

# **TOWNSHIP OF NIPISSING COMMITTEE OF ADJUSTMENT**

## **\*\*AGENDA\*\***

**Tuesday, June 8<sup>th</sup>, 2021**

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

- (1) Disclosure of pecuniary interest.
- (2) Resolution: Adopt the minutes of the meeting held May 18<sup>th</sup>, 2021.
- (3) Consent application C2021-02: Goodridge Goulet Planning and Surveying Ltd. for property owners John & Barbara Caicco.
- (4) Minor variance A2021-02: Paul Lafrance
- (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.**

**MEMBERS DISCLOSURE OF PECUNIARY INTEREST**

A. Disclosure of Pecuniary Interest

1. Instructions

A member shall, as soon as possible after the meeting, complete and file this declaration with the municipal Clerk or appropriate local board official.

2. Declaration of Member

Paul LaFrance  
**Name of Member (Please Print)**

TOWNSHIP OF NIPISSING COMMITTEE OF ADJUSTMENT  
**Name of Municipal Council or Board (Please Print)**

In accordance with the *Municipal Conflict of Interest Act*, R.S., c. 299, s. 1, I disclose a pecuniary interest in the following matter considered by the above body at its meeting on: June 8, 2021

Provide a brief description of the matter:

Minor Variance File No.  
A 2021-02 is "the members"  
property

The general nature of the pecuniary interest is as follows:

Member LaFrance owns  
the property, and could  
directly benefit from Decision,

I certify that the above information is true, complete and accurate.

[Signature]  
**Signature of Member**

June 8/21  
**Date**

[Initials]  
**Initial of Clerk or Official**

June 8/21  
**Date Received by Clerk or Official**

The information contained on this form will be available to the public in accordance with Section 7 of the Act.

**TOWNSHIP OF NIPISSING**

**RESOLUTION**

**DATE:** June 8, 2021

**NUMBER:** COAR2021-05

**Moved by** *Keirby*

**Seconded by** *Scott*

**That we adopt the Committee of Adjustment minutes of May 18, 2021.**

**For      Against**

**PIPER  
KIRKEY  
MARCHANT  
MOORE  
SCOTT  
LAFRANCE  
WALLACE**

**Carried** ✓

**Chairperson:**

*Tom Piper*

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**May 18, 2021**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, May 18, 2021** to hear Consent Application C2021-01. 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, Liz Moore, Tom Marchant, Paul Lafrance, Penelope Wallace and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **None**

Visitors Present: **Paul Goodridge and Noah Perron**

Disclosure of pecuniary interest: **None**

**COAR2021-01 P. Lafrance, L. Moore:** That we adopt the Committee of Adjustment minutes of **October 20, 2020** Carried.

**COAR2021-02 T. Marchant, J. 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 if required 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).
- 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.

**COAR2021-03 L. Moore, J. 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.**

**COAR2021-04 T. Marchant, J. Scott:** That the Committee of Adjustment meeting be adjourned. **Time: 6:20 p.m.** Carried.

Chairperson: *Tom Piper*

Secretary: *[Signature]*

**TOWNSHIP OF NIPISSING  
RESOLUTION**

DATE: **June 8, 2021**

NUMBER: **COAR 2021-06**

Moved by: *Marchant*

Seconded by: *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).

**For                      Against**

**PIPER  
KIRKEY  
MARCHANT  
MOORE  
SCOTT  
LAFRANCE  
WALLACE**

Carried *Tom Piper*

**Chairperson:**

**TOWNSHIP OF NIPISSING  
RESOLUTION**

DATE: **June 8, 2021**

NUMBER: **COAR 2021-07**

Moved by *Scott*

Seconded by *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.**

**For                      Against**

**PIPER  
KIRKEY  
MARCHANT  
MOORE  
SCOTT  
LAFRANCE  
WALLACE**

Carried ✓

*Tom Piper*

**Chairperson:**

NOTICE – The last day for appealing this decision is **June 28, 2021**

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

RE AN APPLICATION BY: **PAUL LAFRANCE**

LOCATION OF PROPERTY: **2240 ALSACE ROAD**

**PURPOSE OF APPLICATION: To increase maximum height of an accessory structure from 4.5 metres to 4.7 metres for a proposed garage.**

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 **8<sup>th</sup> day of June, 2021.**

Application 2021-02– Applicant: **Property Owner: Paul Lafrance**


DECISION: To grant a variance as follows;

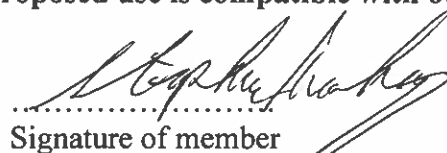
**To increase maximum height of an accessory structure from 4.5 metres to 4.7 metres for a 9.144m x 15.24m (30' x 50') proposed garage.**

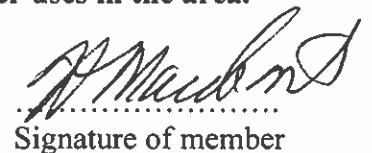
CONDITIONS:

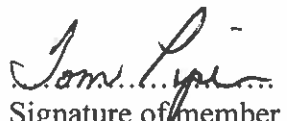
- 1. That the applicant obtains all necessary permits for the work referenced in this application.

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

  
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Signature of member  
of committee

  
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Signature of member  
of committee

  
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of committee

  
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of committee

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Signature of member  
of committee

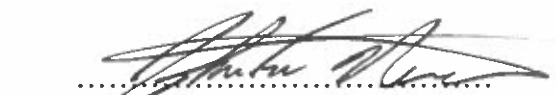
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Signature of member  
of committee

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Signature of member  
of committee

**CERTIFICATION**

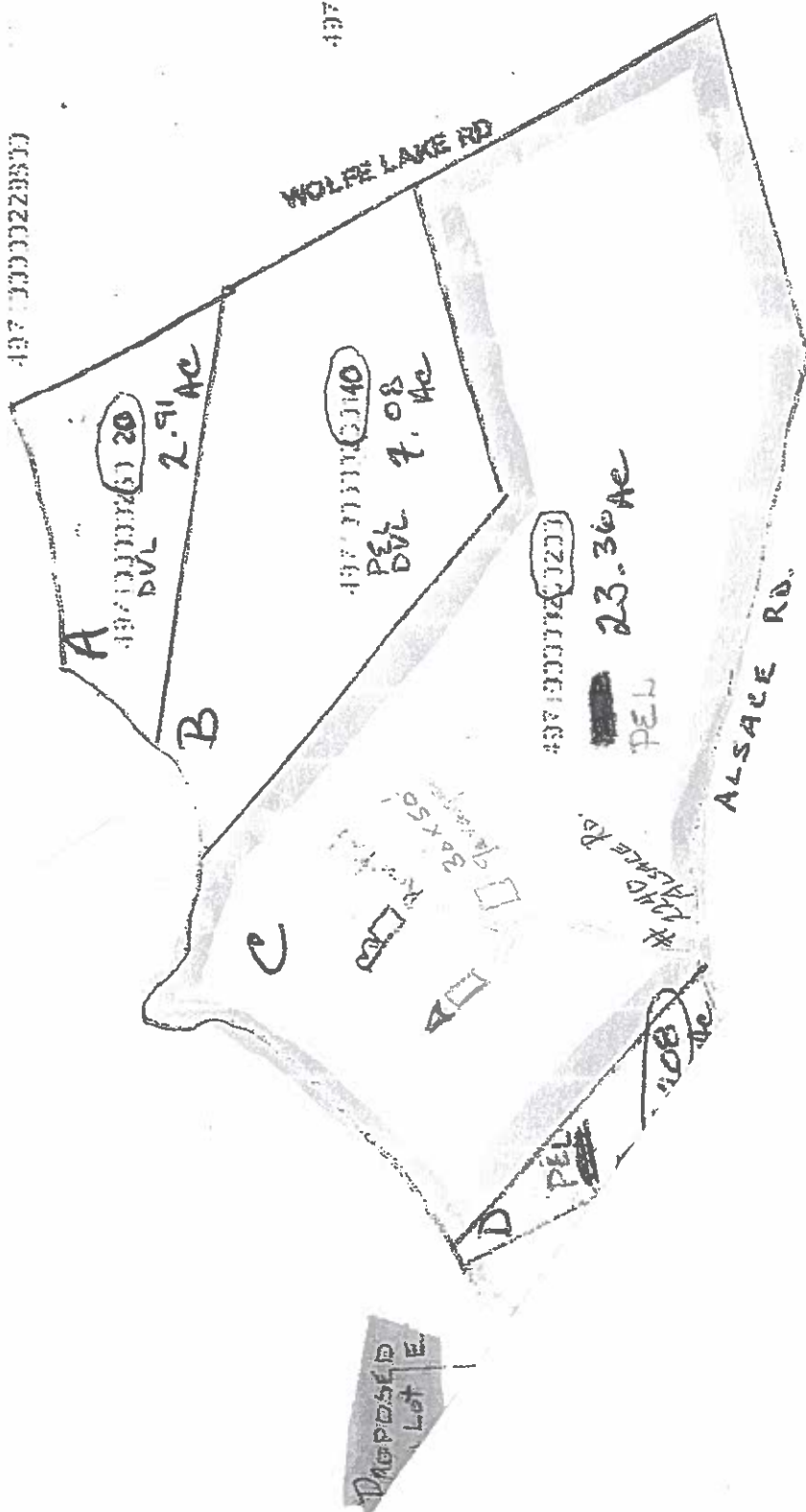
I John-Paul Negrinotti, Secretary-Treasurer of the Township of Nipissing Committee of Adjustment certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this **8<sup>th</sup> day of June, 2021.**

  
.....  
Signature of Secretary-Treasurer



MAY 19 2021



RUTH HAVENOR



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: June 8, 2021

NUMBER: COAR2021-08

Moved by *Marchant*

Seconded by *Paul Lafrance*

That the Committee of Adjustment meeting be adjourned.

Time: 6:11 p.m.

For      Against

PIPER  
KIRKEY  
MARCHANT  
MOORE  
SCOTT  
LAFRANCE  
WALLACE

Carried ✓  
*J. Piper*  
Chairperson