

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

June 10, 2025

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, June 10, 2025** to hear **one Consent Applications C2025-06**. 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: **Dave Yemm, Shelly Foote, Lisa Chalapenko, Steve Kirkey, James Scott and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance and Penelope Wallace**

Visitors: Steve McArthur, Tulloch Engineering and Justin and Shiloe Coomber

Disclosure of pecuniary interest: None

COAR2025-12 L. Chalapenko, S. Foote: That we adopt the Committee of Adjustment minutes of **May 13th, 2025. Carried.**

COAR2025-13 S. Kirkey, J. Scott: Application C2025-06 Applicant: **Tulloch Engineering c/o Steve McArthur. On behalf of Property Owner Reginald (Reg) John Adams.**

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 40.5 hectares (100 acres) and a lot frontage of approximately 300 metres on Pilgers Road.
- The proposed Severed Lot is to have a lot area of approximately 40.5 hectares (100 acres) and a lot frontage of approximately 490 metres on Pilgers Road.
- An existing dwelling and accessory buildings/structures are located on the proposed Retained Lot.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-06 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) A Zoning By-law Amendment to rezone a portion of the proposed Severed Lot to the Environmental Protection (EP) Zone to include lands within 120 metres of the unclassified wetland feature;
- e) The conveyance of title to the bed of the public traveled road in Lot 3, Cons 11 and 12 free and clear of encumbrances, such conveyance encompassing 33 feet on either side of the centre line of the traveled road.
- 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).

Deferred – Deferred to allow for further review and agency input.

COAR2025-14 S. Foote, L. Chalapenko: That the Committee of Adjustment meeting be adjourned. **Time: 6:30 p.m. Carried.**

Chairperson:

Secretary: