

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

August 16, 2022

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, August 16, 2022** to hear Consent Application C2022-04 and C2022-05. The meeting was held in person at the Township of Nipissing Community Centre and livestreamed to the Township of Nipissing YouTube channel.

Time: 6:00 p.m.

Present: Tom Piper, Tom Marchant, James Scott, Paul Lafrance and John-Paul Negrinotti, Secretary-Treasurer.

Zoom Attendance: Penelope Wallace

Regrets: Steve Kirkey and Liz Moore

Visitors: Paul Goodridge

Disclosure of pecuniary interest: **None**

COAR2022-17 P. Lafrance, T. Marchant: That we adopt the Committee of Adjustment minutes of **July 12th, 2022** Carried.

COAR2022-18 T. Marchant, J. Scott: Application **C2022-04 and C2022-05** – Applicant: **Goodridge Goulet Planning and Surveying Ltd. on behalf of Leonard and Lucille Watson.**

DECISION: The Consent application proposes to:

- 1) Recreate two original Township lots of approximately 40 hectares in lot area.
- 2) Complete a lot line adjustment between two original Township lots.

The Township of Nipissing Committee of Adjustment approves Consent application C2022-04 and C2022-05 by providing provisional Consent, subject to the following conditions:

CONDITIONS:

That the applicant provides the Township with:

1. A copy of the Reference Plan(s) to be deposited in the Land Registry office that is substantially in compliance with the application sketch;
2. The original executed transfers (deeds), both duplicate originals and one photocopy per Consent;

3. A schedule describing both severed lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
4. Written approval from the North Bay Mattawa Conservation Authority confirming that each of the proposed Retained Lot (vacant lot) is a suitable size and configuration to accommodate new private on-site sewage and water services;
5. Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage for the proposed Retained Lot (vacant lot) to the satisfaction of the Township;
6. That the applicant demonstrate that both proposed lots and the existing development complies with the Zoning By-law;
7. A Certificate in the appropriate Form(s) prescribed in O.Reg. 197/96, Schedule 1, for signature of the Township of Nipissing Committee of Adjustment Official (Secretary-Treasurer or Chairperson).

COAR2022-19 J. Scott, P. Lafrance: That the Committee of Adjustment meeting be adjourned.
Time: 6:13 p.m. Carried.

Chairperson:

Secretary: