

TOWNSHIP OF NIPISSING COMMITTEE OF ADJUSTMENT

****AGENDA****

Tuesday, July 13th, 2021

*****Start time 6:00 p.m.*****

- (1) Disclosure of pecuniary interest.
- (2) Resolution: Adopt the minutes of the meeting held June 8th, 2021.
- (3) Consent Application C2021-03: Ben and Jennifer Hughes.
- (4) Consent Application C2021-04: Dawn Stripe on Behalf of Property Owner Leah Toman.
- (5) Consent Application C2021-05: Patty and Kirby Hardwick.
- (6) Adjournment.

****Meeting will take place at the Township of Nipissing
Community Centre, 2381 Highway 654.**

**In response to the Provincially declared Health Emergency, COVID-19, this Committee of Adjustment meeting will take place in the Township of Nipissing Community Centre, 2381 Highway 654 to allow for the appropriate physical distancing required for the safety of all present and will be livestreamed to the Township of Nipissing YouTube channel.

TOWNSHIP OF NIPISSING

RESOLUTION

DATE: July 13, 2021

NUMBER: COAR2021-09

Moved by *Kirkey*

Seconded by *Scott*

That we adopt the Committee of Adjustment minutes of June 8, 2021.

For Against

**PIPER
KIRKEY
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried ✓

Tom Piper

Chairperson:

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

June 8, 2021

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, June 8, 2021** to hear **one** Consent Application and **one** Minor Variance Application. In response to the Declaration of Emergency for Covid-19, the meeting was held at the Township of Nipissing Community Centre, 2381 Highway 654.

Time: 6:00 p.m.

Present: Members **Tom Piper, James Scott, Steve Kirkey, Tom Marchant, Paul Lafrance, Penelope Wallace and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Liz Moore**

Visitors Present: **John Caicco, Barbara Caicco, Paul Goodridge and Noah Perron**

Disclosure of pecuniary interest: **Committee of Adjustment Member Paul Lafrance**

COAR2021-05 S. Kirkey, J. Scott: That we adopt the Committee of Adjustment minutes of **May 18, 2021** Carried.

COAR2021-06 T. Marchant, J. Scott: Application **C2021-02**– Applicant: **Goodridge Goulet Planning & Surveying Ltd. on behalf of John and Barbara Caicco**

DECISION: The Consent (Boundary Adjustment) application proposes to transfer an approximate 565.4 square metre portion of land from the property located at 46 C Lillian Court to the property located at 46 B Lillian Court. The Township of Nipissing Committee of Adjustment approves consent application C2021-02 by providing provisional Consent, subject to the following conditions:

CONDITIONS:

That the applicant provides the Township with:

- a) The original executed transfer (deed), a duplicate original and one photocopy;
- b) A copy of the Reference Plan to be deposited in the Land Registry office that is substantially in compliance with the application sketch; and
- c) A schedule describing the severed lot and naming the grantor and grantee attached to the transfer for approval purposes.
- d) 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).

Member Lafrance declared a pecuniary interest and left the meeting as Application 2021-02 is “the members” property.

COAR2021-07 J. Scott, S. Kirkey: Application **2021-02**– Applicant: **Property Owner: Paul Lafrance**

DECISION: To grant a variance as follows;

To increase maximum height of an accessory structure from 4.5 metres to 4.7 metres for a 9.144m x 15.24m (30' x 50') proposed garage.

CONDITIONS:

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

REASONS FOR DECISION: **The proposed use is compatible with other uses in the area.**

Member Lafrance rejoined the meeting.

COAR2021-08 T. Marchant, P. Lafrance: That the Committee of Adjustment meeting be adjourned. **Time: 6:11 p.m.** Carried.

Chairperson:



Secretary:



**TOWNSHIP OF NIPISSING
RESOLUTION**

DATE: **July 13, 2021**

NUMBER: **COAR 2021-010**

Moved by: *Paul LaFrance*

Seconded by: *James Scott*

Application **C2021-03** – Applicant: **Ben and Jenn Hughes**

DECISION: The Consent application proposes to recreate the two original lots, to enable two previously conveyable lots to once again be separately conveyable. Following the recreation of the two original lots, the applicants are proposing to create two new lots on the original eastern lot. The Township of Nipissing Committee of Adjustment approves consent application C2021-03 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 severed lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- d) Written approval from the North Bay Mattawa Conservation Authority confirming that each of the proposed lots are a suitable size and configuration to accommodate new private on-site sewage and water services;
- e) Entrance permits or appropriate approvals from the Ministry of Transportation;
- a) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township;
- f) The property be zoned to require development and site alteration on the proposed lots to be located at least 120 metres from the EP Zone; and,
- g) 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).

For Against

**PIPER
KIRKEY
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried

✓ Tom Piper

Chairperson:

**TOWNSHIP OF NIPISSING
RESOLUTION**

DATE: **July 13, 2021**

NUMBER: **COAR 2021-011**

Moved by: *Moore*

Seconded by: *Kirkey*

Application **C2021-04** – Applicant: **Dawn Stripe on behalf of Leah Toman**

DECISION: The Consent application proposes to sever one new lot from the subject lands for rural residential use. The Township of Nipissing Committee of Adjustment approve Consent application C2021-04 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 severed lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- d) Entrance permits or appropriate approvals from the Ministry of Transportation;
- e) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township; 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).

For Against

**PIPER
KIRKEY
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

✓
Tom Piper

Carried

Chairperson:

**TOWNSHIP OF NIPISSING
RESOLUTION**

DATE: **July 13, 2021**

NUMBER: **COAR 2021-012**

Moved by: *Marchant*

Seconded by: *Scott*

Application **C2021-05** – Applicant: **Patty and Kirby Hardwick**

DECISION: The Consent (Boundary Adjustment) application proposes to transfer a 6,550 square metres (1.62 acres) portion of land from the property located at 3192 Highway 534 to the property located at 3140 Highway 534. The Township of Nipissing Committee of Adjustment approves Consent application C2021-05 by providing provisional Consent, subject to the following conditions:

CONDITIONS:

That the applicant provides the Township with:

- a) The original executed transfer (deed), a duplicate original and one photocopy;
- b) A copy of the Reference Plan to be deposited in the Land Registry office that is substantially in compliance with the application sketch;
- c) A schedule describing the lands to be added (lands to be transferred) and naming the grantor and grantee attached to the transfer for approval purposes; and,
- d) 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).

For Against

**PIPER
KIRKEY
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried

*✓
Tom Piper*

Chairperson:

TOWNSHIP OF NIPISSING

RESOLUTION

DATE: July 13, 2021

NUMBER: COAR2021-13

Moved by *Moore*

Seconded by *Kirkey*

That the Committee of Adjustment meeting be adjourned.

Time: *6:15* p.m.

For Against

**PIPER
KIRKEY
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried ✓

Tom Piper

Chairperson: