



## 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](mailto:info@chisholm.ca)

Gail Degagne, Mayor

Lesley Marshall, CAO Clerk-Treasurer

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### AGENDA

#### 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
2. Declaration of pecuniary interest.
3. Approval of Agenda.
4. Approval of Minutes – March 4, 2025 Committee of Adjustment. (Encl.)
6. Memo from Admin Jessica Laberge RE: Official Plan Review (Encl.)
5. Consider the following Consent Application:
  - (a) File # 2025-03 – Tran – Con. 8 Pt Lot 11 and 12 – 82 Maple Road – Lot Addition (Encl.)
  - (b) File # 2025-04 – Belliveau – Con. 12 Lot 23 – 3095 Memorial Park Drive – Lot Creation (Encl.)
6. Adjournment

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## 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 3<sup>rd</sup>, 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’**

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Mayor, Gail Degagne

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Secretary, Jessica Laberge

# Memorandum

**TO:** Committee of Adjustment  
**FROM:** Admin. Assistant, Jessica Laberge  
**DATE:** May 2, 2025  
**RE:** Official Plan Review

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This is a follow up to the memo that went to the May 7, 2024 Committee of Adjustment meeting, in regards to the Official Plan Review.

Council awarded the contract to JL Richards. The phases of the project are as follows:

- **Phase 1: Project Initiation (Complete)**
  - Internal Project Team Kick Off Meeting
  - Kick Off Meeting with Township Staff
  - Meeting with MMAH and other Prescribed Parties
  - Detailed Work Plan and Consultation Strategy
  - Council Presentation (open to public)
- **Phase 2: Background Studies (on final bullet of phase)**
  - Technical Review of Official Plan
  - Review Background Information, Plans, and Studies
  - Draft Background and Directions Report
  - Meeting with Township Staff to Finalize Background and
  - Directions Report
  - Council Meeting presentation (**May 13, 2025**)
- **Phase 3: Draft Official Plan**
  - Draft Official Plan
  - Circulation and Review to Township staff
  - Early Consultation with MMAH
  - Statutory Public Open House
- **Phase 4: Final Official Plan**
  - Summarize Public, Agency, and Stakeholder Feedback
  - Prepare Final Official Plan
  - Statutory Public Meeting and Adoption by Council
  - Submit Final Official Plan to District MMAH for Approval
  - Ongoing Support and Closeout of GIS data

The Consultants will be presenting the DRAFT Background report to Council at the next Council meeting **May 13, 2025**. The background report is intended to provide directions for the Official Plan changes. The next step following the background report is to redline the Official Plan to demonstrate where the changes are proposed to be made in line with the Background Report directions. The draft changes will be presented at the Open House and Statutory Public Meeting. The presentation at those meetings will highlight where key changes are made and the documents will be made available to the public so that they can review the documents and provide feedback. The projected timing, for the open house is October and the statutory public meeting (as per the Planning Act). The projection dates are dependent on the Ministry's review timing.

The DRAFT Background report can be downloaded from the Township website under the YOUR GOVERNMENT tab and on the Official Plan Review page.

## TOWNSHIP OF CHISHOLM

### PLANNING REPORT

<b>Report for:</b>	Committee of Adjustment	<b>Application Number:</b>	2025-03
<b>Report Prepared by:</b>	Jessica Laberge Admin. Assistant	<b>Applicant/Owner Name:</b>	Brooks and Nicole Tran
<b>Location:</b>	Lot 11, Con. 8	<b>Report Date:</b>	April 30, 2025

#### A. PROPOSAL/BACKGROUND

An application for consent has been submitted by Brooks and Nicole Tran for a lot addition to a previously severed lot (File# 2021-19). The application proposes to sever one rural lot from Lot 11, Concession 8, being approximately 200m wide and 334 m in depth, to be added to Con 8 Pt. Lot 11, RP 36R15068 Part 1, 4.05 Acres. The lot addition will result in the lot being approximately 20.5 Acres. The retained portion contains a Single-family dwelling and 2 barns and a hay storage, and will have a total area of approximately 56.45 Acres. The subject property is located along Maple Road, and has a total area of approximately 72.91 Acres.

#### B. ZONING BY-LAW COMPLIANCE

The subject lands are designated Rural (RU), under the Township of Chisholm Zoning By-law (ZB) 2014-25. In the Rural Zone, residential uses are permitted, as per Table A1 on Page 61 of the ZB. The proposed lot is to be located in the Rural Zone, and conforms to the Zoning By-law minimum lot area and frontage requirements. The retained lands have had Intensive Agricultural Use (Livestock) in the past. The Zoning by-law Table B3 Minimum Lot Area for Defined Rural and Agricultural Uses (Page 66), states that Agricultural Use, Intensive has an area requirement of 20.0 Ha (50 Acres). The retained lands will have the minimum lot area required for an Agriculture Use, Intensive to continue.



Figure 1 : Schedule C ZB



Figure 2 CGIS

## **C. OFFICIAL PLAN**

The property is designated *Rural*

### **Section D4.2.2 – Boundary Adjustments**

A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the Council shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this plan.

### **Provincial Policy Statement**

All decisions under the Planning Act are required to be consistent with the Provincial Planning Statement.

The province released a new Provincial Planning Statement which came into effect on October 20, 2024. This Planning Report was considered from the perspective of this new Provincial Planning Statement, 2024

According to the Provincial Planning Statement:

- Growth and development may be directed to rural lands in accordance with section 2.6, including where a municipality does not have a settlement area – (Section 2.5.3);
- On rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services (Section 2.61. c)
- Development that can be sustained by rural services levels should be promoted. (Section 2.6.2)
- Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure. (Section 2.63)

In reviewing the Provincial Planning Statement, and applying relevant policies, it is my opinion that the proposed application is consistent with the Provincial Planning Statement, 2024.

## **D. Buildings**

**Lot to be added to:** The lot is currently a vacant building lot.

### **Retained Land:**

The retained lands have a single-family dwelling as well as 2 barns and hay storage.



May 2, 2025

Corporation of the Township of Chisholm  
Committee of Adjustment  
2847 Chiswick Line RR# 4  
Powassan, ON P0H 1Z0  
[info@chisholm.ca](mailto:info@chisholm.ca)

Attention: Jessica Laberge, Administrative Assistant

RE: Application for Consent – Tran  
82 Maple Road, Powassan, ON  
NBMCA File: PC03-CHI-25

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the proposed consent application for the creation of one severed and one retained lot with frontage on Maple Road, herein referred to as “the subject lands”. The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement (Natural Hazards), 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 (CWA).

NBMCA regulates natural hazard features and their adjacent lands such as floodplains, shorelines, wetlands, and watercourses under O. Reg 41/24. There are no mapped natural hazards present on the proposed subject lands. At this time, the NBMCA has no concerns regarding this application for consent with respect to natural hazards or considerations under O. Reg. 41/24.

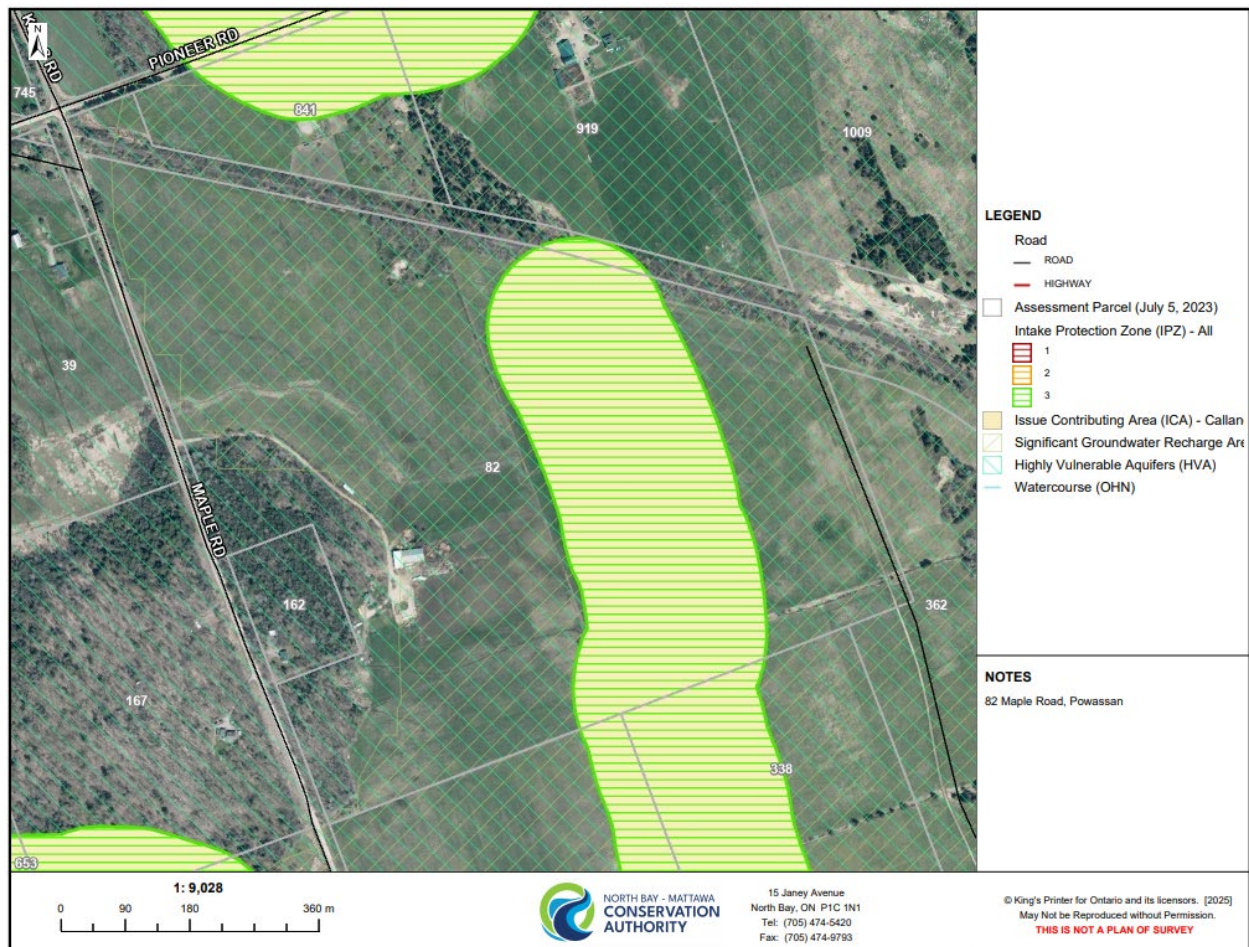
The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA), largely within a Significant Groundwater Recharge Area (SGRA), and the easternmost portion of the subject lands has been identified as an Intake Protection Zone (IPZ-3) and an Issue Contributing Area (ICA) (see enclosed map). Any sewage systems located within an ICA will be subject to the Mandatory Maintenance Inspection (MMI) program under O. Reg 315/10 of the Ontario Building Code to support the implementation of the CWA. More information about the MMI program is available at: <https://bit.ly/43wD9nl>

The Conservation Authority is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and therefore, we have no objection. Should you have any questions, please do not hesitate to contact me directly at (705) 474-5420 x 2004.

Respectfully submitted,



Hannah Wolfram  
Planning and Regulations Officer



Map of 82 Maple Road, Powassan

## TOWNSHIP OF CHISHOLM

### Application for Consent Under Section 53 of the Planning Act

**Note to Applicants:** In this form the term "subject" land means the land to be severed and the land to be retained.

#### Completeness of the Application:

The information in this form that must be provided by the applicant is indicated by black asterisks on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulations 41/95 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Township of Chisholm will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Township of Chisholm and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

#### Submission of the Application

- One application form is required for each proposal
- The applicable fee as per By-law 2023-39 (attached)
- Site sketch with Measurements

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Application Guide Q & A". For more information on the Planning Act, the consent process or provincial policies please see the "Guide to Planning Applications" and the "Comprehensive Set of Policy Statements".

#### Please Print and Complete or (x) Appropriate Box(es)

<b>Application Information</b>		
<b>**1.1 Name of Applicant</b> Brooks Tran	<b>Home Telephone</b> [REDACTED]	<b>Business Telephone</b>
<b>Address (Civic and Mailing)</b> 82 Maple Rd, Powassan	<b>Ontario</b>	<b>Postal Code</b> POH 1Z0
<b>**1.2 Name of Owner(s) (If different from the applicant).</b>		
An owner's authorization is required in Section 11.1 if the applicant is different from the owner.		
<b>Name of Owner(s)</b> W/A	<b>Home Telephone</b>	<b>Business Telephone</b>
<b>Address (Civic and Mailing)</b>		<b>Postal Code</b>
<b>**1.3 Name of the person who is to be contacted, if different from the applicant (ie. Firm acting on the applicant's behalf)</b>		
<b>Name of Contact Person</b> W/A	<b>Home Telephone</b>	<b>Business Telephone</b>
<b>Address (Civic and Mailing)</b>	<b>Postal Code</b>	<b>Fax Number</b>

<b>2. Location of Subject Land (Complete applicable boxes in 2.1)</b>			
**2.1 District <u>N. 175526</u>		Municipality <u>Chisolm Twp</u>	
Concession <u>8</u>	Lot Number(s) <u>11/14</u>	Reference Plan Number <u>36R15068</u>	Parcel Number <u>PART 1</u>
**2.2 Are there any easements or restrictive covenants affecting the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, describe the easement or covenant and its effect.			
<b>3. Purpose of this Application</b>			
**3.1 Type and Purpose of proposed transaction (check appropriate box).			
Transfer	<input type="checkbox"/> Creation of new lot	<input checked="" type="checkbox"/> Addition to lot	<input type="checkbox"/> An easement
Other	<input type="checkbox"/> A charge	<input type="checkbox"/> A lease	<input type="checkbox"/> Correction of title
	<input type="checkbox"/> Other purposes	<input type="checkbox"/> Validation/Cancellation certificate	<input type="checkbox"/>
**3.2 Name of person(s), if known, to whom land is to be transferred, leased or charged. <u>Yves Savare / Conc 8 / Lot 11 / RP 36 R 15068 Part 1</u>			
**3.3 If a lot addition, identify the lands to which the parcel will be added.			
<b>4. Description of Subject Land and Servicing Information. (Complete each subsection.)</b>			
**4.1 Description		Severed	Retained
Frontage (m) <u>200 m</u>			
Depth (m) <u>415 m</u>			
Area (m)			
**4.2 Use of Property		<u>W/ Farm / Vacant / Farm / Residential</u>	
Existing Uses			
Proposed Uses			
**4.3 Buildings/Structures			
Existing			
Proposed			
**4.4 Access			
Provincial Highway			
Check appropriate space.			
Municipal road maintained all year			
Municipal road maintained seasonally		<input checked="" type="checkbox"/>	
Other public road			
Right of way			
Water access (if so describe below)			
Describe in Section 9.1, the parking and docking facilities to be used, and the approximate distance of these facilities from the subject land and the nearest public road.			
**4.5 Water Supply			
Publically owned and operated piped water system			
Privately owned and operated Individual water system			
Privately owned and operated communal well		<input checked="" type="checkbox"/> No well	
Lake or other water body			
Other means			

<b>**4.6 Sewage Disposal</b> Check appropriate space.	Publically owned and operated Sanitary sewage system		
	Privately owned and operated Individual septic tank (1)		
	Privately owned and operated Communal septic system		
	Other means		
(1) A certificate of approval from the North Bay-Mattawa Conservation Authority submitted with this application will facilitate the review.			
<b>**4.7 Other Services</b>	Electricity		
	School Busing		
	Garbage Collection		
<b>**4.8</b> If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
<b>5. Land Use</b>			
<b>** 5.1</b> What is the existing official plan designation(s) if any, of the subject land? <span style="float: right;">GARDEN / AGRICULTURE</span>			
<b>** 5.2</b> What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? <span style="float: right;">RU</span>			
<b>** 5.3</b> Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.			
Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specified. (Indicate distance.)	
An agricultural operation, including livestock facility or stockyard within 1000 metres of the subject land	X <span style="font-family: cursive;">BARN</span>	X <span style="font-family: cursive;">BARN</span>	
A landfill			
A provincially significant wetland (Class 1,2 or 3)	/	/	
A provincially significant wetland within 120 meters of the subject land			
Flood Plain			
A rehabilitated or active mine site			
A non-operating mine site within 1 km of the subject land			
Industrial or commercial use (specify the use(s))			
An active railway line			
An existing quarry operation			
An existing pit within 300 metres			
A municipal or federal airport			

## 6. History of the Land

\*\* 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☒ Yes  
☐ No

If yes and if known, provide the Ministry's application file No. and the decision made on the application.

\*\* 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

\*\* 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ Yes  
☐ No

If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

Yes Savage 2023/Dec

## 7. Current Applications

\*\* 7.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted to the Minister for approval? NO

\*\* 7.2 Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance consent or approval of a plan of subdivision?

☐ Yes  
☒ No

Yes

If yes and if known, specify the appropriate file number and status of the application.

No

**8. Sketch** (use the attached sketch sheet) To help you prepare a sketch, refer to the attached Sample Sketch.

\*\* 8.1 The application shall be accompanied by a sketch showing the following:

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The boundaries and dimensions of any land owned by the owner of the subject land and that abut the subject land.
- The distance between the subject land and the nearest township lot line or landmark, such as railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within, or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

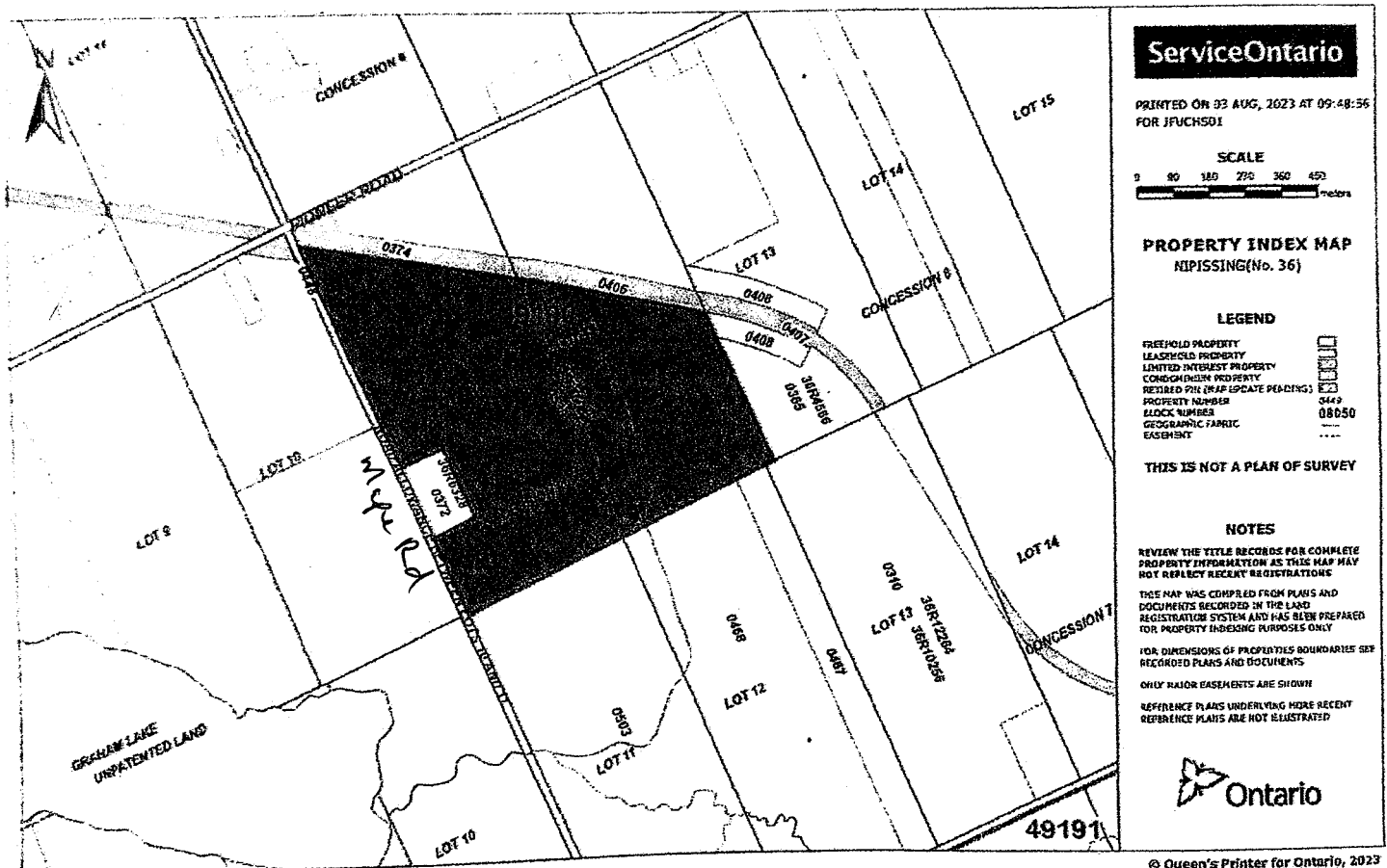
## 9. Other Information

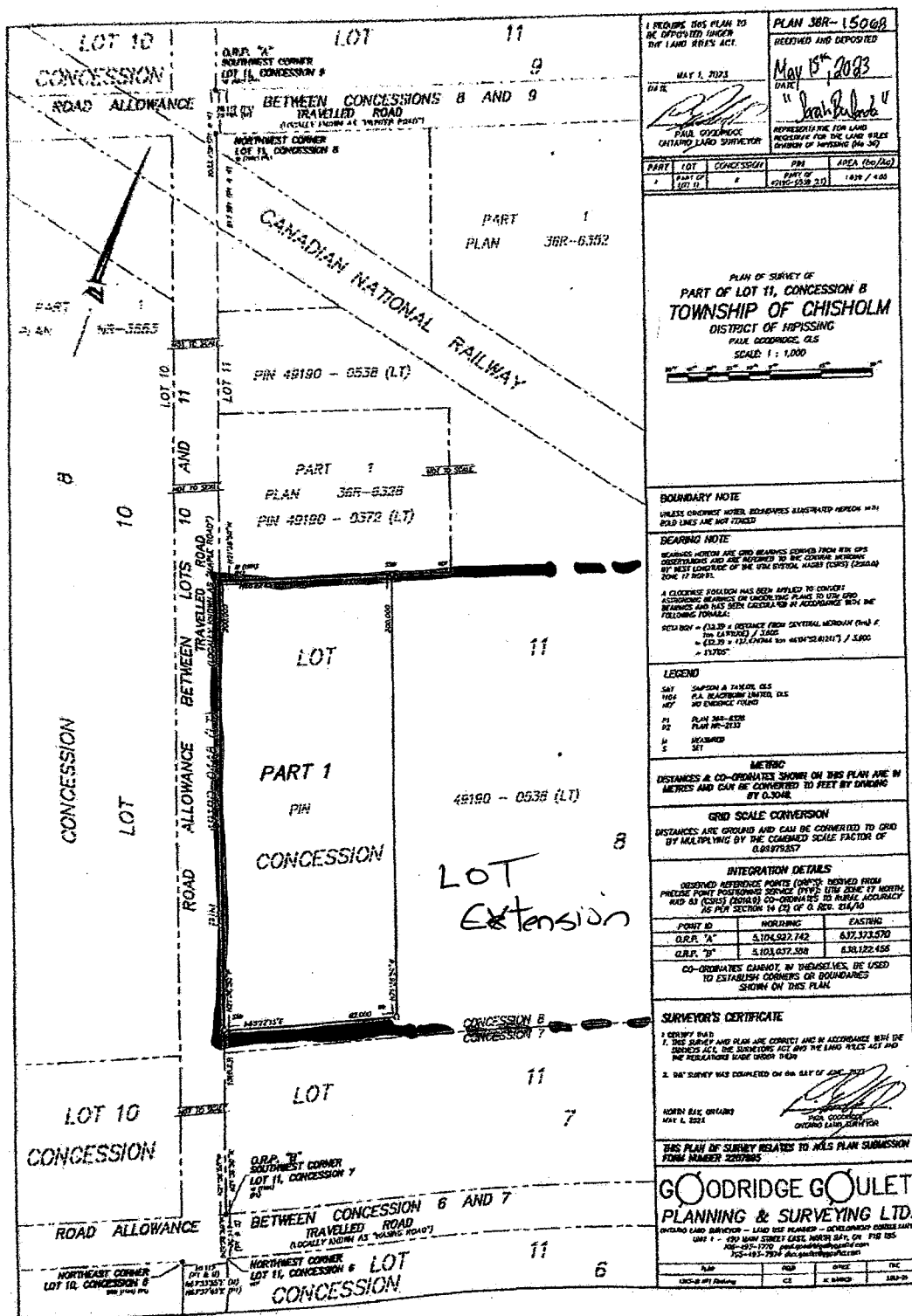
\*\* 9.1 Is there any other information that you think may be useful to the Township or other agencies in reviewing this application? If so, explain below, or attach on a separate page.

Remainder of South Lot Line/ Applying for severance up  
to fence line.



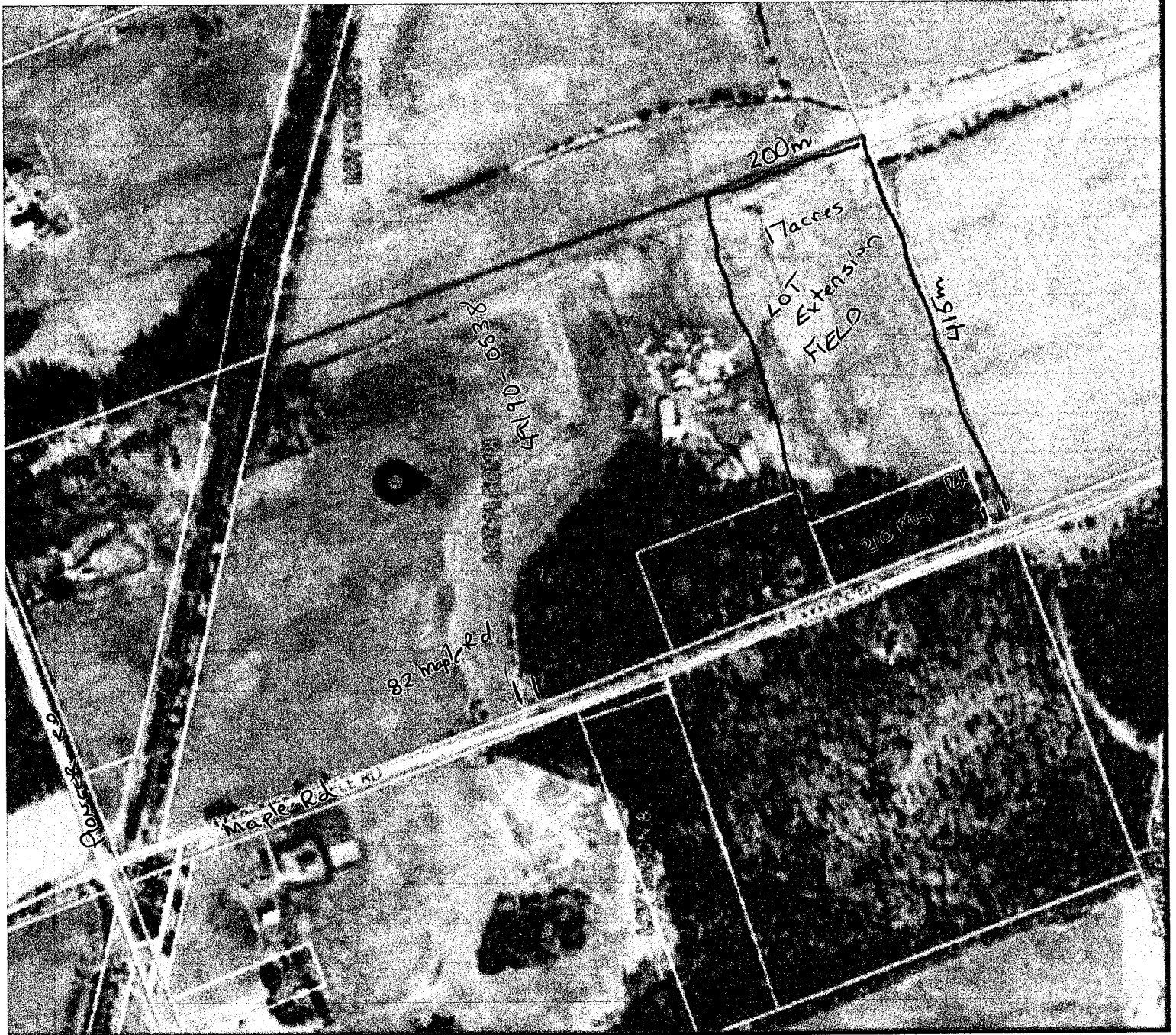
u  
FARM  
82 Maple Rd







LOT EXTENSION 210 Maple Rd.



**TOWNSHIP OF CHISHOLM**  
**PLANNING REPORT**

<b>Report Prepared for:</b>	Committee of Adjustment	<b>Application Number:</b>	2025-04
<b>Report Prepared by:</b>	Jessica Laberge Admin. Assistant	<b>Application Name:</b>	Michelle Belliveau
<b>Location:</b>	Lot 23, Con. 12		
<b>Report Date:</b>	April 30, 2025		

**A. PROPOSAL/BACKGROUND**

An application to sever has been submitted by Michelle Belliveau. The application proposes to sever one rural lot from Lot 23, Concession 12. The applicant is applying to sever one rural lot with a house and garage and retain a vacant lot. The subject land is 26 Hectares (64.3 Acres). The proposed severed measures approximately 117.55 meters in frontage by 344.27 meters in length, and approximately 4 Hectares (10 Acres). The retained lands will be approximately 22 Hectares (55 Acres) and will be approximately 82.5 meters in frontage. The subject property is designated Rural in the Township of Chisholm Official Plan and Zoning By-law and the severed and retained portion will have frontage on Memorial Park Drive.

**B. ZONING BY-LAW COMPLIANCE**

The subject lands are designated Rural (RU), under the Township of Chisholm Zoning By-law (ZB) 2014-25. In the Rural Zone, residential uses are permitted, as per Table A1 on Page 61 of the ZB. The severed and retained lots conform to the Zoning By-law minimum lot area and frontage requirements.

Figure 1 is an excerpt from Schedule A of the Zoning By-law. Figure 2 is from CGIS.

## Subject Property

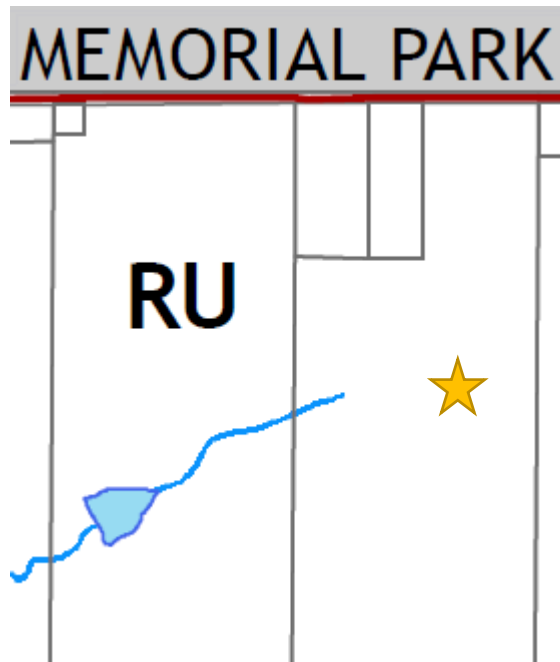


Figure 1: Schedule B ZB

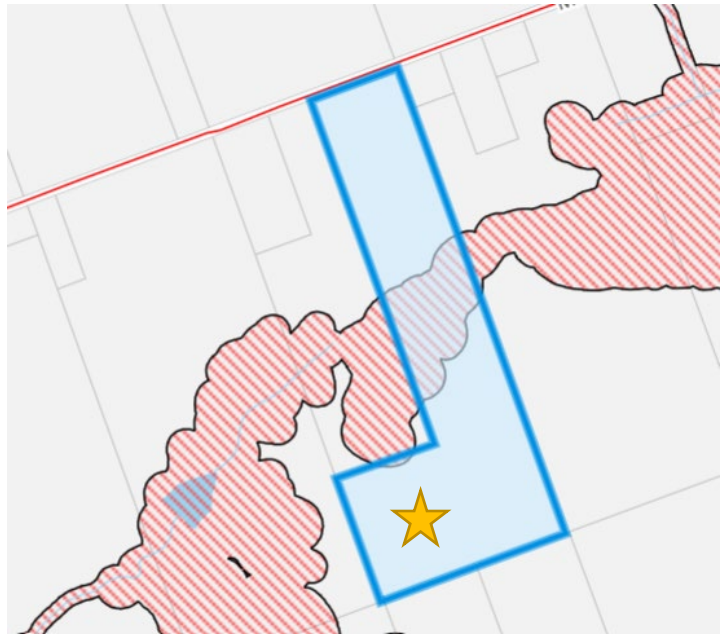


Figure 2: CGIS

### C. OFFICIAL PLAN

The property is designated **Rural** under the Official Plan of the Township of Chisholm.

#### Section B1.3 – Rural

Within the rural designation, single detached dwellings are a permitted use. The location of the proposed severance is in the *Rural* designation.

Section B1.4.1(a) allows for the severance of a maximum of 4 new lots may be severed from an original Township lot having a lot area of 40 hectares. According to our records, the subject lot is an original Township lot that was 100 Acres in August of 1978. Since then the property has been severed two times. This means that the property is eligible for 2 more severances.

The proposed severed and retained will have frontage on Memorial Park Drive, which meets the criteria in Section D4.2.1(a) that requires the proposed lot to front on and be directly accessed by a public road that is maintained on a year-round basis.

#### Provincial Planning Statement

All decisions under the Planning Act are required to be consistent with the Provincial Planning Statement.

The province released a new Provincial Planning Statement which came into effect on October 20, 2024. This Planning Report was considered from the perspective of this new Provincial Planning Statement, 2024

According to the Provincial Planning Statement:

- Growth and development may be directed to rural lands in accordance with section 2.6, including where a municipality does not have a settlement area – (Section 2.5.3);
- On rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services (Section 2.61. c)
- Development that can be sustained by rural services levels should be promoted. (Section 2.6.2)
- Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure. (Section 2.63)

In reviewing the Provincial Planning Statement, and applying relevant policies, it is my opinion that the proposed application is consistent with the Provincial Planning Statement, 2024.

#### **D. Buildings and Uses**

##### **Retained Land:**

The severed lands contain a house and a garage. See below image from CGIS.



May 2, 2025

Corporation of the Township of Chisholm  
Committee of Adjustment  
2847 Chiswick Line RR# 4  
Powassan, ON P0H 1Z0  
[info@chisholm.ca](mailto:info@chisholm.ca)

Attention: Jessica Laberge, Administrative Assistant

RE: Application for Consent – Tran  
3095 Memorial Park Drive, Powassan, ON  
NBMCA File: PC04-CHI-25

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the proposed consent application for the creation of one severed and one retained lot with frontage on Memorial Park Drive, herein referred to as “the subject lands”. The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement (Natural Hazards), 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 (CWA).

NBMCA regulates natural hazard features and their adjacent lands such as floodplains, shorelines, wetlands, and watercourses under O. Reg 41/24. There is one area of wetland mapped on the proposed retained lands as shown on the enclosed map. Where development is proposed within or 30m adjacent the wetland, a permit from NBMCA may be required.

The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area (SGRA) (see enclosed map).

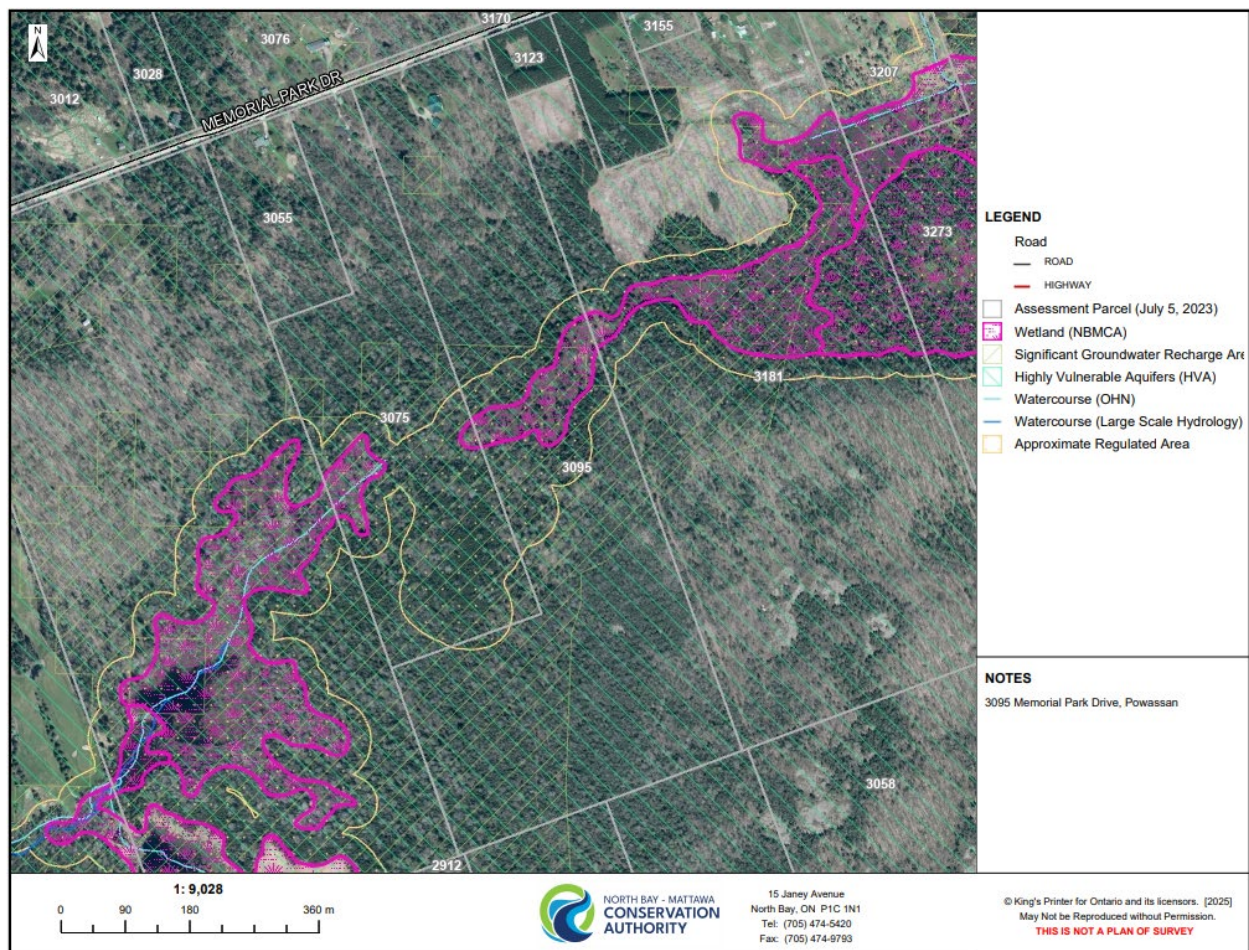
The Conservation Authority is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and therefore, we have no objection. Should you have any questions, please do not hesitate to contact me directly at (705) 474-5420 x 2004.

Respectfully submitted,



Hannah Wolfram  
Planning and Regulations Officer





Map of 3095 Memorial Park Drive, Powassan

APR 03 2025

TOWNSHIP OF CHISHOLM

**Application for Consent Under  
Section 53 of the Planning Act**

**Note to Applicants:** In this form the term "subject" land means the land to be severed and the land to be retained.

**Completeness of the Application:**

The information in this form that must be provided by the applicant is indicated by black asterisks on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulations 41/95 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Township of Chisholm will return the application or refuse to further consider the application until the information and fee have been provided.



The application form also sets out other information that will assist the Township of Chisholm and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.


**Submission of the Application**

- One application form is required for each proposal
- The applicable fee as per By-law 2023-39 (attached) *\$1,100*
- Site sketch with Measurements

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Application Guide Q & A". For more information on the Planning Act, the consent process or provincial policies please see the "Guide to Planning Applications" and the "Comprehensive Set of Policy Statements".

