

TOWNSHIP OF NIPISSING COMMITTEE OF ADJUSTMENT

**** AGENDA ****

Tuesday, May 18th, 2021

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

- (1) Disclosure of pecuniary interest.
- (2) Resolution: Adopt the minutes of the meeting held October 20th, 2020.
- (3) Consent application C2021-01: Goodridge Goulet Planning and Surveying Ltd. for property owners Morgan Marchant and David Yemm Jr.
- (4) Minor variance A2021-01: Goodridge Goulet Planning and Surveying Ltd. for property owners Morgan Marchant and David Yemm Jr.
- (5) 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: May 18, 2021

NUMBER: COAR2021-01

Moved by *Lafrance*

Seconded by *Moore*

That we adopt the Committee of Adjustment minutes of October 20, 2020.

For Against

**PIPER
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried ✓

Tom Piper

Chairperson:

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

October 20, 2020

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, October 20, 2020** to hear **one** Consent 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 **Liz Moore, Tom Marchant, Paul Lafrance, Penelope Wallace and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Tom Piper, Linda Andersen and James Scott.**

Visitors Present: **None**

Disclosure of pecuniary interest: **None**

COAR2020-10 P. Wallace, P. Lafrance: That we adopt the Committee of Adjustment minutes of **October 6, 2020** Carried.

COAR2020-11 T. Marchant, P. Lafrance: Application **C2020-01**– Applicant: **Property Owners Michael Costello, Jennifer Laird, Michael Hardy and Marilyn Hardi C/O Hardy Niemi Law**

DECISION: That the Township of Nipissing Committee of Adjustment approve consent application C2020-01 by providing provisional Consent, subject to the following conditions:

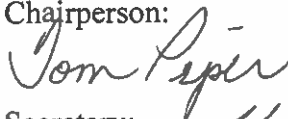
CONDITIONS:

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).

COAR2020-12 T. Marchant, P. Wallace: That the Committee of Adjustment meeting be adjourned. **Time: 6:08 p.m.** Carried.

Chairperson:



Secretary:



**TOWNSHIP OF NIPISSING
RESOLUTION**

DATE: **May 18, 2021**

NUMBER: **COAR 2021-02**

Moved by: *Marchant*

Seconded by: *Scott*

Application **C2021-01**– Applicant: **Goodridge Goulet Planning & Surveying Ltd. on behalf of Property Owners Morgan and David Yemm Jr.**

DECISION: That the Township of Nipissing Committee of Adjustment approve consent application C2021-01 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 required J.C.P.* 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).
- e) Any public roads located on the owner's property shall be transferred to the Municipality. Official Plan section 3.3.2.7. and 3.3.2.8.
- f) Approval of a Minor Variance application to permit a reduction to the minimum lot frontage of 40 metres where 60 metres is required in the LSR Zone.

For Against

**PIPER
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried ✓

Tom Piper
Chairperson:

**TOWNSHIP OF NIPISSING
RESOLUTION**

DATE: **May 18, 2021**

NUMBER: **COAR 2021-03**

Moved by *Moore*

Seconded by *Scott*

Application A2021-01- Applicant: **Goodridge Goulet Planning & Surveying Ltd. on behalf of Property Owners Morgan and David Yemm Jr.**

DECISION: To grant the requested variance as per attached sketch prepared by Goodridge Goulet Planning and Surveying LTD. received April 16, 2021.

- Reduce minimum lot frontage for Lot #2 (Severed Lands) from 60 metres to 40 metres,

CONDITIONS: None

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

For Against

**PIPER
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried ✓

Tom Piper

Chairperson:

NOTICE – The last day for appealing this decision is **June 8, 2021**

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

RE AN APPLICATION BY: **Goodridge Goulet Planning & Surveying Ltd. on behalf of Property Owners Morgan and David Yemm Jr.**

LOCATION OF PROPERTY: **LOT 8, CONCESSION 19 (NIPISSING), PIN 52221-0711 (LT)**

PURPOSE OF APPLICATION: The subject lands are located within the Rural (RU) Zone. The purpose of the Minor Variance application is to permit a reduced lot frontage for Lot #2 (following a Consent application) of 40 metres where a minimum lot frontage of 60 metres is required (Schedule “B” to By-law No. 2020-20). The applicants have also applied for a Consent (C2021-01) which will be considered at the same Public Hearing.

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 **18th day of May, 2021.**

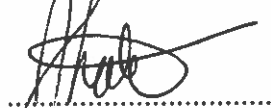
Application A2021-01– Applicant: **Goodridge Goulet Planning & Surveying Ltd. on behalf of Property Owners Morgan and David Yemm Jr.**

DECISION: To grant the requested variance as per attached sketch prepared by Goodridge Goulet Planning and Surveying LTD. received April 16, 2021.

- Reduce minimum lot frontage for Lot #2 (Severed Lands) from 60 metres to 40 metres,

CONDITIONS: None

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



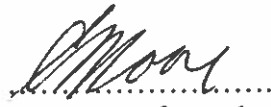
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Signature of member
of committee



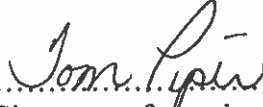
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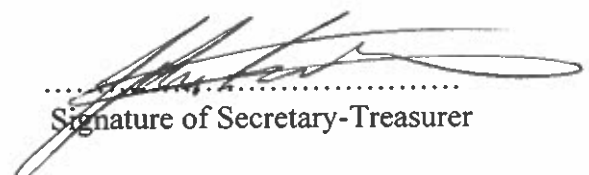
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Signature of member
of committee

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Signature of member
of committee

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 **18th day of May, 2021.**


.....
Signature of Secretary-Treasurer

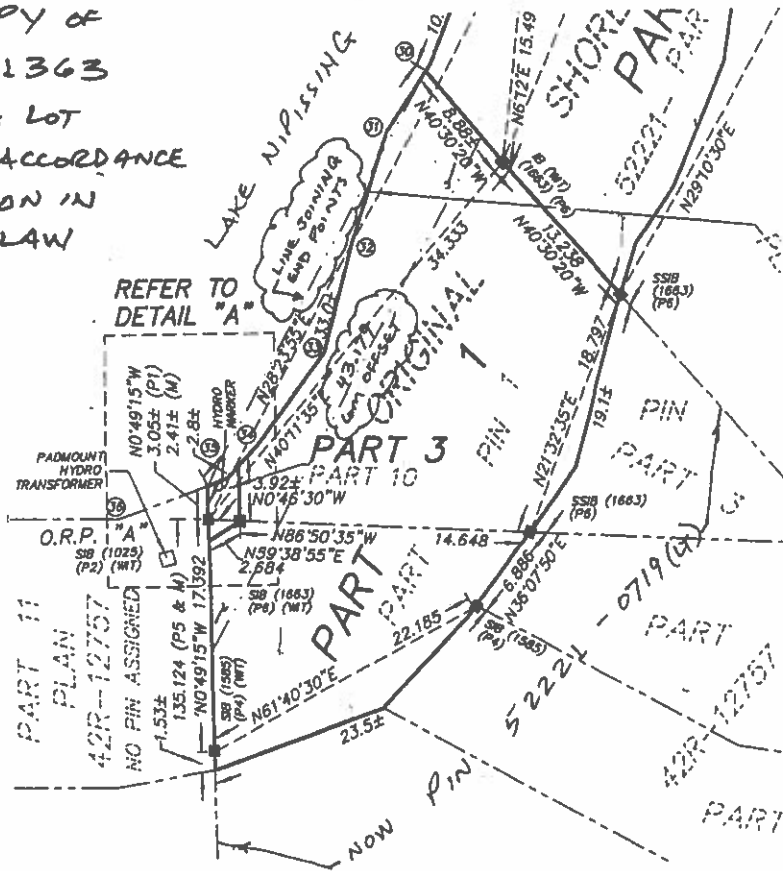
Sketch to Accompany

Minor Variance Application

Part of Lot 8, Concession 19

Township of Nipissing

PARTIAL COPY OF
PLAN 42R-21363
ILLUSTRATING LOT
FRONTAGE IN ACCORDANCE
WITH DEFINITION IN
ZONING BY-LAW



RECEIVED APR 16 2021

Goodridge Goulet

Planning & Surveying LTD.

Ontario Land Surveyor – Land Use Planner – Development
Consultants

Unit 1 – 490 Main Street East, North Bay, ON P1B 1B5

(705)-493-1770 paul.goodridge@ggpsltd.com

(705)-493-7974 don.goulet@ggpsltd.com

Plan	Field	Office	File
404-17 Marchant RP2.dwg	A.S. R.L.	P. Goodridge	1101-21

TOWNSHIP OF NIPISSING

RESOLUTION

DATE: May 18, 2021

NUMBER: COAR2021-04

Moved by *Marchant*

Seconded by *Scott*

That the Committee of Adjustment meeting be adjourned.

Time: *6:20* p.m.

For Against

**PIPER
MARCHANT
MOORE
SCOTT
LAFRANCE
WALLACE**

Carried ✓

Tom Piper

Chairperson: