

TOWNSHIP OF CHISHOLM COMMITTEE OF ADJUSTMENT



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Gail Degagne, Mayor

Lesley Marshall, CAO Clerk-Treasurer

MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, MAY 6, 2025 – 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 7:02 p.m., along with Councillors Nunzio Scarfone and Claire Riley, and committee member Don Butterworth. Committee Member Chris Frappier was absent with regrets. Staff present was Admin Ass. Jessica Laberge. There was one applicant in attendance in person.

2. Declaration of pecuniary interest

3. Approval of Agenda

Resolution 2025-06 (COA)

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

4. Approval of Minutes – March 4, 2025 Committee of Adjustment.

Resolution 2025-07 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that the Minutes of the March 4th, 2025, Committee of Adjustment Meeting be adopted as printed and circulated.

'Carried'

5. CONSIDER THE FOLLOWING CONSENT APPLICATION:

(a) File # 2025-03 – Tran – Con. 8 Pt Lot 11 and 12 – 82 Maple Road – Lot Addition

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

Secretary reported that a letter dated May 2, 2025 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 NBMCA has no concerns with the application with respect to natural hazards or considerations under O. Reg 41/24.
- The subject are wholly within an area of Highly Vulnerable Aquifers (HVA) Significant Groundwater Recharge Area and the easternmost portion of the subject lands has been identified as an Intake Protection Zone (IPZ-03) and an Issue Contributing Area (ICA). Any sewage system located within an ICA will be subject to the Mandatory Maintenance Inspection (MMI) program.
- The NBMCA has no objections to the application

Resolution 2025-08 (COA)

Claire Riley and Don Butterworth: Be it resolved that the consent application from Brooks and Nicole Tran to sever one rural lot from CON 8 PT LOTS 11 AND 12 AND RP 36R10256 PART 1, to be added to CON 8 PT LOT 11 RP 36R15068 PART 1 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 lot addition to be approximately 216 meters in frontage and 415 meters in depth on the south side and 333meters on the North side, and approximately 18.10 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, and that the Transfer Application Schedule include wording of the newly severed lands and reference the PIN No. that the land is to be added to, 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 property be transferred to the Township for road purposes.
4. That the applicant pay any planning consultant fees incurred by the Township in processing the application, if any.
5. That confirmation is provided 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 NBMCA has no concerns with the application with respect to natural hazards or considerations under O. Reg 41/24.
- The subject are wholly within an area of Highly Vulnerable Aquifers (HVA) Significant Groundwater Recharge Area and the easternmost portion of the subject lands has been identified as an Intake Protection Zone (IPZ-03) and an Issue Contributing Area (ICA). Any sewage system located within an ICA will be subject to the Mandatory Maintenance Inspection (MMI) program.

- The NBMCA has no objections to the application

‘Carried’

(b) File # 2025-04 – Belliveau – Con. 12 Pt Lot 23 – 3095 Memorial – Lot Creation

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

Secretary reported that a letter dated May 2, 2025 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.
- There is one area of wetland mapped on the proposed retained lands as shown on the enclosed map. Development within 30m of the wetland may require a permit from the NBMCA.
- The subject lands are fully within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area
- The NBMCA have no objection to the application.

Resolution 2025-09 (COA)

Claire Riley and Nunzio Scarfone: Be it resolved that the consent application from Michelle Belliveau to sever one rural lot from CON 12 LOT 23 PCL 11883, 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 117.55 meters in frontage and 344.27 meters in depth, approximately 4.047 Hectares in area, and retain lands being approximately 82.5 meters in frontage (irregular shape), and approximately 22.25 Hectares.
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 property be transferred to the Township for road purposes.
4. That the applicant pay any planning consultant fees incurred by the Township in processing the application, if any.
5. That confirmation is provided that all property taxes are paid up to date.

NOTES:

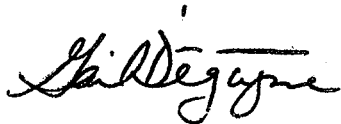
- The NBMCA reviewed the application based on Section 5.2 of the 2024 PPS, Ontario Regulation 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Authorities Act and as a Source Protection Authority under the Clean Water Act.
- There is one area of wetland mapped on the proposed retained lands as shown on the enclosed map. Development within 30m of the wetland may require a permit from the NBMCA.
- The subject lands are fully within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area
- The NBMCA have no objection to the application.

‘Carried’

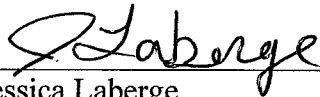
6. Adjournment

Resolution 2025-10 (COA)

Don Butterworth and Nunzio Scarfone: Be it resolved that this meeting now adjourn and will meet again on June 3, 2025. **‘Carried’**



Mayor, Gail Degagne



Secretary, Jessica Laberge