

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

AGENDA

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, SEPTEMBER 2, 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 – June 3, 2025 and June 24, 2025
4. Consider the following Consent Application:
 - (a) File # 2025-09 – Young/Stevens – Con. 6 Lot 20 – 941 Wasing Road
5. Consider the following Cancellation Certificate:
 - (a) File # 2025-10 – Downie/Clark – 50 Islandview Lane
6. Adjournment



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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



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Gail Degagne, Mayor

Lesley Marshall, CAO Clerk-Treasurer

MINUTES

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, JUNE 24, 2025 – 6:30 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 6:30 p.m., along with Councillor Claire Riley, and committee member Chris Frappier, and Don Butterworth. Absent was Councillor Nunzio Scarfone. Staff present was CAO Lesley Marshall. There was one representative present on zoom.

2. DECLARATION OF PECUNIARY INTEREST - None

3. APPROVAL OF AGENDA

Resolution 2025-15 (COA)

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

4. CONSIDER THE FOLLOWING SEVERANCE APPLICATION

(a) File # 2025-05, 06, 07– LOXTON – Con. 13 Lot 1 – 1278 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 30, 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 jurisdiction of the NBMCA only partially encompasses the subject lands, being the south east corner off the retained lands and a portion of severed area 3.
- There is one area of wetland mapped on the proposed retained lands, regulated by the NBMCA and within 30m adjacent. Development within the regulated area may require a permit from the NBMCA.
- The proposed lots are all over 4 hectares, NBMCA is satisfied that there is adequate space for sewage systems. Prior to development a sewage system permit is required.
- The subject lands are fully within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area. There is an area of Intake Protection Zone 3 and Issue Contributing Area on both proposed severed and retained lots.
- The NBMCA have no objection to the application.

Resolution 2025-16 (COA)

Don Butterworth and Chris Frappier: Be it resolved that the consent application from Tulloch Geomatics Inc. on behalf of Betty Loxton to sever one rural lot from CON 13 LOT 1 REM PCL 8677 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 147 meters in frontage and 412.59 meters in depth, approximately 6.07 Hectares in area, and retain lands being approximately 362.46 meters in frontage and 408.55 meters, and approximately 15.11 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, within the Township of Chisholm border, situated on the severed and or retained lands be transferred to the Township for road purposes.
4. That the retained lands have a minimum of 60 meters frontage on the travelled road for access and is shown on the survey plan.
5. That the applicant pay any planning consultant fees incurred by the Township in processing the application, if any.
6. 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 jurisdiction of the NBMCA only partially encompasses the subject lands, being the south east corner off the retained lands and a portion of severed area 3.
- There is one area of wetland mapped on the proposed retained lands, regulated by the NBMCA and within 30m adjacent. Development within the regulated area may require a permit from the NBMCA.
- The proposed lots are all over 4 hectares, NBMCA is satisfied that there is adequate space for sewage systems. Prior to development a sewage system permit is required.
- The subject lands are fully within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area. There is an area of Intake Protection Zone 3 and Issue Contributing Area on both proposed severed and retained lots.
- The NBMCA have no objection to the application.

‘Carried’

Resolution 2025-17 (COA)

Don Butterworth and Chris Frappier: Be it resolved that the consent application from Tulloch Geomatics Inc. on behalf of Betty Loxton to sever one rural lot from CON 13 LOT 1 REM PCL 8677 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 147 meters in frontage and 411.40 meters in depth, approximately 6.07 Hectares in area, and retain lands being approximately 362.46 meters in frontage and 408.55 meters, and approximately 15.11 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, within the Township of Chisholm border, situated on the severed and or retained lands be transferred to the Township for road purposes.
4. That the retained lands have a minimum of 60 meters frontage on the travelled road for access and is shown on the survey plan.
5. That the applicant pay any planning consultant fees incurred by the Township in processing the application, if any.
6. 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 jurisdiction of the NBMCA only partially encompasses the subject lands, being the south east corner off the retained lands and a portion of severed area 3.
- There is one area of wetland mapped on the proposed retained lands, regulated by the NBMCA and within 30m adjacent. Development within the regulated area may require a permit from the NBMCA.
- The proposed lots are all over 4 hectares, NBMCA is satisfied that there is adequate space for sewage systems. Prior to development a sewage system permit is required.
- The subject lands are fully within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area. There is an area of Intake Protection Zone 3 and Issue Contributing Area on both proposed severed and retained lots.
- The NBMCA have no objection to the application.

‘Carried’

Resolution 2025-18 (COA)

Don Butterworth and Chris Frappier: Be it resolved that the consent application from Tulloch Geomatics Inc. on behalf of Betty Loxton to sever one rural lot from CON 13 LOT 1 REM PCL 8677 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 348 meters in frontage and 407.021 meters in depth, approximately 14.16 Hectares in area, and retain lands being approximately 362.46 meters in frontage and 408.55 meters, and approximately 15.11 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, within the Township of Chisholm border, situated on the severed and or retained lands be transferred to the Township for road purposes.
4. That the retained lands have a minimum of 60 meters frontage on the travelled road for access and is shown on the survey plan.
5. That the applicant pay any planning consultant fees incurred by the Township in processing the application, if any.
6. 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 jurisdiction of the NBMCA only partially encompasses the subject lands, being the south east corner off the retained lands and a portion of severed area 3.
- There is one area of wetland mapped on the proposed retained lands, regulated by the NBMCA and within 30m adjacent. Development within the regulated area may require a permit from the NBMCA.
- The proposed lots are all over 4 hectares, NBMCA is satisfied that there is adequate space for sewage systems. Prior to development a sewage system permit is required.
- The subject lands are fully within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area. There is an area of Intake Protection Zone 3 and Issue Contributing Area on both proposed severed and retained lots.
- The NBMCA have no objection to the application.

‘Carried’

5. Adjournment

Resolution 2025-19 (COA)

Claire Riley and Don Butterworth: Be it resolved that this meeting now adjourn. **‘Carried’**

Mayor, Gail Degagne

Secretary, Lesley Marshall

TOWNSHIP OF CHISHOLM
PLANNING REPORT

Report Prepared for:	Committee of Adjustment	Application Number:	2025-09
Report Prepared by:	Jessica Laberge Admin. Assistant	Application Name:	Scott Stevens Wendyl Young
Location:	Lot 20, Con. 6		
Report Date:	August 25, 2025		

A. PROPOSAL/BACKGROUND

An application to sever has been submitted by Scott Stevens (Applicant) on behalf of Wendyl Young (Owner). The application proposes to sever one rural lot from Lot 20, Concession 6. The subject land is 16.63 Hectares (41.09 Acres) and has frontage on Wasing Road and Algonquin Road. The proposed severed lot measures approximately 238 meters in frontage by 140 meters in length, and approximately 3.33 Hectares (8.23 Acres) with frontage on Algonquin Road. The retained lands will be approximately 13.3 Hectares (32.86 Acres) with frontage on Wasing Road. The subject property is designated Rural in the Township of Chisholm Official Plan and Zoning By-law.

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

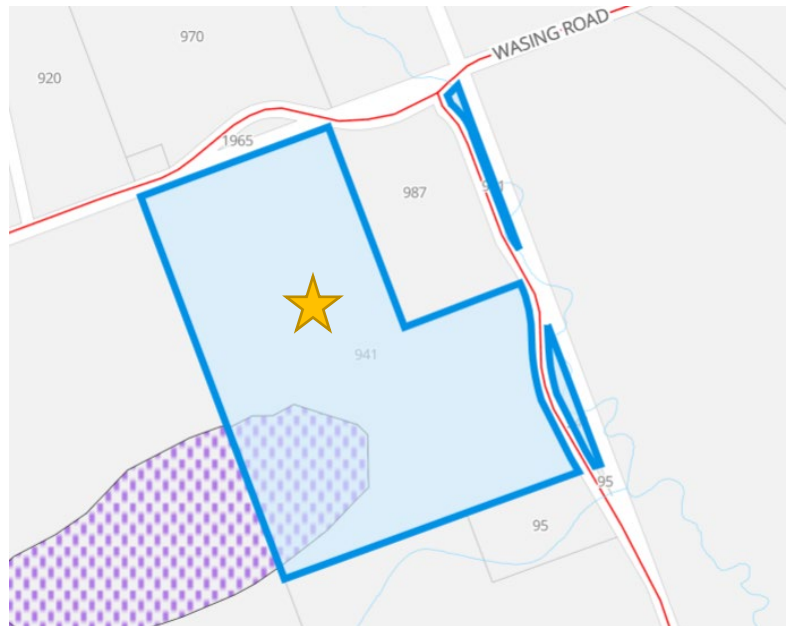


Figure 2: CGIS

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.

The Subject property is an Original Township lot and according to Section B1.4.1(b) allows for the severance of a maximum of three new lots from an original Township lot having a lot area of 20 hectares. There was one severance in 2021, as shown in *Figure 2*.

Section B1.4.5 of the Official Plan also requires new development (i.e. lot creation) to be compliant with the Minimum Distance Separation (MDS) Guidelines. The applicant submitted an MDS calculation that determined that the two barns in the vicinity of the proposed lot complies with the Minimum Distance Standards. The MDS calculation can be found along with the application, attached.

Section D4.2.1(a) requires that the proposed lot fronts on and will be directly accessed by a public road that is maintained on a year-round basis. The proposed lot has frontage on Algonquin Road.

As shown above in Figure 2, Algonquin Road runs through the subject land. As a condition of this consent any roads that are situated on the severed property are to be transferred to the Township of Chisholm for road purposes. A plan of survey will determine if a portion of the subject land remains on the east side of Algonquin Road.

Also shown in Figure 2, the subject lands have some Aggregate Resource Overlay identified (as shown in Schedule A of the Official Plan). Section B1.6 of the Official Plan, the intent of the Aggregate Resource Overlay is to identify known aggregate deposits and to try to minimize conflicts between existing, new or expanding operations and other uses. There are no Aggregate uses on the subject land.

Section D4.2.1 e) requires that the proposed lot will not have a negative impact on the drainage patterns. The applicant was advised to pre consult with the North Bay Mattawa Conservation Authority due to the Regulated Area that is found on the proposed lots. These comments are attached to the application. The NBMCA determined that there is sufficient room at the north end of the proposed lot to install a driveway.

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 retained land has a house and out buildings. The proposed lot is vacant.

See below image from CGIS.



JUL 09 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)
- ☐ Site sketch with Measurements

- MDS calculation

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)

Application Information		
**1.1 Name of Applicant Scott + Sacha Stevens	Home Telephone [REDACTED]	Business Telephone
Address (Civic and Mailing) [REDACTED]		Postal Code [REDACTED]
**1.2 Name of Owner(s) (If different from the applicant).		
An owner's authorization is required in Section 11.1 if the applicant is different from the owner.		
Name of Owner(s) WENDYL Young	Home Telephone [REDACTED]	Business Telephone
Address (Civic and Mailing) 941 WASING Rd		Postal Code [REDACTED]
**1.3 Name of the person who is to be contacted, if different from the applicant (ie. Firm acting on the applicant's behalf)		
Name of Contact Person	Home Telephone	Business Telephone
Address (Civic and Mailing)	Postal Code	Fax Number

[REDACTED]

2. Location of Subject Land (Complete applicable boxes in 2.1)																																							
**2.1 District		Municipality <u>CHISOLM</u>																																					
Concession <u>6</u>	Lot Number(s) <u>20</u>	Reference Plan Number	Parcel Number																																				
**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.																																							
3. Purpose of this Application																																							
**3.1 Type and Purpose of proposed transaction (check appropriate box). Transfer <input checked="" type="checkbox"/> Creation of new lot <input type="checkbox"/> Addition to lot <input type="checkbox"/> An easement <input type="checkbox"/> 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.																																							
**3.3 If a lot addition, identify the lands to which the parcel will be added.																																							
4. Description of Subject Land and Servicing Information. (Complete each subsection.)																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">**4.1 Description</th> <th style="width: 30%;">Severed</th> <th style="width: 30%;">Retained</th> </tr> <tr> <td>Frontage (m) <u>238</u></td> <td><u>238</u></td> <td><u>250 m</u></td> </tr> <tr> <td>Depth (m) <u>140</u></td> <td><u>140</u></td> <td></td> </tr> <tr> <td>Area (m)</td> <td><u>8.23 Acre</u></td> <td><u>33 A</u></td> </tr> <tr> <td colspan="3"> **4.2 Use of Property Existing Uses Proposed Uses </td> </tr> <tr> <td colspan="3"> **4.3 Buildings/Structures Existing Proposed <u>Residential</u> </td> </tr> <tr> <td colspan="3"> **4.4 Access Provincial Highway Check appropriate space. </td> </tr> <tr> <td>Municipal road maintained all year</td> <td></td> <td></td> </tr> <tr> <td>Municipal road maintained seasonally</td> <td><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Other public road</td> <td></td> <td></td> </tr> <tr> <td>Right of way</td> <td></td> <td></td> </tr> <tr> <td>Water access (if so describe below)</td> <td></td> <td></td> </tr> </table>				**4.1 Description	Severed	Retained	Frontage (m) <u>238</u>	<u>238</u>	<u>250 m</u>	Depth (m) <u>140</u>	<u>140</u>		Area (m)	<u>8.23 Acre</u>	<u>33 A</u>	**4.2 Use of Property Existing Uses Proposed Uses			**4.3 Buildings/Structures Existing Proposed <u>Residential</u>			**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)		
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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)		
	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	X	
**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.			
5. Land Use			
** 5.1 What is the existing official plan designation(s) if any, of the subject land? RURAL			
** 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			
** 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		BARN	
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.

202108

**** 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?

☒
☐

Yes

No

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

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

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

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

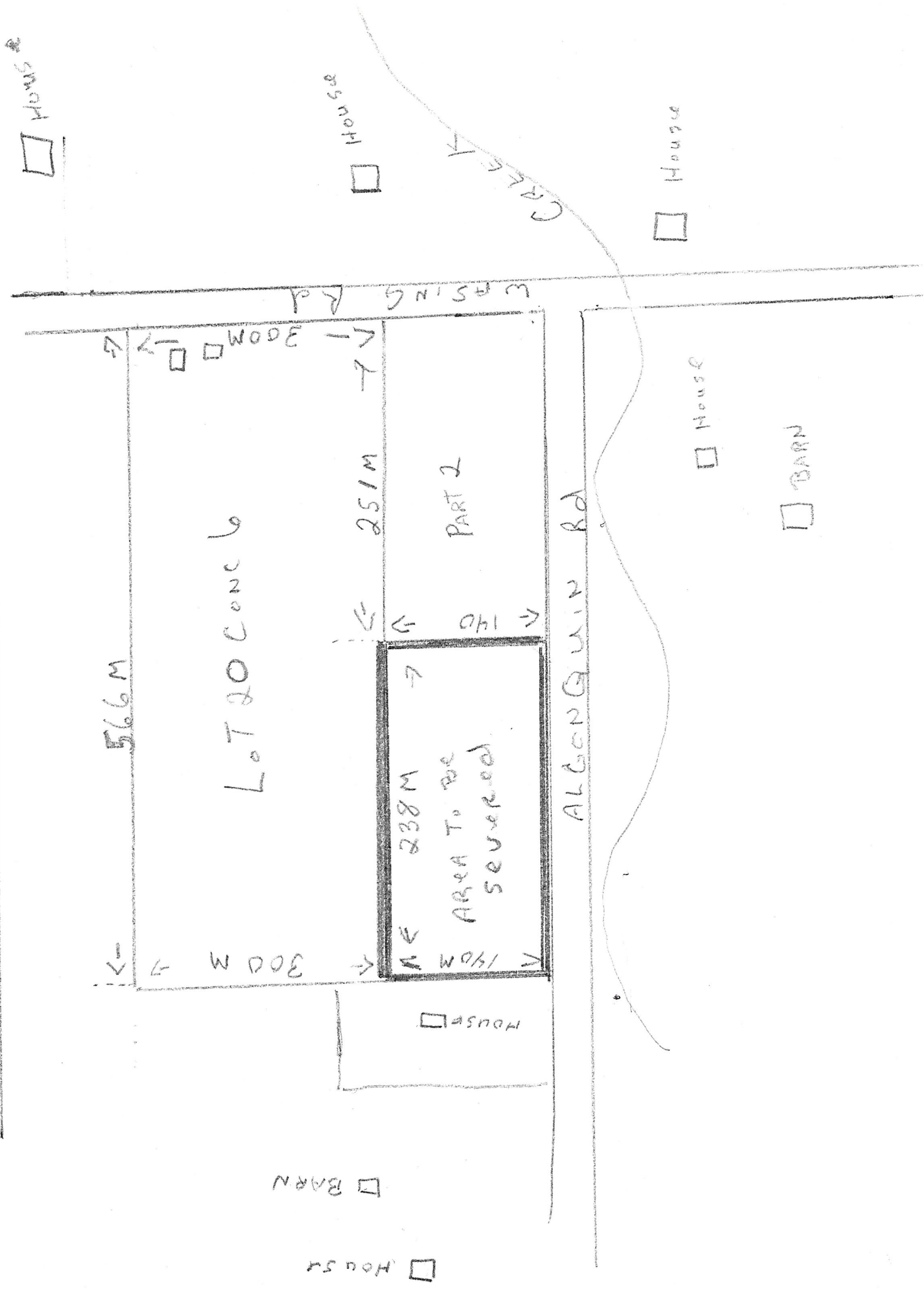
**** 8.1** The application shall be accompanied by a sketch showing the following:

- 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.

LOT 20 CONC 6



Stevens MDS Map



Prepared By:

Mackenzie Van Horn

Notes:



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THIS IS NOT A PLAN OF SURVEY.

Map Created: 6/27/2025
Map Center: 46.07634 N, -79.16301 W



Algonquin Road Severance

General information

Application date Jun 27, 2025	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information Scott and Sasha Stevens ON	Location of subject lands District of Nipissing Township of Chisholm CHISHOLM Concession 6 , Lot 20 Roll number: 4831000002079000000	

Calculations

1045 Wasing Road

Farm contact information
Unknown Unknown
ON

Location of existing livestock facility or anaerobic digester
District of Nipissing
Township of Chisholm
CHISHOLM
Concession 6 , Lot 21
Roll number: 4831000002081000000

Total lot size
117 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	2200 <u>ft²</u>	10.2 <u>NU</u>	2200 <u>ft²</u>



Confirm Livestock/Manure Information (1045 Wasing Road)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.



Unoccupied Barn or Unused Storage (1045 Wasing Road)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	10.2 <u>NU</u>		
Potential design capacity	20.4 <u>NU</u>		
Factor A (odour potential)	1	Factor B (design capacity)	200.88
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	155 <u>m</u> (509 <u>ft</u>)		
Actual distance from livestock barn	NA		
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage		
Actual distance from manure storage	NA		

139 Algonquin Road

Farm contact informationUnknown Unknown
ON**Location of existing livestock facility or**anaerobic digester
District of Nipissing
Township of Chisholm
CHISHOLM
Concession 6 , Lot 20
Roll number: 4831000002080000000**Total lot size**47 ac**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	17000 <u>ft²</u>	79 <u>NU</u>	17000 <u>ft²</u>
Solid	Unoccupied Livestock Barn	2000 <u>ft²</u>	9.3 <u>NU</u>	2000 <u>ft²</u>

**Confirm Livestock/Manure Information (139 Algonquin Road)**

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Unoccupied Barn or Unused Storage (139 Algonquin Road)**

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	88.3 <u>NU</u>		
Potential design capacity	176.5 <u>NU</u>		
Factor A (odour potential)	1	Factor B (design capacity)	385.23
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			297 <u>m</u> (974 <u>ft</u>)
Actual distance from livestock barn			<u>NA</u>
Storage base distance 'S' (minimum distance from manure storage)		No existing manure storage	
Actual distance from manure storage			<u>NA</u>

Preparer signoff & disclaimer

Preparer contact information

MacKenzie Van Horn
TULLOCH
1501 Seymour Street
North Bay, ON
P1A 0C5
705-474-1210

Signature of preparer

MacKenzie Van Horn

MacKenzie Van Horn, Planner

06-27-2025

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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Note: Identification of barns was based on site visit and not confirmed with farm owners. Area of barns was based on aerial imagery.

Jessica Laberge

From: Hannah Wolfram <Hannah.Wolfram@nbmca.ca>
Sent: Tuesday, July 29, 2025 3:39 PM
To: Jessica Laberge
Subject: Re: [EXTERNAL]RE: [EXTERNAL]Severance Application

Hi Jessica,

My apologies for not getting back to you on this sooner.

As there is no engineered floodplain mapping available for Wasi River, the highwater mark (HWM) elevation for the river is estimated to be approximately 315.2m through the stretch adjacent to Algonquin Rd where the proposed severance is located. The estimated flood elevation in the absence of engineered mapping is typically the HWM+1.2m, which is used as a proxy value.

As per NBMCA floodproofing guidelines, public roads and driveways must be established no lower than 0.3m below the Regulatory Flood Elevation.

Therefore, access to the property can be achieved where the driveway elevation is no less than 316.1m (315.2m+1.2m less 0.3m). Based on the data we have for the proposed severance, **it appears that this is feasible.** It may also be worth noting that a Section 28 permit from our office would be required to conduct this work as it falls within the area that NBMCA regulates.

Given the above information, NBMCA does not have any concerns with the proposed severance at this time.

Please let me know if you have any questions or concerns.

Kind regards,
Hannah

Hannah Wolfram
Planning and Development Officer
North Bay-Mattawa Conservation Authority
705-474-5420 ext. 2004 | www.nbmca.ca

From: Jessica Laberge <info@chisholm.ca>
Sent: Wednesday, July 16, 2025 9:42 AM
To: Hannah Wolfram <Hannah.Wolfram@nbmca.ca>
Subject: [EXTERNAL]RE: [EXTERNAL]Severance Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe. Please forward this email to infosec@northbay.ca if you believe this email is suspicious.

Hi Hannah,
Ok thank you. I will let Scott know. What I am going to do is move the severance application to go the September 2nd Committee of Adjustment.

August 19, 2025

DELIVERED VIA EMAIL

Township of Chisholm
2847 Chiswick Line
Powassan, ON P0H 1Z0

Attention: Committee of Adjustment

Dear Madam:

Re: Downie-Clarke p/f Township pf Chisholm
Unopened Shore Road Allowance – Pt 1 on 36R15265 (attached) in front of
50 Islandview Lane, Powassan
Our File No.: 0817116-006

Please be advised we are solicitors for Sharon Doreen Downie-Clarke in connection with the above matter.

Our client has entered into an Agreement with the Township for the acquisition of the Shore Road Allowance adjoining the property currently owned by her. We enclose herewith a copy of the Transfer in favour of our client registered the 25th day of March, 2022 as Instrument No. BS211745.

The solicitor for the Township has advised us that it is a requirement of the Township that the Shore Road Allowance as conveyed to our client merge in title with the existing property of our client.

The property of our client is historically the subject matter of an earlier Consent to Sever. As such, there will be no automatic merger on the acquisition of the Shore Road Allowance without the earlier Certificate being cancelled.

We enclose herewith a copy of the Transfer registered the 13th day of November, 1979 being a Transfer by Norman Staiger, in favour of Dolores M. Beaune. You will note on the bottom of Page 1 of the Transfer the stamped Consent of the Minister of Housing for this conveyance.

Please take this letter as our request for the necessary Cancellation Certificate. Would you kindly put this letter before the Committee for its next scheduled meeting in order for the Committee to review this matter and determine that a Cancellation Certificate is in order.

We would also ask you to provide us with your fee for the necessary Application for Cancellation Certificate.

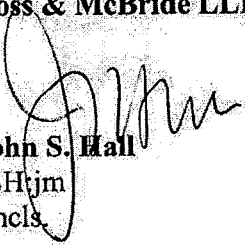
Ross & McBride LLP

1 King Street West, 10th Floor, Hamilton, ON L8P 1A4

TEL: 905-526-9800 | FAX: 905-526-0732 | www.rossmcbride.com

We thank you for your attention to this matter.

Yours very truly,
Ross & McBride LLP



John S. Hall
JSH:jm
Encls.

TO WATER'S EDGE FROM POINT 'A'	POINT	BEARING	DISTANCE
1	1	N 11° 17' 00" E	10.00
2	2	N 11° 17' 00" E	10.00
3	3	N 11° 17' 00" E	10.00
4	4	N 11° 17' 00" E	10.00
5	5	N 11° 17' 00" E	10.00
6	6	N 11° 17' 00" E	10.00
7	7	N 11° 17' 00" E	10.00
8	8	N 11° 17' 00" E	10.00
9	9	N 11° 17' 00" E	10.00
10	10	N 11° 17' 00" E	10.00
11	11	N 11° 17' 00" E	10.00
12	12	N 11° 17' 00" E	10.00
13	13	N 11° 17' 00" E	10.00
14	14	N 11° 17' 00" E	10.00
15	15	N 11° 17' 00" E	10.00
16	16	N 11° 17' 00" E	10.00
17	17	N 11° 17' 00" E	10.00
18	18	N 11° 17' 00" E	10.00
19	19	N 11° 17' 00" E	10.00
20	20	N 11° 17' 00" E	10.00

GRID ROTATION
A COUNTER CLOCKWISE ROTATION OF 1°17'00" SHOULD BE APPLIED TO BEARINGS ON THIS PLAN TO ACHIEVE GRID BEARINGS.

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999796.

