

NOTICE – The last day for appealing this decision is **March 9th, 2026**

**DECISION OF COMMITTEE WITH REASONS
RE APPLICATION FOR MINOR VARIANCE
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT**

RE AN APPLICATION BY: **DAVID MORIN AND EMMA JONES**

LOCATION OF PROPERTY: **94 PIKE BAY ROAD**

PURPOSE OF APPLICATION: The following variances are required to permit the proposed development on the subject property:

- A minimum setback of 15.7 metres from the waters edge to the proposed addition and open deck whereas a setback of 30 metres is required.
- A minimum setback of 4.8 metres from the side lot line to a proposed addition and open deck whereas a setback of 6 metres is required.
- That the existing 3.58m x 2.34m shed be relocated to the new location as proposed.
- To permit the construction of the proposed additions that will increase the volume of the building/structure within the required water yard.
- That the existing frame shed and greenhouse be removed.

We, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the **17th day of February, 2026.**

Application **A2026-01** – Applicant: Property Owners David Morin and Emma Jones

DECISION: To grant the requested variance as per the attached sketch prepared by Tulloch Geomatics Inc., received January 23, 2026.

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- A minimum setback of 4.8 metres from the side lot line to a proposed addition and open deck whereas a setback of 6 metres is required.
- That the existing 3.58m x 2.34m shed be relocated to the new location as proposed.
- To permit the construction of the proposed additions that will increase the volume of the building/structure within the required water yard.
- That the existing frame shed and greenhouse be removed.

CONDITIONS:

1. That the applicant obtains all necessary permits for the work referenced in this application.

REASONS FOR DECISION: The proposed development meets the four tests of a Minor Variance.

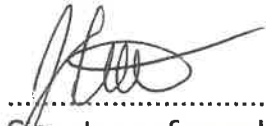


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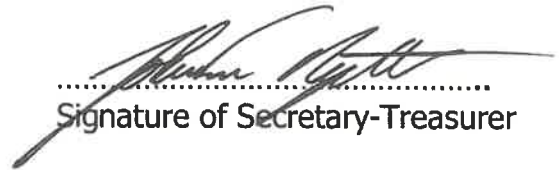
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CERTIFICATION

I, John-Paul Negrinotti, Secretary-Treasurer of the Township of Nipissing Committee of Adjustment certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this **17th day of February 2026.**


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Signature of Secretary-Treasurer