

TOWNSHIP OF CHISHOLM COMMITTEE OF ADJUSTMENT



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Gail Degagne, Mayor

Lesley Marshall, CAO Clerk-Treasurer

MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, MARCH 3, 2026 – 7:09 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 7:09 p.m., along with Councillor Claire Riley, Nunzio Scarfone and committee member Chris Frappier, and Don Butterworth. Staff present was Admin Assistant, Jessica Laberge.

2. DECLARATION OF PECUNIARY INTEREST - None

3. APPROVAL OF AGENDA

Resolution 2026-01 (COA)

Claire Riley and Chris Frappier: Be it resolved that the *Agenda* for this meeting be approved as presented. **‘Carried’**

4. APPROVAL OF MINUTES – November 4, 2025

Resolution 2026-02 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the *Minutes* of the November 4, 2025 Committee of Adjustment meeting be adopted as amended and circulated. **‘Carried’**

5. CONSIDER THE FOLLOWING SEVERANCE APPLICATION

(a) File # 2026-01– Watpool – Con. 11 Lot 18

Chairperson confirmed with Secretary that notices had been sent in accordance with Planning Act regulations. Secretary reported that a letter dated February 19, 2026, was received from the Conservation Authority and the following comments were made:

- The NBMCA reviewed the application based on Section 5.2 of the 2024 PPS, Ontario Regulation 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Authorities Act and as a Source Protection Authority under the Clean Water Act.
- The retained lot contains a factory serviced with a septic and a dwelling serviced by septic. There appears to be sufficient space for replacement.
- Natural hazards do not appear to be present on or adjacent to the property. A Section 28 permit is not required from NBMCA prior to site development.
- The NBMCA is satisfied that there is adequate space to accommodate a sewage system in accordance with O. Reg 203/24 of the OBC for a three-bedroom dwelling on the retained lands.
- The subject lands are partially within an area of Highly Vulnerable Aquifers (HVA). A portion of the retained lot is also within Intake Protection Zone 3 and the Issue Contributing Area for Callander. Any sewage system within the ICA is subject to the Mandatory Maintenance Inspection (MMI) program under O. Reg 315/10 of the Ontario Building Code.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and have no objections.

Resolution 2026-03 (COA)

Claire Riley and Nunzio Scarfone: Be it resolved that the consent application from Christie and Jason Watpool to sever one rural lot from CON 11 LOT 18 PCL 1171 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, approximately 103.37 meters by 210 meters being approximately 2.22 Hectares, and retain lands being approximately 37.8 Hectares.

And that a 30 meter minimum setback be maintained from all lots lines to the Home Industry Building.

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 subject lands be transferred to the Township for road purposes, and that the survey confirm that the travelled road for access is fully contained on the road allowance.
4. That the applicant pay any planning consultant fees incurred by the Township in processing the application, if any.
5. That all property taxes are paid up to date.

NOTES:

- The NBMCA reviewed the application based on Section 5.2 of the 2024 PPS, Ontario Regulation 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Authorities Act and as a Source Protection Authority under the Clean Water Act.
- The retained lot contains a factory serviced with a septic and a dwelling serviced by septic. There appears to be sufficient space for replacement.
- Natural hazards do not appear to be present on or adjacent to the property. A Section 28 permit is not required from NBMCA prior to site development.
- The NBMCA is satisfied that there is adequate space to accommodate a sewage system in accordance with O. Reg 203/24 of the OBC for a three-bedroom dwelling on the retained lands.
- The subject lands are partially within an area of Highly Vulnerable Aquifers (HVA). A portion of the retained lot is also within Intake Protection Zone 3 and the Issue Contributing Area for Callander. Any sewage system within the ICA is subject to the Mandatory Maintenance Inspection (MMI) program under O. Reg 315/10 of the Ontario Building Code.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and have no objections.

‘Carried’

6. Adjournment

Resolution 2026-04 (COA)

Chris Frappier and Don Butterworth: Be it resolved that this meeting now adjourn.

‘Carried’



Mayor, Gail Degagne



for _____
Secretary, Lesley Marshall