

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

March 29, 2022

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, March 29, 2022** to hear **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: Tom Piper, Liz Moore, Steve Kirkey, Tom Marchant, James Scott, Penelope Wallace, Paul Lafrance and John-Paul Negrinotti, Secretary-Treasurer.

Regrets: None

Visitors: Natasha Lewis, Doug Thorndyke and Rose Haufe.

Disclosure of pecuniary interest: **None**

COAR2022-11 S. Kirkey, L. Moore : That we adopt the Committee of Adjustment minutes of **March 15th, 2022** Carried.

COAR2022-12 P. Lafrance, J. Scott: Application **A2022-02** – Applicant: Property Owner Natasha Lewis

DECISION: To grant the requested variance as per drawings submitted with the application and the sketch prepared by Miller and Urso Surveying dated February 28th, 2022.

- **To permit a basement in an existing one storey frame dwelling. The dwelling and proposed basement are located within 30 metres of the shoreline. Section 3.23 a) ii) of the Zoning By-law does not permit an increase in volume within the required front yard which is 30 metres for the Limited Service Residential (LSR) Zone. The existing dwelling is one storey and has a volume of 467m³. The proposed dwelling including the basement is to have a total volume of 734m³.**

CONDITIONS:

1. That the applicant construct the dwelling in accordance with the drawings received with the application and the survey prepared by Miller and Urso Surveying Inc. dated February 28, 2022.

REASONS FOR DECISION: **The proposed development meets the four tests of a Minor Variance.**

COAR2022-13 L. Moore, J. Scott: That the Committee of Adjustment meeting be adjourned.
Time: 6:07 p.m. Carried.

Chairperson:

Secretary:

DRAFT