



**TOWNSHIP OF NIPISSING COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION
(SECTION 53 OF THE PLANNING ACT)**

October 9, 2026

Subject: Notice of Decision on Application for Consent
Address: 325 Black Creek Road North
Owners: Tammy and Calvin Lamb
Agent: Goodridge Goulet Planning & Surveying Ltd. c/o Paul Goodridge
Municipality Township of Nipissing
File No.: C2026-07

Pursuant to Section 53 of the Planning Act, a provisional Consent has been granted on the above application. Please find enclosed a copy of the decision.

The last date for appeal is October 29, 2026. If by this date, no notice of appeal is received, the decision of the Township of Nipissing Committee of Adjustment is final and binding.

The Township of Nipissing Committee of Adjustment may, prior to the lapsing date, change a condition(s) of Consent. You will be entitled to receive notice of any changes to the conditions of the provisional Consent if you have made a written request to be notified of changes to the conditions of the provisional Consent. The process of changing a condition will involve another 20 day appeal period, unless the Township of Nipissing Committee of Adjustment considers the change to be minor.

Following the passing of Bill 23, the owner, the municipality or specified persons may appeal to the Ontario Land Tribunal against the decision of the Township of Nipissing Committee of Adjustment, or any condition(s) imposed by the Township of Nipissing Committee of Adjustment, by sending a letter outlining the reasons for the appeal to the Secretary Treasurer, accompanied by a filing fee as required by the Ontario Land Tribunal. The fee must be paid by certified cheque or money order, in Canadian Funds, payable to the Minister of Finance.

The application and associated files are available for public viewing Monday to Friday 8:30am to 12 noon and 12:30pm to 4:30pm at the Township of Nipissing Municipal office located at 45 Beatty Street, Nipissing Ontario, P0H1W0.

Sincerely,


John-Paul Negrinotti, Secretary-Treasurer

Attachement A

TOWNSHIP OF NIPISSING RESOLUTION

DATE: October 6, 2026

NUMBER: COAR2026-22

Moved by: *L. Chalapenko*

Seconded by: *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 copy of the Reference Plan(s) to be deposited in the Land Registry office that is substantially in compliance with the application sketch;
- The original executed transfers (deeds), both duplicate originals and one photocopy per Consent;
- A schedule describing both the Retained and Severed Lot and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- 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;
- Any travelled road situated on the Retained or Severed Lot shall be transferred to the Township for road purposes (if applicable);
- 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;
- Entrance permit from the Township (where applicable);
- 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).

For Against

YEMM
FOOTE
CHALAPENKO
KIRKEY
SCOTT
LAFRANCE
WALLACE

Carried

Chairperson:

