

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

May 16, 2023

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, May 16, 2023** to hear Consent Applications A2023-01 and C2023-01. 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, Dave Yemm, Tom Butler, Shelly Foote, Steve Kirkey, Paul Lafrance, John-Paul Negrinotti, Secretary-Treasurer, and Kris Croskery-Hodgins, Municipal Administrator.

Regrets: None

Zoom Attendance: Penelope Wallace

Visitors: Ron Wheeldon, Diane Wheeldon, Ron Wheeldon Jr., Don Rushton, Crystal Felker, Robert Onions and Liam Chalapenko.

Disclosure of pecuniary interest: **None**

COAR2023-01 D.Yemm, S. Kirkey: That we adopt the Committee of Adjustment minutes of **December 20th, 2022 Carried.**

COAR2023-02 T. Butler, S. Foote: Application **A2023-01** – Applicant: Patricia O’Connor

DECISION: To grant the requested variance as in accordance with the following:

1. To permit the enlargement of a legal non-conforming use (single unit dwelling) under Section 45 (1) and (2) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended. The subject property is zoned “Industrial Extractive” (MX), “Rural” (RU) and “Environmental Protection” (EP). The proposed application is to permit an addition (101 square metres) to the existing single unit dwelling that is located in the MX Zone. A single unit dwelling is not permitted within the MX Zone and therefore is considered as legal non-conforming in the context of the *Planning Act*.

CONDITIONS:

1. That the applicant construct the dwelling in accordance with the sketch received with the application.

REASONS FOR DECISION: The proposed development meets the requirements of a Minor Variance under Section 45 (1) and (2) of the *Planning Act*.

Carried.

COAR2023-03 S. Kirkey, S. Foote: C2023-01 – Applicant: **Mac Haufe**

DECISION: The Consent application proposes to sever one new lot from the subject lands for residential use. The Township of Nipissing Committee of Adjustment approves Consent application C2023-01 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 the retained and severed lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- d) Written confirmation from the North Bay Mattawa Conservation Authority to demonstrate that there is a sufficient and potable water supply and to permit the installation of an adequate means of sewage disposal;
- e) Entrance permit from the Township for the severed lot on Byers Road;
- f) Any travelled road situated on the subject property should be transferred to the municipality for road purposes.
- g) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township; and,
- h) 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).

Carried.

COAR2023-04 T. Butler, D. Yemm: That the Committee of Adjustment meeting be adjourned.

Time: 6:13 p.m. Carried.

Chairperson:

Secretary: