

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

May 13, 2025

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, May 13, 2025** to hear **two Consent Applications C2025-04 and C2025-05**. 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, Kris Croskery-Hodgins**

Regrets: **Paul Lafrance**

Zoom Attendance: **John-Paul Negrinotti, Secretary-Treasurer and Penelope Wallace**

Visitors: John and Sheila Richards

Disclosure of pecuniary interest: Mayor Dave Yemm

COAR2025-08 L. Chalapenko, J. Scott: That we adopt the Committee of Adjustment minutes of **April 8th, 2025. Carried.**

Mayor Dave Yemm declared a 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 Chairperson of the position.

COAR2025-09 J. Scott, L. Chalapenko: Application C2025-04 Applicant: **Goodridge Goulet Planning and Surveying Ltd. On behalf of Property Owners Morgan Marchant and Dave Yemm Jr.**

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 41 hectares (101 acres) and a lot frontage of approximately 570 metres on Birch Grove Road.
- The proposed Severed Lot is to have a lot area of approximately 0.8 hectare (2 acres) and a lot frontage of approximately 84 metres on Birch Grove Road.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-04 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 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 proposed lots shall be transferred to the Township for road purposes (if applicable);
- e) Entrance permit from the Township, where applicable; 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.

Mayor Yemm returned to the Committee of Adjustment table and assumed the Chairperson position.

COAR2025-10 J. Scott, S. Foote: Application C2025-05 Applicant: **John and Shelia Richards on behalf of Property Owner Thomas Richards.**

DECISION: The purpose of the application is to create two (2) new lots on the subject lands for a total of three (3) lots, including the following:

- The proposed Retained Lot is to have a lot area of approximately 38 hectares (93 acres) and a lot frontage of approximately 130 metres on Highway 534.
- The proposed Severed Lot #1 is to have a lot area of approximately 1.1 hectares (2.8 acres) and a lot frontage of approximately 88 metres on Highway 534.
- The proposed Severed Lot #2 is to have a lot area of approximately 0.8 hectares (2 acres) and a lot frontage of approximately 64 metres on Highway 534.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-05 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 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 proposed lots shall be transferred to the Township for road purposes (if applicable);
- e) Entrance permit from the Township or Ministry of Transportation, where applicable;
- f) The proposed retained lot be zoned to require development and site alteration on the

- proposed lots to be located at least 120 metres from the unclassified wetland feature;
- 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.

COAR2025-11 S. Foote, S. Kirkey: That the Committee of Adjustment meeting be adjourned.

Time: 6:11 p.m. Carried.

Chairperson:

Secretary: