



## 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, MARCH 3, 2026 – 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 – November 4, 2025 Committee of Adjustment. (Encl.)
5. Consider the following Consent Application:
  - (a) File# 2026-01 – Watpool – Con. 11 Lot 18 – 2614 Chiswick Line – Lot Creation(Encl.)
6. Adjournment



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## MINUTES

### COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, NOVEMBER 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 Councillor Claire Riley, Nunzio Scarfone and committee member Chris Frappier, and Don Butterworth. Staff present was Admin Assistant, Jessica Laberge. There was one representative present on zoom.

#### **2. DECLARATION OF PECUNIARY INTEREST** - None

#### **3. APPROVAL OF AGENDA**

##### **Resolution 2025-26 (COA)**

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

#### **4. APPROVAL OF MINUTES** – June 3, 2025 and June 24, 2025

##### **Resolution 2025-27 (COA)**

Nunzio Scarfone and Claire Riley: Be it resolved that the *Minutes* of the September 2, 2025 Committee of Adjustment meeting be adopted as printed and circulated. **‘Carried’**

#### **5. CONSIDER THE FOLLOWING SEVERANCE APPLICATION**

##### **(a) File # 2025-08– Gauthier/Laperriere – Con. 16 Pt. Lot 16**

Chairperson confirmed with Secretary that notices had been sent in accordance with Planning Act regulations. Secretary reported that a letter dated October 31, 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 frontage of the proposed retained is within NBMCA’s regulated area along the Wasi Lake Shoreline. Any development in this area may require a permit from NBMCA.
- Based on the configuration of the proposed lot addition and the location of existing development, there appears to be sufficient space to accommodate a replacement sewage system in the future for both the retained lands and neighboring property.
- The NBMCA is satisfied that there is adequate space to accommodate a sewage system in accordance with O. Reg 203/24 of the OBC for a three bedroom dwelling.
- The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA). A portion of the retained lot is also within Intake Protection Zone 3 and the Issue Contributing Area for Callander. Any sewage system within the ICA is subject to the Mandatory Maintenance Inspection (MMI) program under O. Reg 315/10 of the Ontario Building Code.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and have no objections.

##### **Resolution 2025-28 (COA)**

Claire Riley and Nunzio Scarfone: Be it resolved that the consent application from Paul Goodridge on behalf of Liette Gauthier to sever one rural lot from CON 16 PT LOT 16 RP 36R12807 PART 5 NIP, to be added to CON 16 PT LOT 16 AND RP 36R4766 PARTS 2 AND 9 PT PART 7 RP 36R12807 PART 4 PCL 14942 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 a lot addition, approximately 20.117 meters by 394.5 meters being approximately 0.79 Hectares, and retain lands being approximately 5.75 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 severed lands be transferred to the Township for road purposes, and that the survey confirm that the travelled road for access is fully contained on the road allowance.
4. That the Rights-Of-Way being Part 1, Plan 36R-6709, be transferred to the applicant for legal access.
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.
7. That the applicant register an Acknowledgement on title of the retained lands and the lands receiving the severed, regarding the access being over a Township Road Allowance and that there be language regarding the limited maintenance allowed to continue.

**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 frontage of the proposed retained is within NBMCA's regulated area along the Wasi Lake Shoreline. Any development in this area may require a permit from NBMCA.
- Based on the configuration of the proposed lot addition and the location of existing development, there appears to be sufficient space to accommodate a replacement sewage system in the future for both the retained lands and neighboring property.
- The NBMCA is satisfied that there is adequate space to accommodate a sewage system in accordance with O. Reg 203/24 of the OBC for a three bedroom dwelling.
- The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA). A portion of the retained lot is also within Intake Protection Zone 3 and the Issue Contributing Area for Callander. Any sewage system within the ICA is subject to the Mandatory Maintenance Inspection (MMI) program under O. Reg 315/10 of the Ontario Building Code.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and have no objections.

**'Carried'**

**(b) File # 2025-10– Giroux – Con. 17 & 18 Lot 7-9 – 212 River Road**

Chairperson confirmed with Secretary that notices had been sent in accordance with Planning Act regulations. Secretary reported that a letter dated October 31, 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 proposed severed lot include portions of Graham Creek and the northern section of the Wasi River. It appears that sufficient land exists outside of these hazard areas to accommodate development. The retain lands contain a small tributary of Graham Creek , an area of wetland, and Wasi River to the North.
- Based on the configuration of the proposed lot addition and the location of existing development, there appears to be sufficient space to accommodate an initial or replacement sewage system in the future for both the severed and retained lands.
- The NBMCA is satisfied that there is adequate space to accommodate a sewage system in accordance with O. Reg 203/24 of the OBC for a three bedroom dwelling.
- The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA). A portion of the retained lot is also within Intake Protection Zone 3 and the Issue Contributing Area for Callander. Any sewage system within the ICA is subject to the Mandatory Maintenance Inspection (MMI) program under O. Reg 315/10 of the Ontario Building Code.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and have no objections.

**Resolution 2025-29 (COA)**

Don Butterworth and Nunzio Scarfone: Be it resolved that the application from Mike Giroux and Monique Cote for consent to sever one rural lot and retain one on lands described as LOT 9, PART LOT 8, & PART LOT 7 CONCESSION 17, AND LOT 9 & PART LOT 8 CONCESSION 18, 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 to be approximately 211 meters frontage by irregular shape as determined by Graham Creek being the east lot line and approximately 175 acres in area.
2. That the following documents be provided for the transactions 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 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 severed property be transferred to the Township for road purposes.
4. That the applicant pay all fees and planning consultant fees incurred by the Township in processing the application.

**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 proposed severed lot include portions of Graham Creek and the northern section of the Wasi River. It appears that sufficient land exists outside of these hazard areas to accommodate development. The retain lands contain a small tributary of Graham Creek , an area of wetland, and Wasi River to the North.
- Based on the configuration of the proposed lot addition and the location of existing development, there appears to be sufficient space to accommodate an initial or replacement sewage system in the future for both the severed and retained lands.
- The NBMCA is satisfied that there is adequate space to accommodate a sewage system in accordance with O. Reg 203/24 of the OBC for a three bedroom dwelling.
- The subject lads are wholly located within an area of Highly Vulnerable Aquifers (HVA). A portion of the retained lot is also within Intake Protection Zone 3 and the Issue Contributing Area for Callander. Any sewage system within the ICA is subject to the Mandatory Maintenance Inspection (MMI) program under O. Reg 315/10 of the Ontario Building Code.
- The NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS and have no objections.

**‘Carried’**

**7. Adjournment**

**Resolution 2025-30 (COA)**

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

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Mayor, Gail Degagne

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Secretary, Lesley Marshall

**TOWNSHIP OF CHISHOLM  
PLANNING REPORT**

<b>Report Prepared for:</b>	Committee of Adjustment	<b>Application Number:</b>	2026-01
<b>Report Prepared by:</b>	Jessica Laberge Admin. Assistant	<b>Application Name:</b>	Jason and Christie Watpool
<b>Location:</b>	Lot 18 Con 11		
<b>Report Date:</b>	February 26, 2026		

**A. PROPOSAL/BACKGROUND**

An application to sever has been submitted by Jason and Christie Watpool. The application proposes to sever one rural lot from Lot 18, Concession 11. The applicant is applying to sever one rural vacant lot and retain one with a house and industrial use shop. The subject land is 40 Hectares (100 Acres). The proposed severed measures approximately 300 meters in frontage by 1000 meters in length, and approximately 37.8 Hectares. The retained lands will be approximately 2.2 Hectares and will be approximately 103.37 meters in frontage by 210 meters long. The subject property is designated Rural Exception (RU-8), for the use of a steel preparation and sales business in the Township of Chisholm Zoning By-law and Rural in the Official Plan. The severed and retained portion will have frontage on Chiswick Line.

**B. ZONING BY-LAW COMPLIANCE**

The subject lands are designated Rural Exception (RU-8), under the Township of Chisholm Zoning By-law (ZB) 2014-25. The lands have been rezoned to accommodate a metal fabrication and sales business. The zone standards are as follows:

1. Zoning By-law No. 2014-25 as amended, is further amended by deleting Section 8.1.8, and replacing it with the following new sub-section:  
**8.1.8 Steel Preparation and Sales Business**

*Notwithstanding the regulations of Section 4.8, Home Industry, on lands located in Lot 18, Concession 11 and located in the RU-8 Zone, a steel preparation and sales business shall be a permitted home industry accessory to a detached residential dwelling subject to the following regulations:*

- a) Total number of detached buildings that may comprise the home industry: 2*
- b) Total floor area of Building One (steel storage and preparation building): 636.94 m<sup>2</sup> (6,856 ft<sup>2</sup>)*
- c) Total floor area of Building Two (power unit shed): 13.93 m<sup>2</sup> (150 ft<sup>2</sup>)*

*For the purpose of the RU-8 Zone the floor area of Building One (steel storage and preparation building) shall include an attached accessory office with a maximum floor area of 38 m<sup>2</sup> and may also include one bathroom facility which shall be connected to a Class 4 septic system. Furthermore, the maximum floor area that may be utilized for steel preparation shall be 278.7 m<sup>2</sup> 3,000 ft<sup>2</sup>.*

*For the purpose of the RU-8 Zone, a steel preparation and sales business shall be limited to the cutting, bending and shaping of steel products manufactured elsewhere as well as the accessory sale of steel roofing and cladding accessories. The steel products sold from the business shall primarily serve the regional construction market for roofing steel and siding.*

*In addition, in the RU-8 Zone, there shall be no outdoor storage of products or roofing materials with the exception of one area for the outside storage of wood strapping which shall be located behind the rear wall of Building One and shall not exceed 3.35 m<sup>2</sup> in area and 1.22 metres in height.*

*Furthermore, the buildings housing and comprising the business shall not be located in the front yard and shall maintain a minimum setback of 30 metres from the east interior side lot line.*

*In addition, in the RU-8 Zone, the business shall employ no more than six people in addition to the owner and either the owner or an employee must reside in the existing dwelling located on the lands subject to the RU-8 Zone.*

*Furthermore, the land and buildings subject to these provisions shall also be subject to a site plan agreement which will stipulate additional provisions to be adhered to by the owner/operator.*

The severed lands will be 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. Minimum area to permit a home industry is 2 Ha.

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

## Subject Property

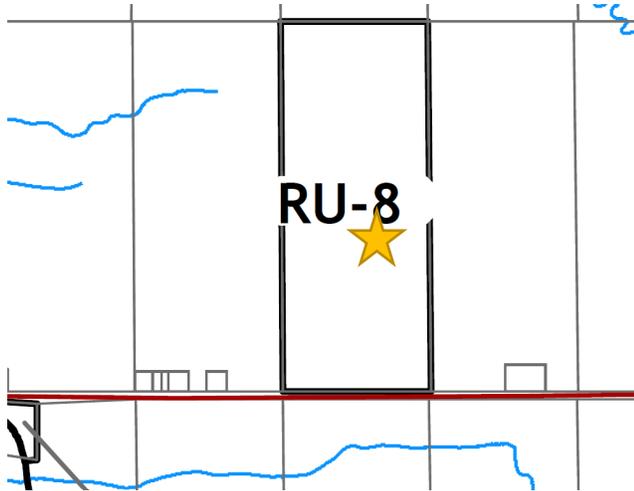


Figure 1: Schedule B ZB



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.

Section D4.2.1(a) requires the proposed lot to front on and be directly accessed by a public road that is maintained on a year-round basis. The proposed severed and retained will have frontage on Chiswick Line.

#### Section B1.5.1 – Home Occupations and Home Industries

Home industries are small-scale industrial uses that are accessory to rural uses and/or a single detached dwelling. Such uses may also support the agricultural industry in the area. These uses should not detract from the primary use of the property for rural or residential purposes. Home industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the

processing or transportation of regionally produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry. Home industries will be defined and regulated through provisions in the Township's Zoning By-law.

The Home Industry will be fully contained on the retained lands and is bound to the Zoning By-law Zone RU-8 zone passed by By-law 2023-26 and Site Plan Agreement.

### **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:

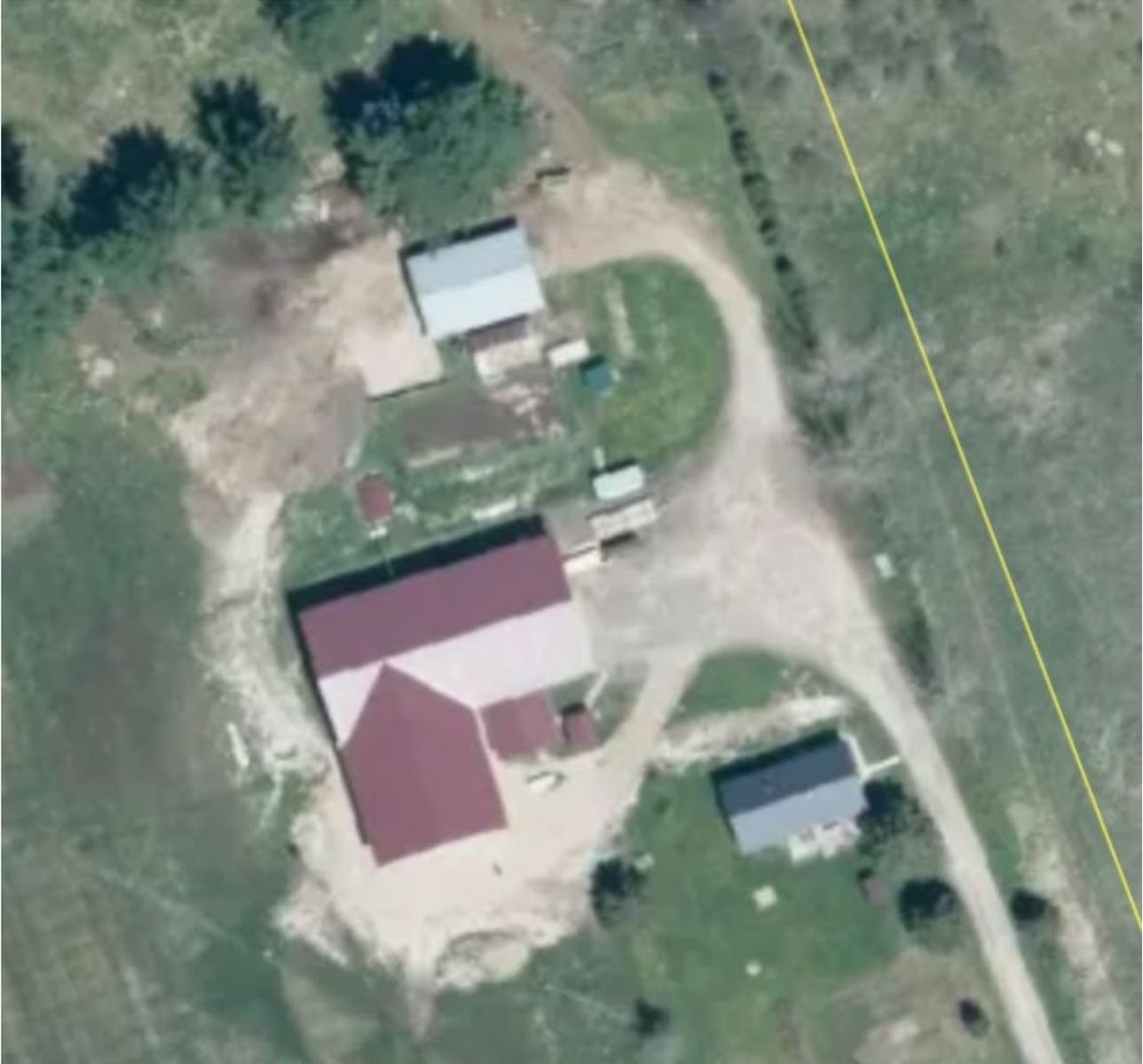
- Growth and development may be directed to rural lands in accordance with section 2.6, including where a municipality does not have a settlement area – (Section 2.5.3);
- On rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions 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:**

As per By-law 2023-26 the retained lands contain a dwelling, a shop and some small accessory buildings.



**COMMENTS FROM THE NORTH BAY-MATTAWA CONSERVATION AUTHORITY WILL BE PROVIDED WHEN RECEIVED.**

February 19, 2026

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 – 2614 Chiswick Line, Township of Chisholm  
Assessment Roll Number: 4831-000-002-1750  
Township File: 2026-01 Jason Watpool  
NBMCA File: PC01-CHI-26

The North Bay-Mattawa Conservation Authority (NBMCA) has reviewed the proposed consent application to create one new severed lot (37.8 ha) and one retained lot (2.2 ha). Both lots front on Chiswick Line. The retained parcel contains a dwelling, shop, garage, and two septic systems while the severed parcel is vacant. The following comments are provided based on NBMCA's review of the application in relation to Section 5.2 (Natural Hazards) of the 2024 Provincial Planning Statement (PPS), Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits) under Section 28.1 of the Conservation Authorities Act (CA Act), Part 8 of the Ontario Building Code (OBC), and NBMCA's responsibilities as a Source Protection Authority under the Clean Water Act (CWA).

The NBMCA regulates natural hazard features and adjacent lands under Ontario Regulation 41/24, which includes, but is not limited to, floodplains, shorelines, wetlands, and watercourses. Natural hazards do not appear to be present on or adjacent to the property; therefore, the property is not regulated by NBMCA. A Section 28 permit is not required from NBMCA prior to site development.

The retained lot contains a factory serviced by septic system #18-CHI-22 and a dwelling serviced by septic system #01-CHI-05. There appears to be sufficient space for replacement systems on the retained parcel and a new system on the severed lot. These comments are based on OBC Regulation 203/24 for a three-bedroom dwelling (less than 20 fixture units and under 200 m<sup>2</sup>), requiring a 21.3 m<sup>2</sup> filter bed and 3,600 L tank, assuming a percolation rate of T=50 min/cm and a daily design flow of 1,600 L/day. Zoning by-laws remain applicable in this area and increased setbacks may apply.

With respect to the CWA, the property lies partly within a Highly Vulnerable Aquifer (HVA) and Significant Groundwater Recharge Area (SGRA). The Township, implementing bodies, and landowners should have regard for these policies.

NBMCA 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. For administrative purposes, please forward any decisions and resolutions regarding this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'H. Wolfram', written in a cursive style.

Hannah Wolfram  
Planning and Development Officer

FEB 19 2026

**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 retained.

**Completeness of the Applicant:**

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:**

1. One application form is required for each parcel to be severed.
2. The application fee is \$600 per severance, plus \$500 deposit (Conservation Authority, planning consulting fees, etc.)
3. Site plan sketch, showing the subject land, identify the severed and retained with measurements, and label any buildings, environmental features, etc.

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

1. Application Information		
**1.1 Name of Applicant <i>Jason &amp; Christie Watpool</i>	Home Telephone [REDACTED]	Business Telephone [REDACTED]
Address (Civic and Mailing) 2614 Chiswick Line		Postal Code <i>P0H1Z0</i>
**1.2 Name of Owner(s) (if different from Applicant).		
An owner's authorization is required in Section 11.1 if applicant is different from Owner		
Name of Owner(s)	Home Telephone	Business Telephone
Address (Civic and Mailing)	Postal Code	Email
**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

**2. Location of Subject Land (Complete applicable boxes in 2.1)**

**2.1 District		Municipality	
Concession	Lot Number 18	Reference Plan Number	Parcel Number

\*\*2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes
  No

**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
Other	<input type="checkbox"/> A charge	<input type="checkbox"/> A lease	<input type="checkbox"/> Correction of title
	<input type="checkbox"/> Other purposes		

\*\*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)**

**4.1 Description		Severed	Retained
	<u>Frontage (m)</u>	300	100
	<u>Depth (m)</u>	1000	220
	<u>Area (m)</u>	378000	22000
**4.2 Use of Property	<u>Existing Uses</u>	None	Manufacturing
	<u>Proposed Uses</u>	House	None
**4.3 Buildings/Structures	<u>Existing</u>	None	Shop, house, garage
	<u>Proposed</u>	Living	None
**4.4 Access Check appropriate space	<u>Provincial Highway</u>		
	<u>Municipal Road Maintained all year</u>	✓	✓
	<u>Municipal road maintained seasonally</u>		
	<u>Other public road</u>		
	<u>Right of way</u>		
	<u>Water access (if so describe below)</u>		

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	<u>Publically owned and operated piped water system</u>		
	<u>Publically owned and operated individual water system</u>		✓
	<u>Privately owned and operated communal well</u>		
	<u>Lake or other water body</u>		
	<u>Other means</u>		

<b>** 4.6 Sewage Disposal</b> Check appropriate space	Publically owned and operated <u>sanitary sewage system</u>		
	Privately owned and operated <u>individual septic tank (1)</u>		✓
	Privately owned and operated <u>communal septic system</u>		
	<u>Other Means</u>		

(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>	<u>Electricity</u>		✓
	<u>School Busing</u>		✓
	<u>Garbage Collection</u>		

**\*\*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** Rural

**\*\*5.1** What is the existing official plan designation(s) if any, of the subject land?

**\*\*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 Subject Land	Within 500 meters of Subject Land, unless otherwise specified (indicate distance)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1,2 or 3)		
A provincially significant wetland within 120 meters of the subject land		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within 1 km of the subject land		
An active pit or quarry		
Industrial or commercial use (note use)		✓
An active railway line		
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      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 resubmission of a previous consent application describe the changes made from the original applicat.

**\*\*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 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

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 abuts 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 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, 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 traveled 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.

**10. Affidavit or Sworn Declaration**

**\*\*10.1** Affidavit or Sworn Declaration for the Prescribed Information

I, Jason Watpool of the Township of Chisholm

in the district of Nipissing make oath and say (or solemnly declare) that the information contained in Sections 1.1, 1.2, 2, 3.1, 3.2, 4.1, to 4.6 inclusive, 5.1, 6.1, 6.3, 7 and 8 of this application is true and that the information contained in the documents that accompany this application in respect to the above Sections is true.

Sworn (or declared) before me

at the \_\_\_\_\_

in the \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Commissioner of Oaths

Arviator Christa Watpool  
Applicant

Severed - 37.8 Hectares  
Retained - 2.2 Hectares

- new property Lines

403.37m

1006.58m

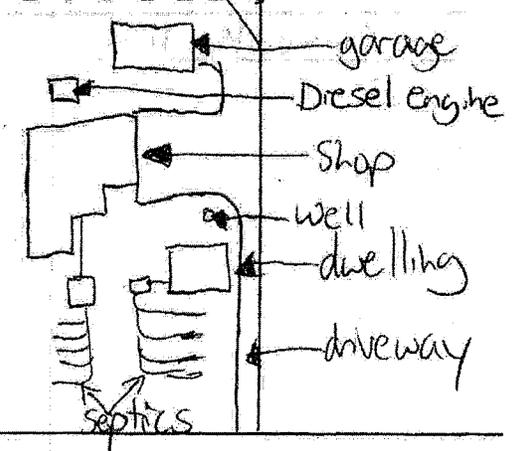
Forest

Field

property line

103.37m

210m



Chiswick line