



## 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, JUNE 2, 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 – April 7, 2026 Committee of Adjustment. (Encl.)
5. Consider the following Minor Variance Application:
  - (a) File# 2026-02 – Baldwin – Con. 12 Pt Lot 20 – 853 Golf Course Road (Encl.)
6. Adjournment



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## MINUTES

### COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, APRIL 7, 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**

The meeting was called to order by Chairperson Mayor Gail Degagne at 7:02 p.m., along with Councillor Claire Riley, and committee members Chris Frappier, and Don Butterworth. Councillor Nunzio Scarfone was absent with regrets. Staff present was Admin Ass. Jessica Laberge. There was one applicant present online.

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

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

##### **Resolution 2026-05 (COA)**

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

#### **4. APPROVAL OF MINUTES**

##### **Resolution 2026-06 (COA)**

Chris Frappier and Don Butterworth: Be it resolved that the *Minutes* of the March 3<sup>rd</sup>, 2026, Committee of Adjustment Meeting be adopted as printed and circulated.  
**‘Carried’**

#### **5. DRAFT Official Plan and Open House April 21, 2026 5:00-7:00 p.m.**

#### **6. CONSIDER THE FOLLOWING MINOR VARIANCE APPLICATION**

##### **(A) SUMMARY OF APPLICATION –MVA 2026-01 – 1061 Hills Siding 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 March 30, 2026, was received from the North Bay-Mattawa Conservation Authority (NBMCA) relating to File No. MVA-2026-01, 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 proposed development is in the lands adjacent to wetlands on the property regulated by the NBMCA.
- A Section 28 Permit has been obtained by the landowner to allow for the construction of the garage.
- The property contains a dwelling serviced by septic. The proposed garage does not appear to encroach on the existing system.
- The subject lands are located within an area of Highly Vulnerable Aquifers and partially located within a Significant Groundwater recharge Area and Intake Protection Zone 3 and Issue Contributing Area
- 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 2026-07 (COA)**

Claire Riley and Chris Frappier: Be it resolved that the Minor Variance application from Chad Poitras requesting permission to rebuild a garage over the maximum size by 400 sq. ft., located at, 1061 Hills

Siding Road, Con. 17 Part Lot 3, RP36R7576 Part 1, Pcl. 27168, 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 proposed development is in the lands adjacent to wetlands on the property regulated by the NBMCA.
- A Section 28 Permit has been obtained by the landowner to allow for the construction of the garage.
- The property contains a dwelling serviced by septic. The proposed garage does not appear to encroach on the existing system.
- The subject lands are located within an area of Highly Vulnerable Aquifers and partially located within a Significant Groundwater recharge Area and Intake Protection Zone 3 and Issue Contributing Area
- 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 2026-08 (COA)**

Chris Frappier and Don Butterworth: Be it resolved that this meeting now adjourn.

**‘Carried’**

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Chairperson, Gail Degagne

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Admin Assistant, Jessica Laberge

# TOWNSHIP OF CHISHOLM

## PLANNING REPORT

<b>Report Prepared for:</b>	Committee of Adjustment	<b>Application Number:</b>	MVA – 2026-02
<b>Report Prepared by:</b>	Jessica Laberge, Admin. Assistant	<b>Application Name:</b>	Chris Baldwin
<b>Location:</b>	853 Golf Course Rd.		
<b>Report Date:</b>	May 28, 2026		

### A. PROPOSAL/BACKGROUND

An application has been received from Christopher Baldwin, requesting permission to build a garage and increase the maximum total lot coverage from 10% to 14% and increase the maximum accessory building maximum lot coverage from 5% to 7.53%.

The property is located at **CON 12 LOT 20, PLAN NR-1173 PART 2 PCL 21190 NIP**, Township of Chisholm, District of Nipissing, address 853 Golf Course Road. The application and a sketch of the property showing the proposal is attached for your information.

The property is located within the Rural Zone.

The proposed lot is a legal non-conforming lot. As per section 4.19 a, in the Zoning By-law.

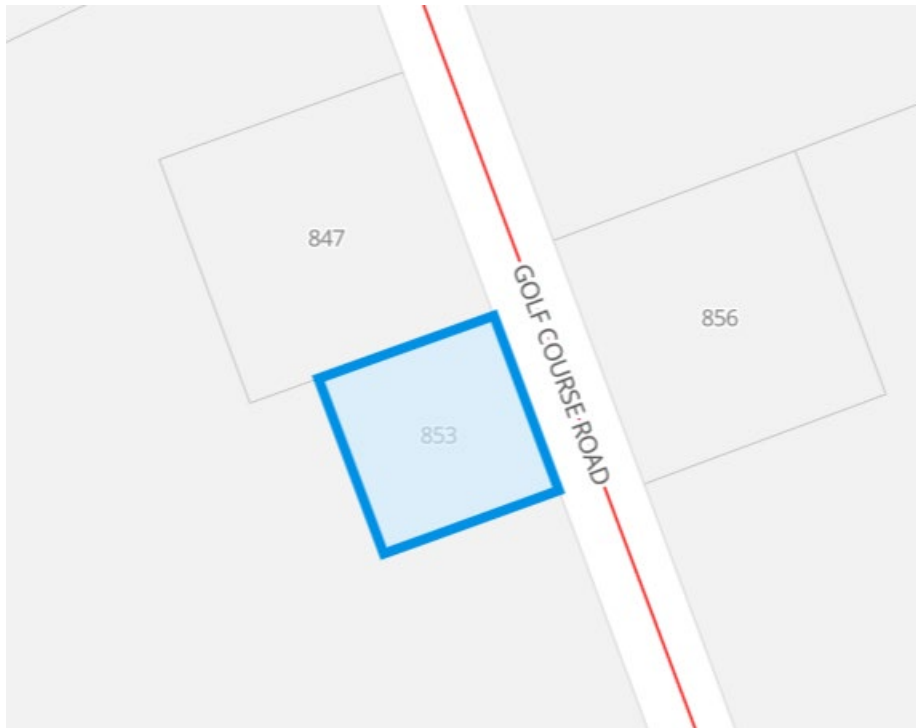
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#### **4.19 NON-COMPLYING LOTS**

a) Existing Undersized Lots

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority or correction of title, such smaller lot may be used and a permitted principle building or structure may be erected and/or used on such a smaller lot provided that all other applicable provisions of this By-law are complied with and provided that a sewage system that complies with the regulations under Building Code can be installed on the lands.

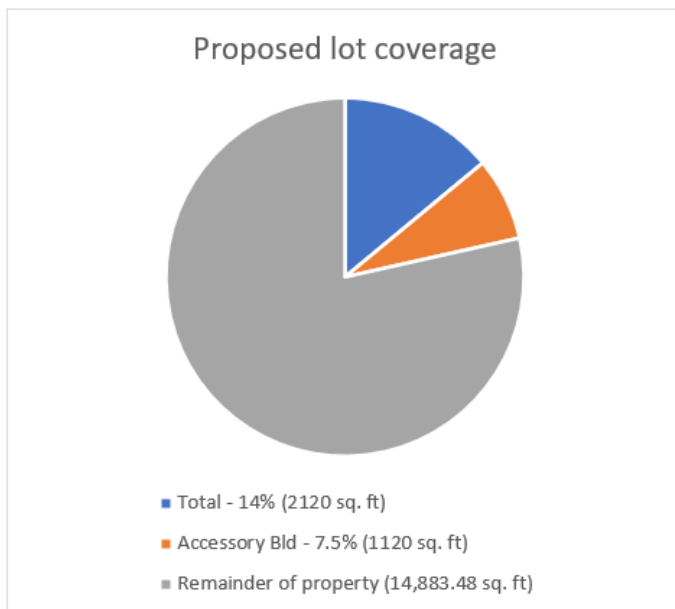
## Subject Property



### B. PURPOSE OF APPLICATION

The applicant is proposing to build a garage adjacent to the house. The property area is 14,883.48 sq. ft, the house is 1,000 sq. ft and the proposed garage will be 1,120 sq. ft.

The proposed garage brings the maximum lot coverage to 14.24% and the maximum lot coverage for all detached accessory buildings will be 7.53%. Below is a depiction of the property showing the 14.24% and the 7.53 % in a pie chart.



**F. Conclusion:**

Is the application considered minor in nature: The relief applied for is a 4% increase to the Total lot coverage and a 2.5% increase to the accessory building lot coverage.

Is the application desirable for the appropriate development of the lands in question: The proposed garage is accessory to a residential use. Residential use is permitted in the Rural designation.

Does the application conform to the Zoning By-law and Official Plan: The application conforms with the intent of the Zoning by-law and Official Plan.

**COMMENTS FROM THE NORTH BAY-MATTAWA CONSERVATION AUTHORITY FOLLOW THIS REPORT.**

Received:  
April 15, 2026

**APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION**

The undersigned hereby applies to the Committee of Adjustment for the Township of Chisholm under section 45 of the Planning Act, for relief, as described in this application, from by-law No. 2014-25 (as amended).

1. Name of Owner Christopher Baldwin

Telephone Number [REDACTED] Email [REDACTED]

2. Address 853 Golf Course Rd

(Include Lot & Con. Numbers, Civic Address and legal description of subject land.)

3. Name of Agent (if any) \_\_\_\_\_

Telephone Number \_\_\_\_\_

4. Address \_\_\_\_\_

Note: Unless otherwise requested, all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

[REDACTED]  
\_\_\_\_\_  
\_\_\_\_\_

6. Nature and extent of relief applied for: 10% rule. want to build garage but my house is 7% of my property. over Accessory Building 5% lot coverage

7. Why is it not possible to comply with the provisions of the by-law?  
Property is 14000 sqf, house is 1000sqf, ow leaves room for 400sqf garage

8. Dimensions of land affected: Frontage \_\_\_\_\_  
Depth \_\_\_\_\_  
Area \_\_\_\_\_  
Width of Street \_\_\_\_\_

9. Access to subject property: Municipal road maintained all year  \_\_\_\_\_  
Seasonal road \_\_\_\_\_  
Other \_\_\_\_\_

If access is by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

\_\_\_\_\_  
\_\_\_\_\_

10. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height, etc.):  
Existing: house 25 x 40 feet

Proposed: Garage 28 x 4 feet

11. Location of all buildings and structures on or proposed for the subject land. (Specify distance from side, rear and front lot lines):  
Existing: house is 39 ft from front, 7 ft from left side, 61 ft from right side, 73 feet from back

Proposed buildings or structures for subject property: For each proposed building or structure, specify the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines the height in metres of the building or structure and the dimensions of floor area of the building or structure.

Garage would be 47 ft from front, 66 ft from left side, 10 ft from right side, 50 ft from back.

12. Date of acquisition of subject land: Oct 2015

13. Date of construction of all buildings and structures on subject land: house built in 1966

14. Existing uses of the subject property: Lawn / Shed. Shed will be removed

15. Existing use of abutting properties: Golf Course, house

16. Length of time the existing uses of the subject property have continued: over 50 years

\_\_\_\_\_

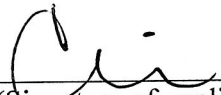
17. Present Official Plan provisions applying to the land: Rural

18. Present Zoning By-law provisions applying to the land: Rural

19. Has the owner previously applied for relief in respect of the subject property? Yes \_\_\_ No   
If the answer is yes, describe briefly: \_\_\_\_\_

20. Is the subject property the subject of a current application for consent under section 45 of the Planning Act, 1983? Yes \_\_\_ No

21. I hereby give permission to members of the Committee of Adjustment to visit my property if they so desire.

  
(Signature of applicant or authorized agent)

Dated at the Township of Chisholm of \_\_\_\_\_  
this 14 day of April, 2026.

I, Chris Baldwin of the Township  
of Chisholm in the district of Nipissing  
of \_\_\_\_\_ solemnly declare that all the statements contained in this  
application are true and I make this solemn declaration conscientiously believing it to be true and  
knowing that it is of the same force and effect as if made under oath and by virtue of the Canada  
Evidence Act.

Declared before me at the \_\_\_\_\_ of \_\_\_\_\_  
in the \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

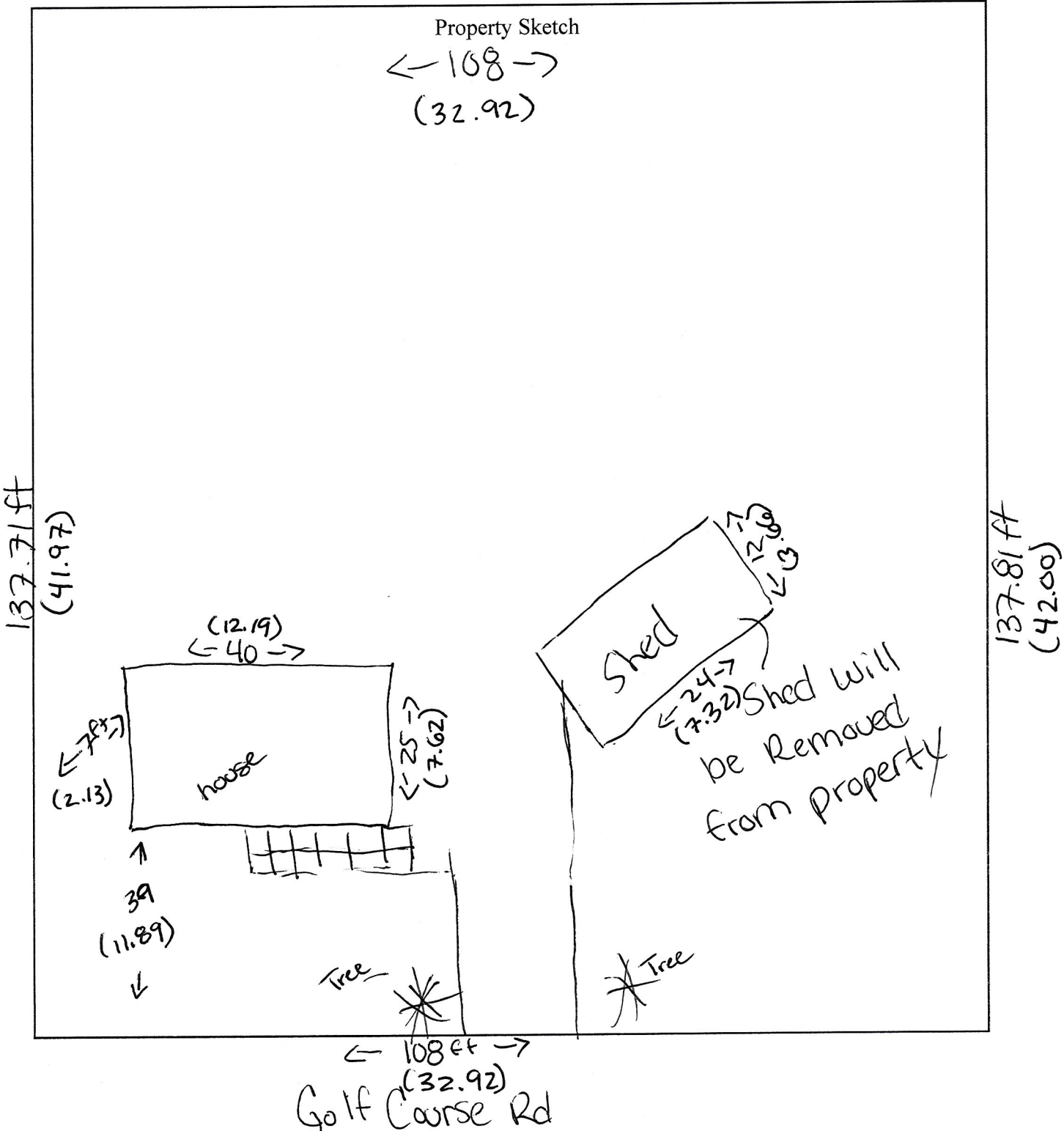
A Commissioner, etc.

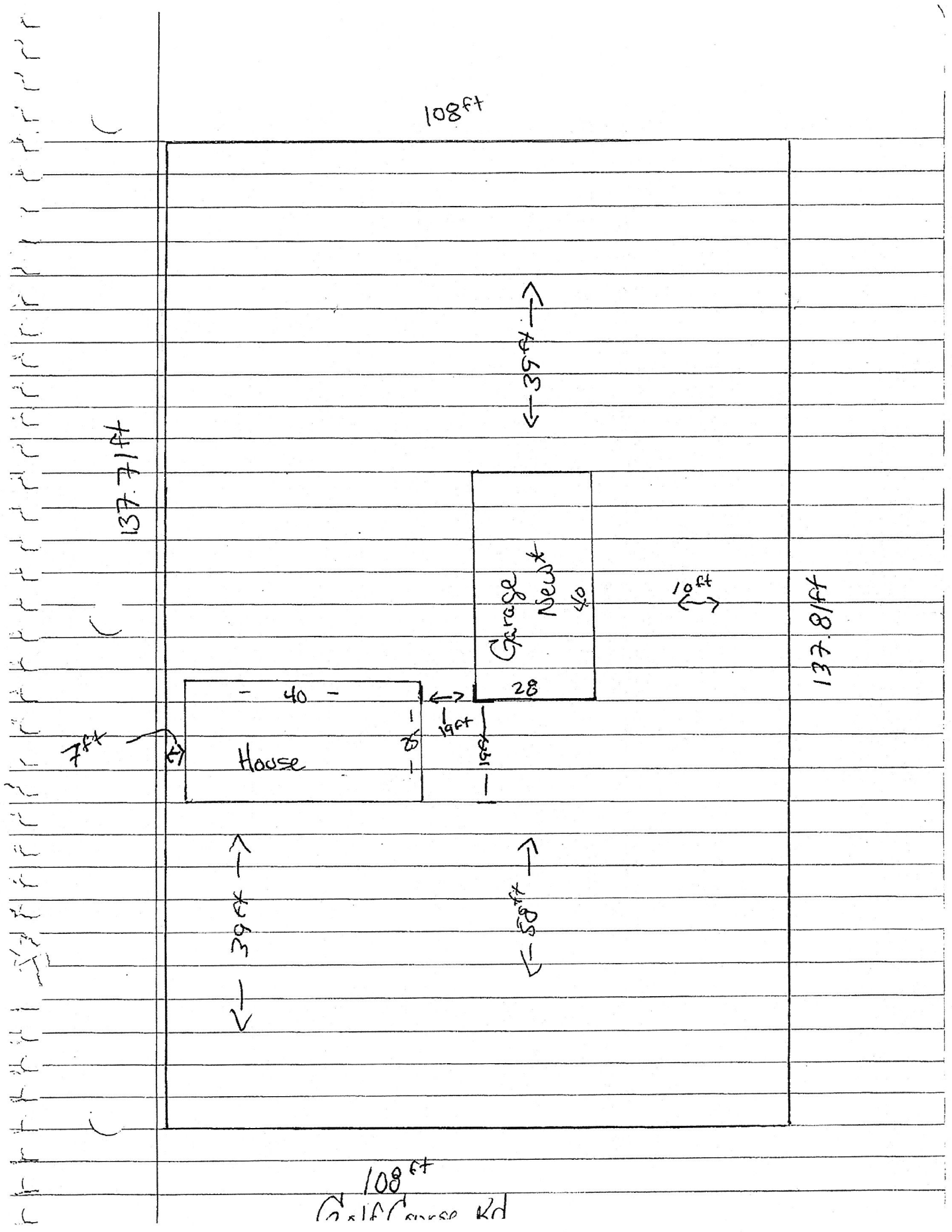
NOTES: 1. It is required that **one** copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accompanied by a fee of **\$500.00**, plus **\$250** deposit towards the actual costs in processing the application, i.e. planning consulting fees, North Bay Mattawa Conservation Authority for a total of **\$750** online, cash or by cheque made payable to the Township of Chisholm.

2. Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and of all abutting land and also the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot line and showing the location, size and type of all buildings and structures on the subject and abutting land. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.

Please provide a sketch of your property showing the dimensions, location of all buildings and distances of the buildings from the side, rear and front yards. **Please use metric unit.**

To convert	Multiply by	To Find
Feet	0.3048	Metres
Acres	0.4046	Hectares





108ft

137.71ft

← 39ft →

Garage  
New  
40

10ft

137.81ft

40  
House  
28

← 39ft →

← 58ft →

108ft  
Golf Course Rd