



TOWNSHIP OF CHISHOLM COMMITTEE OF ADJUSTMENT

2847 Chiswick Line, R.R. # 4

Powassan, Ontario, P0H 1Z0

Phone (705) 724-3526 Fax (705) 724-5099

info@chisholm.ca

Gail Degagne, Mayor

Lesley Marshall, CAO Clerk-Treasurer

MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, JUNE 3, 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 7:01 p.m., along with Councillor Nunzio Scarfone, Claire Riley, and committee member Chris Frappier, and Don Butterworth. Staff present was Admin Ass. Jessica Laberge. There was one applicant present in person.

2. DECLARATION OF PECUNIARY INTEREST - None

3. APPROVAL OF AGENDA

Resolution 2025-11 (COA)

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

4. APPROVAL OF MINUTES

Resolution 2023-12 (COA)

Chris Frappier and Nunzio Scarfone: Be it resolved that the *Minutes* of the May 6th, 2025, Committee of Adjustment Meeting be adopted as printed and circulated. **'Carried'**

5. THE FOLLOWING CONSENT APPLICATION IS DEFERRED TO JUNE 24, 2025:

A. File# 2025-05, 06, 07 – Loxton – CON. 13, LOT 1

6. CONSIDER THE FOLLOWING MINOR VARIANCE APPLICATION

(A) SUMMARY OF APPLICATION –MVA 2025-01 – 465 Mallard Haven Road

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

Secretary Jessica Laberge reported that a letter, dated May 30, 2025, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. MVA-2025-01, stating:

- NBMCA reviewed the application as per Section 5.2 of the 2024 Provincial Planning Statement and O.Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Act(CAA).
- The location of the proposed site development is located outside of the CA's jurisdiction and a permit will be required under section 28.1 of the CAA.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and under the CAA.

Resolution 2025-13 (COA)

Nunzio Scarfone and Claire Riley: Be it resolved that the application from Larry Bayliss requesting permission to reduce the minimum frontage setback from 25 meters to 19.01 meters, located at, 465 Mallard Haven Road, Con. 15, Part Lot 14, PLAN NR-557 Part 2 PCL 20706, Township of Chisholm, District of Nipissing, be approved for the following reasons and subject to the following conditions:

There are four tests a minor variance must meet under Section 45(1) of the Planning Act:

- 1) Is the application minor? The variance is minor in nature.

- 2) Is the application desirable for the appropriate development of the lands in question? The proposed garage is accessory to the primary residential use.
- 3) Does the application conform to the general intent of the Zoning By-law? The general intent and purpose of the Zoning By-law are maintained given the nature of the development on the property.
- 4) Does the application conform to the general intent of the Official Plan? The general intent and purpose of the Official Plan are maintained given the nature of the development on the property.

Notes

- NBMCA reviewed the application as per Section 5.2 of the 2024 Provincial Planning Statement and O.Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the Conservation Act(CAA).
- The location of the proposed site development is located outside of the CA's jurisdiction and a permit will be required under section 28.1 of the CAA.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and under the CAA.

'Carried'

7. ADJOURNMENT

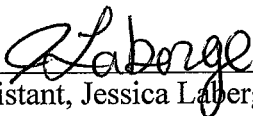
Resolution 2025-14 (COA)

Don Butterworth and Chris Frappier: Be it resolved that we do now adjourn to meet again on June 24, 2025 at 6:30 p.m. ,

'Carried'



Chairperson, Gail Degagne



Admin Assistant, Jessica Laberge