

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

July 16, 2024

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, July 16, 2024** to hear **two Consent Applications C2024-05 and C2024-06**. 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, James Scott and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul LaFrance**

Zoom Attendance: **Penelope Wallace**

Visitors: Paul Goodridge

Disclosure of pecuniary interest: **None**

COAR2024-14 D. Yemm, S. Foote: That we adopt the Committee of Adjustment minutes of **May 14, 2024 Carried.**

COAR2024-15 S. Kirkey, J. Scott: Application **A2024-05** – Applicant: Tony Bolwerk

DECISION: The purpose of the application is to create one (1) new rural residential lot on the subject lands. The proposed Severed Lot is to be approximately 2.7 hectares in lot area with an approximate lot frontage of 85 metres on Highway 654. The proposed Retained Lot is to be approximately 29 hectares in lot area and have an approximate lot frontage of 200 metres on Stonecutters Road. The Township of Nipissing Committee of Adjustment approves Consent application C2024-05 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) Entrance permit for the Severed Lot, if applicable.
- e) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township; and,
- f) 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.

COAR2024-16 D. Yemm, S. Foote: Application **C2024-06** – Applicant: Tony Bolwerk

DECISION: The purpose of the application is to complete a lot addition with the adjacent property located at 21 Stonecutters Road. The owner 3451 Highway 654 is proposing to add 8.5 hectares of land to the property located at 21 Stonecutters Road. The Township of Nipissing Committee of Adjustment approve Consent application C2024-06 for a lot addition 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 the lands to be added and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- d) Confirmation that the lands to be added (8.5 hectares) have been transferred from 3451 Highway 654 to 21 Stonecutters Road;
- e) 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.

COAR2024-17 J. Scott, S. Kirkey: That the Committee of Adjustment meeting be adjourned. **Time: 6:07 p.m. Carried.**

Chairperson:

Secretary: