

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

December 17, 2024

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, December 17, 2024** to hear **two Minor Consent Applications C2024-07 and C2024-08**. 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: **Dave Yemm, Shelly Foote, Steve Kirkey, James Scott, Paul Lafrance and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Penelope Wallace**

Zoom Attendance: **None**

Visitors: MacKenzie VanHorn, Paul Goodridge, Brandon and Kaja Kotulak

Disclosure of pecuniary interest: Mayor Dave Yemm.

COAR2024-21 J. Scott, S. Kirkey: That we adopt the Committee of Adjustment minutes of **September 17th, 2024. Carried.**

Mayor Dave Yemm declared pecuniary interest for item #3 on the agenda as the applicant is his immediate family member. Mayor Yemm left the Committee of Adjustment Hearing Room. Shelly Foote assumed the role of Chairpersons position.

COAR2024-22 J. Scott, S. Kirkey: Application C2024-07 – Applicant: **Goodridge Goulet Planning and Surveying Ltd. On behalf of Property Owners David Yemm, Jr. and Morgan Marchant**

DECISION: The Consent application proposes to sever two new lots from the subject lands for future residential use. The Township of Nipissing Committee of Adjustment approve Consent application C2024-07 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) Any travelled road situated on the Retained or Severed Lots shall be transferred to the Township for road purposes (if applicable)
- 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.

Mayor Yemm returned to the Committee of Adjustment table.

COAR2024-23 S. Foote, S. Kirkey: Application C2024-08 – Applicant: **Tulloch Geomatics Inc. (C/O Steve McArthur) on behalf of Property Owners Brandon and Kaja Kotulak**

DECISION: The Consent application proposes to sever two new lots from the subject lands for future residential use. The Township of Nipissing Committee of Adjustment approve Consent application C2024-08 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 permit the installation of an adequate means of sewage disposal;
- e) Entrance permit for the Severed Lot, 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 Retained or Severed Lots shall be transferred to the Township for road purposes (if applicable)
- 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.

COAR2024-24 P. Lafrance, S. Foote: That the Committee of Adjustment meeting be adjourned.

Time: 6:11 p.m. Carried.

Chairperson:

Secretary: