

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**February 4, 2025**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, February 4, 2025** to hear **two Consent Applications C2025-01 and C2025-02**. 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: **Dave Yemm, Shelly Foote, Lisa Chalapenko, Steve Kirkey, James Scott, and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance**

Zoom Attendance: **Penelope Wallace**

**Visitors: Douglas Boswell, Dan Dobson, Emily and Cody Holley, Peter Gauthier**

Disclosure of pecuniary interest: None

**COAR2025-01 S. Kirkey, S. Foote:** That we adopt the Committee of Adjustment minutes of **December 17<sup>th</sup>, 2024. Carried.**

**COAR2025-02 J. Scott, S. Foote:** Application C2025-02 Applicant: **Callon Dietz (c/o Mike Simpson)** Owner: **Daniel and Thora Dobson**

DECISION: The purpose of the application is to create one (1) new lot on the subject property, for a total of two (2) lots. The proposed lots have lot frontage on Barrett Road. The following is a summary of the proposal:

- The proposed Retained Lot is to have a lot area of approximately 38.4 hectares (95 acres) and a lot frontage of approximately 312 metres on the Barrett Road.
- The proposed Severed Lot is to have a lot area of approximately 2 hectares (5 acres) and a lot frontage of approximately 90 metres on Barrett Road.
- The proposed Retained Lot contains an existing single detached dwelling, and the proposed Severed Lot is to be used for rural residential uses (vacant).
- Both the Retained Lot and the Severed Lot will be accessed by Barrett Road.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-01 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) Any travelled road situated on the Retained or Severed Lots shall be transferred to the Township for road purposes (if applicable);
  - e) Written confirmation from the North Bay Mattawa Conservation Authority to demonstrate that there is the ability to install an adequate means of sewage disposal on the Severed Lot;
  - f) Entrance permit from the Township where applicable;
  - g) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township; 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.**

**COAR2025-03 S. Foote, L. Chalapenko:** Application C2025-02 – Applicant: **Emily and Cody Holley**  
Owner: **Lawrence Gauthier**

DECISION: The purpose of the Consent application is to create one (1) new rural lot on the subject lands for a total of two (2) lots. The proposed lots have lot frontage and access on Ponderosa Road. The following is a summary of the proposed lots based on the information submitted with the application:

- The proposed Retained Lot is to have a lot area of approximately 26.42 hectares (65.29 acres) and a lot frontage of approximately 54 metres on the Ponderosa Road.
- The proposed Severed Lot is to have a lot area of approximately 4.7 hectares (11.6 acres) and a lot frontage of approximately 160 metres on Ponderosa Road.
- The proposed lots are to be used for rural residential purposes.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-02 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) Any travelled road situated on the Retained or Severed Lots shall be transferred to the Township for road purposes (if applicable);
- 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) Approval of a Zoning By-law Amendment to implement the recommendations contained within the Scoped Environmental Impact Study and the Level 2 Wildland Fire Risk Assessment; and to recognize the reduced lot frontage on the proposed Retained Lot; 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.**

**COAR2025-04 J. Scott, S. Kirkey:** That the Committee of Adjustment meeting be adjourned.

**Time: 6:12 p.m. Carried.**

Chairperson:

Secretary: