

MINUTES
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

October 6, 2026

A meeting of the Township of Nipissing Committee of Adjustment was held on **Tuesday, October 6, 2026** to hear **Consent Application C2026-07 and Consent Application C2026-08**. 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, and John-Paul Negrinotti, Secretary-Treasurer.**

Regrets: **Paul Lafrance and Penelope Wallace**

Visitors: **Tammy and Calvin Lamb, Jane Howse and Paul Goodridge.**

Zoom Attendance: **None**

Disclosure of pecuniary interest: None

COAR2026-21 S. Foote, J. Scott: That we adopt the Committee of Adjustment minutes of **September 1, 2026. Carried.**

COAR2026-22 L. Chalapenko, S. Kirkey: Application C2026-07 – Agent: **Goodridge Goulet Planning & Surveying Ltd. c/o Paul Goodridge** Owner: **Tammy and Calvin Lamb**

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 (86 acres) and a lot frontage of approximately 575 metres on Black Creek Road North.
- The proposed Severed Lot is to have a lot area of approximately 3 hectares (7.4 acres) and a lot frontage of approximately 273 metres on Black Creek Road.
- There is an existing dwelling and accessory building/structures located on the proposed Severed Lot. The proposed Retained Lot is vacant.

The Township of Nipissing Committee of Adjustment approves Consent application C2026-07 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 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 the Retained 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

COAR2026-23 S. Foote, J. Scott: Application C2026-08 – Agent: **Goodridge Goulet Planning & Surveying Ltd. c/o Paul Goodridge** Owner: **Mike and Jane Howse**

DECISION: The purpose of the application is to create two (1) 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 20.86 hectares (51.5 acres) and a lot frontage of approximately 200 metres on Highway 534.
- The proposed Severed Lot #1 is to have a lot area of approximately 2.27 hectares (5.6 acres) and a lot frontage of approximately 200 metres on Highway 534.
- The proposed Severed Lot #2 is to have a lot area of approximately 1.01 hectares (2.5 acres) and a lot frontage of approximately 101 metres on Highway 534.
- The proposed Severed Lot #1 is developed with a single detached dwelling and accessory buildings.
- The proposed Retained Lot and Severed Lot #2 are to be vacant.

The Township of Nipissing Committee of Adjustment approves Consent application C2026-08 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) 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 wetland feature;
- e) Any travelled road situated on the Retained or Severed Lots 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 the Retained Lot and Severed Lot #2;
- g) Entrance permit from the Township (if 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

COAR2026-24 J. Scott, S. Kirkey: That the Committee of Adjustment meeting be adjourned. **Time: 6:28 p.m. Carried.**

Chairperson:

Secretary: