

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**April 8, 2025**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, April 8, 2025** to hear **one Consent Application C2025-03**. 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, Paul Lafrance and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **None**

Zoom Attendance: **Penelope Wallace**

**Visitors: None**

Disclosure of pecuniary interest: None

**COAR2025-05 S. Foote, J. Scott:** That we adopt the Committee of Adjustment minutes of **February 4<sup>th</sup>, 2025. Carried.**

**COAR2025-06 L. Chalapenko, P. Lafrance:** Application C2025-03 Applicant: **GGPS Ltd. c/o Paul Goodridge** Owner: **Gilbert Byers**

DECISION: The purpose of the application is to create one (1) new lot on the subject lands, for a total of two (2) lots, including the following:

- The proposed Retained Lot is to have a lot area of approximately 35 hectares (86.5 acres) and a lot frontage of approximately 27 metres on Alsace Road (south of the Retained Lot) and approximately 853 metres of frontage on Alsace Road (east of the Retained Lot).
- The proposed Severed Lot is to have a lot area of approximately 1 hectare (2.5 acres) and a lot frontage of approximately 81 metres on Alsace Road (east of the Severed Lot).
- There is an existing sugar shack building located on the Retained Lot.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-03 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 the Retained and Severed Lot and naming the applicable grantor and grantee

attached to the transfers for approval purposes;

- d) Any travelled road situated on the Retained or Severed Lot 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; 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.**

**COAR2025-07 S. Kirkey, S. Foote:** That the Committee of Adjustment meeting be adjourned.

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

Chairperson:

Secretary: