



A G E N D A

WEST NIPISSING COMMITTEE OF ADJUSTMENT MEETING HELD ON MARCH 8, 2021 – 7:30PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82127469261?pwd=cXNjUiticExCeGlqZ1pJbUgvZ2J1dz09>

1 647 558 0588

Meeting ID: 821 2746 9261

Participant: #

Password: 715773

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 March 8, 2021;
4. Adoption of Minutes of January 18, 2021 meeting;
5. CONSENT APPLICATIONS – RESUBMISSIONS OF LAPSED 2019 FILES

File #	Previous File #	Applicant/Agent	Address	Town/Township	Purpose
C03/21	C05/19	Beachfield Holdings Ltd.	Levac Road	Cache Bay	New Lots
C04/21	C31/19	Charlambous, Euripides & Melanie	7 Moreau St	Field	New Lots
C05/21	C35/19	Northland Farms & Contracting Inc.	Rainville Road	Caldwell Twp.	New Lots
C06/21	C27/19	Stewart, David	Coursol Road	Springer	ROW/Lot addition
C10/21	C29/19	Goulard Lumber (1972) Ltd.	Goulard Road	Springer	New Lot

6. CONSENT APPLICATIONS

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C07/21	Larabie, Robert	Sandhill Road	Sturgeon/Springer	New Lot
C08/21	Fox, Paul	Plante Road	Macpherson/Lavigne	New Lot
C09/21	Ontario Power Generation	Tomiko Road	Grant/Crystal Falls	Lot addition/flooding easement
C11/21	Northland Farms & Contracting Inc.	Lafreniere Road	Macpherson/Lavigne	New Lots 2
C12/21	Northland Farms & Contracting Inc. & D & D Schwartzentruber	Lafreniere Road	Macpherson/Lavigne	New Lots 2
C13/21	Northland Farms & Contracting Inc.	Rainville Road	Caldwell Twp.	New Lot
C14/21	Parent, Luc	Highway 17E	Pedley Twp.	New Lot – Technical Severance to cure prior contravention
C15/21	Vis, John & Monique	Norland Road	Hugel	Application Withdrawn

Adjournment.

MINUTES

Municipality of West Nipissing
Meeting of the Committee of Adjustment
Held on January 18th, 2021 at 7:30 PM
Chair: Denis Sénécal



PRESENT: Fernand Pellerin
Normand Roberge
Roger Gagnon
Denis Sénécal
Christopher Fisher

ABSENT:

CALL TO ORDER

RESOLUTION #2021/001

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

That the Agenda for the Committee of Adjustment meeting of January 18th, 2021 be approved, as presented. **CARRIED**

MINUTES

RESOLUTION #2021/002

Moved by: **Christopher Fisher**

Seconded by: **Fernand Pellerin**

That the Minutes of the Committee of Adjustment meeting held on December 14th, 2020, be adopted, as presented. **CARRIED**

APPLICATIONS FOR MINOR VARIANCE AND CONSENT

C01/2021 Application for Consent by Joel and Melanie Olivier (Owners)

A consent application made by Joel and Melanie Olivier for an addition to a lot on 11715 Highway 64, legally described as Part of Lot 9, Concession 3, Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2021/003

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

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 January 19, 2022 , 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 a Pin Consolidation be filed in the Land Registry Office in order to consolidate the lot addition.
7.	That 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.

CARRIED

C02/2021 Application for Consent by Marsha Ferris (Owner)

A consent application made by Marsha Ferris for the creation of a new lot on 109 Dokis Reserve Road, legally described as Part of Lot 12, Concession 5, Part 2, 36R-14200, Township of Falconer, Municipality of West Nipissing

RESOLUTION #2021/004

Moved by: **Denis Sénécal**

Seconded by: **Christopher Fisher**

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 January 19, 2022 , 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

C47/2019 Change of Conditions for Consent by Thea Sebastiany and Robin Frazer (Owners)

CHANGE OF CONDITIONS of a consent application made by Thea Sebastiany and Robin Frazer for the creation of a new lot and lot additions for the purpose of providing properties on the south side of Fortin Road with sufficient lands to construct accessory structures on lands at 40 Fortin Road, legally described as Part of Lot 2, Concession C; Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2021/005

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

WHEREAS Provisional Consent was granted by the Committee of Adjustment for the Municipality of West Nipissing on the 4th day of November, 2019;

AND WHEREAS pursuant to O. Reg., 149/20, the period of the COVID-19 emergency shall not be included for the purpose of counting the period of time described in subsections 53(41) and (43) of the Planning Act (Ontario) (the "Act");

AND WHEREAS the Applicant has requested a Change of Conditions pursuant to Section 51(23) of the Act, as follows:

Condition(s) 3 and 5 of the Provisional Consent granted by Resolution No. 2019/093 shall be removed and replaced with the following:

5.	That a restriction be registered on title to each of Severed 2 and Severed 3 (Lot additions) pursuant to Section 118 of the <i>Land Titles Act</i> , together with lands to which the Severed 2 and Severed 3 lands shall be appurtenant, which restriction will require the Clerk of the Municipality of West Nipissing to consent to any transfer or charge of the said Severed 2 and Severed 3 Lands, prior to the Severed 2 and Severed 3 Lands being rezoned pursuant to Section 34 of the Act, along with the lands to which they are appurtenant, which will place the Severed 2 and Severed 3 Lands in an Exception Zone along with the lands to which each are appurtenant. Upon the passing of a Zoning By-Law Amendment the within condition may be removed from title.
6.	That Notice of the Change of Conditions be given in accordance with Section 53(24) of the Act;
7.	That all conditions be met on or before January 19, 2022 being one year from the date of giving of this Notice or the provisional consent here by granted, shall be deemed to be refused.

CARRIED

ADJOURNMENT

RESOLUTION #2021/006

Moved By: **Christopher Fisher**

Seconded by: **Roger Gagnon**

That the West Nipissing Committee of Adjustment meeting be adjourned to March 8, 2021 in the West Nipissing Municipal Building.

CARRIED

RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
➤➤➤ RESUBMISSIONS OF LAPSED 2019 FILES							
C03/21 ↳old C05/19	<ul style="list-style-type: none"> No concerns 	<ul style="list-style-type: none"> No objections 	<ul style="list-style-type: none"> No concerns 	<ul style="list-style-type: none"> Requires 3 mtr easement along Levac, John and Anderson Streets on severed and retained lands 			
C04/21 ↳old C31/19	<ul style="list-style-type: none"> No concerns 	<ul style="list-style-type: none"> No objections in principal MTO building/land use permits required before development 	<ul style="list-style-type: none"> No concerns 				
C05/21 ↳old C35/19			<ul style="list-style-type: none"> No concerns 				
C06/21 ↳old C27/19		<ul style="list-style-type: none"> No objections 	<ul style="list-style-type: none"> No concerns 			<ul style="list-style-type: none"> No comments 	
C10/21 ↳old C29/19		<ul style="list-style-type: none"> No objections 					<ul style="list-style-type: none"> Building restrictions based on hazard overlay area
➤➤➤ NEW CONSENT APPLICATIONS							
C07/21	<ul style="list-style-type: none"> No concerns 	<ul style="list-style-type: none"> No objection in principal Direct access must be via municipal road MTO building/land use permits required before development 	<ul style="list-style-type: none"> No concerns 			<ul style="list-style-type: none"> No road to property Turn circle needs to be extended to severed property Water available No sanitary 	

RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
C08/21		• No objections					• No issues
C09/21		• No objections					• No issues
C11/21		• No objections				• No comments	• No issues
C12/21		• No objections				• No comments	• No issues
C13/21		<ul style="list-style-type: none"> • No objection in principal • Direct access must be via municipal road • MTO building/land use permits required before development 					• No issues
C14/21		<ul style="list-style-type: none"> • MTO does not support backlot development • Access to Highway 17 will not be permitted to either the sever or retained 					• No issues
C15/21	• APPLICATION WITHDRAWN						

PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C03/21

Registered Owner(s)	Beachfield Holdings Ltd. (RESUBMISSION OF C05/19)
Agent(s)	Goodridge Goulet Planning and Surveying Ltd.
Property Location	Levac Road, Cache Bay ON Pt of Lot 219, Plan 40, Part 3, 36R-12042, Township of Cache Bay, Municipality of West Nipissing.
Purpose and Effect of Application	Creation of new lots
Current Zoning	RU – Rural
Official Plan Land Use	Residential
Consistent with PPS (2014)	Yes – see section 1.1.5.2
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 property 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. 6. That a 3m easement be granted to Greater Sudbury Utilities across the entire parcel (severed and retained). The applicant shall be responsible for all costs (survey, legal) in relation to the granting of the said easement.
Recommendation	Severance be granted subject to conditions of approval.

Key Map

C03/21-Beachfield Holdings Ltd.

Levac Road, Cache Bay



<i>FIELD</i>	<i>OFFICE</i>	<i>FILE</i>
	<i>D. GOULET</i>	<i>640-18-2</i>



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C04/21

Registered Owner(s)	Euripides and Melanie Charalambous (RESUBMISSION OF C31/19)
Agent(s)	Goodridge Goulet Planning and Surveying Ltd.
Property Location	7 Moreau Road, Field, ON Part of Lot 13, Concession 5, Township of Field, Municipality of West Nipissing.
Purpose and Effect of Application	Creation of new lots
Current Zoning	RU and HZ-(Rural and Hazard)
Official Plan Land Use	Hazard
Consistent with PPS (2014)	Yes-see section 1.1.4.1
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 property 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.
Recommendation	Severance be granted subject to Conditions of Approval

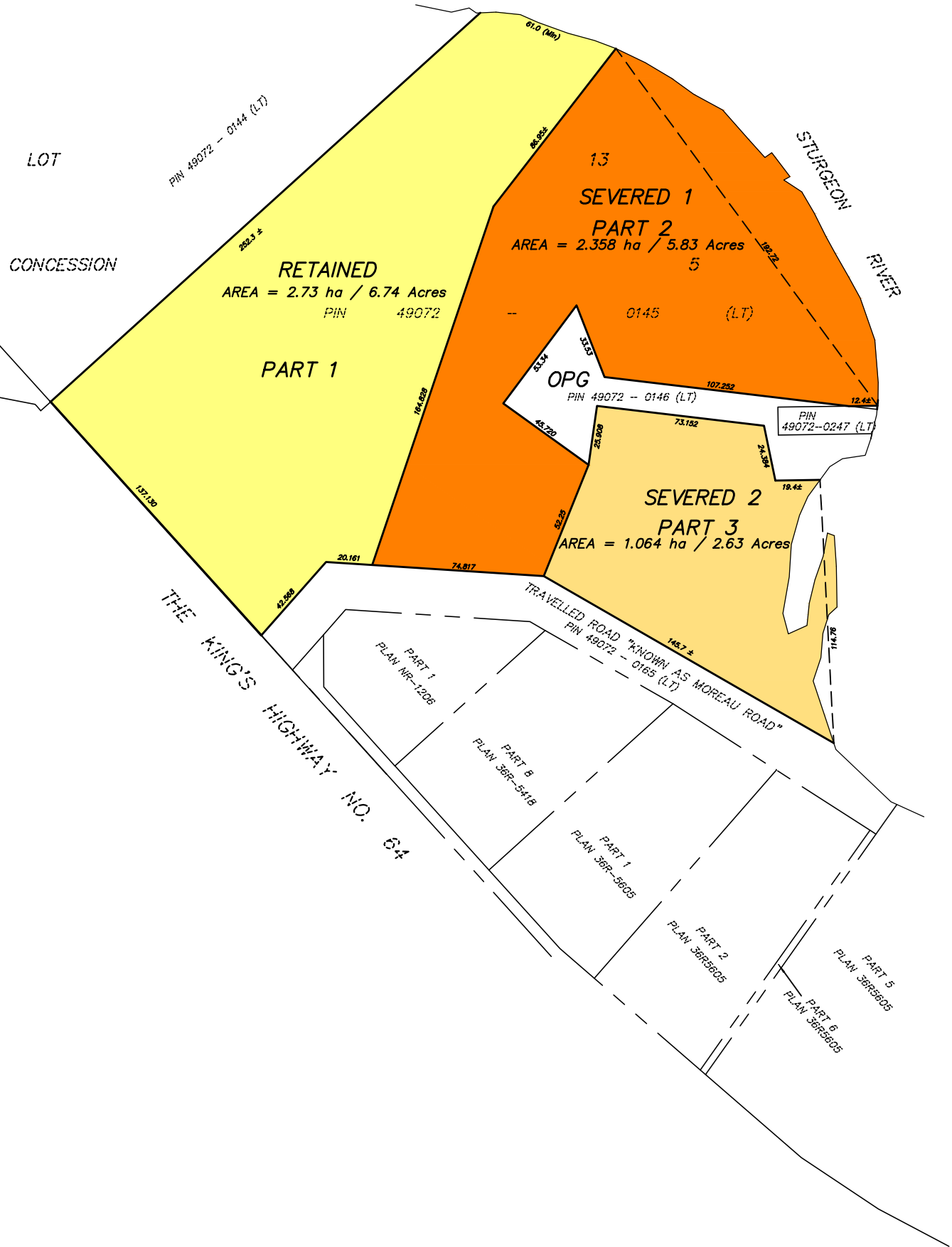
Key Map

C31/19-Charalambous, Euripides & Melanie

7 Moreau Road, Field



METRIC
DISTANCES & CO-ORDINATES
SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048.



I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER
THE LAND TITLES ACT.

APRIL 14, 2018

DATE

PAUL GOODRIDGE
ONTARIO LAND SURVEYOR

PLAN 36R-

RECEIVED AND DEPOSITED

DATE

REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF NIPISSING (No 36)

PART	LOT	CONCESSION	PIN	AREA (ha/Ac)
1				X
2	PART OF 13	5	ALL OF 49072-0145 (LT)	X
3				X

PLAN OF SURVEY OF
PART OF LOT 13, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF FIELD
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

SCALE: 1 : 1,000



GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE
CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF
0.99987399

OBSERVED REFERENCE POINTS (ORP'S): DERIVED FROM PRECISE
POINT POSITIONING SERVICE (PPP); UTM ZONE 17,
NAD 83 (CSRS) (2018) CO-ORDINATES TO RURAL ACCURACY
AS PER SECTION 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
O.R.P. "A"	X	X
O.R.P. "B"	X	X

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED
TO ESTABLISH CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 - THE SURVEY WAS COMPLETED ON

NORTH BAY, ONTARIO
X

PAUL GOODRIDGE
ONTARIO LAND SURVEYOR

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 480 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggoulet.com
705-493-7974 don.goulet@ggoulet.com

FIELD	OFFICE	FILE
X	D. GOULET	363-17

C04/21 – Euripides and Melanie Charalambous

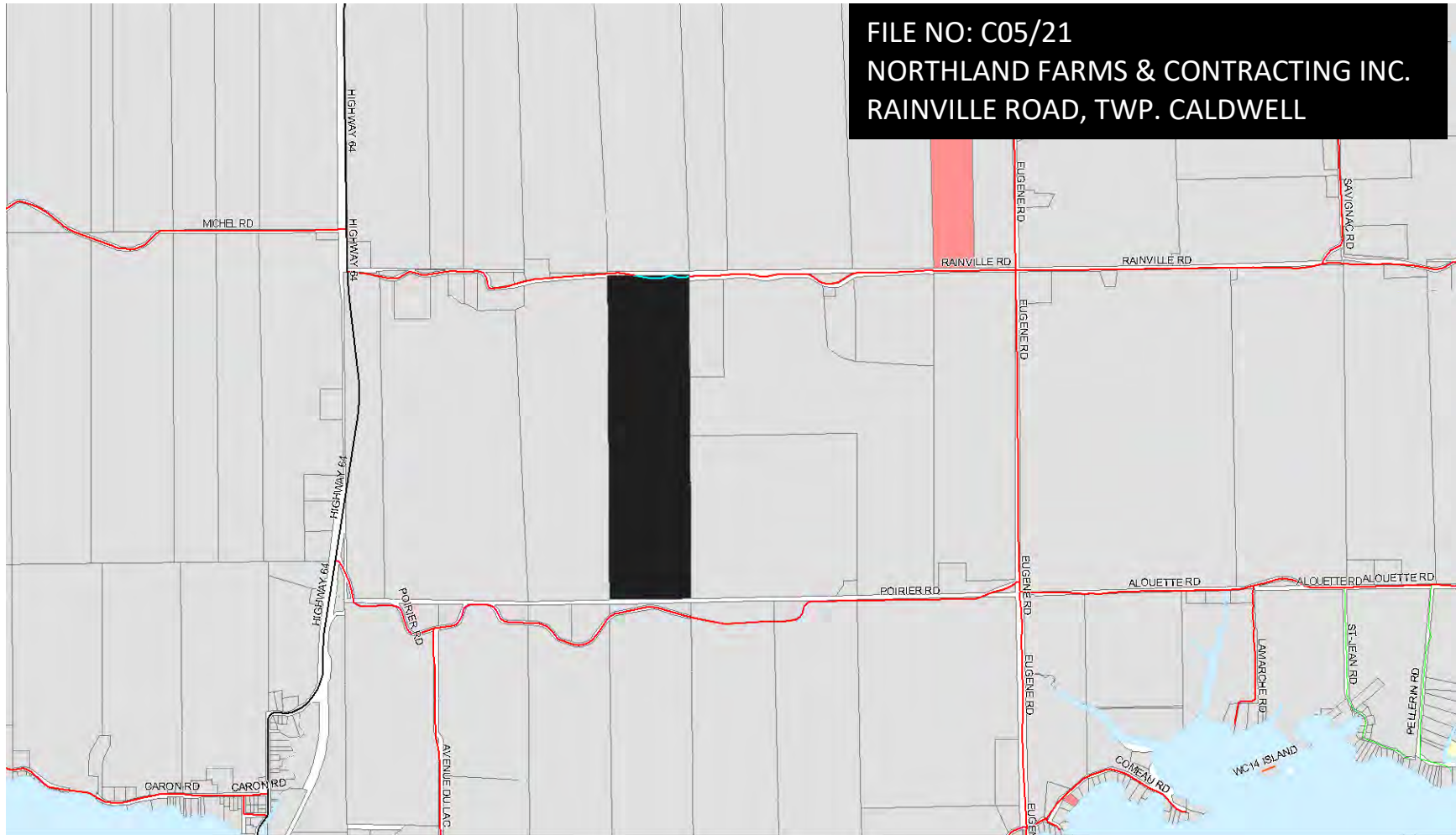


PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. 05/21

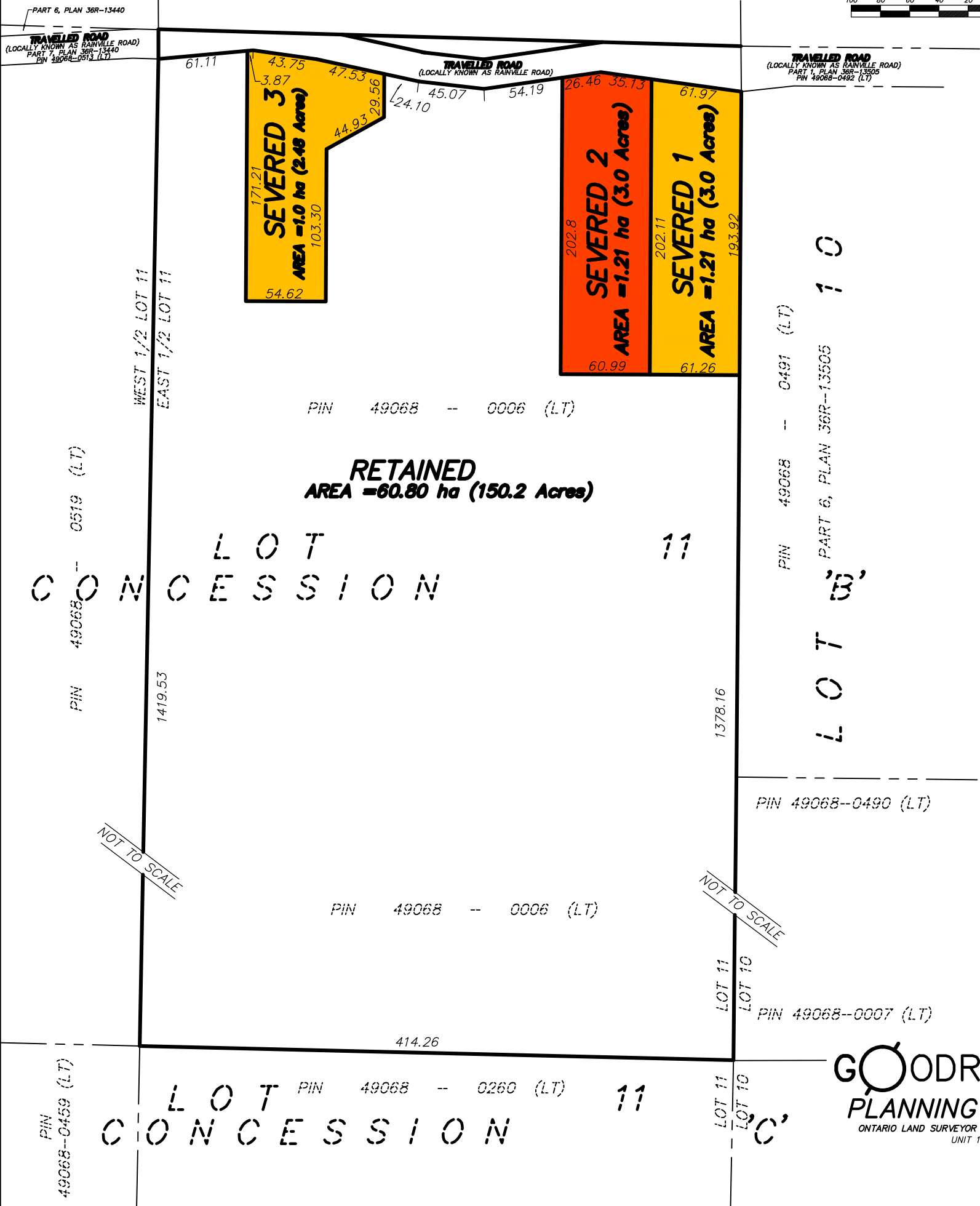
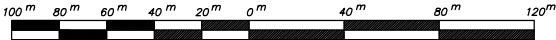
Registered Owner(s)	Northland Farms and Contracting Inc. RESUBMISSION OF C35/19
Agent(s)	Goodridge Goulet Planning and Surveying Ltd.
Property Location	Rainville Road, Verner ON Lot 11, Concession B, Township of Caldwell, Municipality of West Nipissing.
Purpose and Effect of Application	Creation of new lots (3)
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes-see section 1.1.4.1
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 property 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. 6. Pursuant to Section 76(1) of the Drainage Act, R.S.O., 1990 (the "Act"), the municipality shall appoint the Engineer to prepare a report to re-apportion the assessment for maintenance of the Rainville Drain, for which the Applicant/Owner shall be responsible for all costs associated therewith, in the absolute discretion of the Drainage Engineer who may vary such assessments as he or she deems appropriate;
Recommendation :	Severance be granted subject to conditions of approval

FILE NO: C05/21
NORTHLAND FARMS & CONTRACTING INC.
RAINVILLE ROAD, TWP. CALDWELL



LOT
CONCESSION 11, 'A'

SKETCH TO ACCOMPANY CONSENT APPLICATION
PART OF LOT 11, CONCESSION B
GEOGRAPHIC TOWNSHIP OF CALDWELL
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING
PAUL GOODRIDGE, OLS.
SCALE: 1 : 2000



GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpltd.com
705-493-7974 don.goulet@ggpltd.com
756-19_Conc+sent_SK.dwg

FIELD	OFFICE	FILE
	D. GOULET	756-19

C05/21 – Northland Farms & Contracting Inc.



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C06/21

Registered Owner(s)	David T. Stewart RESUBMISSION OF C27/19
Agent(s)	N/A
Property Location	736-B Coursol Road, Sturgeon Falls, ON Part of Lot 2, Concession 1, Township of Springer, Municipality of West Nipissing.
Purpose and Effect of Application	Creation of a Right-of-Way and a lot addition
Current Zoning	R4-(Residential, Four)
Official Plan Land Use	Residential
Consistent with PPS (2014)	n/a
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 property 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 a PIN Consolidation be filed in the Land Registry Office in order to consolidate the lot addition lands with the lands to which it is being added.
Recommendation	Severance be granted subject to conditions of approval.

KEY MAP

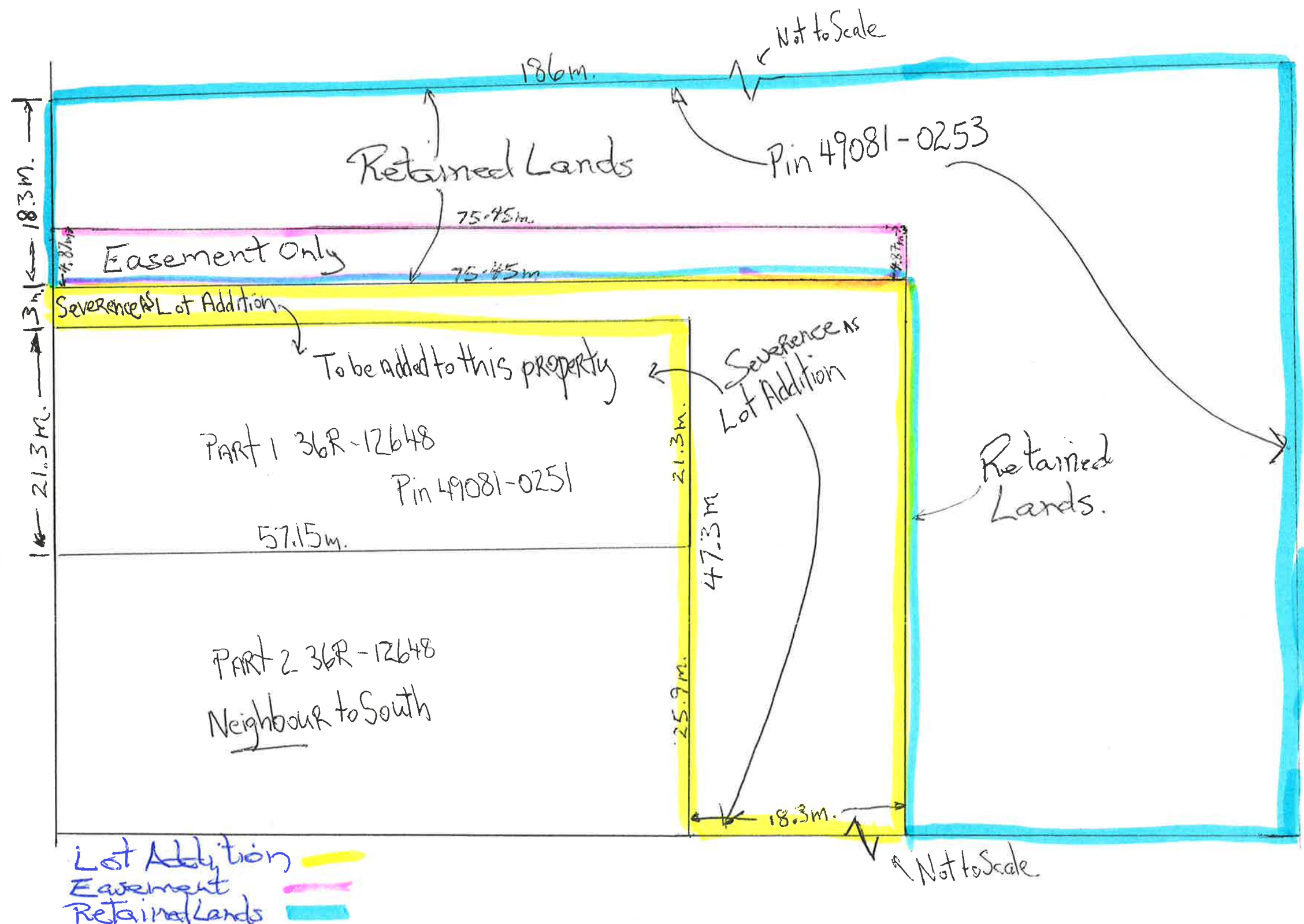
C06/21-STEWART, DAVID THOMAS

VACANT LAND ON COURSOL ROAD, SPRINGER TWP.





Course Rd.





PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C10/21

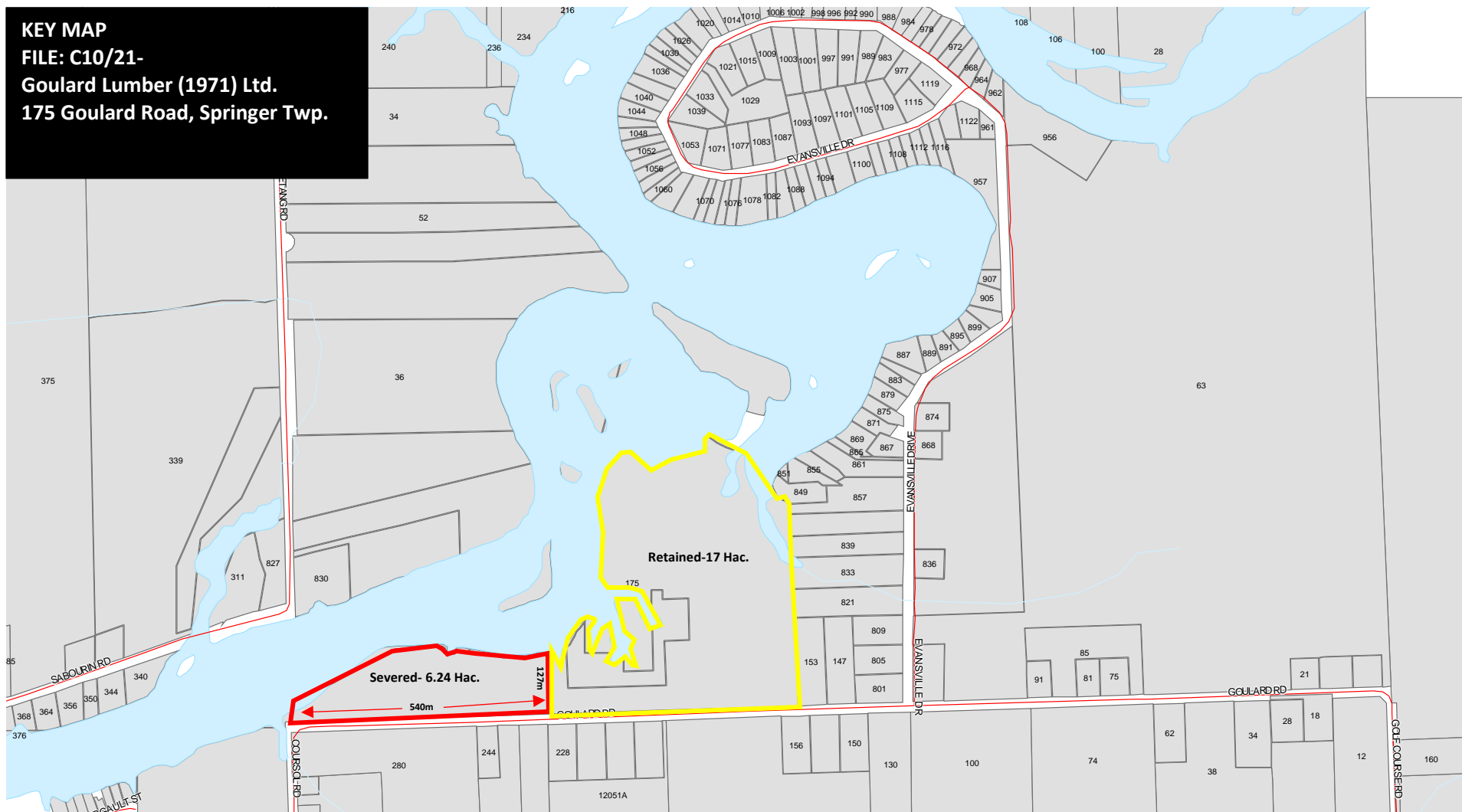
Registered Owner(s)	Goulard Lumber (1971) Ltd. RESUBMISSION OF C29/19
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	175 Goulard Road, Sturgeon Falls, ON Part of Lots 1 and 2, Concession 2, Township of Springer, Municipality of West Nipissing.
Purpose and Effect of Application	Creation of a new lot
Current Zoning	M1 and HZ
Official Plan Land Use	Rural
Consistent with PPS (2014)	see section 1.1.4.1
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 property 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.
Recommendation	<p>Severance be granted subject to conditions of approval</p> <p><i>Note: Property is zoned Industrial. Any change in use to a more sensitive land use will require the filing of a Record of Site Condition in the Environmental Site Registry.</i></p>

KEY MAP
FILE: C10/21-
Goulard Lumber (1971) Ltd.
175 Goulard Road, Springer Twp.

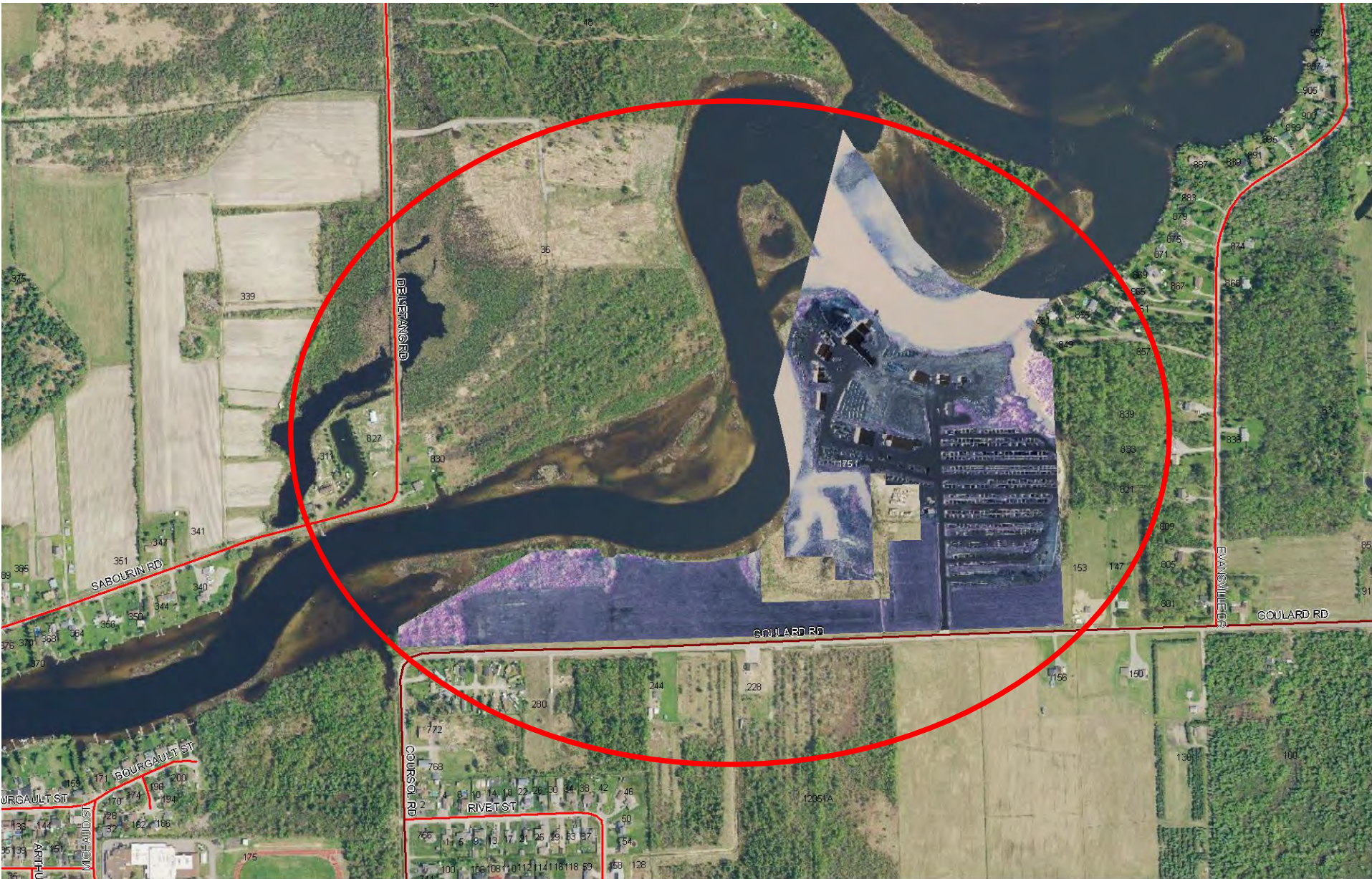
KEY MAP
FILE: C10/21-
Goulard Lumber (1971) Ltd.
175 Goulard Road, Springer Twp.

KEY MAP
FILE: C10/21-
Goulard Lumber (1971) Ltd.
175 Goulard Road, Springer Twp.

KEY MAP
FILE: C10/21-
Goulard Lumber (1971) Ltd.
175 Goulard Road, Springer Twp.



C10/21 – Goulard Lumber (1971) Ltd.



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C07/21

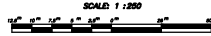
Registered Owner(s)	Robert Larabie
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	620 Sandhill Road, Sturgeon Falls, On
Purpose and Effect of Application	Creation of a new lot (separate existing dwelling from larger parcel)
Current Zoning	RR (Rural Residential)
Official Plan Land Use	Residential
Consistent with PPS (2014)	Yes
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 property 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 a PIN Consolidation be filed in the Land Registry Office in order to consolidate the lot addition lands with the lands to which it is being added. 6. That the owner provides a written acknowledgement pursuant to S. 4.23.3 that the subject lands are located on a portion of land which have not been assumed by the Municipality as a highway within the definition of the <i>Municipal Act</i>, 2001. 7. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment for the severed and retained lands and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply. <ul style="list-style-type: none"> • Cedar Grove Drain
	Severance be granted subject to conditions of approval.

FILE NO: C07/21
APPLICANT: ROBERT LARABIE
PROPERTY: 620 SANDHILL ROAD,
STURGEON FALLS



SKETCH TO ACCOMPANY CONSENT APPLICATION
PART OF LOT 6, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SPRINGER
MUNICIPALITY OF WEST NIPISSING

DISTRICT OF NIPISSING



PART 1
 PLAN NR-943

PIN 49077 -- 0130 (LT)

PART 1, PLAN 36R-13984
 PIN 49077 -- 0129 (LT)

TRAVELLED ROAD
 KNOWN LOCALLY AS "CHEMIN SANDHILL ROAD"
 PIN 49077-0120 (LT)

TRAVELLED ROAD
 KNOWN LOCALLY AS "CHEMIN LARONDE ROAD"
 PIN 49077-0120 (LT)

LOT
 CONCESSION

RETAINED
AREA = 8.16 ha

AREA = 0.09 ha
SEVERED

PIN 49077 -- 0131 (LT)

PIN 49077-0061 (LT)

PIN 49077-0062 (LT)

6

1

PIN 49077-0061 (LT)

NOT TO SCALE

NOT TO SCALE

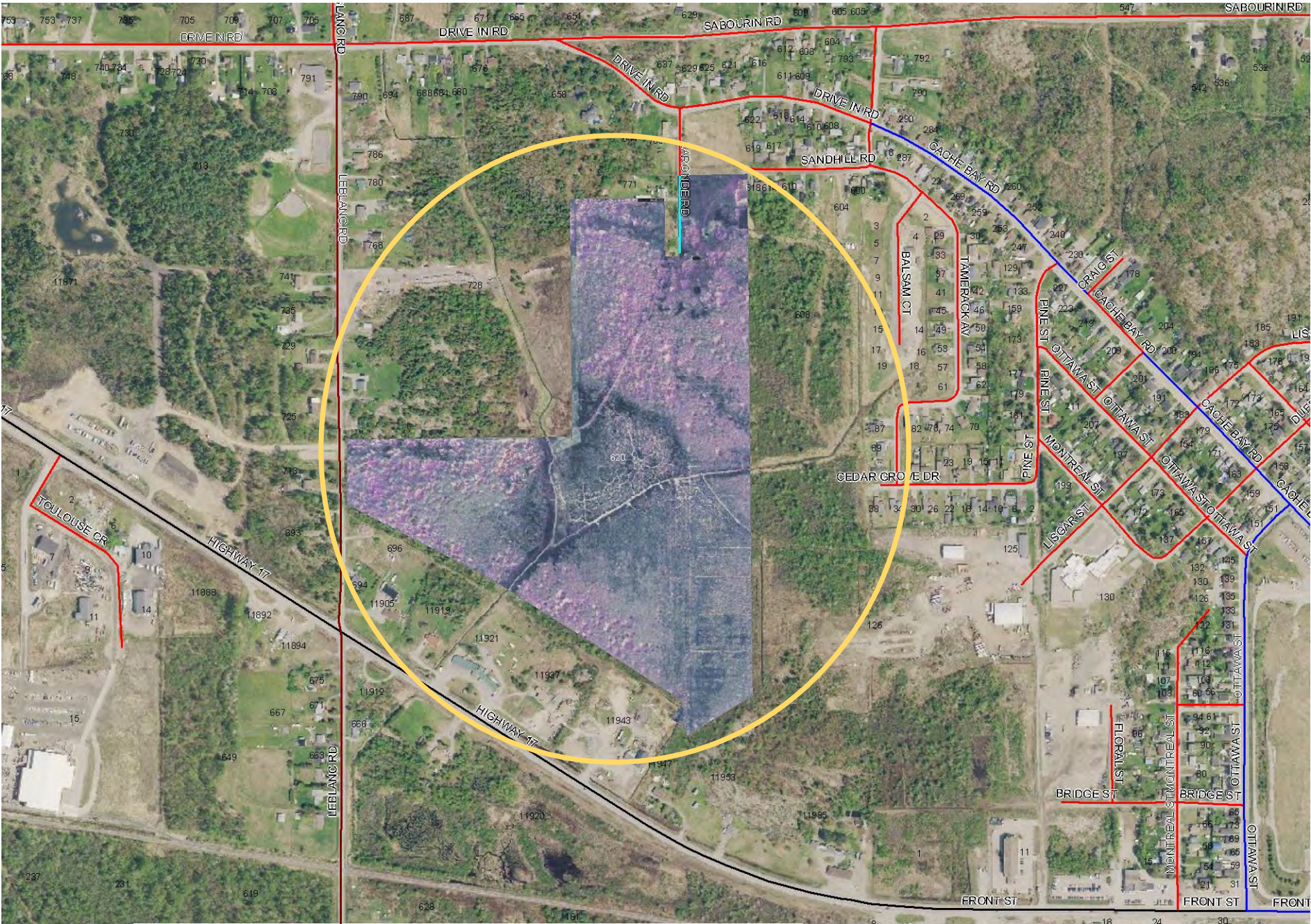
PART 4, PLAN NR-102

PART 3, PLAN NR-102

PART 1, PLAN 36R-10549

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
 CHARTERED LAND SURVEYORS - LAND USE PLANNERS - ENVIRONMENTAL CONSULTANTS
 UNIT 1 - 400 MAIN STREET EAST, NORTH BAY, ONT. P1B 1G5
 705-663-1770 - paul.gould@goodridgegoulet.com
 705-663-1794 - doug.gould@goodridgegoulet.com

PLAN	FILE	DATE	REV.
49077-0120-01-01-01-01-01-01	1	1	1



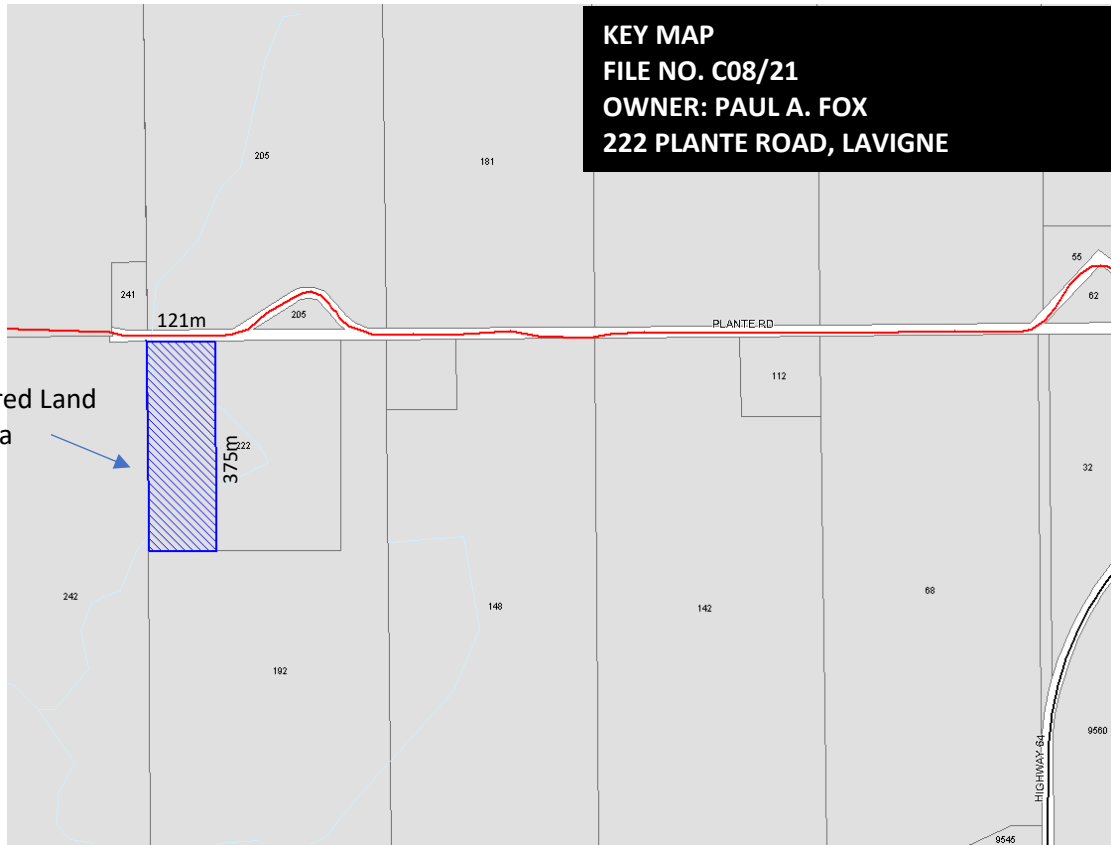
PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C08/21

Registered Owner(s)	Paul Fox
Agent(s)	n/a.
Property Location	222 Plante Road, Lavigne, ON
Purpose and Effect of Application	Creation of a new lot
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes-see section 1.1.4.1
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 property 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.
Recommendation	Severance be granted subject to Conditions of Approval

KEY MAP
FILE NO. C08/21
OWNER: PAUL A. FOX
222 PLANTE ROAD, LAVIGNE

Severed Land
4.5 Ha

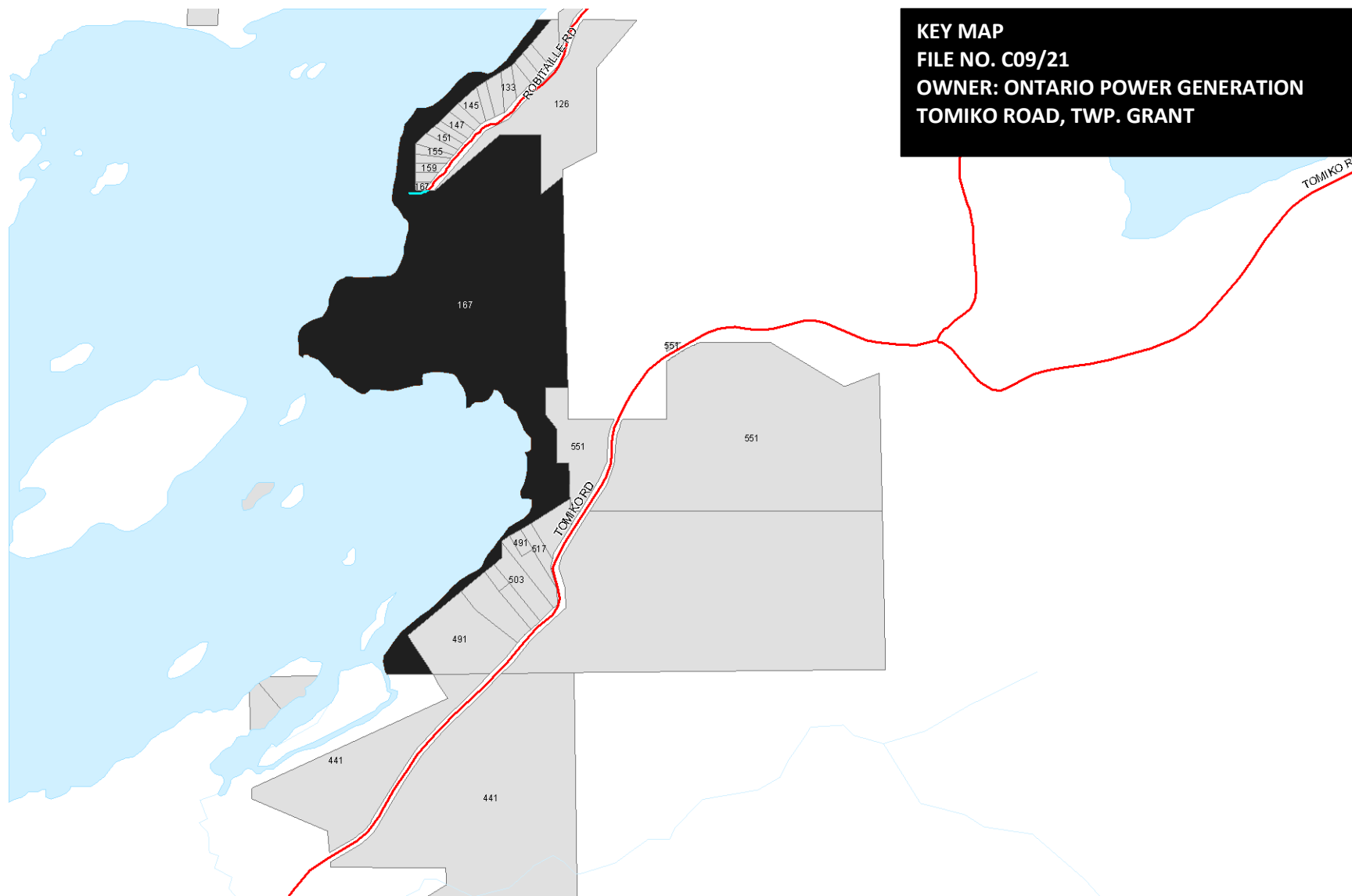


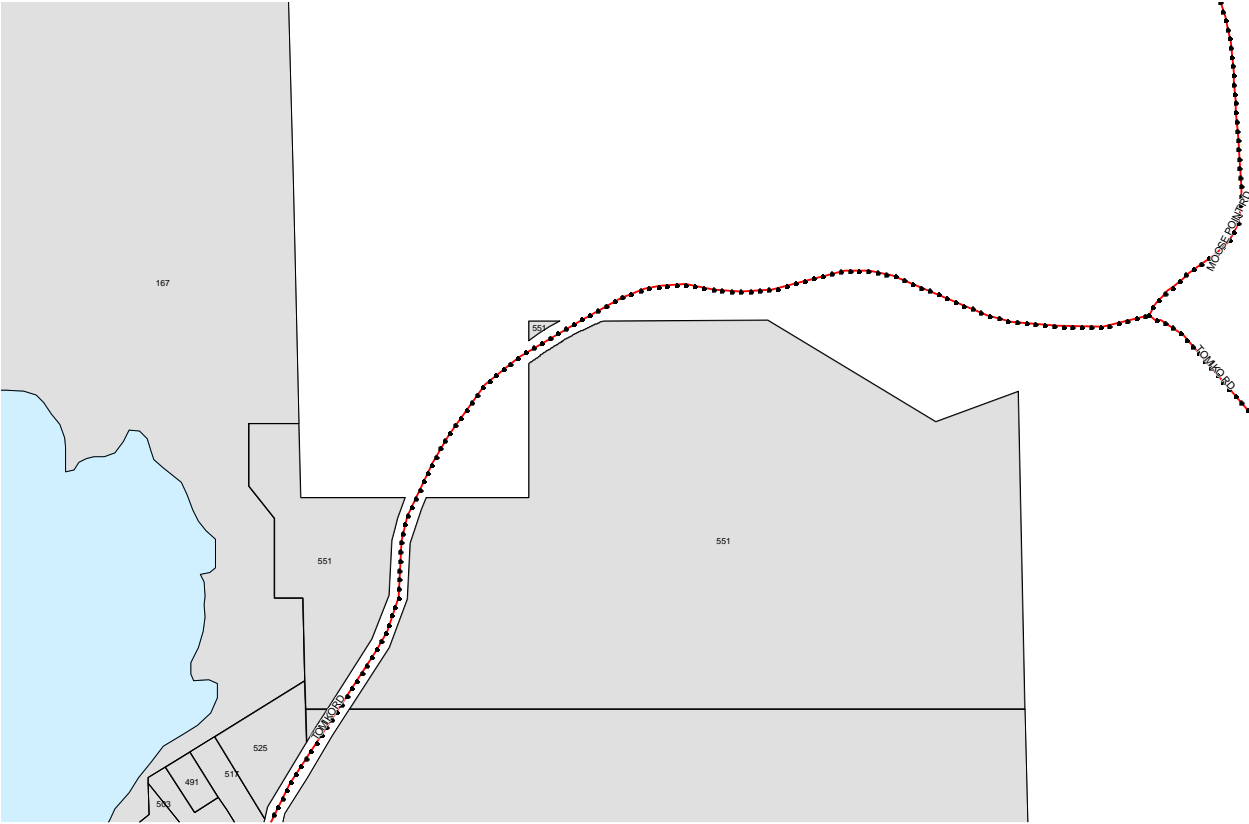


PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C09/21

Registered Owner(s)	Ontario Power Generation
Agent(s)	David Stewart, LLB
Property Location	Land in front of 551 Tomiko Road, Crystal Falls
Purpose and Effect of Application	Lot Addition and Reservation of Flooding Rights
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2014)	Lot Addition/Easement – N/A
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 property 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.
Recommendation	Severance be granted subject to Conditions of Approval





FEATURE COORDINATE TABLE	
CONTOUR	ELEVATION 245.00 CGVD28
NORTHING±	EASTING±
5149745.8	587061.1
5149748.2	587066.4
5149762.3	587082.6
5149787.2	587088.1
5149799.2	587087.6
5149805.2	587089.8
5149817.5	587077.3
5149832.3	587074.6
5149843.2	587073.5
5149856.6	587079.6
5149855.0	587070.9
5149855.7	587060.6
5149855.0	587048.0
5149864.8	587039.4
5149869.8	587036.3
5149869.8	587023.1
5149925.3	587023.9

LOT 10

CONCESSION 44

PART 1

PART 2

- SEE PLAN OF SURVEY
DATED MAY 20th, 1924
BY WM. WALTER STULL, O.L.S.,
ATTACHED TO LT32957

APPROXIMATE ORIGINAL WATER'S EDGE
AS SHOWN ON PLAN OF SURVEY
OF THE TOWNSHIP OF GRANT _____
BY S. JAMES P.L.S.,
DATED NOVEMBER 12th 1884

SITE INFORMATION:
FRONTAGE = 219.7m±
AVERAGE DEPTH = 62m±
TOTAL AREA = 1.3ha±

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER
THE LAND TITLES ACT.

DATE _____

NANCY HARRIS—HERR
ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PT. LOT 11	4	PT. OF PIN 49090-0242(LT)
2			

PLAN OF SURVEY OF
PART OF LOT 11, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF GRANT
NOW IN THE MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

SCALE 1:750

TULLOCH GEOMATICS INC., O.L.S.
2020

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM ORP (A) AND (B) HAVING A BEARING OF N0°54'55"W AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY TULLOCH GEOMATICS INC., O.L.S., DATED APRIL 15, 2013, UTM ZONE 17, NAD83 (CSRS) (1997.0).

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999660.

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, AS SHOWN ON (P), UTM ZONE 17, NAD83 (GSRs)(1997.0) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O.REG 216/10		
POINT ID	NORTHING	EASTING
ORP (A)	5149726.726	587107.713
ORP (B)	5149847.369	587105.803
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND DERIVED BY GPS BASE AND ROVER OBSERVATIONS REFERRED TO OBSERVED REFERENCE POINTS. SITE BENCHMARK BEING TOP OF SIB HAVING AN ELEVATION OF 244.25m CGVD28.

WATER NOTE:

CHEBOGOMOG LAKE IS REGULATED BY A DAM AT THE OUTLET OF TOMIKO LAKE.
THE WATER'S EDGE IS REGULATED TO ELEVATION CONTOUR 244.0m CGVD28.
THE MAXIMUM REGULATED WATER'S EDGE OF CHEBOGOMOG LAKE IS 244.10m CGVD28.

LEGEND:

■	DENOTES	FOUND MONUMENT
□	DENOTES	PLANTED MONUMENT
SIB	DENOTES	STANDARD IRON BAR 0.025 x 0.025 x 1.22
SSIB	DENOTES	SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
IB	DENOTES	IRON BAR
1604	DENOTES	TULLOCH GEOMATICS INC., O.L.S., SURVEYOR'S REAL PROPERTY REPORT DATED APRIL 15, 2013, FILE 12-3690
ORP	DENOTES	OBSERVED REFERENCE POINT
WIT	DENOTES	WITNESS
P	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY TULLOCH GEOMATICS INC., O.L.S. DATED APRIL 15, 2013, FILE 12-3690

SURVEYOR'S CERTIFICATE

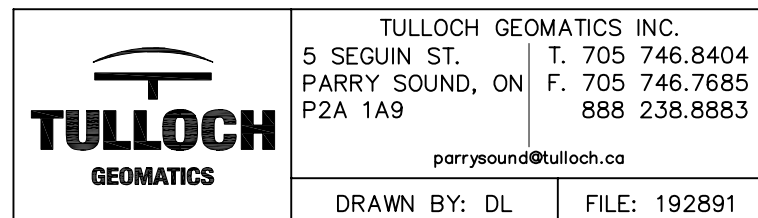
I CERTIFY THAT:

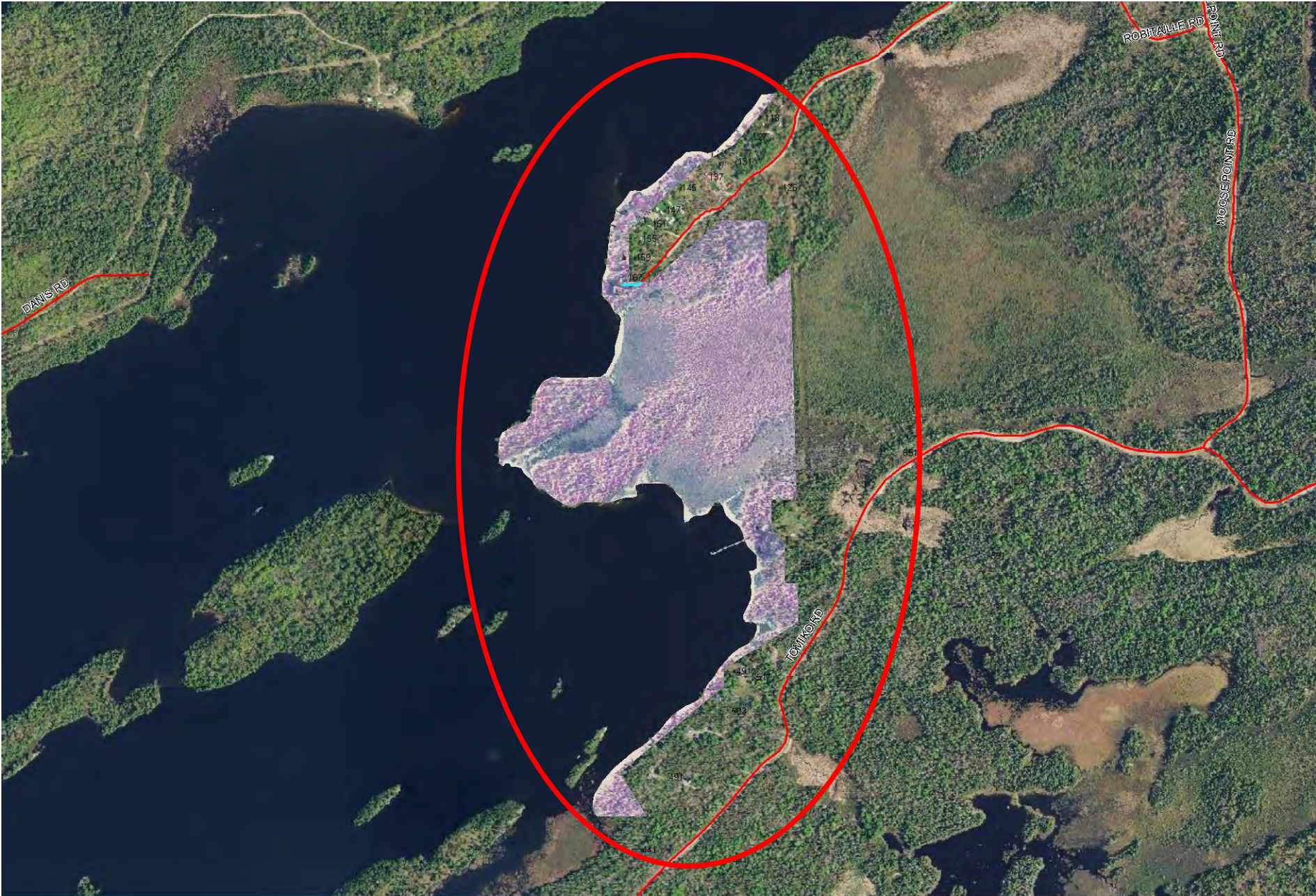
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 8th DAY OF JANUARY, 2020.

JANUARY 27th, 2020

CONFIDENTIAL



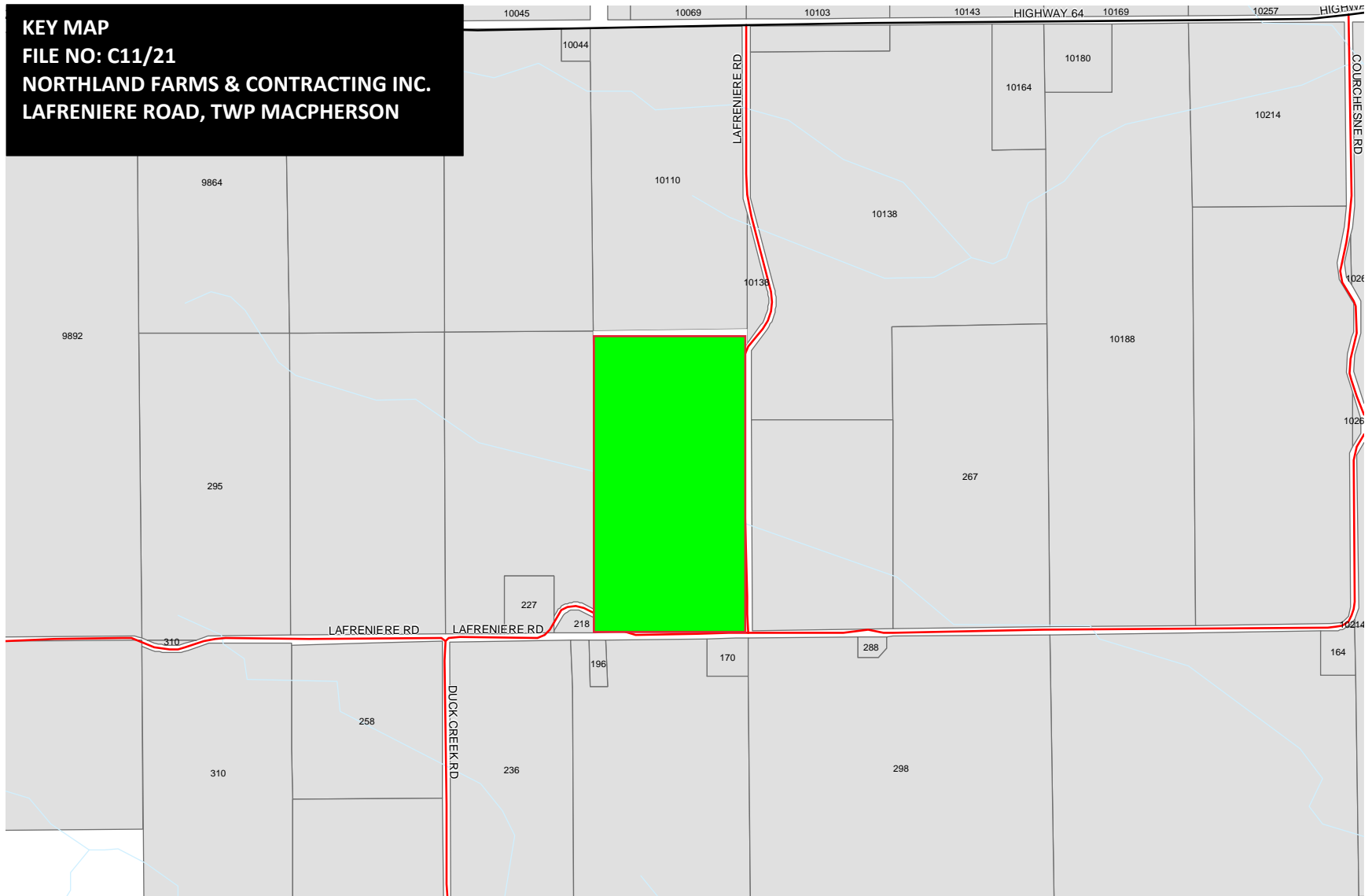


PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C11/21

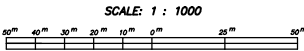
Registered Owner(s)	Northland Farms & Contracting Inc.
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	Vacant Land - Lafreniere Road
Purpose and Effect of Application	Creation of New Lots (2)
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions 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 property 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. The owners shall, pursuant to Section 65(1) of the Drainage Act, R.S.O., 1990 (the "Act"), be required to request the Municipal Clerk to instruct the Municipality's Drainage Engineer to apportion the maintenance assessment(s) for the COURCHESNE DRAIN among the parts into which the lands ins being divided. The Applicant/Owner shall be responsible for all costs associated with the Engineer's report pursuant to Section 65(1);
Recommendation	Severance be granted subject to Conditions of Approval

KEY MAP
FILE NO: C11/21
NORTHLAND FARMS & CONTRACTING INC.
LAFRENIERE ROAD, TWP MACPHERSON



LOT
CONCESSION
PIN 49063--0165 (LT)

SKETCH TO ACCOMPANY CONSENT APPLICATION
PART OF LOT 5, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MACPHERSON
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING



PIN 49063 -- 0171 (LT)

5
2

LOT 5
LOT 4

LOT
CONCESSION
SOUTH 1/2 OF WEST 1/2 OF LOT 5
SOUTH 1/2 OF EAST 1/2 OF LOT 5
727.4 ±
PIN 49063 -- 0167 (LT)

RETAINED
AREA = 26.8 ± HA

5
2

PIN 49063 -- 0170 (LT)

566.8 ±

TRAVELLED ROAD
KNOWN LOCALLY AS LAFRENIERE ROAD

4

PIN 49063 -- 0174 (LT)

LOT

PIN 49063--0533 (LT)
CONCESSION 2
CONCESSION 1
LOT
WEST 1/2 LOT 5
EAST 1/2 LOT 5
CONCESSION

48.27
53.98

151.20

TRAVELLED ROAD
KNOWN LOCALLY AS LAFRENIERE ROAD



PART 1, PLAN 36R--11403
5
PART 2, PLAN 36R--11403

CONCESSION 2
CONCESSION 1
LOT 5
LOT 4

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 480 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goordridge@ggprts.com
705-493-7974 don.goulet@ggprts.com

PLAN	FIELD	OFFICE	FILE
2 / 0075 / 2017075-31_CSL.dwg	X	D. GOULET	1075-21

C11/21 – Northland Farms & Contracting Inc.



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C12/21

Registered Owner(s)	Northland Farms & Contracting Inc.
Agent(s)	Goodridge Goulet Planning & Surveying & Daria and Dan Schwartzentruber
Property Location	Vacant Land - Lafreniere Road
Purpose and Effect of Application	Creation of New Lots (2)
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
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 property 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. The owners shall, pursuant to Section 65(1) of the Drainage Act, R.S.O., 1990 (the "Act"), be required to request the Municipal Clerk to instruct the Municipality's Drainage Engineer to apportion the maintenance assessment(s) for the COURCHESNE DRAIN among the parts into which the lands ins being divided. The Applicant/Owner shall be responsible for all costs associated with the Engineer's report pursuant to Section 65(1);
Recommendation	Severance be granted subject to Conditions of Approval

March 3rd, 2021

File number: C12/21

To whom it may concern.

We the undersigned residents of Lafreniere Road, object to the proposed severance for the purpose to establish residential lots on the north-east intersection of Lafreniere and Duck Creek Road.

We strongly believe this is a violation of our privacy and the right of peaceful enjoyment of property that we have come to value as our way of life.

We chose to live in the country for these values. We do not want and strenuously object by all means possible to having our lives and properties becoming a neighborhood that resembles a city block of downtown Toronto.

Please note that one hundred percent of residents within five hundred meters of this proposal are very upset and oppose this severance.

Please take our concerns to heart as taxpayers, neighbours and proud members of the West Nipissing community.

Yours Sincerely

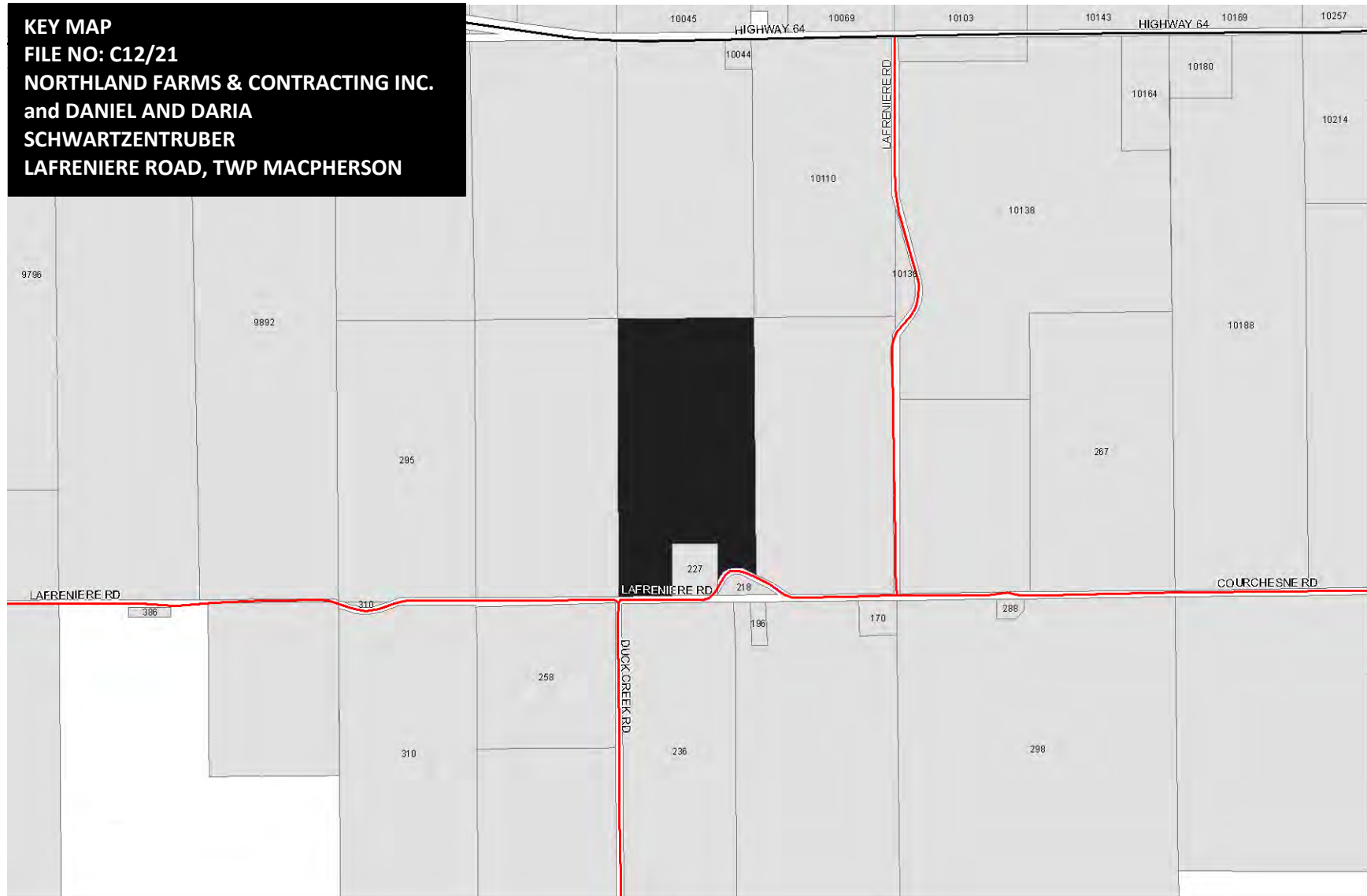
Jean-François Ouellet
Veronique Ouellet

PETER HOUGHTON
Diane Crockett
ARTHUR CROCKETT

Dan Whittle
Margaret Whittle

J.F. Ouellet
Veronique Ouellet
Peter Houghton
Diane Crockett
Arthur Crockett
Dan Whittle
Margaret Whittle

KEY MAP
FILE NO: C12/21
NORTHLAND FARMS & CONTRACTING INC.
and DANIEL AND DARIA
SCHWARTZENTRUBER
LAFRENIERE ROAD, TWP MACPHERSON



SCALE: 1 : 1000

A horizontal scale bar with alternating black and white segments. Above the bar, the distances 50m, 40m, 30m, 20m, 10m, 0m, 10m, 20m, 30m, 40m, and 50m are marked. The bar represents a total length of 50 meters.

PIN 49063 -- 0165 (LT)

121.92

PIN 49063--0163 (LT)

LOT 6

LOT 5

PIN 49063--0171 (LT)

52

10

NIW 49063 -- 0164 (LT)

RETAINED

AREA = 26.8 ± HA

LOT

CONCESSION

PIN 49063 -- 0167 (LT)

LOT

LOT 6

LOT 5

789.7 ±

Diagram of a trapezoid with a height of 164.0 and a width of 61.0. The area is calculated as 1.0 + ha.

PIN 49063 - 0623 (LT)

PIN 49063-0621 (LT)

<u>CONCESSION</u>	<u>2</u>
CONCESSION	1

LOT
CONCESSION

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS

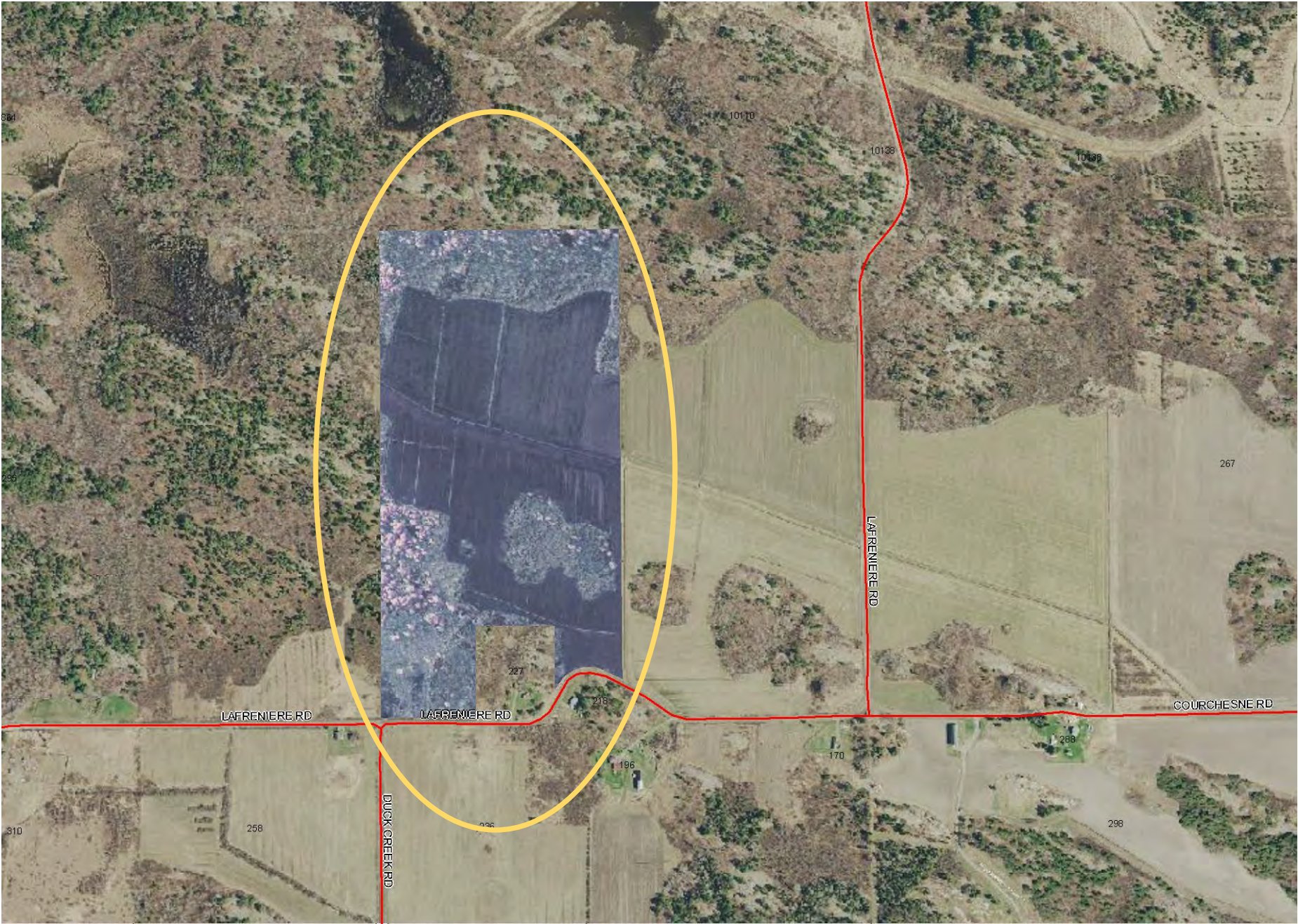
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANT
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5

705-493-1770 paul.goodridge@ggpsi.com
705-493-7974 don.goulet@ggpsi.com

PLAN	FIELD	OFF
------	-------	-----

PLAN	FIELD	OFFICE	FILE
CRS/2021/0075-31 CS1.docx	X	C. COLLET	1076

C12/21 – Northland Farms & Contracting Inc. & Daria and Dan Schwartzentruber



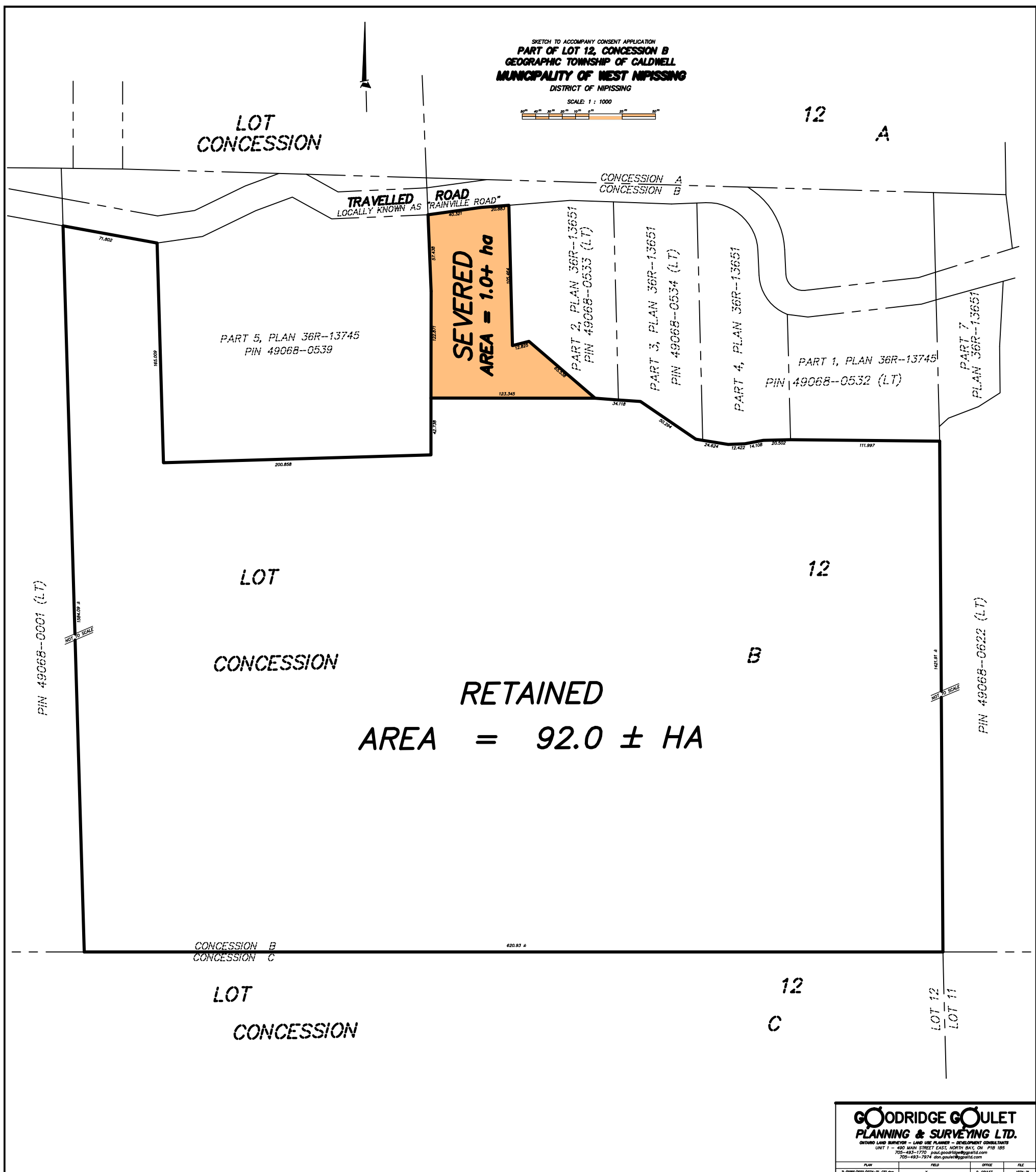
PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C13/21

Registered Owner(s)	Northland Farms & Contracting Inc.
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	Vacant Land – Rainville Road
Purpose and Effect of Application	Creation of a New Lot
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
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 property 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. The owners shall, pursuant to Section 78(1) of the Drainage Act, R.S.O., 1990 (the “Act”), submit a Petition to the Municipal Clerk to instruct the Municipality’s Drainage Engineer to prepare a Report pursuant to Section 78 of the Drainage Act for the improvements to the Poirier Drain and to apportion the maintenance assessment(s) among the parts into which the lands being divided to address future maintenance costs. The Applicant/Owner shall be responsible for all costs associated with the Engineer’s report, except as may be determined by the Engineer, in his absolute discretion;
Recommendation	Severance be granted subject to Conditions of Approval

KEY MAP
FILE NO: C13/21
NORTHLAND FARMS & CONTRACTING INC
RAINVILLE ROAD (SOUTH SIDE),
TWP. CALDWELL





An aerial photograph of a rural landscape with a yellow boundary line and a blue shaded area. The map includes several road labels: 'HIGHWAY 64' (appearing twice), 'MICHEL RD', 'POIRIER RD', and 'AVENUE D'ILAC'. Numerous numerical values are scattered across the map, likely representing elevation or parcel identifiers. The blue shaded area is a rectangular region in the center, and the yellow boundary is a large, irregular loop enclosing a significant portion of the map.

PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C14/21

Registered Owner(s)	Parent, Luc (Germain Parent Estate)
Agent(s)	Stewart & Bain, Barristers & Solicitors
Property Location	Vacant Land, Pedley Twp.
Purpose and Effect of Application	Technical severance - to correct prior Planning Act violation
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2014)	n/a – technical severance
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. Confirmation that all property taxes are paid up to date; 2. 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. 3. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
Recommendation	Severance be granted subject to Conditions of Approval

KEY MAP
FILE NO: C14/21
PARENT, LUC, ESTATE GERMAIN PARENT
TWP. PEDLEY

