



# A G E N D A

## WEST NIPISSING COMMITTEE OF ADJUSTMENT

### MEETING HELD ON NOVEMBER 15, 2021 – 7:30PM

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 November 15, 2021;
4. Adoption of Minutes of October 18, 2021 meeting;
5. Consent and Minor Variance Applications.

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C63/21	Clifford, Sean	226 Kipling East Road	Badgerow	Creation of three (3) new lots
C66/21	Burrows Livestock Auction Limited (Concurrent File: ZBLA2021/14)	12051A Highway 17	Springer	Creation of one (1) new lot
C67/21	Black, Allison	1354 Betty Road	Kirkpatrick	Creation of three (3) new lots
C68/21	1751097 Ontario Limited	696 Laplage Road	Caldwell	One (1) lot addition
C69/21	Brouillette, Raymond and Lorraine	960 Betty Road	Caldwell	Creation of one (1) new lot
C71/21	Rochon, Roch and Carole	10188 Highway 64	Macpherson	Creation of one (1) new lot
C72/21	Deschatelets, Mitch	452 Quesnel Road	Springer	Creation of one (1) new lot
C70/21	SVK Completions Solutions Inc. (Concurrent File: MV2021/15)	Island B8	Loudon	Creation of three (3) new lots
MV2021/15	SVK Completions Solutions Inc. (Concurrent File: C70/21)	Island B8	Loudon	To reduce lot area from 1 ha to 0.5 ha
C55/21	Madeleine Goulet	Nipissing St	Springer	Change of Conditions Request

6. Adjournment.

## MINUTES

**Municipality of West Nipissing**  
**Meeting of the Committee of Adjustment**  
**Held on October 18, 2021 at 7:30 PM**  
**Chair: Normand Roberge**



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

**ABSENT:** Denis Sénécal

### CALL TO ORDER

#### **RESOLUTION #2021/096**

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

That the Agenda for the Committee of Adjustment meeting of October 18<sup>th</sup>, 2021 be adopted, as presented.

**CARRIED**

### MINUTES

#### **RESOLUTION #2021/097**

Moved by: **Christopher Fisher**

Seconded by: **Fernand Pellerin**

That the Minutes of the Committee of Adjustment meeting held on September 13<sup>th</sup>, 2021, be adopted, as presented.

**CARRIED**

### APPLICATIONS FOR MINOR VARIANCE AND CONSENT

#### **C61/21 - Application for Consent by Gerald and Diane Gagnon (Owners)**

A consent application made by Gerald and Diane Gagnon to create a Right of Way for access to Subdivision lots, and an Easement for Hydro on Deer Lake, Verner. Part of the North Half of Lot 6, Concession 1, Hugel Township, Municipality of West Nipissing, District of Nipissing.

#### **RESOLUTION #2021/098**

Moved by: **Roger Gagnon**

Seconded by: **Fernand Pellerin**

#### **CONDITIONS:**

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all property taxes are paid up to date.
3.	That all conditions be met on or before 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 Right of Way Agreement be entered into between the Owner and the Owner of the Subdivision lots to which the ROW is appurtenant in order to establish, among other things, the rights and responsibilities of each party regarding the financial contribution and future maintenance of the ROW. The ROW agreement shall be registered on title to the Dominant and Servient Lands;
6.	The Owner shall obtain written confirmation from the Fire Chief of the West Nipissing Fire Service that the ROW has been inspected and meets the requirements for future fire protection.

**CARRIED**

**C62/21 - Application for Consent by Harvey and Lise Malette (Owners)**

A consent application made by Harvey and Lise Malette to create two (2) new lots at 84 Quesnel Road, Sturgeon Falls. Part Lot 1, Concession B, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/099**

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, 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 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. (Duchesne Drain)

**CARRIED**

**C64/21 - Application for Consent by Daniel Giroux (Owner)**

A consent application made by Daniel Giroux to create one (1) lot addition at Jacques Street, River Valley. Part Block B, Plan M257, Part Lot 2, Concession 4, Parts 2 and 3, 36R10990, Crerar Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/100A**

Moved by: **Roger Gagnon**

Seconded by: **Fernand Pellerin**

**CONDITIONS:**

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
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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 a PIN Consolidation be in the Land Registry Office in order to consolidate the lot addition(s) with the lands to which they are being added.

**CARRIED**

**C64/21 - Application for Consent by Daniel Giroux (Owner)**

A consent application made by Daniel Giroux to create one (1) new lot at Jacques Street, River Valley. Part Block B, Plan M257, Part Lot 2, Concession 4, Parts 2 and 3, 36R10990, Crerar Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/100B**

Moved by: **Roger Gagnon**

Seconded by: **Fernand Pellerin**

**CONDITIONS:**

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all 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.	If approved, the Owner shall be responsible for the upgrading of Legault Avenue to a standard acceptable to the Municipality of West Nipissing for maintenance. The Owner shall further be responsible for conveying to the Municipality sufficient property for a turn circle, the construction of which shall also be the responsibility of the Owner.

**DEFERRED**

**MV2021/12 - Application for Minor Variance by Daniel Giroux (Owner)**

A minor variance application made by Daniel Giroux to reduce minimum front yard from 60m to 20m. at Jacques Street, River Valley. Part Block B, Plan M257, Part Lot 2, Concession 4, Parts 2 and 3, 36R10990, Crerar Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/100C**

Moved by: **Roger Gagnon**

Seconded by: **Fernand Pellerin**

**DEFERRED**

**C65/21 - Application for Consent by WBPW Lands Inc. (Owners)**

A consent application made by WBPW Lands Inc. to create one (1) lot addition at 14 Toulouse Crescent, Sturgeon Falls. Lot 14, 36M618, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/101**

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.	That the Lot Addition lands be re-zoned to M1 (Light Industry) so that the zoning of the Lot addition lands be the same as the property to which it is being added.
6.	That a PIN Consolidation be in the Land Registry Office in order to consolidate the lot addition(s) with the lands to which they are being added.

**CARRIED**

**MV2021/14 - Application for Minor Variance by WBPW Lands Inc. (Owners)**

A minor variance application made by WBPW Lands Inc. to reduce minimum lot area from 0.4ha to 0.33ha. at 14 Toulouse Crescent, Sturgeon Falls. Lot 14, 36M618, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/090**

Moved by: **Christopher Fisher**

Seconded by: **Fernand Pellerin**

**CARRIED**

**MV2021/09 - Application for Minor Variance by Cynthia Gareau-Gingras and Davis Case (Owners)**

A minor variance application made by Cynthia Gareau-Gingras and Davis Case to increase maximum lot coverage of accessory structures from 5% to 6.4% in order to construct garage (11m x 11.5m). Lot 13, Plan M307, Badgerow Township, Municipality West Nipissing, District of Nipissing.

**RESOLUTION #2021/103**

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

**CARRIED**

**MV2021/13 - Application for Minor Variance by Roch Gallien (Owner)**

A minor variance application made by Roch Gallien to reduce minimum front yard setback from 18m to 11m to permit deck enclosure. Part Lot 2, Concession 3, Macpherson Township, Municipality West Nipissing, District of Nipissing.

**RESOLUTION #2021/104**

Moved by: **Christopher Fisher**

Seconded by: **Fernand Pellerin**

**CARRIED**

## **ADJOURNMENT**

### **RESOLUTION #2021/105**

Moved By: **Roger Gagnon**

Seconded by: **Christopher Fisher**

**BE IT RESOLVED THAT** the West Nipissing Committee of Adjustment meeting be adjourned to November 15, 2021.

**CARRIED**

## RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C63/21 Sean Clifford	•	•	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• Acquire municipal ROW easement if required</li> <li>• Drainage easement required</li> </ul>	• No issues
C66/21 Burrows Livestock Auction Limited	•	•	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• MTO approval should be requested</li> </ul>	• No issues
C67/21 Allison Black	•	•	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable roads issues</li> <li>• No foreseeable drainage issues</li> </ul>	• No issues
C68/21 1751097 Ontario Ltd	•	•	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable roads issues</li> <li>• No foreseeable drainage issues</li> </ul>	• No issues
C69/21 Raymond and Lorraine Brouillette	•	•	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• Subject to 5 year no-cut</li> <li>• Subject to Municipal Drain</li> <li>• No sewer</li> </ul>	• No issues
C71/21 Roch and Carole Rochon	•	•	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable roads issues</li> <li>• No foreseeable drainage issues</li> </ul>	• No issues
C72/21 Mitch Deschatelets	•	•	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable roads issues</li> <li>• No foreseeable drainage issues</li> </ul>	•

## RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C70/21 SVK Completions Solutions Inc	•	•	•	•	•	<ul style="list-style-type: none"> <li>• No road</li> <li>• No water</li> <li>• No sewer</li> </ul>	• No issues
MV2021/15 SVK Completions Solutions Inc	•	•	•	•	•	<ul style="list-style-type: none"> <li>• No road</li> <li>• No water</li> <li>• No sewer</li> <li>• No concerns</li> </ul>	• No issues

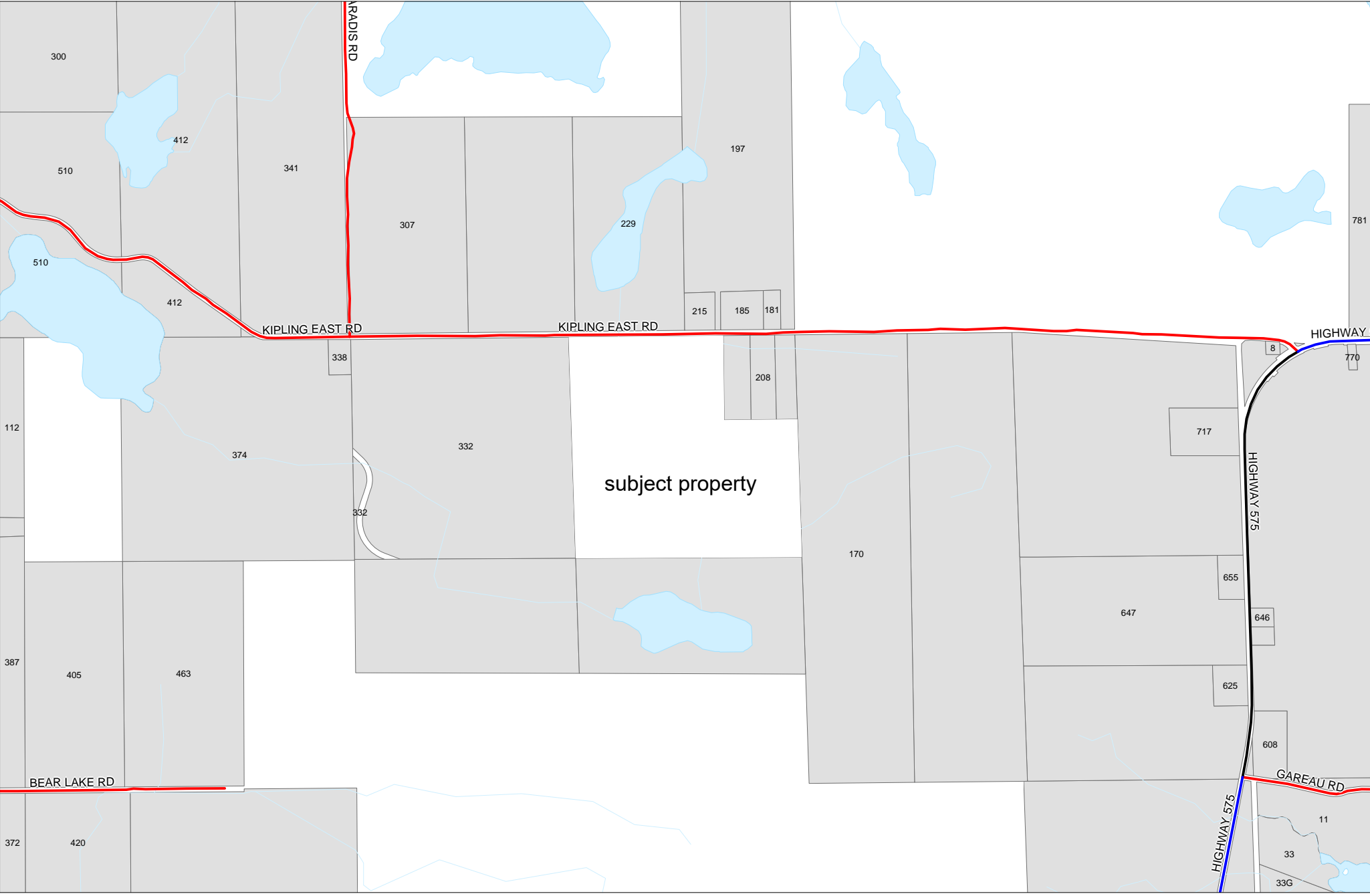


## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C63/21

<b>Registered Owner(s)</b>	Sean Clifford
<b>Agent(s)</b>	N/A
<b>Property Location</b>	226 Kipling East Road, Verner, ON Part Lot 11, Concession 2, Badgerow Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Three (3) new lots
<b>Current Zoning</b>	RU - Rural
<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 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 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. (Bouchard-Harrison Municipal Drain)</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>	Severance be granted subject to conditions of approval.

# C63-21 - Sean Clifford (Kipling East, Twp. Badgerow)



SKETCH TO ACCOMPANY  
SEVERANCE CONSENT APPLICATION  
LOT 11, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF BADGEROW  
MUNICIPALITY OF  
WEST NIPISSING —

LOT

CONCESSION

11

3

PART 1  
PLAN 38R-12720

PART 2  
PLAN 38R-12720

PART 3  
PLAN 38R-12720

KIPLING ROAD EAST

10m

PART 4 PLAN 38R-12720

102m

52 1ha  
152m

186m

91m

Drive

Barn

House

53

± 8.6 ha

295m

51

± 2.7 ha

338m

294.77  
10.0  
existing  
(AREA = 2.68 ha) (6.6 acres)

294.27  
existing  
(AREA = 2.67 ha) (6.6 acres)

85.45  
297.90  
existing  
(AREA = 1.9± ha) (4.7 acres)

Shared Entrance

± 41.9 ha RETAINED

NORTH

1/2

LOT

11

CONCESSION

2

PIN 49071-0112 (LT)

LOT

498.80±

PIN 49071-0111 (LT)

SOUTH

1/2

LOT

11

CONCESSION

2

779.17±



## PLANNING SUMMARY REPORT

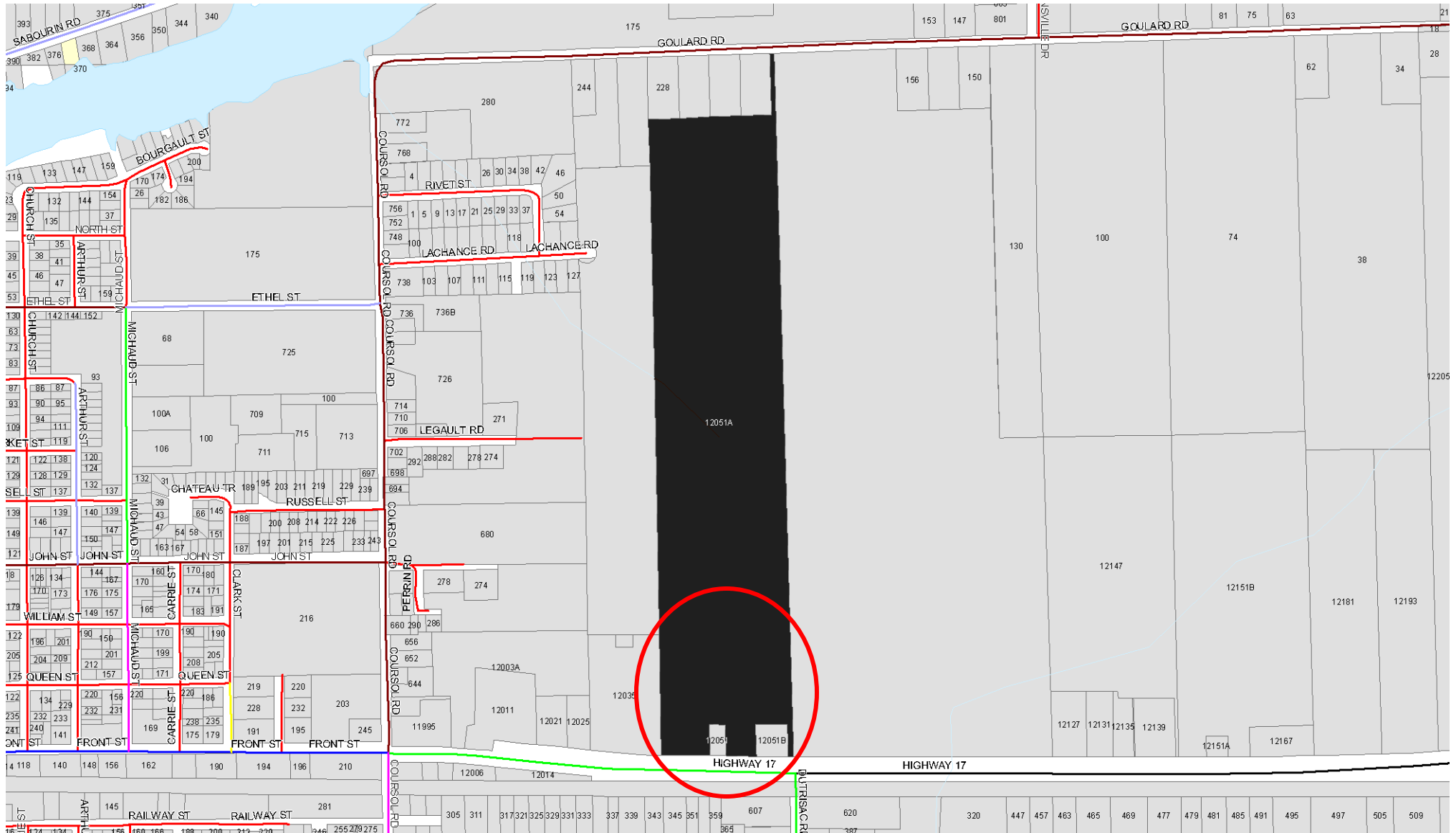
### CONSENT APPLICATION NO. C66/21

<b>Registered Owner(s)</b>	Burrows Livestock Auction Limited
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	12051A Highway 17, Sturgeon Falls, ON Part Lot 2, Concession 1, Springer Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	One (1) new lot
<b>Current Zoning</b>	RU – Rural
<b>Official Plan Land Use</b>	Commercial
<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. If entrance permit not already in place, written confirmation be obtained from the Ministry of Transportation that an entrance permit can be issued for the subject property.</li> </ol>
<b>Notes</b>	This file is concurrent with an application to re-zone the subject severed lands from RU to C2 (Highway Commercial)
<b>Recommendation:</b>	Severance be granted subject to conditions of approval.

**FILE: C66/21**

**APPLICANT: Burrows Livestock Auction Limited**

**PROPERTY: 12051A Highway 17, Sturgeon Falls**



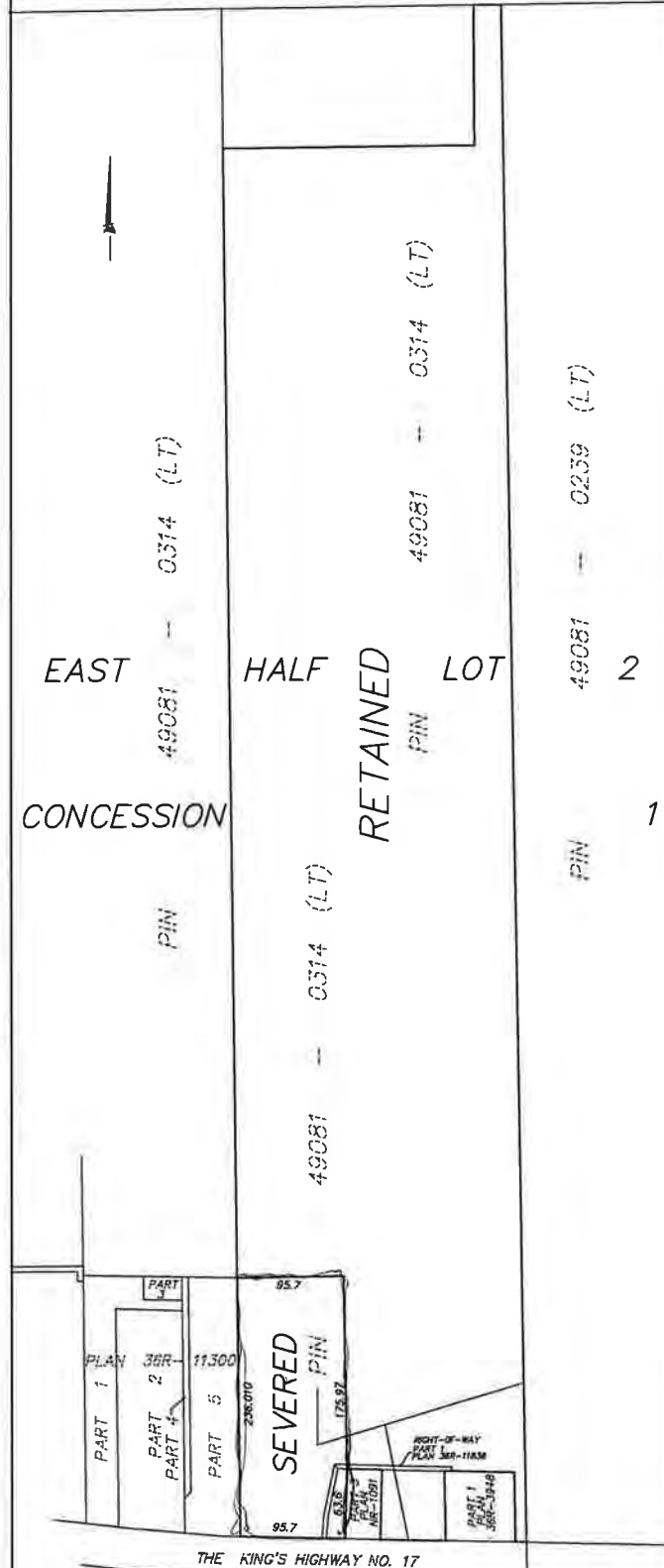
SKETCH TO ACCOMPANY CONSENT APPLICATION  
PART OF EAST HALF LOT 2, CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF SPRINGER  
MUNICIPALITY OF WEST NIPISSING

**DISTRICT OF NIPISSING**

SCALE 1 : 2000



GOULARD ROAD



**GOODRIDGE GOULET**  
**PLANNING & SURVEYING LTD.**  
INCORPORATED IN CANADA  
REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL SURVEYORS  
REGISTERED PROFESSIONAL PLANNERS  
REGISTERED PROFESSIONAL DESIGNERS

UNIT 1 - 480 HAW STREET EAST, NORTH BAY, ON M1S 1H1  
416-463-1200, 416-463-1201, 416-463-1202

Field	Unit	Ref
1. Name	1. Name	Ref

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C67/21

<b>Registered Owner(s)</b>	Allison Black
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	1354 Betty Road, Verner, ON Part Lot 1 and North ½ Lot 2, Concession 3, Kirkpatrick Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Three (3) new lots
<b>Current Zoning</b>	RU - Rural
<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 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>	Severance be granted subject to conditions of approval.

**FILE: C67/21**

**APPLICANT: Allison Black**

**PROPERTY: 1354 Betty Road**





LOT 2  
CONCESSION

LOT 1  
4

1058.4±

804.67±

N1/2 LOT 2

PIN 49062-0086 (LT)

SEVERED 1  
(66.29 ha/163.8 Ac)

CONCESSION

804.67±

668.56

766.10

97.54

LOT

RETAINED  
(29.82 ha/73.7 Ac)  
PIN 49062-0084 (LT)

407.36±

SEVERED 2  
(1.22 ha/3.0 Ac)

SEVERED 3  
(4.08 ha/10.1 Ac)

BETTY ROAD

TOWNSHIP OF KIRKPATRICK

TOWNSHIP OF CALDWELL

LOT 12 3  
CONCESSION

**METRIC:**

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

**COPYRIGHT:**

THIS SKETCH WAS PREPARED EXCLUSIVELY FOR ALLISON BLACK AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL GOODRIDGE, OLS.

**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

FIELD	OFFICE	FILE
N/A	P. GOODRIDGE	1251-21

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C68/21

<b>Registered Owner(s)</b>	1751097 Ontario Limited
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	696 Laplage Road, Verner, ON Part Lot 2, Concession C, Caldwell Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	One (1) lot addition
<b>Current Zoning</b>	C3 – Tourist Commercial Zone
<b>Official Plan Land Use</b>	Commercial
<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 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>	Severance be granted subject to conditions of approval.

**FILE: C68/21**

**APPLICANT: 1751097 Ontario Limited**

**PROPERTY: 696 Laplage Road, Verner**



SKETCH TO ACCOMPANY CONSENT APPLICATION

**PART OF LOT 2, CONCESSION 'C'**  
**GEOGRAPHIC TOWNSHIP OF CALDWELL**  
**MUNICIPALITY OF WEST NIPISSING**  
DISTRICT OF NIPISSING

PART 1  
PLAN 36R-11618

PIN 49068--0310 (LT)

PIN 49068--0067 (LT)

**RIGHT-OF-WAY**  
(KNOWN LOCALLY AS FORTIN ROAD)

6.096 (20')

PIN 49068--0161 (LT)

PIN 49068--0063 (LT)

PIN 49068--0064 (LT)

LAKE NIPISSING

PIN 49068--0067 (LT)

**Lot Addition  
SEVERED 1**

**Severed 1  
Added To**

PIN 49068--0065 (LT)

6.096 (20')

**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  
937-20-Sk1.dwg

FIELD	OFFICE	FILE
	D. GOULET	937-20

## PLANNING SUMMARY REPORT

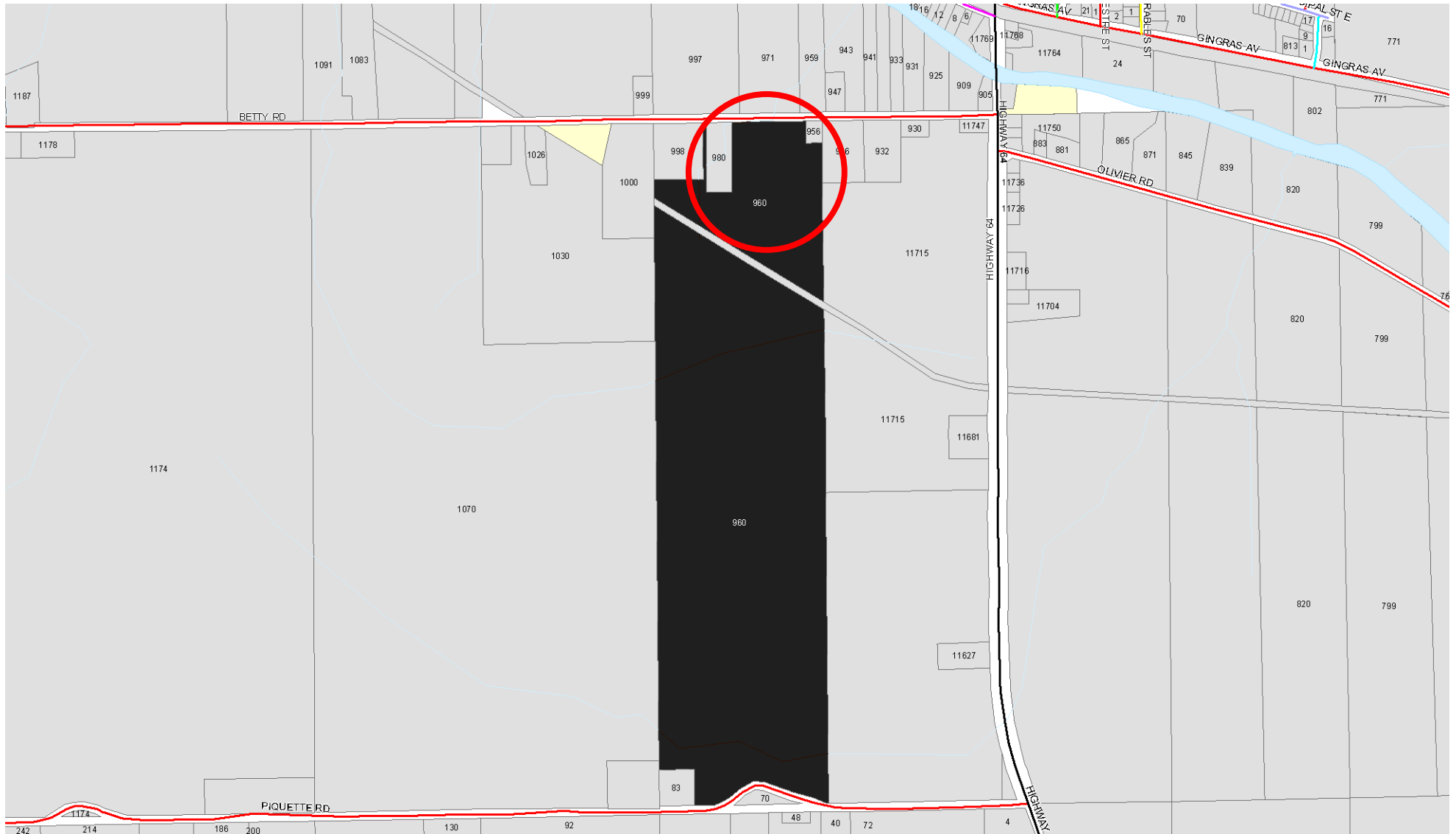
### CONSENT APPLICATION NO. C69/21

<b>Registered Owner(s)</b>	Raymond and Lorraine Brouillette
<b>Agent(s)</b>	N/A
<b>Property Location</b>	960 Betty Road, Verner, ON West ½ Lot 9, Concession 3, Caldwell Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	One (1) new lot
<b>Current Zoning</b>	RU - Rural
<b>Official Plan Land Use</b>	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. 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> <li>6. 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 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. (Gingras 1979 Drain and R. Gareau Drain 1986)</li> </ol>
<b>Recommendation:</b>	Severance be granted subject to conditions of approval.

**FILE: C69/21**

**APPLICANT: Raymond and Lorraine Brouillette**

**PROPERTY: 960 Betty Road, Verner**



PLAN OF SURVEY OF  
PART OF WEST 1/2 LOT 9, CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF CALDWELL  
MUNICIPALITY OF WEST NIPISSING

DISTRICT OF NIPISSING  
20m 0m 10m 20m  
SCALE : 1 : 500

P.A. BLACKBURN, O.L.S.  
2020

LOT 9, CONCESSION 4

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

PLAN 36R-14505

RECEIVED AND DEPOSITED

January 7th, 2021.

11 January 2021

DATE

DATE

P.A. BLACKBURN

REGISTRAR FOR THE LAND  
TITLES DIVISION OF NIPISSING  
(36)

REPRESENTATIVE FOR LAND  
TITLES DIVISION OF NIPISSING  
(36)

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF WEST 1/2 OF LOT 9	CONCESSION 3	PART OF PIN 49069-0576 (LT)	1.204 ha

INTEGRATION DATA  
COORDINATES ARE IN METRIC UNITS, REFERRED TO THE CENTRAL  
MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010)  
AND DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON HORIZONTAL  
CONTROL MONUMENTS 00819770024 AND 00820010012. COORDINATES  
ARE TO RURAL ACCURACY PER SEC. 14(2) OF O. REG 216/10.

POINT ID	NORTHING	EASTING
ORP (B)	5139625.805	566972.781
ORP (A)	5139622.568	566713.729
HCM 00819770024	5140474.488	566544.750
HCM 00820010012	5138876.874	567395.310

COORDINATES CANNOT, IN THEMSELVES, BE USED TO REESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS  
OBSERVATIONS FROM ORP (A) TO ORP (B), HAVING A BEARING OF  
N89°16'58"E, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17,  
AT 81° WEST LONGITUDE (NAD 83) (CSRS) (2010).

FOR BEARING COMPARISONS, A ROTATION OF 0°37'38"  
COUNTERCLOCKWISE WAS APPLIED TO BEARINGS ON UNDERLYING  
DEPOSITED PLANS

DISTANCES ARE GRID VALUES EXPRESSED IN METRIC UNITS AND CAN  
BE CONVERTED TO GROUND VALUES BY DIVIDING BY THE COMBINED  
SCALE FACTOR OF 0.999627.

UNIT NOTE

DISTANCES SHOWN ON THIS PLAN ARE GRID VALUES EXPRESSED IN  
METRIC UNITS AND CAN BE CONVERTED TO IMPERIAL UNITS BY  
MULTIPLYING BY 3.2808399.

LEGEND

- 683 - DENOTES M.N. SIMPSON, O.L.S.
- 1104 - DENOTES P.A. BLACKBURN LIMITED, O.L.S.
- WT - DENOTES WITNESS MONUMENT
- - DENOTES MONUMENT ORIGINATING FROM PRIOR LEGAL SURVEY
- - DENOTES MONUMENT ORIGINATING FROM CURRENT SURVEY

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES  
ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON THE 10th DAY OF JULY, 2020.

DECEMBER 8, 2020.

P.A. BLACKBURN

ONTARIO LAND SURVEYOR

P.A. BLACKBURN LIMITED  
ONTARIO LAND SURVEYORS

140 LAKE STREET, NORTH BAY, ONTARIO, P1B 4M8  
blackburnsurveys@coogeco.net  
OFFICE (705) 476-2800 FAX (705) 495-1662

OFFICE: RJ, WJB  
FIELD: PAB, WJB

FILE N°: 4220

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C71/21

<b>Registered Owner(s)</b>	Roch and Carole Rochon
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	10188 Highway 64, Lavigne, ON West ½ Lot 3, Concession 2, Macpherson Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot (fronting on Courchesne Road)
<b>Current Zoning</b>	RU - Rural
<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 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 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. (Courchesne Drain)</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>	Severance be granted subject to conditions of approval.



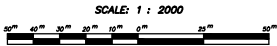
**FILE: C71/21**

**APPLICANT: Roch and Carole Rochon**

**PROPERTY: 10188 Highway 64, Lavigne**



SKETCH TO ACCOMPANY CONSENT APPLICATION  
PART OF THE WEST 1/2 LOT 3, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF MACPHERSON  
MUNICIPALITY OF WEST NIPISSING  
DISTRICT OF NIPISSING



HIGHWAY NO. 64

PART 1  
PLAN 36R-13996  
PIN 49063-0591 (LT)

PIN 49063-0567 (LT)

RETAINED  
AREA=43.0± HA

0568 (LT)

LOT

CONCESSION

PIN 49063-0178 (LT)

TRAVELLED ROAD "MUNICIPALY KNOWN AS COURCHESNE ROAD)

LOT

PIN 49063-0176 (LT)

LOT 4  
LOT 3

SEVERED  
AREA=17.5± HA

PIN 49063

WEST 1/2 LOT 3, CONCESSION 2  
EAST 1/2 LOT 3, CONCESSION 2

PART 1, PLAN 36R-11469

CONCESSION 2  
CONCESSION 1

COURCHESNE ROAD

LOT

3

CONCESSION

1

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@ggolet.com  
705-493-7974 dco.goulet@ggolet.com

PLAN	FIELD	OFFICE	FILE
BOUCHON_SKI_LWS		D. GOULET	BOUCHON-1

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C72/21

<b>Registered Owner(s)</b>	Mitch Deschatelets
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	452 Quesnel Road, Sturgeon Falls, ON (new lot is on Marleau Rd) Part Lot 4, 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 – Rural/Hazard Overlay
<b>Official Plan Land Use</b>	Hazard Lands
<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 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 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. (Quesnel Drain 1974)</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>	Severance be granted subject to conditions of approval.

**FILE: C72/21**

**PROPERTY: 452 Quesnel Rd**

**APPLICANT: Mitch Deschatelets**

**FILE: C72/21**

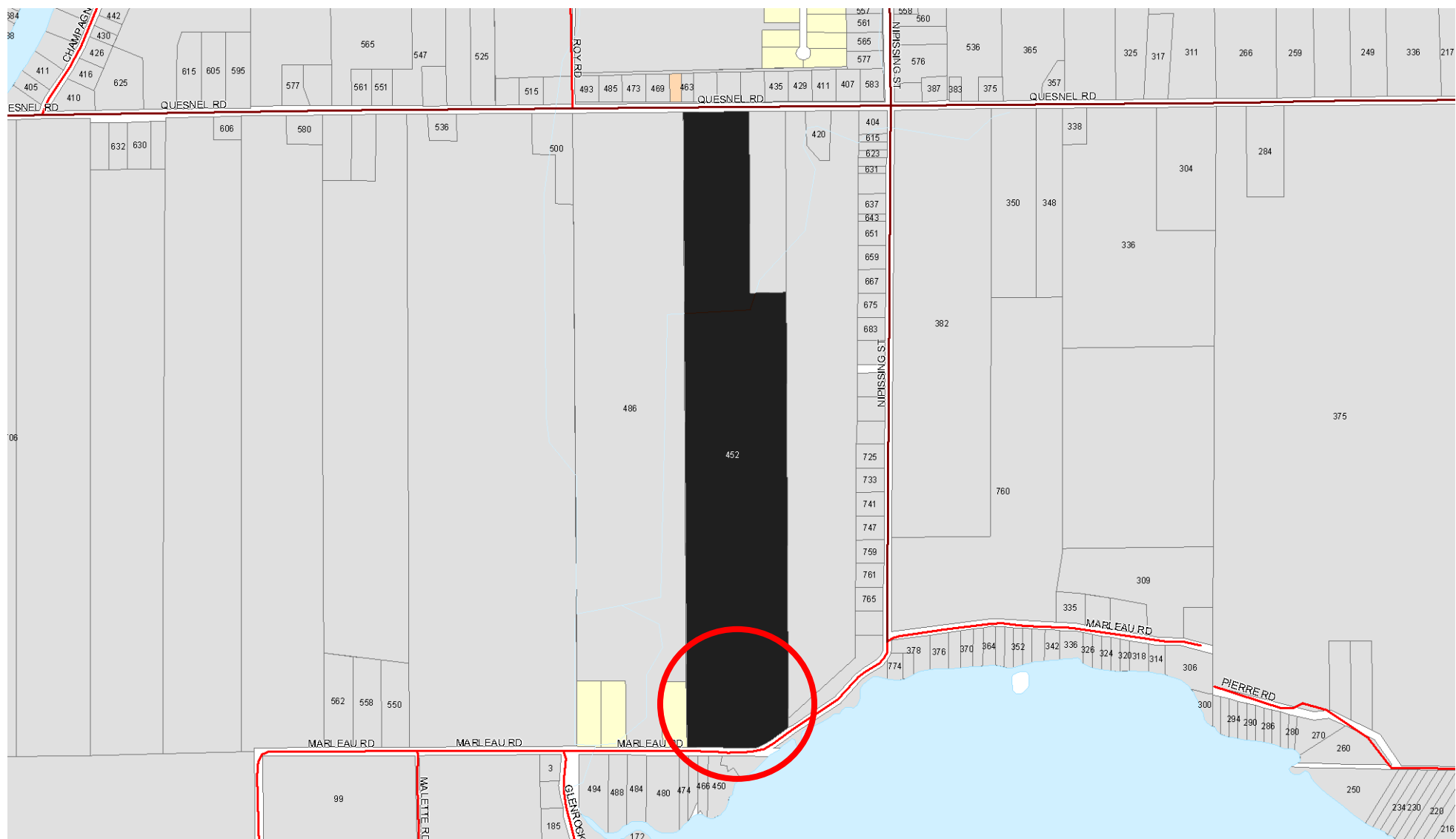
**PROPERTY: 452 Quesnel Rd**

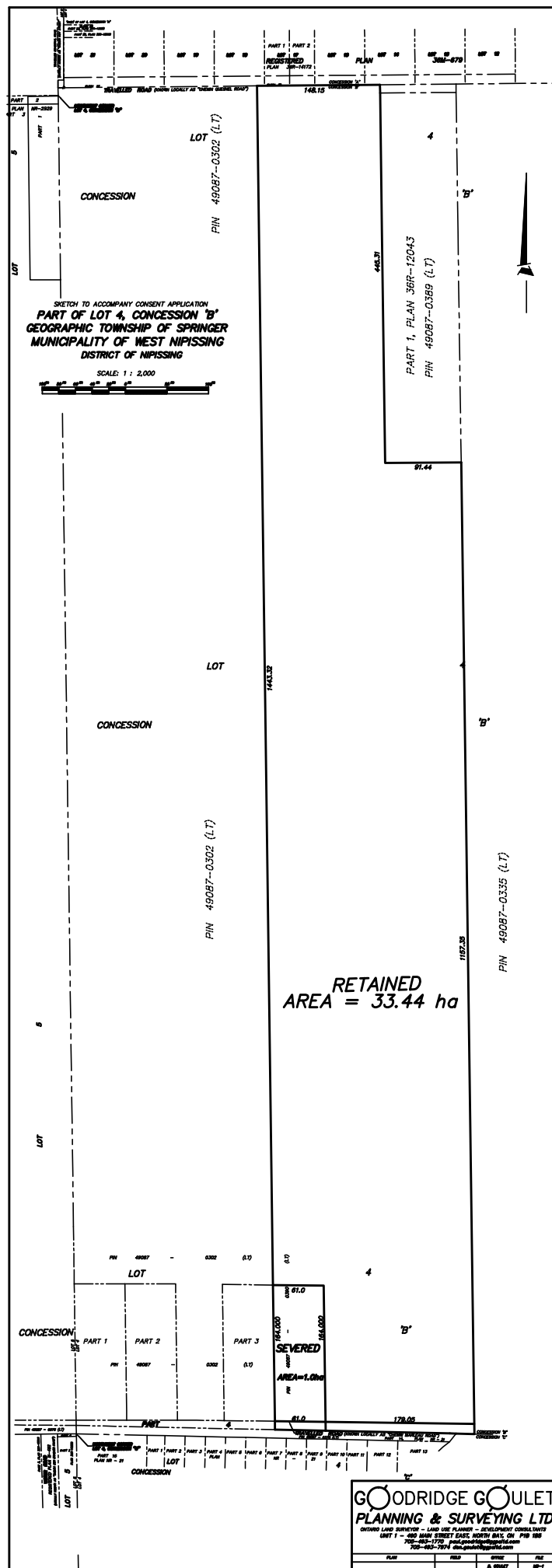
**APPLICANT: Mitch Deschatelets**

**FILE: C72/21**

**PROPERTY: 452 Quesnel Rd**

**APPLICANT: Mitch Deschatelets**





## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C70/21

<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 three (3) new lots
<b>Current Zoning</b>	SR - Shoreline Residential
<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. 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 refused due to inconsistency with WN OP and zoning by-law as to lot area and S.8.13.13 (should be by Plan of Subdivision)
<b>Notes</b>	<p>This property is the subject a provisional consent for 3 lots granted under file No. C47/21 The application was originally received showing 4 proposed new lots. The initial application was returned due to the number of proposed new lots and the reduction in lot area required., All of which were less than the recommended lot area in the West Nipissing Official Plan. The application was re-submitted for 3 lots only and consent was subsequently granted for 3 lots concurrent with a minor variance to reduce the minimum lot area from 1 hectare to .8 hectare.</p> <p>The applicant is re-applying for 4 lots and another minor variance to reduced the lot area from 1 hectare to .5 Hectare in SR zone. If approved, the applicant intends to withdraw the previous application for 3 lots.</p> <p>The applicant has provided a letter from the North Bay Mattawa Conservation Authority confirming that each of the proposed lots can accommodate on site sanitary system</p>

## PLANNING SUMMARY SHEET

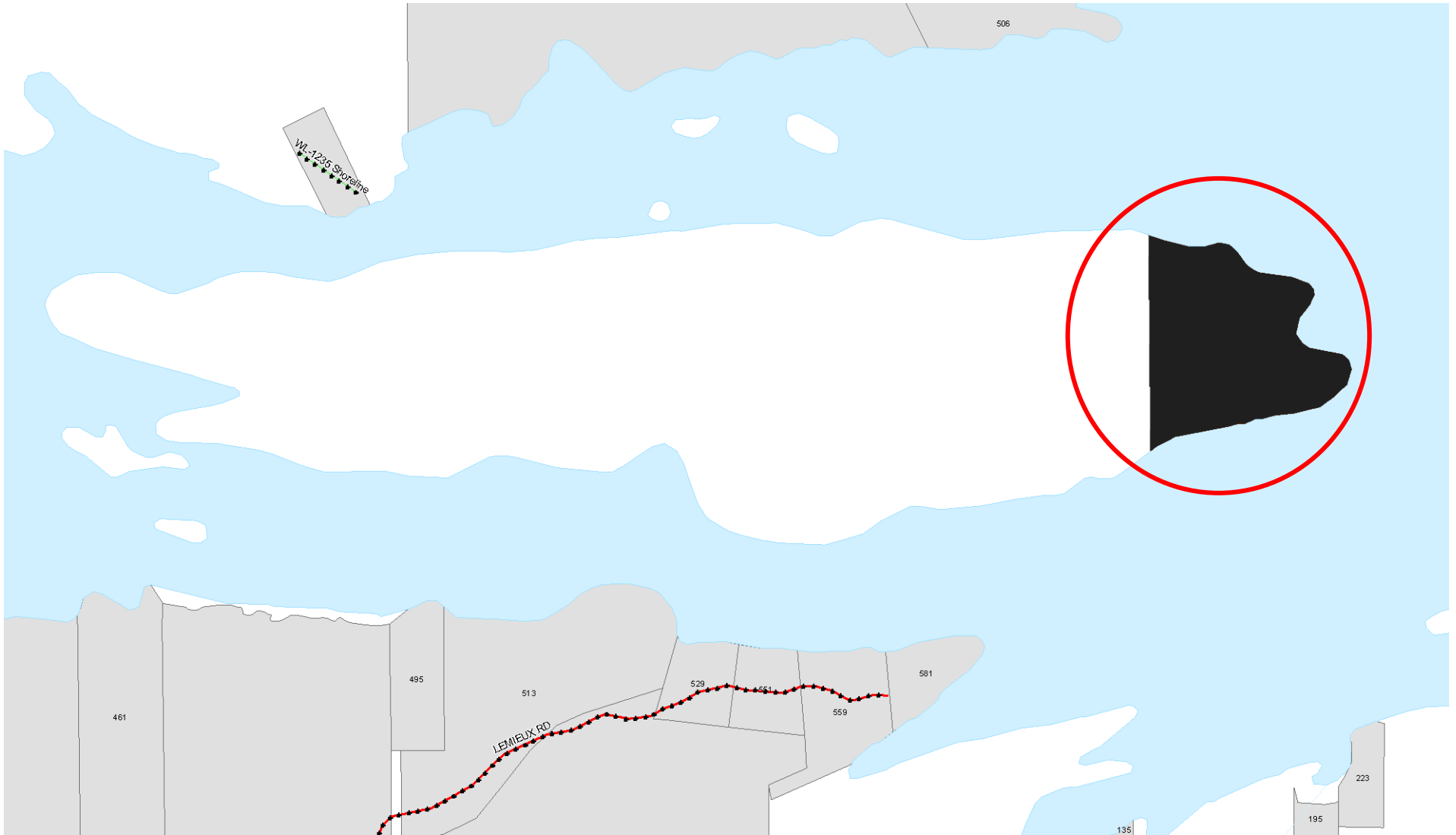
### MINOR VARIANCE APPLICATION NO. MV2021/15

<b>Applicant(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 West Nipissing
<b>Proposal</b>	To reduce minimum lot area from 1 ha to 0.50 ha
<b>Current Zoning</b>	SR - Shoreline Residential
<b>Official Plan Land Use</b>	Rural
<b>Conditions of Approval, if any</b>	
<b>Recommendation:</b>	<p><b>Minor Variance be refused</b></p> <p>Reasons:</p> <ul style="list-style-type: none"> <li>Proposed application does not meet the general intent of the West Nipissing Zoning By-Law and Official Plan</li> <li>Is not desirable or appropriate for the development of the land in question;</li> <li>Is not minor in nature.</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 tests</u></i></p>
<b>Additional Comments:</b>	<p>Minor Variance Previously granted to reduce Lot area from 1 hectare to .8 hectares to allow 3 lots (2 plus retained). Current application seeks to further reduce lot area to .5 hectare in order to create an additional lot with written confirmation from NBMCA that 4 lots can support septic systems. In addition, the WN Official plan stipulates that when 3 or more new lots are proposed, they should proceed by by a Plan of Subdivision.</p> <p>A Minor Variance is a privilege, not a right of entitlement and should only be granted if the greater common good is upheld and if conditions are met to serve the broader planning objectives of the municipality. With respect to waterfront development, I do not believe that the minor variance sought by this application is in the best interest of the planning objectives of the Municipality of West Nipissing.</p>

**FILE: C70/21 and MV2021/15**

**APPLICANT: SVK Completions Solutions Inc.**

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

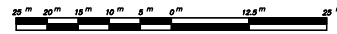




SKETCH TO ACCOMPANY CONSENT APPLICATION  
**PART OF EAST ISLAND B8, WEST BAY OF LAKE NIPISSING**  
**IN FRONT OF LOT 10, CONCESSION**  
**GEOGRAPHIC TOWNSHIP OF LOUDON**  
**MUNICIPALITY OF WEST NIPISSING**

DISTRICT OF NIPISSING

SCALE: 1 : 500



CROWN

LAKE NIPISSING  
 WEST BAY

**SEVERED 1**  
 AREA = 0.584ha / 1.44 acre

104.68

87.744

61.524

**SEVERED 2**  
 AREA = 0.528 ha / 1.30 acre

106.623

ISLAND

B8

LAKE NIPISSING  
 WEST BAY

63.474

63.474

PIN 49231 -- 0233 (LT)

**SEVERED 3**  
 AREA = 0.755ha / 1.86 acre

105.467

95.144

104.68

**RETAINED**  
 AREA = 0.707 ha / 1.75 acre

88.663

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@ggpa ltd.com

FIELD	OFFICE	FILE
	D. GOULET	1158-21031

---

**From:** Paul Goodridge <[paul.goodridge@ggpsltd.com](mailto:paul.goodridge@ggpsltd.com)>  
**Sent:** November 10, 2021 1:59 PM  
**To:** Melanie Ducharme <[mducharme@municipality.westnipissing.on.ca](mailto:mducharme@municipality.westnipissing.on.ca)>  
**Cc:** 'don Goulet' <[don.goulet@ggpsltd.com](mailto:don.goulet@ggpsltd.com)>  
**Subject:** Don & Madeleine

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

Hi Mel,

Please add us to the Committee meeting this Monday to discuss having the Conditions of Approval qualified to apply only to the severances that would be appropriate. All lot additions east of Don and Madeleine's property should not be subject to any conditions other than the standard ones. The lot addition west of their property should only be subject to the granting of an easement to Greater Sudbury Hydro or a signed lawyer's undertaking that the new owner will transfer the easement within a specified timeframe. Severed Lot 1 would be subject to all the conditions.

Thanks,

Paul

**Paul Goodridge, BSc, OLIP, OLS**  
Goodridge Goulet Planning & Surveying Ltd.  
Suite 1 - 490 Main Street East  
North Bay, ON P1B 1B5  
[paul.goodridge@ggpsltd.com](mailto:paul.goodridge@ggpsltd.com)  
(705) 493-1770



**WEST NIPISSING COMMITTEE OF ADJUSTMENT**  
**File no. C55/21**

Resolution No.

**2021 / 084**

**SEPTEMBER 13, 2021**

Moved by / *Proposé par* :

***Roger Gagnon***

Seconded by / *Appuyé par* :

***Christopher Fisher***

**THAT THE CONSENT APPLICATION MADE BY:** Madeleine Goulet to create one (1) new lot, six (6) lot additions, and one (1) Right-of-Way at Nipissing Street, Sturgeon Falls. Part lot 4, Concession A, 36R2551 Part 1, Springer Township, Municipality of West Nipissing, District of Nipissing.

SHALL BE ☒ **GRANTED** ☐ **PROPOSED TO BE REFUSED**

**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 a PIN Consolidation be filed in the Land Registry Office in order to consolidate the lot addition(s) with the lands to which they are being added.
6.	That a 3m easement be granted to Greater Sudbury Utilities across the entire parcel (severed and retained). The applicant shall be responsible for all costs (survey, legal) in relation to the granting of the said easement.
7.	The owner shall be fully responsible for the installation of water and sanitary services to the lands shown as Severed 1 and retained.
8.	The owner shall convey to the Municipality sufficient lands for the construction of a turn-around at the dead end of Levesque Street and the owner shall be fully responsible for the construction of such turn-around to the satisfaction of the Manager of Public Works for the Municipality of West Nipissing.
9.	The owner shall, at its cost, convey an easement to the Municipality of West Nipissing along the north boundary of the retained lands for existing drainage infrastructure.

***"Normand Roberge"***

CHAIR

***"Melanie Ducharme"***

SECRETARY

NAMES	YEAS	NAYS
Fisher, Christopher		
Gagnon, Roger		
Pellerin, Fernand		
Roberge, Normand		
Sénécal, Denis		

