

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

February 6, 2024

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, February 6, 2024** to hear one **Consent Application C2024-01** and one **Minor Variance Application A2024-01**. 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 and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance**

Zoom Attendance: **Penelope Wallace**

Visitors: **Steve MacArthur (Tulloch Consulting), Marlene Davies, Deb Monteclavo, Vito Monteclavo, Monika Gazzola, Sergio Gazzola and Caroline Hughes**

Disclosure of pecuniary interest: **None**

COAR2024-01 D. Yemm, T. Butler: That we adopt the Committee of Adjustment minutes of **December 19th, 2023 Carried.**

COAR2024-02 S. Foote, S. Kirkey: Application C2024-01 – Applicant: **Valin Partners LLP (c/o Andrew Lawson) on behalf of Sergio Joseph Gazzola and Monika Carmen Gazzola**

DECISION: The Consent application proposes to recreate original 40 hectare (100 acre) lots for a total of two (2) lots on the subject lands. The Township of Nipissing Committee of Adjustment approve Consent application C2024-01 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 for the Severed and Retained lots, if applicable;
- f) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township;
- g) Any travelled road situated on the Severed or Retained lot shall be transferred to the Township for road purposes; 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

COAR2024-03 T. Butler, D. Yemm: Application **A2024-01** – Applicant: Tulloch Geomatics Inc. (c/o Steve McArthur) on behalf of property owners Lukas Rheal White and Adrienne White.

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

- To permit the expansion of an existing legal non-complying dwelling, roofed porch and deck within the required front yard of 30 metres in the LSR Zone. [Schedule B of Zoning By-law]
- To permit the expansion of an existing legal non-complying dwelling, roofed porch and deck within 30 metres of a waterbody. [Section 3.37 of Zoning By-law]
- To permit the expansion of an existing legal non-complying dwelling, roofed porch and deck that increases the volume of the building/structure within the required front yard. [Section 3.23 a) ii) of Zoning By-law]
- To permit a maximum lot coverage of 11.9% where the maximum lot coverage permitted in the LSR Zone is 10%. [Schedule B of Zoning By-law]
- To legalize an existing accessory structure that is located 3.89 metres from a road where the Zoning By-law requires a minimum setback of 8 metres. [Section 3.3 c) of Zoning By-law]

CONDITIONS:

- That the applicant constructs the dwelling in accordance with the drawings received with the application and the survey prepared by Tulloch Geomatics Inc., dated December 21, 2023.
- That the applicant obtains all necessary permits for the work referenced in this application.

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

Carried

COAR2024-04 P. Lafrance, S. Kirkey: That the Committee of Adjustment meeting be adjourned. **Time: 6:17 p.m. Carried.**

Chairperson:

Secretary: