family dwelling) septic system or replacement on both the severed and retained lands. A sewage permit is required prior to any development on the severed land.
- The Conservation Authority is satisfied that the application is consistent with the policies as set out in Section 2 and 3 of the PPS.

Resolution 2022-25 (COA)

James Gauthier and Nunzio Scarfone: Be it resolved that the consent application from Mark Sommerville to sever off one rural lot and retain one on lands described as Con. 14 lot 22, 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 being approximately 80 meters in frontage and 500 meters in depth approximately 9.88 acres, and retaining 320 meters of frontage (irregular shape), approximately 90.12 acres 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:

- NBMCA reviewed the application as per its mandate.
- The NBMCA has no objection to this application.
- This property is mainly within the Wasi River Subwatershed. The retained lands have a small tributary which is regulated by the NBMCA. Any work in the Approximated Regulated Area (ARA) requires a DIA permit. The tributary has been identified as part of the Issue Contributing Area (ICA), which as per Ontario Reg 332/12, of the Building Code, any septic system within the ICA will be subject to the Mandatory Maintenance Inspection (MMI) program every five years.
- The Septic System on the retained land is within the ICA and is subject to the MMI.
- Due to the size of the severed and retained there is adequate room to accommodate a Class 4F (3-bedroom single-family dwelling) septic system or replacement on both the severed and retained lands. A sewage permit is required prior to any development on the severed land.
- The Conservation Authority is satisfied that the application is consistent with the policies as set out in Section 2 and 3 of the PPS. **‘Carried’**

SUMMARY OF APPLICATION –2022-10, – CON. 9, Lot 23 – Page

Chairperson Gail Degagne confirmed with Secretary Jenny Leblond that notices had been sent in accordance with Planning Act regulations, for all three applications. It was noted that one written submission was received from a neighbor, to be informed of the decisions.

Secretary Jenny Leblond reported that a letter, dated June 30, 2022, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. 2022-10

- NBMCA reviewed the application as per its mandate.
- The Conservation Authority has no objection to this application.
- This property is found within the Wasi River subwatershed. A small tributary of the Wasi River is found on both the severed and retained. This natural hazard feature is regulated by the Conservation Authority as per Ontario Regulation 177/06. And work in the Approximate Regulated Area (ARA) requires a DIA permit.
- As per the Ontario Building Code any septic system within the ICA will be subject to a Mandatory Maintenance Inspection every five years. Due to the size of the severed and retained there is adequate room for an initial or replacement Class 4F septic system based on a 3-bedroom single-family dwelling.

Resolution 2022-26 (COA)

James Gauthier and Chris Frappier: Be it resolved that the consent application from Gregory Page to sever off one rural lot and retain one on lands described as Con. 9 lot 23, 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 being approximately 219.456 meters in frontage and 276.45 meters in depth, approximately 6 Ha, and retaining approximately 34.93 Ha.
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 an MDS II calculation be provided for the severed lots proposed agricultural use (hobby farm).
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:

- NBMCA reviewed the application as per its mandate.
- The Conservation Authority has no objection to this application.

- This property is found within the Wasi River subwatershed. A small tributary of the Wasi River is found on both the severed and retained. This natural hazard feature is regulated by the Conservation Authority as per Ontario Regulation 177/06. And work in the Approximate Regulated Area (ARA) requires a DIA permit.
- As per the Ontario Building Code any septic system within the ICA will be subject to a Mandatory Maintenance Inspection every five years. Due to the size of the severed and retained there is adequate room for an initial or replacement Class 4F septic system based on a 3-bedroom single-family dwelling.
- The severed has 2 barns on the property and is proposed to be used as a hobby farm. Farms with animals with more than 5 Nutrient Units must have a Nutrient Management Strategy. The retained can house only a limited number of animals due to the size of the land.

‘Carried’

ADJOURNMENT

Resolution 2022-27 (COA)

Chris Frappier and Don Butterworth: Be it resolved that we do now adjourn to meet again on Aug 2, 2022 at 6:00 p.m., or at the call of the Chair.

‘Carried’



Chairperson, Gail Degagne



JL _____
CAO Clerk-Treasurer, Jenny Leblond