

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

July 15, 2025

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, June 10, 2025** to hear **Consent Applications C2025-06, C2025-07, C2025-08 and C2025-09**. 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, Lisa Chalapenko, Steve Kirkey, James Scott, Penelope Wallace, Paul Lafrance and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Shelly Foote**

Visitors: **Steve McArthur, Tulloch Engineering, Justin and Shiloe Coomber, Debbie Aultman, Peter Aultman, Stan Piekarski, Joe Piekarski and Peter Straus**

Zoom Attendance: **Volodymyr Antonyuk**

Disclosure of pecuniary interest: None

COAR2025-15 S. Kirkey, J. Scott: That we adopt the Committee of Adjustment minutes of **June 10th, 2025. Carried.**

COAR2025-16 J. Scott, P. Wallace: 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) Any travelled road situated on the Retained or Severed Lot shall be transferred to the Township for road purposes (if applicable);
- 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

COAR2025-17 L.Chalapenko, S. Kirkey: Application C2025-07, C2025-08 and C2025-09

Applicant: **Tulloch Engineering c/o Stephen McArthur**
Owner: **Peter Henry Aultman**

DECISION: The purpose of the applications include the following:

- C2025-07: Consent (Lot Creation)
 - The owner is proposing is to create two (2) new lots on the subject lands. One of the proposed lots has lot frontage on Ruth Lake and has frontage and access on Alsace Road. The other proposed lot has lot frontage on Alsace Road.
- C2025-08: Consent (Lot Additions)
 - The owner is proposing a total of three (3) lot additions on the subject lands. Lots #2, #3 and #4 are proposed to be enlarged as a result of the proposed lot additions.
- C2025-09: Easements
 - The owner is proposing easements in order to correct existing access issues for all surrounding properties and to ensure all the proposed lots have legal access.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-07, C2025-08 and C2025-09 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 for the proposed lots and easements;

- b) The original executed transfers (deeds), both duplicate originals and one photocopy per Consent;
 - c) A schedule describing the proposed new lots (Severed Lot #1 and Severed Lot #2) and the lot additions, and naming the applicable grantor and grantee attached to the transfers for approval purposes;
 - d) Any travelled road situated on the subject lands 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 new wetland boundary and to rezone the shoreline lots to avoid split zoning;
 - h) Consent Agreement to be registered on title to include the recommendations and mitigation measures provided in the Wetland Mapping and Bird Nesting Assessment and the Wildland Fire Risk Assessment; and,
- 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

COAR2025-18 P. Lafrance, S.Kirkey: That the Committee of Adjustment meeting be adjourned.
Time: 6:40 p.m. Carried.

Chairperson:

Secretary: