

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

February 8, 2022

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, February 8, 2022** to hear **two** Consent Applications. 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, Liz Moore, Steve Kirkey, Tom Marchant, James Scott, Penelope Wallace, John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance**

Visitors Present: **Paul Goodridge, Michael Howse and Patrick Towns, MHBC.**

Disclosure of pecuniary interest: **None**

COAR2022-04 J. Scott, S. Kirkey: That we adopt the Committee of Adjustment minutes of **January 4th, 2022** Carried.

COAR2022-05 S. Kirkey, L. Moore: Application **C2022-02** – Applicant: **Paul Goodridge on behalf of Owners Michael and Jane Howse**

DECISION: The Consent proposes to create two (2) new rural residential lots on the subject lands, for a total of three (3) lots. The Retained Lot is to be approximately 8.4 hectares in lot area and have an approximate lot frontage of 308 metres on Highway 534. Severed Lot 1 is to be approximately 5.1 hectares in lot area and have an approximate lot frontage of 100 metres on Highway 534. Severed Lot 2 is to be approximately 4.1 hectares in size and have a lot frontage of 100 metres on Highway 534. The Retained Lot, Severed Lot 1 and Severed Lot 2 are vacant. The Township of Nipissing Committee of Adjustment approves consent application C2022-02 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 severed and retained 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) Removal of the H1 Symbol from the subject lands.
- f) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township; 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).

COAR2022-06 L. Moore, J. Scott: Application C2022-03 – Applicant Paul Goodridge on behalf of Owners Derek McComb and 1904375 Ontario Inc.

DECISION: The Consent proposes to recreate previously existing 40-hectare lots and to create one (1) new lot on the subject lands. The Owner is proposing the following:

- To recreate three (3) original 40-hectare lots and merge the lots with abutting 40-hectare lots that do not have lot frontage on a municipal road.
- A lot addition to provide lot frontage and access to the western most proposed lot (Lot 16, Concession 1 and 2).
- The creation of one new lot, with a lot frontage of approximately 182 metres and a depth of 553 metres (Part of Lot 17, Concession 2), in accordance with the drawing dated January 31, 2022 prepared by Goodridge Goulet Planning & Surveying Ltd.

The Township of Nipissing Committee of Adjustment approves consent application C2022-03 by providing provisional Consent, subject to the following conditions:

CONDITIONS:

That the applicant provides the Township with:

- h) A copy of the Reference Plan(s) to be deposited in the Land Registry office that is substantially in compliance with the application sketch;
- i) The original executed transfers (deeds), both duplicate originals and one photocopy per Consent;
- j) A schedule describing both severed and retained lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- k) Part 2 and Part 3 on Plan 42R-20658 be transferred to the Township of Nipissing;
- l) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township;
- m) 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); and,
- n) 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.

COAR2022-07 S. Kirkey, J. Scott: That the Committee of Adjustment meeting be adjourned. Time: 6:48 p.m. Carried.

Chairperson:

Secretary: