

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

June 16, 2026

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, June 16, 2026** to hear **Consent Application C2026-03**. 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, Paul Lafrance and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Penelope Wallace**

Visitors: **Steve McArthur**

Zoom Attendance: **None**

Disclosure of pecuniary interest: None

COAR2026-08 S. Kirkey, J. Scott: That we adopt the Committee of Adjustment minutes of **February 17, 2026. Carried.**

COAR2026-09 S. Foote, L. Chalapenko: Application C2026-03 Applicant: **Tulloch Engineering c/o Stephen McArthur**

Owners: **Tim Morgan – 79 Hinchberger Bay Road
Samuel Bagyan and Cheryl Butler – 95 Hinchberger Bay Road**

DECISION: The purpose of the application is to complete a lot addition between the two adjacent properties located at 79 Hinchberger Bay Road and 95 Hinchberger Bay Road. A small triangular parcel of land is proposed to be added to the property at 79 Hinchberger Bay Road that includes a part of the existing driveway that provides access to the dwelling on 79 Hinchberger, that is currently located on the property located at 95 Hinchberger Bay Road. The property located at 79 Hinchberger Bay Road is getting larger and the property at 95 Hinchberger Bay Road is getting smaller. Following the lot addition, the property located at 95 Hinchberger Bay Road has a lot area of approximately 4,800 square metres.

The Township of Nipissing Committee of Adjustment approves Consent application C2026-03 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 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).
 - e) A Zoning By-law Amendment to recognize the reduction to the lot area for the property located at 95 Hinchberger Bay Road.

Carried.

COAR2026-10 S. Kirkey, P. Lafrance: That the Committee of Adjustment meeting be adjourned.
Time: 6:07p.m. Carried.

Chairperson:

Secretary: