

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**December 19, 2023**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, December 19, 2023** to hear one **Consent Application C2023-02**. 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, and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance**

Zoom Attendance: **Penelope Wallace**

Visitors: **Steve MacArthur (Tulloch Consulting), Steven Turcotte, Wendy Mayne, Hans Einhorn, Brian Boettger.**

Disclosure of pecuniary interest: **None**

**COAR2023-08 T. Butler, S. Kirkey:** That we adopt the Committee of Adjustment minutes of **September 19<sup>th</sup>, 2023 Carried.**

**COAR2023-09 D. Yemm, S. Foote:** Application C2023-02 – Applicant: **Murray and Sharon Becker**

DECISION: The Consent application proposes to sever one new lot from the subject lands for rural residential use. The Township of Nipissing Committee of Adjustment approve Consent application C2023-02 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 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;
- f) Any travelled road situated on the severed or retained lot shall be transferred to the Township for road purposes;
- g) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township;
- h) Obtain approval of a Zoning By-law Amendment application to protect the fish habitat and associated adjacent lands; and,
- i) 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**

**COAR2023-10 S. Kirkey, T. Butler:** That the Committee of Adjustment meeting be adjourned.

**Time: 6:11 p.m. Carried.**

Chairperson:

Secretary: