

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**July 14, 2026**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, July 14, 2026** to hear one **Consent Application C2026-04** and one **Minor Variance Application A2026-02**. 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: **Steve McArthur and David Morin**

Zoom Attendance: **None**

Disclosure of pecuniary interest: None

**COAR2026-11 S. Foote, S. Kirkey:** That we adopt the Committee of Adjustment minutes of **June 16<sup>th</sup>, 2026. Carried.**

**COAR2026-12 J. Scott, L. Chalapenko:** Application C2026-04 – Agent: **Tulloch Engineering c/o Stephen McArthur** Owner: **James Michael**

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 8.76 hectares (21.63 acres), a lot frontage of approximately 700 metres on the Commanda Creek, and a frontage of approximately 700 metres on Rye Road.
- The proposed Severed Lot is to have a lot area of approximately 4.06 hectares (10.04 acres), a lot frontage of approximately 400 metres on the Commanda Creek, and a frontage of approximately 400 metres on Rye Road.
- The subject lands are currently vacant.

The Township of Nipissing Committee of Adjustment approves Consent application C2026-04 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 Retained Lot to the Environmental Protection (EP) Zone to include lands within 120 metres of the unclassified (Other) 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) Written confirmation from the North Bay Mattawa Conservation Authority to demonstrate that there is the ability to install an adequate means of sewage disposal on both the Retained and Severed Lot;
- g) Entrance permit from the Township (where applicable);
- h) Written confirmation that sufficient capacity exists for treatment capacity for hauled sewage to the satisfaction of the Township; and,
- i) 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.**

**COAR2026-13 P. Wallace, S. Foote:** Application **A2026-02** – Applicant: Property Owners David Morin and Emma Jones

DECISION: To grant the requested variance as per the attached sketch prepared by Tulloch Geomatics Inc., received June 24, 2026.

- 1. A minimum setback of 15.7 metres from the waters edge to the proposed covered deck whereas a setback of 30 metres is required.
- 2. A minimum setback of 4.8 metres from the side lot line to a proposed covered deck whereas a setback of 6 metres is required.

CONDITIONS:

- 1. That the applicant obtains all necessary permits for the work referenced in this application.

REASONS FOR DECISION: The proposed development meets the four tests of a Minor Variance. **Carried.**

**COAR2026-14 J. Scott, S. Kirkey:** That the Committee of Adjustment meeting be adjourned.  
**Time: 6:10p.m. Carried.**

Chairperson:

Secretary: