



A G E N D A

WEST NIPISSING COMMITTEE OF ADJUSTMENT

MEETING HELD ON MAY 10, 2021 – 6:00PM

Join Zoom Meeting

<https://www.westnipissing.ca/town-hall/council/council-meetings/>

1 647 558 0588

Meeting ID: 265 014 1204

Participant: #

Password: 654321

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 May 10, 2021;
4. Adoption of Minutes of April 12, 2021 meeting;
- 5a. Agency Comments;
- 5b. Consent and Minor Variance Applications

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C07/21	Larabie, Robert	620 Sandhill Rd	Springer	New Lot
C28/21	Gingras, Jean-Guy	Highway 64	Springer	New Lot
C29/21	Lemieux, Richard and Danielle	343 Duck Creek Rd	Loudon	New Lot
C30/21	Bojanska, Mihaela	899 Paquette Rd	Kirkpatrick	New Lots (2)
C31/21	Leduc, Daniel and Linda	185 Leduc Rd	Badgerow	New Lot
C32/21	Nieuwenhuis, David	Douglas Rd	Falconer	New Lots (3)
MV2021-03	Kolesnichenko, Samuel	Lemieux Rd	Loudon	Reduce minimum frontage set-back on water's edge from 18m to 8.5m

6. Adjournment.

MINUTES

Municipality of West Nipissing
Meeting of the Committee of Adjustment
Held on April 12, 2021 at 7:30 PM
Chair: Denis Sénécal



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

ABSENT:

CALL TO ORDER

RESOLUTION #2021/021

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

That the Agenda for the Committee of Adjustment meeting of April 12th, 2021 be adopted, as presented.

CARRIED

MINUTES

RESOLUTION #2021/022

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

That the Minutes of the Committee of Adjustment meeting held on March 8th, 2021, be adopted, as presented.

CARRIED

APPLICATIONS FOR MINOR VARIANCE AND CONSENT

C16/2021 - Application for Consent by Robert and Liane Leblanc (Owner)

A consent application made by Robert and Liane Leblanc for creation of a new lot on vacant land, Part Lot 3, Con. B, Springer Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/023

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 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.

CARRIED

C17/2021 - Application for Consent by Michel Holdings Ltd. (Owner)

A consent application made by Michel Holdings Ltd to make an addition to lots: Lot 8 to be split with half to be added to each of Lots 7 and 9. Plan 36M598, Caldwell Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/024

Moved by: **Christopher Fisher**

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 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.
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.

CARRIED

C18/2021 - Application for Consent by the Estate of Claude Lortie (Owner)

A consent application made by the Estate of Claude Lortie to create two additional lots at 28 Levert Drive. Part Lot 1 Con. 2, Springer Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/025

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;
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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 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.

CARRIED

C19/2021 - Application for Consent by Robin Brouillette and Josee Prevost (Owner)

A consent application made by Robin Brouillette and Josee Prevost to create two new lots at 9793 Hwy 17, Verner. Part Lot 4 & 5, Con. 5, Kirkpatrick Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/026

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 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.

CARRIED

C20/2021 - Application for Consent by Moose Point Cottage Ltd (Owners)

A consent application made by Moose Point Cottage Ltd to create a Right-of-Way at 207 Moose Point Road. Lot 10 & 5, Con. 5, Parts 1, 2, 3, 4 and 1 & 2, NR-24, NR-24A, 36R-4832, 36R-13635, Grant Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/027

Moved by: **Christopher Fisher**

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 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.

CARRIED

C21/2021 - Application for Consent by Kevin and Marie St. Amant (Owner)

A consent application made by Kevin and Marie St. Amant to create three new lots on Duck Creek Road. Part Lot 4, Con. 6, 49064-0012 (LT), Loudon Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/028

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 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.

CARRIED

C22/2021 - Application for Consent by Rheal and Madelaine Beaudry (Owner)

A consent application made by Rheal and Madelaine Beaudry to create one new lot at 182 Quesnel Road. Con. B, Part Lot 1, Springer Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/029

Moved by: **Christopher Fisher**

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 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.

CARRIED

C23/2021 - Application for Consent by Jacques Primeau (Owner)

A consent application made by Jacques Primeau to add to a lot at 772 Nipissing Street. Part Lot 3, Con. B, 36R-6727, Part 1, Springer Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/030

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 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.

CARRIED

C24/2021 - Application for Consent by Marlene Nevins (Owner)

A consent application made by Marlene Nevins to create two new lots at 9793 Hwy 17, Verner. Part Lot 4 & 5, Con. 5, Kirkpatrick Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/031

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 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.

CARRIED

C25/2021 - Application for Consent by Tina Halvorsen and Andrea de Carufel (Owner)

A consent application made by Tina Halvorsen and Andrea de Carufel to create a new lot at 745 Highway 805, River Valley. Part Mining Claim S29881, Janes Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/032

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 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.

CARRIED

C26/2021 - Application for Consent by Pierre and Lise Pilon (Owner)

A consent application made by Pierre and Lise Pilon to add to a lot at Highway 64, Lavigne (lands added to 4 Trottier Road to cure encroachment). Part Broken Lot 1, Con. 3, Macpherson Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/033

Moved by: **Christopher Fisher**

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 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.

CARRIED

C27/2021 - Application for Consent by Marlene Nevins (Owner)

A consent application made by Marlene Nevins to create two new lots at 9793 Hwy 17, Verner. Part Lot 4 & 5, Con. 5, Kirkpatrick Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/034

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 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.

CARRIED

MV2021-01 - Application for Minor Variance by 223 King Street Inc. (Owner)

A minor variance application made by 223 King Street Inc., to reduce the number of parking spaces from 7 to 4. Part of Lot 9, West Side King Street, Plan 11, Springer Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/035

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

CARRIED

MV2021-01 - Application for Minor Variance Michael and Marla Trambly (Owner)

A minor variance application made by Michael and Marla Tremblay to reduce the minimum rear yard set-back from 7.5m to 6m. Part Lot 26, RCP9, Parts 1 & 2, 36R-14519, Springer Twp., Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/036

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

CARRIED

ADJOURNMENT

RESOLUTION #2021/037

Moved By: **Roger Gagnon**

Seconded by: **Christopher Fisher**

BE IT RESOLVED THAT the West Nipissing Committee of Adjustment meeting be adjourned to May 10, 2021.

CARRIED

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 Part of Lot 6, Concession 1, Springer Township, Municipality of West Nipissing, District of Nipissing
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

SCALE: 1 : 250
10" 20" 30" 40" 50" 60" 70" 80"

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)

AREA = 0.41 ha
SEVERED

PIN 49077 -- 0131 (LT)

PIN 49077-0061 (LT)

PIN 49077-0062 (LT)

RETAINED
AREA = 7.84 ha

6

1

PIN 49077-0061 (LT)

PART 1, PLAN 36R-10549

PART 3, PLAN NR-102

PART 4, PLAN NR-102

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 400 MAIN STREET EAST, NORTH BAY, ON, P1B 1S5
705-493-1770 paul.goodridge@ggpltd.com
705-493-7974 don.goulet@ggpltd.com

PLAN	FILE	OFFICE	FILE
1/2024/2020/2048-20_Laronde_cst.dwg	X	D. GOULET	1048-20

PLANNING SUMMARY REPORT

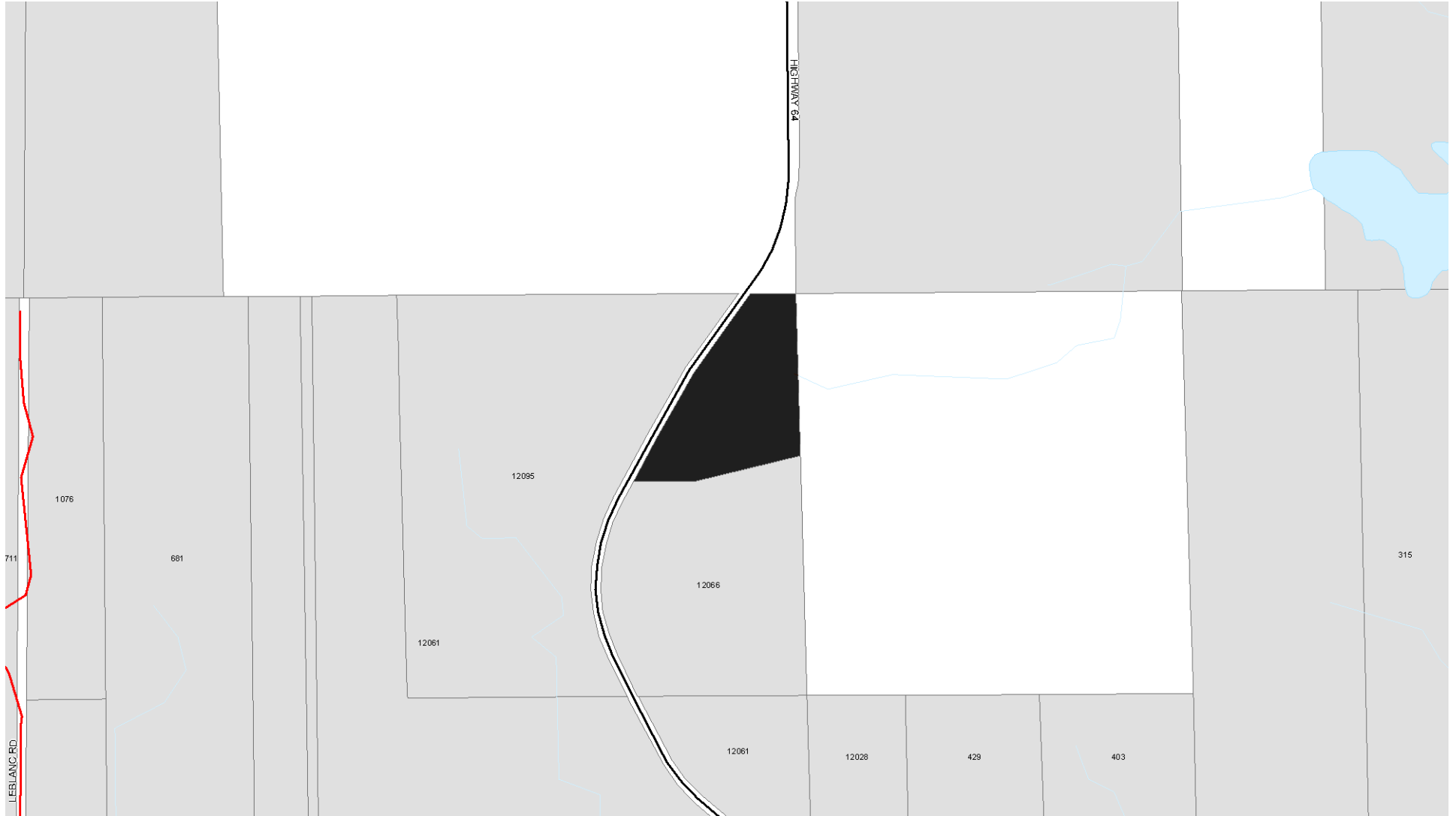
CONSENT APPLICATION NO. C28/21

Registered Owner(s)	Jean-Guy Gingras
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	Highway 64, Sturgeon Falls, ON Part of Lot 5, Concession 3, Part 1, 36R10350, Springer Township, Municipality of West Nipissing, District of Nipissing
Purpose and Effect of Application	Creation of a new lot
Current Zoning	RU (Rural)
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 written confirmation be obtained from the Ministry of Transportation that an entrance permit can be issued for the subject property;
	Severance be granted subject to conditions of approval.

FILE NO: C28/21

APPLICANT: JEAN-GUY GINGRAS

PROPERTY: HIGHWAY 64, STURGEON FALLS



FIELD	OFFICE	FILE
	6200A77	103-21

PLANNING SUMMARY REPORT

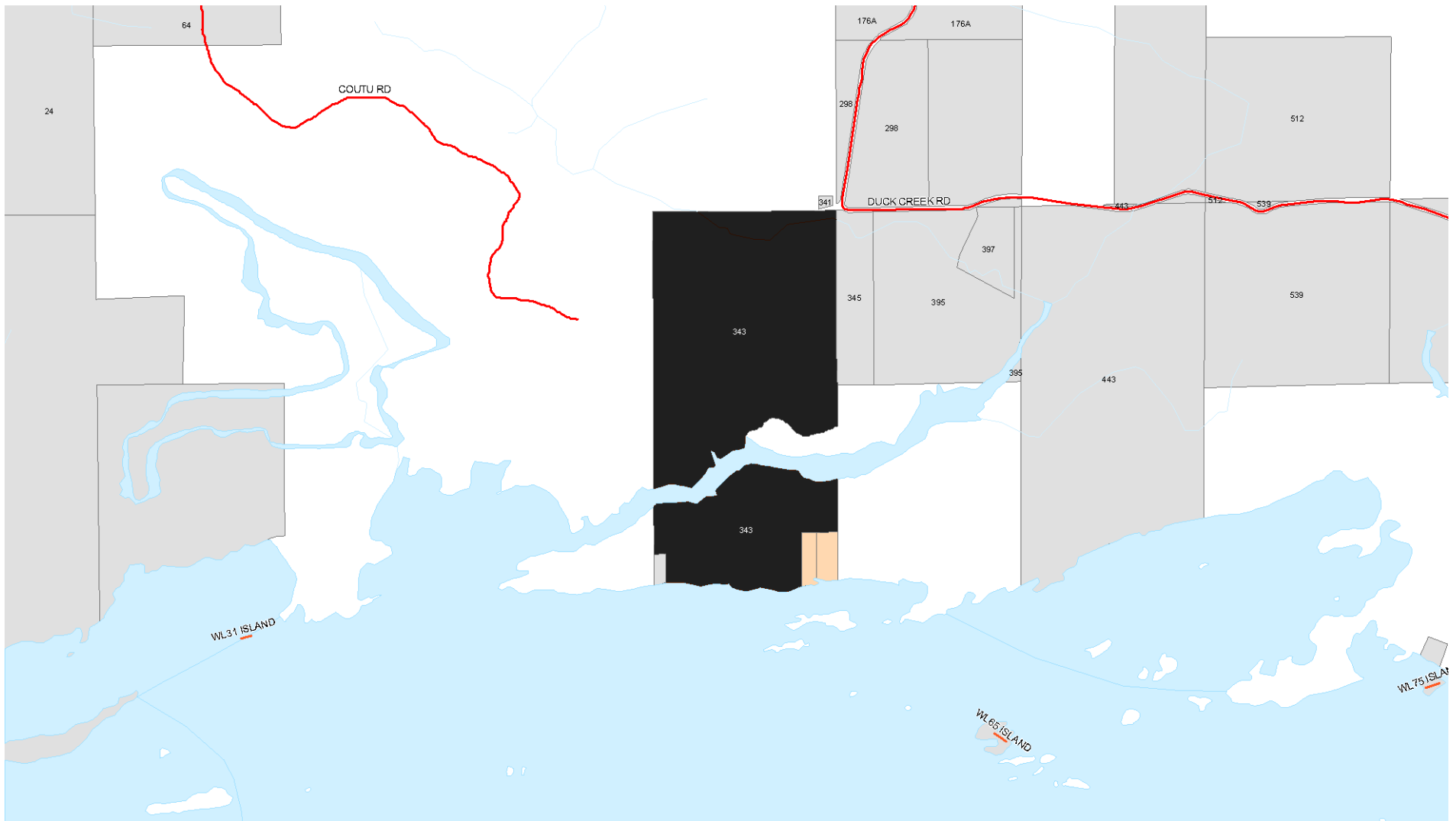
CONSENT APPLICATION NO. C29/21

Registered Owner(s)	Richard and Danielle Lemieux
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	343 Duck Creek Road, Monetville, On Part of Lot 5, Concession 5, Part 2, 36R14362, Loudon Township, Municipality of West Nipissing, District of Nipissing
Purpose and Effect of Application	Creation of a new lot
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.
	<p>Re-submission – File No. C28/19 (partially lapsed)</p> <p>Severance be granted subject to conditions of approval.</p>

FILE NO: C29/21

APPLICANT: RICHARD AND DANIELLE LEMIEUX

PROPERTY: 343 DUCK CREEK ROAD, LOUDON TWP



FIELD SURVEY	PLASH	AT	K19-3187-27C	REFERENCE 36.1
J.E.K.				

JAMES F. KIRKLAND LTD.
ONTARIO LAND SURVEYOR
CIVIL ENGINEER
2881 BATHURST ROAD
SUDBURY, ONT. P6G 1C6
FAX (705) 623-1900

AREA	PART	LOT	CON.	PIN
CLUBS Hqs.	PART 1	PART OF 5	5	PART OF 45068-0037
CLUBS Hqs.	PART 2			

800-345-7278

RECEIVED FROM CHARTERED AIRCRAFT COMPANY AND THE
BY MAIL THAT PERSONS (RIP) ORGANIZATIONS, THE NAME IS (CONFIDENTIAL)
HAVING A RECORD OF BIRTH 34 N

INSTANCES ON THIS PLAN ARE NOT AT ALL CROWDED DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING
THE AREA OF ONE OF THESE SQUARE FACTOR OF 6.25

[illegible]

Point ID	INSTRUM	EASTING
CP# A	N121.6N1.500	E358726.464
CP# B	N122.07N.497	E359132.364
CP# C	N49.23N.304	E356106.139

CO-ORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN



NOTE
THE CONTROLLED MATERIALS EDGE, AS SHOWN
IS THE BEST EVIDENCE OF THE MATERIAL'S EDGE

PLANNING SUMMARY REPORT

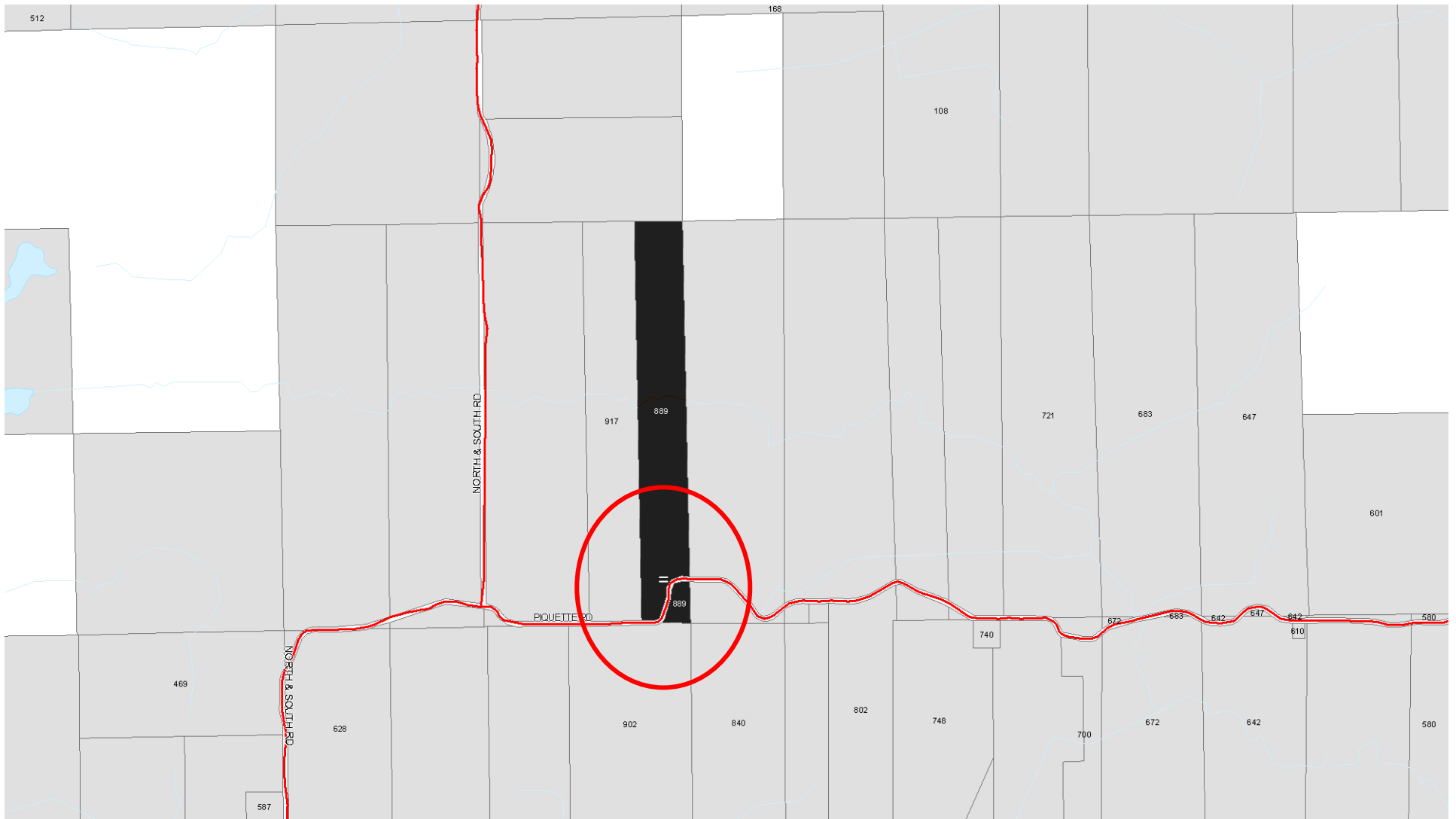
CONSENT APPLICATION NO. C30/21

Registered Owner(s)	Mihaela Bojanska
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	889 Piquette Road, Verner, On E ½ of E ½ Lot 7, Con 3, Kirkpatrick Township, Municipality of West Nipissing, District of Nipissing
Purpose and Effect of Application	Creation of two (2) new lots
Current Zoning	RU (Rural)
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 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;
	Severance be granted subject to conditions of approval.

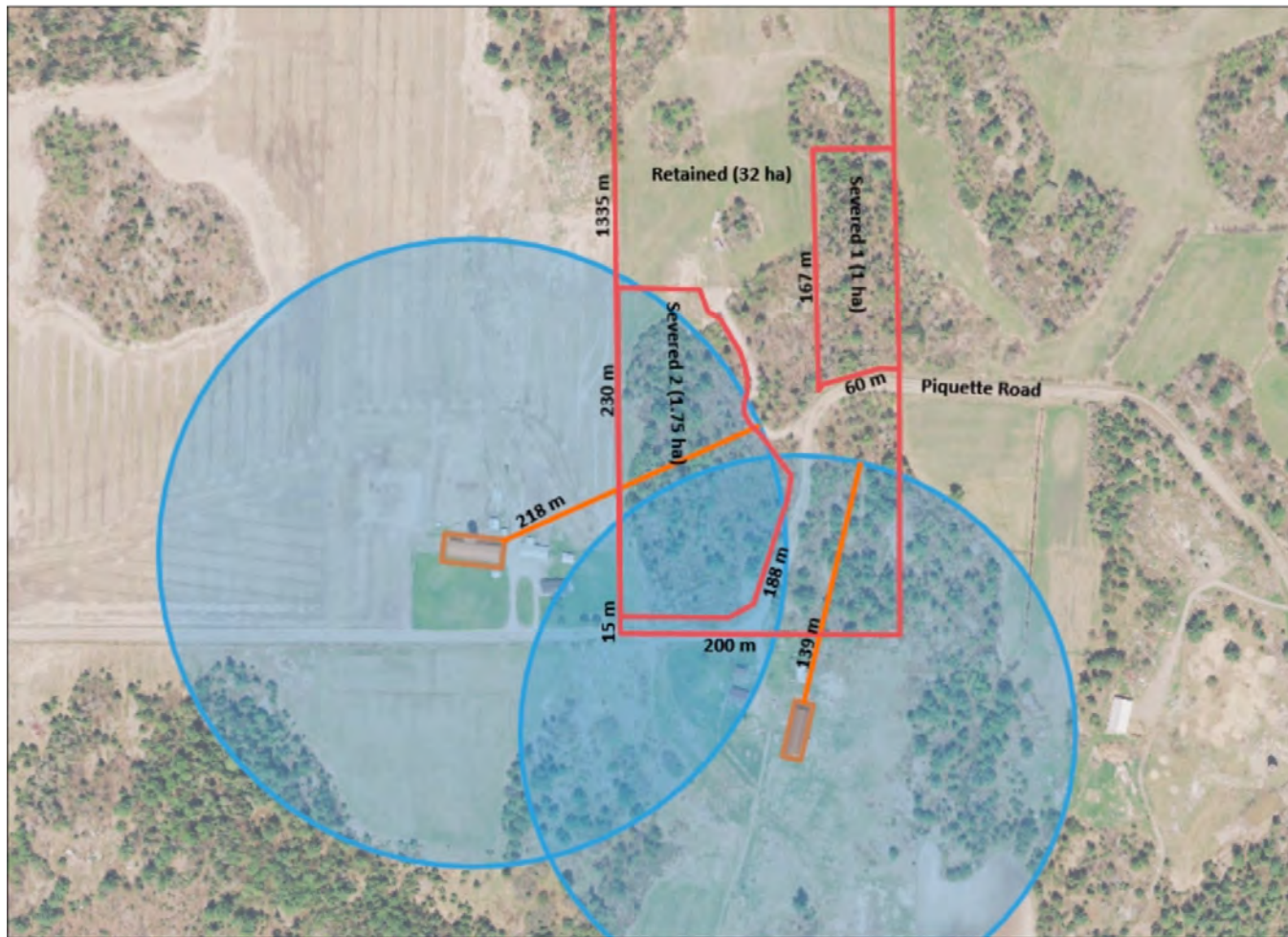
FILE NO: C30/21

APPLICANT: MIHAELA BOJANSKA

PROPERTY: 889 PIQUETTE ROAD



Sketch to Accompany
Severance Consent Application
 E1/2 of E1/2 Lot 7, Concession 3
Former Township of Kirkpatrick



Metric:

Distances shown on this sketch are in meters and can be converted to feet by dividing by 0.3048.

Prepared using MNR's Make a Topographic Map

Field	Office	File
N/a	N. Perron	1124-21

GOODRIDGE GOULET
Planning & Surveying Ltd.

Ontario Land Surveyor – Land Use Planner – Development Consultant
 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

Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

April 5th, 2021

Mrs. Melanie Ducharme
Municipal Clerk / Planner
Corporation of the Municipality of West Nipissing
101-225 Holditch Street
Sturgeon Falls, ON P2B 1T1

Dear Melanie,

Reference: **Application for Consent – Piquette Road**
 Owner: Mihaela Bojanska
 E1/2 of E1/2 Lot 7, Concession 3, Geographic Township of Kirkpatrick
 Municipality of West Nipissing, District of Nipissing
 PIN 49062-0100 (LT)
Our File: **1124-21**

Please find enclosed our application for consent for subject lands. In support of our application, attached are the following documents:

- Completed Application;
- Sketch to accompany completed application;
- Copy of PIN 49062-0100 (LT);
- Copy of MDS 1 Worksheet;
- Copy of Registry Office Block Map; and
- Our client's cheque to cover application fees.

This application has been submitted on behalf of Mihaela Bojanska in order to obtain consent for the creation of two new rural lots with 60 m and 188 m of frontage along Piquette Road in the Township of Kirkpatrick. Proposed severed lot 1 will be listed for sale and proposed severed lot 2 will be sold to Gilles Piquette.

The abutting properties to the south and west of subject lands have existing barns which may have been historically used as livestock operations. Therefore, the minimum distance separation was calculated for both barns using the AgriSuite Application on the OMAFRA website.

It was determined that the proposed severed lot 1 would extend beyond the distances identified in the MDS calculation. A majority of proposed severed lot 2 lies within the MDS zone; however

Unit 1, 490 Main Street East, North Bay, ON P1B 1B5
Paul Goodridge, BSc, OLS, OLIP (705) 493-1770 paul.goodridge@ggpsltd.com
Don Goulet, Survey Consultant (705) 493-7974 don.goulet@ggpsltd.com

Reference: 1124-21

the proposed land use would not conflict with existing land use, as Mr. Piquette intends to build a drive-in garage to store farming equipment. A small portion of proposed severed lot 2 lies outside the MDS zone, in order to legally accommodate future residential purposes, more specifically it will allow space for Mr. Piquette to park his trailer on the property and live in it for 6 months of the year.

In conclusion, in my opinion, this application conforms to the Municipality's Official Rural Development Plan Policies and is in compliance with Zoning By-law 2014-45. In my opinion, it is consistent with the provincial policy statement and does not conflict with the Growth Plan for Northern Ontario. As such, in my opinion, this application represents good planning.

Sincerely,


Noah Perron

Minimum Distance Separation I

Worksheet 1

Prepared By: Paul Goodridge, OLS, Goodridge Goulet Planning & Surveying Ltd.

Description: Farm 1

Application Date: Wednesday, March 31, 2021

Municipal File Number:


Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information

Not Specified

Location of Subject Lands

District of Nipissing, Municipality of West Nipissing
KIRKPATRICK, Concession: 3, Lot: 7

Roll Number: 4852 

Calculation Name: *Farm 1*


Description: Barn to West

Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

District of Nipissing, Municipality of West Nipissing
KIRKPATRICK, Concession: 3, Lot: 7

Roll Number: 4852 

Total Lot Size: 32.4 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn [Livestock barn is currently unoccupied]	68	68.0	316 m ²



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 68.0

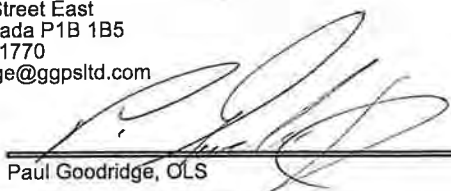
Potential Design Capacity (NU): 204.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	405.24	X	0.7	X
		1.1			
				=	218 m (717 ft)
					TBD

Storage Base Distance 'S'	
(minimum distance from manure storage)	(actual distance from manure storage)
218 m (717 ft)	TBD

Preparer Information

Paul Goodridge
OLS
Goodridge Goulet Planning & Surveying Ltd.
Suite 1 - 490 Main Street East
North Bay, ON, Canada P1B 1B5
Phone #1: 705-493-1770
Email: paul.goodridge@ggpltd.com

Signature of Preparer: 
Paul Goodridge, OLS

Date: MARCH 31, 2021

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Minimum Distance Separation I

Worksheet 2

Prepared By: Paul Goodridge, OLS, Goodridge Goulet Planning & Surveying Ltd.

Description: Bojanska Severance Consent

Application Date: Wednesday, March 31, 2021

Municipal File Number:


Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information

Not Specified

Location of Subject Lands

District of Nipissing, Municipality of West Nipissing
KIRKPATRICK, Concession: 3, Lot: 7

Roll Number: 4852 

Calculation Name: *Farm 2*


Description: Barn to South


Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

District of Nipissing, Municipality of West Nipissing
KIRKPATRICK, Concession: 3, Lot: 7

Roll Number: 4852 

Total Lot Size: 0 ha 

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	49	49.0	228 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 49.0


Potential Design Capacity (NU): 49.0

Factor A (Odour Potential) 0.7 X Factor B (Size) 258 X Factor D (Manure Type) 0.7 X Factor E (Encroaching Land Use) 1.1 = Building Base Distance 'F' (minimum distance from livestock barn) 139 m N/A (456 ft)

Storage Base Distance 'S' (minimum distance from manure storage)
= 139 m N/A (456 ft)

Preparer Information

Paul Goodridge
OLS
Goodridge Goulet Planning & Surveying Ltd.
Suite 1 - 490 Main Street East
North Bay, ON, Canada P1B 1B5
Phone #1: 705-493-1770
Email: paul.goodridge@ggpltd.com

Signature of Preparer: 

Paul Goodridge, OLS

Date: March 31, 2021

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

PLANNING SUMMARY REPORT

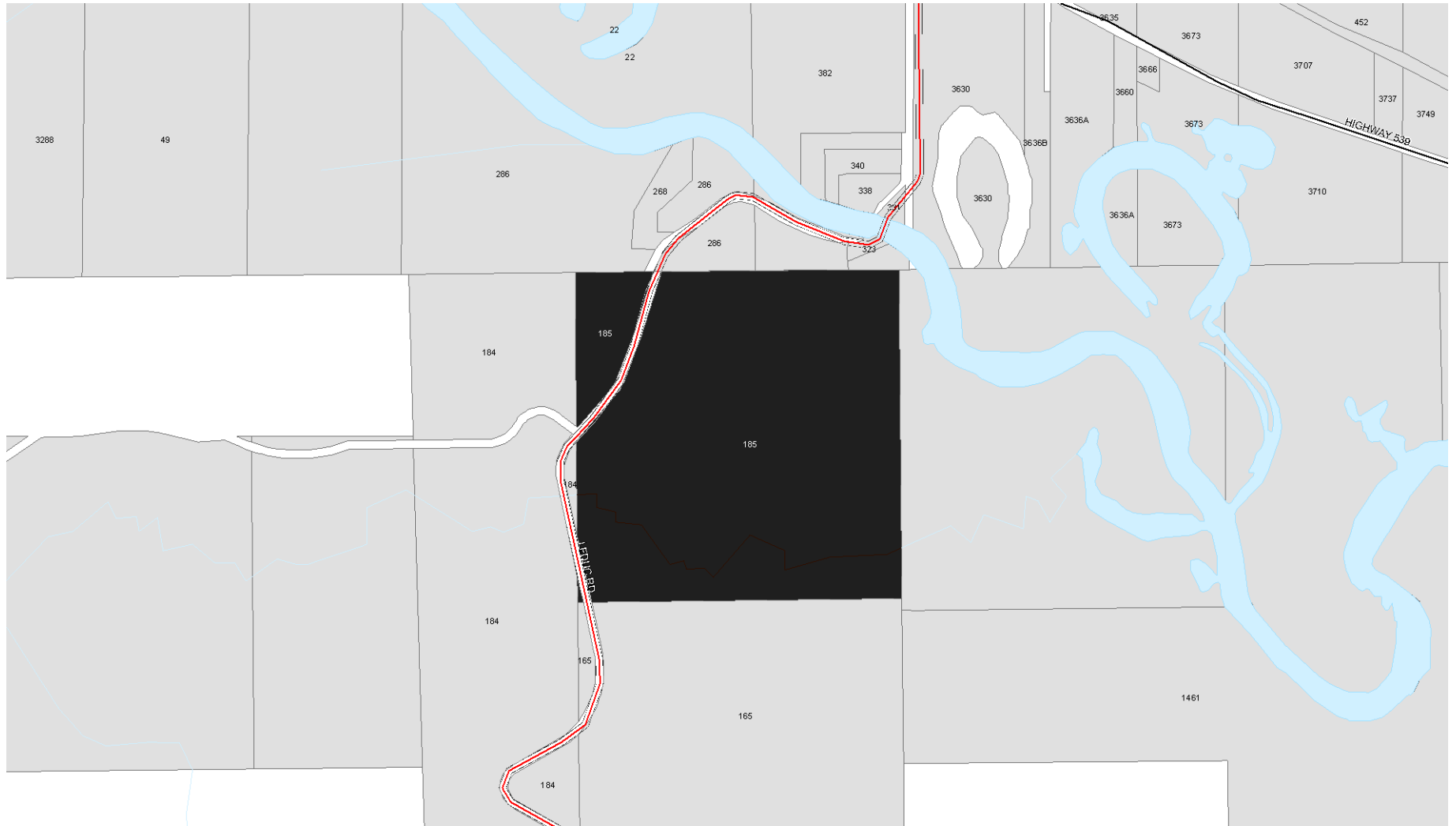
CONSENT APPLICATION NO. C31/21

Registered Owner(s)	Daniel and Linda Leduc
Agent(s)	Goodridge Goulet Planning & Surveying
Property Location	185 Leduc Road, Field, ON N ½ Lot 7, Concession 6, Badgerow Township, Municipality of West Nipissing, District of Nipissing
Purpose and Effect of Application	Creation of a new lot
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 municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
	Severance be granted subject to conditions of approval.

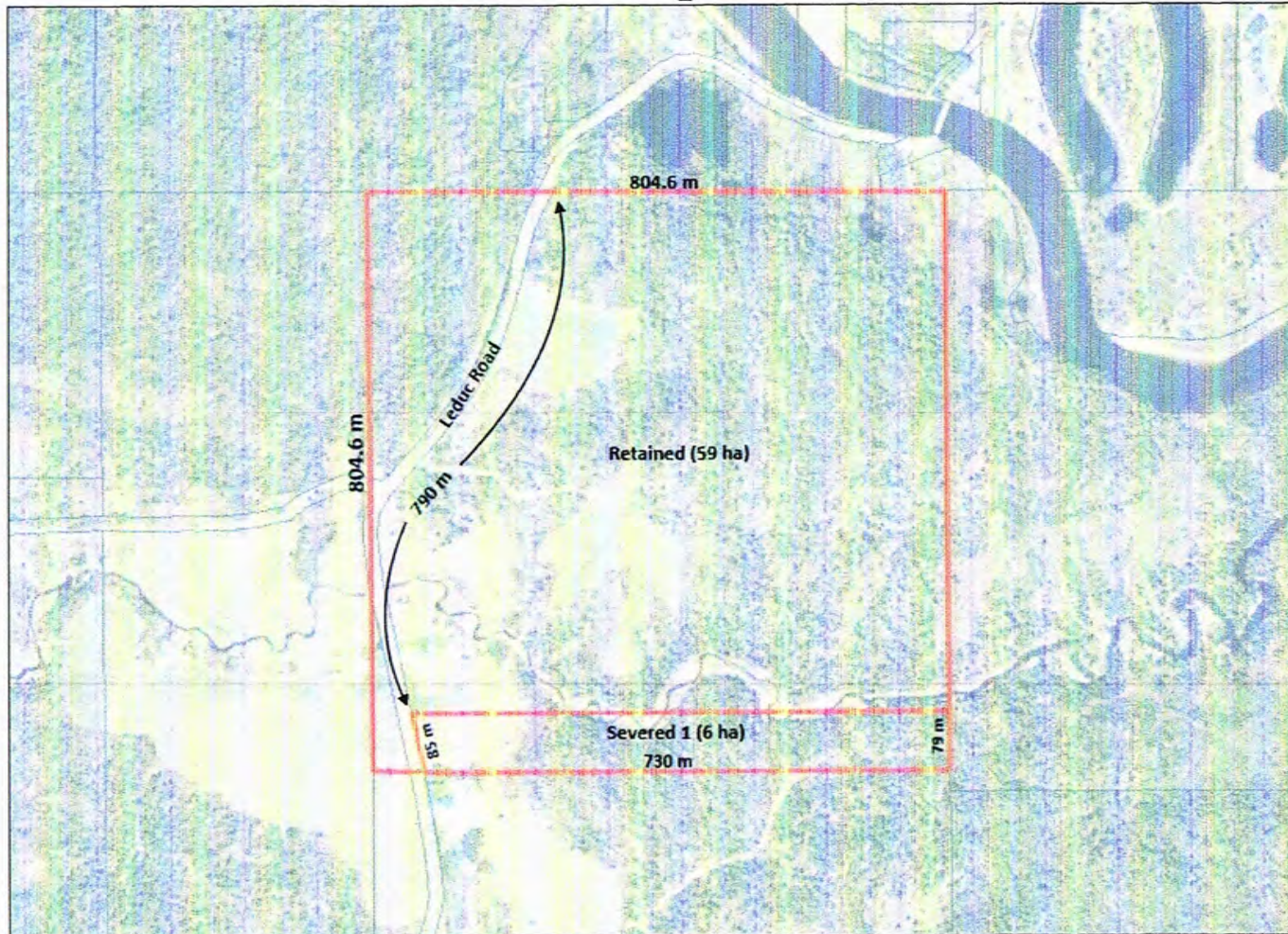
FILE NO: C31/2021

APPLICANT: DANIEL AND LINDA LEDUC

PROPERTY: 185 LEDUC ROAD



Sketch to Accompany
Severance Consent Application
 Lot 7, Concession 6
Former Township of Badgerow



Metric:

Distances shown on this sketch are in meters and can be converted to feet by dividing by 0.3048.

Prepared using MNRF Make a Topographic Map

Field	Office	File
N/a	N. Perron	Unassigned

GOODRIDGE GOULET
Planning & Surveying Ltd.

Ontario Land Surveyor – Land Use Planner – Development Consultant
 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

05/05/21

Melanie Ducharme

Bibiane and Yvon Leduc object to the new lot creation at 185 Leduc Rd, N ½ Lot 7, Con 6, Badgerow Township. On the letter, we are instructed to submit in writing to the Municipality our request to be notified of the decision of the Committee. Telephone number: 758-6784.

Thanks in advance

Bibiane Leduc

Yvon Leduc

05/05/21

Melanie Ducharme

Bonjour ici

Bibiane & Yvon Leduc

qui s'object pour le nouveau
lot à 185 ch. Leduc

N ½ lot 7, Con 6, canton Badgerow
qui est chemin Leduc

maintenant. On nous dit

sur la lettre qu'on doit

soumettre par écrit à

la municipalité si on

neur être avisé de la

décision du comité ainsi

que de l'audience du Tribunal

no Telephone (758-6784)

Merci à l'avance

Bibiane Leduc

Yvon Leduc



PLANNING SUMMARY REPORT

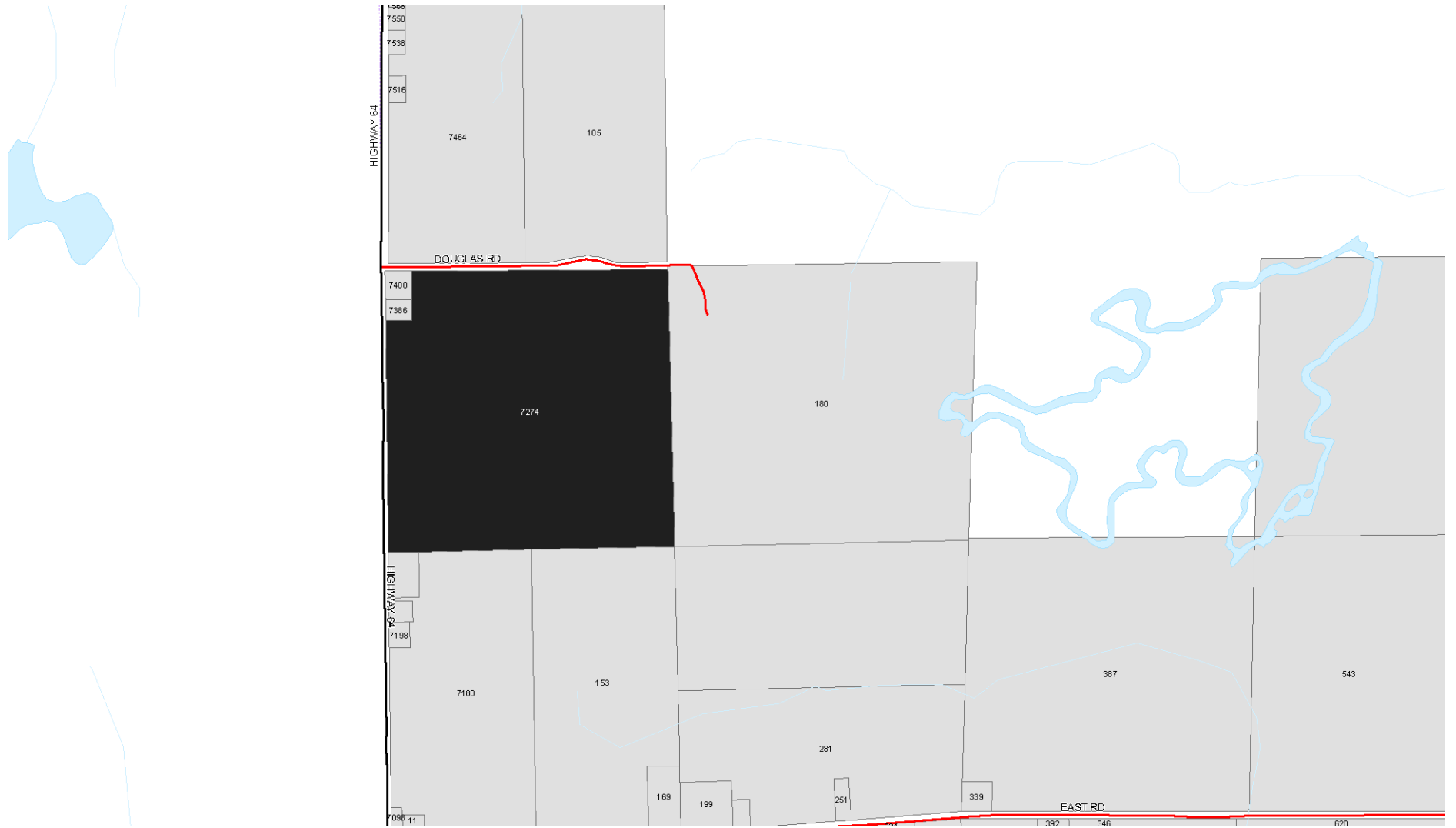
CONSENT APPLICATION NO. C32/21

Registered Owner(s)	David Nieuwenhuis
Agent(s)	N/A
Property Location	Douglas Road, North Monetville, ON N ½ Lot 12, Concession 6, Falconer Township, Municipality of West Nipissing, District of Nipissing
Purpose and Effect of Application	Creation of three (3) new lots
Current Zoning	RU (Rural)
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 any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
	Severance be granted subject to conditions of approval.

FILE NO: C32/21

APPLICANT: DAVID NIEUWENHUIS

PROPERTY: DOUGLAS ROAD



PLANNING SUMMARY SHEET

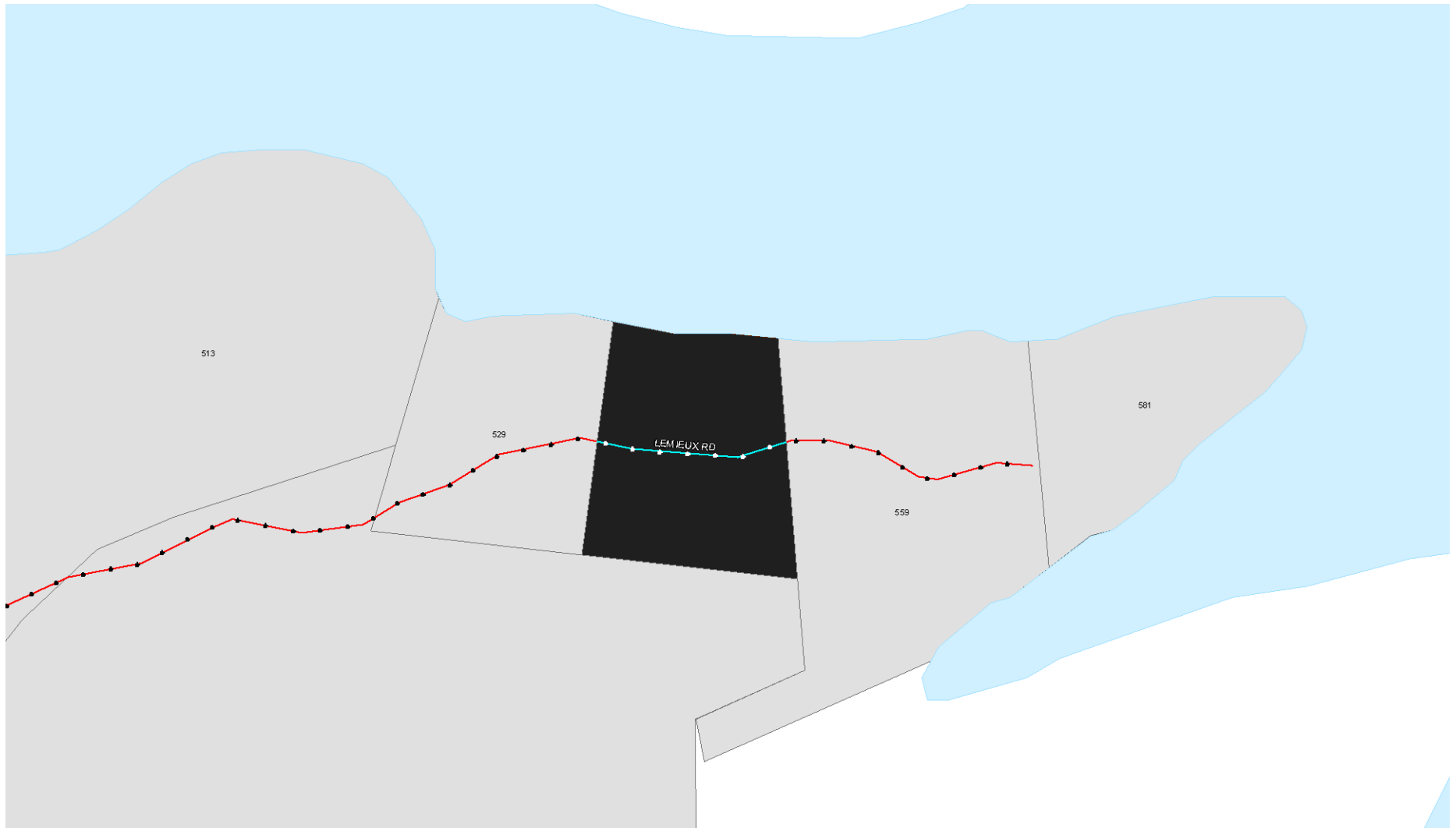
MINOR VARIANCE APPLICATION NO. MV 2021/02

Applicant(s)	Samuel Kolesnichenko,
Agent(s)	Goodridge, Goulet Planning and Surveying
Property Location	Summer Resort Location, Part Broken Lot 10, Con. 2, Loudon Twp. 551 Lemieux Road, Monetville
Proposal	To reduce minimum front yard set back from 18m to 8.59m for voluntary reconstruction of cottage.
Current Zoning	Shoreline Residential (SR)
Official Plan Land Use	Waterfront
Conditions of Approval, if any	
Recommendation:	<p>Minor Variance be refused:</p> <p>Reasons:</p> <ul style="list-style-type: none"> Proposed application is inconsistent with S. 4.16.2 of zoning by-law 2014-45, as amended by 2017/83: <i>"The voluntary replacement of an existing non-complying building or structure shall be required to meet the provisions of the zone in which the lot and building are located except where other existing structures on the lot or physical site constraints preclude meeting the applicable zone requirements, in which case the structure shall be permitted to be reconstructed as close to compliance with the by-law requirements as possible, and subject to the requirements of Section 4.16.3."</i> The proposed application is inconsistent with S. 3.06.8 of the Official Plan as it relates to waterfront development.
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:	This application does not meet the four tests of a minor variance.

FILE NO: MV2021/03

APPLICANT: SAMUEL KOLESNICHENKO

PROPERTY: 551 LEMIEUX ROAD



WEST BAY OF
LAKE NIPISSING

WATER'S EDGE PER PLAN BY J.B. CHAMBER'S, DATED 1949 ATTACHED TO PATENT NP9193
62.27 ±

ORIGINAL COTTAGE SET BACK 8.59±

18 m SET BACK

18 m SET BACK

18 m SET BACK

GRAVEL ROAD

GRAVEL ROAD

PIN 49230--0058 (LT)

LOT

10

CONCESSION

2

SKETCH TO ACCOMPANY BUILDING PERMIT
SUMMER RESORT LOCATION
PIN 49230--0058 (LT)
PART OF LOT 10, CONCESSION 2
GEOGRAPHICAL TOWNSHIP OF LOUDON
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

77.823

PIN 49230--0085 (LT)

AREA COTTAGE = 71.75m²
LOT AREA = 5807.5±m²
LOT COVERAGE 1.2%
AREA OF NEW COTTAGE = 75.80m²
LOT COVERAGE 1.3%
AREA OF NEW COTTAGE ENROACHMENT = 65.11m²

SET BACKS FROM NEW COTTAGE FARTHER THAN
EASTING COTTAGE

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OTHER.

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GOODRIDGE GOULET PLANNING & SURVEYING LTD.

CAUTION
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED
SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

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

DATE	FIELD	OFFICE	FILE
MAY 22, 2020	R. LAROUCHE	D. GOULET	837-20-4

Goodridge Goulet Planning & Surveying Ltd.
ONTARIO LAND SURVEYOR
LAND USE PLANNERS & DEVELOPMENT CONSULTANTS

April 28, 2021

Mrs. Melanie Ducharme
Municipal Clerk / Planner
Corporation of the Municipality of West Nipissing
101-225 Holditch Street
Sturgeon Falls, ON P2B 1T1

Dear Melanie,

Reference: Application for a Minor Variance – Lemieux Road
Owner: Samuel Kolesnichenko
Part of broken Lot 10, Concession 2, Geographic Township of Loudon
Municipality of West Nipissing, District of Nipissing
PIN 49230-0058 (LT)
Our File: 837-20

Please find enclosed our application for a Minor Variance for subject lands. In support of our application, attached are the following documents:

- Completed Application;
- Sketch to accompany completed application;
- Copy of PIN 49230-0058 (LT);
- Copy of Registry Office Block Map; and
- Our client's cheque to cover application fees.

This application for a minor variance, submitted on behalf of Sam Kolesnichenko, seeks relief from Zoning By-law 2014-45, section 6.4 m in order to reduce minimum water's edge setback values for Shoreline Residential properties from 18.0 m to 8.50, in order to legally accommodate the construction of a new dwelling unit with frontage along the West Bay of Lake Nipissing in the township of Loudon.

The proposed development on subject lands would involve tearing down the existing cottage in order to allow a new cottage to be built. The proposed new cottage would be built directly beside the existing cottage. This would increase the side yard setback distance, but would maintain the same water's edge setback distance of the original cottage.

In conclusion, in my opinion, this application conforms to the Municipality's Official Rural Development Planning Policies and the Provincial Policy Statement. In my opinion, it meets many of the sated objectives of the Growth Plan for Northern Ontario. The provisions of Zoning

Reference: 837-20

By-law 2014-45, section 6.4 cannot be met due to the presence of a rock outcrop on subject lands. However, the proposed development would not change the water's edge setback value of the existing cottage. As such, in my opinion, this application represents good planning.

Sincerely,

Noah Perron, BSc (Hons).