



# A G E N D A

## WEST NIPISSING COMMITTEE OF ADJUSTMENT

### MEETING HELD ON JULY 12, 2021 – 6:30PM

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 July 12, 2021;
4. Adoption of Minutes of June 14, 2021 meeting;
5. Agency Comments;
6. Consent and Minor Variance Applications.

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C36/21	Quinlan, Peter and Karen	33 McDonald Rd	Kirkpatrick	New Lot (1)
C37/21	Tobler, Hans Jr.	Leclair Rd	Caldwell	New Lot (1)
C38/21	Tobler, Hans Jr.	Highway 17	Caldwell	Lot Addition
C40/21	Tobler, Hans Jr.	147 Beaudry Rd	Caldwell	New Lot and Lot Addition
C42/21	Beaudry, Denis and Rita	11038 Highway 17	Caldwell	New Lot (1)
C41/21	Beaudry, Rheal and Madeleine	182 Quesnel Rd	Springer	New Lot (1)
C43/21	Toulouse, Niko and Seguin, Pierre	Dovercourt Rd	Springer	Lot Addition
C44/21	2623822 Ontario Inc.	Dovercourt Rd	Springer	Lot Addition
C45/21	Ducharme, Roch and Julie	740 Burnt Lake Rd	Springer	Lot Addition
C46/21	Mopera, Elvin Arabejo, Cesar and Camacho, Godofredo	786 Old Highway 17	Kirkpatrick	New Lots (2)
C47/21	SVK Completions Solutions Inc.	Island B8	Loudon	New Lots (2)
MV2021-06	Roeterink, Robert and Laurie	89A South Shore Rd	Field	To reduce minimum front yard set-back from 18 m to 9.7 m, in order to convert existing deck to enclosed sunroom in a Shoreline Residential zone
MV2021-07	SVK Completions Solutions Inc.	Island B8	Loudon	To reduce minimum lot area from 1 Ha to 0.80 Ha in a Shoreline Residential zone
	Michel, Rachel and Daniel	30 Dubeau	Caldwell	Request for Certificate of Validation

7. Adjournment.

## MINUTES

**Municipality of West Nipissing**  
**Meeting of the Committee of Adjustment**  
**Held on June 14, 2021 at 7:00 PM**  
**Chair: Denis Sénécal**



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

**ABSENT:**

### CALL TO ORDER

#### **RESOLUTION #2021/048**

Moved by: **Denis Sénécal**

Seconded by: **Christopher Fisher**

That the Agenda for the Committee of Adjustment meeting of June 14<sup>th</sup>, 2021 be adopted, as presented.

**CARRIED**

### MINUTES

#### **RESOLUTION #2021/049**

Moved by: **Roger Gagnon**

Seconded by: **Fernand Pellerin**

That the Minutes of the Committee of Adjustment meeting held on May 10<sup>th</sup>, 2021, be adopted, as presented.

**CARRIED**

### APPLICATIONS FOR MINOR VARIANCE AND CONSENT

#### **C33/21 - Application for Consent by Walter Patro (Owner)**

A consent application made by Walter Patro to create one (1) new lot at 43 Riding Stable Road, Sturgeon Falls, Ontario. Part Lot 1, Concession 1, Pedley Township, Municipality of West Nipissing, District of Nipissing.

#### **RESOLUTION #2021/050**

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 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 acknowledgment be provided to the Municipality of West Nipissing pursuant to S. 4.23.3 of the West Nipissing Zoning By-Law regarding the unmaintained, un-assumed status of Riding Stable Road.
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**CARRIED**

**C34/21 - Application for Consent by Denis and Anne Bonin (Owners)**

A consent application made by Denis Bonin to create one (1) new lot at 249 Quesnel Road, Sturgeon Falls, Ontario. Part Lot 2, Concession A, 36R10598 Part 4, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/051**

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 the owner shall convey, at no cost to the municipality, any portion of the municipally maintained travelled road located on the property.

**CARRIED**

**C35/21 - Application for Consent by Edgar and Marie Quesnel (Owners)**

A consent application made by Edgar and Marie Quesnel to create two (2) new lots at 486 Quesnel Road, Sturgeon Falls, Ontario. Part Lot 4, Concession B, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/052**

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.	The property is located within the Watershed of 2 Municipal Drains, namely the Bunhund Drain and the Quesnel Drain. Pursuant to S. 65 of the Drainage Act, the Clerk of the

Municipality shall instruct the Municipality's Drainage Engineer to prepare a Report to re-apportion the maintenance assessment of the said Drains, as may be required, at the sole cost of the owner.
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**CARRIED**

**C39/21 - Application for Consent by Clifford and Alynn Maclean (Owners)**

A consent application made by Clifford and Alynn Maclean to create three (3) new lots at 11 Ayotte Road, River Valley, Ontario. Part Lot 3, Concession 5, 36R5431 Part 1, Crerar Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/053**

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.	The owner shall obtain written confirmation from the Ministry of Transportation that entrance permits are available for the severed lots.

**CARRIED**

**MV2021-04 - Application for Minor Variance by Igor Bifir (Owner)**

A minor variance application made by Igor Bifir to reduce minimum parking spaces from 10 required to 6 proposed at 161 Main Street. Part Lot 19, Plan 11, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/054**

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

**CARRIED**

**MV2021-05 - Application for Minor Variance by Deborah and Keith Golden (Owners)**

A minor variance application made by Deborah and Keith Golden seeking exemption from paragraph 4.22 (d) prohibiting galvanized steel buildings in a Shoreline Residential Zone. Plan 366M392 Pt Blk C, 36R10983 Part 3, 36R11346 Part 3, Grant Township, Municipality West Nipissing, District of Nipissing.

**RESOLUTION #2021/055**

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

**CARRIED**

**C03/20 - Application for Consent by Armand and Diane Trépanier (Owners)**

A consent application made by Armand and Diane Trépanier on Highway 539, legally described as Part of Lot 11, Concession 2; Gibbons Township, Municipality of West Nipissing, District of Nipissing.

WHEREAS Provisional Consent was granted by the Committee of Adjustment for the Municipality of West Nipissing on the 10<sup>th</sup> day of February, 2020.

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

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

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

1. Condition #5 be removed;
2. That written acknowledgement regarding Private Road access be provided by the Applicant pursuant to S.4.23(b);
3. That Notice of the Change of Conditions be given in accordance with Section 53(24) of the Act;
4. That all conditions be met on or before **June 14, 2022** being one year from the date of giving of this Notice or the provisional consent hereby granted, shall be deemed to be refused.

**RESOLUTION #2021/056**

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

**CARRIED**

**ADJOURNMENT**

**RESOLUTION #2021/057**

Moved By: **Christopher Fisher**

Seconded by: **Roger Gagnon**

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

**CARRIED**

# RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
C36/21 Quinlan, Peter & Karen	• No concerns	•	•	•	•	• No concerns	• No issues
C37/21 Tobler, Hans Jr.	•	•	•	•	•	• No water, no sanitary, or storm sewer • No concerns	• No issues
C38/21 Tobler, Hans Jr.	•	•	•	•	•	• No concerns	• No issues
C40/21 Tobler, Hans Jr.	•	•	•	•	•	• No concerns	• No issues
C41/21 Beaudry, Rheal & Madeleine	• No concerns	•	• No comments or concerns	•	•	• No concerns	• No issues
C42/21 Beaudry, Denis & Rita	• No concerns	•	•	•	•	• Entrance from MTO ROW • No concerns	• No issues
C43/21 Toulouse, Niko & Seguin, Pierre	•	•	•	•	•	• No concerns	• No issues
C44/21 2623822 Ontario Ltd.	•	•	•	•	•	• No concerns	• No issues

## RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
C45/21 Ducharme, Roch & Julie	•	•	•	•	•	• No concerns	• No issues
C46/21 Mopera, Elvin & Arabejo, Cesar & Camacho, Godofredo	• No concerns	•	•	•	•	• No concerns	• No issues
C47/21 SVK Completions Solutions Inc.	• No concerns	•	•	•	•	• No road, water, or sewer • No concerns	• No issues
MV2021/06 Roeterink, Robert & Laurie	•	•	•	•	•	• No concerns	• No issues
MV2021/07 SVK Completions Solutions Inc.	•	•	•	•	•	• No road, water, or sewer • No concerns	• No issues

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C36/21

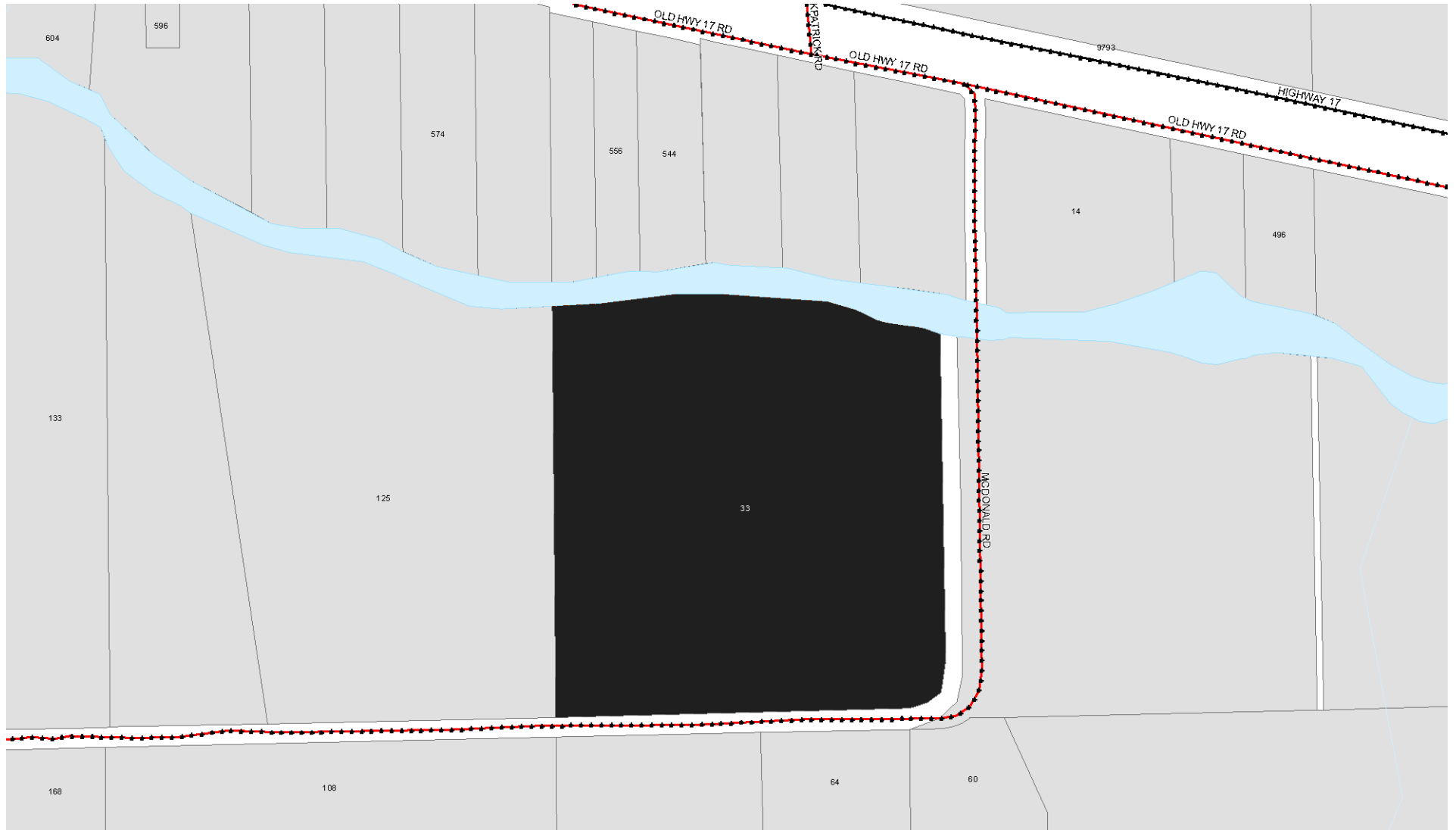
<b>Registered Owner(s)</b>	Peter and Karen Quinlan
<b>Agent(s)</b>	N/A
<b>Property Location</b>	33 McDonald Road, Verner Part lots 4 and 5, Concession 5, 36R12509 Part 1, Kirkpatrick Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot
<b>Current Zoning</b>	RU
<b>Official Plan Land Use</b>	Rural
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.



**FILE: C36/21**

**APPLICANT: PETER AND KAREN QUINLAN**

**PROPERTY: 33 MCDONALD ROAD**



FILE: C36/21

APPLICANT: PETER AND KAREN QUINLAN

PROPERTY: 33 MCDONALD ROAD

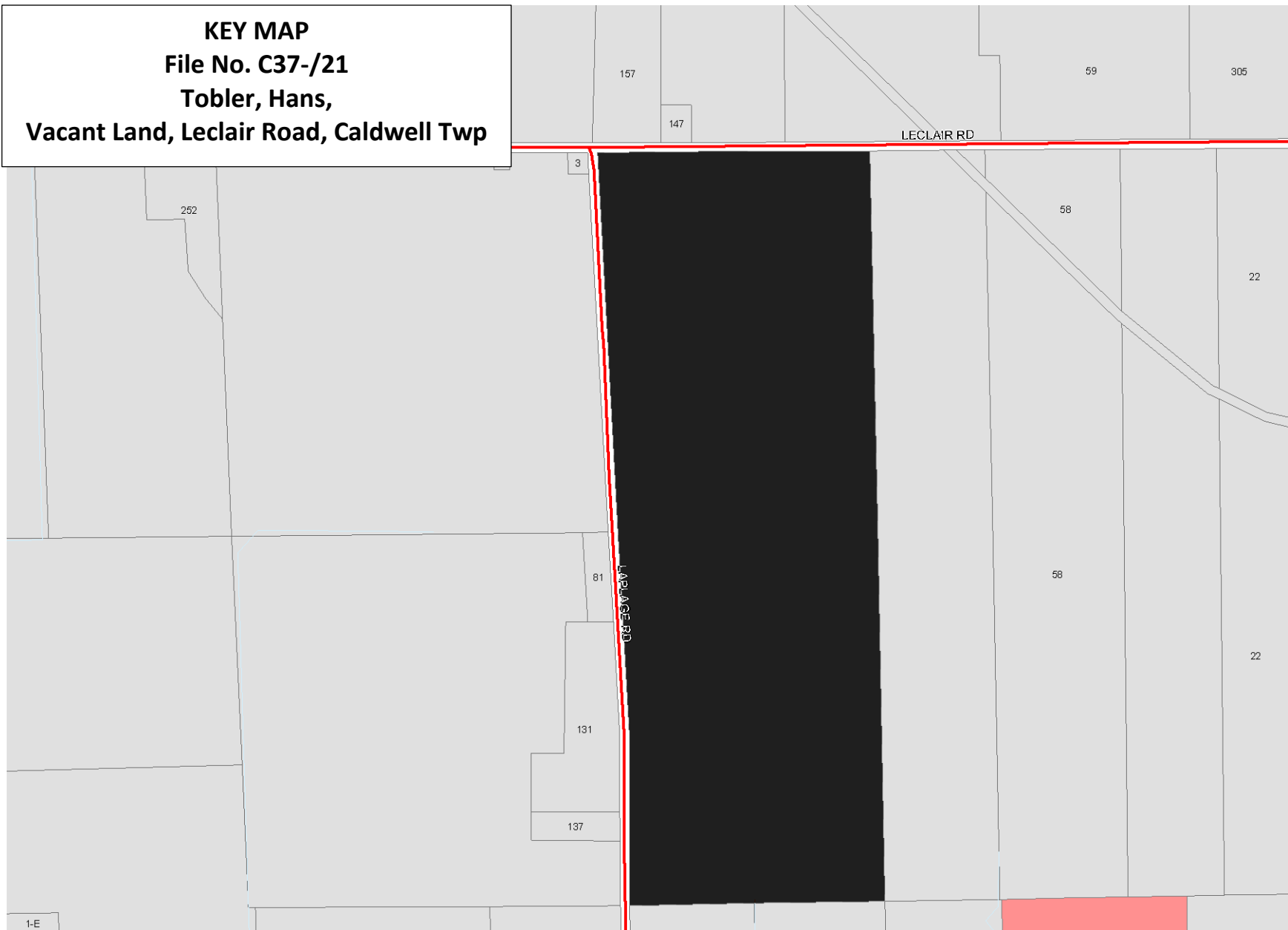


## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C37/21

<b>Registered Owner(s)</b>	Hans Tobler Jr.
<b>Agent(s)</b>	James Parsons
<b>Property Location</b>	Leclair Road, Verner Part of Lot 2, Concession 1, except Pt 5, 36R-13922 Caldwell (49069-0585)
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot
<b>Current Zoning</b>	A1
<b>Official Plan Land Use</b>	Agricultural One Zone
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.</li> <li>6. The property is assessed for maintenance in the Tourigny Drain, Guenette Improvement Drain, J &amp; R Steep Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.</li> <li>7. The severed and retained lands shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

**KEY MAP**  
**File No. C37-/21**  
**Tobler, Hans,**  
**Vacant Land, Leclair Road, Caldwell Twp**







## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C38/21

<b>Registered Owner(s)</b>	Hans Tobler Jr.
<b>Agent(s)</b>	James Parsons
<b>Property Location</b>	Highway 17, Verner Part of Lots 1 & 2, Concession 3, Caldwell (PIN No.(s) 49069-0062, 0543, 0059)
<b>Purpose and Effect of Application</b>	lot addition to lands created by C40/21
<b>Current Zoning</b>	A1
<b>Official Plan Land Use</b>	Agricultural One Zone
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. The property is assessed for maintenance in the Demers Drain, Catchment of Beaudry-Poitras Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.</li> <li>6. The severed and retained lands shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.</li> <li>7. The conditions of Consent file C40/21 be met and Consent Granted.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C40/21

<b>Registered Owner(s)</b>	Hans Tobler Jr.
<b>Agent(s)</b>	James Parsons
<b>Property Location</b>	147 Beaudry Road, Verner Part of Lots 1 & 2, Concession 3, Caldwell (PIN No.(s) 49069-0062, 0543, 0059)
<b>Purpose and Effect of Application</b>	Creation of new lots and lot addition
<b>Current Zoning</b>	A1
<b>Official Plan Land Use</b>	Agricultural One Zone
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.</li> <li>6. The property is assessed for maintenance in the Beaudry-Poitras Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.</li> <li>7. The severed and retained lands shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.</li> <li>8. The conditions of Consent file C38/21 be met and Consent Granted.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C42/21

<b>Registered Owner(s)</b>	Denis and Rita Beaudry
<b>Agent(s)</b>	N/A
<b>Property Location</b>	11038 Highway 17, Verner E 1/2 of E 1/2 Part Lot 2, Concession 3, Caldwell Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot
<b>Current Zoning</b>	A1
<b>Official Plan Land Use</b>	Agricultural One Zone
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. The property is assessed for maintenance in the Demers Drain, Beaudry-Poitras Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.</li> <li>6. The severed shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.



FILE: C38/21

APPLICANTS: Hans Tobler Jr.

PROPERTY: Highway 17

FILE: C40/21

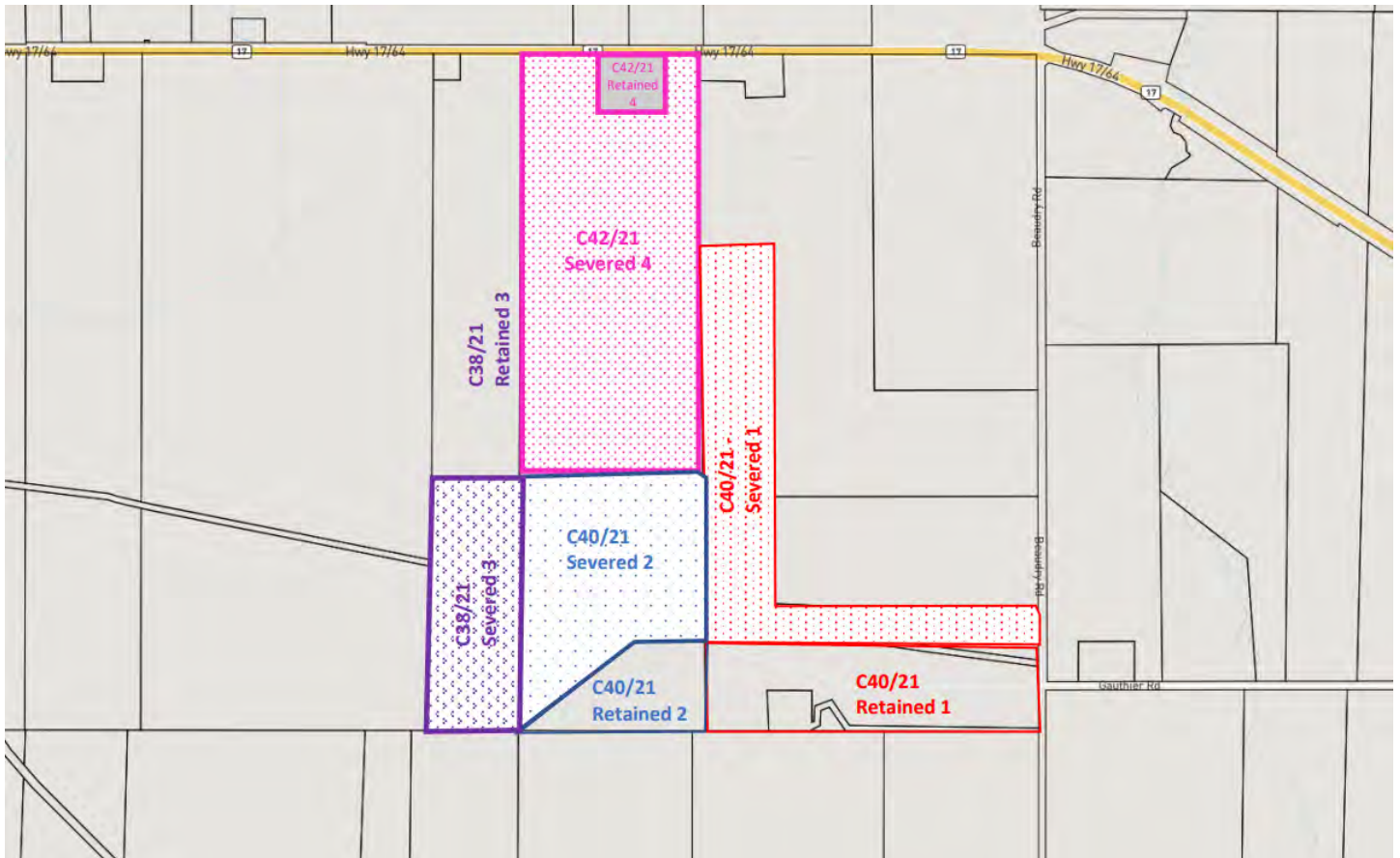
APPLICANTS: Hans Tobler Jr.

PROPERTY: 147 Beaudry Rd

FILE: C42/21

APPLICANTS: Denis & Rita Beaudry

PROPERTY: 11038 Highway 17

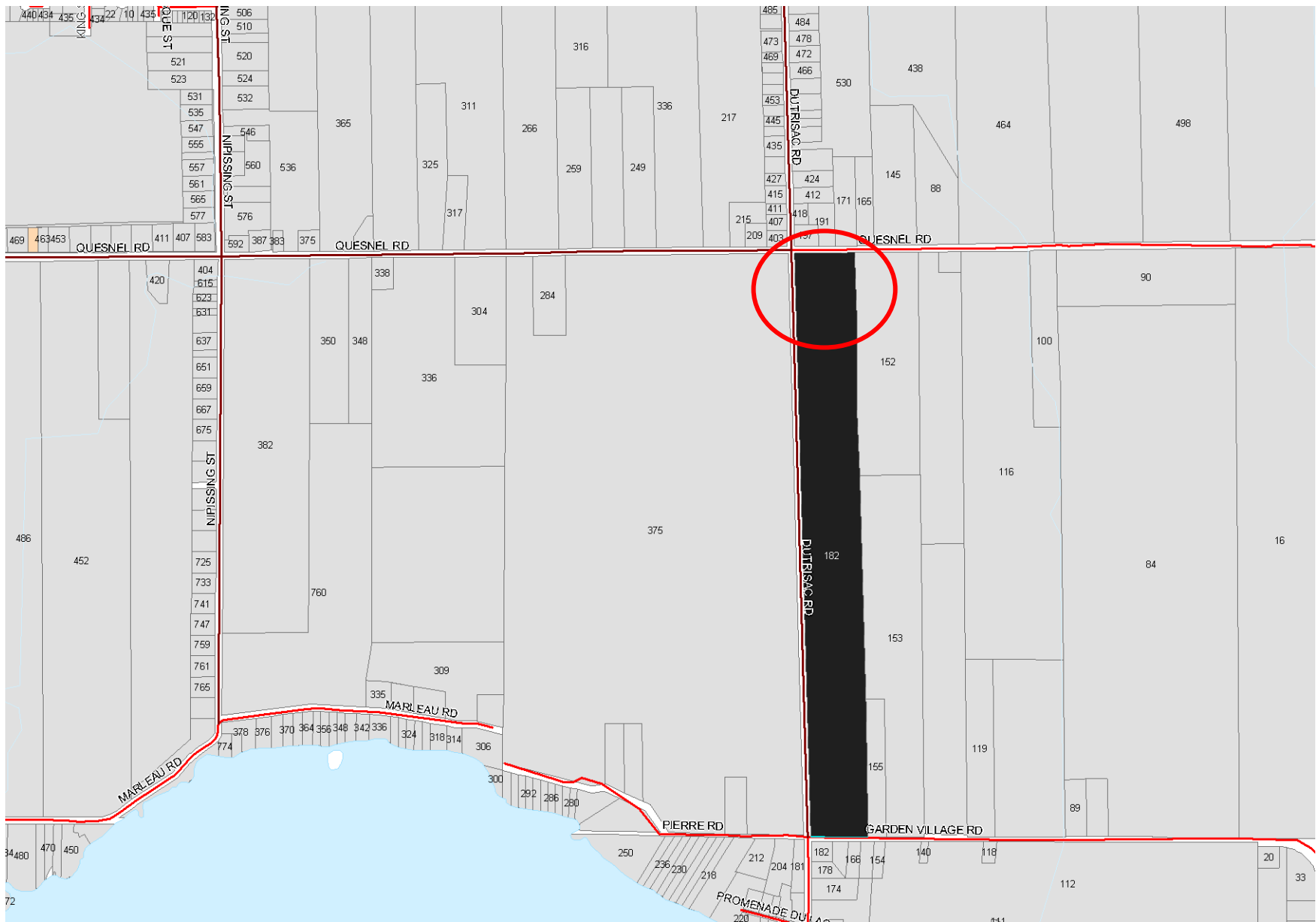


## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C41/21

<b>Registered Owner(s)</b>	Rheal and Madeleine Beaudry
<b>Agent(s)</b>	N/A
<b>Property Location</b>	182 Quesnel Rd., Sturgeon Falls Part Lot 1, Concession B, Springer Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot
<b>Current Zoning</b>	RU
<b>Official Plan Land Use</b>	Rural
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. The property is located within the Watershed of Municipal Drains, namely the Duchesne Drain and Promenade du Lac Drain. the Municipal Clerk shall instruct the engineer to prepare a report pursuant to Section 65(1) of the Drainage Act to apportion the assessment for future maintenance. the Owner shall be solely responsible for the report. The report shall also satisfy Condition 5 for Consent file C22/21.</li> <li>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.</li> </ol>
<b>Recommendation</b>	<ul style="list-style-type: none"> <li>- Severance be granted subject to conditions of approval.</li> <li>- Property is serviced with municipal water.</li> </ul>

Key Map  
File No. C41/21  
New Lot  
182 Quesnel Road, Sturgeon Falls  
Madeleine & Rheal Beaudry



Dutrisac Road

1609m - Property runs from Quesnel Rd to Garden Village

Quesnel Road

46m

81m

46

lot  
to  
be  
created.

52m

Driveway

Farm House

Garage

Coverall Building

C22/21

52

## PLANNING SUMMARY REPORT

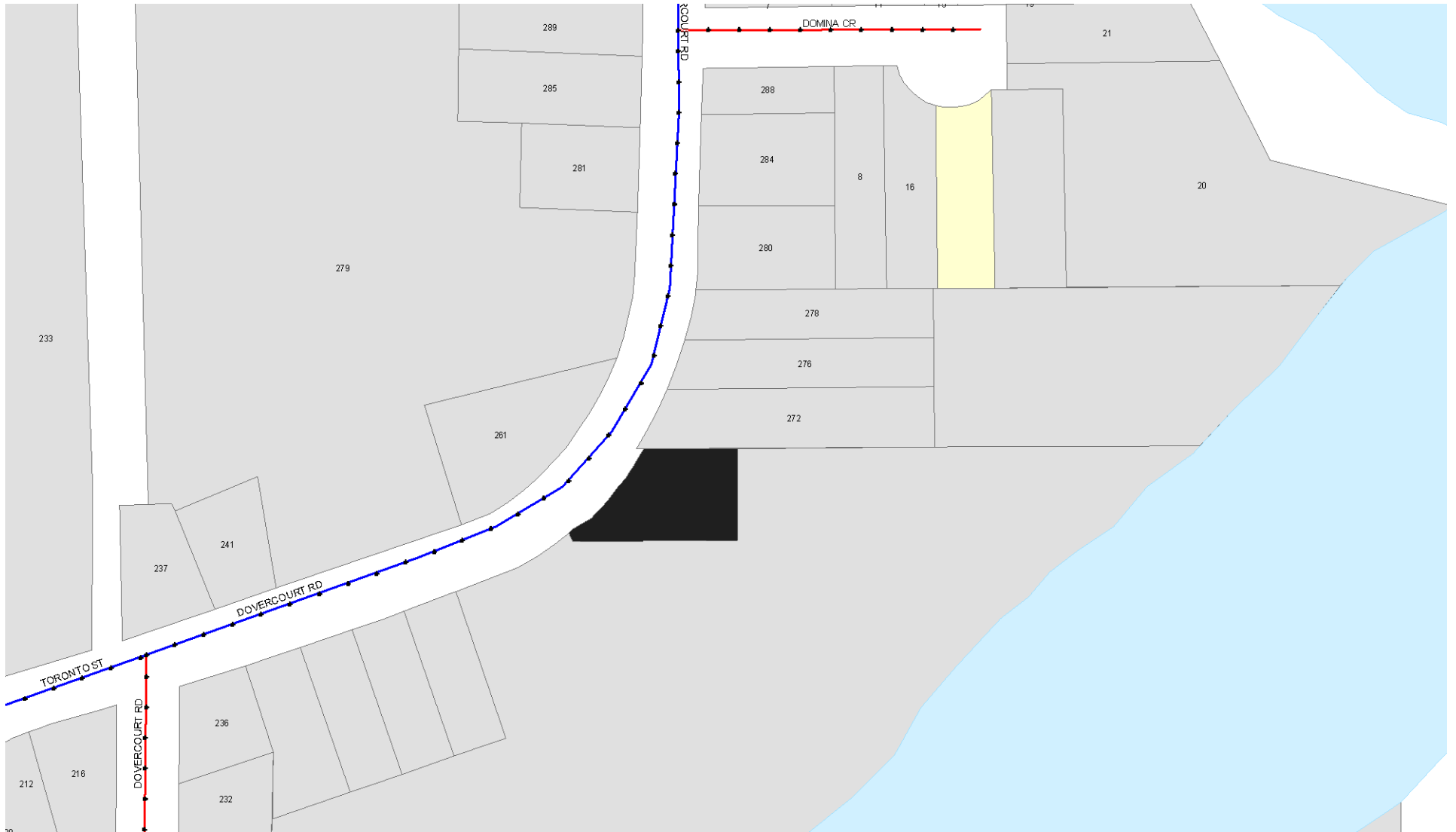
### CONSENT APPLICATION NO. C43/21

<b>Registered Owner(s)</b>	Niko Toulouse and Pierre Seguin
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	Dovercourt Road, Sturgeon Falls Part Lot 4, Concession 1, 36R14278 Part 6, Springer Township, Municipality of West Nipissing (PIN 49079-1019)
<b>Purpose and Effect of Application</b>	Lot addition
<b>Current Zoning</b>	R3
<b>Official Plan Land Use</b>	Residential Zone Three
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

**FILE: C43/21**

**PROPERTY: Vacant Land, Dovercourt Rd**

**APPLICANTS: Niko Toulouse and Pierre Seguin**



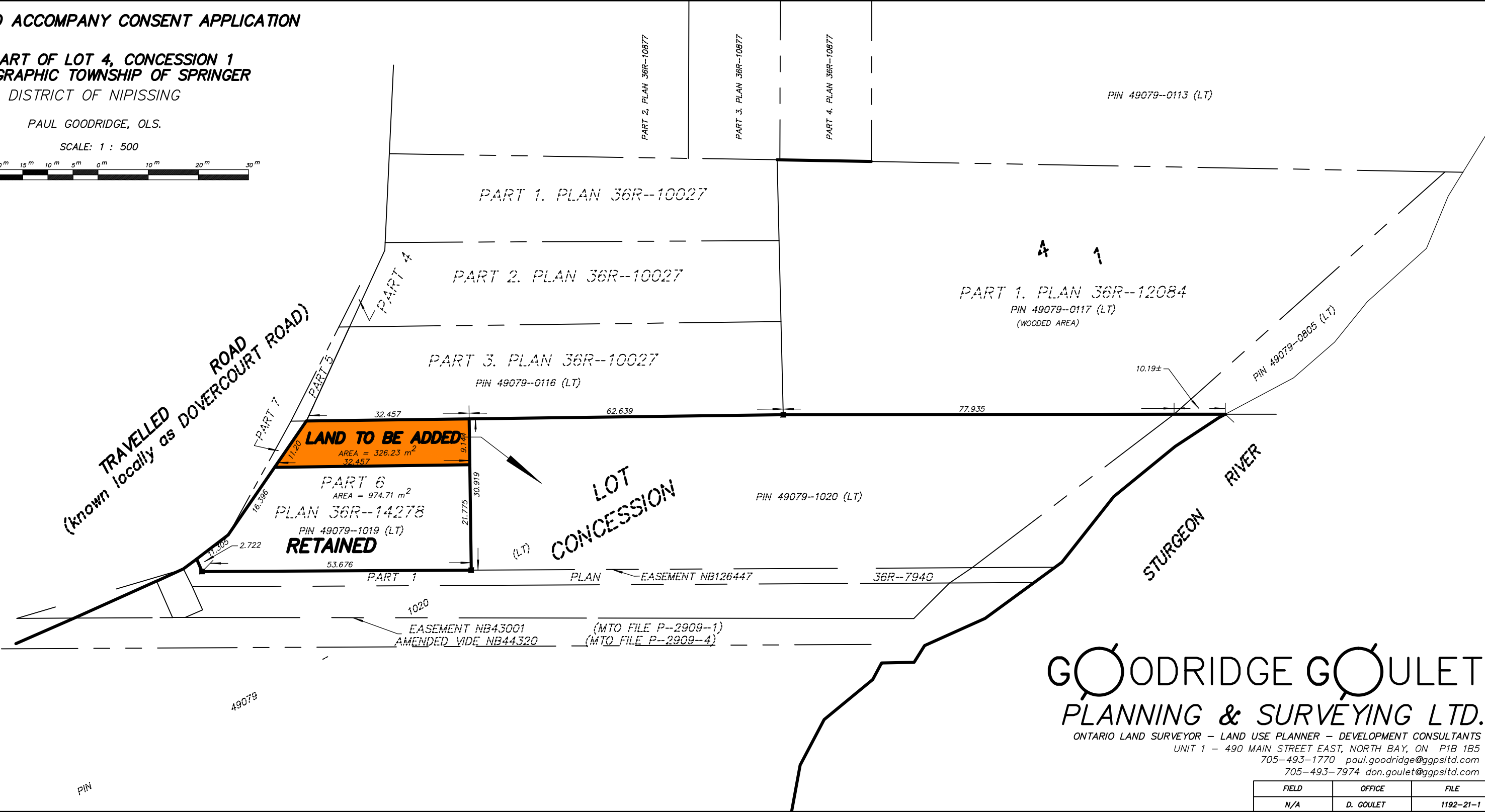
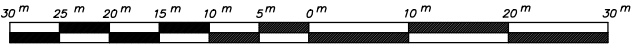


SKETCH TO ACCOMPANY CONSENT APPLICATION

PART OF LOT 4, CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF SPRINGER  
DISTRICT OF NIPISSING

PAUL GOODRIDGE, OLS.

SCALE: 1 : 500



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@ggpsltd.com  
705-493-7974 don.goulet@ggpsltd.com

FIELD	OFFICE	FILE
N/A	D. GOULET	1192-21-1

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C44/21

<b>Registered Owner(s)</b>	2623822 Ontario Ltd.
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	Dovercourt Road, Sturgeon Falls Part Lot 4, Concession 1, Springer Township, Municipality of West Nipissing (PIN 49079-1020)
<b>Purpose and Effect of Application</b>	Lot addition
<b>Current Zoning</b>	R3
<b>Official Plan Land Use</b>	Residential Zone Three
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. That all conditions of Consent File C43/21 are met and Consent granted.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.



**FILE: C44/21**

**PROPERTY: Vacant Land, Dovercourt Rd**

**APPLICANT: 2623822 Ontario Ltd.**

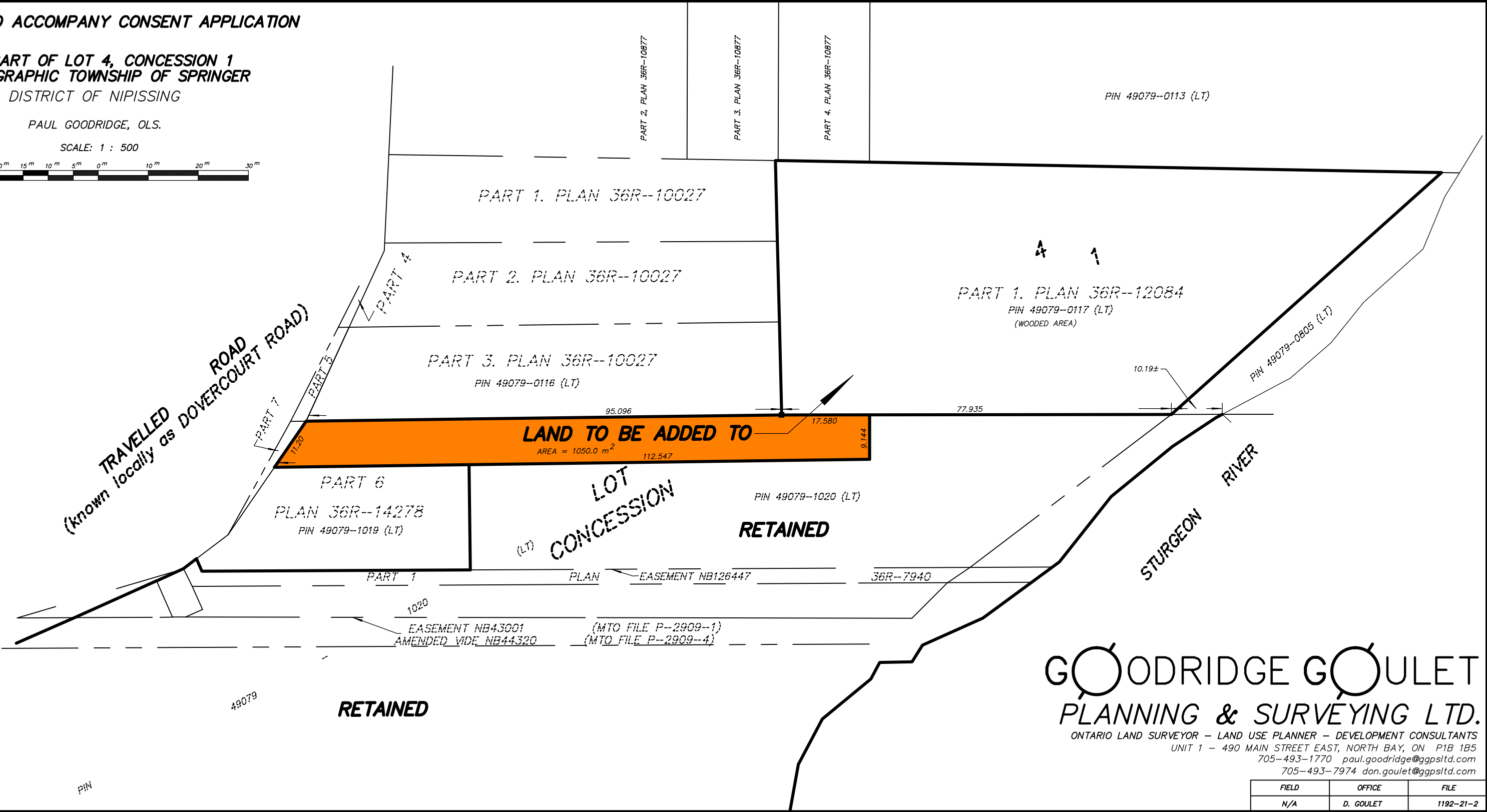
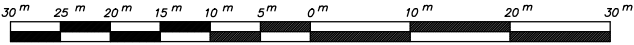


SKETCH TO ACCOMPANY CONSENT APPLICATION

PART OF LOT 4, CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF SPRINGER  
DISTRICT OF NIPISSING

PAUL GOODRIDGE, OLS.

SCALE: 1 : 500



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@ggpsltd.com  
705-493-7974 don.goulet@ggpsltd.com

FIELD	OFFICE	FILE
N/A	D. GOULET	1192-21-2

## PLANNING SUMMARY REPORT

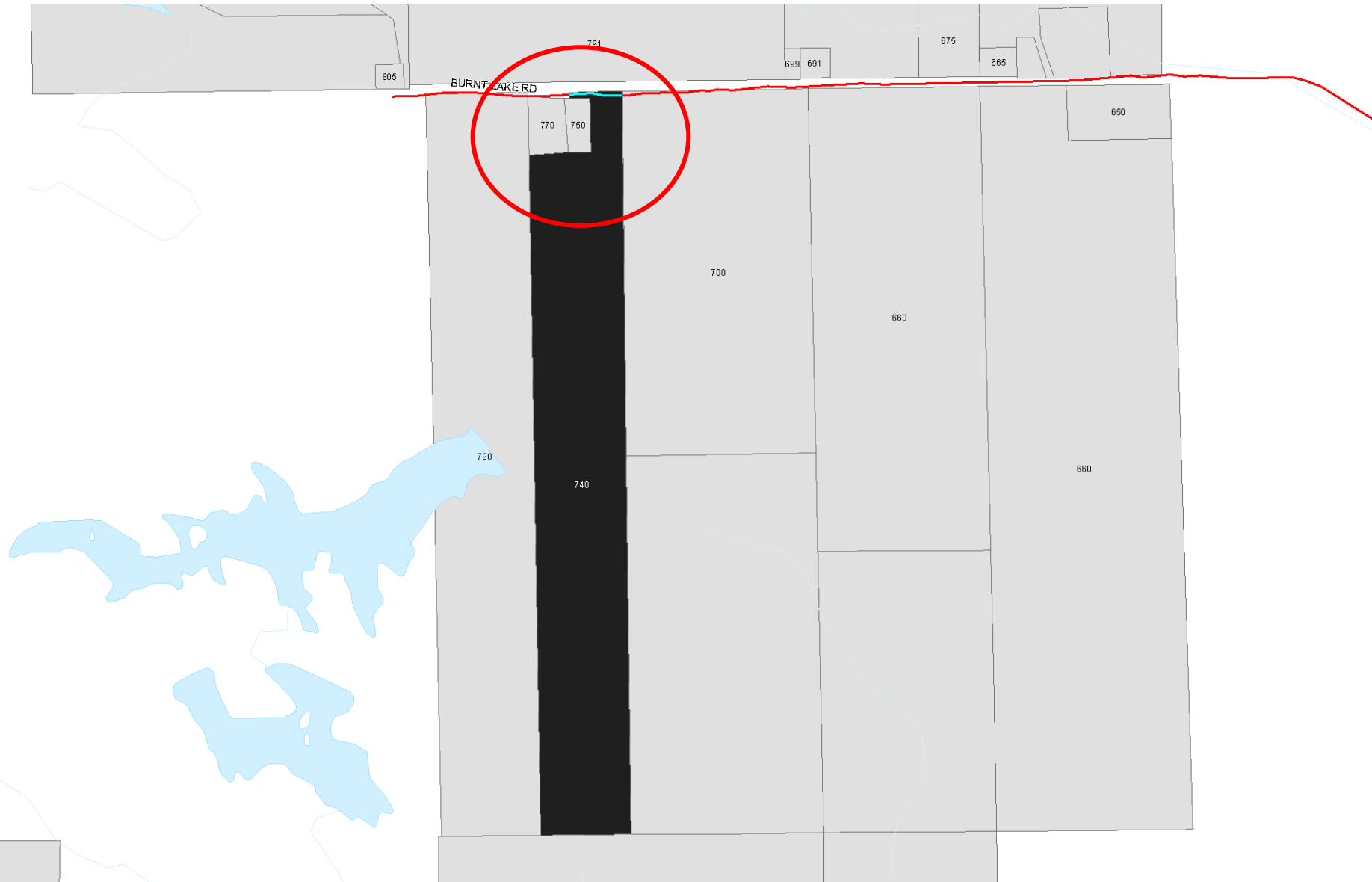
### CONSENT APPLICATION NO. C45/21

<b>Registered Owner(s)</b>	Roch and Julie Ducharme
<b>Agent(s)</b>	Robert Collette
<b>Property Location</b>	740 Burnt Lake Road, Sturgeon Falls Part Lot 7, Concession 5, Springer Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Lot addition
<b>Current Zoning</b>	RU
<b>Official Plan Land Use</b>	Rural
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

**FILE: C45/21**

**PROPERTY: 740 Burnt Lake Road**

**APPLICANT: Roch and Julie Ducharme**



**FILE: C45/21**

**PROPERTY: 740 Burnt Lake Road**

**APPLICANT: Roch and Julie Ducharme**

791

770

750

780

76m

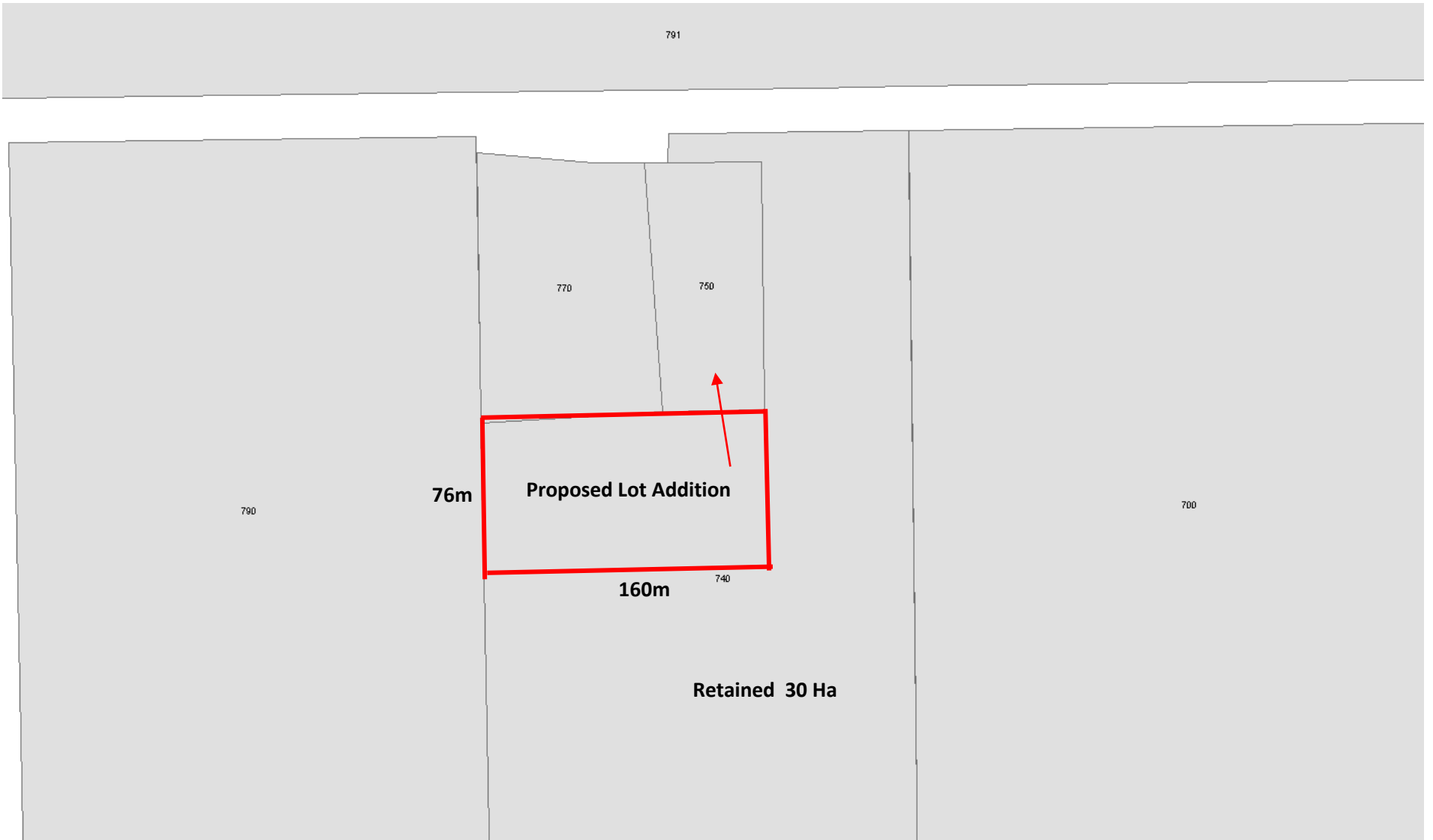
**Proposed Lot Addition**

160m

740

700

**Retained 30 Ha**



## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C46/21

<b>Registered Owner(s)</b>	Elvin Mopera, Cesar Arabejo, Godofredo Camacho
<b>Agent(s)</b>	Miller & Urso Surveying Inc.
<b>Property Location</b>	786 Old Highway 17 Road, Verner Part Lot 7, Concession 5, 36R13434 Parts 13 and 14, Kirkpatrick Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of two (2) new lots (one lot from each lot previously created by Consent file C19/10)
<b>Current Zoning</b>	RU
<b>Official Plan Land Use</b>	Rural
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

***Miller & Urso Surveying Inc.***  
**Ontario Land Surveyors Engineers**  
**Planning Consultants Project Managers**

**R. D. (Rick) Miller B.Sc.,**  
**Ontario Land Surveyor**

May 11, 2021

Municipality of West Nipissing  
Department of Planning and Development  
101-225 Holditch Street,  
Sturgeon Falls, ON  
P2B 1T1

Attention: Melanie Ducharme.

Dear Melanie,

Re: Part of Lot 7 Concession 5 Township of Kirkpatrick now in the Municipality of West Nipissing, District of Nipissing.

Attached please find our attached consent application together with the required fees and title documents. Our clients have purchased two existing parcels of record and wish to sever a portion off each to create a third parcel.

Should this severance be approved all three resulting properties would exceed all minimum requirements on the zoning for frontage and area. The three owners purchased the two properties hoping to create the third property so that each owner could have an individual property.

Trusting you will find this application to be complete, I remain.

Yours truly  
Miller & Urso Surveying Inc.



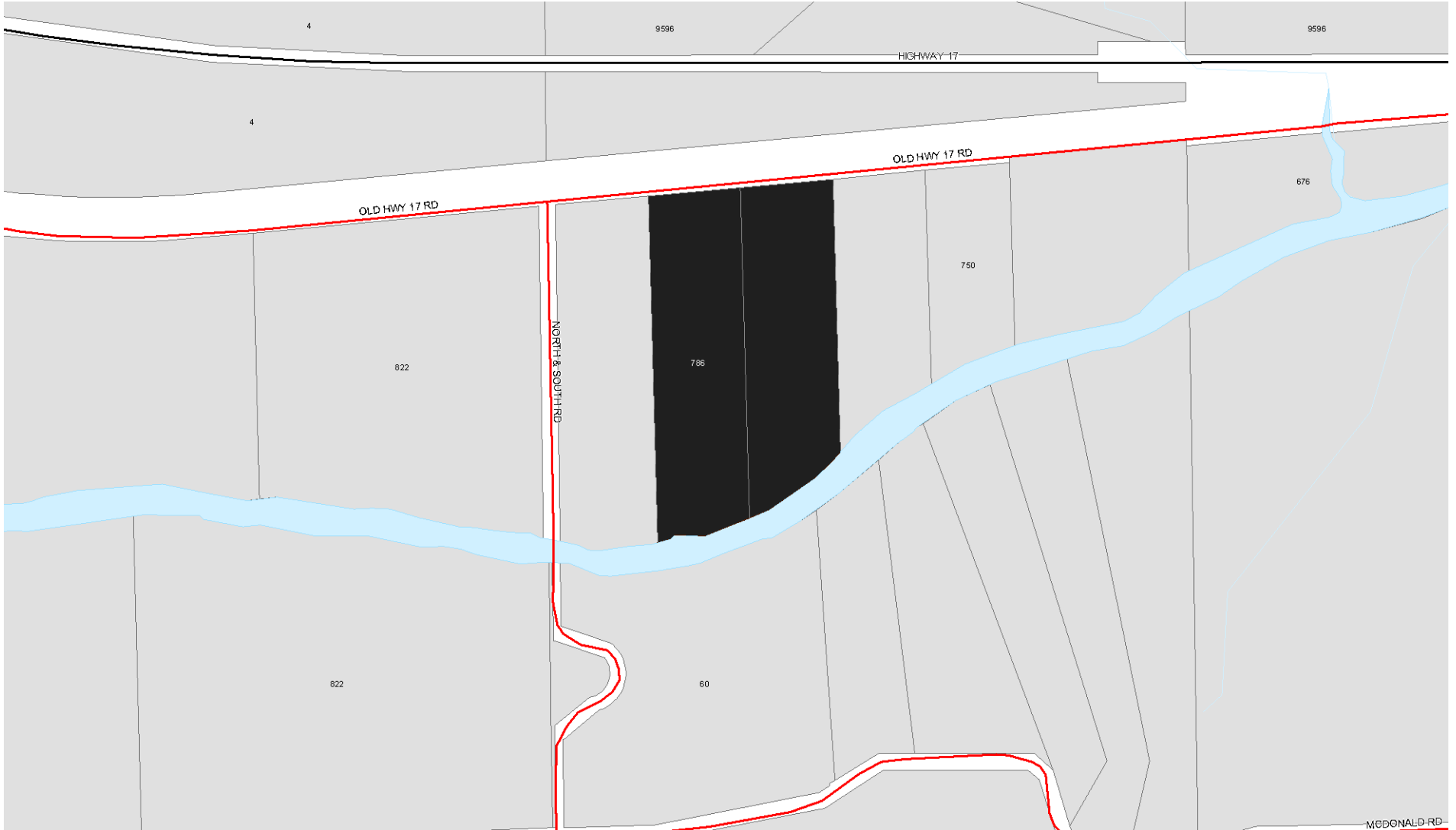
R. D. Miller B.Sc., OLIP  
Ontario Land Surveyor

**1501 Seymour Street, North Bay, Ontario P1A 0C5**  
**Phone 705-474-1210 Fax 705-474-1783**  
**e-mail [rmiller@musurveying.com](mailto:rmiller@musurveying.com)**

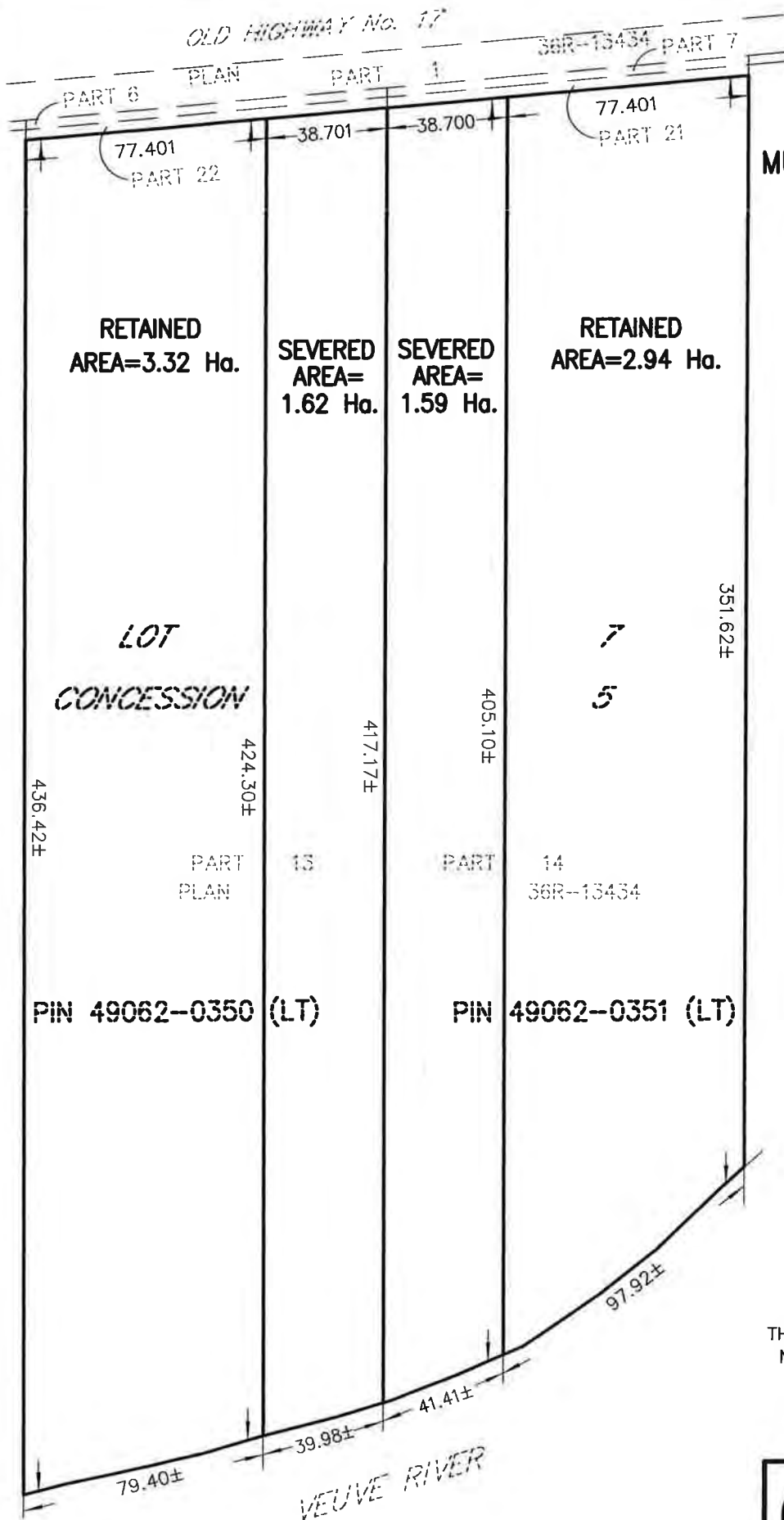
**FILE: C46/21**

**PROPERTY: 786 Old Highway 17 Road**

**APPLICANTS: Elvin Mopera, Cesar Arabejo, Godofredo Camacho**







SKETCH FOR CONSENT OF  
**PART OF BROKEN LOT 7**  
**CONCESSION 5**  
**TOWNSHIP OF KIRKPATRICK**  
 NOW IN THE  
**MUNICIPALITY OF WEST NIPISSING**  
 DISTRICT OF NIPISSING

0 20 40 60 80 100m

SCALE = 1 : 2000

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: FRED CAMACHO



**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

## PLANNING SUMMARY REPORT

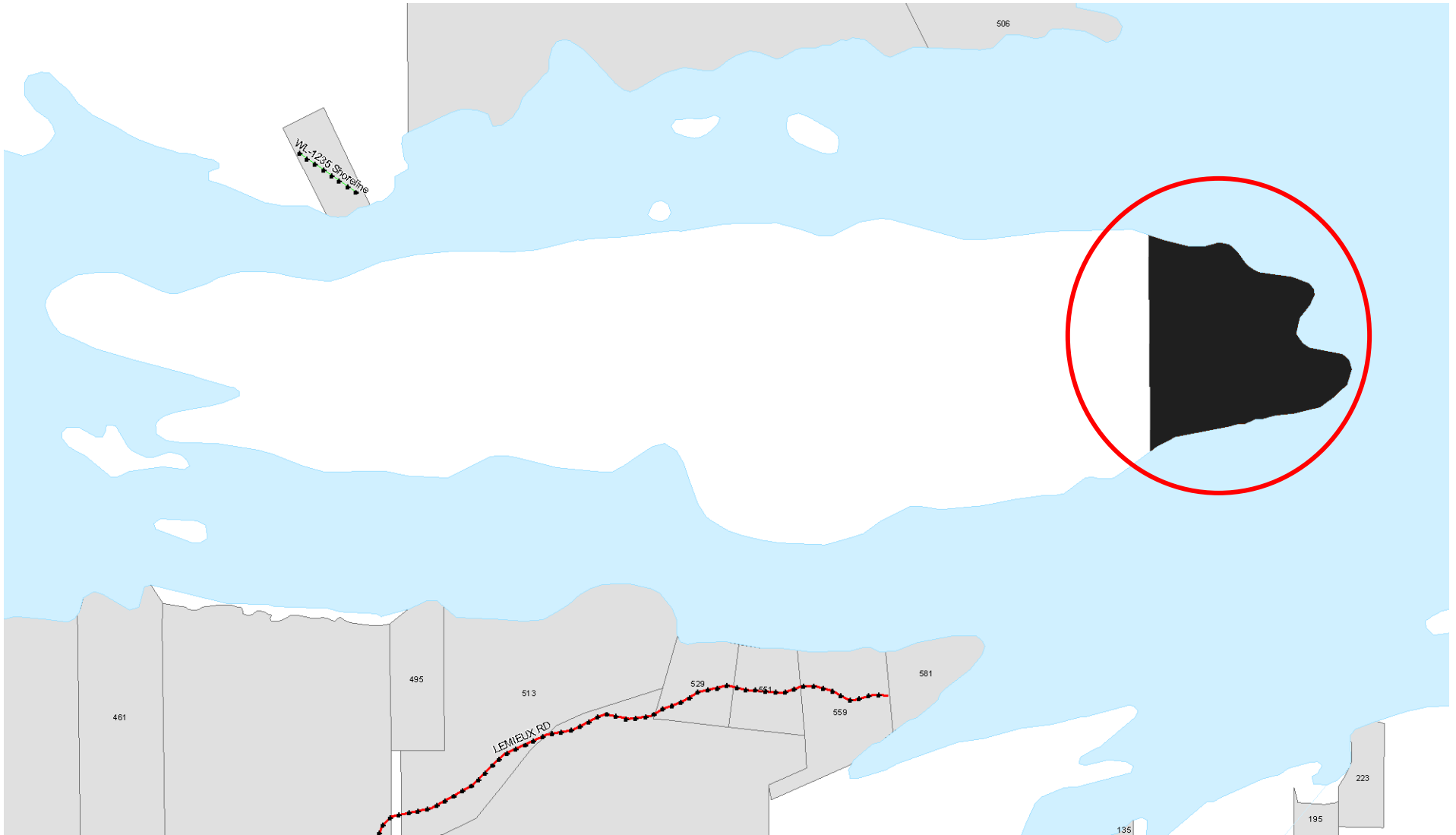
### CONSENT APPLICATION NO. C47/21

<b>Registered Owner(s)</b>	SVK Completions Solutions Inc.
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	Island B8, PCL 7047, Nipissing, E Pt Island B8, Loudon Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of two (2) new lots
<b>Current Zoning</b>	SR
<b>Official Plan Land Use</b>	Shoreline Residential
<b>Consistent with PPS (2014)</b>	Yes
<b>Conditions of Approval, if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Confirmation that all property taxes are paid up to date.</li> <li>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.</li> <li>4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.</li> <li>5. Pursuant to the provisions Table 6.3, Note (e) of the West Nipissing. The owner shall obtain a Septic Review by the North Mattawa Conservation Authority which review shall address the type and size of septic installation appropriate for the subject property.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

**FILE: C47/21**

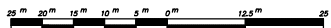
**APPLICANT: SVK Completions Solutions Inc.**

**PROPERTY: PCL 7047, SEC NIP, E Pt Island B8, Loudon Township**



SKETCH TO ACCOMPANY CONSENT APPLICATION  
**PART OF EAST ISLAND B8, WEST BAY OF LAKE NIPISSING**  
**IN FRONT OF LOT 10, CONCESSION**  
**GEOGRAPHIC TOWNSHIP OF LOUDON**  
**MUNICIPALITY OF WEST NIPISSING**

DISTRICT OF NIPISSING  
 SCALE: 1 : 500



LAKE NIPISSING  
 WEST BAY

**SEVERED 1**  
 AREA = 0.80ha / 1.96 acre

LAKE NIPISSING  
 WEST BAY

**B8**

**ISLAND**

**RETAINED**  
 AREA = 0.8ha/2.10 acre

**SEVERED 2**  
 AREA = 0.93ha / 2.30 acre

CROWN

PIN

49231

82.59

-- 0233

(LT)

84.79

118.37

61.00

LAKE NIPISSING

**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

FIELD	OFFICE	FILE
	D. GOULET	1159-21-es

## PLANNING SUMMARY SHEET

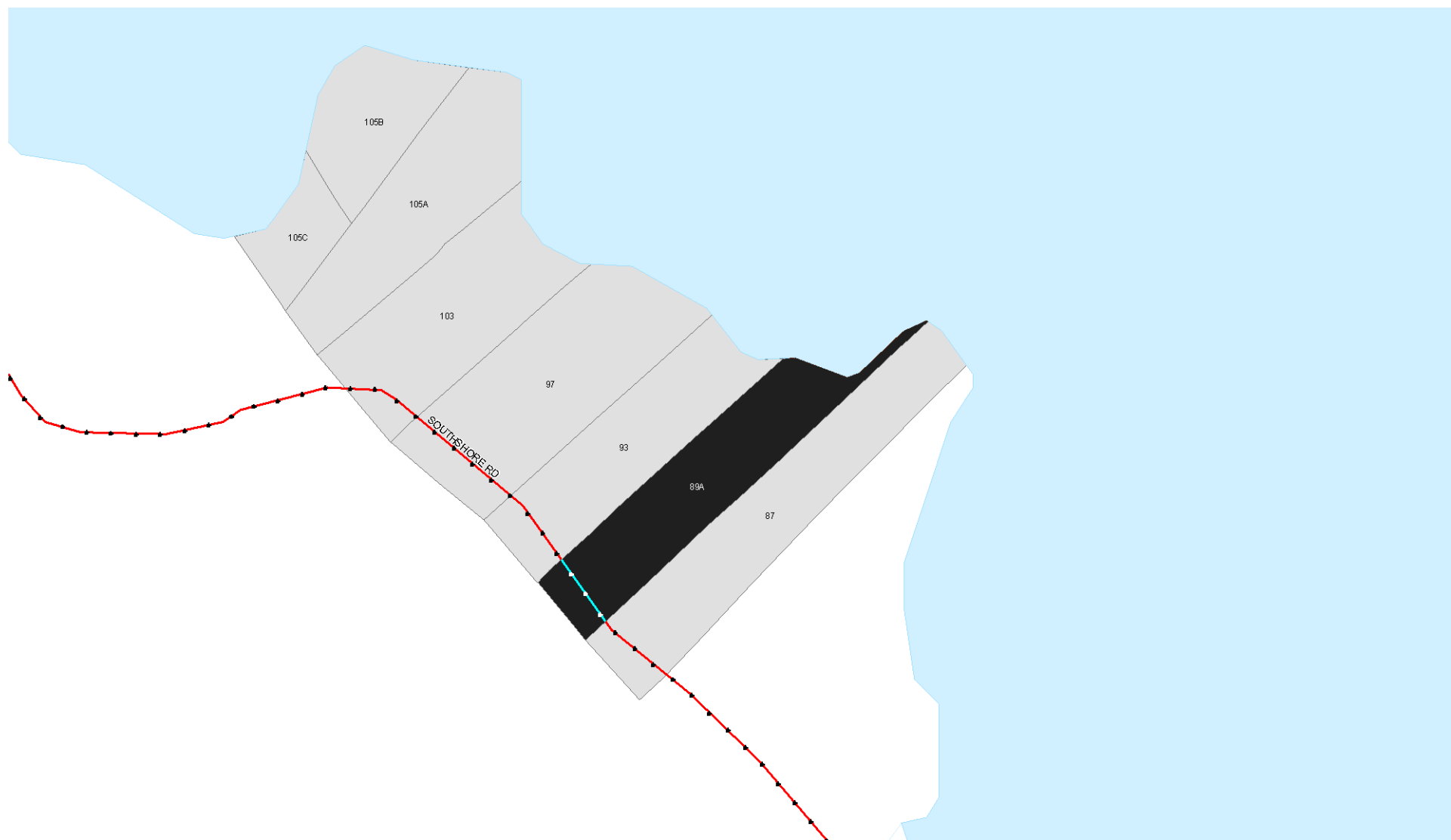
### MINOR VARIANCE APPLICATION NO. MV 2021/06

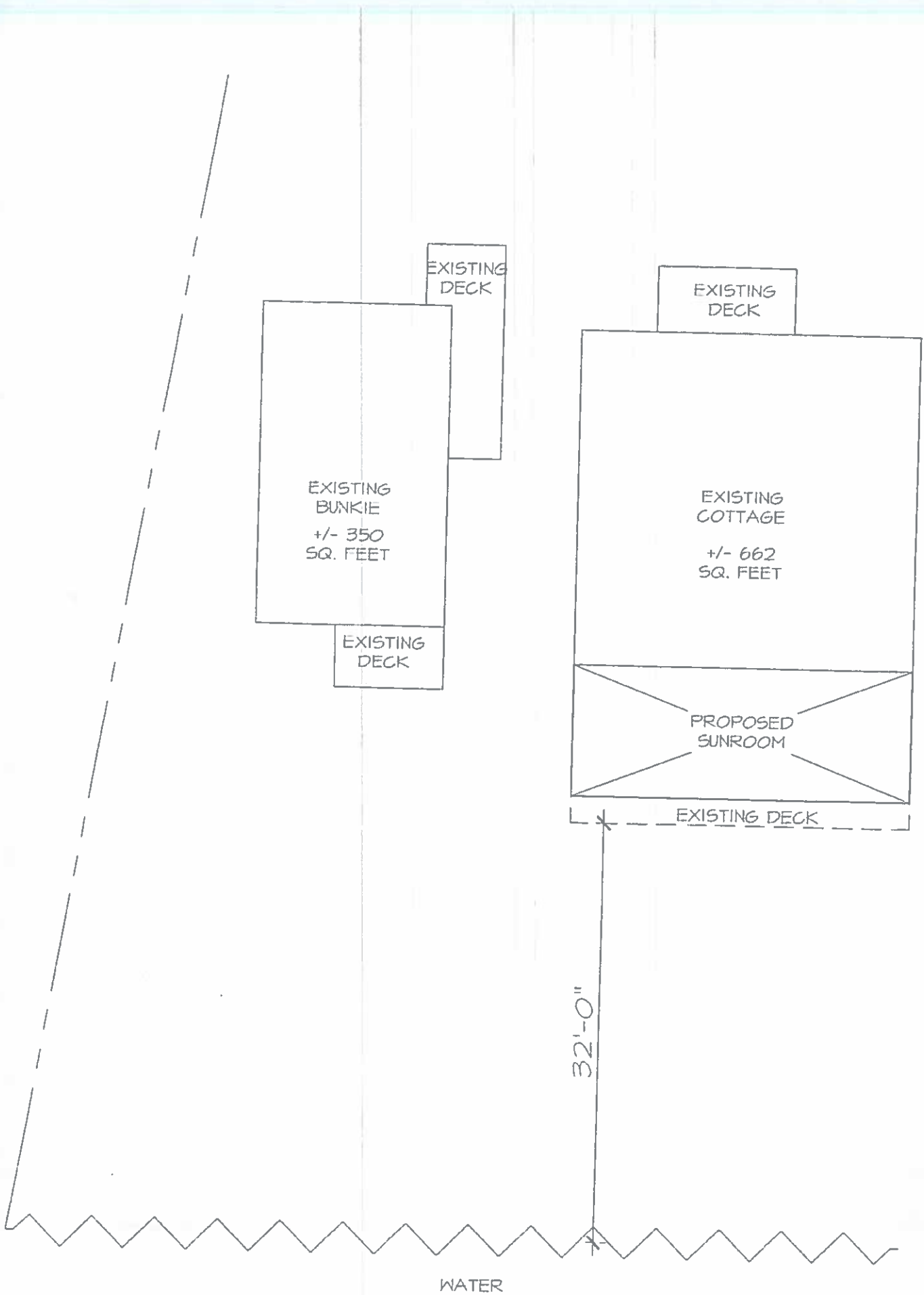
<b>Applicant(s)</b>	Robert and Laurie Roeterink
<b>Agent(s)</b>	N/A
<b>Property Location</b>	89A South Shore Rd, Field PCL 19504, NIP, Pt lot 13, Con 2 Pt SR LOC TT-79, PCL 29190 Pt RD ALL Being Pt 7 36R11031, Field Township, Municipality West Nipissing
<b>Proposal</b>	To reduce minimum front yard set-back from 18m to 9.7m in order to convert existing deck to enclosed sunroom in Shoreline Residential Zone (SR)
<b>Current Zoning</b>	SR (Shoreline Residential)
<b>Official Plan Land Use</b>	Residential
<b>Conditions of Approval, if any</b>	
<b>Recommendation:</b>	<p><b>Minor Variance be granted:</b></p> <p>Reasons:</p> <ul style="list-style-type: none"> <li>No objections have been raised from adjacent owners</li> <li>Proposed application meets the general intent of the West Nipissing Zoning By-Law and Official Plan</li> </ul>
<b>NOTES TO MINOR VARIANCE</b>	<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"> <li><i>Is the application minor?</i></li> <li><i>Is the application desirable for the appropriate development of the lands in question?</i></li> <li><i>Does the application conform to the general intent of the Zoning By-law?</i></li> <li><i>Does the application conform to the general intent of the Official Plan?</i></li> </ul> <p><i>It is important to note that to consider any application a minor variance it must meet <u>all four</u> tests</i></p>
<b>Additional Comments:</b>	

**FILE: MV2021/06**

**PROPERTY: 89A Southshore Rd**

**APPLICANTS: Laurie and Robert Roeterink**





WATER

## PLANNING SUMMARY SHEET

### MINOR VARIANCE APPLICATION NO. MV2021/07

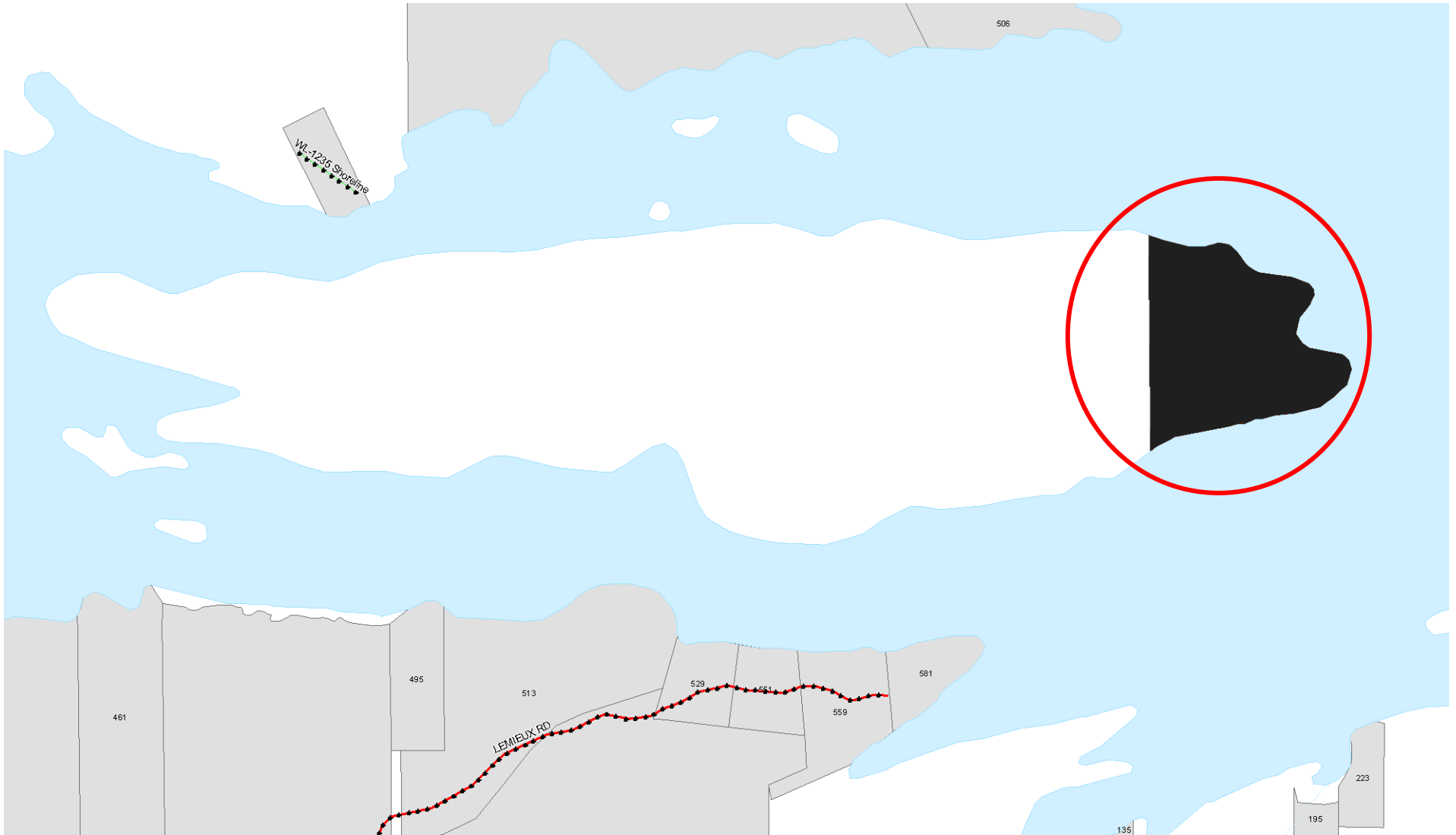
<b>Applicant(s)</b>	SVK Completions Solutions Inc.
<b>Agent(s)</b>	N/A
<b>Property Location</b>	Island B8, PCL 7047, Nipissing, E Pt Island B8, Loudon Township, Municipality West Nipissing
<b>Proposal</b>	To reduce minimum lot area from 1 ha to 0.80 ha in a Shoreline Residential Zone
<b>Current Zoning</b>	SR (Shoreline Residential)
<b>Official Plan Land Use</b>	Residential
<b>Conditions of Approval, if any</b>	
<b>Recommendation:</b>	<p><b>Minor Variance be granted:</b></p> <p>Reasons:</p> <ul style="list-style-type: none"> <li>No objections have been raised from adjacent owners</li> <li>Proposed application meets the general intent of the West Nipissing Zoning By-Law and Official Plan</li> </ul>
<b>NOTES TO MINOR VARIANCE</b>	<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"> <li><i>Is the application minor?</i></li> <li><i>Is the application desirable for the appropriate development of the lands in question?</i></li> <li><i>Does the application conform to the general intent of the Zoning By-law?</i></li> <li><i>Does the application conform to the general intent of the Official Plan?</i></li> </ul> <p><i>It is important to note that to consider any application a minor variance it must meet <u>all four</u> tests</i></p>
<b>Additional Comments:</b>	



**FILE: C47/21**

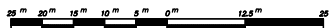
**APPLICANT: SVK Completions Solutions Inc.**

**PROPERTY: PCL 7047, SEC NIP, E Pt Island B8, Loudon Township**



SKETCH TO ACCOMPANY MINOR VARIANCE APPLICATION  
**PART OF EAST ISLAND B8, WEST BAY OF LAKE NIPISSING**  
**IN FRONT OF LOT 10, CONCESSION**  
**GEOGRAPHIC TOWNSHIP OF LOUDON**  
**MUNICIPALITY OF WEST NIPISSING**

DISTRICT OF NIPISSING  
 SCALE: 1 : 500



LAKE NIPISSING  
 WEST BAY

**SEVERED 1**  
 AREA = 0.80ha / 1.96 acre

LAKE NIPISSING  
 WEST BAY

**B8**

**ISLAND**

**RETAINED**

AREA = 0.8ha/2.10 acre

**SEVERED 2**

AREA = 0.93ha / 2.30 acre

CROWN

PIN

49231

82.59

-- 0233

(LT)

186.72

101.85

130.65

84.79

118.37

61.00

LAKE NIPISSING

**GOODRIDGE GOULET**  
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 UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5  
 705-493-1770 paul.goodridge@ggspltd.com

FIELD	OFFICE	FILE
	D. GOULET	1159-21-mv

**From:** [alain.michel](#)  
**To:** [Melanie.Ducharme](#)  
**Subject:** Re: Daniel & Rachel Michel - 30 Dubeau Street  
**Date:** July 9, 2021 1:23:54 PM  
**Attachments:** [2251\\_001.pdf](#)

---

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

Further to our conversation, I am making an application to obtain a certificate of Validation Re: the property located at 30 Dubeau Street, Owned by Daniel and Rachel Michel. It appears a Planning Act violation occurred back in June 30th, 1970. On this Transaction the Transfer/deed of land was signed by all parties on June 9th, 1970 but registered on June 30th, 1970 as Instrument #127608. The planning act came in full force in Ontario on June 27th, 1970. The intent of all parties was not to Circumvent the Planning act. This Parcel of land was actually created on January 30th, 1959, registered on March, 16th, 1959 by Instrument # 78835.

A former owner (Andre Beaudry) conveyed title to an abutting parcel 19057 (Now PIN 49070-0111) while retaining the remainder of the property in question, (now PIN 49070-0110). After that Mr.Beaudry sold remainder of his property to a Mr.Robert Poirier on August 8th, 1975 Instrument #165363. Then Mr.Poirier sold the property to Denis and Micheline Sinclair on December 23rd, 1995 as Instrument #253457. From there Mr and Mrs.Sinclair divided the property in different lots all with the planning consent. What was left is the current property described as: PIN 49070-0110, PARCEL 16458 SEC NIP PT LOT 8, CON 4, CALDWELL PART 2, PLAN 36R-7776, WEST NIPISSING DISTRICT OF NIPISSING.

The intent was never to create a Planning violation, this situation occurred at the beginning of the Planning Act being in full force.

If you have any questions please do not hesitate to call our office.

Thank you Alain.

**Michel Law Office**  
**Barrister & Solicitor**  
**42 Principale St. E**  
**Verner ON**  
**P0H 2M0**

**Tel: 705-594-1212**  
**Fax: 705-594-1062**

---

**From:** alainmichellaw@live.com <alainmichellaw@live.com>  
**Sent:** Friday, July 9, 2021 1:01 PM  
**To:** alainliveemail <alainmichellaw@live.com>



Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #36

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

49070-0110 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PAGE 1 OF  
PREPARED E  
ON 2021/07

PROPERTY DESCRIPTION: PCL 16458 SEC NIP; PT LT 8 CON 4 CALDWELL PT 2, 36R7776; WEST NIPISSING ; DISTRICT OF NIPISSING

PROPERTY REMARKS: CROWN GRANT SEE NP674.

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

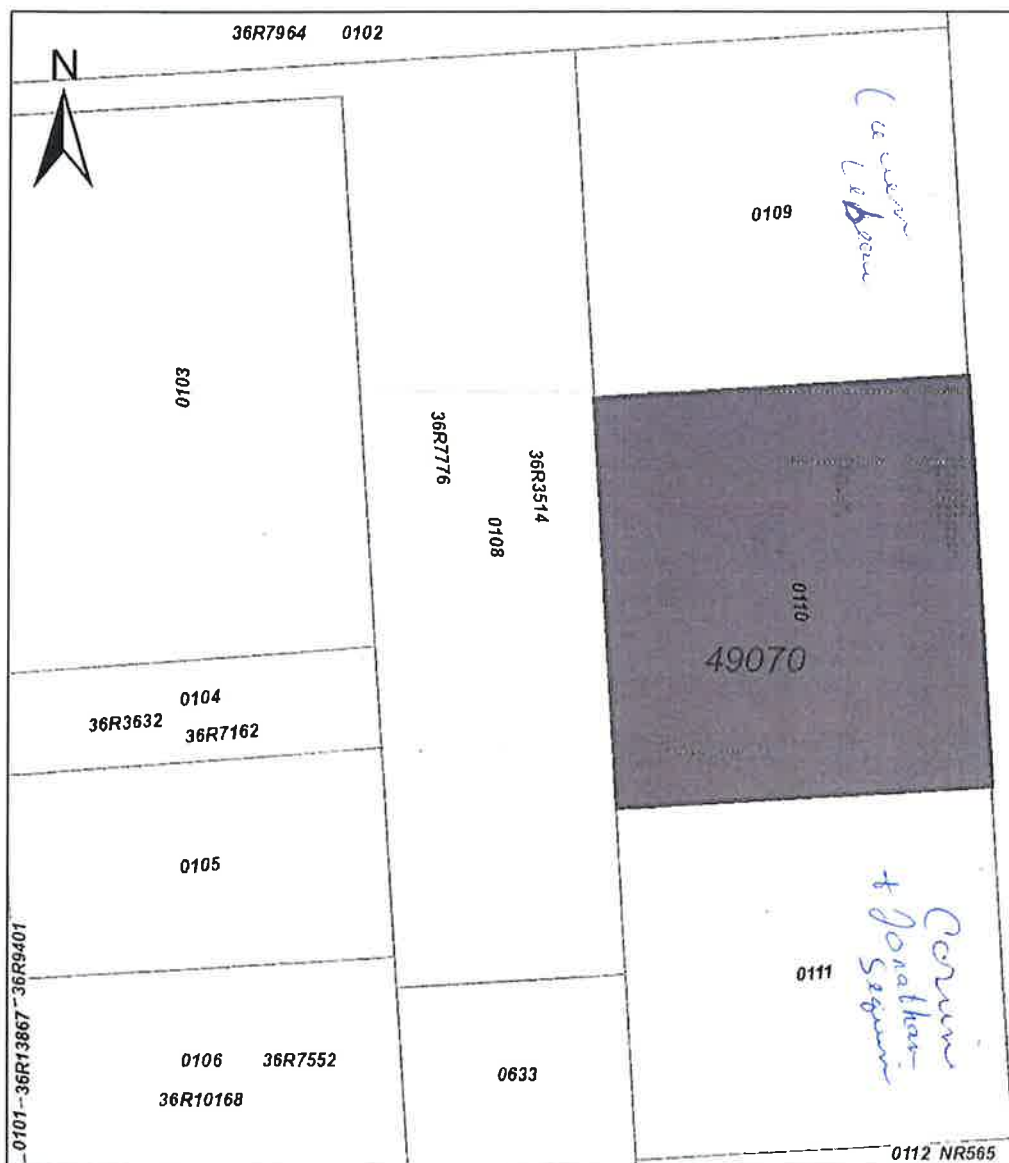
PIN CREATION DATE  
2004/09/20

OWNERS' NAMES  
MICHEL, DANIEL ALFRED  
MICHEL, RACHEL BRIGITTE

CAPACITY SHARE  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2004/09/17 **					
36R7776	1988/07/13	PLAN REFERENCE			
LT365586	1997/10/15	TRANSFER	\$135,000		MICHEL, DANIEL ALFRED MICHEL, RACHEL BRIGITTE
LT365587	1997/10/15	CHARGE		*** COMPLETELY DELETED ***	CAISSE POPULAIRE DE VERNER LIMITEE
LT404375	2002/10/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CAISSE POPULAIRE STURGEON FALLS LIM
REMARKS: LT365587					
BS39543	2007/10/30	CHARGE	\$100,000	MICHEL, DANIEL ALFRED MICHEL, RACHEL BRIGITTE	CAISSE POPULAIRE STURGEON FALLS LIM
BS81670	2010/10/04	CHARGE	\$240,000	MICHEL, DANIEL ALFRED MICHEL, RACHEL BRIGITTE	CAISSE POPULAIRE STURGEON FALLS LIM
BS81915	2010/10/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** CAISSE POPULAIRE STURGEON FALLS LIMITEE	
REMARKS: LT365587.					
BS82193	2010/10/20	POSTPONEMENT		CAISSE POPULAIRE STURGEON FALLS LIMITEE	CAISSE POPULAIRE STURGEON FALLS LIM
REMARKS: BS39543 HEREBY POSTPONED TO BS81670					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



0116  
Pena & Sagumi Labra

Volume 92  
Orig. Pol. 935 Nip.  
ec. Pol. 14100  
Nip.

District of Nipissing

Parcel 16458 Nipissing

Under Transfer 56937, dated 30th June, 1948, made in consideration of \$700.00,.....

Andre Beaudry, of the Village of Verner, in the District of Nipissing, Yeoman, is the owner

in fee simple with an Absolute Title of that certain parcel of land situate in the Township

of Caldwell, in the District of Nipissing, namely: Part of the Westerly 9 chains and 50 links of Lot Number Eight (8) in the Fourth Concession (4) of the said Township of Caldwell, North of the Veuve River crossing said Lot, described as follows: STARTING at the Northwesterly angle of said Lot; thence Easterly along the Northerly limit of said Lot 9 chains and 50 links; thence southerly parallel with the West limit of said lot 2895 feet 4 inches, to a point which point is the Place of Beginning; thence westerly and parallel to the North limit of said lot 286 feet 4 inches; thence southerly and parallel with the west limit of said lot 264 feet; thence Easterly and parallel to the Northerly limit of said lot 176 feet; thence southerly and parallel with the West limit of said lot 195 feet, more or less, to the North boundary of Trans-Canada Highway No. 17 as shown on Land Plan P-2436-9 and described in Expropriation No. 51629; thence Southeasterly and following the north boundary of said Trans-Canada Highway No. 17 to a point intersected by a line drawn southerly parallel with and at a perpendicular distance of 9 chains and 50 links easterly from the west limit of said lot; thence Northerly along said last mentioned line 495 feet, more or less, to the Place of Commencement.

"SEE PENCIL SKETCH"

Patent 674  
12 Jan 1900

Saving and Excepting the reservations and exceptions contained in the original patent from the Crown namely, all ores, mines or minerals which are or shall hereafter be found on or under the said land, and the free use, passage and enjoyment of, in, over and upon all navigable waters which shall or may hereafter be found on or under or be flowing through or upon any part of the said land, and also right of access to the shores of all rivers, streams and lakes for all vessels, boats and persons, together with the right to use so much of the banks thereof, not exceeding one chain in depth from the water's edge, as may be necessary for fishery purposes, and also five per cent of the acreage for roads, and the right to lay out the same where the Crown or its Officers may deem necessary.

The Title of the said owner is subject to the following:--

1. Any Provincial and Municipal taxes, charges, rates or assessments and school and water rates which may be owing on the said lands.
2. And is also subject to the exceptions and qualifications mentioned in sections 9, 23 & 41 of The Land Titles Act, being R.S.O. 1937, Chap. 174.

In Witness whereof I have hereunto subscribed my name and affixed my Seal this 7th day of August, A.D.

1950.

ISSUED CERTIFICATE

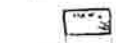
LOCAL MASTER OF TITLES.

TRANSFERS PART

By Transfer 57013, dated 14th July 1949, registered 24th August 1950, made in consideration of \$300.00 Andre Beaudry, above named, his wife, Alexina Beaudry, barring her dower, transferred to AIME GUENETTE, of the Village of Verner, in the District of Nipissing, Electrician, that part of above parcel being Part of the Westerly 9 chains and 50 links of said lot 8, Con. 4 described as follows: Starting at the north westerly angle of said lot; thence Easterly along the northerly limit of said lot 9 chains and 50 links; thence southerly and parallel to the west limit of said lot 3225 feet 4 inches to a point which point is the Place of Commencement; thence westerly parallel to the north limit of said lot 110 feet 4 inches; thence southerly parallel to the west limit of said lot 66 feet; thence Easterly and parallel with the north limit of said lot 110 feet 4 inches; thence northerly and parallel with the west limit of said lot 66 feet to the Place of Beginning. Now entered as parcel 16475 Nip.

TO  
AIME GUENETTE

"SEE PENCIL SKETCH"



TRANSFERS PART

TO

WILLIE DESSBIEN.

"SEE PENCIL SKETCH"

Ent. on L. C.  
By Transfer 58352, dated 15th March 1951, registered 18th May 1951, made in consideration of \$450.00 Andre Beaudry, above named, his wife, Alexina Beaudry, barring her dower, transferred to WILLIE DESSBIEN, of the Township of Dunnet, in the District of Sudbury, Laborer, that part of above parcel being that part of "Partly" of above parcel being Westerly 9 chains and 50 links of said lot 8, Con. 4 north of the Veuve

MICROFILMED  
FEB 4 1960

MICROFILMED

MAR 29 1951

OVER

TRANSFERS PART  
TO  
DOMINIC DESILET

"SEE SKETCH"

TRANSFERS PART  
TO  
ARMAND VEILLETTE.

"SEE PLAN"

REFERENCE PLAN NR-565  
Pt of Lot 8, Con. 4  
Twp of Caldwell

16458 Nip  
River crossing said lot, described as follows: Starting at the north westerly angle of said lot; thence Easterly along the northerly limit of said lot 9 chains and 50 links; thence Southerly parallel with the west limit of said lot 2895 feet 4 inches; thence westerly and parallel with the north limit of said lot 286 feet 4 inches; thence southerly and parallel with the west limit of said lot 264 feet to a point which point is the Place of Beginning; thence Easterly and parallel to the north limit of said lot 110 feet; thence northerly and parallel with the west limit of said lot 66 feet; thence westerly and parallel with the north limit of said lot 110 feet; thence southerly and parallel with the west limit of said lot 66 feet to the Place of Commencement. Now entered as Parcel 16723 Nip.  
Ent. on L. C.

A. F. Keff  
L. M. of T.

By Transfer 62540, dated 1st May 1953, registered 24th July 1953, made in consideration of \$150.00, Andre Beaudry, above named, his wife, Alexina Beaudry, barring her dower, transferred to DOMINIC DESILET, of the Township of Caldwell, in the District of Nipissing, Gentleman, that part of above parcel being: that part of the westerly 9 chains and 50 links of Lot #8 in the Fourth Concession of the said Township of Caldwell, north of the Veuve River crossing said lot and described as follows:- Starting at the north-west angle of said lot; thence easterly along the northerly limit of said lot 9 chains and 50 links; thence southerly and parallel with the west limit of said lot, 3357 feet and four inches to the place of beginning; thence northerly and parallel to the westerly limit of said lot 66 feet to a point which point is also the south easterly angle of the lands entered as Parcel 16475 in the register for Nipissing; thence westerly and parallel to the northerly limit of said lot 110 feet and 4 inches; thence southerly and parallel to the westerly limit of said lot sixty-three feet, more or less to its intersection with the northerly limit of the Trans-Canada Highway as shown on Plan P-2536-9 and being expropriation number 51629; thence south easterly along the northerly limit of said Trans-Canada Highway to a point in same intersected by a line drawn parallel to the north limit of said lot through the place of beginning; thence easterly and parallel to the north limit of said lot to the place of beginning. Now entered as Parcel 17391 Nipissing.  
Ent. on L. C.

17391 Nip  
L. M. of T.

10th  
By Transfer 78835, dated January 1954, registered 14th March 1959, that part of above parcel being:- Part of Lot 8, in Concession IV, of the said Township, and which said parcel may be more particularly described as follows: Premising that the west limit of the said Lot has a bearing of north 14 minutes 20 seconds west astronomically as shown on Department of Highways Plan P-2436-2 filed in the Office of Land Titles for the said District of North Bay, Ontario, and that all be more fully defined as follows: Commencing at a point where a survey post has been planted to define the northeast angle of the said parcel which point may be located in the following manner: Beginning at the north west angle of the said lot; thence easterly along the northerly limit of the said lot 527 feet (9.50 chains); thence south 14 minutes 20 seconds east, parallel with the west limit of the said lot, 3,148.60 feet to the said point of commencement; thence south 14 minutes 20 seconds east, 66 feet to an iron post planted; thence south 39 degrees 45 minutes 40 seconds west 110.20 feet to an iron post planted; thence north 14 minutes 20 seconds east, 66 feet to an iron post planted; thence north 39 degrees 45 minutes 40 seconds east, 110.20 feet to the said point of commencement. The said parcel as herein described may further be shown outlined in red on a Plan of survey prepared by E. L. Moore, Ontario Land Surveyor, dated at North Bay, Ontario, 30 January 1959, and hereto attached. Was transferred to ARMAND VEILLETTE. Now entered as Parcel 17057 Nipissing.  
Ent. on L.C.

S. L. Moore  
L. M. of T.

Under Application 94410, Description Reference Plan NR-565, Filed 8th April 1963, as Part 1 Plan NR-565 (Pts 2 & 3 on Pcl 16475 Nip)  
Dated: 28th January 1963  
Surveyor: E. Lackstrom  
Ent. on L.C. 25/2/73

MICROFILMED

MICROFILMED MAR 26 1964  
MICROFILMED DEC 17 1970

Carroll  
p. 3

W. K. Davis

COMPAKED

### COMPARED

Part 2, 365-24  
Together with Right of Way over/

H. G. NICHOLS  
DEPUTY LAND REGISTRAR

☒ PLANNING ACT AFF  
☐ COM. ADJUST. CONS  
☐ WITNESS FORM  
☒ 121A  
☒ 11.1 (1983)  
☒ 11.1A  
 ATTACHED

R. C. Nickett  
DEPUTY LAND REGISTRAR

MICROFILMED MAR 26 1981

*C. P. Sullivan*  
Dep. Land Registrar

*B. A. Faly*  
~~R. O. Wickett~~  
~~Deputy Land Registrar~~  
Asst. Dep. Land Registrar

the remainder of the above  
rest, Palmer, Ontario FOR  
**MICROFILMED**  
FEB 4 1988

W. D. H. H. H.  
Br. H. H. H.  
Deputy Land Registrar



pt disch vide 281466  
CHARGES REMAINING  
Discharged/Name Remained  
by No. 339152  
registered 24 05 24  
Asst Dep Land Registrar

Charge 253458, registered 23rd December 1985, the remainder of the above parcel was charged in favour of CAISSE POPULAIRE DE  
VERNER LIMITED, 1 Principale Street, West, Verner, Ontario P0H 2M0 for \$55,000.00; 12.15% per annum; \$48.96 monthly;  
due 30th December 1986.  
B.W. Del  
Deputy Land Registrar

CHARGES REMAINING

Discharged/Name Remained  
by No. 339152  
registered 24 05 24  
Asst Dep Land Registrar

Charge 253459, registered 23rd December 1985, the remainder of the above parcel was charged in favour of POINTE, Robert  
POINTE, Ginette, as Joint Tenants, 1709 Shamrock Crescent, Orleans, Ontario K1G 1W7 for \$5,000.00; 12.15% per annum;  
due 31st December 1986.  
B.W. Del  
Deputy Land Registrar

MICROFILMED

Feb 4 1988

REG. NO.	INST.	REG. DATE	GRANTOR	GRANTEE	CONSIDER. AMOUNT	REMARKS-SIGNATURE
36R-7776	Reference Plan	13 7 88	LAYS OUT PART OF LOT 8, CONCESSION 4, TOWNSHIP OF CALDWELL, AS PARTS 1, 2, 3, 4, 5.			B.W. Del DEP. LAND REGISTRAR
279675	TRANSFERS PART	22 Jul 88	SINCLAIR, Denis SINCLAIR, Micheline Marie	THE CORPORATION OF THE TOWNSHIP OF CALDWELL	\$1.00	PART 2 PLAN 36R-3514 PART 4 & 5 36R-7776 SUBJECT TO: 253458; 253459 NEW PARCEL NUMBER: 27192 NIP B.W. Del Asst's Deputy Land Registrar
280239	Transfer PT	05 08 88	SINCLAIR, Denis SINCLAIR, Micheline Marie	LEBEAU, Lucien LEBEAU, Henriette Joint Tenants	\$8,000.00	Part 3 on Plan 36R-7776 New Parcel 27196 Nip. Subject to 253458 B.W. Del DEPUTY LAND REGISTRAR
281467	Transfer Pt	7 9 88	SINCLAIR, Denis SINCLAIR, Micheline Marie	LEBUC, Robert LEBUC, Lyse Joint Tenants,	\$5,000.00	PART 1 36R-7776 ADDED TO PARCEL 19057 Nip B.W. Del DEP. LAND REGISTRAR
281466	PARTIAL CESSATION	07 Sept 88		CAISSE POPULAIRE DE VERNER LIMITED		PART 1 36R-7776 CHARGE NUMBER 253458 B.W. Del Deputy Land Registrar MICROFILMED DEC 17 1988
306579	NOTICE OF SECURITY INTEREST	20 DEC 88		ICM UTILITY (ONTARIO) LTD	\$8,527.40	B.W. Del Deputy Land Registrar (acting) nw
320609	CHARGE	27 May 92		CAISSE POPULAIRE DE VERNER LIMITEE	\$34,500.00	remainder B.W. Del Deputy Land Registrar (H) nw
338888	Transfer	12 MAY 94	ROBINEAU, Florian A ROBINEAU, Rita S as Joint Tenants		\$120,000.00	Remainder Asst's Deputy Land Reg. (2) ab
338889	charge	12 MAY 94		CAISSE POPULAIRE DE VERNER LIMITED	\$60,000.00	Remainder Asst's Deputy Land Reg. (u) gb
	DELETED VIDE 361690 REGISTERED 97 MAY 06			Dep. lan dReg. (GB)		

carried to page 5

REG. NO.	INTRUMENT	DATE	GRANTEE	CONSIDERATION	SIGNATURE/REMARKS
361691	charge	97 MAY 06	CAISSE POPULAIRE DE VERNER LIMITEE	\$70,000.00	
365846	Transfer	97 OCT 15	NICHEL, Daniel Alfred NICHEL, Rachel Brigitte as Joint Tenants	\$135,000.00	<i>White</i> Dep. Land Reg. 6(b)
365587	Charge	97 OCT 15	CAISSE POPULAIRE DE VERNER LIMITEE	\$101,250.00	<i>White</i> Dep. Land Reg. (Gb)

Continuation of parcel 19057 Nip.

AGES PARCEL.

F.O.F. 85857."

VESTED BY  
SURE IN  
BEAUDRY.

ERS PARCEL  
to  
LEDUC et ux  
TS.

IE SOLICITORS  
ATTACHED RE  
NNING ACT

IS PARCEL 140695  
14 178 regis  
11/11/74 being  
1/11/74 Charge  
SOLICITORS  
ATTACHED RE  
NNING ACT

IS PARCEL

13 176 regis  
13 176 regis  
13 176 regis  
13 176 regis

IS PARCEL  
5.00

18/4/68  
17/1/68  
17/1/68

By Charge 127608, dated 9th June 1970, registered 30th June 1970, the above parcel was transferred to ROBERT LEDUC, Miner and LISE LEDUC, his wife both of the Village of Verner in the District of Nipissing as Joint Tenants.

ENT. ON L.C.

S.S. Lucey

Under Application No. 85357, made 23rd January 1961, by Andre Beaudry, by virtue of a Certificate of Final Order of Foreclosure dated 6th January 1961, in a cause in the Supreme Court of Ontario founded upon charge No. 78836 wherein the Andre Beaudry was Plaintiff, and Armand Veillette and Albertine Veillette, were Defendants, the said Armand Veillette and Albertine Veillette were absolutely debarred and foreclosed of and from all Right, Title and equity of redemption in and to the above parcel, therefore, the said Andre Beaudry, of the Village of Verner, in the District of Nipissing, Garage Operator, is now the owner thereof.

ENT. ON L.C.

S.S. Lucey  
L.M. of T.

ISSUED NEW CERTIFICATE FOR PROOF OF LOSS VIDE AFFIDAVIT 126163 on 1st APRIL 1970

By Transfer 127608, dated 9th June 1970, registered 30th June 1970, the above parcel was transferred to ROBERT LEDUC, Miner and LISE LEDUC, his wife both of the Village of Verner in the District of Nipissing as Joint Tenants.

ENT. ON L.C.

Dep. M. of T.

By Charge 134042, dated 11th August 1971, registered 12th August 1971, the above parcel was charged in favour of CAISSE POPULAIRE DE VERNER LIMITED, with the payment of \$15,000.00 as follows: Monthly instalments of \$75.00; Interest at 10% per annum. Balance due 15th August 1976.

ENT. ON L.C.

M. of T.

Charge 160696, registered 11th December 1974, above parcel charged in favour of CAISSE POPULAIRE DE VERNER LIMITED, Verner Ontario for \$19,150.00; Interest 12.50% per annum; \$215.00 Monthly; Due 10th December 1977. Subject to Execution 143574.

ENT. ON L.C.

- ☒ PLANNING ACT AFFT
- ☐ COM. ADJUST. CONS
- ☐ MINISTER'S CONS.
- ☐ L.S.T.A.
- ☐ L.T.A. (P&I)
- ☐ L.T.A.

ATTACHED

Dep. Land Registrar.  
R.C. LUKET

Charge 170595, dated 17th March 1976, registered 18th March 1976, the above parcel charged in favour of CAISSE POPULAIRE DE VERNER LIMITED, Verner, for \$24,765.00; Interest at 12% per annum; \$283.42 monthly; Due 19th March 1979. SUBJECT TO EXECUTION 143574.

ENT. ON L.C.

VIDE SOLICITORS  
AFFIT. ATTACHED RE  
PLANNING ACT

FEB 10 1986

H.C. Withers  
DEPUTY Land Registrar

Carried  
to page 2

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE YEAR-MO-DA	GRANTOR	GRANTEE <small>(APPLICANT, CAUTIONER, CUSUMANT, ETC.)</small>	CONSIDERATION ETC.	LAND - REMARKS - SIGNATURE
281467	ADDITION TO PARCEL	7 9 88	SINCLAIR, Denis SINCLAIR, Micheline Marie	LEDUC, Robert LEDUC, Lyse Joint tenants,	\$5,000.00	PART 1 36R-7776  P. D. DELY Dep. Land Registrar
347719	Charge	95 07 10		CAISSE POPULAIRE DE VERNER LIMITED	\$60,000.00	 Dep. Land Registrar (ms)



Plan Sketch: ATTACHED TO 78835

CON. V.

CON. IV.

N. 89° 57' 30" W. (Cal. from D.H.O. Surveys)  
627' (9.50 ch)

PLAN SHOWING  
PART OF LOT 8. CON. IV.  
TOWNSHIP OF CALDWELL  
NIPISSING.

SCALE: 50' = 1"

Note: Iron Posts planted are Bars 5/8" x 24"  
Bearings hereon are derived from  
Department of Highways Plan P. 2436-2.

I hereby certify this plan to be correct  
and I further certify it to embody a  
true copy of my field notes taken on the  
survey in connection therewith.

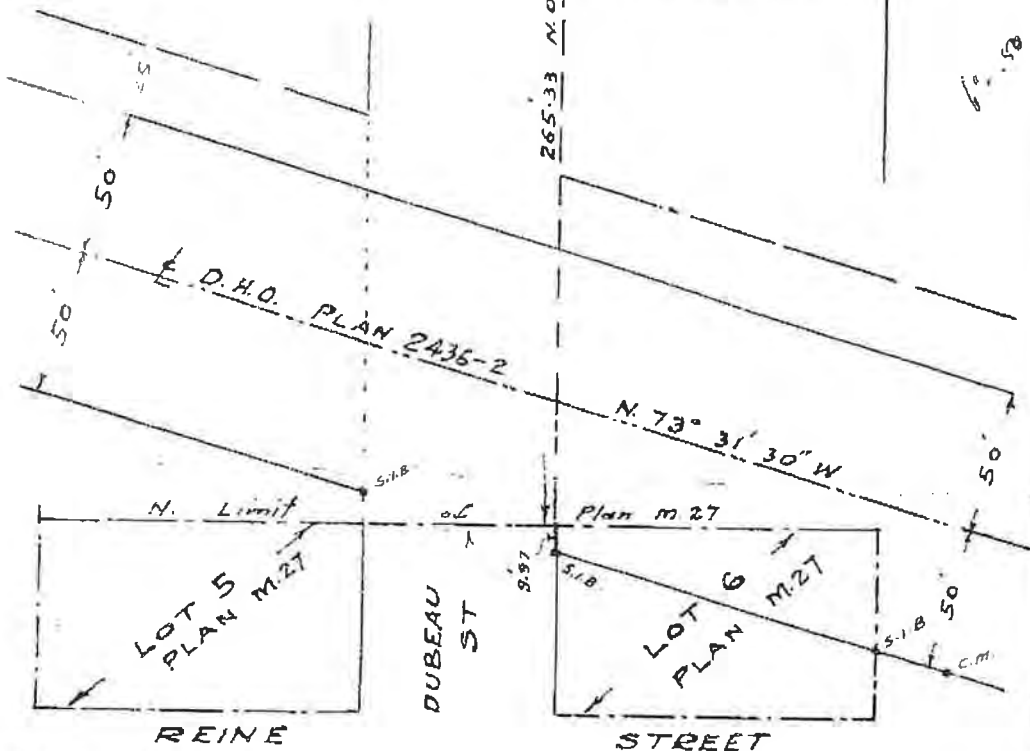
North Bay. Ont. 30<sup>th</sup> Jan. 1959.

E. L. Moore  
Ontario Land Surveyor

LOT 9  
N. 0° 14' 20" W.  
LOT 8

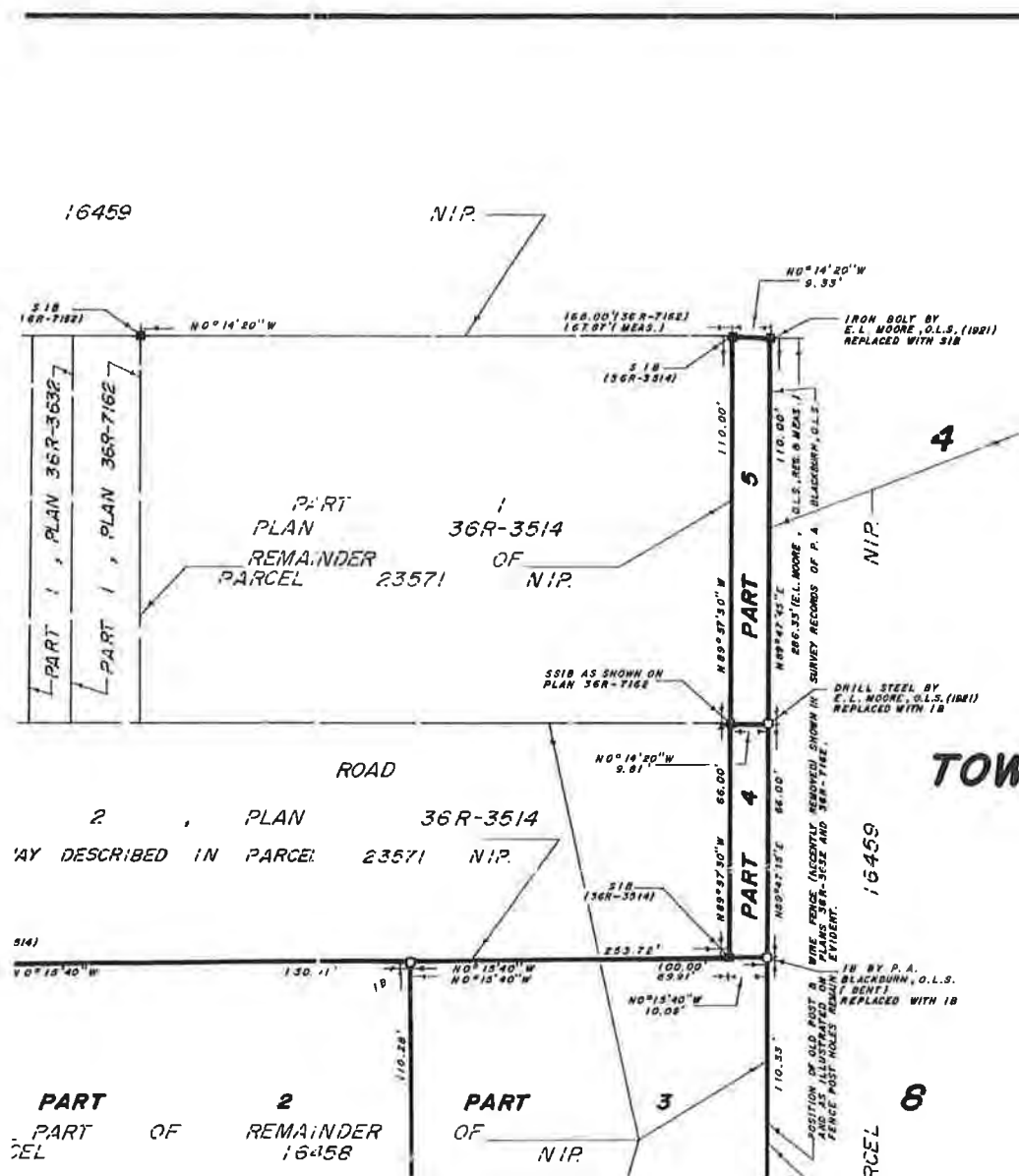
Parcel 16458

Parcel 4308 Nip



Andre Boqudry, Esq.





I REQUIRE  
BE DEPOSITED  
THE LAND

JUNE 9  
DATE

*P.A. Blackburn*  
P. A. BLACKBURN  
ONTARIO LAND SURVEYOR

**CAUTION:**  
THIS PLAN IS  
THE MEANING

PARTS 1,2,3,4

PLAN AND FIELD NOTES  
PART OF LOT 8, CO  
**TOWNSHIP OF**  
DISTRICT OF  
SCALE: 1 INCH = 100 FEET  
P. A. BLACKBURN, O.L.S.  
1988