POINT ID	NORTHING	EASTING
ORP 'A'	5110501.51	637438.94
ORP 'B'	5110616.70	637460.78

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PLAN 36R-15265
RECEIVED AND DEPOSITED AS

July 15, 2024

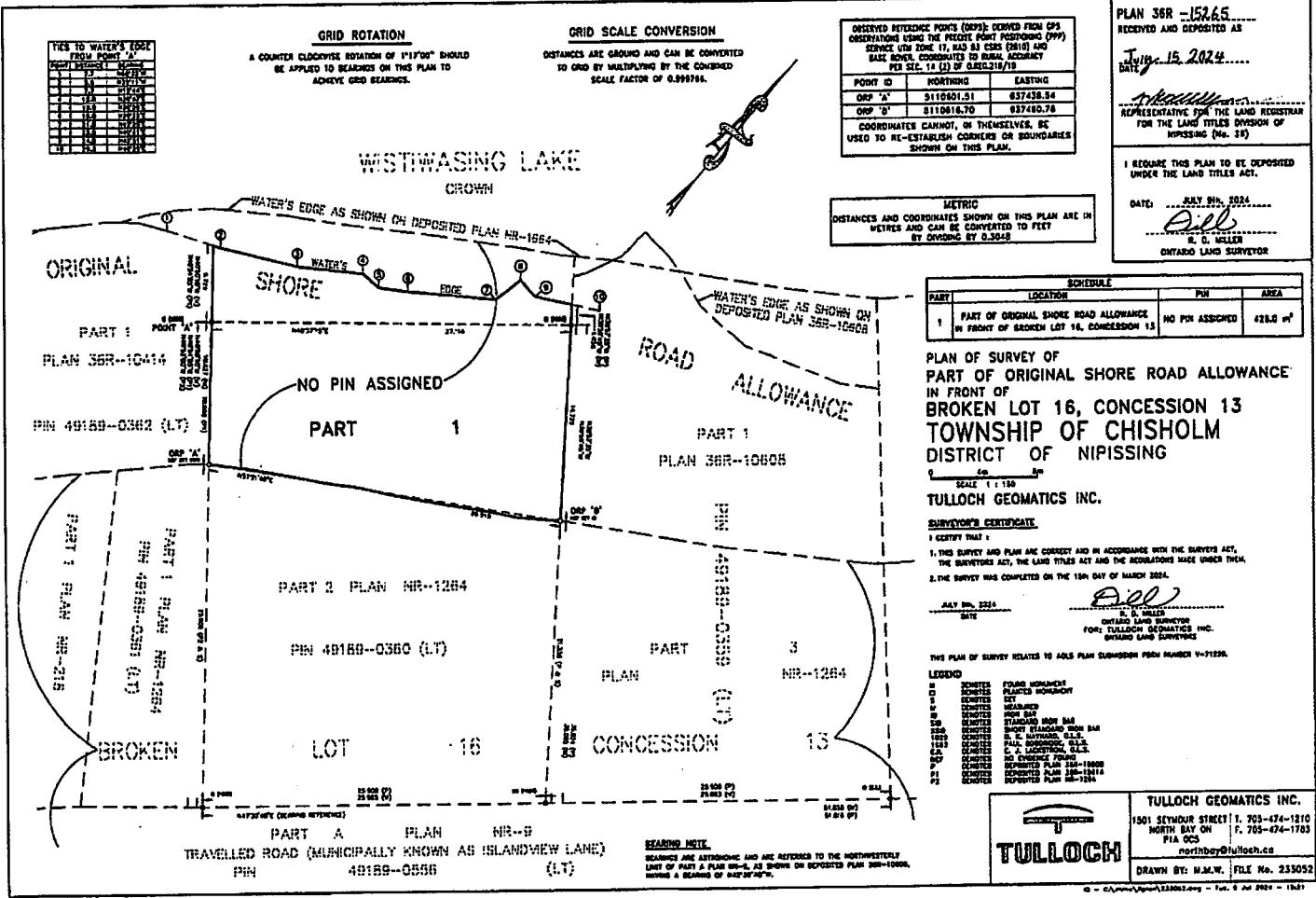
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIPISSING (No. 39)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JULY 15, 2024

ONTARIO LAND SURVEYOR

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



PART	LOCATION	PIN	AREA
1	PART OF ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF BROKEN LOT 16, CONCESSION 13	NO PIN ASSIGNED	428.0 m²

PLAN OF SURVEY OF
PART OF ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF
BROKEN LOT 16, CONCESSION 13
TOWNSHIP OF CHISHOLM
DISTRICT OF NIPISSING

SCALE 1:150
TULLOCH GEOMATICS INC.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF MARCH 2024.

JULY 15, 2024
DATE

ONTARIO LAND SURVEYOR
FOR: TULLOCH GEOMATICS INC.
LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO 405 PLAN SUBMISSION FROM NUMBER V-71259.

LEGEND	NOTES
1	SCHEMATIC FOUND MONUMENT
2	SCHEMATIC PLANTED MONUMENT
3	SCHEMATIC LOT
4	SCHEMATIC ROAD
5	SCHEMATIC HIGHWAY
6	SCHEMATIC STANDARD 100M BAR
7	SCHEMATIC SHORT STANDARD 100M BAR
8	SCHEMATIC B. E. WATKINS, G.S.
9	SCHEMATIC P.A. WATKINS, G.S.
10	SCHEMATIC C. A. WATKINS, G.S.
11	SCHEMATIC DEPOSITED PLAN 36R-10608
12	SCHEMATIC DEPOSITED PLAN 36R-10608
13	SCHEMATIC DEPOSITED PLAN 36R-10608



TULLOCH GEOMATICS INC.
1301 SEYMOUR STREET | T. 705-474-1210
NORTH BAY ON | F. 705-474-1703
P.O. BOX
northbay@tulloch.ca

DRAWN BY: M.M.W. FILE No. 235052

BEARING NOTE
BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF PART 1 PLAN NR-1264 AS SHOWN ON DEPOSITED PLAN 36R-10608, HAVING A BEARING OF 345°20'00".

**THE CORPORATION OF THE TOWNSHIP OF CHISHOLM
BY-LAW NUMBER 2024-28**

**BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF CHISHOLM TO
CLOSE, STOP UP AND DECLARE THE LANDS TO BE SURPLUS AND TO SELL PART
OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF BROKEN LOT 16,
CONCESSION 13, TOWNSHIP OF CHISHOLM, AND MORE PARTICULARLY
DESCRIBED BELOW.**

WHEREAS the Corporation of the Township of Chisholm has deemed it necessary and expedient to close, stop up and declare the lands to be surplus and to sell to the adjoining land owners the untravelled portion of the original shore road allowance in front of Broken Lot 16, Concession 13, Township of Chisholm, more particularly described below.

AND WHEREAS the closing, stopping up and sale of said road allowance does not deprive any person of the means of ingress or egress to and from his or her land or place of residence.

AND WHEREAS the lands described herein are no longer required for the purpose of a road allowance in this location.

AND WHEREAS a Notice of this By-law was published on two occasions in the North Bay Nugget in excess of one month before the hearing.

AND WHEREAS the lands described herein are surplus for Township purposes.

AND WHEREAS Council has not heard from any person who has claimed that his/her lands will be prejudicially affected by the passing of this By-law.

NOW THEREFORE the Council for the Corporation of the Township of Chisholm enacts as follows:

- (1) All the original shore road allowance situate, lying and being in the Township of Chisholm, in the District of Nipissing, and more particularly described as follows:

THAT part of the original shore road allowance in front of Broken Lot 16,
Concession 13, Township of Chisholm, District of Nipissing, as shown on Plan
36R15265 and designated thereon as Part 1.

is hereby closed and stopped up.

- (2) That the unopened portion of the said shore road allowance will be declared surplus lands.
- (3) That the unopened portion of the said shore road allowance described in paragraph 1 of this By-law may be sold to the owner of PIN 49189-0360 (LT) PCL 25198 SEC NIP; Pt Lt 16 Con 13 Chisholm Pt 2 NR1264; Chisholm; District of Nipissing.

- (4) That the Mayor and the CAO Clerk-Treasurer of the Township of Chisholm are hereby authorized to sign documents and receive money as required to carry out the intent of this By-law.
- (5) This By-law comes into force and effect upon a certified copy of the By-law being registered in the Land Titles Office for the District of Nipissing.

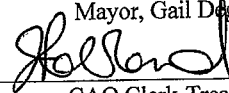
READ a first time in open Council this 8th day of October, 2024.

READ a second time in open Council this 8th day of October, 2024.

READ a third time in open Council this 8th day of October, 2024.



Mayor, Gail Degagne



CAO Clerk-Treasurer,
Jennistine Leblond