



# A G E N D A

## WEST NIPISSING COMMITTEE OF ADJUSTMENT

### MEETING HELD ON DECEMBER 13, 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 December 13, 2021;
4. Adoption of Minutes of November 15, 2021 meeting;
5. Consent Applications.

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C73/21	Duffy, Michael and Brizuela, Carlos	Desjardins Street	Field	Creation of one (1) new lot
C74/21	Marleau, Gilles	Marleau Road	Springer	Two (2) lot additions
C75/21	Schwartzentruber, Daniel and Bernard, Leslie	10725 Highway 17	Caldwell	Creation of one (1) new lot
C76/21	Amyot, Bernard	Levert Drive	Springer	Creation of two (2) new lots
C77/21	1395559 Ontario Inc.	90 Bay Street	Springer	Creation of one (1) new lot
C78/21	Dore, Rosalie	Quesnel Road	Springer	Creation of one (1) new lot and one (1) lot addition
C79/21	9377816 Canada Inc.	452 Quesnel Road	Springer	Creation of one (1) new lot
C80/21	Daoust, Rene and Graff, Sandi	135 Dubuc Road	Grant	Creation of one (1) new lot

6. Adjournment.

## MINUTES

**Municipality of West Nipissing**  
**Meeting of the Committee of Adjustment**  
**Held on November 15, 2021 at 7:30 PM**  
**Chair: Normand Roberge**



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

**ABSENT:**

### CALL TO ORDER

#### **RESOLUTION #2021/106**

Moved by: **Roger Gagnon**

Seconded by: **Denis Sénécal**

That the Agenda for the Committee of Adjustment meeting of November 15<sup>th</sup>, 2021 be adopted, as presented. **CARRIED**

### MINUTES

#### **RESOLUTION #2021/107**

Moved by: **Denis Sénécal**

Seconded by: **Christopher Fisher**

That the Minutes of the Committee of Adjustment meeting held on November 15<sup>th</sup>, 2021, be adopted, as presented. **CARRIED**

### APPLICATIONS FOR MINOR VARIANCE AND CONSENT

#### **C63/21 - Application for Consent by Sean Clifford (Owner)**

A consent application made by Sean Clifford to create a three (3) new lots at 226 Kipling East Road, Verner. Part Lot 11, Concession 2, Badgerow Township, Municipality of West Nipissing, District of Nipissing.

#### **RESOLUTION #2021/108**

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.	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)
6.	That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.

**CARRIED**

**C66/21 - Application for Consent by Burrows Livestock Auction Limited (Owners)**

A consent application made by Burrows Livestock Auction Limited to create one (1) new lot at 12051A Highway 17, Sturgeon Falls. Part Lot 2, Concession 1, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/109**

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

**CONDITIONS:**

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all 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 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.

**CARRIED**

**C67/21 - Application for Consent by Allison Black (Owner)**

A consent application made by Allison Black to create three (3) new lots at 1354 Betty Road, Verner. Part Lot 1 and North ½ Lot 2, Concession 3, Kirkpatrick Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/110**

Moved by: **Denis Sénécal**

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 any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.

**CARRIED**

**C68/21 - Application for Consent by 1751097 Ontario Ltd (Owner)**

A consent application made by 1751097 Ontario Ltd to create an addition to a lot at 696 Laplage Road, Verner. Part Lot 2, Concession C, Caldwell Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/111**

Moved by: **Roger Gagnon**

Seconded by: **Denis Sénécal**

**CONDITIONS:**

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.

**CARRIED**

**C69/21 - Application for Consent by Raymond and Lorraine Brouillette (Owners)**

A consent application made by Raymond and Lorraine Brouillette to create one (1) new lot at 960 Betty Road, Verner. West ½ Lot 9, Concession 3, Caldwell Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/112**

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 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.
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)

**CARRIED**

**C71/21 - Application for Consent by Roch and Carole Rochon (Owners)**

A consent application made by Roch and Carole Rochon to create a new lot at 10188 Highway 64, Lavigne (fronting on Courchesne Road). West ½ Lot 3, Concession 2, Macpherson Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/109**

Moved by: **Denis Sénécal**

Seconded by: **Roger Gagnon**

**CONDITIONS:**

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all 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. (Courchesne Drain)
6.	That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.

**CARRIED**

**C72/21 - Application for Consent by Mitch Deschatelets (Owner)**

A consent application made by Mitch Deschatelets to create one (1) new lot at 452 Quesnel Road, Sturgeon Falls. Part Lot 4, Concession B, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/111**

Moved by: **Roger Gagnon**

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 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)
6.	That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.

**CARRIED**

**C70/21 - Application for Consent by SVK Completions Solutions Inc (Owner)**

A consent application made by SVK Completions Solutions Inc to create three (3) new lots on Island B8, PCL 7047, East Part Island B8, Loudon Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/119**

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.

**CARRIED**

**MV2021/15 - Application for Minor Variance by SVK Completions Solutions Inc. (Owner)**

A minor variance application made by SVK Completions Solutions Inc. to reduce minimum lot area from 1ha to 0.5ha at Island B8, PCL 7047, Nipissing, E Pt Island B8, Loudon Township, Municipality West Nipissing, District of Nipissing.

**RESOLUTION #2021/120**

Moved by: **Christopher Fisher**

Seconded by: **Fernand Pellerin**

**CARRIED**

**C68/21 – Change of Conditions: Application for Consent by Madeleine Goulet (Owner)**

**RESOLUTION #2021/119**

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

WHEREAS Provisional Consent to a to create one (1) new lot, six (6) lot additions, and one (1) Right-of-Way was granted by the Committee of Adjustment for the Municipality of West Nipissing on the 13<sup>TH</sup> day of September, 2021;

AND WHEREAS the Committee of Adjustment for the Municipality of West Nipissing has requested a Change of Conditions pursuant to Section 51(23) of the Act, as follows:

1. Conditions 7 and 8 shall apply to Severed 1 and Retained only.
2. Condition 9 applies to the Retained portion.
3. Condition 6 shall apply to Severed 1, Severed 2, and Retained.
4. That Notice of the Change of Conditions be waived in accordance with Section 53(26) of the Act.
5. That all conditions be met on or before **November 17, 2022**, being the date which is one year from the date of giving of notice of the changed conditions.

**CARRIED**

**ADJOURNMENT**

**RESOLUTION #2021/122**

Moved By: **Denis Sénécal**

Seconded by: **Roger Gagnon**

**BE IT RESOLVED THAT** the West Nipissing Committee of Adjustment meeting be adjourned to December 13, 2021.

**CARRIED**

# RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C73/21 Michael Duffy and Carlos Brizuela	•	•	•	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable drainage issues</li> </ul>	<ul style="list-style-type: none"> <li>• Lot is considered a brownfield</li> <li>• Record of site condition may be required</li> </ul>
C74/21 Gilles Marleau	• No comments or concerns	• No comments	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable drainage issues</li> </ul>	• No issues
C75/21 Daniel Schwartzenruber and Leslie Bernard	• No comments or concerns	• Owner shall obtain/grant a ROW in the amount of 10m to be centred between the severed and retained lands for proposed mutual access from Highway 17.	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable drainage issues</li> <li>• MTO jurisdiction</li> </ul>	• No issues
C76/21 Bernard Amyot	• No comments or concerns	<ul style="list-style-type: none"> <li>• New lots are to be accessed from Levert Road</li> <li>• No new entrances to be granted on Highway 64</li> </ul>	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable drainage issues</li> </ul>	• No issues
C77/21 1395559 Ontario Inc.	•	• No comments	•	<ul style="list-style-type: none"> <li>• A four metre (4m) frontage easement along Bay street across both severed and retained lands, registered on title</li> <li>• A three metre (3m) easement crossing severed lands, registered on title</li> <li>• Owner responsible for legal and survey costs</li> <li>• Owner must obtain a Postponement to be registered on title</li> </ul>	•	• No comments	• No issues



## RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C78/21 Rosalie Dore	•	•	•	• No objections	•	<ul style="list-style-type: none"> <li>• Recommend Severed 2 not span past the potential municipal ROW</li> <li>• Severed 1 has water option but no sewer</li> <li>• No foreseeable drainage issues</li> </ul>	• No issues
C79/21 9377816 Canada Inc.	• No comments or concerns	•	•	• No objections	•	<ul style="list-style-type: none"> <li>• MTO jurisdiction</li> <li>• No comments</li> </ul>	<ul style="list-style-type: none"> <li>• Two open Building Permits for this property</li> <li>• Recommend getting a building location survey to confirm compliance with our zoning by-law setback requirement for principal structures (setback to interior lot line)</li> </ul>
C80/21 Rene Daoust and Sandi Graff	•	•	•	• No objections	•	<ul style="list-style-type: none"> <li>• No water</li> <li>• No sewer</li> <li>• No foreseeable drainage issues</li> </ul>	• No issues

## PLANNING SUMMARY REPORT

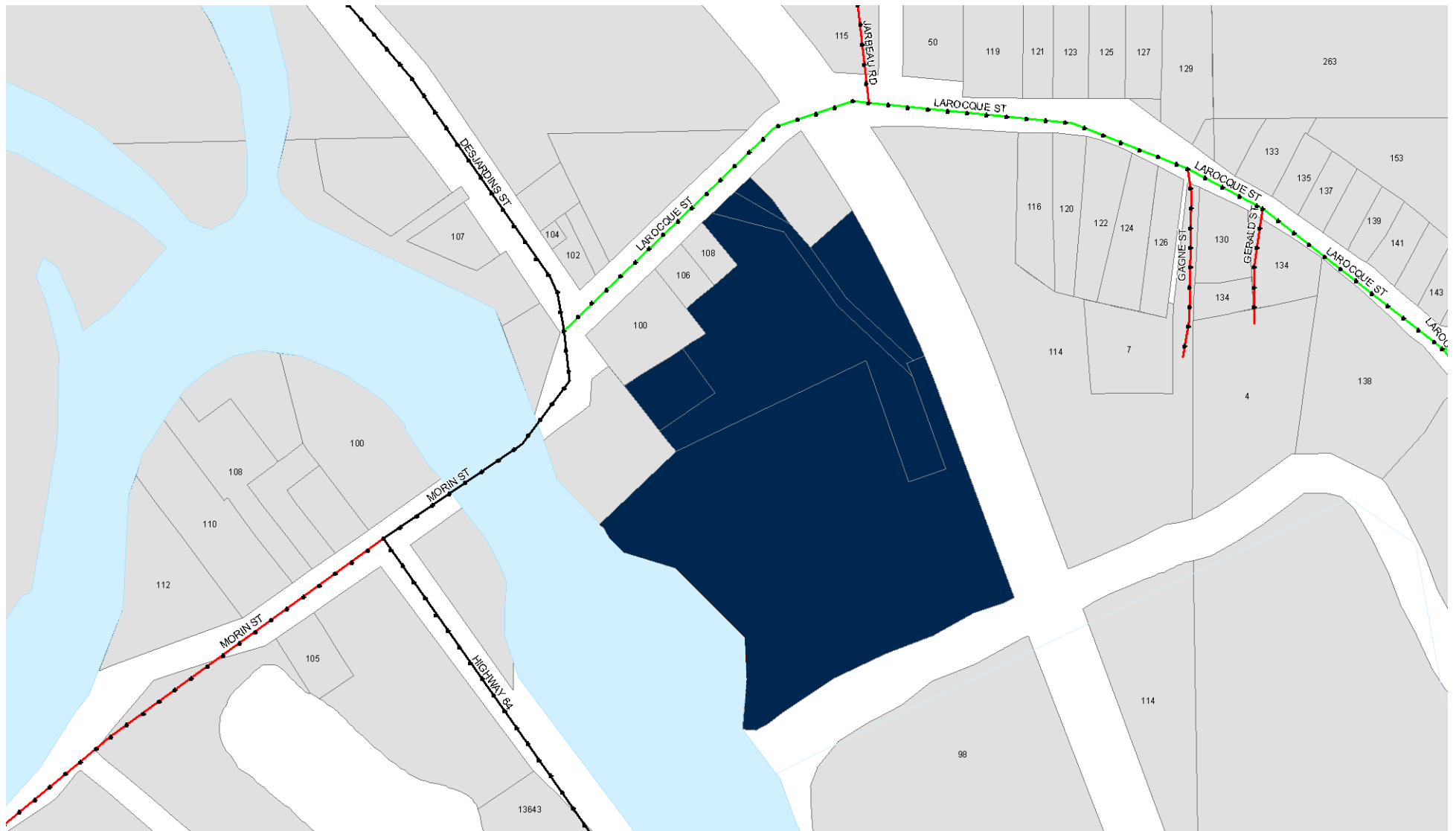
### CONSENT APPLICATION NO. C73/21

<b>Registered Owner(s)</b>	Carlos Brizuela and Michael Duffy
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	Desjardins Street, Field, ON Part Lot 14, Concession 5, Parts 1, 2, 4, 5, 6, and Part of Part 3, 36R14363, Field 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> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.
<b>Notes:</b>	<ul style="list-style-type: none"> <li>• Property is site of former Field Lumber and is a Brownfield (known former industrial use) Owners will be required to carry out a Phase 1 and Phase 2 Environmental Assessment and obtain a Record of Site Condition prior to use of the property for any residential or sensitive use, which includes using the property for recreational camping.</li> <li>• Property is located in the flood plain.</li> </ul>

**FILE: C73/21**

**APPLICANT: Michael Duffy and Carlos Brizuela**

**PROPERTY: Desjardins Street, Field, ON**



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



LOT  
CONCESSION

14

6

CONCESSION 5  
CONCESSION 6

TRAVELLED ROAD  
KNOWN LOCALLY AS  
"LAROCQUE STREET"  
(NO PIN ASSIGNED)

49072-0280 (L.T.)  
PIN

49072-0281 (L.T.)  
PIN

49072-0282 (L.T.)  
PIN

49072-0283 (L.T.)  
PIN

49072-0284 (L.T.)  
PIN

49072-0285 (L.T.)  
PIN

49072-0286 (L.T.)  
PIN

49072-0287 (L.T.)  
PIN

49072-0288 (L.T.)  
PIN

49072-0289 (L.T.)  
PIN

49072-0290 (L.T.)  
PIN

49072-0291 (L.T.)  
PIN

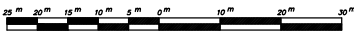
CANADIAN  
NATIONAL

DETAIL 1

NO PIN ASSIGNED  
PIN 49072 - 0276 (L.T.)

14  
5

PLAN OF SURVEY OF  
PART OF LOT 14, CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF FIELD  
MUNICIPALITY OF WEST NIPISSING  
DISTRICT OF NIPISSING  
SCALE 1:500



LOT  
RETAINED  
CONCESSION

AREA = 1.59± ha

SEVERED

AREA = 1.58 ± ha

STURGEON  
RIVER

PIKE  
RIVER

RAILWAY

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

P I N 49072 -- 0786 (L.T.)

FIELD	OFFICE	FILE
RL / A.S.	D. GOULET	348-21

## PLANNING SUMMARY REPORT

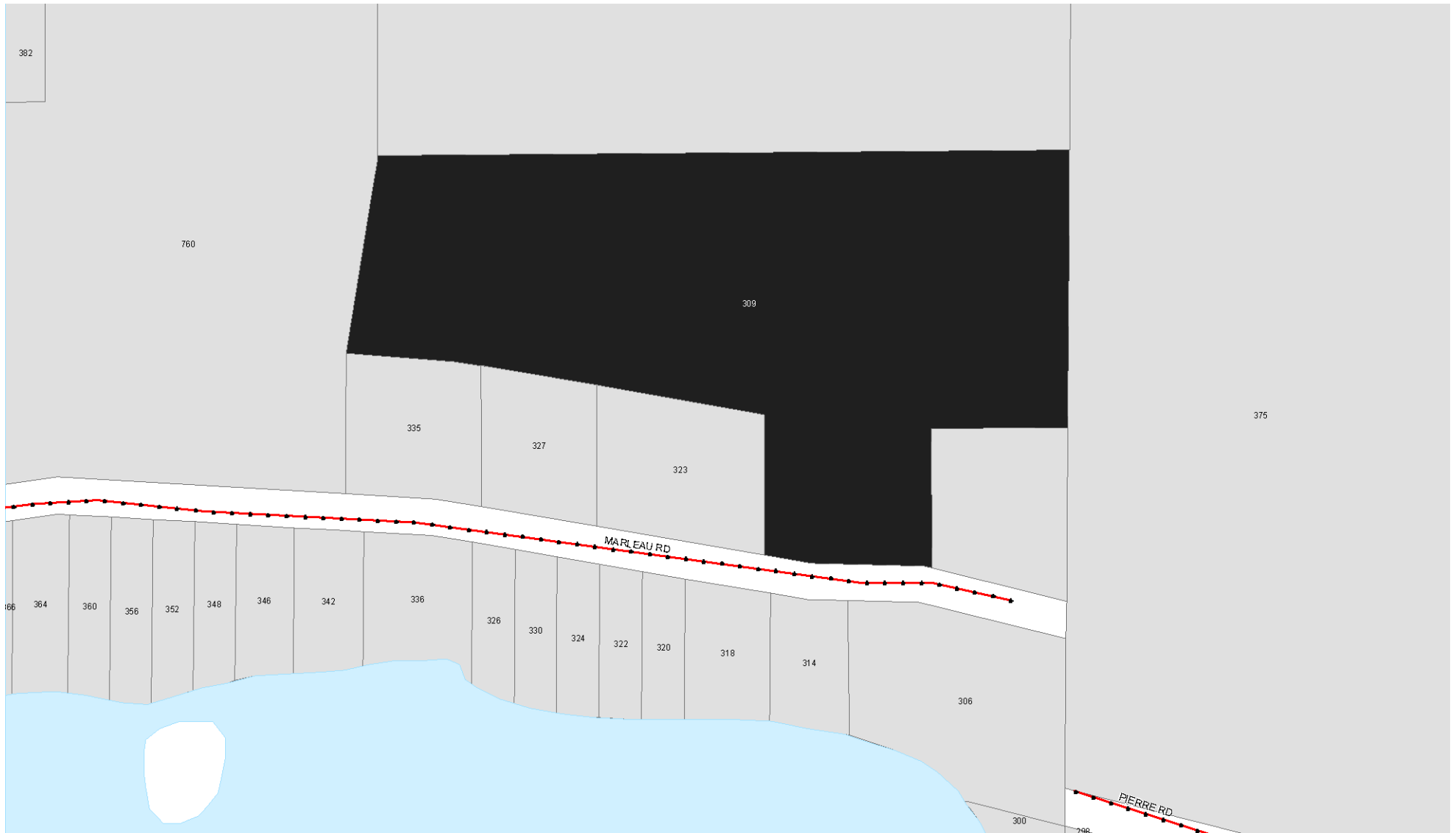
### CONSENT APPLICATION NO. C74/21

<b>Registered Owner(s)</b>	Gilles Marleau
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	Marleau Road, Sturgeon Falls, ON Part Lot 3, Concession B, Parts 1 and 2, 36R6941, Part 1, 36R10261, Springer Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Two (2) lot additions
<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 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.</li> <li>6. The property is located in the watershed for the Onesphore Marleau Drain. Pursuant to S. 65(1) of the Drainage Act, the Municipal Clerk shall instruct the Engineer to apportion the assessment for maintenance for the severed and retained lands. The owner shall be responsible for the cost of the said apportionment.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

**FILE: C74/21**

**APPLICANT: Gilles Marleau**

**PROPERTY: 309 Marleau Road, Sturgeon Falls**



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

SCALE: 1 : 500  
25m 20m 15m 10m 5m 0m 5m 10m 15m 20m 25m

LOT

3

PART 1, PLAN 36R--10261

**RETAINED**  
**AREA=3.75± HA**

PIN 49087--0088 (LT)

'B'

CONCESSION

**SEVERED 1**  
**AREA=0.78± HA**

**SEVERED 2**  
**AREA=0.49± HA**

**LOT TO  
ADD TO**

PART 2  
PLAN 36R--10261  
PIN 49087--0091 (LT)

**LOT TO ADD TO**

PART 2  
PLAN 36R--7198

PART 1  
PLAN 36R--7198

PIN 49087--0092 (LT)

PART 2  
PLAN 36R--6941

PART 1  
PLAN 36R--6941

PART 1  
PLAN 36R--6941

CHEMIN MARLEAU ROAD

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

PLAN	FIELD	OFFICE	FILE
982-21-INT		D. GOULET	982-21

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C75/21

<b>Registered Owner(s)</b>	Daniel Schwartzentruber and Leslie Bernard
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	10725 Highway 17, Verner, ON Part Lot 6, Concession 4, Caldwell Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot
<b>Current Zoning</b>	A1 – Agricultural One Zone
<b>Official Plan Land Use</b>	Agricultural Resource 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 property is located in the watershed for the Paquette Drain F. The Municipal Clerk shall instruct the Engineer pursuant to S. 65(1) of the Drainage Act to apportion the assessment for construction and future maintenance between the severed and retained lands. The owner shall be responsible for all costs associated with the said apportionment.</li> <li>6. Owner shall obtain/grant a ROW in the amount of 10m to be centred between the severed and retained lands for proposed mutual access from Highway 17.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.



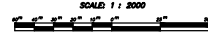
**FILE: C75/21**

**PROPERTY: 10725 Highway 17, Verner**

**APPLICANT: Daniel Schwartzentruber and Leslie Benard**



5



CONCESSION

LOT 6

PIN 49070 -- 0023 (LT)

LOT

6

LOT

5

CONCESSION

**RETAINED  
 AREA=62.0± HA**

4

PIN 49070 -- 0071 (LT)

1533.0 ±

PIN 49070 -- 0075 (LT)

PIN 49070 -- 0076 (LT)

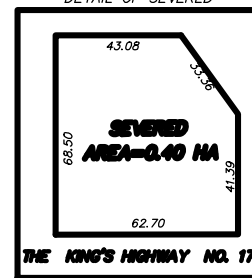
LOT

LOT

PIN 49070 -- 0077 (LT)

1546.0 ±

DETAIL OF SEVERED



PART 1, PLAN 36R-12B20

PART 1  
 PLAN NR-258

PART 2  
 PLAN 36R-12B20

PART 3  
 PLAN 36R-12B20

EASEMENT

NO.

LT90212

THE KING'S HIGHWAY NO. 17

**GOODRIDGE GOULET**  
**PLANNING & SURVEYING LTD.**  
CHARTERED LAND MEASURERS - LAND USE PLANNERS - PROFESSIONAL ENGINEERS  
 UNIT 1 - 400 MAIN STREET EAST, NORTH BAY, ON. P1B 9B5  
 705-683-1770, info@goodridgegoulet.com  
 705-683-7674, den.goulet@goodridgegoulet.com

PLAN	DATE	REVISED	BY
100-01-001-01	2024	1	AG/2024

## PLANNING SUMMARY REPORT

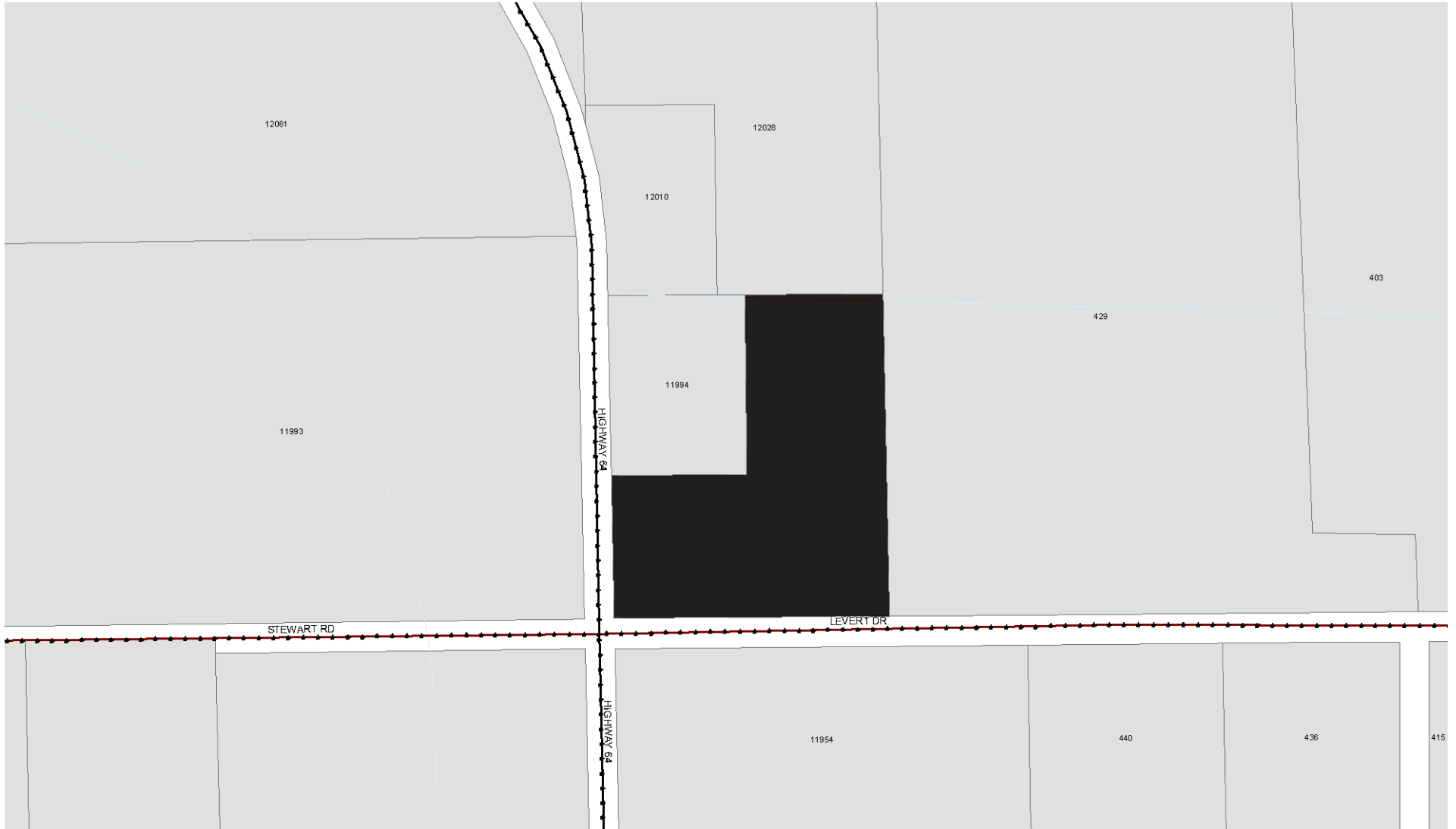
### CONSENT APPLICATION NO. C76/21

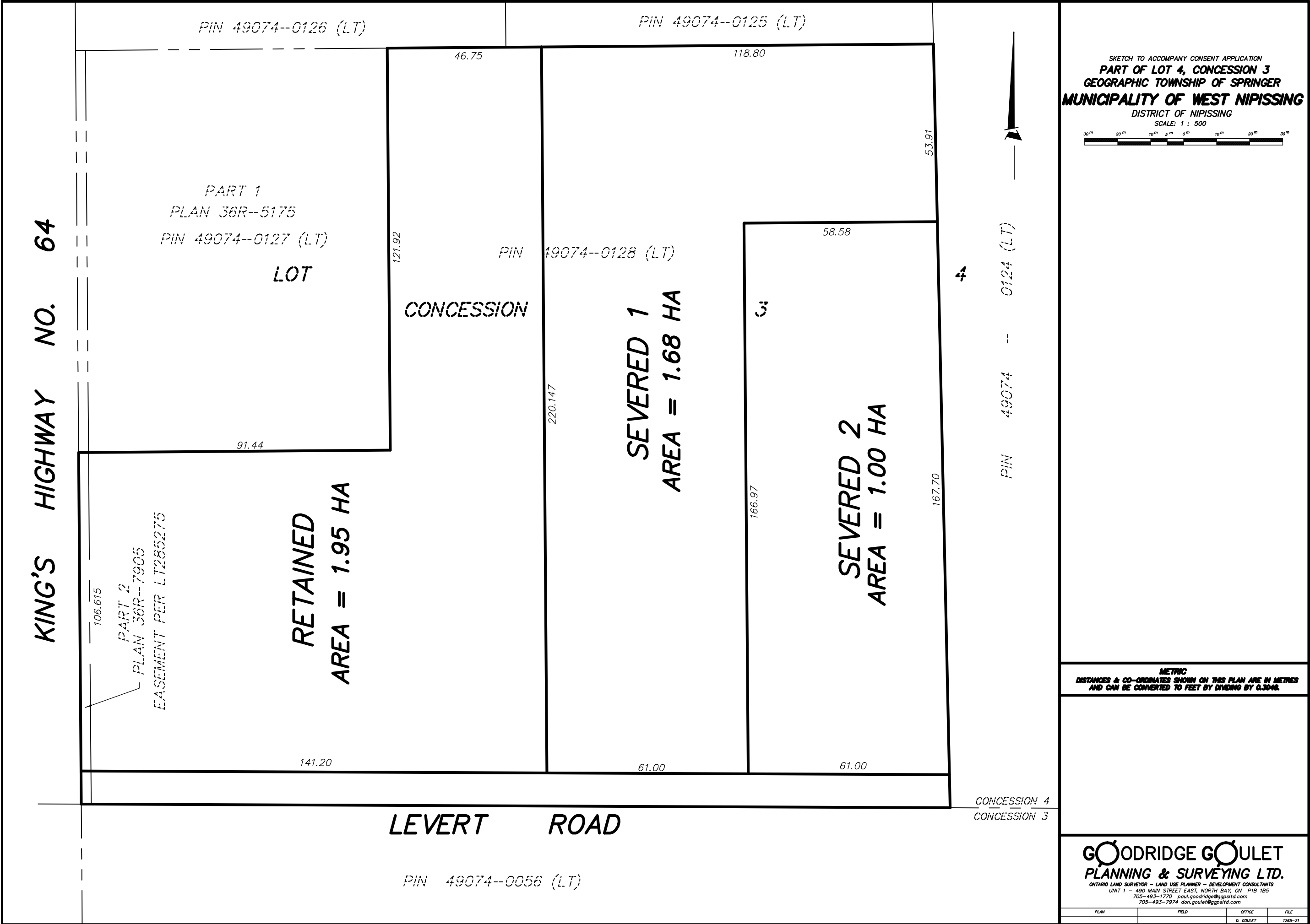
<b>Registered Owner(s)</b>	Bernard Amyot
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	Lever Drive, Sturgeon Falls, ON Part Lot 4, Concession 3, Springer Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of two (2) new lots
<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> <li>6. The property is located in the watershed for the Maheu Drain. Pursuant to S. 65(1) of the Drainage Act, the Municipal Clerk shall instruct the Engineer to apportion the assessment for maintenance for the severed and retained lands. The owner shall be responsible for the cost of the said apportionment.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

**FILE: C76/21**

**APPLICANT: Bernard Amyot**

**PROPERTY: Levert Drive, Sturgeon Falls**





## PLANNING SUMMARY REPORT

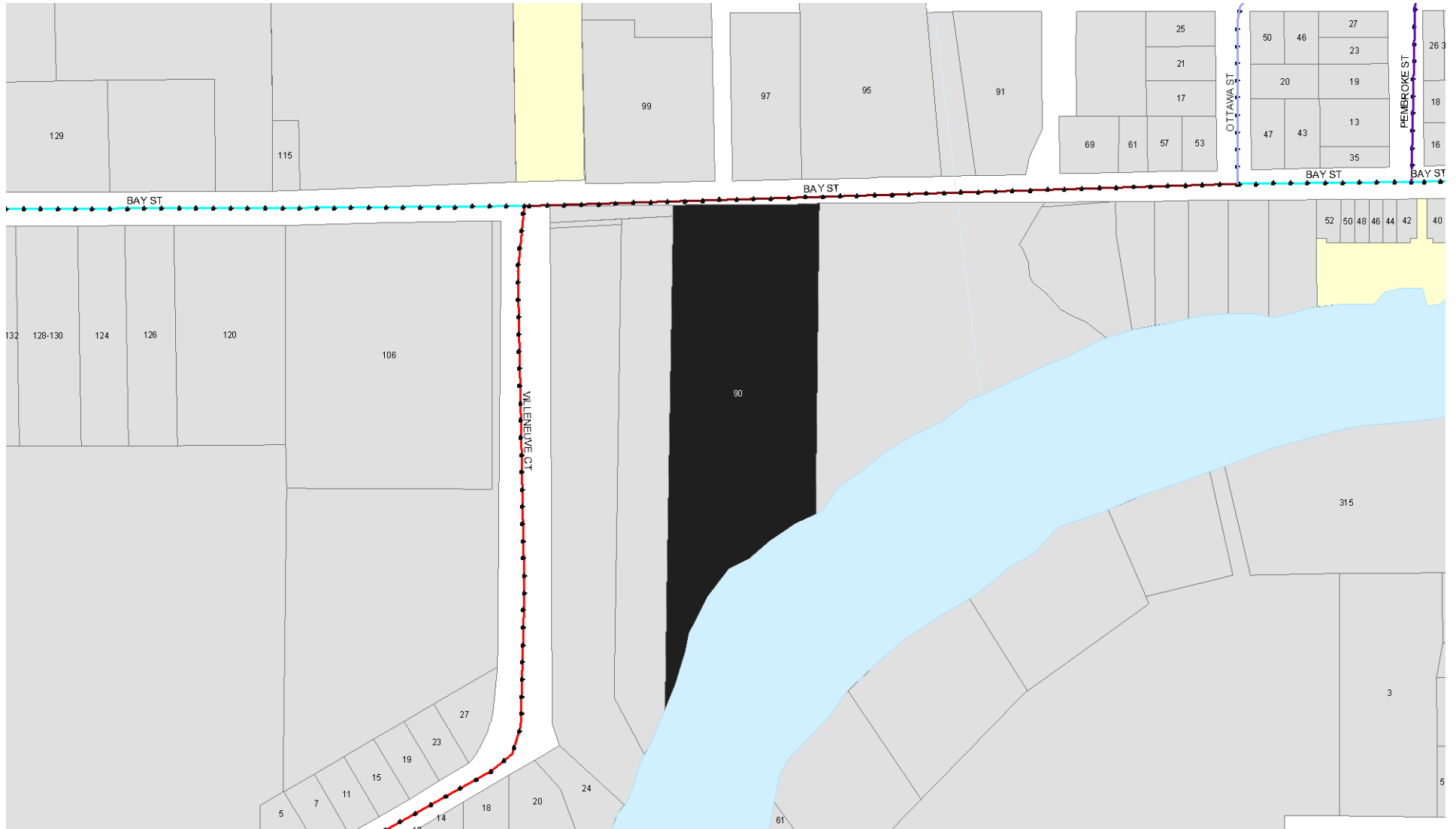
### CONSENT APPLICATION NO. C77/21

<b>Registered Owner(s)</b>	1395559 Ontario Inc.
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	90 Bay Street, Sturgeon Falls, ON Part Lot 5, Concession A, Part 4, 36R14514, Springer Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	One (1) new lot
<b>Current Zoning</b>	M2 – Heavy Industrial Zone
<b>Official Plan Land Use</b>	M2
<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. Owner shall grant an easement to Greater Sudbury Utilities in the amounts of 4m along Bay Street and 3m on Severed lands for existing plant.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.
<b>Notes</b>	<p>Resubmission of lapsed file C24/20.</p> <p>Property is a Brownfield – Phase 1 and 2 underway. RSC being obtained for residential construction.</p>

**FILE: C77/21**

**PROPERTY: 90 Bay Street, Sturgeon Falls**

**APPLICANT: 1395559 Ontario Inc**



FIELD	OFFICE	FILE
A. SANDS	P. GOODRIDGE	43-15 & 44-15



November 26, 2021

EMAILED: mducharme@westnipissing.ca

West Nipissing Municipality  
225 Holditch Street, Suite 101  
Sturgeon Falls, ON P2B 1T1

Attention: Melanie Ducharme, Municipal Clerk/Planner

Subject: Land Division Committee  
AGENDA – December 13, 2021

Our File: WF0161957 C

Dear Ms. Ducharme:

We have field checked the applications which are pertinent to Corporation-owned plant and note the following:

**APPLICATIONS FOR CONSENT AGENDA**

*C77/21* 1395559 Ontario Inc.  
Part of Lot 5, Concession A Part 4 on 36R14514 Springer Township  
Municipality of West Nipissing  
90 Bay Street, Sturgeon Falls ON

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A **four metre (4 m)** Frontage Easement along Bay Street, across the entire parcel (both severed and retained lands) , registered on title to the subject property and a **three metre (3 m)** easement to protect existing plant, which crosses the lands being severed, as shown highlighted on attached sketch, registered on title to the subject property . The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said

Postponement.

**Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.**

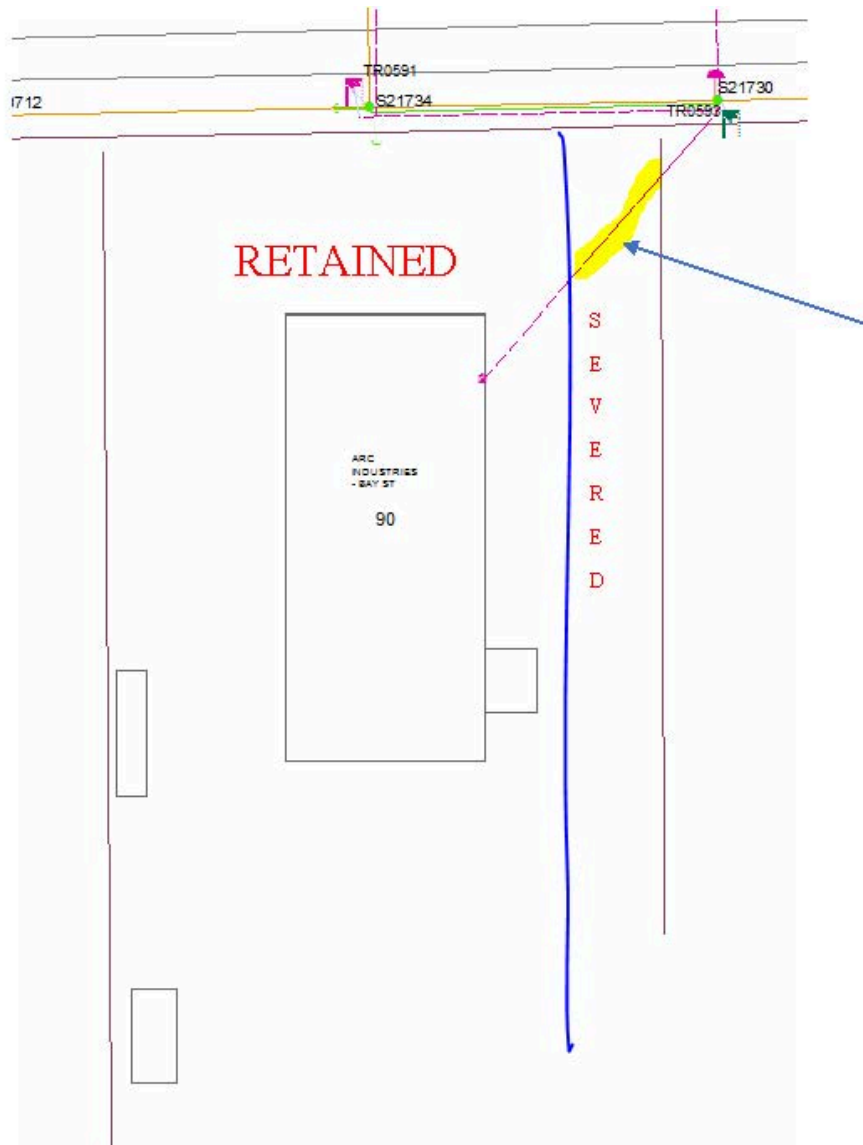
Please send a copy of the decision of the Committee to the undersigned for the above noted application.

Yours truly,

Alex Willoughby  
Energy Supply Coordinator  
:cl

Encl. (1)

**Sketch of Existing Plant requiring protection with respect to Application C77/21**



## PLANNING SUMMARY REPORT

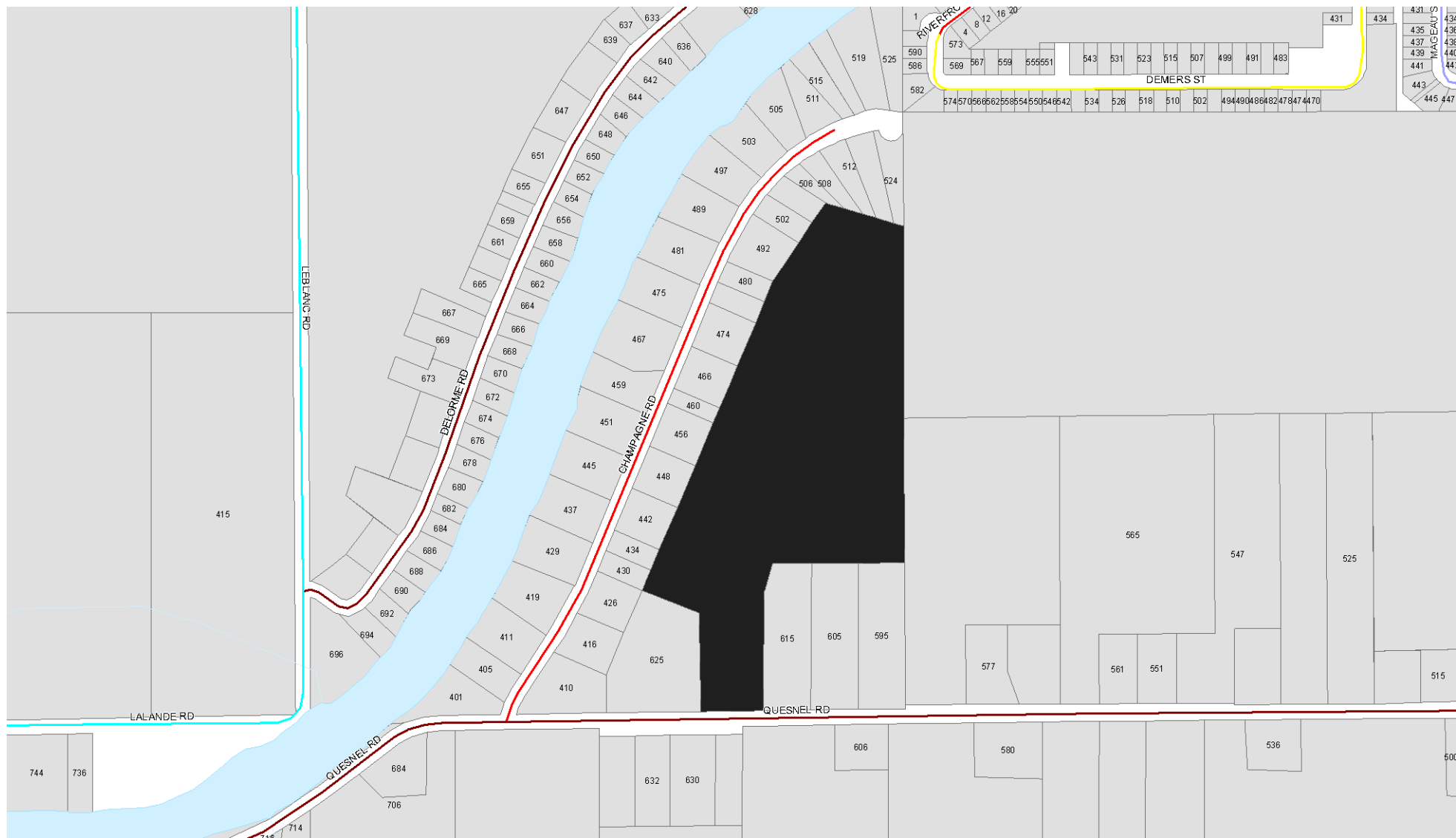
### CONSENT APPLICATION NO. C78/21

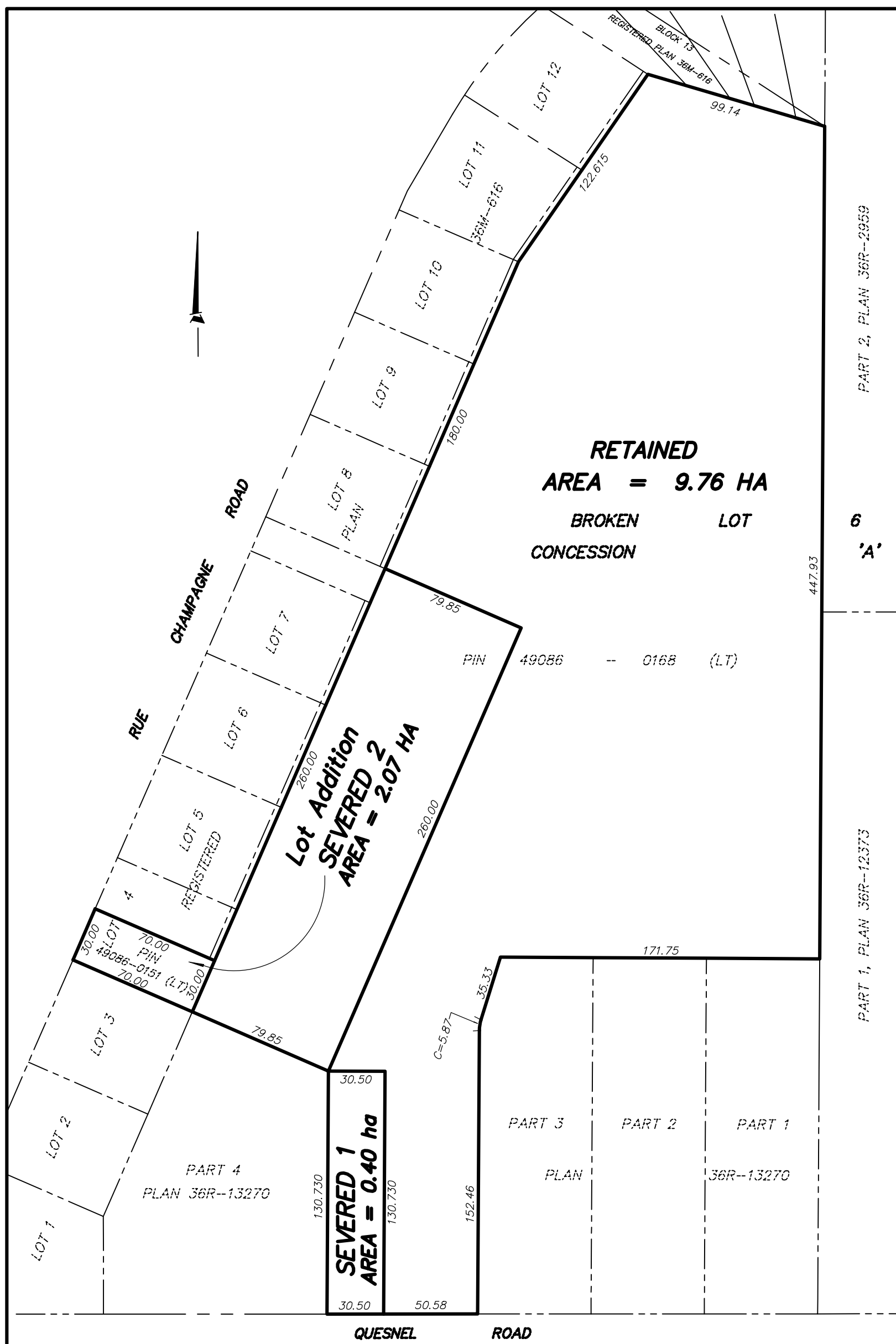
<b>Registered Owner(s)</b>	Rosalie Dore
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	Quesnel Road, Sturgeon Falls, ON Part Lot 6, Concession A, Springer Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot, and one (1) lot addition
<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 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.</li> <li>6. That the proposed severed lands be reduced such that they do not abut Block 14/15, 36M616, owned by the Municipality of West Nipissing.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

**FILE: C78/21**

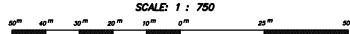
**PROPERTY:** Quesnel Road, Sturgeon Falls

**APPLICANT:** Rosalie Dore





SKETCH TO ACCOMPANY CONSENT APPLICATION  
PART OF BROKEN LOT 6, CONCESSION 'A'  
GEOGRAPHIC TOWNSHIP OF SPRINGER  
MUNICIPALITY OF WEST NIPISSING  
DISTRICT OF NIPISSING



PART 2, PLAN 36R--2959

6  
'A'

PART 1, PLAN 36R-12373

## Abstract

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

**GOODRIDGE GOULET**  
**PLANNING & SURVEYING LTD.**

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

PLAN	FIELD	OFFICE	FILE
		D. GONNET	100-31

## PLANNING SUMMARY REPORT

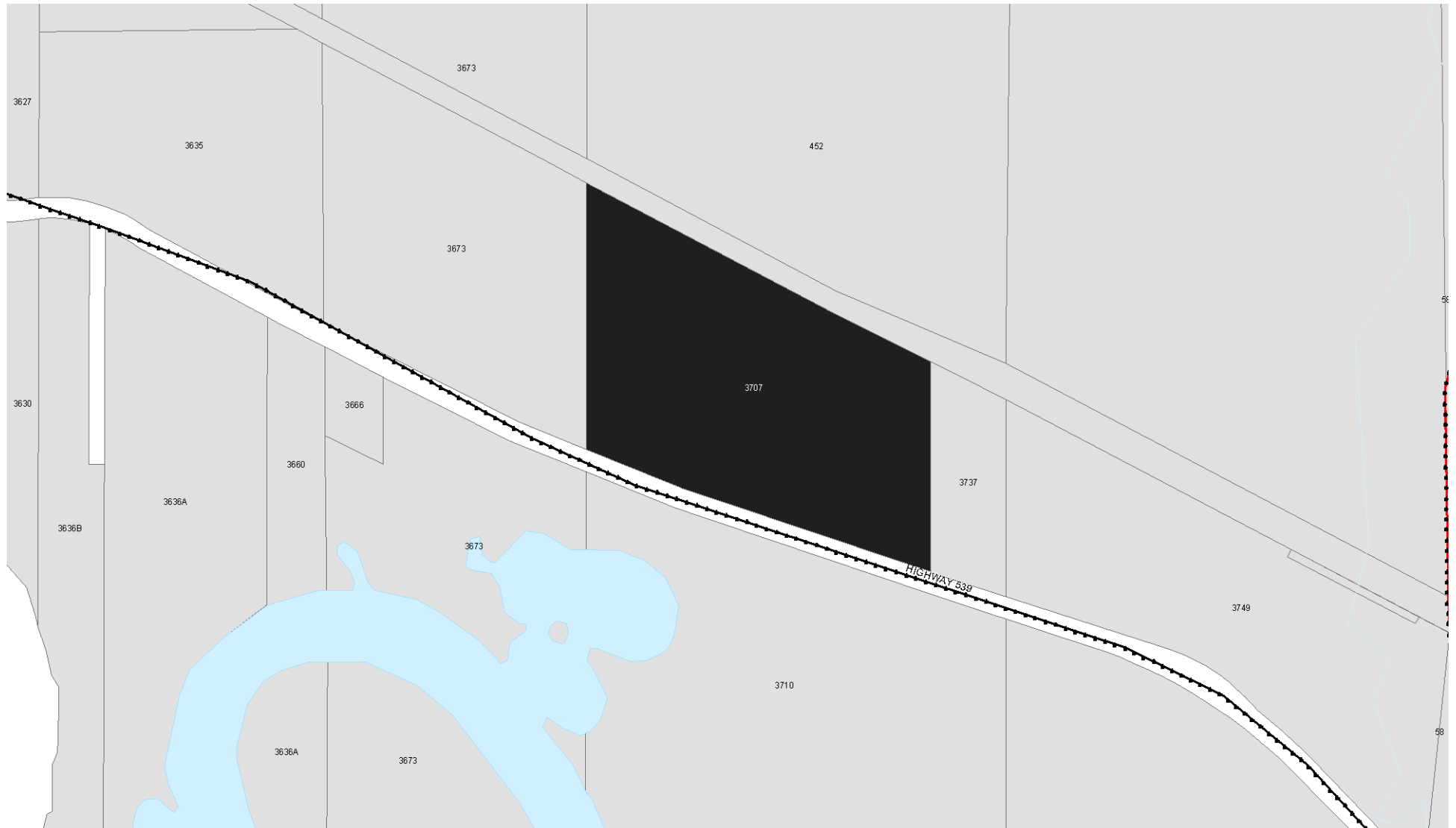
### CONSENT APPLICATION NO. C79/21

<b>Registered Owner(s)</b>	9377816 Canada Inc.
<b>Agent(s)</b>	Goodridge Goulet Planning and Surveying
<b>Property Location</b>	3707 Highway 539, Field, ON Part Lot 5, Concession 1, Part of Part 1 36R13960, Gibbons Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot
<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> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.
<b>Notes</b>	Previous Consent Granted: C01/18

**FILE: C79/21**

**APPLICANT: 9377816 Canada Inc**

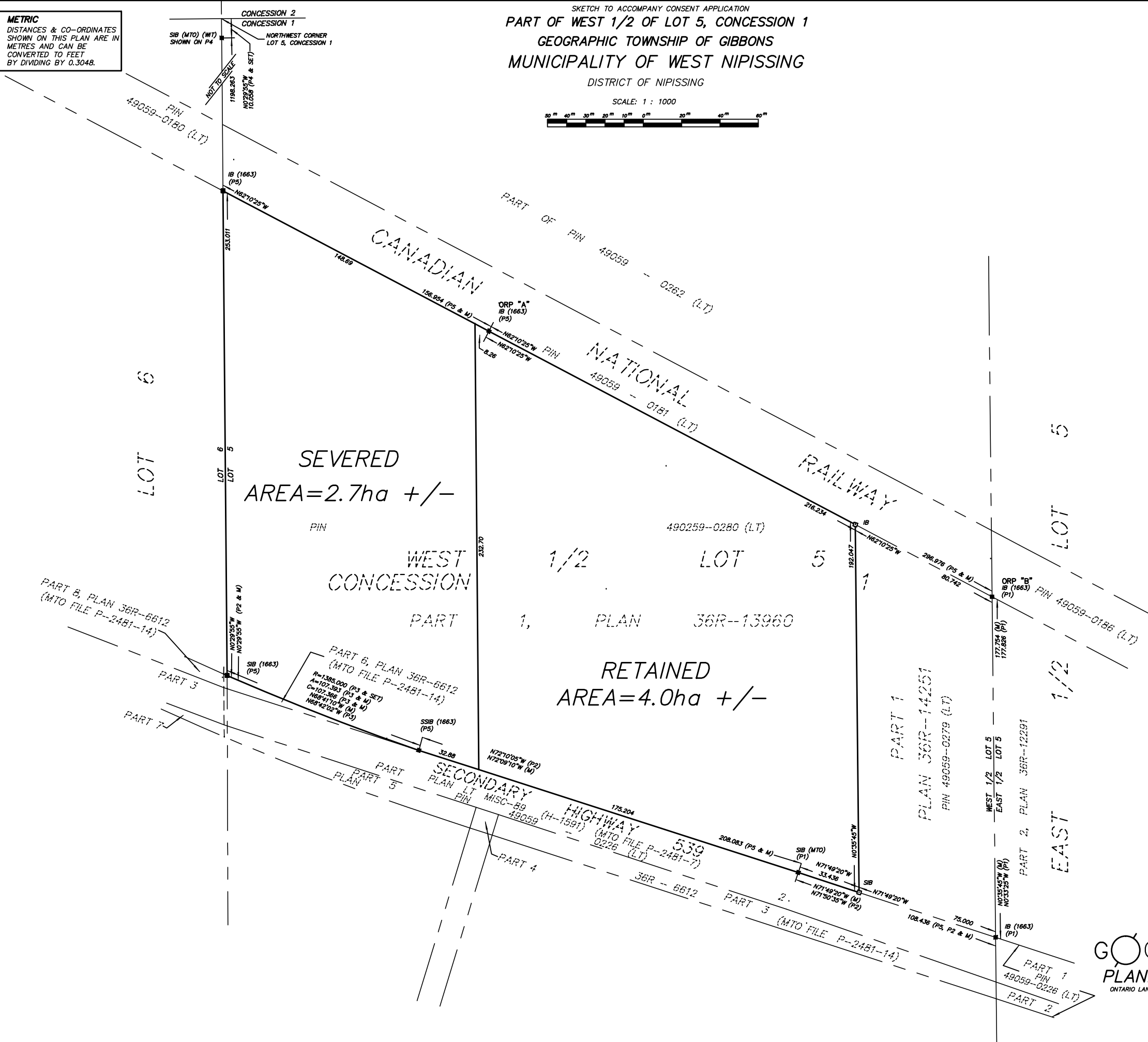
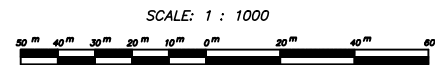
**PROPERTY: 3707 Highway 539, Field**





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

SKETCH TO ACCOMPANY CONSENT APPLICATION  
**PART OF WEST 1/2 OF LOT 5, CONCESSION 1**  
**GEOGRAPHIC TOWNSHIP OF GIBBONS**  
**MUNICIPALITY OF WEST NIPISSING**  
DISTRICT OF 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  
705-493-7974 don.goulet@ggpa ltd.com

FIELD	OFFICE	FILE
	D. GOULET	1289-31

## PLANNING SUMMARY REPORT

### CONSENT APPLICATION NO. C80/21

<b>Registered Owner(s)</b>	Rene Daoust and Sandi Graff
<b>Agent(s)</b>	Melanie Daoust and Marc-Yvan Davidson
<b>Property Location</b>	135 Dubuc Road, Crystal Falls, ON East Part Lot 11, Concession 2, Grant Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	Creation of one (1) new lot
<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: C80/21**

**PROPERTY: 135 Dubuc Road**

**APPLICANT: Rene Daoust and Sandi Graff**

**FILE: C80/21**

**PROPERTY: 135 Dubuc Road**

**APPLICANT: Rene Daoust and Sandi Graff**

**FILE: C80/21**

**PROPERTY: 135 Dubuc Road**

**APPLICANT: Rene Daoust and Sandi Graff**



**FILE: C80/21**  
**APPLICANT: Rene Daoust and Sandi Graff**  
**PROPERTY: 135 Dubuc Road**

