

MINUTES  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT

**August 11, 2026**

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, August 11, 2026** to hear **Consent Application C2026-05**. 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: **Don Goulet, Rob Serson, Leonard and Lucille Watson.**

Zoom Attendance: **None**

Disclosure of pecuniary interest: None

**COAR2026-15 S. Foote, J. Scott:** That we adopt the Committee of Adjustment minutes of **July 14<sup>th</sup>, 2026. Carried.**

**COAR2026-16 P. Wallace, S. Kirkey:** Application C2026-05 – Agent: **Goodridge Planning & Surveying Ltd. c/o Paul Goodridge** Owner: **Leonard and Lucille Watson**

DECISION: The purpose of the application is to create two (2) new lots on the subject lands for a total of two (3) lots, including the following:

PURPOSE OF APPLICATION: The purpose of the application is to create two (2) new lots on the subject lands for a total of three (3) lots, including the following:

- The proposed Retained Lot is to have a lot area of approximately 46.7 hectares (115.4 acres) and a lot frontage of approximately 315 metres on Hazelglen Road.
- The proposed Severed Lot #1 is to have a lot area of approximately 0.8 hectares (2 acres) and a lot frontage of approximately 91 metres on Hazelglen Road.
- The proposed Severed Lot #2 is to have a lot area of approximately 0.8 hectares (2 acres) and a lot frontage of approximately 91 metres on Hazelglen Road.
- There is an existing dwelling and accessory building/structures located on the proposed Retained Lot. The proposed Severed Lots are to be vacant.

The Township of Nipissing Committee of Adjustment approves Consent application C2026-05 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 Retained or Severed Lots shall be transferred to the Township for road purposes (if applicable);
- e) 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;
- 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,  
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.**

**COAR2026-17 S. Kirkey, L. Chalapenko:** That the Committee of Adjustment meeting be adjourned. **Time: 6:08p.m. Carried.**

Chairperson:



Secretary:

