



A G E N D A

WEST NIPISSING COMMITTEE OF ADJUSTMENT

MEETING HELD ON April 12, 2021 – 7:30PM

Join Zoom Meeting

<https://us02web.zoom.us/j/86918194299?pwd=VzRFd1AzY01neU4wbEdlYkErV295QT09>

1 647 558 0588

Meeting ID: 869 1819 4299

Participant: #

Password: 879185

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 April 12, 2021;
4. Adoption of Minutes of March 8, 2021 meeting;
- 5a. Agency and Public Comments;
- 5b. Consent and Minor Variance Applications

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C16/21	Leblanc, Robert & Liane	382 Quesnel Road	Springer	New Lot
C17/21	Michel Holdings Ltd	Heritage Crescent	Caldwell Twp.	Lot addition
C18/21	Estate of Claude Lortie	28 Levert Drive	Springer	New Lots (2)
C19/21	Brouillette, Robin & Prevost, Josee	9793 Hwy 17	Verner/Kirkpatrick	New Lots (2)
C20/21	Moose Point Cottage Ltd	207 Moose Point Road	Grant	Right-of-Way
C21/21	St. Amant, Kevin & Marie	Duck Creek Road	Loudon Twp.	New Lots (3)
C22/21	Beaudry, Madeleine & Rheal	182 Goulard Road	Sturgeon Falls	New Lot
C23/21	Primeau, Jacques	378 Marleau Road	Springer	Lot addition
C24/21	Nevins, Marlene	1330 Hwy 575	Badgerow Twp.	New Lots (2)
C25/21	Halvorsen/de Carufel	745 Hwy 805	Janes Twp.	New Lot
C26/21	Pilon, Lise & Pierre	Highway 64	Lavigne, MacPherson Twp.	Lot addition
C27/21	Christopher Woodham	Bear Lake Road	Hugel Twp.	New Lots (2)
MV2021-01	223 King Street Properties Inc.	223 King Street	Sturgeon Falls	Reduce parking spaces from 7 to 4
MV2021-02	Tremblay, Mike & Marla	Nipissing Street	Springer	Reduce minimum rear yard set-back from 7.5m to 6m

6. Adjournment.

MINUTES

Municipality of West Nipissing
Meeting of the Committee of Adjustment
Held on March 8, 2021 at 7:30 PM
Chair: Denis Sénécal



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

ABSENT:

CALL TO ORDER

RESOLUTION #2021/006

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

That the Agenda for the Committee of Adjustment meeting of March 8th, 2021 be adopted, as presented.

CARRIED

MINUTES

RESOLUTION #2021/007

Moved by: **Denis Sénécal**

Seconded by: **Christopher Fisher**

That the Minutes of the Committee of Adjustment meeting held on January 18, 2021, be adopted, as presented.

CARRIED

APPLICATIONS FOR MINOR VARIANCE AND CONSENT

C03/2021 RESUBMISSION - Application for Consent by Beachfield Holdings Ltd. (Owners)

Resubmission of C05/19 for a consent application made by Beachfield Holdings Ltd. for creation of new lots on Levac Road, Cache Bay ON; legally described as Pt of Lot 219, Plan 40, Part 3, 36R-12042, Township of Cache Bay, Municipality of West Nipissing.

RESOLUTION #2021/008

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 March 9, 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 <i>Planning Act</i> , 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.

CARRIED

C04/2021 RESUBMISSION - Application for Consent by Euripides & Melanie Charlabous (Owners)
Resubmission of C31/19 for a consent application made by Euripides & Melanie Charlabous for the creation of a new lots on 7 Moreau Road, Field, ON, legally described as Part of Lot 13, Concession 5, Township of Field, Municipality of West Nipissing.

RESOLUTION #2021/009

Moved by: **Fernand Pellerin**

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 March 9, 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 <i>Planning Act</i> , 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 elevation of the property be determined prior to completing the severance to determine the conditions of the Hazard Land(s) and if the property can be developed.

CARRIED

C05/2021 RESUBMISSION - Application for Consent by Northland Farms & Contracting (Owner)
Resubmission of C35/19 for a consent application made by Northland Farms & Contracting for the creation of 3 new lots on Rainville Road, Verner ON, legally described as Lot 11, Concession B, Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2021/010

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 March 9, 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 <i>Planning Act</i> , 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;.

CARRIED

C06/2021 RESUBMISSION - Application for Consent by David Stewart (Owner)

Resubmission of C27/19 for a consent application made by David Stewart for the creation of a right of way and a lot addition on 736-B Coursol Road, Sturgeon Falls, ON, legally described as Part of Lot 2, Concession 1, Township of Springer, Municipality of West Nipissing.

RESOLUTION #2021/011

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

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 March 9, 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 <i>Planning Act</i> , 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.

CARRIED

C10/2021 RESUBMISSION - Application for Consent by Goulard Lumber (1962) Ltd. (Owner)

Resubmission of C29/19, a consent application made by Goulard Lumber (1962) Ltd. for the creation of a new lot on 175 Goulard Road, Sturgeon Falls, ON; legally described as Part of Lots 1 and 2, Concession 2, Township of Springer, Municipality of West Nipissing.

RESOLUTION #2021/012

Moved by: **Roger Gagnon**

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 March 9, 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 <i>Planning Act</i> , 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.
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CARRIED

C07/2021 - Application for Consent by Robert Larabie (Owner)

A consent application made by Robert Larabie for the creation of a new lot to separate existing dwelling from larger parcel of land on 620 Sandhill Road, Sturgeon Falls, ON.

RESOLUTION #2021/013

Moved by: **Roger Gagnon**

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 March 9, 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 <i>Planning Act</i> , 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

CARRIED

C08/2021 - Application for Consent by Paul Fox (Owner)

A consent application made by Paul Fox for the creation of a new lot on 222 Plante Road, Lavigne, ON.

RESOLUTION #2021/014

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 March 9, 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 <i>Planning Act</i> , 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

C09/2021 - Application for Consent by Ontario Power Generation (Owner)

A consent application made by Ontario Power Generation for a lot addition and reservation of flooding rights on land in front of 551 Tomiko Road, Crystal Falls, ON.

RESOLUTION #2021/015

Moved by: **Christopher Fisher**

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 March 9, 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 <i>Planning Act</i> , 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.

CARRIED

C11/2021 - Application for Consent by Northland Farms & Contracting (Owner)

A consent application made by Northland Farms & Contracting for the creation of two new lots on vacant land on Lafreniere Road, Lavigne, ON.

RESOLUTION #2021/016

Moved by: **Denis Sénécal**

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 March 9, 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 <i>Planning Act</i> , 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 <u>COURCHESNE DRAIN</u>

among the parts into which the lands is being divided. The Applicant/Owner shall be responsible for all costs associated with the Engineer's report pursuant to Section 65(1);
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CARRIED

C12/2021 - Application for Consent by Northland Farms & Contracting & D & D Schwartzentruber (Owners)

A consent application made by Northland Farms & Contracting & D & D Schwartzentruber for the creation of two new lots on vacant land on Lafreniere Road, Lavigne, ON.

RESOLUTION #2021/017

Moved by: **Denis Sénécal**

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 March 9, 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 <i>Planning Act</i> , 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 is being divided. The Applicant/Owner shall be responsible for all costs associated with the Engineer's report pursuant to Section 65(1);

CARRIED

C13/2021 - Application for Consent by Northland Farms & Contracting (Owner)

A consent application made by Northland Farms & Contracting for the creation of a new lot on vacant land on Rainville Road, Lavigne, ON.

RESOLUTION #2021/018

Moved by: **Christopher Fisher**

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 March 9, 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 <i>Planning Act</i> , 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

CARRIED

C14/2021 - Application for Consent by Luc Parent (Owner)

A consent application made by Luc Parent for a technical severance to correct prior Planning Act violation on vacant land, Pedley Township.

RESOLUTION #2021/019

Moved by: **Denis Sénécal**

Seconded by: **Roger Gagnon**

CONDITIONS:

1.	Confirmation that all property taxes are paid up to date.
2.	That all conditions be met on or before March 9, 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 <i>Planning Act</i> , 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.

CARRIED

C15/2021 - Application for Consent John & Monique Vis (Owners)

Application withdrawn - no further action required.

ADJOURNMENT

RESOLUTION #2021/020

Moved By: **Denis Sénécal**

Seconded by: **Fernand Pellerin**

BE IT RESOLVED THAT the West Nipissing Committee of Adjustment meeting be adjourned to April 12, 2021.

CARRIED

RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
C16/21 Leblanc, R&L 282 Quesnel			<ul style="list-style-type: none"> No comments or concerns 	<ul style="list-style-type: none"> No objections 		<ul style="list-style-type: none"> No issue from road perspective No water or sewer services available 	<ul style="list-style-type: none"> No issues
C17/21 Michel Holdings Ltd Heritage Crescent	<ul style="list-style-type: none"> No concerns 		<ul style="list-style-type: none"> No comments or concerns 	<ul style="list-style-type: none"> No objections 		<ul style="list-style-type: none"> That the water and sanitary services located on the severed lands be decommissioned at the owner's expense 	<ul style="list-style-type: none"> No issues
C18/21 Estate of Claude Lortie 28 Levert			<ul style="list-style-type: none"> No comments or concerns 	<ul style="list-style-type: none"> No objections 		<ul style="list-style-type: none"> No issue from road perspective No water or sewer available 	<ul style="list-style-type: none"> No issues
C19/21 Brouillette & Prevost 9793 Hwy 17							
C20/21 Moose Point Cottage 207 Moose Point							
C21/21 St. Amant, K&M Duck Creek Road						<ul style="list-style-type: none"> No issue from road perspective No water or sanitary 	<ul style="list-style-type: none"> No issues

RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
C22/21 Beaudry, M&R 182 Quesnel	• No concerns	• No comments		• No objections		<ul style="list-style-type: none"> • No issues from a road perspective • No water or sanitary 	• No issues
C23/21 Primeau, J 378 Marleau						<ul style="list-style-type: none"> • No issue from road perspective • No water or sanitary 	• No issues
C24/21 Nevins, M 1330 Hwy 575	• No concerns			• No objections		• No concerns from a road perspective	• No issues
C25/21 Halvorsen & de Carufel 745 Hwy 805	• No concerns			• No objections		<ul style="list-style-type: none"> • Not a municipality maintained road • No water or sanitary 	• No issues
C26/21 Pilon, L&P Hwy 64	• No concerns	• No objections provided that no direct access to lot addition be from Hwy 64; only from Trottier Road				<ul style="list-style-type: none"> • No concerns from a road perspective • No water or sanitary 	• No issues
C27/21 Woodham, C Bear Lake Road	• No concerns			• No objections		<ul style="list-style-type: none"> • No issue from a road perspective • No water or sanitary 	• No issues

RECORD OF ALL COMMENTS

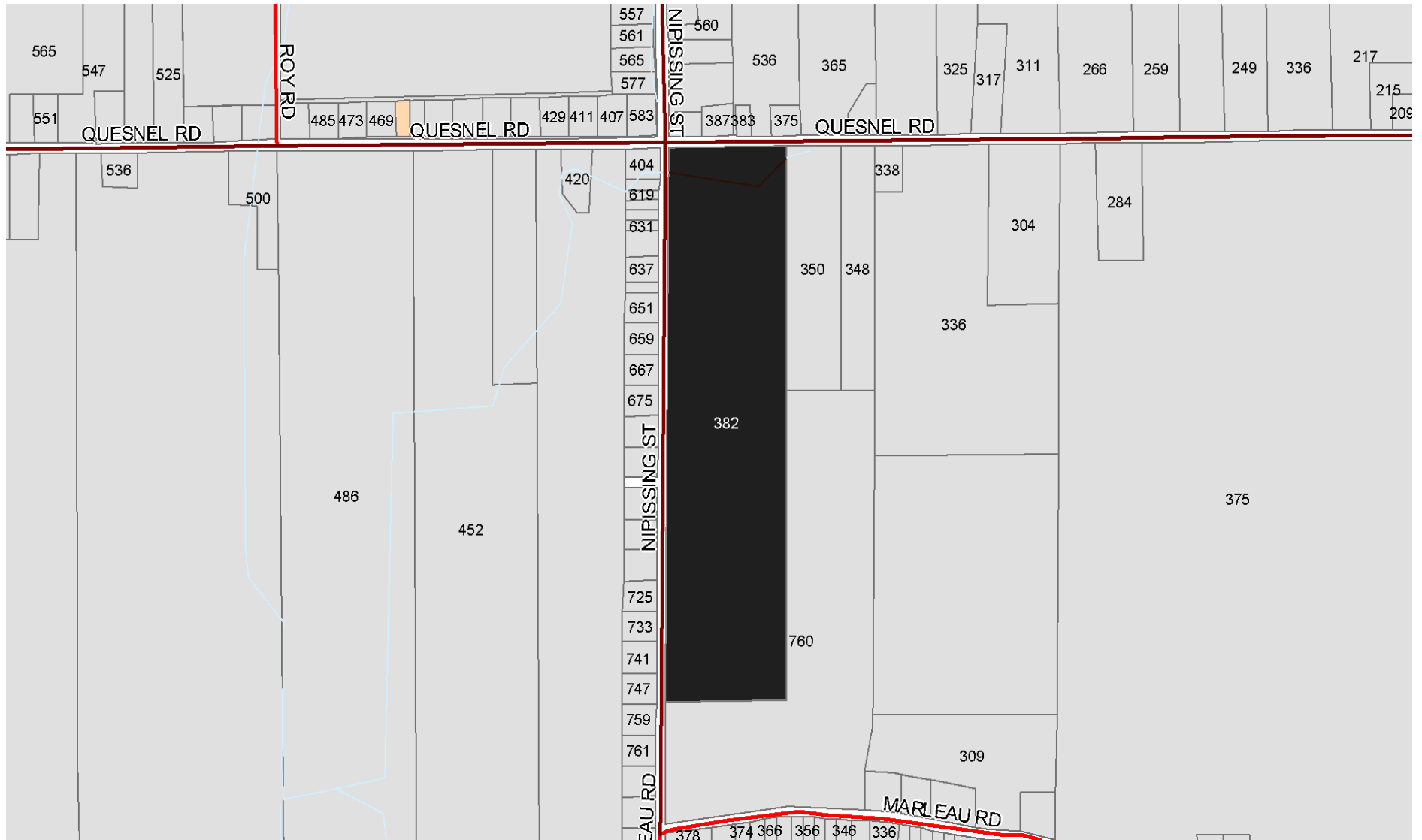
APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
MV2021-01 223 King Street Properties Inc 223 King							
MV2021-02 Tremblay, M&M Nipissing Street							

PLANNING SUMMARY REPORT

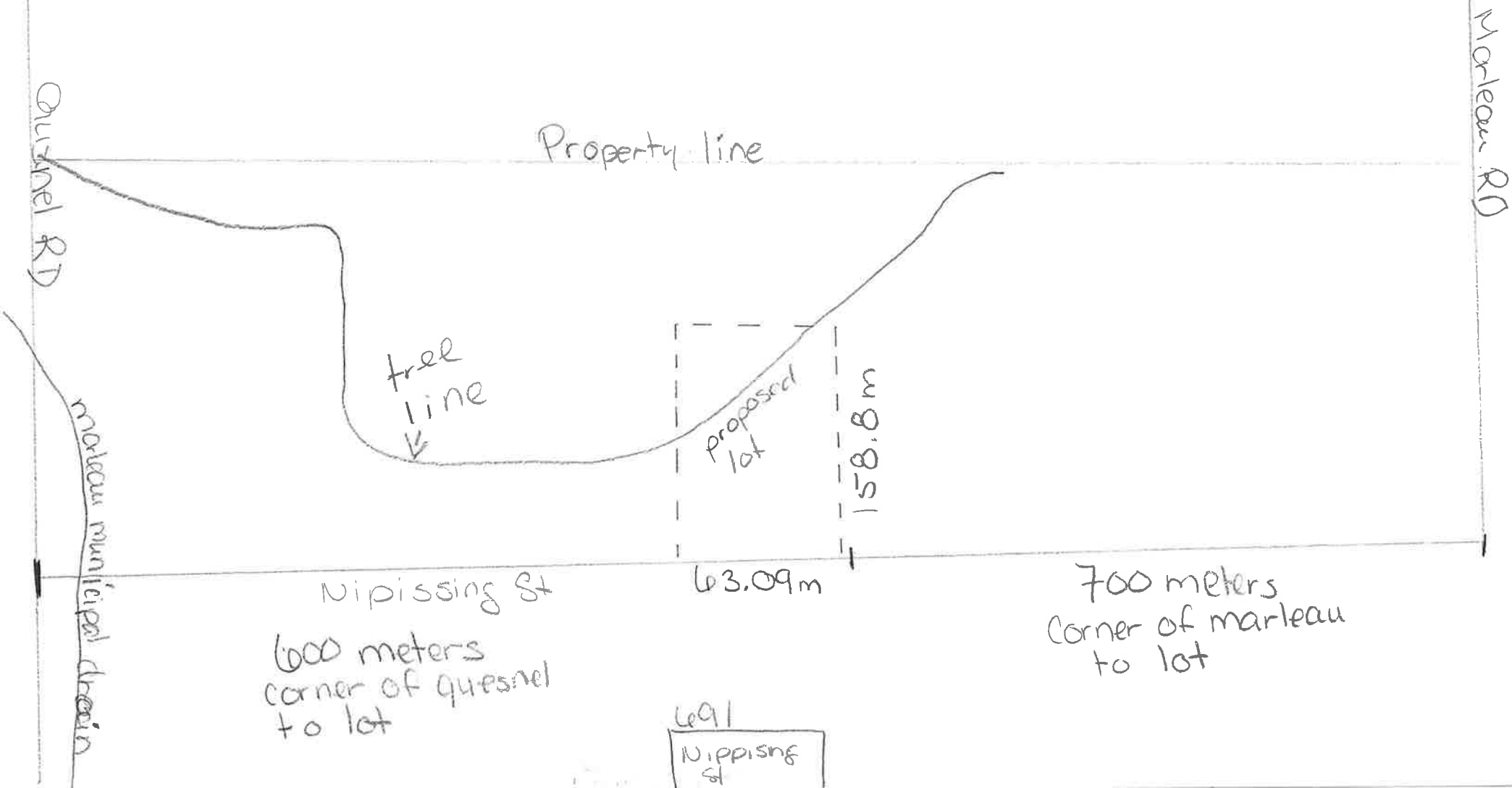
CONSENT APPLICATION NO. C16/21

Registered Owner(s)	Leblanc, Robert & Liane
Agent(s)	N/A
Property Location	Vacant Land – 382 Quesnel Road Con. B, Part Lot 3, PCL 4038 NIP, Springer Twp., West Nipissing
Purpose and Effect of Application	Creation of a New Lot
Current Zoning	RU (Rural)
Official Plan Land Use	Rural
Consistent with PPS (2020)	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 property is located within the Watershed of Municipal Drains, namely the O. Marleau Drain and the Marleau Drain 1984. An Agreement for the share of the maintenance assessment shall be entered into pursuant to Section 65(2) of the Drainage Act and be filed with the Municipal Clerk, failing such agreement, the Clerk shall, pursuant to Section 65(1), instruct the Engineer to prepare a report on the division of the assessment, at the sole cost of the owner. 6. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	Severance be granted subject to Conditions of Approval

Leblanc, Robert & Liane
382 Quesnel-Springer Twp
C16/21



2,400 meters
tracks to lot



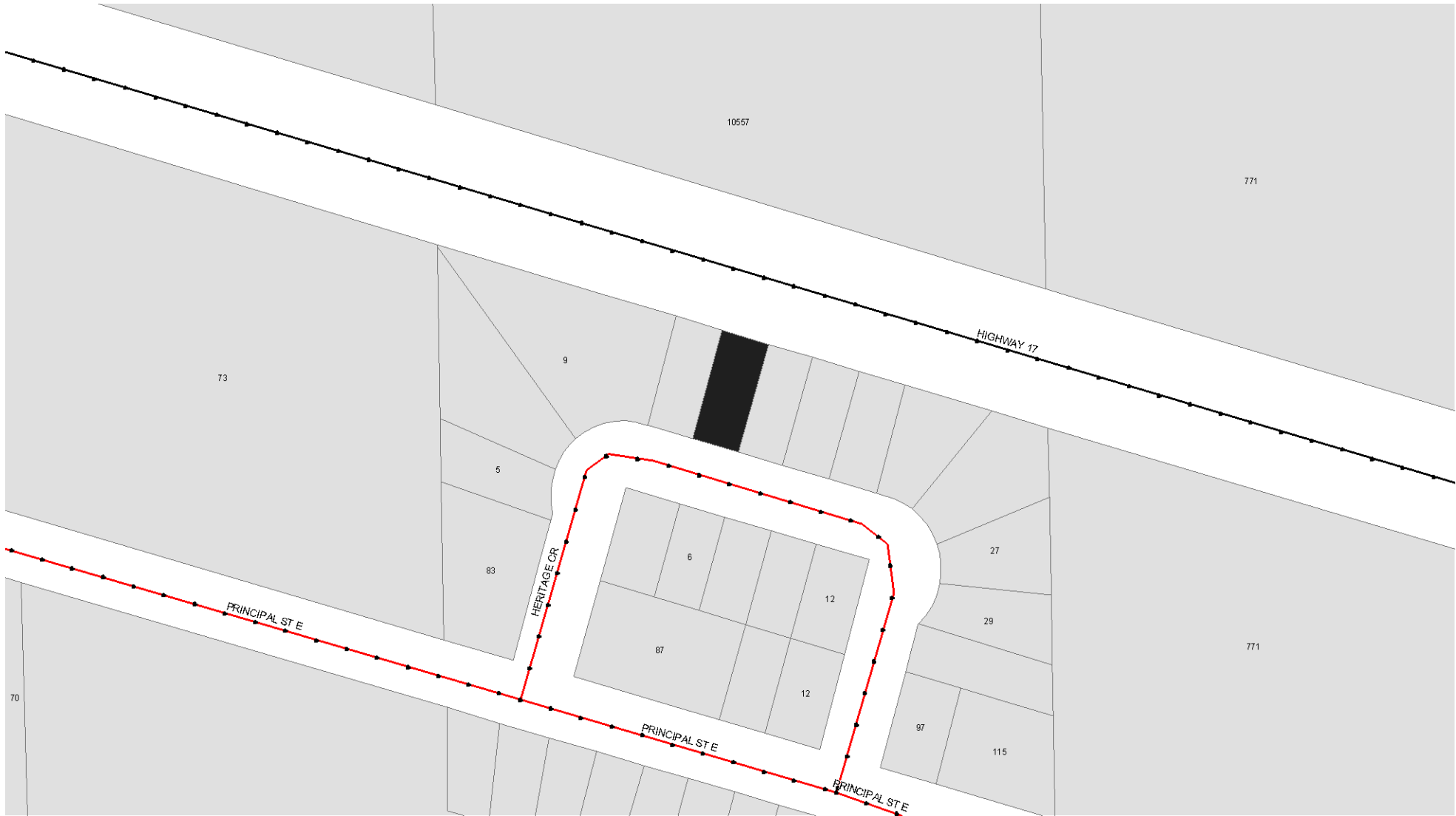
This is an aerial photograph of a rural landscape. A large red oval is drawn around a central parcel of land. The map is overlaid with a grid of numbers, likely representing land parcels or survey data. Several roads are labeled: 'MISSISSIPPI ST' runs vertically on the left side of the oval, 'QUESNEL RD' runs horizontally across the top, 'DUTRAC RD' runs vertically on the right side, and 'MARLEAU RD' runs horizontally along the bottom edge. The terrain is a mix of green fields, brownish soil, and some scattered trees. A small cluster of buildings is visible on the right side of the map. A red line is drawn along the bottom edge of the map, just above the 'MARLEAU RD' label.

PLANNING SUMMARY SHEET

CONSENT APPLICATION NO. C17/21

Applicant(s)	Michel Holdings Ltd
Property Location	Heritage Crescent, Caldwell Twp. Plan 36M598 Lot 8, Caldwell Twp., West Nipissing
Proposal	Addition to a lot(s) – Lot 8 to be split with half to be added to each of Lots 7 and 9
Current Zoning	R2 (Residential Two)
Official Plan Land Use	Residential
Consistent with PPS (2020)	Lot addition – 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 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 a by-law, deeming Lots 7, 8 and 9, 36M598, not to be lots within a plan of subdivision, shall be authorized by the Council for the Municipality of West Nipissing and registered on title to the subject lands;
Comments	Concurrent Deeming By-Law Application
Recommendations	Severance be approved subject to conditions.

File-#C17/21
Heritage Crescent-Caldwell Twp
Michel Holdings Ltd





C17/21 Michel Holdings Ltd.

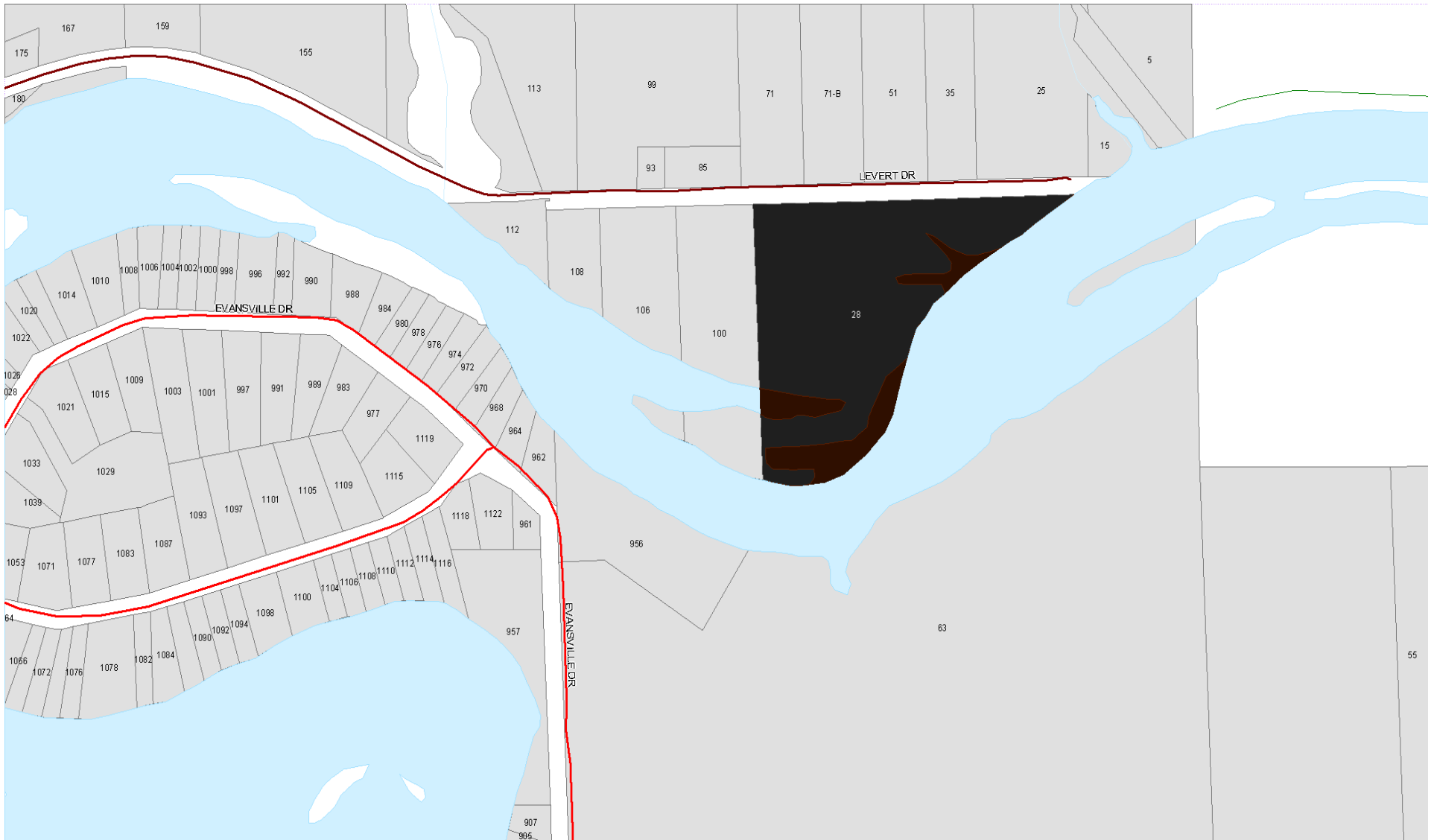


PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C18/21

Registered Owner(s)	Estate of Claude Lortie
Agent(s)	Miller & Urso Surveying Inc
Property Location	28 Levert Drive, Springer Twp. Con 2 Pt Lot 1 PCL 4011
Purpose and Effect of Application	Creation of two New Lots
Current Zoning	SR (Shoreline Residential)
Official Plan Land Use	Shoreline 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 any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	Severance be granted subject to Conditions of Approval

File-C18/21
Estate of Claude Lortie
28 Levert Dr-Springer Twp



SKETCH FOR CONSENT OF
PART OF LOT 1
CONCESSION 2
TOWNSHIP OF SPRINGER
 NOW IN THE
MUNICIPALITY OF WEST NIPISSING
 DISTRICT OF NIPISSING

0 25 50 75 100 125m

SCALE = 1 : 2500

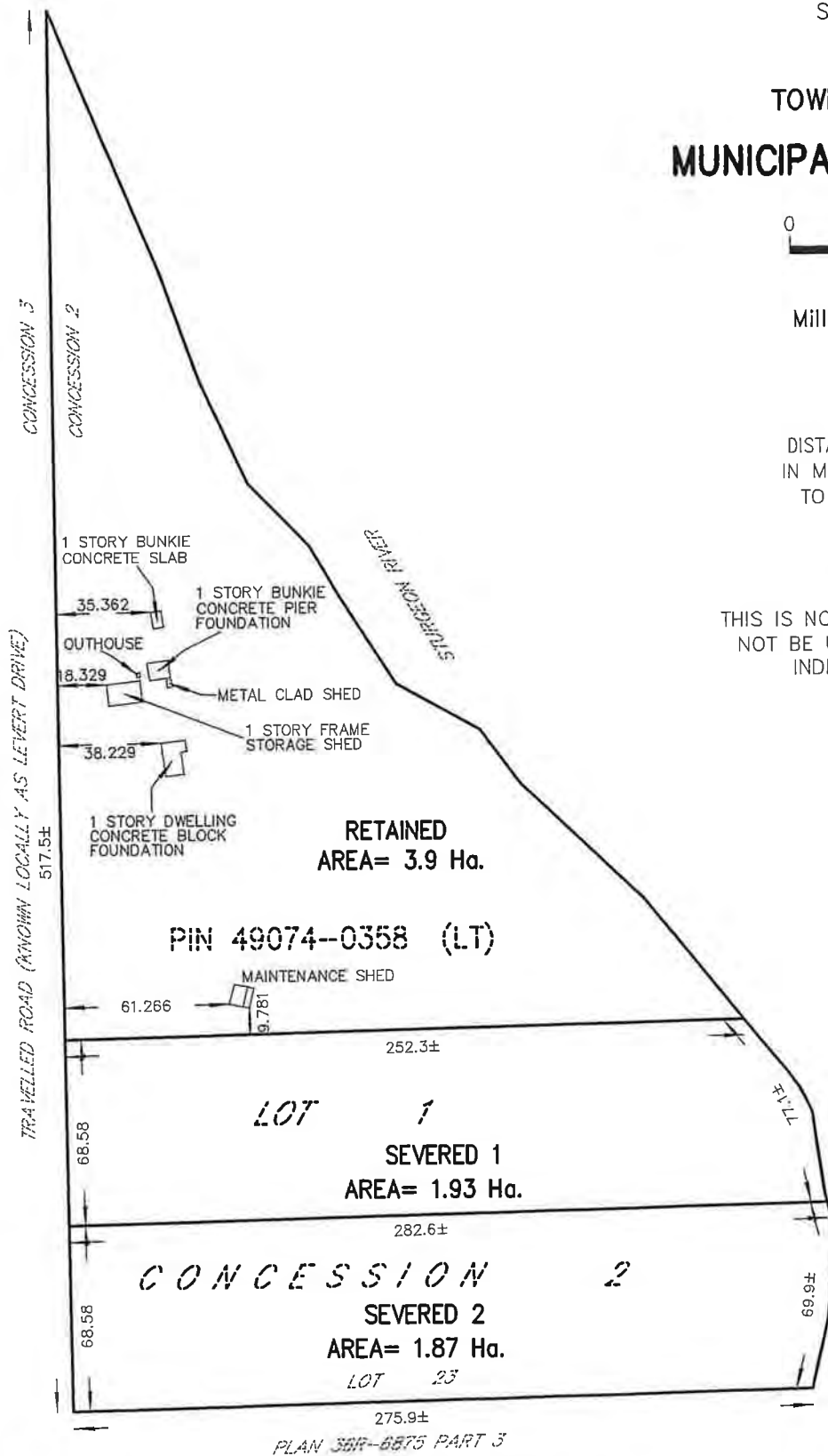
Miller & Urso Surveying Inc.

METRIC

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

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL
 NOT BE USED EXCEPT FOR THE PURPOSE
 INDICATED IN THE TITLE BLOCK.



CLIENT: CAROL LEVESQUE



MILLER & URSO SURVEYING INC.
SURVEYING · ENGINEERING · PLANNING
 1501 Seymour Street North Bay ON P1A 0C5
 www.musurveying.com info@musurveying.com
 P: (705) 474-1210 F: (705) 474-1783

C18/21 Estate of Claude Lortie



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C19/21

Registered Owner(s)	Robin Brouillette & Josee Prevost
Agent(s)	N/A
Property Location	9793 Hwy 17, Verner Concession 5, PT Lot 4, & 5, PCL 13284 NIP, Kirkpatrick Twp. West Nipissing
Purpose and Effect of Application	Creation of two New Lots
Current Zoning	RU
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 obtain written confirmation from the Ministry of Transportation that the proposed entrance for the severed lands fronting on Highway 17 is satisfactory.
Recommendation	Severance be granted subject to Conditions of Approval

Robin Brouillette & Josee Prevost
9793 Hwy 17, Verner, C19/21
Kirkpatrick Township





C19/21 Brouillette, Robin & Prevost, Josee

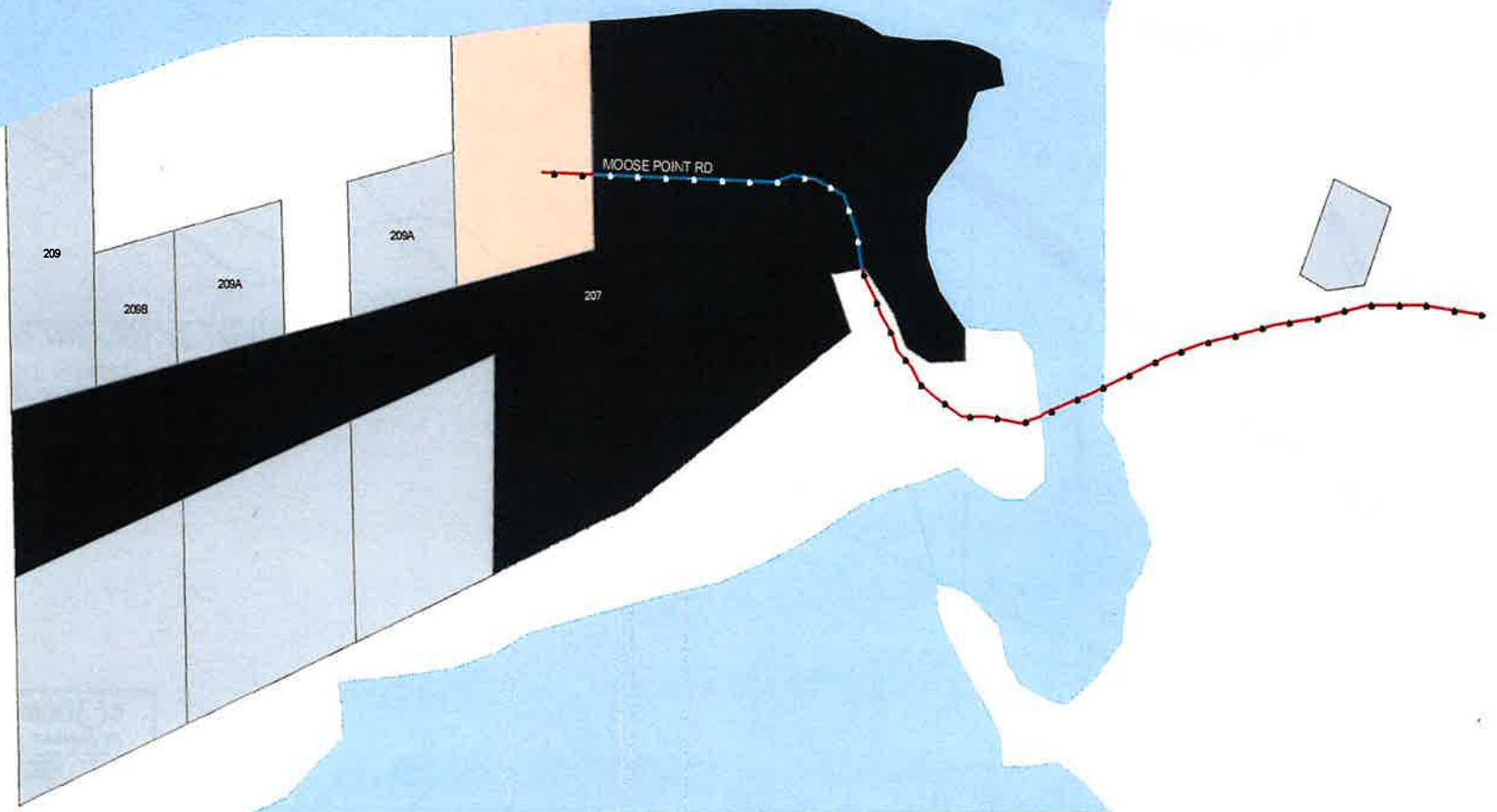


PLANNING SUMMARY SHEET

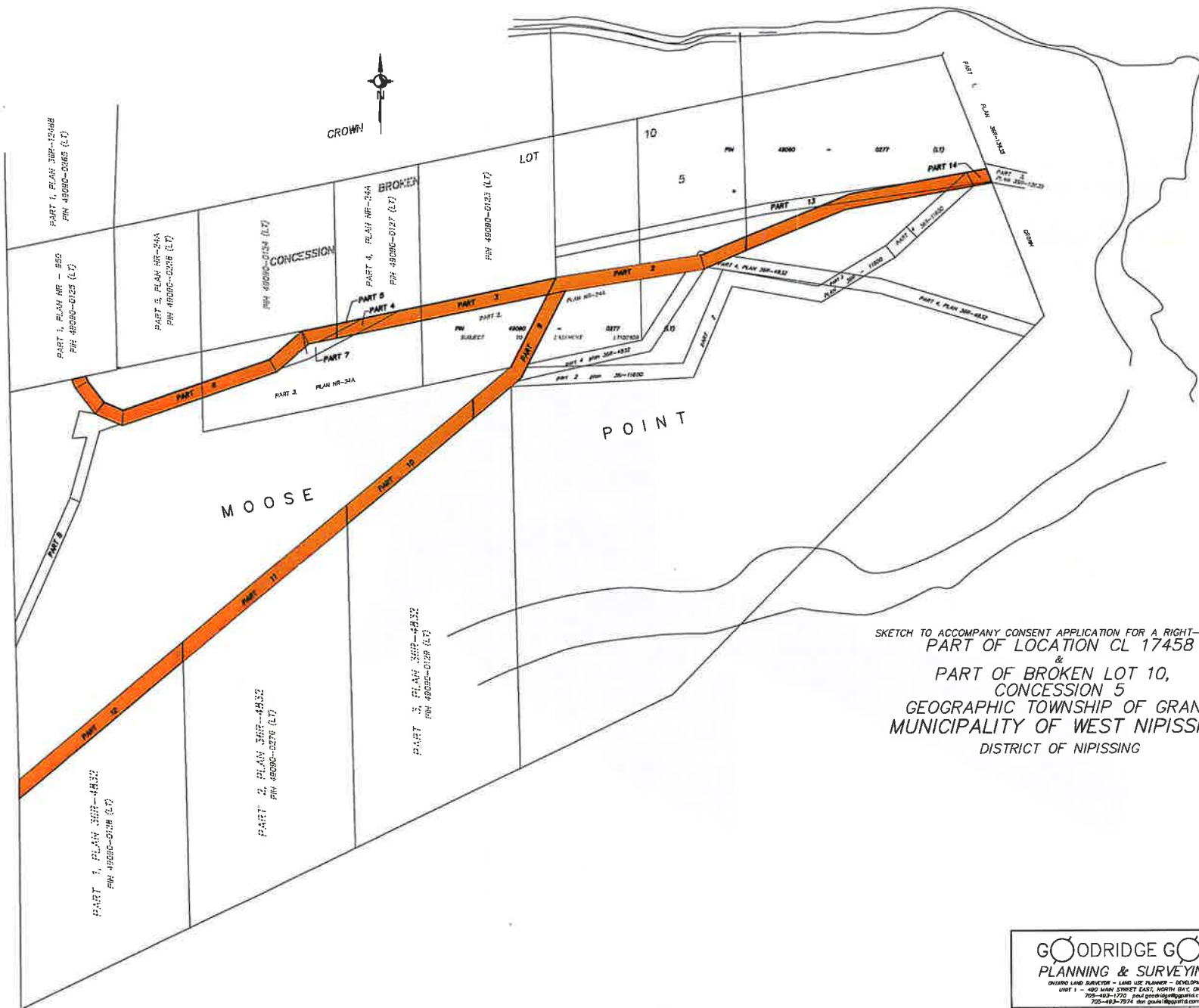
CONSENT APPLICATION NO. C20/21

Applicant(s)	Moose Point Cottage Ltd
Property Location	207 Moose Point Road, Grant Twp. Concession 5, Lot 10, & 5, Parts 1,2,3,4 and 1&2, NR-24, NR-24A, 36R-4832, 36R-13635, Township of Grant, West Nipissing
Proposal	Creation of a Right-of-Way
Current Zoning	C3 (Tourist Commercial)
Official Plan Land Use	Waterfront
Consistent with PPS (2020)	ROW- 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 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 the owner shall obtain Release and Abandonment(s) of the existing right(s) of way shown on Plan(s) 36R4832 and 36R11600.
Comments	Condition of Consent File No. 37/20
Recommendations	Right of Way be approved subject to conditions.

207 Moose Point Lodge C20/21
Moose Point Lodge LTD
Township of Grant



CROWN
BROKEN LOT 11, CONCESSION 5



SKETCH TO ACCOMPANY CONSENT APPLICATION FOR A RIGHT-OF-WAY
PART OF LOCATION CL 17458
&
PART OF BROKEN LOT 10,
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF GRANT
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 400 BARRY STREET EAST, NORTH BAY, ON P1B 1G5
705-462-1722 FAX 705-462-1723
705-462-7574 (toll free) 1-800-462-7574

PLAN	FILE	DATE	BY
		2004-07	SP-21

C20/21 Moose Point Cottages Ltd

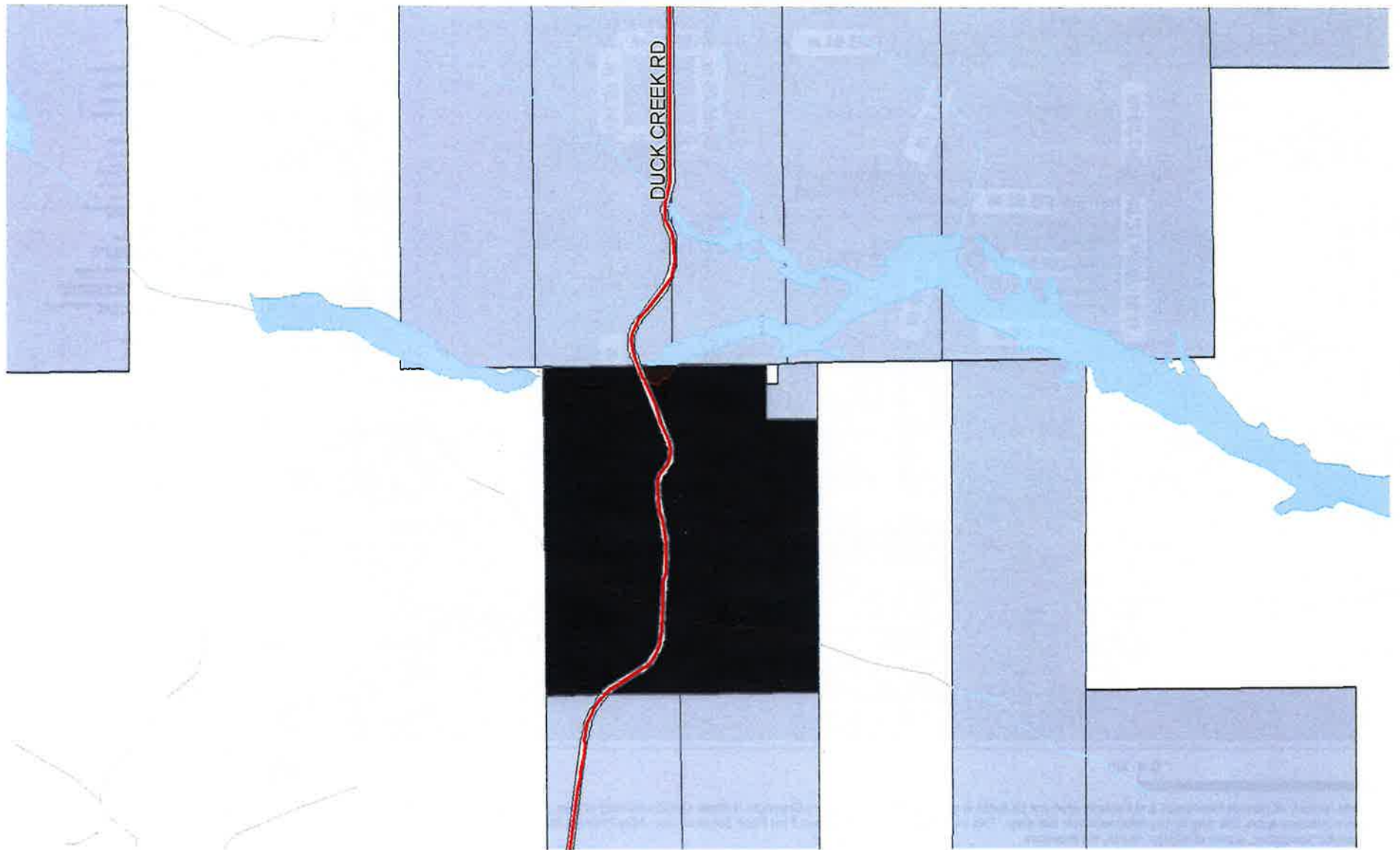


PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C21/21

Registered Owner(s)	St. Amant, Kevin & Marie
Agent(s)	Goodridge Goulet Planning & Surveying Ltd
Property Location	Duck Creek Road, West Nipissing Concession 6, PT Lot 4, PCL 17179, 49064-0012 (LT) Loudon Twp, West Nipissing
Purpose and Effect of Application	Creation of three New Lots
Current Zoning	RU
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 property is located within the Watershed of Municipal Drains, namely the Greenwood Drain. An Agreement for the share of the maintenance assessment shall be entered into pursuant to Section 65(2) of the Drainage Act and be filed with the Municipal Clerk, failing such agreement, the Clerk shall, pursuant to Section 65(1), instruct the Engineer to prepare a report on the division of the assessment, at the sole cost of the owner. 6. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	Severance be granted subject to Conditions of Approval

Duck Creek Rd C21/21
Kevin & Marie St.Amant
Township of Loudon

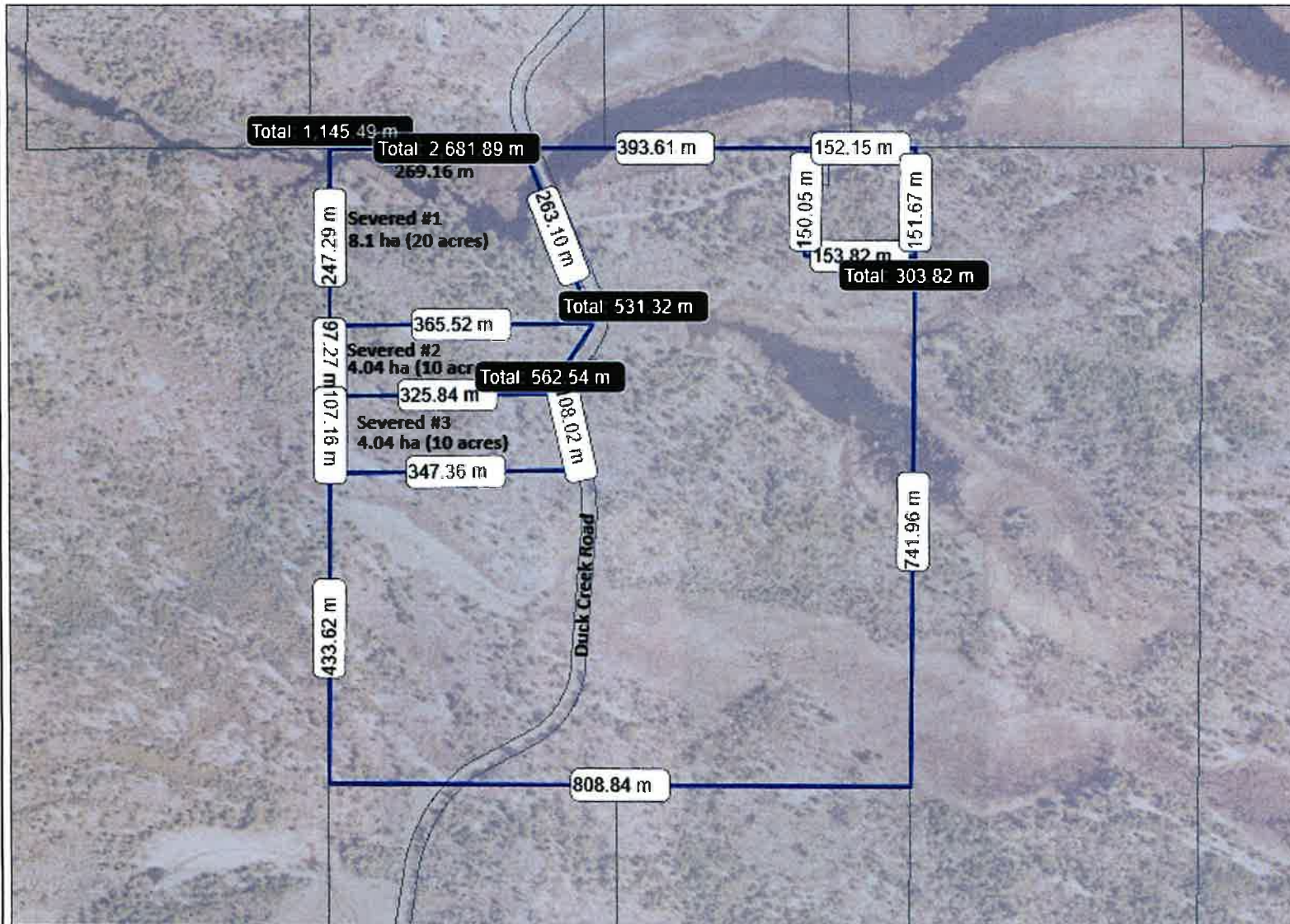




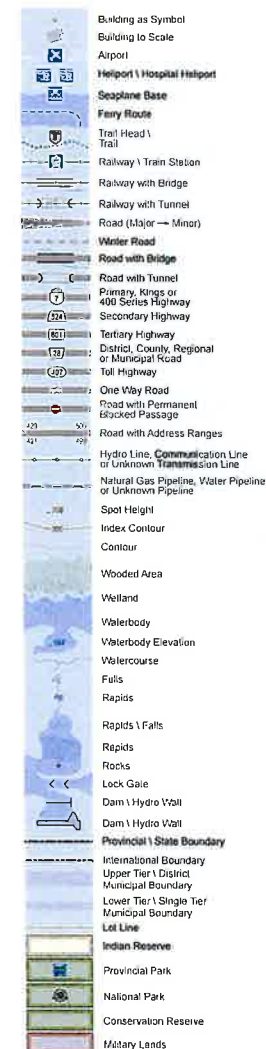
Kevin & Marie St. Amant - Application for Consent

Notes:

Part Lot 4, Concession 6, Township of Loudon, PCL
17179, PIN 49064-0012 (LT)



Legend



0 0.4 km

Projection: Web Mercator



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C21/21 St. Amant, Kevin & Marie



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C22/21

Registered Owner(s)	Beaudry, Madeleine & Rheal
Agent(s)	N/A
Property Location	182 Quesnel Road Part Lot 1, Concession B, Springer, West Nipissing
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 property is located within the Watershed of Municipal Drains, namely the Duchesne Drain and Promenade du Lac Drain. An Agreement for the share of the maintenance assessment shall be entered into pursuant to Section 65(2) of the Drainage Act and be filed with the Municipal Clerk, failing such agreement, the Clerk shall, pursuant to Section 65(1), instruct the Engineer to prepare a report on the division of the assessment, at the sole cost of the owner. 6. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	<p>Severance be granted subject to Conditions of Approval</p> <p>Note: Property is capable of partial servicing with municipal water allowing reduced frontage and lot area. No Minor Variance Required.</p>

Key Map
File No. C22/21
New Lot
182 Quesnel Road, Sturgeon Falls
Madeleine & Rheal Beaudry



Quesnel Road

Retained 124 m

46 m

Lot to
be created
2,392 sq m

← 21 m →

Garage

Covered
Building

Storage

← 6 m →

Farm
house

Driveway

1609 m Property goes from Quesnel Rd to Garden Village Road.
Dutrisac Road.

C22/21 Beaudry, Rheal & Madeleine

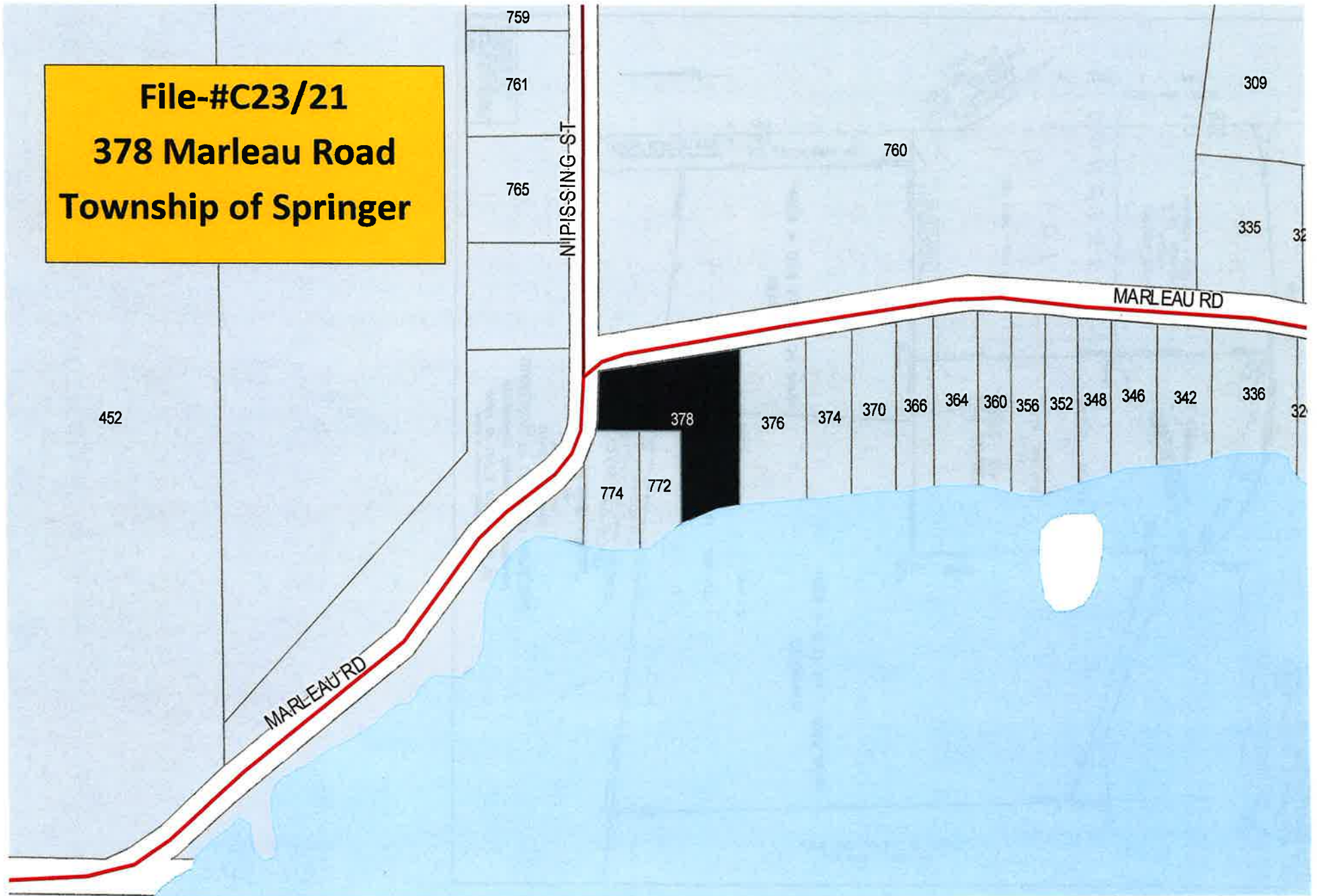


PLANNING SUMMARY SHEET

CONSENT APPLICATION NO. C23/21

Applicant(s)	Primeau, Jacques
Property Location	378 Marleau Road Concession B, PT lot 3, RP, 36R-6727, Part 1 PCL 26650, Springer, West Nipissing
Proposal	Addition to a lot (772 Nipissing Street)
Current Zoning	SR (Shoreline Residential)
Official Plan Land Use	Waterfront/Hazard
Consistent with PPS (2020)	Lot Addition – 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 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 PIN Consolidation be filed in the Land Registry Office in order to consolidate the lot addition with the lands to which it is being added. 7. The property is located within the Watershed of Municipal Drains, namely the O. Marleau Drain. An Agreement for the share of the maintenance assessment shall be entered into pursuant to Section 65(2) of the Drainage Act and be filed with the Municipal Clerk, failing such agreement, the Clerk shall, pursuant to Section 65(1), instruct the Engineer to prepare a report on the division of the assessment, at the sole cost of the owner.
Comments	
Recommendations	Severance be approved subject to conditions.

File-#C23/21
378 Marleau Road
Township of Springer



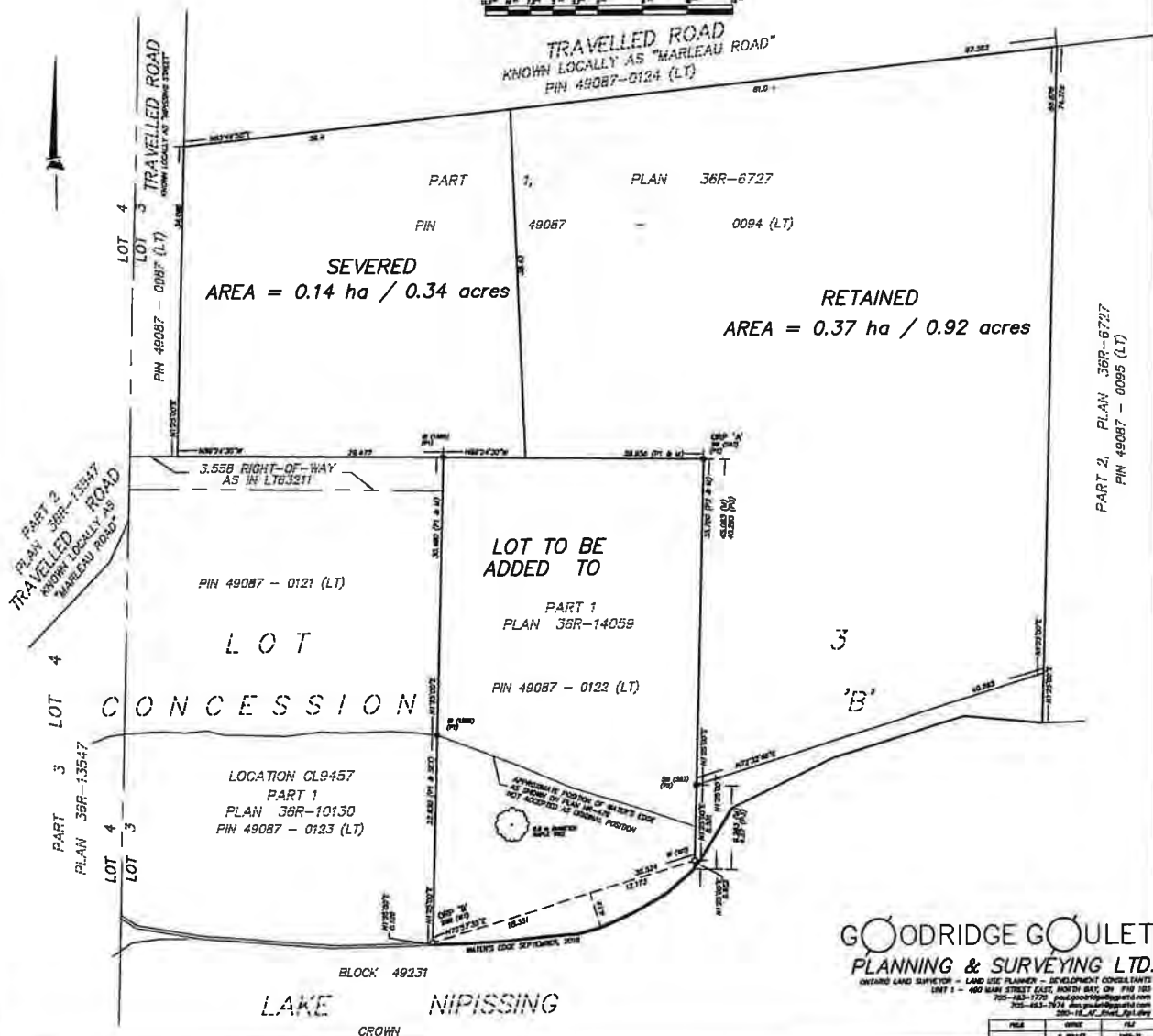
METRIC
DISTANCES & CO-ORDINATES
SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048.

SKETCH TO ACCOMPANY CONSENT APPLICATION
PART OF LOT 3, CONCESSION 'B'
GEOGRAPHIC TOWNSHIP OF SPRINGER
MUNICIPALITY OF WEST NIPISSING

DISTRICT OF NIPISSING
PAUL GOODRIDGE, OLS
SCALE: 1 : 250



TRAVELLED ROAD
KNOWN LOCALLY AS "MARLEAU ROAD"
PIN 49087-0124 (LT)



GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
1887-1 - 460 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-443-1770 paul.goodridge@goullet.com
705-443-1771 dany.goullet@goullet.com
2880-18-AT-Plan_P1L.dwg

FILE	DATE	FILE
000001	1999-01	

C23-21 Primeau, Jacques

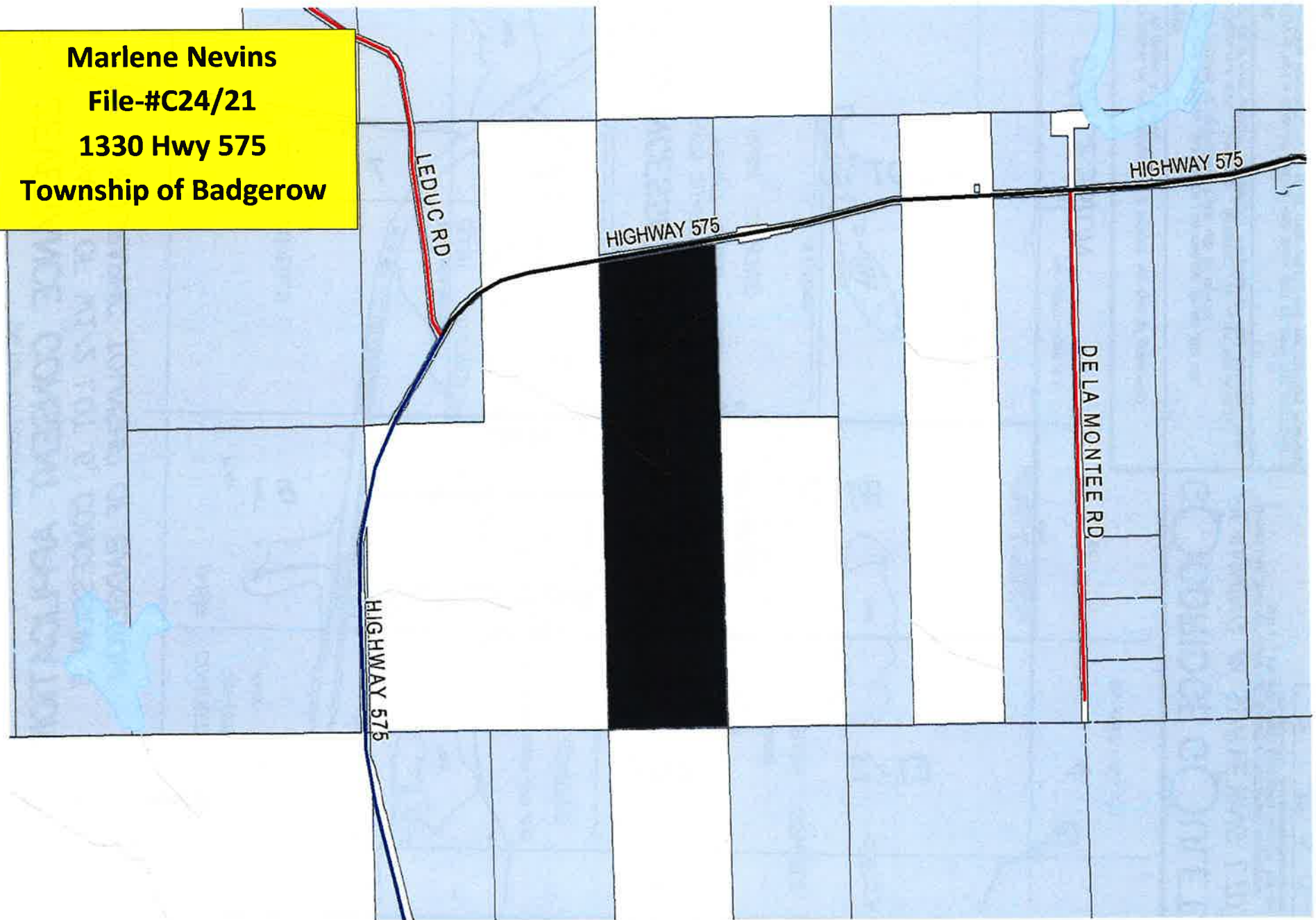


PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C24/21

Registered Owner(s)	Nevins, Marlene
Agent(s)	Goodridge Goulet Planning & Surveying Ltd
Property Location	9793 Hwy 17, Verner Concession 5, PT Lot 4, & 5, PCL 13284 NIP, Kirkpatrick Twp. West Nipissing
Purpose and Effect of Application	Creation of two New Lots
Current Zoning	RU
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 owner(s) shall obtain written confirmation from the Ministry of Transportation that entrance permits may be obtained for the proposed severed lands.
Recommendation	Severance be granted subject to Conditions of Approval

Marlene Nevins
File-#C24/21
1330 Hwy 575
Township of Badgerow



C24/21 Nevins, Marlene



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C25/21

Registered Owner(s)	Tina Halvorsen & Andrea de Carufel
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	745 Highway 805, River Valley Part Mining Claim S29881, Township of Janes, West Nipissing
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 obtain written confirmation that entrance permits for the severed lands may be obtained from the Ministry of Transportation.
Recommendation	Severance be granted subject to Conditions of Approval

Key Map
File No. C25/21
New Lot
745 Highway 805, River Valley
Tina Halvorsen/Andrea de Carufel



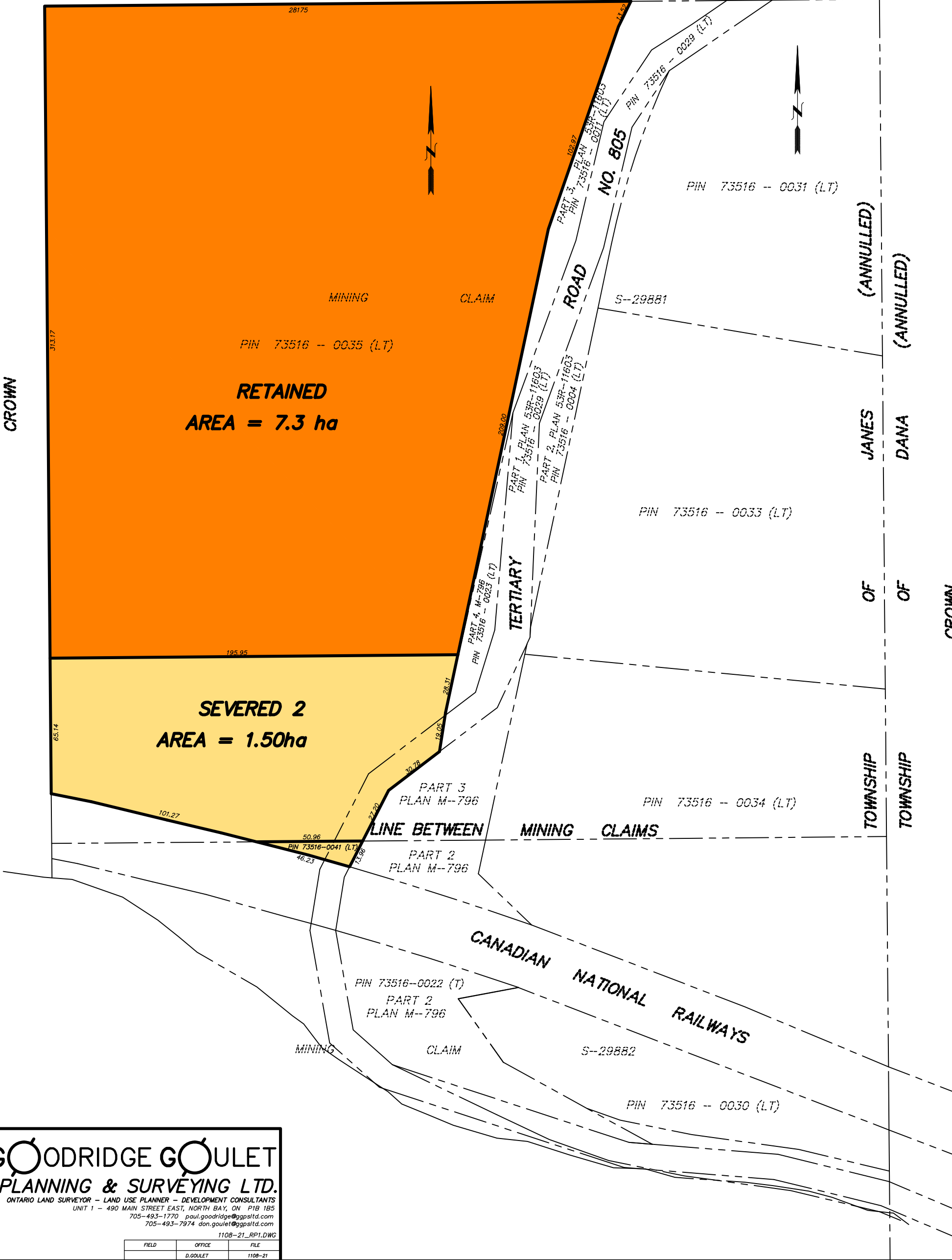
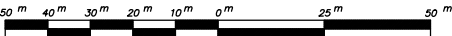
SKETCH TO ACCOMPANY CONSENT APPLICATION

ANULLED TOWNSHIP OF JANES
MINING CLAIM S-29881 & S-29882
MUNICIPLAITY OF WEST NIPISSING

DISTRICT OF SUDBURY
SCALE: 1 : 1000

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

CROWN



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UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpsltd.com
705-493-7974 don.goulet@ggpsltd.com

1108-21_RP1.DWG

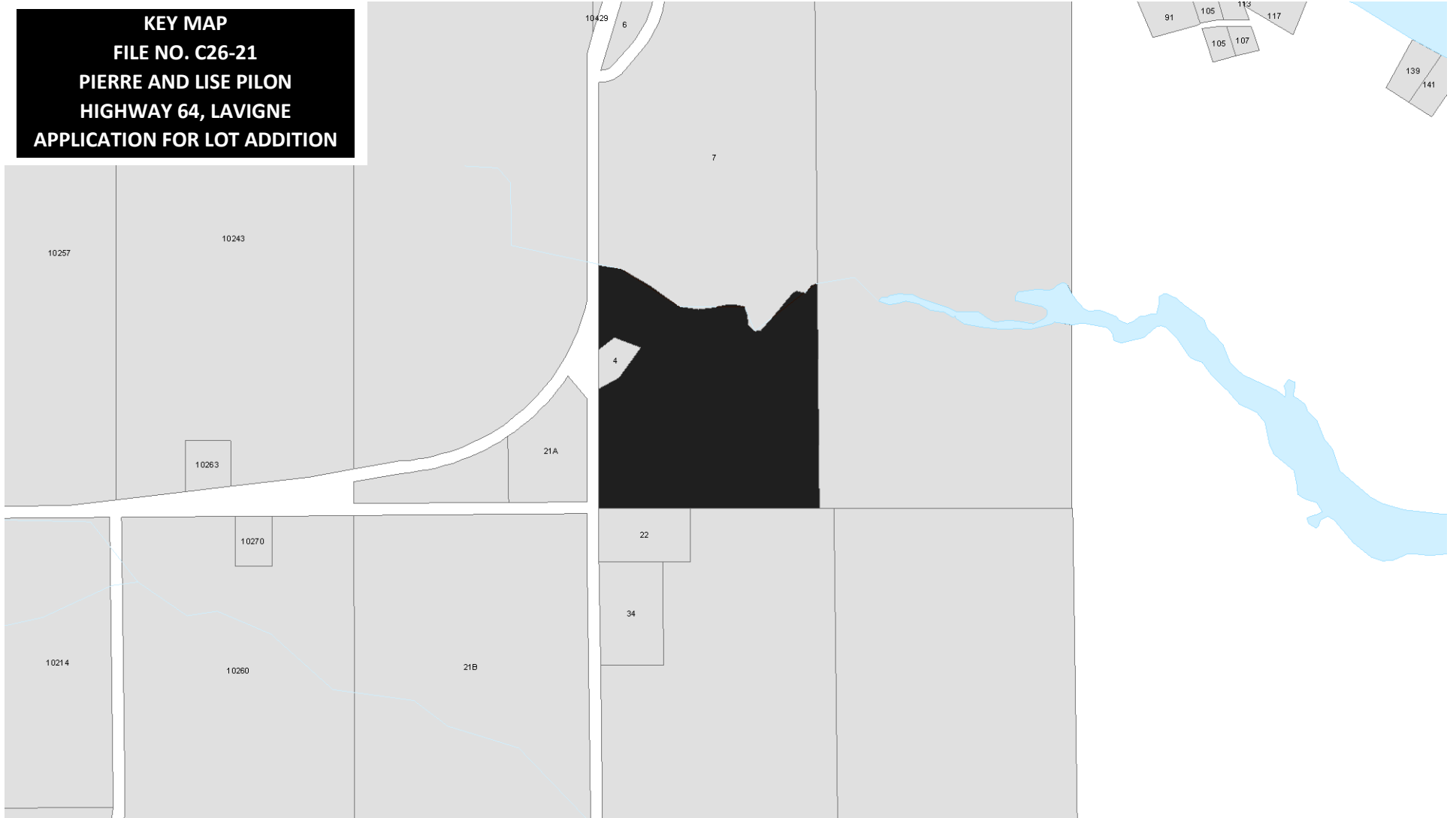
FIELD	OFFICE	FILE
	D.GOULET	1108-21

PLANNING SUMMARY SHEET

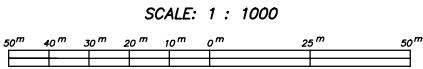
CONSENT APPLICATION NO. C26/21

Applicant(s)	Pilon, Lise & Pierre
Property Location	Vacant Land – Highway 64 Lavigne Part Broken Lot 1, Con 3, Macpherson Twp., West Nipissing
Proposal	Addition to a lot (lands added to 4 Trottier Road to cure encroachment)
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2020)	Lot addition – 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 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 (severed and retained) 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 with the lands to which it is being added. 7. The property is located within the Watershed of Municipal Drains, namely the F. Vincent Drain. An Agreement for the share of the maintenance assessment shall be entered into pursuant to Section 65(2) of the Drainage Act and be filed with the Municipal Clerk, failing such agreement, the Clerk shall, pursuant to Section 65(1), instruct the Engineer to prepare a report on the division of the assessment, at the sole cost of the owner.
Comments	
Recommendations	Severance be approved subject to conditions.

KEY MAP
FILE NO. C26-21
PIERRE AND LISE PILON
HIGHWAY 64, LAVIGNE
APPLICATION FOR LOT ADDITION



SKETCH TO ACCOMPANY CONSENT APPLICATION
PART OF BROKEN LOT 1, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF MACPHERSON
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING



PIN 49063 -- 0564 (LT)
PART 2, PLAN 36R--13040

CENTRE LINE OF CREEK

SEVERED 1
AREA = 1.09 HA

30.15
35.04
47.56
PIN
49063--0395 (LT)
61.99
66.53
38.47

**BROKEN
CONCESSION**
PART 1
PLAN NR--1024
AREA = 0.35 HA
**LOT TO BE
ADDED TO**
RETAINED

AREA = 11.6 ± HA

PIN 49063 -- 0563 (LT)

PART 1, PLAN 36R--13040

TRAVELLED ROAD
KNOWN LOCALLY AS TROTTER ROAD
UNPAVED LAND
199.92

372.96

378.53

PART 1, PLAN 36R--3036
PIN 49063--0185 (LT)
**BROKEN
CONCESSION**

PIN 49063--0580 (LT)
LOT
1
2

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

PLAN	FIELD	OFFICE	FILE
2./GGPS/2021/1075-21_CS1.dwg	X	D. GOULET	1075-21

C26/21 Pilon, Lise & Pierre

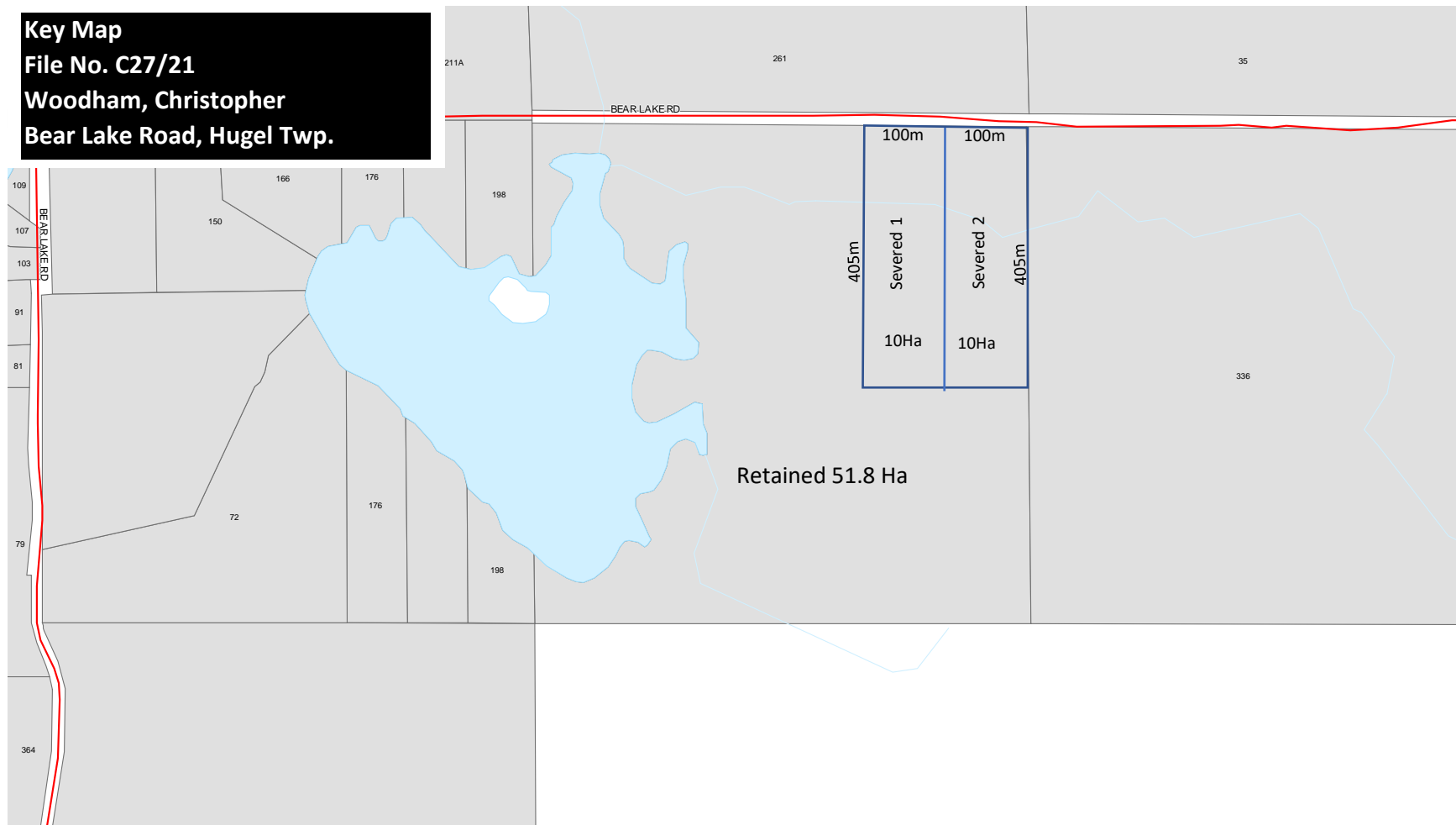


PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C27/21

Registered Owner(s)	Woodham, Chris
Agent(s)	Goodridge Goulet Planning & Surveying Ltd
Property Location	Vacant Land, Bear Lake Road Part Broken Lot 4, Con. 1, Hugel Twp. West Nipissing
Purpose and Effect of Application	Creation of two New Lots
Current Zoning	RU
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. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	Severance be granted subject to Conditions of Approval

Key Map
File No. C27/21
Woodham, Christopher
Bear Lake Road, Hugel Twp.



C27/21 Woodham, Christopher

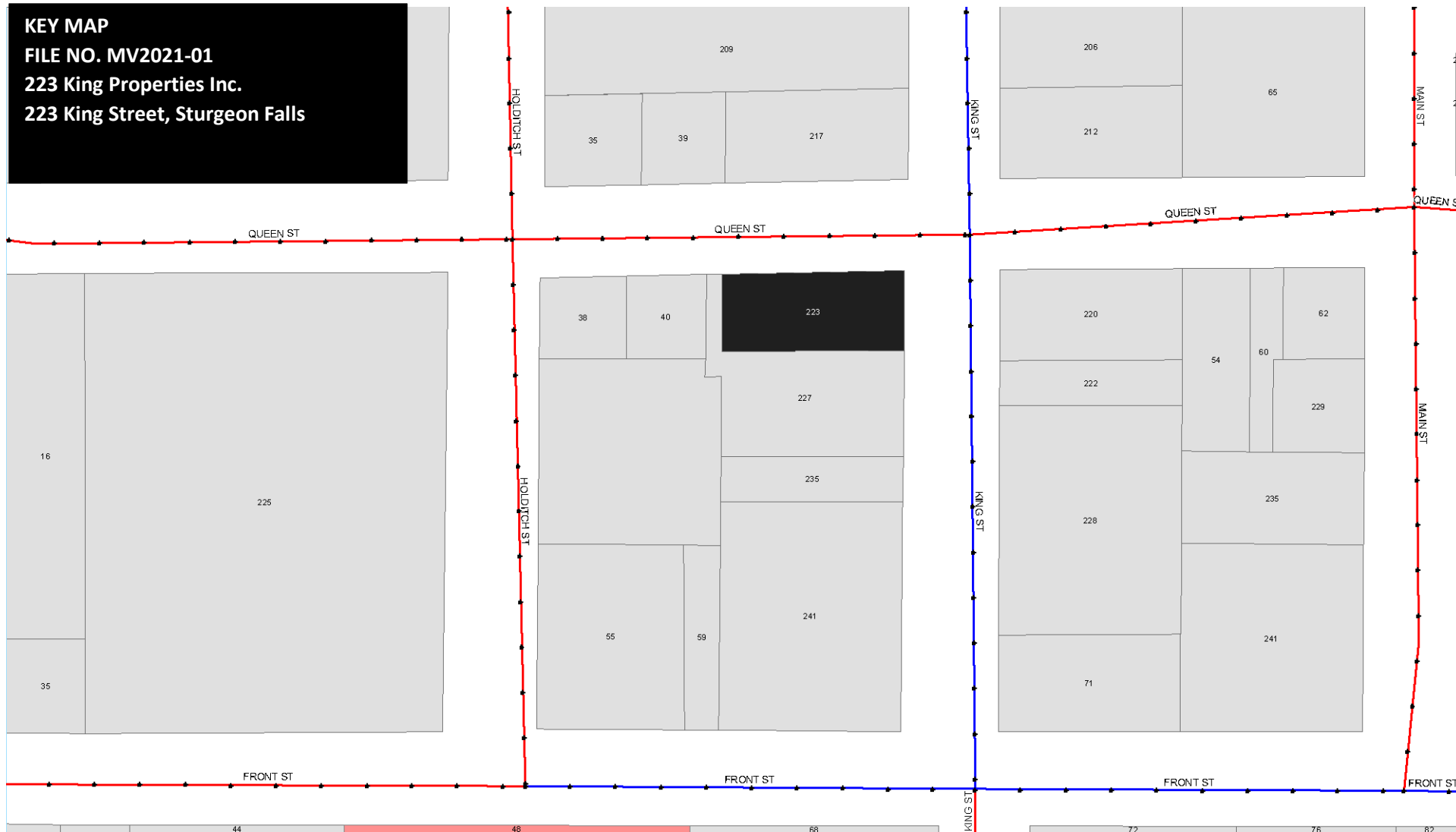


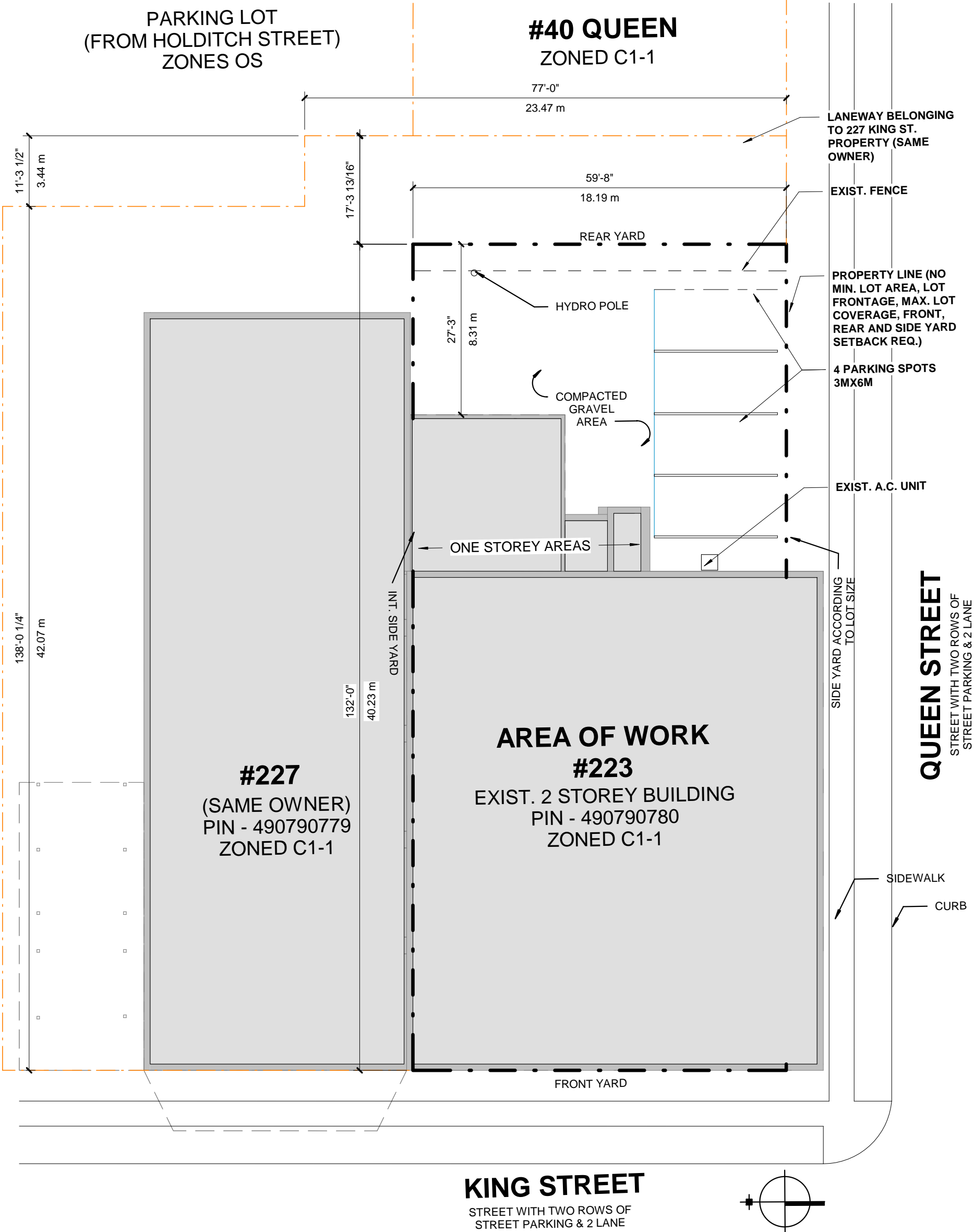
PLANNING SUMMARY SHEET

MINOR VARIANCE APPLICATION NO. MV 2021/01

Applicant(s)	223 King Street Properties Inc.
Agent(s)	Centreline Architecture
Property Location	223 King Street, Sturgeon Falls Pt Lot 12, Con. 3, Field Twp.
Proposal	Reduce the number of parking spaces from 7 to 4.
Current Zoning	C1-1
Official Plan Land Use	Commercial
Conditions of Approval, if any	
Recommendation:	<p>Minor Variance be granted:</p> <p>Reasons:</p> <ul style="list-style-type: none"> Proposed application meets the general intent of the West Nipissing Zoning By-Law and Official Plan
NOTES TO MINOR VARIANCE	<p><i>A minor variance is a small variation from the requirements of the zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law. Under Section 45(1) of the Planning Act there are four tests a minor variance must meet:</i></p> <ul style="list-style-type: none"> <i>Is the application minor?</i> <i>Is the application desirable for the appropriate development of the lands in question?</i> <i>Does the application conform to the general intent of the Zoning By-law?</i> <i>Does the application conform to the general intent of the Official Plan?</i> <p><i>It is important to note that to consider any application a minor variance it must meet <u>all four tests</u></i></p>
Additional Comments:	

KEY MAP
FILE NO. MV2021-01
223 King Properties Inc.
223 King Street, Sturgeon Falls





MV2021-01 223 King Street Properties Inc.



PLANNING SUMMARY SHEET

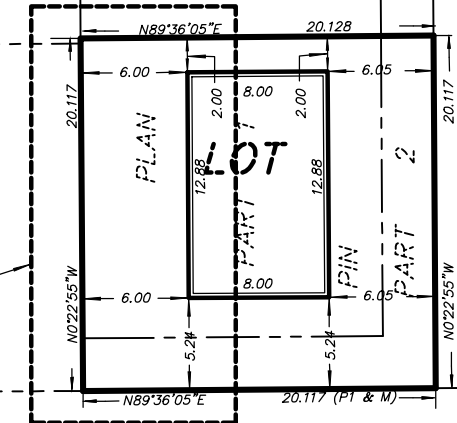
MINOR VARIANCE APPLICATION NO. MV 2021/02

Applicant(s)	Tremblay, Michael & Marla
Agent(s)	Goodridge, Goulet Planning and Surveying
Property Location	Vacant Land – Nipissing and Third Street Part Lot 26, RCP9, Parts 1&2, 36R-14519, Springer, West Nipissing
Proposal	Reduce the minimum rear yard set-back from 7.5m to 6m.
Current Zoning	R2 (Residential Two)
Official Plan Land Use	Residential
Conditions of Approval, if any	
Recommendation:	<p>Minor Variance be granted:</p> <p>Reasons:</p> <ul style="list-style-type: none"> Proposed application meets the general intent of the West Nipissing Zoning By-Law and Official Plan
NOTES TO MINOR VARIANCE	<p><i>A minor variance is a small variation from the requirements of the zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law. Under Section 45(1) of the Planning Act there are four tests a minor variance must meet:</i></p> <ul style="list-style-type: none"> <i>Is the application minor?</i> <i>Is the application desirable for the appropriate development of the lands in question?</i> <i>Does the application conform to the general intent of the Zoning By-law?</i> <i>Does the application conform to the general intent of the Official Plan?</i> <p><i>It is important to note that to consider any application a minor variance it must meet <u>all four tests</u></i></p>
Additional Comments:	Consent File C04/20 – Consent granted MV2020/02 for reduced lot area – Minor Variance Granted

KEY MAP
FILE NO. MV2021-02
Michael and Marla Tremblay
Vacant Land Corner of Nipissing Street
and Third Street, Sturgeon Falls



A diagram of a bridge deck with a total length of 20m. It is divided into four segments: two 12.5m segments at the ends and two 7.5m segments in the middle. The segments are separated by vertical lines, and the dimensions are labeled above the deck.



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@ggspltd.com

705–493–7974 don.goulet@ggspltd.com

PLAN	FIELD	OFFICE	FILE
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