**Please Print and Complete or (x) Appropriate Box(es)**

<b>Application Information</b>		
**1.1 Name of Applicant <i>Michelle Belliveau</i>	Home Telephone 	Business Telephone 
Address (Civic and Mailing) <i>3095 Memorial Park Drive</i>	<i>Powassan</i>	Postal Code <i>P0H 1Z0</i>
<b>**1.2 Name of Owner(s) (If different from the applicant).</b>		
An owner's authorization is required in Section 11.1 if the applicant is different from the owner.		
Name of Owner(s)	Home Telephone	Business Telephone
Address (Civic and Mailing)		Postal Code
<b>**1.3 Name of the person who is to be contacted, if different from the applicant (ie. Firm acting on the applicant's behalf)</b>		
Name of Contact Person	Home Telephone	Business Telephone
Address (Civic and Mailing)	Postal Code	Fax Number





<b>2. Location of Subject Land (Complete applicable boxes in 2.1)</b>																																																				
**2.1 District <u>Nipissing</u>		Municipality <u>Chisholm</u>																																																		
Concession <u>12</u>	Lot Number(s) <u>23</u>	Reference Plan Number <u>11883</u>	Parcel Number <u>plan 368-9788</u>																																																	
**2.2 Are there any easements or restrictive covenants affecting the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, describe the easement or covenant and its effect.																																																				
<b>3. Purpose of this Application</b>																																																				
**3.1 Type and Purpose of proposed transaction (check appropriate box). <table style="width: 100%;"> <tr> <td>Transfer <input type="checkbox"/></td> <td>Creation of new lot <input type="checkbox"/></td> <td>Addition to lot <input type="checkbox"/></td> <td>An easement <input type="checkbox"/></td> </tr> <tr> <td>Other <input checked="" type="checkbox"/></td> <td>A charge <input type="checkbox"/></td> <td>A lease <input type="checkbox"/></td> <td>Correction of title <input type="checkbox"/></td> </tr> <tr> <td></td> <td>Other purposes <input type="checkbox"/></td> <td colspan="2">Validation/Cancellation certificate <input type="checkbox"/></td> </tr> </table>				Transfer <input type="checkbox"/>	Creation of new lot <input type="checkbox"/>	Addition to lot <input type="checkbox"/>	An easement <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	A charge <input type="checkbox"/>	A lease <input type="checkbox"/>	Correction of title <input type="checkbox"/>		Other purposes <input type="checkbox"/>	Validation/Cancellation certificate <input type="checkbox"/>																																						
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**3.2 Name of person(s), if known, to whom land is to be transferred, leased or charged. <u>severing 10 acres with house to sell</u>																																																				
**3.3 If a lot addition, identify the lands to which the parcel will be added.																																																				
<b>4. Description of Subject Land and Servicing Information. (Complete each subsection.)</b>																																																				
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Describe in Section 9.1, the parking and docking facilities to be used, and the approximate distance of these facilities from the subject land and the nearest public road.																																																				
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**4.6 Sewage Disposal Check appropriate space.	Publically owned and operated Sanitary sewage system		
	Privately owned and operated Individual septic tank (1)	X	X
	Privately owned and operated Communal septic system		
	Other means		
(1) A certificate of approval from the North Bay-Mattawa Conservation Authority submitted with this application will facilitate the review.			
**4.7 Other Services	Electricity		
	School Busing		
	Garbage Collection		
**4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
<b>5. Land Use</b>			
** 5.1 What is the existing official plan designation(s) if any, of the subject land? leave as is RR			
** 5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? Rural Residential			
** 5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.			
Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specified. (Indicate distance.)	
An agricultural operation, including livestock facility or stockyard within 1000 metres of the subject land			
A landfill			
A provincially significant wetland (Class 1,2 or 3)			
A provincially significant wetland within 120 meters of the subject land			
Flood Plain			
A rehabilitated or active mine site			
A non-operating mine site within 1 km of the subject land			
Industrial or commercial use (specify the use(s))			
An active railway line			
An existing quarry operation			
An existing pit within 300 metres			
A municipal or federal airport			

## 6. History of the Land

**\*\* 6.1** Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Yes

If yes and if known, provide the Ministry's application file No. and the decision made on the application.

No

**\*\* 6.2** If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

**\*\* 6.3** Has any land been severed from the parcel originally acquired by the owner of the subject land?

<input checked="" type="checkbox"/>
<input type="checkbox"/>

Yes

If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

No

2013 - 25 acres - addition to neighbor's lot

## 7. Current Applications

**\*\* 7.1** Is the subject land currently the subject of a proposed official plan amendment that has been submitted to the Minister for approval? no

**\*\* 7.2** Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance consent or approval of a plan of subdivision?

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Yes

If yes and if known, specify the appropriate file number and status of the application.

No

**8. Sketch** (use the attached sketch sheet) To help you prepare a sketch, refer to the attached Sample Sketch.

**\*\* 8.1** The application shall be accompanied by a sketch showing the following:

- a) ☒ The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- b) ☒ The boundaries and dimensions of any land owned by the owner of the subject land and that abut the subject land.
- c) ☒ The distance between the subject land and the nearest township lot line or landmark, such as railway crossing or bridge.
- d) ☒ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- e) ☒ The approximate location of all natural and artificial features on the subject land and adherent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- f) ☒ The existing use(s) on adjacent lands.
- g) ☒ The location, width and name of any roads within, or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right of way.
- h) ☒ If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- i) ☒ The location and nature of any easement affecting the subject land.

## 9. Other Information

**\*\* 9.1** Is there any other information that you think may be useful to the Township or other agencies in reviewing this application? If so, explain below, or attach on a separate page.

This is a severance to sell my house & garage and keep 55 acres to build a smaller home

MEMORIAL PARK DRIVE

1321.34'

345'

320'

656.34'

700'

single dwelling

John + Evelyn  
Hawkins  
single dwelling

lot addition

1638'

25 acres  
no structures  
or buildings  
on land

962'

1129.5'

385'8"

House

+ garage

10 acres

385'8"

Spring Fe  
pond

existing  
single dwelling

lot  
sewerage  
with  
log house  
+ detached  
garage  
+ 2 sheds

Retain  
55 acres

3300'