

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

March 19, 2024

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, February 19, 2024** to hear one **Consent Application C2024-02** and one **Minor Variance Application A2024-02**. 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, Paul Lafrance and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **None**

Zoom Attendance: **Penelope Wallace and Patrick Townes (MHBC Consulting)**

Visitors: **Mackenzie Van Horn (Tulloch Consulting), Troy White and Chris and Lisa Schinkel.**

Disclosure of pecuniary interest: **None**

COAR2024-05 D. Yemm, S. Foote: That we adopt the Committee of Adjustment minutes of **February 6th, 2024 Carried.**

COAR2024-06 S. Kirkey, T. Butler Application **A2024-02** – Applicant: Tulloch Geomatics Inc. (c/o Steve McArthur) on behalf of property owner Allison Sterling.

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

- To permit the reconstruction of an existing legal non-complying one storey single unit dwelling and roofed porch within the required minimum water yard of 30 metres in the LSR Zone. [Schedule B of Zoning By-law]
- To permit the construction of an accessory building (detached garage) within the required minimum water yard of 30 metres in the LSR Zone. [Schedule B of Zoning By-law]
- To permit the reconstruction of an existing legal non-complying one storey single unit dwelling and roofed porch within 30 metres of a waterbody. [Section 3.37 of Zoning By-law]
- To permit the construction of an accessory building (detached garage) within 30 metres of a waterbody. [Section 3.37 of Zoning By-law]
- To permit the reconstruction of an existing legal non-complying one storey single unit dwelling and roofed porch that increases the volume of the building/structure within the required water yard. [Section 3.23 a) ii) of Zoning By-law]

CONDITIONS:

- That the applicant constructs the new one storey single unit dwelling and accessory building (detached garage) in accordance with the drawings received with the application and the survey prepared by Tulloch Geomatics Inc., dated January 10, 2024.
- That the owner enter into a Site Plan Control Agreement with the Township to establish areas of tree preservation on the subject property.
- That the existing one storey frame cottage concrete block foundation (and decks) and metal clad shed 2.5m x 3.0m be removed prior to the issuance of a building permit.

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

COAR2024-07 T. Butler, S. Kirkey: C2024-02 – Applicant: Tulloch Geomatics Inc. (c/o Steve McArthur) on behalf of property owner **Chris and Lisa Schinkel**.

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 C2024-02 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 permit the installation of an adequate means of sewage disposal;
- e) Entrance permit from the Township where applicable;
- f) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township;
- g) 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

COAR2024-08 S. Foote, D. Yemm: That the Committee of Adjustment meeting be adjourned.
Time: 6:29 p.m. Carried.

Chairperson:

Secretary: