

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**May 14, 2024**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, May 14, 2024** to hear **one Minor Variance Application A2024-03 and two Consent Applications C2024-03 and C2024-04**. 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, Shelly Foote, Steve Kirkey, and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul LaFrance**

Zoom Attendance: **Penelope Wallace**

**Visitors: Keith Bryant, Lynn Bryant, Megan Grant and Stephen Grant**

Disclosure of pecuniary interest: **None**

**COAR2024-09 D. Yemm, S. Foote:** That we adopt the Committee of Adjustment minutes of **March 19, 2024 Carried.**

**COAR2024-10 S. Foote, S. Kirkey:** Application **A2024-03** – Applicant: Jackie Albert.

DECISION: To grant the requested variance as per the sketch prepared by Callon and Dietz dated October 18, 2023.

- To permit the reconstruction of an existing legal non-complying cabin "A" 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 cabin within 30 metres of a waterbody. [Section 3.37 of Zoning By-law]
- To permit the reconstruction of an existing legal non-complying cabin within 6 metres of a side yard.
- To permit the reconstruction of an existing legal non-complying cabin 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 dwelling in accordance with the drawings received with the application and the survey prepared by Callon and Dietz dated October 18, 2023.

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

**COAR2024-11 D. Yemm, S. Foote: C2024-03** – Applicant: Megan Grant, on behalf of Lynn and Keith Bryant.

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 C2024-03** 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 severed and retained 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 the ability to install 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; and,
- 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.**

**COAR2024-12 S. Kirkey, D. Yemm: C2024-04** – Applicant: Bradley and Cheri Reid

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 **C2024-04** 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 severed and retained 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 the ability to install an adequate means of sewage disposal for the Retained Lot;
- e) Entrance permit from the MTO for the Retained Lot;
- f) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township; and,
- 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).

**COAR2024-13 S. Kirkey, D. Yemm:** That the Committee of Adjustment meeting be adjourned. **Time: 6:10 p.m. Carried.**

Chairperson:

Secretary: