

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**February 3, 2026**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, February 3, 2026** to hear **Consent Application C2026-01**. 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, Penelope Wallace and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance**

Visitors: **Ron Warman**

Zoom Attendance: **Penelope Wallace**

Disclosure of pecuniary interest: None

**COAR2026-01 S. Foote, S. Kirkey,:** That we adopt the Committee of Adjustment minutes of **September 2<sup>nd</sup>, 2025. Carried.**

**COAR2026-02 L. Chalapenko, J. Scott:** Application C2026-01– Applicants: **Ronald and Elizabeth Warman** Owner: **Same as Applicants**

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 36 hectares (90 acres) and a lot frontage of approximately 310 metres on Alsace Road.
- The proposed Severed Lot is to have a lot area of approximately 4 hectares (10 acres) and a lot frontage of approximately 90 metres on Alsace Road.

The Township of Nipissing Committee of Adjustment approves Consent application C2026-01 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 proposed lots shall be transferred to the Township for road purposes (if applicable);
- e) Entrance permit from the Township (if 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.**

**COAR2026-03 L. Chalapenko, J. Scott:** That the Committee of Adjustment meeting be adjourned. **Time: 6:06p.m. Carried.**

Chairperson:

Secretary: