



A G E N D A

WEST NIPISSING COMMITTEE OF ADJUSTMENT

Join Zoom Meeting

<https://us02web.zoom.us/j/88088006724?pwd=SndlQkdZSUFIWIRuT0RhNGpRNHRyQT09>

1 647 558 0588

Meeting ID: 880 8800 6724

Participant: #

Password: 481315

YouTube Link: <https://www.youtube.com/channel/UCG6HWMXnA-RBiH-UdZVCIHg>

1. Meeting called to Order;
2. Declaration of Pecuniary Interest;
3. Approval of Agenda for January 18, 2021;
4. Adoption of Minutes of December 14, 2020 meeting;
5. MINOR VARIANCE AND CONSENT APPLICATIONS:

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C01/21	Olivier, Joel and Melanie	11715 Highway 64	Caldwell Twp.	Addition to a lot
C02/21	Ferris, Marsha	109 Dokis Reserve Rd	Falconer Twp.	Creation of a new lot

6. Adjournment.

MINUTES

Municipality of West Nipissing
Meeting of the Committee of Adjustment
On December 14th, 2020 at 7:30 PM
Chair: Denis Sénécal



PRESENT: Fernand Pellerin
Normand Roberge
Roger Gagnon
Denis Sénécal

ABSENT: Christopher Fisher

CALL TO ORDER

RESOLUTION #2020/075

Moved by: Roger Gagnon

Seconded by: Fernand Pellerin

That the Agenda for the Committee of Adjustment meeting of December 14th, 2020 be approved, as presented. **CARRIED**

MINUTES

RESOLUTION #2020/076

Moved by: Fernand Pellerin

Seconded by: Normand Roberge

That the Minutes of the Committee of Adjustment meeting held on November 9, 2020, be adopted, as presented. **CARRIED**

APPLICATIONS FOR MINOR VARIANCE AND CONSENT

MV2020/17-Application for Minor Variance by Suzanne Lessard and Scott Maclean-Owners

A Minor Variance application made by Suzanne Lessard and Scott Maclean to reduce the minimum front yard set-back from 18m to 14m and to increase the lot coverage from 15% to 22%, legally described as Part of Lot 2, Concession C, Part 1, NR-289, Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2020/077

Moved by: Fernand Pellerin

Seconded by: Roger Gagnon

CARRIED

C37/2020 Application for Consent by Moose Point Cottages Ltd.-Owner

A consent application made by Moose Point Cottages Ltd. for the creation of a new lot at 207 Moose Point Road, legally described as Part of Lot 10, Concession 5, Part 1, NR-24, Parts 2 and 3, NR-24A, Part 4, 36R-4832, Parts 1 and 2, 36R-13635, Township of Grant, Municipality of West Nipissing.

RESOLUTION #2020/078

Moved by: Normand Roberge

Seconded by: Roger Gagnon

CONDITIONS:

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before December 16, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
6. That the property be re-zoned to SR (Shoreline Residential –Special Zone) in order to recognize the use and special provisions.
7. That the owner shall obtain a registered right of way for access.

CARRIED

C38/2020 Application for Consent by Michel Holdings Ltd.-Owner

A consent application made by Michel Holdings Ltd. for an addition to a lot on Heritage Crescent, legally described as Lot 11, Plan 36M-598, Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2020/079

Moved by: Fernand Pellerin

Seconded by: Roger Gagnon

CONDITIONS:

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before December 16, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5. That a Pin Consolidation be filed in the Land Registry Office in order to consolidate the lot addition.
6. That a By-law deeming the subject lot and the lots to which the severed lands are being added, not to be lots on a plan of Subdivision be obtained.

CARRIED

C39/2020 Application for Consent by Pauline and Gaston Betty-Owners

A consent application made by Pauline and Gaston Betty for an addition to a lot on Principale Street and Pilon Street, legally described as Part of Lots 5 and 6, Plan M-21 and Part of Lot 9, Concession 4, Part 2, 36R-3164, Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2020/080

Moved by: Normand Roberge

Seconded by: Fernand Pellerin

CONDITIONS:

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before December 16, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5. That a Pin Consolidation be filed in the Land Registry Office in order to consolidate the lot addition.
6. That the severed lands be re-zoned from Residential, Two (R2) to Residential, Three (R3).

CARRIED

C40/2020 Application for Consent by David and Diane Nicholson-Owners

A consent application made by David and Diane Nicholson for the creation of a new lot on lands on Highway 539/Roberts Road, legally described as Part of Lot 3, Concession 3, Township of Crerar, Municipality of West Nipissing.

RESOLUTION #2020/081

Moved by: Fernand Pellerin

Seconded by: Roger Gagnon

CONDITIONS:

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before December 16, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.

CARRIED

ADJOURNMENT

RESOLUTION #2020/082

Moved By: Roger Gagnon

Seconded by: Fernand Pellerin

That the West Nipissing Committee of Adjustment meeting be adjourned to January 18, 2021 in the West Nipissing Municipal Building.

CARRIED

➤➤➤ BUILDING DEPARTMENT COMMENTS ◀◀◀

[illegible]

➤➤➤ PUBLIC WORKS COMMENTS ◀◀◀

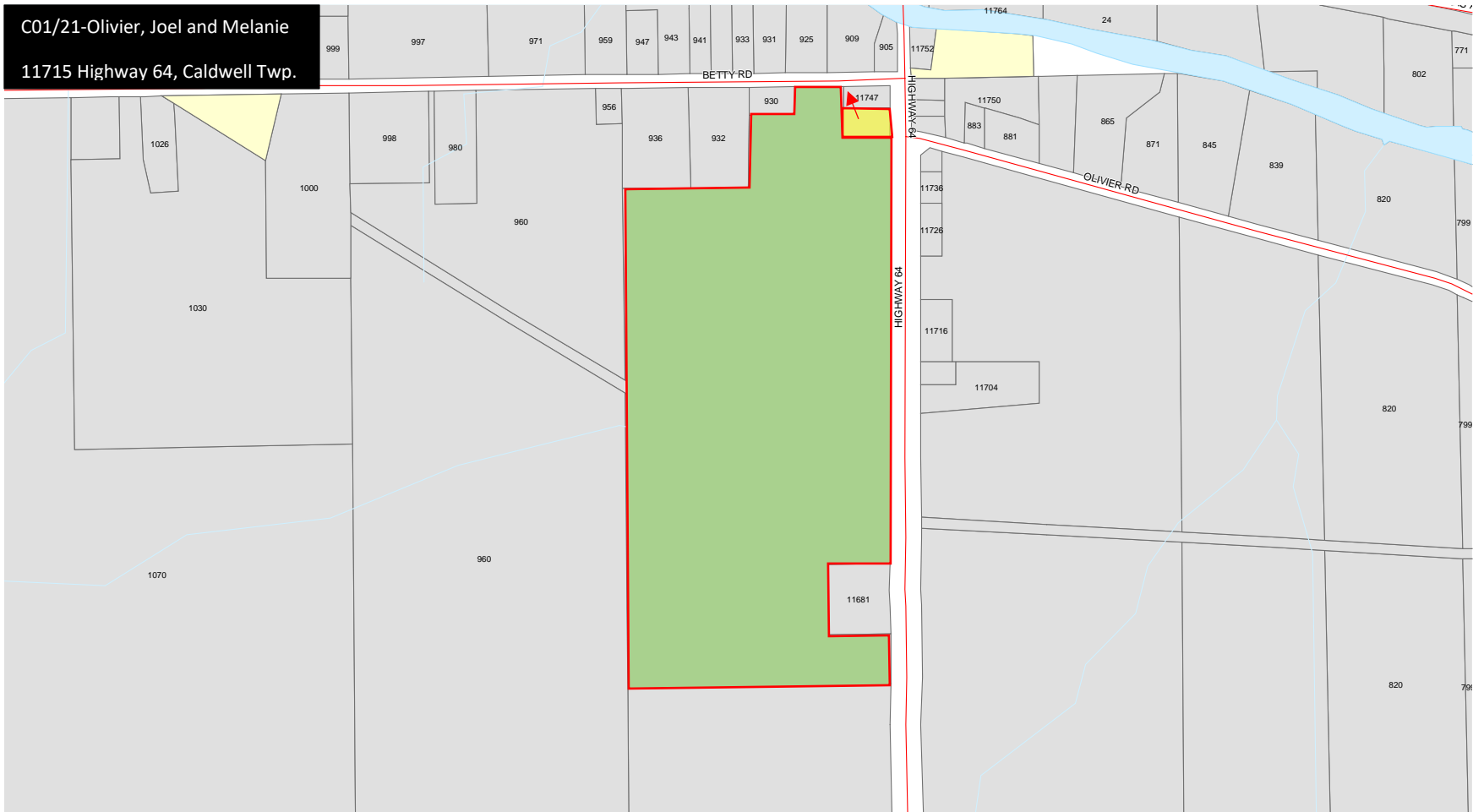
[illegible]

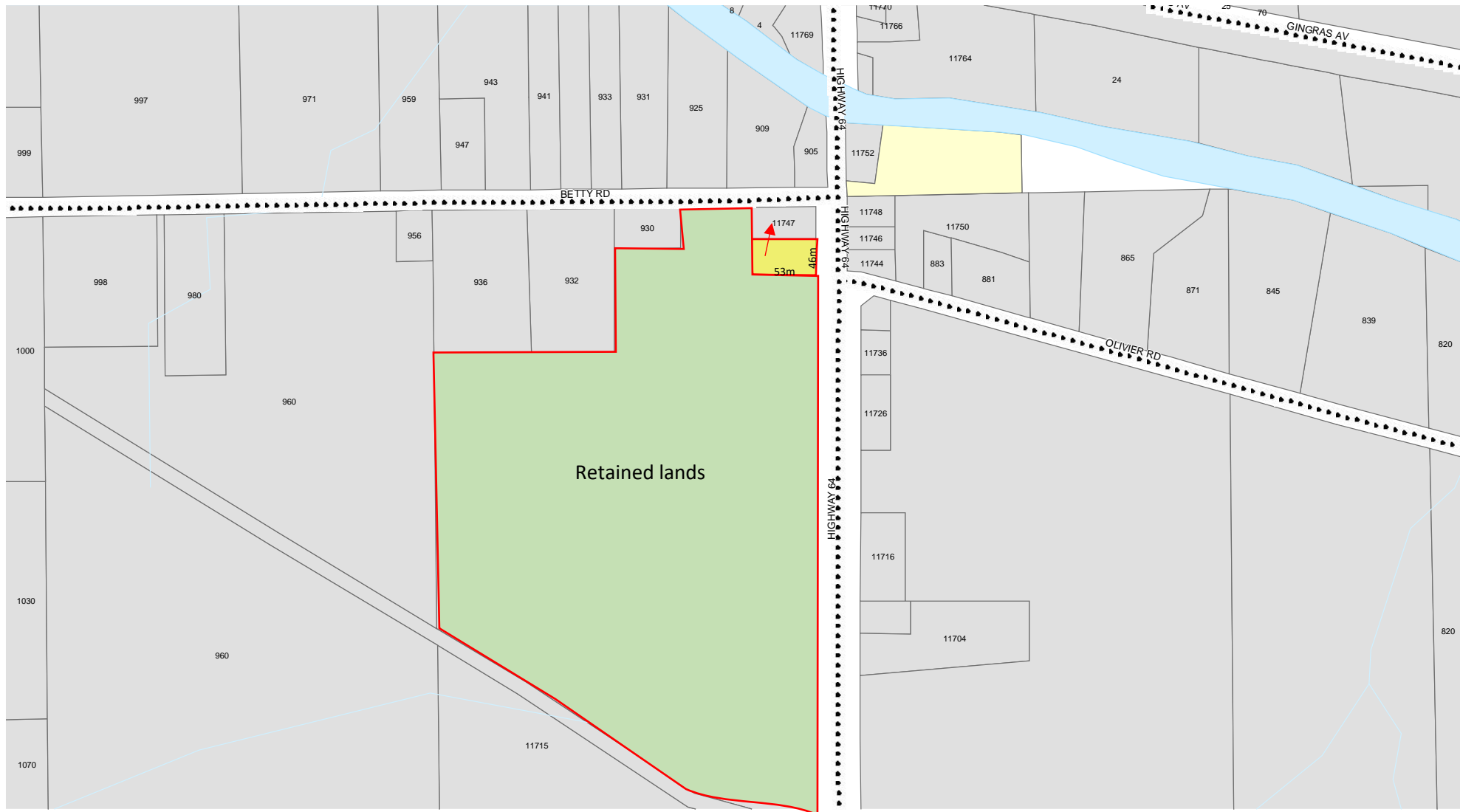
PLANNING SUMMARY SHEET

CONSENT APPLICATION NO. C01/21

Applicant(s)	Joel and Melanie Olivier
Property Location	11715 Highway 64, Verner ON Legally described as Part of Lot 9, Concession 3, Caldwell Twp., Municipality of West Nipissing, District of Nipissing
Proposal	Addition to a lot
Current Zoning	A1 (Agriculture, one)
Official Plan Land Use	Agricultural Resource Lands
Consistent with PPS (2020)	Yes-see section 2.3.4.2
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent. 5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
	<ol style="list-style-type: none"> 6. That a Pin Consolidation be filed in the Land Registry Office in order to consolidate the lot addition.
	<ol style="list-style-type: none"> 7. That the an Agreement be entered into between the buyer and the seller with respect to the apportionment of the assessment for drainage maintenance (Gingras Drain) and that the location any systematic tile drainage infrastructure be considered.
Comments	
Recommendations	Severance be approved subject to conditions.

C01/21-Olivier, Joel and Melanie
11715 Highway 64, Caldwell Twp.







WEST NIPISSING AGRICULTURE ADVISORY COMMITTEE

Resolution No.

2021 / 003

January 14, 2021

Moved by / *Proposé par* :

"Normand Roberge"

Seconded by / *Appuyé par* :

"Diane Deschatelets"

The West Nipissing Agriculture Advisory Committee has:

No objection(s)



Objections



to the request of a Consent Application No. C01/21- Joel and Melanie Olivier-Owners, Pt of Lot 9, Con. 3, Township of Caldwell, Municipality of West Nipissing, located at 11715 Highway 64, Verner, ON.

But the following be taken into consideration:

1. Existing tile drainage infrastructure on property be addressed and maintenance Assessment be addressed Through Section 65 of the Drainage Act.

"Hubert Beaudry"

CHAIR

"Melanie Ducharme"

SECRETARY

NAMES	YEAS	NAYS
Beaudry, Hubert		
Deschatelets, Diane		
Roberge, Normand		
Schwartzentruber, Daniel		
Sénécal, Denis		

From: [Dolly Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com) on behalf of LandUsePlanning@HydroOne.com
To: [Natasha Liard](mailto:Natasha.Liard)
Subject: West Nipissing - betty road and hwy 64 - C01/21 and C02/21
Date: January 12, 2021 11:24:02 AM
Attachments: [Image007.png](#)

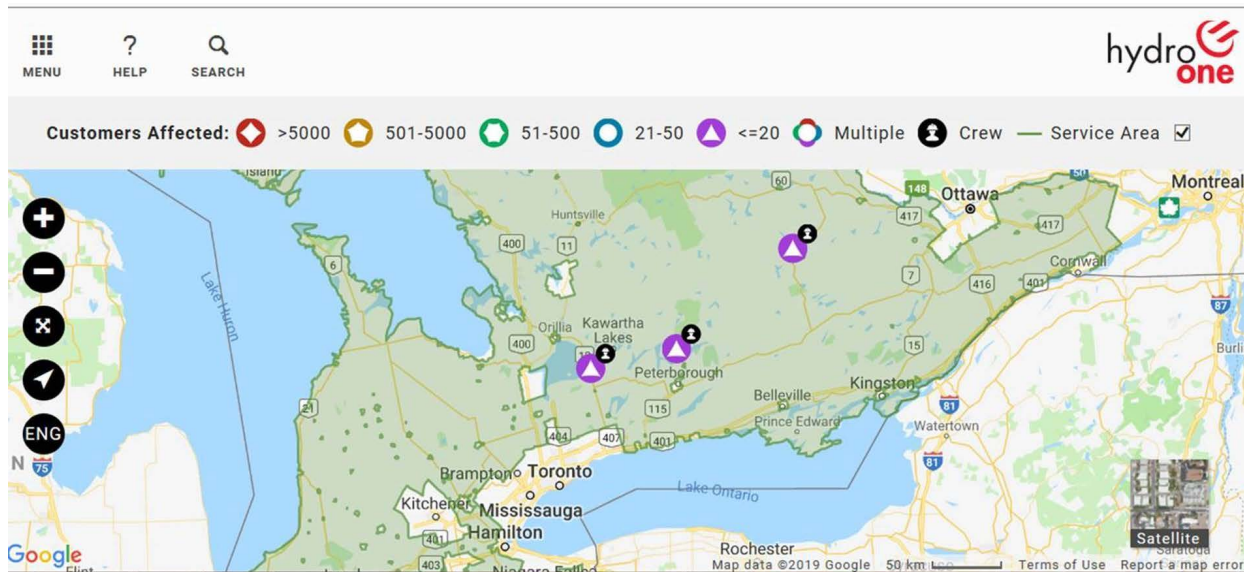
CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Hello,

We are in receipt of Application C01/21 and C02/21 dated January 6, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road (R32)
Markham, ON | L6G 1B7
Email: Dolly.Shetty@HydroOne.com



This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email.

From: Natasha Liard <nliard@municipality.westnipissing.on.ca>
Sent: Wednesday, January 6, 2021 1:00 PM
To: Bell 2 <jacqueline.moyle@bell.ca>; Bell Canada <rowcentre@bell.ca>; Greater Sudbury Hydro <ESupply@gsuinc.ca>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>
Subject: West Nipissing Committee of Adjustment applications

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good afternoon,
Please find attached consent file no. C01/21 and C02/21 for the West Nipissing Committee of Adjustment. If you could please provide any comments you might have that would be greatly appreciated.

Thank you,

Natasha
Planning and Building Clerk

PLANNING SUMMARY SHEET

CONSENT APPLICATION NO. C02/20

Applicant(s)	Marsha Ferris
Property Location	109 Dokis Reserve Rd Legally described as Part of Lot 12, Concession 5, Part 2, 36R-14200, Falconer Twp., Municipality of West Nipissing, District of Nipissing
Proposal	Creation of a new lot
Current Zoning	RU (Rural)
Official Plan Land Use	RU (Rural)
Consistent with PPS (2020)	Yes. Section 1.1.4
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent. 5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
Comments	
Recommendations	Severance be approved subject to conditions.

SKETCH FOR PLANNING ACT APPLICATION
**PART OF LOT 12
CONCESSION 4**
GEOGRAPHIC TOWNSHIP OF FALCONER
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

PIN 49065-0066

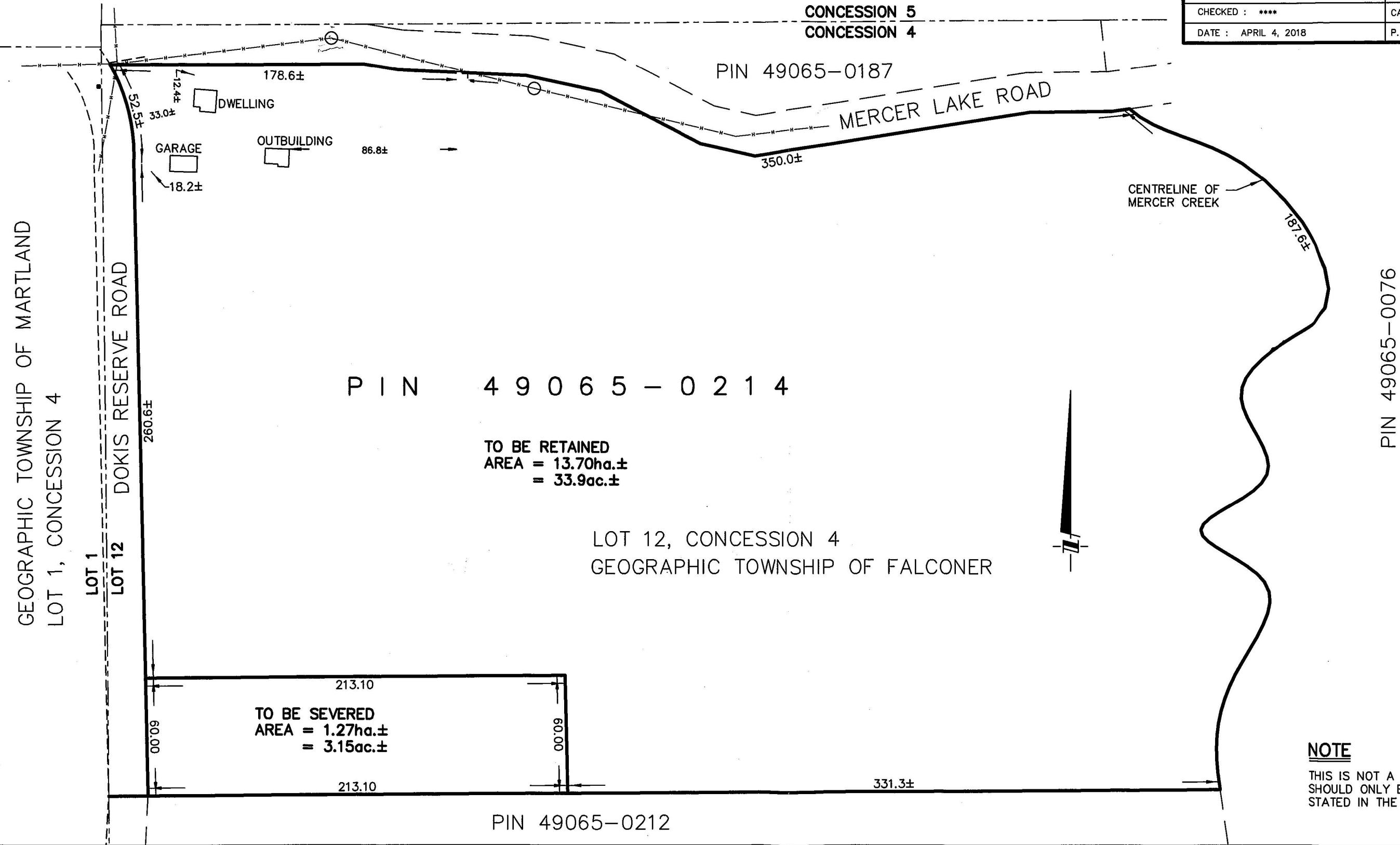


D.S.
DORLAND
LIMITED

ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 673-2556 FAX (705) 673-1051
WWW.DSDORLANDLIMITED.CA

PREPARED BY : WJM	SCALE : 1:2000 METRIC
CHECKED : ****	CAD FILE : 16966 RPLAN.dwg
DATE : APRIL 4, 2018	P. SPACE TAB : CONSENT SKETCH



NOTE
THIS IS NOT A PLAN OF SURVEY AND
SHOULD ONLY BE USED FOR THE PURPOSE
STATED IN THE TITLE BLOCK.

From: [Moyle, Jacqueline](#)
To: [Natasha Liard](#)
Subject: 705-21-051 - 109 Dokis Reserve Rd, Monetville - C02/21
Date: January 12, 2021 2:33:40 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Natasha,

Re: C02/21

Details:

- Application for Consent
- Part of Lot 12, Con. 5, Part 2 Plan 36R-14200
- 109 Dokis Reserve Rd, Monetville
- Township of West Nipissing
- Bell File 705-21-051

Subsequent to review by our local Engineering Department of the subject lands for the above noted consent file, it has been determined that Bell Canada has no concerns with respect to the proposed application.

If there are any questions or concerns, please do not hesitate to contact me.

Thanks
Jacquie

Jacqueline Moyle
External Liaison
Bell Canada Right of Way



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2636
F: 705-726-4600
jacqueline.moyle@bell.ca

From: Natasha Liard <nliard@municipality.westnipissing.on.ca>
Sent: January-06-21 1:00 PM
To: Moyle, Jacqueline <jacqueline.moyle@bell.ca>; ROWCC <rowcentre@bell.ca>; Greater Sudbury Hydro <ESsupply@gsuinc.ca>; Hydro One <LandUsePlanning@HydroOne.com>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com.>
Subject: [EXT]West Nipissing Committee of Adjustment applications

Good afternoon,

Please find attached consent file no. C01/21 and C02/21 for the West Nipissing Committee of Adjustment. If you could please provide any comments you might have that would be greatly

From: [Dolly Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com) on behalf of LandUsePlanning@HydroOne.com
To: [Natasha Liard](mailto:Natasha.Liard)
Subject: West Nipissing - betty road and hwy 64 - C01/21 and C02/21
Date: January 12, 2021 11:24:02 AM
Attachments: [Image007.png](#)

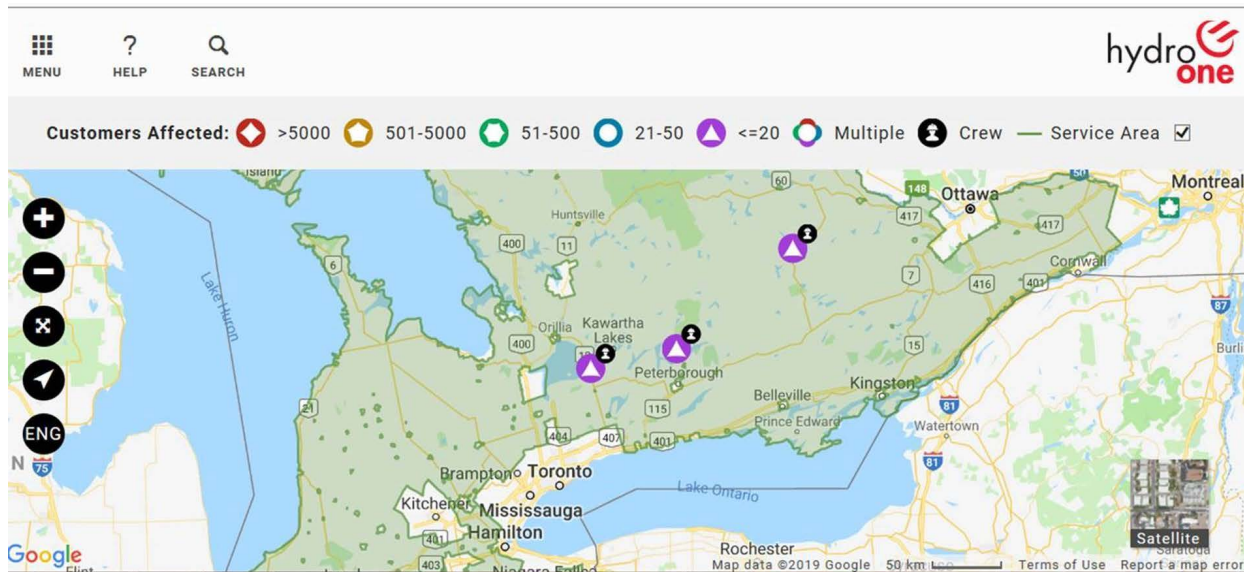
CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Hello,

We are in receipt of Application C01/21 and C02/21 dated January 6, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road (R32)
Markham, ON | L6G 1B7
Email: Dolly.Shetty@HydroOne.com



This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email.

From: Natasha Liard <nliard@municipality.westnipissing.on.ca>
Sent: Wednesday, January 6, 2021 1:00 PM
To: Bell 2 <jacqueline.moyle@bell.ca>; Bell Canada <rowcentre@bell.ca>; Greater Sudbury Hydro <ESupply@gsuinc.ca>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>
Subject: West Nipissing Committee of Adjustment applications

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good afternoon,
Please find attached consent file no. C01/21 and C02/21 for the West Nipissing Committee of Adjustment. If you could please provide any comments you might have that would be greatly appreciated.

Thank you,

Natasha
Planning and Building Clerk