



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 4, 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 7:00 p.m., along with Councillors Nunzio Scarfone (by zoom) 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 2025-01 (COA)

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

4. Approval of Minutes – December 3, 2024 Committee of Adjustment.

Resolution 2025-02 (COA)

Nunzio Scarfone and Don Butterworth: Be it resolved that the Minutes of the December 3rd, 2024, Committee of Adjustment Meeting be adopted as printed and circulated. **'Carried'**

5. CONSIDER THE FOLLOWING CONSENT APPLICATION:

(a) File # 2025-01 – P. Young – Con. 8 Pt Lot 14 – 1065 Pioneer Road – Lot Addition

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

Secretary reported that a letter dated February 26, 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.
- A wetland is present at the southern portion of the severed lands and no mapped natural

- hazards are present on the proposed retained lands.
- Development within the 30m of the wetland would require a DIA permit through NBMCA
- The subject lands are within a Significant Groundwater Recharge Area and partially within an area of Highly Vulnerable Aquifers
- The NBMCA has no objections to the application

Resolution 2025-03 (COA)

Claire Riley and Nunzio Scarfone: Be it resolved that the consent application from Paul Young to sever one rural lot from CON 8 PT LOT 14 RP 36R13094 PART 1, to be added to CON 8 PT LOT 14 RP 36R3741 PT PART 2 PCL 23499 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 64.008 meters and 697.11 meters in depth, approximately 11.02 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.

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.
- A wetland is present at the southern portion of the severed lands and no mapped natural hazards are present on the proposed retained lands.
- Development within the 30m of the wetland would require a DIA permit through NBMCA
- The subject lands are within a Significant Groundwater Recharge Area and partially within an area of Highly Vulnerable Aquifers
- The NBMCA has no objections to the application

'Carried'

(b) File # 2025-02 – Tiekstra – Con. 15 Pt Lot 10 – 2528 Village Road – Lot Creation
Chairperson confirmed with Secretary that notices had been sent in accordance with Planning Act regulations.

Secretary reported that a letter dated February 26, 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 are no mapped natural hazards on the proposed severed and retained lands.
- The subject lands are within an area of Highly Vulnerable Aquifers and the easternmost portion of the subject lands has been identified as an Intake Protection Zone and an Issue Contributing Area. Any sewage systems located within an ICA will be subject to the Mandatory Maintenance Inspection Program under O.Reg 315/10 of the Ontario Building code.
- The NBMCA has no objections to the application

Resolution 2025-04 (COA)

Claire Riley and Don Butterworth: Be it resolved that the consent application from Peter and Linda Tiekstra to sever one rural lot from CON 15 PT LOT 10 RP 36R4008 PART 1 PCL 23978, in the Township of Chisholm, District of Nipissing, be approved subject to the following conditions which must be fulfilled within two year 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 123.01 meters in frontage and 381 meters in depth, approximately 3.9 Hectares in area, and retain lands being approximately 262 meters in frontage by 381 meters on the south side and 139 meters on the north side (irregular shape), and approximately 3.7 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.

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 are no mapped natural hazards on the proposed severed and retained lands.
- The subject lands are within an area of Highly Vulnerable Aquifers and the easternmost portion of the subject lands has been identified as an Intake Protection Zone and an Issue Contributing Area. Any sewage systems located within an ICA will be subject to the Mandatory Maintenance Inspection Program under O.Reg 315/10 of the Ontario Building code.
- The NBMCA has no objections to the application

‘Carried’

6. Adjournment

Resolution 2025-05 (COA)

Claire Riley and Don Butterworth: Be it resolved that this meeting now adjourn and will meet again at the call of the Chair. **‘Carried’**



Mayor, Gail Degagne



Secretary, Jessica Laberge