

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

September 2, 2025

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, September 2nd, 2025** to hear **Consent Application C2025-10**. 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: **Shelly Foote, Lisa Chalapenko, Steve Kirkey, James Scott, Penelope Wallace and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Dave Yemm and Paul Lafrance**

Visitors: **Cynthia Giesler, John Giesler, Matt Giesler, Tim and Kim Brown**

Zoom Attendance: **Penelope Wallace**

Disclosure of pecuniary interest: None

COAR2025-19 S. Kirkey, L. Chalapenko: That we adopt the Committee of Adjustment minutes of **July 15th, 2025. Carried.**

COAR2025-20 J. Scott, L. Chalapenko: Application C2025-10 – Applicant: **Callon Dietz c/o Mike Simpson On behalf of Property Owner Cynthia Giesler**

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 has a lot area of approximately 15.4 hectares (38.1 acres) and a large lot frontage on the South River; and also has approximately 256 metres of frontage on Highway 654.
- The proposed Severed Lot has a lot area of approximately 4 hectares (10 acres) and a lot frontage of approximately 150 metres on Highway 654.

The Township of Nipissing Committee of Adjustment approves Consent application C2025-10 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) Entrance permit from the Township (if applicable);
- e) Any travelled road situated on the Retained or Severed Lots shall be transferred to the Township for road purposes (if applicable);
- 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

COAR2025-21 S.Kirkey, J. Scott: That the Committee of Adjustment meeting be adjourned.

Time: 6:08p.m. Carried.

Chairperson:

Secretary: