

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

February 17, 2026

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, February 17, 2026** to hear **Consent Application C2026-02 and Minor Variance Application A2026-01**. The meeting was held in person at the Township of Nipissing Community Centre and livestreamed to the Township of Nipissing YouTube channel.

Time: 6:00 p.m.

Present: **Dave Yemm, Shelly Foote, Lisa Chalapenko, Steve Kirkey, James Scott, and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance**

Visitors: **Ronald Magee, Linda Cunningham, David Morin and Francis Aultman.**

Zoom Attendance: **Penelope Wallace**

Disclosure of pecuniary interest: None

COAR2026-04 P. Wallace, S. Foote,: That we adopt the Committee of Adjustment minutes of **February 3, 2026. Carried.**

COAR2026-05 S. Kirkey, J. Scott: Application C2026-02– Applicants: **Ronald M. Magee and Linda P. Cunningham** Owner: **Same as Applicants**

DECISION: The purpose of the application is to create two (2) new lots on the subject lands for a total of three (3) lots, including the following:

- The proposed Retained Lot is to have a lot area of approximately 28.5 hectares (70 acres) and a lot frontage of approximately 132 metres on Ski Hill Road.
- The proposed Severed Lot 1 is to have a lot area of approximately 2 hectares (4.9 acres) and a lot frontage of approximately 60 metres on Ski Hill Road.
- The proposed Severed Lot 2 is to have a lot area of approximately 2 hectares (4.9 acres) and a lot frontage of approximately 60 metres on Ski Hill Road.

The Township of Nipissing Committee of Adjustment approves Consent application C2026-02 by providing provisional Consent, subject to the following conditions:

CONDITIONS:

That the applicant provides the Township with:

- a) A copy of the Reference Plan(s) to be deposited in the Land Registry office that is substantially in compliance with the application sketch;
- b) The original executed transfers (deeds), both duplicate originals and one photocopy per

Consent;

- c) A schedule describing both the Retained and Severed Lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- d) Any travelled road situated on the proposed lots shall be transferred to the Township for road purposes (if applicable);
- e) Entrance permit from the Township (if applicable); and,
- f) A Certificate in the appropriate Form prescribed in O.Reg. 197/96, Schedule 1, for signature of the Township of Nipissing Committee of Adjustment Official (Secretary-Treasurer or Chairperson).

Carried.

COAR2026-06 S. Foote, L. Chalapenko:

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.

1. 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.
2. 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.
3. That the existing 3.58m x 2.34m shed be relocated to the new location as proposed.
4. To permit the construction of the proposed additions that will increase the volume of the building/structure within the required water yard.
5. 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.**

Carried.

COAR2026-07 P. Wallace, L. Chalapenko: That the Committee of Adjustment meeting be adjourned. **Time: 6:08p.m. Carried.**

Chairperson:

Secretary: