



# A G E N D A

## WEST NIPISSING COMMITTEE OF ADJUSTMENT MEETING HELD ON JANUARY 10, 2022 – 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 January 10, 2022;
4. Adoption of Minutes of December 13, 2021 meeting;
5. Consent and Minor Variance Applications;

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C01/22	Rainville, Yves	Rainville Road	Caldwell	One (1) lot addition
C02/22	Stewart, Andrew and Tricia	Highway 64	Macpherson	Creation of one (1) new lot
C03/22	Bazinet, Yves and Brandei	1691 Highway 575	Badgerow	One (1) lot addition
MV2022/01	Spencer, Julianne and Vinall, Roy	40 Point Road	Hugel	Reduce minimum side-yard setback from 3m to 1.5m to permit construction of addition including attached garage.

6. Adjournment.

## MINUTES

**Municipality of West Nipissing**  
**Meeting of the Committee of Adjustment**  
**Held on December 13, 2021 at 7:30 PM**  
**Chair: Normand Roberge**



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

**ABSENT:**

### CALL TO ORDER

#### **RESOLUTION #2021/123**

Moved by: **Denis Sénécal**

Seconded by: **Roger Gagnon**

That the Agenda for the Committee of Adjustment meeting of December 13<sup>th</sup>, 2021 be adopted, as presented.

**CARRIED**

### MINUTES

#### **RESOLUTION #2021/124**

Moved by: **Denis Sénécal**

Seconded by: **Fernand Pellerin**

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

**CARRIED**

### APPLICATIONS FOR CONSENT

#### **C73/21 - Application for Consent by Carlos Brizuela and Michael Duffy (Owners)**

A consent application made by Carlos Brizuela and Michael Duffy to create a one (1) new lot on 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, District of Nipissing.

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

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 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.

**CARRIED**

**C74/21 - Application for Consent by Gilles Marleau (Owner)**

A consent application made by Gilles Marleau for two (2) lot additions on Marleau Road, Sturgeon Falls, ON. Part Lot 3, Concession B, Parts 1 and 2, 36R6941, Part 1, 36R10261, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/126**

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.	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.
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.

**CARRIED**

**C75/21 - Application for Consent by Daniel Schwartzentruber and Leslie Bernard (Owners)**

A consent application made by Daniel Schwartzentruber and Leslie Bernard to create one (1) new lot at 10725 Highway 17, Verner, ON. Part Lot 6, Concession 4, Caldwell Township, Municipality of West Nipissing, District of Nipissing.

The Committee agreed that if the MTO authorizes a separate farm entrance that Condition 6 can be waived by staff.

**RESOLUTION #2021/127**

Moved by: **Chris 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 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.
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.

**CARRIED**

**C76/21 - Application for Consent by Bernard Amyot (Owner)**

A consent application made by Bernard Amyot to create two (2) new lots on Levert Drive, Sturgeon Falls, ON. Part Lot 4, Concession 3, Springer Township, Municipality of West Nipissing, District of Nipissing.

Member Normand Roberge noted that he was related to potential buyer of the property, therefore turned item over to Vice-Chair Denis Sénécal.

**RESOLUTION #2021/128**

Moved by: **Fernand Pellerin**

Seconded by: **Christopher Fisher**

**CONDITIONS:**

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

**CARRIED**

**C77/21 - Application for Consent by 1395559 Ontario Inc. (Owners)**

A consent application made by 1395559 Ontario Inc. to create one (1) new lot at 90 Bay Street, Sturgeon Falls, ON. Part Lot 5, Concession A, Part 4, 36R14514, Springer Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/129**

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 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.	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, as required.

**CARRIED**

**C78/21 - Application for Consent by Rosalie Dore (Owner)**

A consent application made by Rosalie Dore to create one (1) new lot and one (1) lot addition on Quesnel Road, Sturgeon Falls, ON. Part Lot 6, Concession A, Springer Township, Municipality of West Nipissing, District of Nipissing.

Gwynneth Bailey made verbal representation to seek clarification regarding lot configuration.

**RESOLUTION #2021/130**

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 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.
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.

**CARRIED**

**C79/21 - Application for Consent by 9377819 Canada Inc. (Owner)**

A consent application made by 9377819 Canada Inc. to create one (1) new lot at 3707 Highway 539, Field, ON. Part Lot 5, Concession 1, Part of Part 1 36R13960, Gibbons Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/131**

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.

**CARRIED**

**C80/21 - Application for Consent by Rene Daoust and Sandi Graff (Owner)**

A consent application made by Rene Daoust and Sandi Graff to create one (1) new lot at 135 Dubuc Road, Crystal Falls, ON. East Part Lot 11, Concession 2, Grant Township, Municipality of West Nipissing, District of Nipissing.

**RESOLUTION #2021/132**

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.	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**

**ADJOURNMENT**

**RESOLUTION #2021/122**

Moved By: **Denis Sénécal**

Seconded by: **Fernand Pellerin**

**BE IT RESOLVED THAT** the West Nipissing Committee of Adjustment meeting be adjourned to January 10, 2022.

**CARRIED**



WEST NIPISSING COMMITTEE OF ADJUSTMENT

**MEETING HELD JANUARY 10, 2022**

**RECORD OF ALL COMMENTS**

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C01/22 Yves Rainville	•	• No comments	•	• No objections	•	• No issues	• No issues
C02/22 Andrew and Tricia Stewart	•	• Pre-consultation approved a single entrance, applicant must apply for a residential entrance permit.	•	• No objections	•	• No issues	• No issues
C03/22 Yves and Brandei Bazinet	•	• See attached email	•	• No objections	•	• No issues	• No issues
MV2022/01 Julienne Spencer and Roy Vinall	•	• No comments	•	• No objections	•	• No issues	• No issues

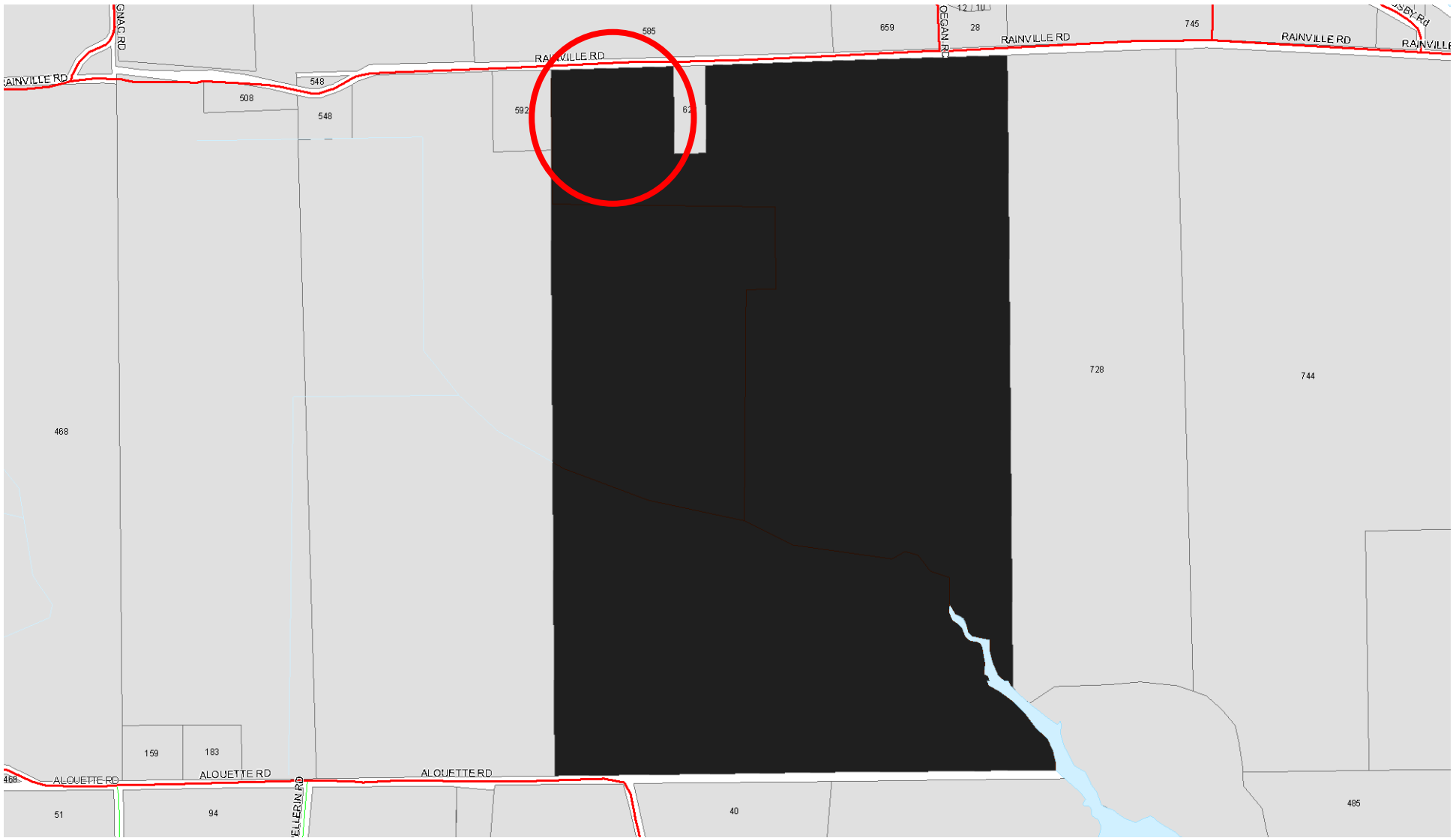


## PLANNING SUMMARY REPORT CONSENT APPLICATION NO. C01/22

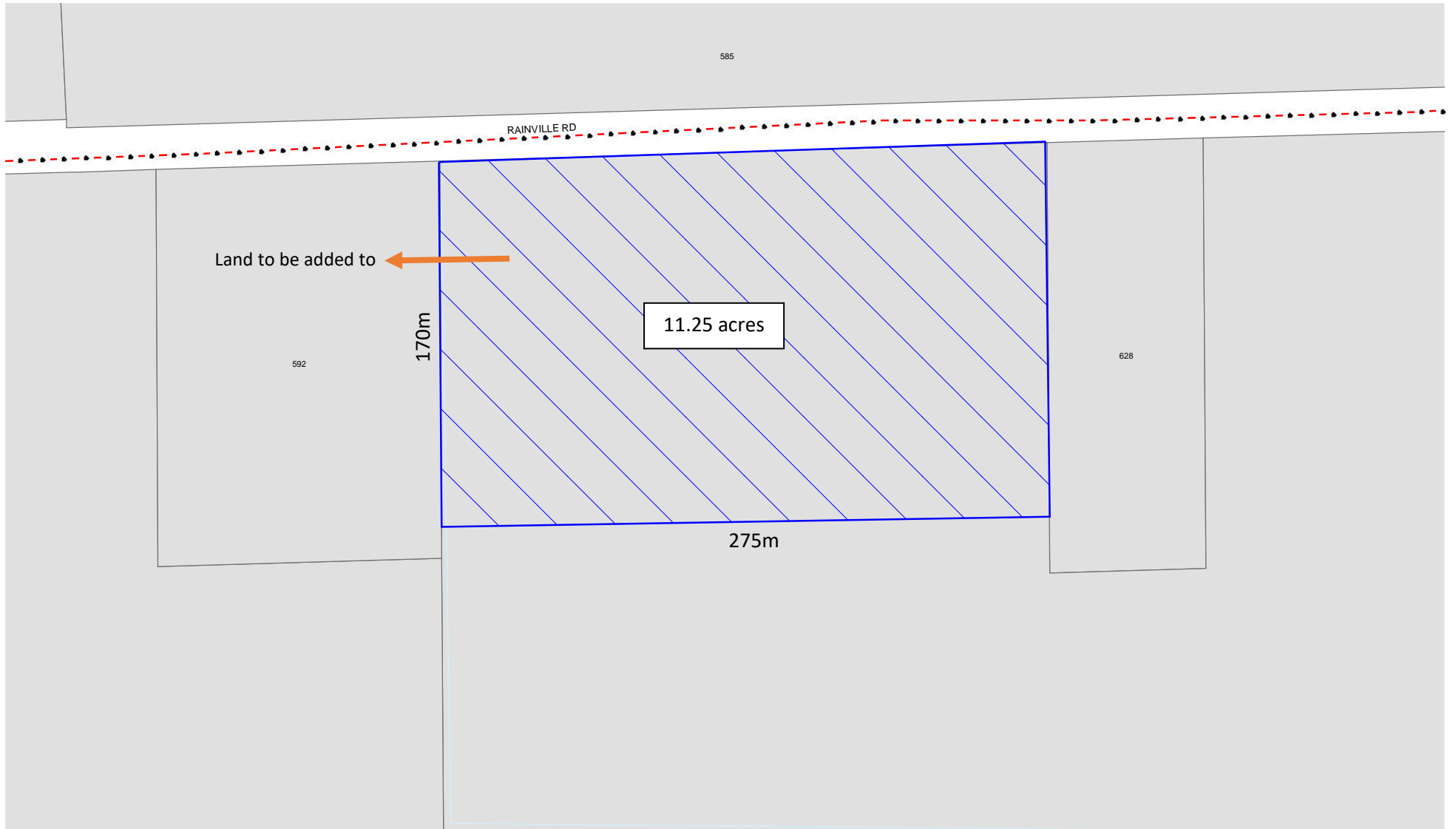
<b>Registered Owner(s)</b>	Yves Rainville
<b>Agent(s)</b>	Gaetan and Carole Labelle
<b>Property Location</b>	Rainville Road, Verner, ON East Part Lot 5, Concession B, Caldwell Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	One (1) lot addition
<b>Current Zoning</b>	A1 - Agricultural One Zone
<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. That a PIN Consolidation be registered in the Land Registry Office in order to consolidate the lot addition(s) with the lands to which they are being added.</li> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.



FILE: C01/22  
APPLICANT: Yves Rainville  
PROPERTY: Rainville Road



FILE: C01/22  
APPLICANT: Yves Rainville  
PROPERTY: Rainville Road

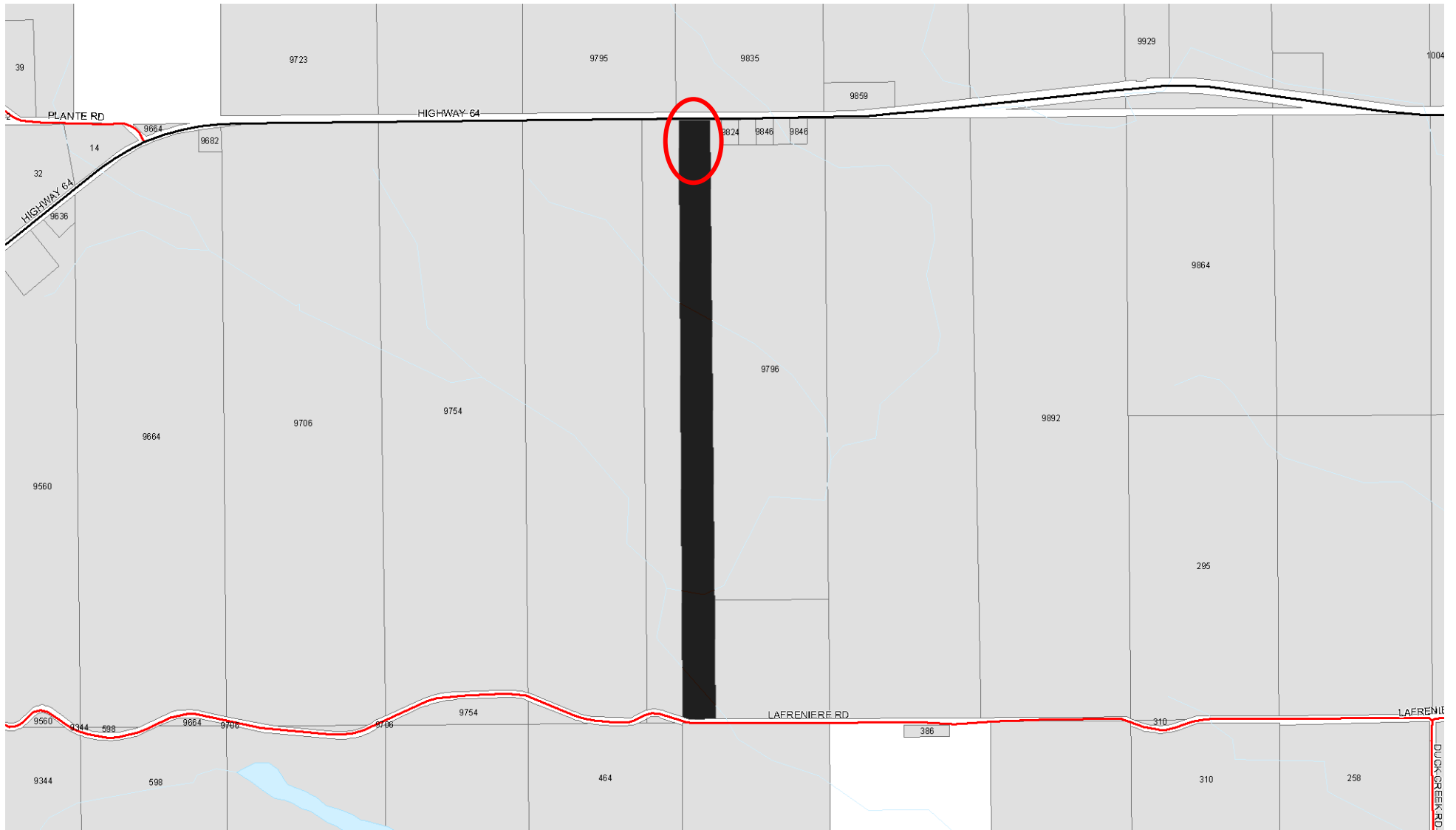




## PLANNING SUMMARY REPORT CONSENT APPLICATION NO. C02/22

<b>Registered Owner(s)</b>	Andrew and Tricia Stewart
<b>Agent(s)</b>	N/A
<b>Property Location</b>	Vacant land, Highway 64, Lavigne, ON Part Lot 8, Concession 2, Macpherson 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. The property is located in the watershed for the Rousseau Drain. 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> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

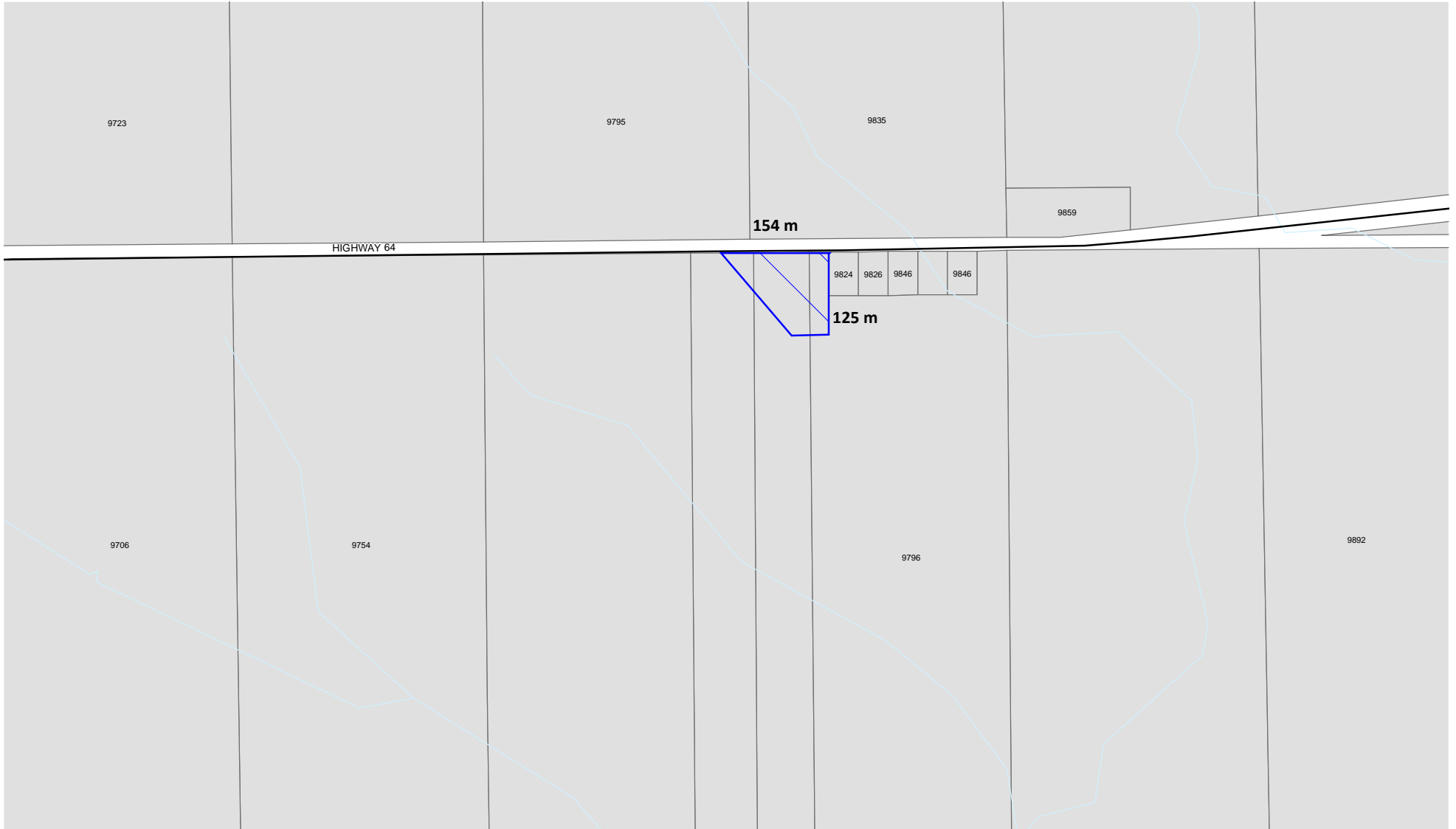
FILE: C02/22  
APPLICANT: Andrew and Tricia Stewart  
PROPERTY: Highway 64, Lavigne, ON



FILE: C02/22

PROPERTY: Vacant Land, Highway 64, Lavigne, ON

APPLICANT: Andrew and Tricia Stewart





## PLANNING SUMMARY REPORT CONSENT APPLICATION NO. C03/22

<b>Registered Owner(s)</b>	Yves and Brandei Bazinet
<b>Agent(s)</b>	N/A
<b>Property Location</b>	1691 Highway 575, Field, ON Part East Half Lot 2, Concession 5, Part 1 36R14496, Badgerow Township, Municipality of West Nipissing
<b>Purpose and Effect of Application</b>	One (1) lot addition
<b>Current Zoning</b>	RR – Rural 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. 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> </ol>
<b>Recommendation</b>	Severance be granted subject to conditions of approval.

## Tanya Lelievre

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**From:** Muldoon, Laurel (MTO) <Laurel.Muldoon@ontario.ca>  
**Sent:** January 4, 2022 2:27 PM  
**To:** Tanya Lelievre  
**Cc:** Burke, Debra A. (MTO)  
**Subject:** FW: C03/22 - Yves and Brandei Bazinet - 1691 Highway 575, Field  
**Attachments:** C03-22 - Notice and Key Maps.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Hello Tanya,

The Ministry of Transportation of Ontario (MTO) has reviewed the consent application C03/22, located at 1691 Highway 575 in field. The subject lands are located within MTO's permit control area, therefore, are subject to review under *the Public Transportation and Highway Improvement Act R.S.O 1990* and will require proper permits with the MTO. The MTO can provide the following comments:

- The applicant will be required to obtain an entrance permit. A permit application can be made online at: <https://www.hcms.mto.gov.on.ca/>
- MTO Building/Land Use permits will be required for any proposed building or structure located within 45m of the MTO Right-of-way (ROW) or within 395 metres of intersections. New buildings, septic systems etc. must be setback a minimum of 14 metres from the limits of the MTO ROW. New wells must be setback a minimum of 30 metres from the limits of the MTO ROW.
  - Further information on permit and setback requirements can be obtained by contacting Corridor Management Officer, Debra Burke at [debra.burke@ontario.ca](mailto:debra.burke@ontario.ca)

Please let me know if you have any questions,

Laurel

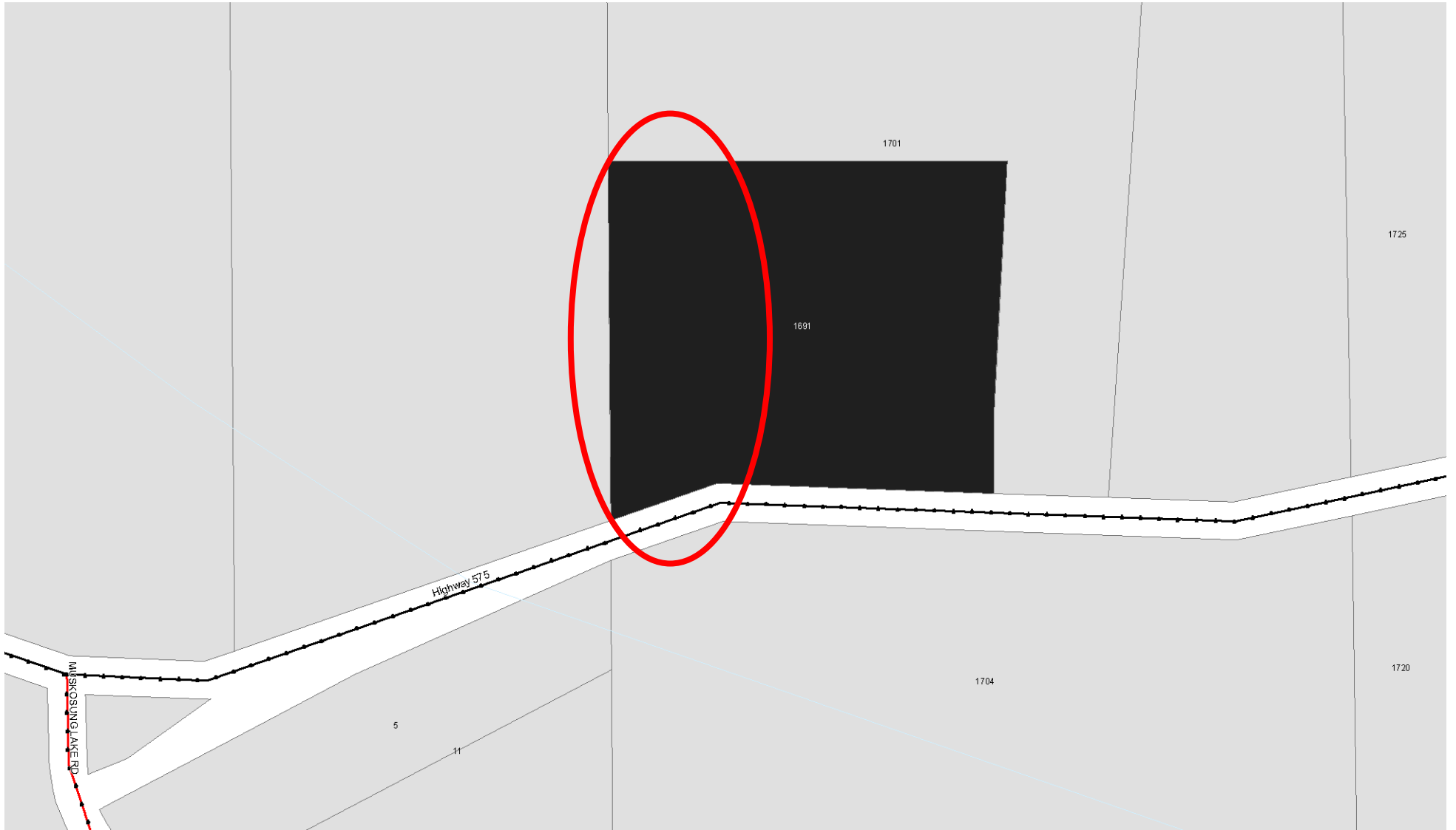
**Laurel Muldoon, MSc.Environmental  
Corridor Management Senior Project Manager**

Operations Division, Northeast Region  
Ministry of Transportation  
447 McKewen Ave, Suite 301  
North Bay, Ontario, P1B 9S9  
T. 705-491-0757 |E. [laurel.muldoon@ontario.ca](mailto:laurel.muldoon@ontario.ca)

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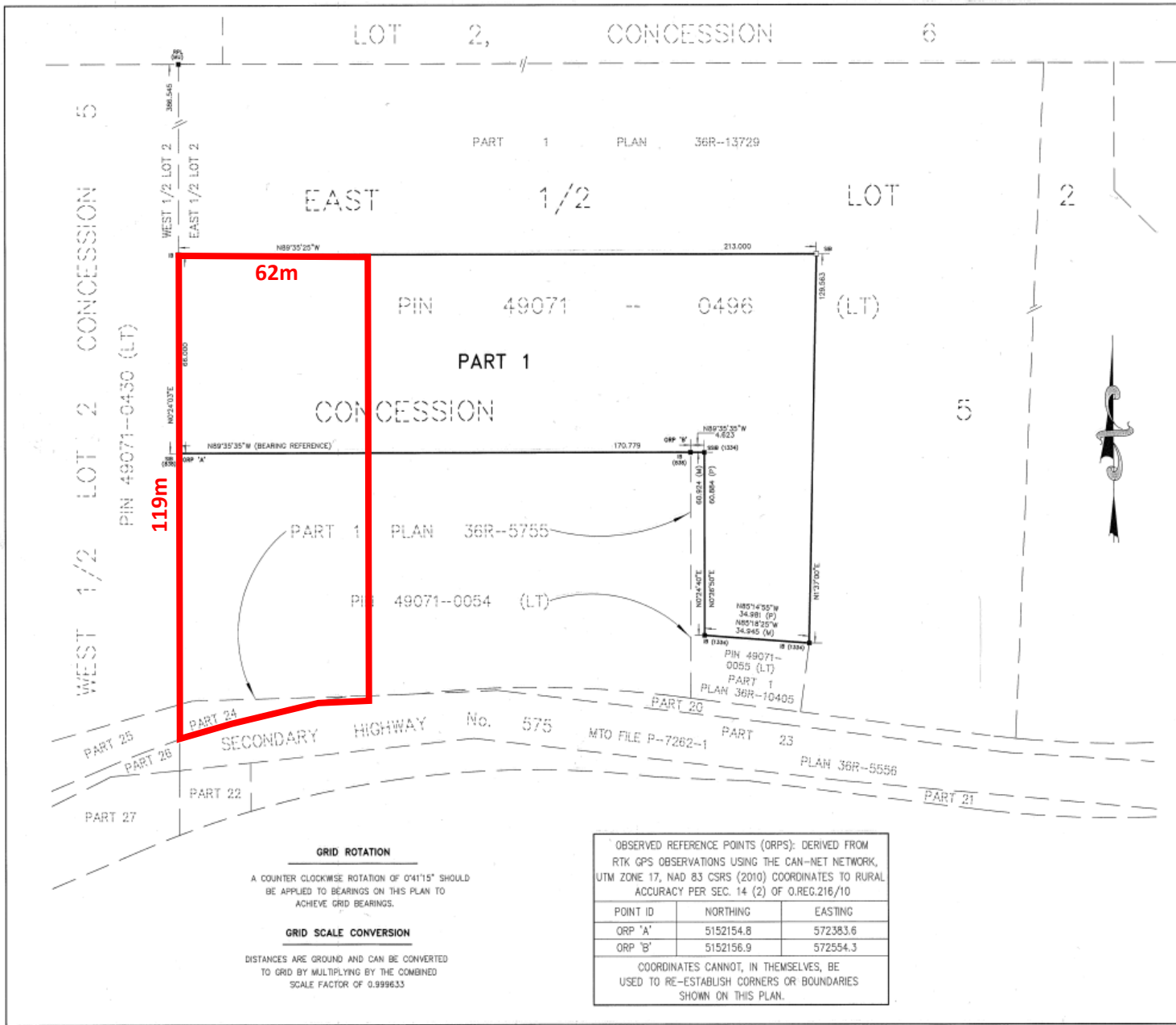
**From:** Tanya Lelievre <[tlelievre@municipality.westnipissing.on.ca](mailto:tlelievre@municipality.westnipissing.on.ca)>  
**Sent:** December 29, 2021 1:39 PM  
**To:** Alain Bazinet <[abazinet@municipality.westnipissing.on.ca](mailto:abazinet@municipality.westnipissing.on.ca)>; Bell 1 <[jacqueline.moyle@bell.ca](mailto:jacqueline.moyle@bell.ca)>; Bell 2

FILE: C02/21  
PROPERTY: 1691 Highway 575, Field, ON  
APPLICANT: Yves and Brandei Bazinet





FILE: C03/22  
 PROPERTY: 1691 Highway 575, Field, ON  
 APPLICANT: Yves and Brandei Bazinet



RECEIVED AND DEPOSITED AS  
**PLAN 36R-14496**  
 DATE: **2020/12/10**  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 NIPISSING (No. 36)  
 I REQUIRE THIS PLAN TO BE DEPOSITED  
 UNDER THE LAND TITLES ACT.  
 DATE: **DECEMBER 3rd, 2020**  
 R.D. MILLER  
 ONTARIO LAND SURVEYOR

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

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF EAST 1/2 OF LOT 2	5	PART OF PIN 49071-0496 (LT)	1.6223 Ha.

PLAN OF SURVEY OF  
 PART OF EAST 1/2 OF LOT 2, CONCESSION 5  
 TOWNSHIP OF BADGEROW  
 NOW IN THE  
 MUNICIPALITY OF WEST NIPISSING  
 DISTRICT OF NIPISSING

SCALE 1 : 750  
 0 15 30 45m

Miller & Urso Surveying Inc.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 11TH DAY OF NOVEMBER 2020.

DECEMBER 2nd, 2020  
 DATE  
 R. D. MILLER  
 ONTARIO LAND SURVEYOR  
 FOR: MILLER & URSO SURVEYING INC.  
 ONTARIO LAND SURVEYORS

**LEGEND**

■	DENOTES	FOUND MONUMENT
□	DENOTES	PLANTED MONUMENT
S	DENOTES	SET
M	DENOTES	MEASURED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
RPL	DENOTES	ROCK PLUG
MU	DENOTES	MILLER & URSO SURVEYING INC.
SUB	DENOTES	M. E. G. TAYLOR, O.L.S.
1334	DENOTES	J. E. WALKER SURVEYING LTD.
P	DENOTES	DEPOSITED PLAN 36R-13729
∕	DENOTES	NOT TO SCALE

**BEARING NOTE:**  
 BEARINGS ARE ASTROPHIC AND ARE REFERRED TO THE SOUTH LIMIT OF PART 1, AS SHOWN ON DEPOSITED PLAN 36R-13729, HAVING A BEARING OF N89°35'35"W.

**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

**GRID ROTATION**  
 A COUNTER CLOCKWISE ROTATION OF 0°41'15" SHOULD BE APPLIED TO BEARINGS ON THIS PLAN TO ACHIEVE GRID BEARINGS.

**GRID SCALE CONVERSION**  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999633

OBSERVED REFERENCE POINTS (ORPS): DERIVED FROM RTK GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17, NAD 83 CSRS (2010) COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG.216/10

POINT ID	NORTHING	EASTING
ORP 'A'	5152154.6	572383.6
ORP 'B'	5152156.9	572554.3

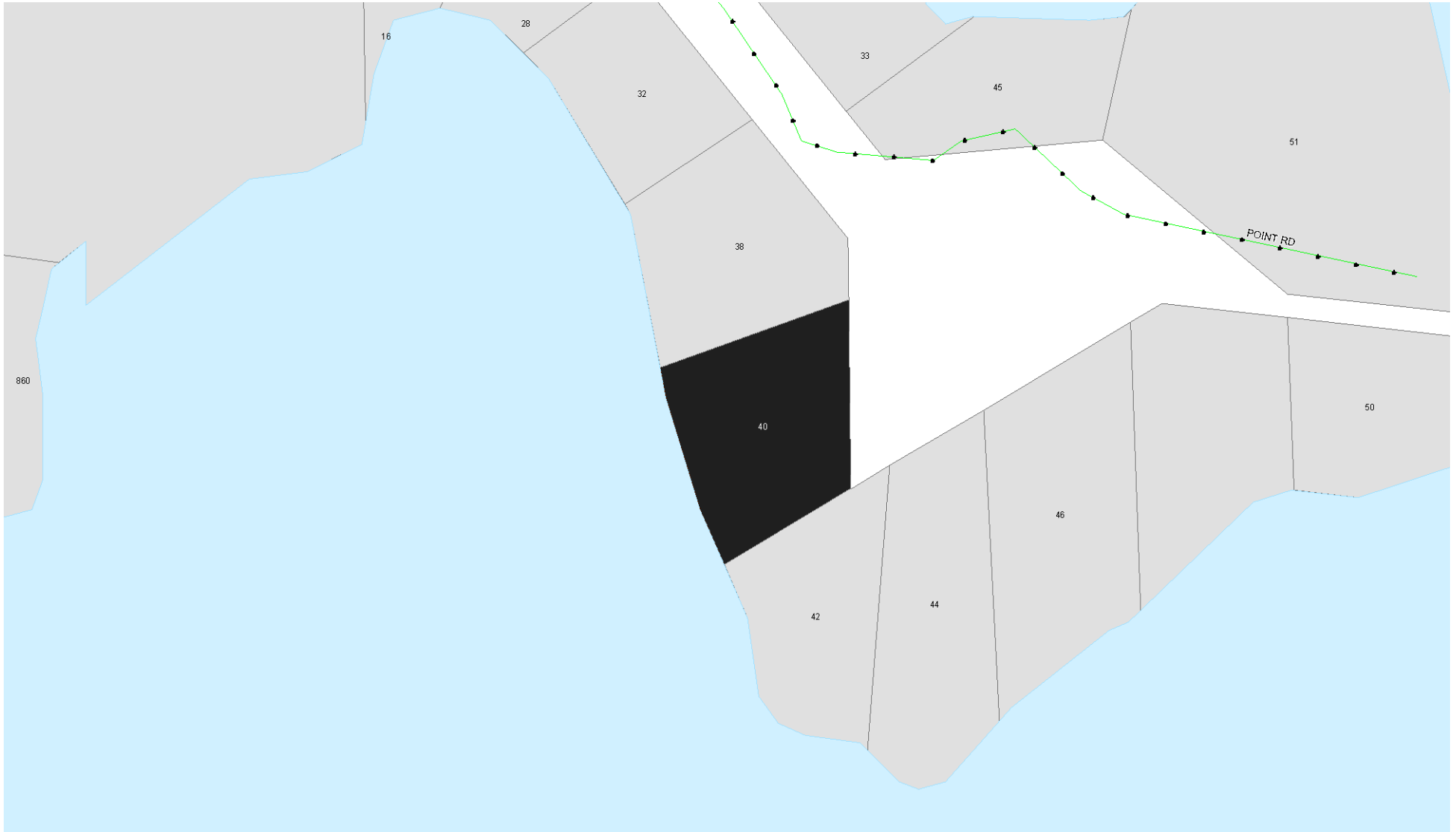
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

## PLANNING SUMMARY SHEET

### MINOR VARIANCE APPLICATION NO. MV2022/01

<b>Applicant(s)</b>	Julienne Spencer and Roy Vinall
<b>Agent(s)</b>	N/A
<b>Property Location</b>	40 Point Road, Warren, ON Part Lot 5, Concession 3, Part 4 NR201, Hugel Township, Municipality of West Nipissing
<b>Proposal</b>	To reduce minimum side-yard setback from 3m to 1.5m to permit construction of addition, including attached garage.
<b>Current Zoning</b>	SR – Shoreline Residential
<b>Official Plan Land Use</b>	Waterfront
<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 style="text-align: center;"><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>Notes:</b>	

FILE: MV2022/01  
PROPERTY: 40 Point Road, Warren, ON  
APPLICANT: Julienne Spencer and Roy Vinall



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