



THE CORPORATION OF THE MUNICIPALITY OF OLIVER PAIPOONGE

**COMMITTEE OF ADJUSTMENT MEETING**

**A G E N D A**

DATE: Thursday, June 11, 2026

TIME: 5:00 PM

PLACE: Council Chambers  
Municipal Office

PRESIDING: Peggy Brekveld

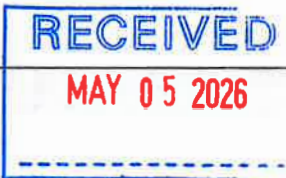
MEMBERS: Arnold Breukelman  
Sara Hagstrom  
Katherine Hamilton  
Sandy Stadey

MUNICIPAL OFFICERS: Kerri Reid, Manager of Planning/Secretary  
Treasurer  
Brittany Chrusz, Planning Assistant

ORDERS OF THE DAY: OPEN THE MEETING  
APPROVE THE AGENDA  
DISCLOSURES OF INTEREST  
DEPUTATIONS  
APPLICATIONS  
MINUTES OF PREVIOUS MEETING  
UNFINISHED BUSINESS  
NEW BUSINESS  
ADJOURNMENT

1. OPEN THE MEETING
  - (a) CHAIR ADVISES THE MEETING IS BEING VIDEO RECORDED AND LIVE STREAMED.
2. DISCLOSURES OF INTEREST

	PAGES
3. APPROVE THE AGENDA	
(a) Agenda Approval	
4. DEPUTATIONS	
5. APPLICATIONS	
(a) 1B-11-26 - NEW LOT - VEAL	3 - 17
(b) 1B-12-26 - LOT ADDITION - RIETDIJK	18 - 31
(c) 1B-13-26 - NEW LOT - LEPAGE	32 - 44
(d) 1A-01-26 - MINOR VARIANCE - MILLER	45 - 58
(e) 1D-01-26 - CANCELLATION CERTIFICATE - MILLER	59 - 74
6. MINUTES OF PREVIOUS MEETING	
(a) April 9, 2026 Meeting Minutes	75 - 78
7. UNFINISHED BUSINESS	
8. NEW BUSINESS	
9. ADJOURNMENT	
(a) Adjourn the Meeting	



Application Number: 18-11-26

Name of Approval Authority: Committee of Adjustment

**Owner Information**

Full Name: VEAL JAMES J  
Last First

Address: 8 BIRCH DR.  
Street Address Apt/Unit #  
KEMPTVILLE ON K0G 1T0  
City Province Postal Code

Home Phone: (613) 407 6659 Email: cjveal@bell.net

Please specify to whom all communications should be sent:

Owner  Solicitor  Agent

**Agent Information (if applicable)**

Full Name: \_\_\_\_\_  
Last First

Address: \_\_\_\_\_  
Street Address Apt/Unit #  
\_\_\_\_\_  
City Province Postal Code

Home Phone: ( ) Email: \_\_\_\_\_

**Purpose of Application**

- Type and purpose of proposed transaction:
 

<input checked="" type="checkbox"/> New Lot	<input type="checkbox"/> Addition to Lot	<input type="checkbox"/> Conveyance (specify):
<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> Easement Right-of-Way	<input type="checkbox"/> Mortgage	
- Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged: JAMES J VEAL
- Relationship (if any) of person(s) named in Question 2. to Owner: \_\_\_\_\_
- Describe any existing easements or restrictive covenants affecting the subject land and its effect: N/A

Land Information

5. Location of land:

Physical Address (fire number, st/rd): RIVER RD

Lot(s) No: 22 PART / 23 PART Concession No: A

Lot(s) No: 22 PART Registered Plan No: 55R15262 / 55R-3020

Part(s) No: PART 1 / PART 1 Municipality/Township/  
Unorganized OLIVER PAIPOONGE

6. Current Official Plan designation: NATURAL Resource / Rural.

7. Current Zoning designation: GENERAL AG / Rural.

8. Description of land intended to be severed:

Frontage: 111.888 metres <sup>West Line 639.102</sup> Depth: (IRREG) metres Area: 8.0938 hectares

Existing Use: VACANT <sup>East Line 665.087</sup> Proposed Use: FUTURE LOT

Number and use of buildings and structures (both existing and proposed) on the land to be severed:

0

9. Description of land intended to be retained:

Frontage: 157.804 metres <sup>West Line 748.89</sup> Depth: (IRREGULAR) metres <sup>EAST LINE 590.290</sup> Area: 1 hectares

Existing Use: VACANT Proposed Use: VACANT

Number and use of buildings and structures (both existing and proposed) on the land to be retained:

1 Storage Shed.

10. Number of new lots (not including retained lots) proposed:

1 LOT.

11. Type of road access for proposed lot (specify): DRIVEWAY / RIVER RD

Type of road access for retained lot (specify): DRIVE / RIVER RD.

Is access by water to proposed lot? N/A

Is access by water to retained lot? N/A

Committee of Adjustment

12. If access to the land will be by water only, please indicate the parking and docking facilities to be used and the approximate distance of these facilities from the land and nearest public road:

N/A

13. What type of water supply is proposed? (please check appropriate boxes)

*No New Well proposed @ this time of Application*

	Proposed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Lake	<input type="checkbox"/>	<input type="checkbox"/>
Individual Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>

14. What type of sewage disposal is proposed? (please check appropriate boxes)

*No Septic @ time of Application*

	Proposed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Septic tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	<input type="checkbox"/>
Pit privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>

15. When will water supply and sewage disposal services be available?

At time of development.

16. Is any part of the land swampy or subject to flooding, seasonal wetness or erosion?

Yes  No

If yes, give details:

\_\_\_\_\_

\_\_\_\_\_

15. Type of soil:

Clay  Gravel  Sand  Rock  Other: Mixed.  
Soil type VARIES.

16. Is there a rehabilitated mine site located on the Subject Land or within 500 metres of the Subject land?

Yes  No

17. Is there a non-operating mine site located within 1 kilometre of the Subject land?

Yes  No

18. Has the ORIGINAL parcel of land been severed on or after July 24, 2017?

Yes  No

(Please contact the Land Registry Office if you are unsure)

If yes, please indicate previous severances on the required sketch

19. Has any land been severed from the parcel originally acquired by the owner of the subject land? If the answer is year, please provide the date of the transfer, the name of the transferee and the uses of the severed land.

Consent was Given For Lot Addition from Lot 22  
Added to Lot 23 CON A. (31st Day Oct 2024)  
 (Certificate Date)

20. Is this a resubmission of an earlier proposal?

Yes  No

21. Has the parcel intended to be severed, ever been, or is it now, the subject of an application for a plan of subdivision, under Section 50 of the *Planning Act*, 1990 as amended, or its predecessors?

Yes  No If yes, provide the File Number: \_\_\_\_\_

22. Is the subject land currently the subject of a proposed

No NA

Official Plan Amendment  Zoning Amendment  Minor Variance

If yes, and if known, specify the file number and status of the application:

\_\_\_\_\_

23. How, in your view, will the proposal fit in the existing land uses in the area?

The proposed new lot of 22 con A is designated Ag in Zone  
Bylaw. This meets the size and frontage requirements  
in the bylaw. The new lot will be compatible with the  
retained lot and neighbouring lots.

24. Describe in detail how the application conforms with the intent of the Official Plan?

The proposed lot meets the required criteria for orderly  
development. The proposed lot is consistent with  
existing land uses as permitted in zoning By-law and  
official plan.

25. Is the proposed amendment consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act?

Yes     No

Describe:

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\* 26. If this application is for the creation of a new lot, does the applicant request a consent certificate for the retained land? *(If the applicant is requesting a consent certificate for the retained land, a statement from an Ontario solicitor in good standing confirming that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act will be required prior to issuance).*

Yes     No

27. Is there any other information you think may be useful to the Municipality or agencies in reviewing this application? If so, explain below or attach on a separate page.

N/A

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28. A sketch is required at the time of the filing of this application. Please see page 8 for instructions.

Completeness of the Application

The information in this form must be provided by the applicant. This information is prescribed in the Schedule to Ontario Regulation 200/96 made under the Planning Act. This mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Secretary/Treasurer may return the application or refuse to further consider the application until the information and fee have been provided.

To ensure the quickest and most complete review, this information should be submitted at the time of application. If you require assistance to fill out the application, please set up a meeting with the Secretary/Treasurer. In the absence of this information, it may not be possible to complete the review within the legislated time from for making a decision. As a result, the application may be refused.

**THIS INFORMATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.**

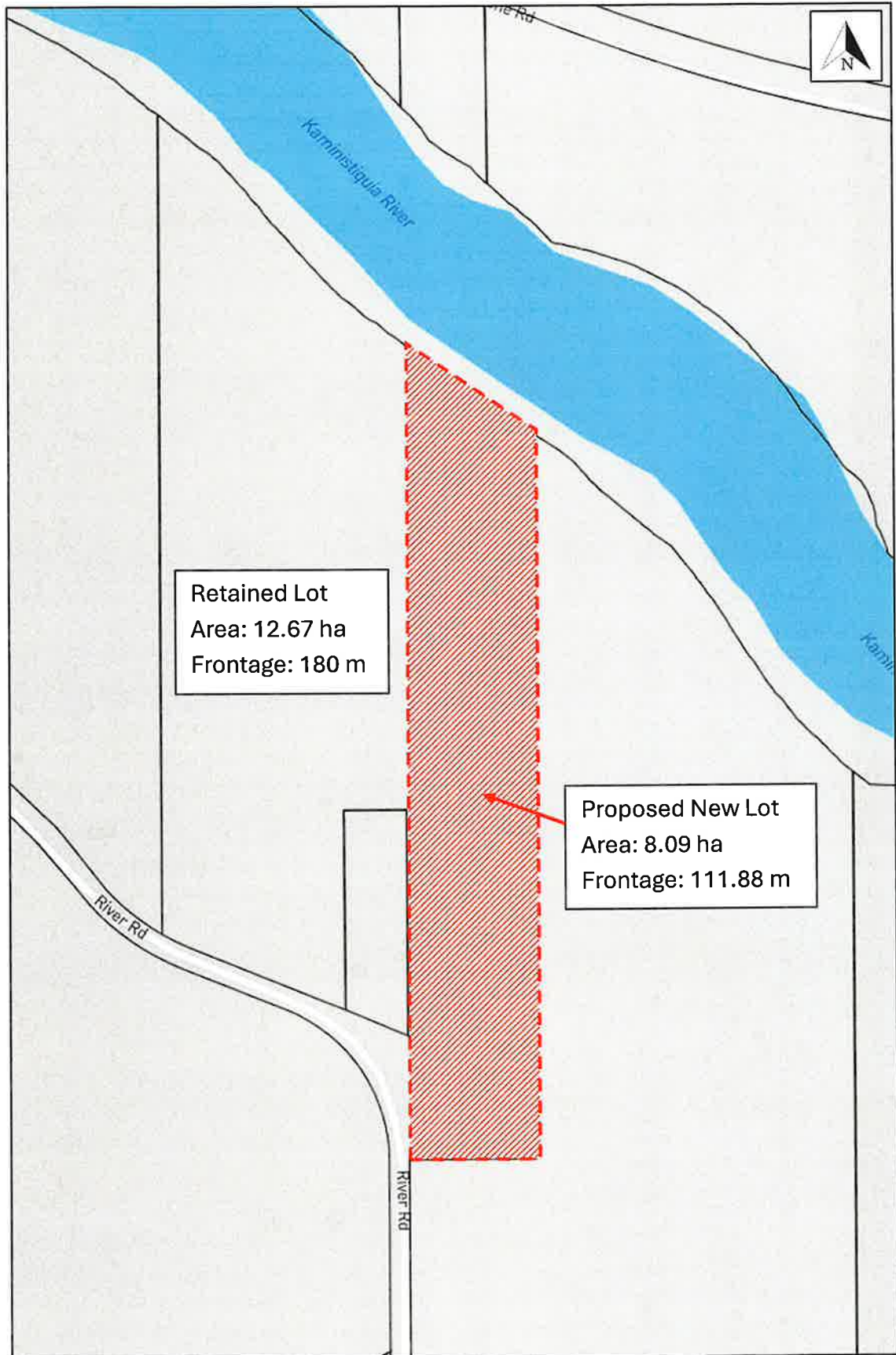
## Sketch

**Minimum requirements** will be a sketch showing the following **IF APPLICABLE** (see sample attached):

- The **boundaries and dimensions** of the subject land and any abutting land that is owned by the Owner of the subject land.
- The **North arrow**.
- The location, size and type of all existing and proposed **buildings and structures** on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot line (metric measurements only).
- The approximate location of all **natural and artificial features** on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant may affect the application. Examples include buildings, railways, roads, watercourses, drainage, ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks.
- The **current uses** on the land that is adjacent to the subject land.
- The location, width and name of any **roads** within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- The location and nature of any **easement** affecting the subject land.
- The location of all **land previously severed** from the parcel originally acquired by the current owner.
- Whether the subject land within an area of land designated under any **Provincial plan**.

**Please attach your sketch after this page. Ensure you have met all requirements as listed above.**

See survey attached



**AUTHORIZATION OF AGENT**

I/WE \_\_\_\_\_  
(Name of registered owner(s) of the subject lands)

Authorize \_\_\_\_\_  
(Name of agent/person authorized to sign application form)

To act on my (our) behalf in submitting this application. This application has been submitted with my (our) full knowledge and endorsement.

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**PERMISSION TO ENTER**

I/WE JAMES J VEAL  
(Name of registered owner(s) of the subject lands)

Herby authorize the Members of the Committee of Adjustment and the Municipality of Oliver Paipoonge staff to enter upon the property of this application for the purpose of conducting a site inspection with respect to this application for Consent.

Signature(s): James J Veal

Date: MAY 5<sup>TH</sup> 2026

**NOTE: Access to the Property** – Ensure that any driveways/entrances are accessible during the circulation period of the Application so that Committee Members, Oliver Paipoonge staff and other agencies do not have any barriers blocking access to the subject land.

**CERTIFICATION BY THE APPLICANT/SWORN DECLARATION**

I/WE JAMES J VEAL of the Kemptville ON in the Province of ONTARIO solemnly declare that all the statements contained in this application are true and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipal Office of OP in the Province of Ontario  
This 5<sup>th</sup> day of May, 2026.

Kerri Lynn Reid,  
a Commissioner, etc., Province of  
Ontario, for the Corporation of the  
Municipality of Oliver Paipoonge.  
Expires June 23, 2028.

James J Veal  
Applicant/Authorized Agent

If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporation Seal shall be affixed OR written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

MUNICIPALITY OF OLIVER PAIPOONGE  
COMMITTEE OF ADJUSTMENT

3250 Highway 130  
Rosslyn ON P7K 0B1

Phone: (807) 935-2613 Ext. 224  
Fax: (807) 935-3309

**PUBLIC HEARING  
CONCERNING PROPOSED NEW LOT**

**RE: Application No.: 1B/11/26  
Name of Owner: James Veal  
Name of Agent: N/A  
Location: PAIPOONGE CON A SKR PT LOTS 22 AND 23 RP 55R3020 PART 1 RP  
55R15262 PART 1 PCL 17655 SEC TBF**

**TAKE NOTICE** that the Municipality of Oliver Paipoonge Committee of Adjustment will hold a Public Hearing on **Thursday, June 11<sup>th</sup>, 2026, at 5:00 p.m. in Council Chambers** to consider the application for the proposed new lot under Section 53 of the Planning Act, 1990. C.P. 13 as amended to March 30, 2007.

**The subject land is legally described as PAIPOONGE CON A SKR PT LOTS 22 AND 23 RP 55R3020 PART 1 RP 55R15262 PART 1 PCL 17655 SEC TBF, located on River Road, in the Municipality of Oliver Paipoonge, Geographic District of Thunder Bay. A key map showing the location of the lands to which the consents apply is attached.**

**NOTES REGARDING YOUR RIGHTS**

If a *specified person* that files an appeal of a decision of the Committee of Adjustment in respect of the proposed new lots does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**THIS NOTICE** is sent to the applicant, to various agencies, and to surrounding property owners for their information. If you wish to be notified of the decision of the Committee of Adjustment for the Municipality of Oliver Paipoonge in respect to the proposed new lots, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, 3250 Highway 130, Rosslyn ON P7K 0B1. Failure of the applicant to appear before the Committee, either in person or by an agent, may result in the deferment or cancellation of the application.

**ADDITIONAL INFORMATION** related to the proposed new lots is available by calling the Secretary-Treasurer at 807-935-2613.

**DATED AT THE MUNICIPALITY OF OLIVER PAIPOONGE THIS 28<sup>th</sup> day of May 2026.**

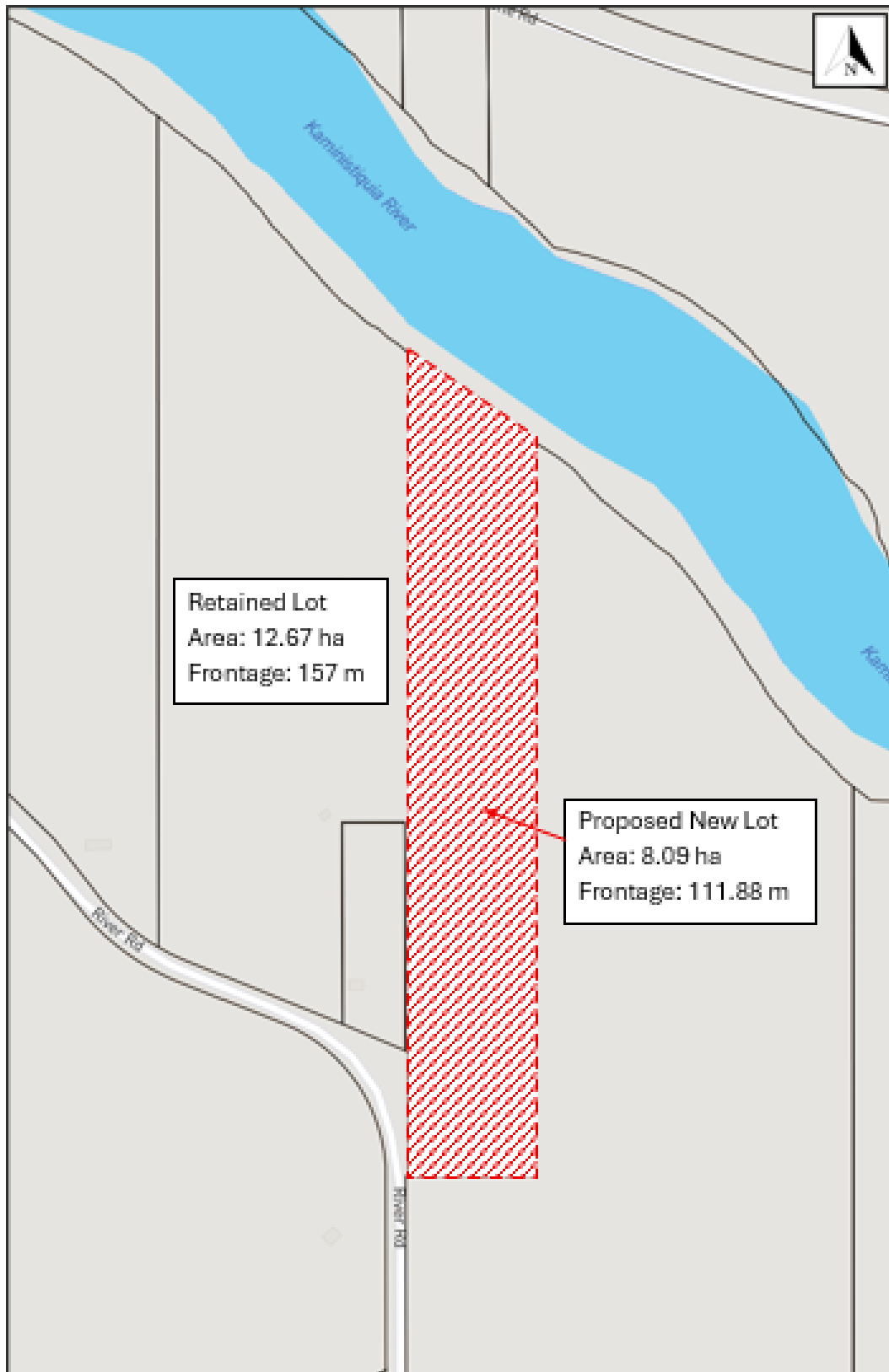
*Please see reverse for location map*



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**Kerri Reid, Secretary-Treasurer  
Committee of Adjustment**

**Key Map**





**PLANNING REPORT**

**Municipality of Oliver Paipoonge  
Committee of Adjustment**

**RE: Application for Consent 1B/11/26 (Veal)**

**PAIPOONGE CON A SKR PT LOTS 22 AND 23 RP 55R3020 PART 1 RP 55R15262**

**PART 1 PCL 17655 SEC TBF**

**Meeting Date: June 11, 2026**

**Purpose**

An application has been received from James Veal for the property legally described as PAIPOONGE CON A SKR PT LOTS 22 AND 23 RP 55R3020 PART 1 RP 55R15262 PART 1 PCL 17655 SEC TBF, in the Municipality of Oliver Paipoonge, Geographic District of Thunder Bay, located on River Road. This application proposes the creation of one new lot being 8.09 hectares in area, leaving a retained lot of 12.67 hectares.

**Description of Proposed Development**

The subject property is designated as Natural Resources and Rural in the Official Plan, and zoned General Agriculture and Rural in Zoning By-law 01-2019.

The proposed new lot is entirely within the General Agriculture zone, while the retained lands are entirely within the Rural zone.

The current and proposed lot configurations are shown below in figure 1.

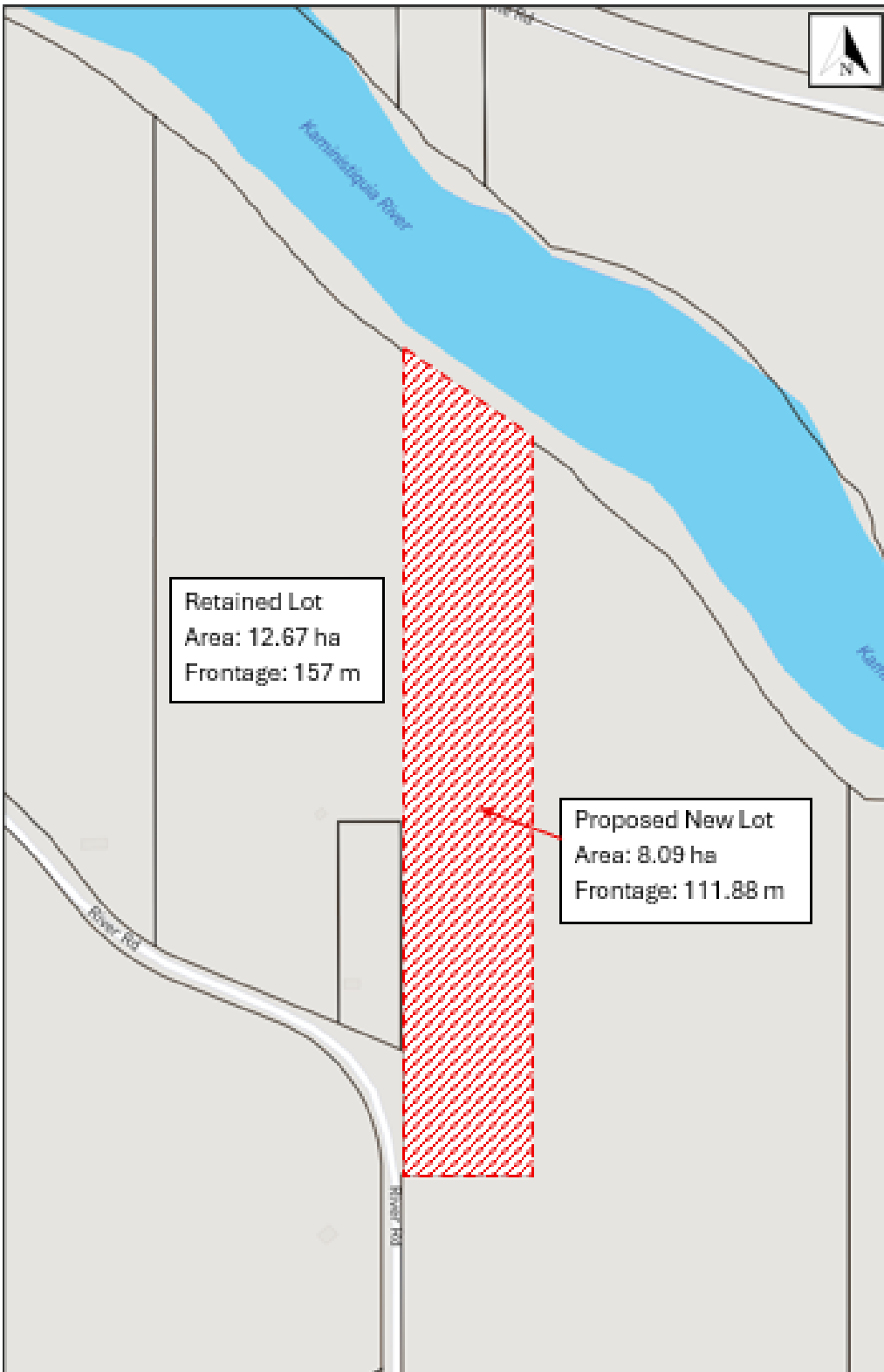


Figure 1: Current/Proposed Lot Configuration

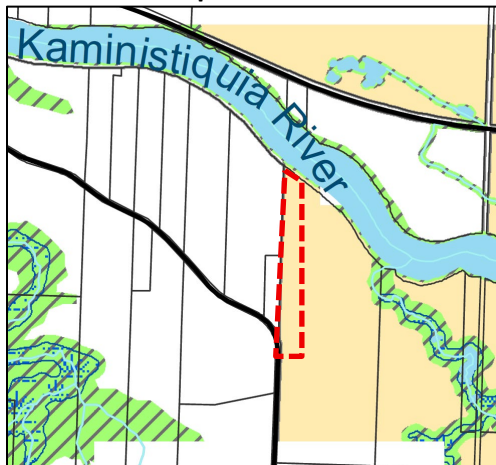
The following are the details of the proposed new lots:

Zoning By-law	By-law Requirements	Proposed Lot Sizes New Lot, Retained Lot
Permitted Uses in <b>General Agriculture (AG) Zone</b>	Accessory farm dwelling Agricultural use Agriculture-related uses Bee-keeping operation Dwelling, accessory Dwelling, single-detached dwelling Forestry Hobby farm Home industry Home occupation Livestock rest facility Marijuana grow facility Storage, Pre-fabricated shipping containers Stables, riding academies, kennels, boarding and breeding Watershed Management and conservation uses	Residential, Agriculture
Minimum Lot Area	4 hectare	8.09 ha, 12.67 ha
Minimum Lot Frontage	90 m	111.88m, 157 m

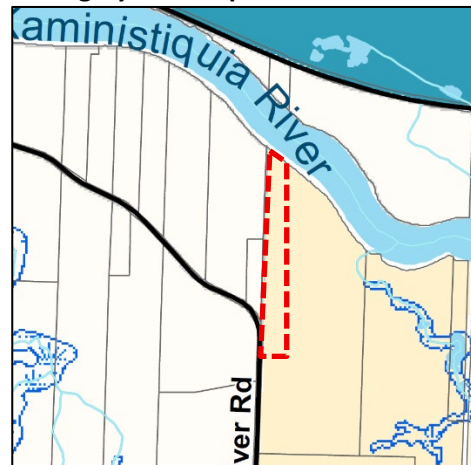
**Adjacent Land Uses**

The subject property is abutted by additional General Agriculture to the east, Rural to the south and west, and the Kaministiquia River to the north.

**Official Plan Map:**



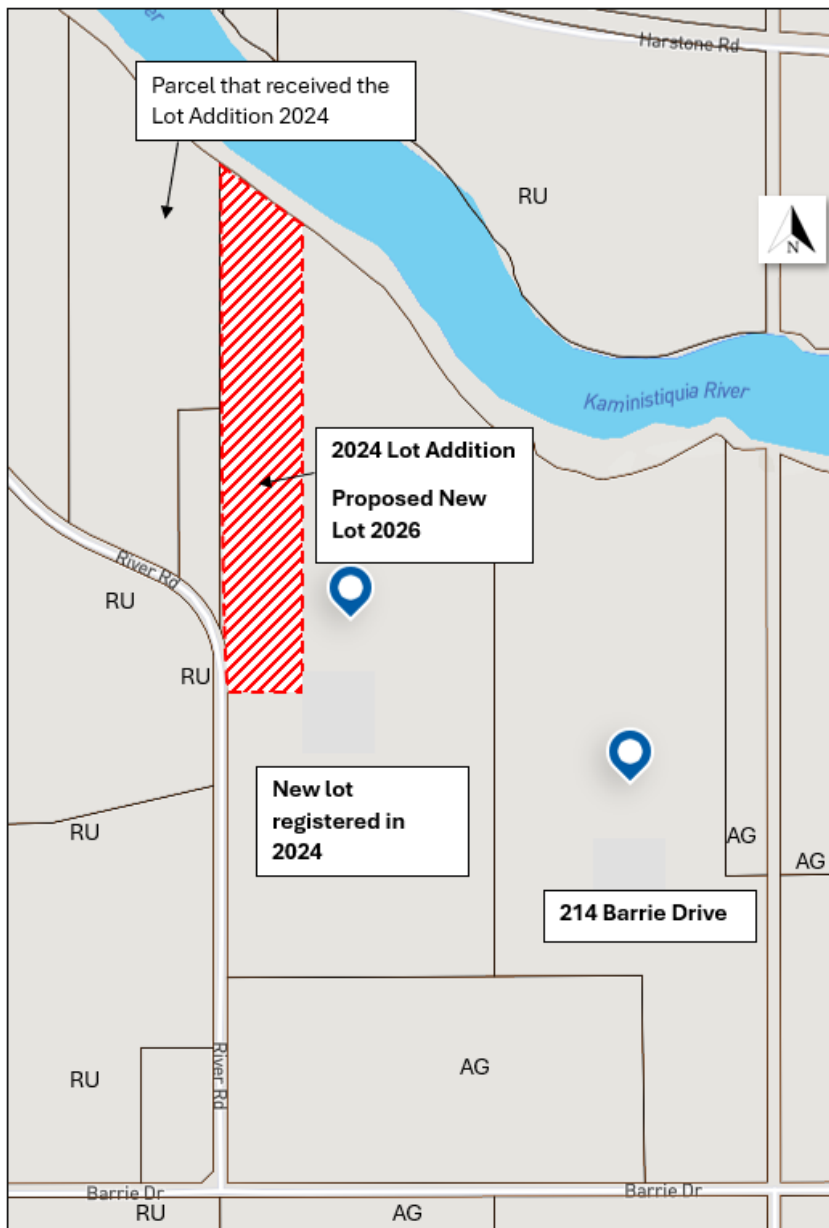
**Zoning By-law Map**





**Planning Issues**

The proposed new lot will meet all area and frontage requirements of the General Agriculture zone in the Zoning By-law. An entrance permit is required from the Municipality of Oliver Paipooonge if one does not already exist. This proposed new lot is the exact lot addition that was approved by the Committee in 2024; the same survey is now being followed to create the new lot. As such, this will be the final severance of the original parcel (shown below) under the current Official Plan.



**Figure 2: Property History**

**Interdepartmental Comments****Agency Comments****Council Resolution****Recommendation 1**

That application for consent 1B/11/26 (Veal) for the creation of one new lot be approved with the following conditions:

1. The original executed Transfer/Deed of Land form, and one photocopy for our records be provided.
2. A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
3. One copy, and one electronic copy, of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided. ***A draft survey should be submitted to the Secretary-Treasurer for approval before deposit.***
4. That, unless previously established, a 20-metre allowance measured 10 metres either side of the centre line of the travelled road be laid out as a part on the Reference Plan of Survey, and that the part be transferred to the Municipality.
5. That payment of \$1, 000.00 cash in lieu of Parkland be paid for the new lot.
6. That a letter of approval from the Thunder Bay District Health Unit is received by the Secretary-Treasurer of the Committee of Adjustment regarding sanitary sewage disposal system.

**Notes:**

1. It is the applicant and/or agent's responsibility to fulfill the conditions of consent approval within two years from the date of this letter pursuant to Section 53 of the Planning Act. We will issue no further notice or warning of the expiration of the two-year period.

If the conditions to consent approval are not fulfilled within two years from the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

**Respectfully Submitted:**  
**Kerri Reid, Manager of Planning**

Committee of Adjustment



Application Number: 1B-12-26

Name of Approval Authority: Committee of Adjustment

**Owner Information**

Full Name: Rietdijk Rob & Susie  
Last First

Address: 4026 Oliver Apt/Unit #  
Street Address  
Murillo ont P0T2G0  
City Province Postal Code

Home Phone: (807) 935-2787 Email: Susie.r2018@gmail.com

Please specify to whom all communications should be sent:

- Owner  Solicitor  Agent

**Agent Information (if applicable)**

Full Name: Rietdijk Rob  
Last First

Address: 4026 Oliver Rd Apt/Unit #  
Street Address  
Murillo ont P0T2G0  
City Province Postal Code

Home Phone: (807) 935-2787 Email: Rietdijk3@gmail.com  
Cell 807 628-4440

**Purpose of Application**

- Type and purpose of proposed transaction:
  - New Lot  Addition to Lot  Conveyance (specify):
  - Lease  Correction of Title  Other (specify):
  - Easement Right-of-Way  Mortgage
- Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged: Evelyn LePage Joseph LePage
- Relationship (if any) of person(s) named in Question 2. to Owner: No
- Describe any existing easements or restrictive covenants affecting the subject land and its effect: No

Land Information

5. Location of land:

Physical Address (fire number, st/rd): 4020 Oliver Rd

Lot(s) No: PT S1/2 LOT 1 Concession No: 2

Lot(s) No: \_\_\_\_\_ Registered Plan No: \_\_\_\_\_

Part(s) No. \_\_\_\_\_ Municipality/Township/  
Unorganized bliver

6. Current Official Plan designation: Rural

7. Current Zoning designation: Rural

8. Description of land intended to be severed:

Frontage: 39 metres Depth: 220 metres Area: 2.12 ~~acres~~ hectares

Existing Use: Vacant Proposed Use: Res

Number and use of buildings and structures (both existing and proposed) on the land to be severed: 0

9. Description of land intended to be retained:

Frontage: 375 metres Depth: odd metres Area: 123 <sup>acres</sup> ~~hectares~~

Existing Use: Res/Farm Proposed Use: Res/Farm

Number and use of buildings and structures (both existing and proposed) on the land to be retained: 4 House Barns shed

10. Number of new lots (not including retained lots) proposed: 0

11. Type of road access for proposed lot (specify): Oliver Rd or Townline

Type of road access for retained lot (specify): Oliver Rd or Townline

Is access by water to proposed lot? No

Is access by water to retained lot? No

Committee of Adjustment

12. If access to the land will be by water only, please indicate the parking and docking facilities to be used and the approximate distance of these facilities from the land and nearest public road:

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13. What type of water supply is proposed? (please check appropriate boxes)

	<u>Proposed Lot</u>	<u>Retained Lot</u>
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lake	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>

14. What type of sewage disposal is proposed? (please check appropriate boxes)

	<u>Proposed Lot</u>	<u>Retained Lot</u>
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Septic tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	<input type="checkbox"/>
Pit privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>

15. When will water supply and sewage disposal services be available?

*No New Lot created*

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16. Is any part of the land swampy or subject to flooding, seasonal wetness or erosion?

Yes  No

If yes, give details:

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15. Type of soil:

Clay  Gravel  Sand  Rock  Other: \_\_\_\_\_

Committee of Adjustment

16. Is there a rehabilitated mine site located on the Subject Land or within 500 metres of the Subject land?

Yes  No

17. Is there a non-operating mine site located within 1 kilometre of the Subject land?

Yes  No

18. Has the ORIGINAL parcel of land been severed on or after July 24, 2017?  Yes  No

(Please contact the Land Registry Office if you are unsure)

If yes, please indicate previous severances on the required sketch

19. Has any land been severed from the parcel originally acquired by the owner of the subject land? If the answer is year, please provide the date of the transfer, the name of the transferee and the uses of the severed land.

No

20. Is this a resubmission of an earlier proposal?  Yes  No

21. Has the parcel intended to be severed, ever been, or is it now, the subject of an application for a plan of subdivision, under Section 50 of the *Planning Act*, 1990 as amended, or its predecessors?

Yes  No If yes, provide the File Number: IV A

22. Is the subject land currently the subject of a proposed

Official Plan Amendment  Zoning Amendment  Minor Variance

If yes, and if known, specify the file number and status of the application:

IV H

23. How, in your view, will the proposal fit in the existing land uses in the area?

Residential growth

24. Describe in detail how the application conforms with the intent of the Official Plan?

Residential growth

Committee of Adjustment

25. Is the proposed amendment consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act?

Yes     No

Describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. If this application is for the creation of a new lot, does the applicant request a consent certificate for the retained land? *(If the applicant is requesting a consent certificate for the retained land, a statement from an Ontario solicitor in good standing confirming that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act will be required prior to issuance).*

Yes     No

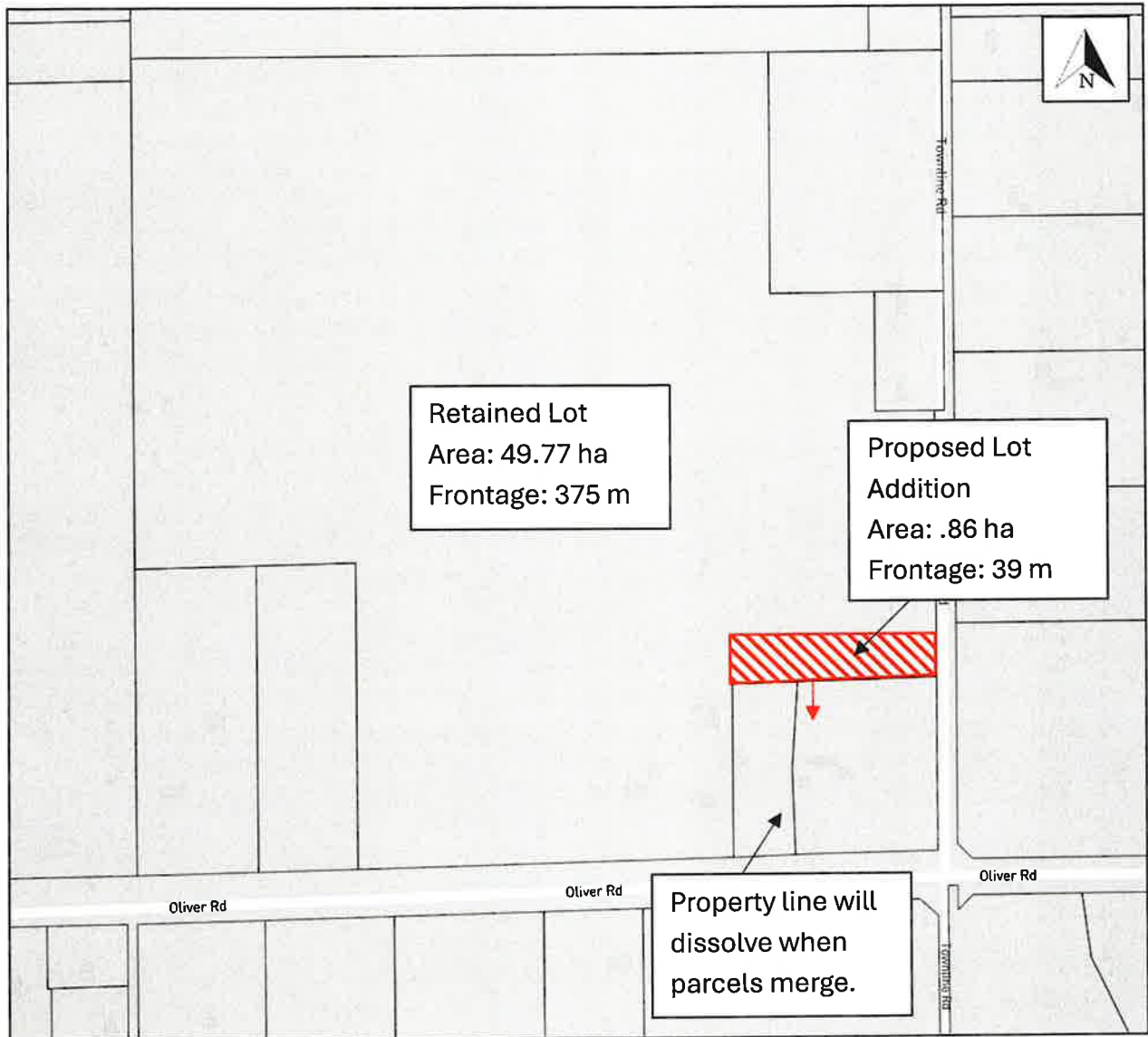
N A

27. Is there any other information you think may be useful to the Municipality or agencies in reviewing this application? If so, explain below or attach on a separate page.

N A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

28. A sketch is required at the time of the filing of this application. Please see page 8 for instructions.



Committee of Adjustment

**AUTHORIZATION OF AGENT**

I/WE \_\_\_\_\_  
(Name of registered owner(s) of the subject lands)

Authorize \_\_\_\_\_  
(Name of agent/person authorized to sign application form)

To act on my (our) behalf in submitting this application. This application has been submitted with my (our) full knowledge and endorsement.

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**PERMISSION TO ENTER**

I/WE Rob Rietdijk  
(Name of registered owner(s) of the subject lands)

Herby authorize the Members of the Committee of Adjustment and the Municipality of Oliver Paipoonge staff to enter upon the property of this application for the purpose of conducting a site inspection with respect to this application for Consent.

Signature(s): \_\_\_\_\_

Date: May 21

**NOTE: Access to the Property** – Ensure that any driveways/entrances are accessible during the circulation period of the Application so that Committee Members, Oliver Paipoonge staff and other agencies do not have any barriers blocking access to the subject land.

**CERTIFICATION BY THE APPLICANT/SWORN DECLARATION**

I/WE Rob & Susan Rietdijk of the Muriello in the Province of ont solemnly declare that all the statements contained in this application are true and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipal Office of O.P. in the Province of Ontario  
This 21st day of May, 2026.

Kerri Lynn Reid,  
a Commissioner, etc., Province of  
Ontario, for the Corporation of the  
Municipality of Oliver Paipoonge.  
Expires June 23, 2028.

[Signature]  
Applicant/Authorized Agent

If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporation Seal shall be affixed OR written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

MUNICIPALITY OF OLIVER PAIPOONGE  
COMMITTEE OF ADJUSTMENT

3250 Highway 130  
Rosslyn ON P7K 0B1

Phone: (807) 935-2613 Ext. 224  
Fax: (807) 935-3309

**PUBLIC HEARING  
CONCERNING PROPOSED LOT ADDITION**

**RE: Application No.: 1B/12/26  
Name of Owner: Rob & Susan Rietdjik  
Name of Agent: Rob Rietdjik  
Location: OLIVER CON 2 PT S 1/2 LOT 1**

**TAKE NOTICE** that the Municipality of Oliver Paipoonge Committee of Adjustment will hold a Public Hearing on **Thursday, June 11<sup>th</sup>, 2026, at 5:00 p.m. in Council Chambers** to consider the application for a proposed lot addition under Section 53 of the Planning Act, 1990. C.P. 13 as amended to March 30, 2007.

**The proposed lot addition is located on the lands legally described as OLIVER CON 2 PT S 1/2 LOT 1, known locally as 4026 Oliver Road, in the Municipality of Oliver Paipoonge, Geographic District of Thunder Bay. A key map showing the location of the lands to which the consent applies is attached.**

**NOTES REGARDING YOUR RIGHTS**

If a **specified person** that files an appeal of a decision of the Committee of Adjustment in respect of the proposed lot addition does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**THIS NOTICE** is sent to the applicant, to various agencies, and to surrounding property owners for their information. If you wish to be notified of the decision of the Committee of Adjustment for the Municipality of Oliver Paipoonge in respect to the proposed lot addition, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, 3250 Highway 130, Rosslyn ON P7K 0B1. Failure of the applicant to appear before the Committee, either in person or by an agent, may result in the deferment or cancellation of the application.

**ADDITIONAL INFORMATION** related to the proposed lot addition is available by calling the Secretary-Treasurer at 807-935-2613.

**DATED AT THE MUNICIPALITY OF OLIVER PAIPOONGE THIS 28<sup>th</sup> day of May 2026.**

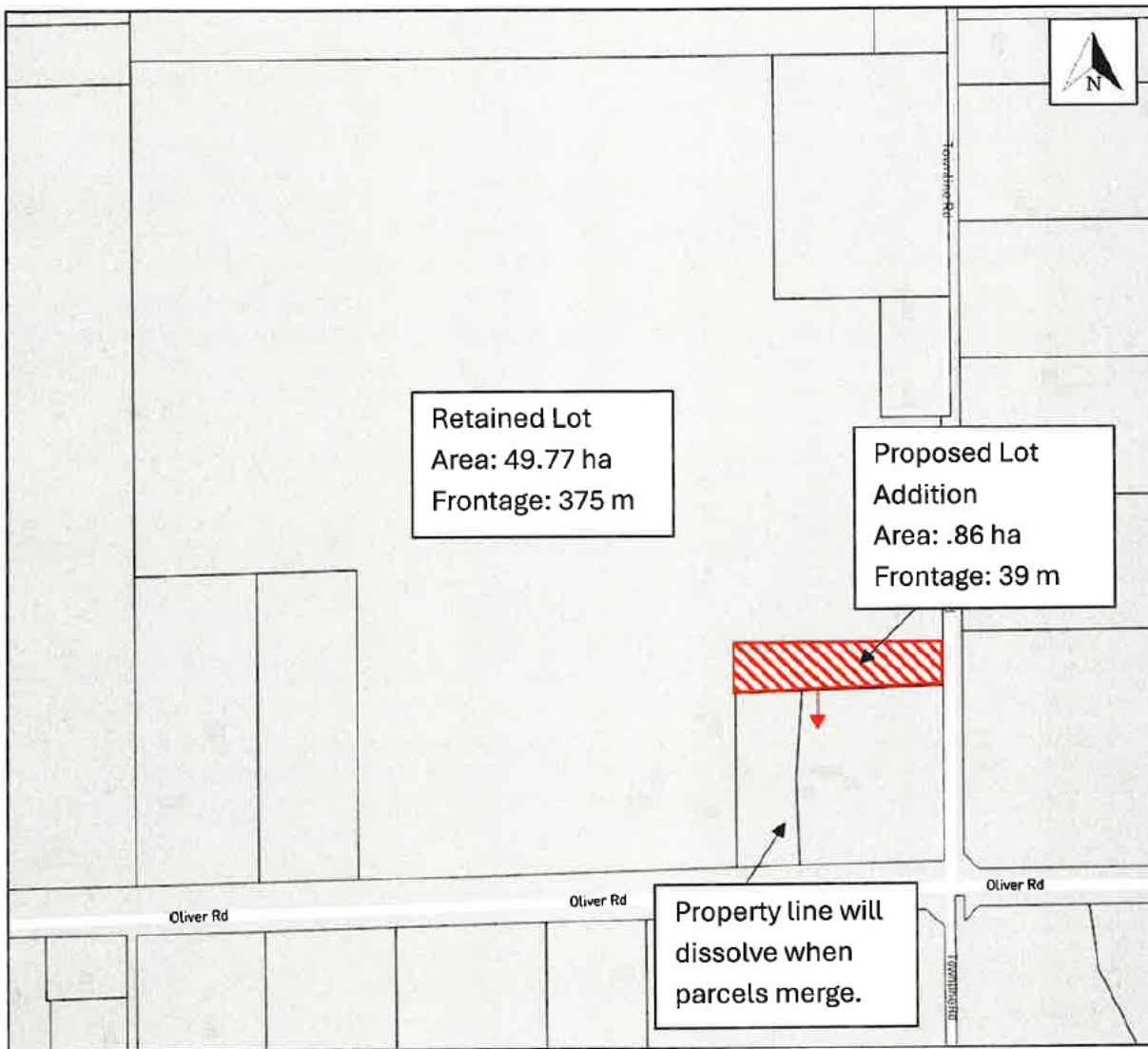
*Please see reverse for location map*



---

**Kerri Reid, Secretary-Treasurer  
Committee of Adjustment**

**Key Map**



MUNICIPALITY OF OLIVER PAIPOONGE  
COMMITTEE OF ADJUSTMENT

3250 Highway 130  
Rosslyn ON P7K 0B1

Phone: (807) 935-2613  
Fax: (807) 935-3309

**PLANNING REPORT**

**Municipality of Oliver Paipoonge  
Committee of Adjustment  
RE: Application for Consent 1B/12/26 (Rietdijk)  
OLIVER CON 2 PT S 1/2 LOT 1 in the Municipality of Oliver Paipoonge**

**Meeting Date: June 11, 2026**

**Purpose**

An application has been received from Rob and Susan Rietdijk for the property described as OLIVER CON 2 PT S 1/2 LOT 1, known locally as 4026 Oliver Road, in the Municipality of Oliver Paipoonge. The property is located at the corner of Oliver Road and Townline Road. The application proposes to transfer 0.86 hectares of land from their property to 4010 Oliver Road which belongs to Eleanor and Joseph Lepage. The retained parcel would be 49.77 ha and the parcel acquiring the addition would become 4.13 ha.

**Description of Proposed Development**

The subject property is designated as Rural in the Official Plan, and zoned Rural in Zoning By-law 01-2019. The current and proposed lot configurations are shown below in figure 1.

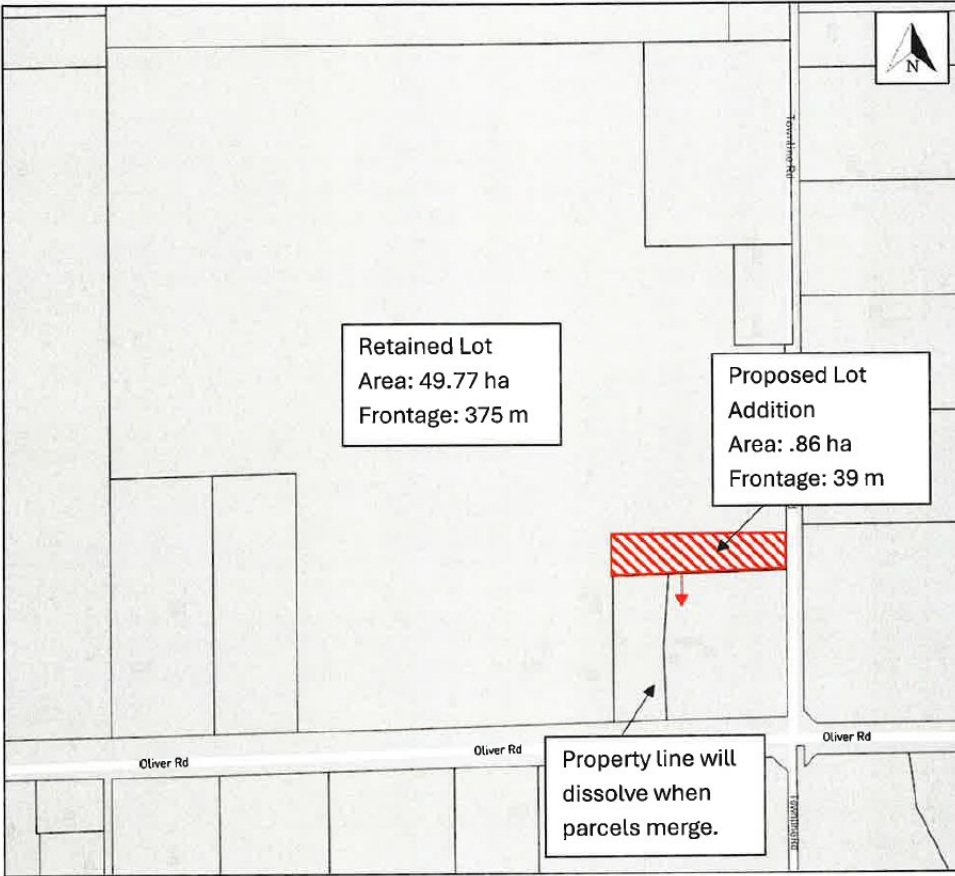


Figure 1: Current/Proposed Lot Configuration

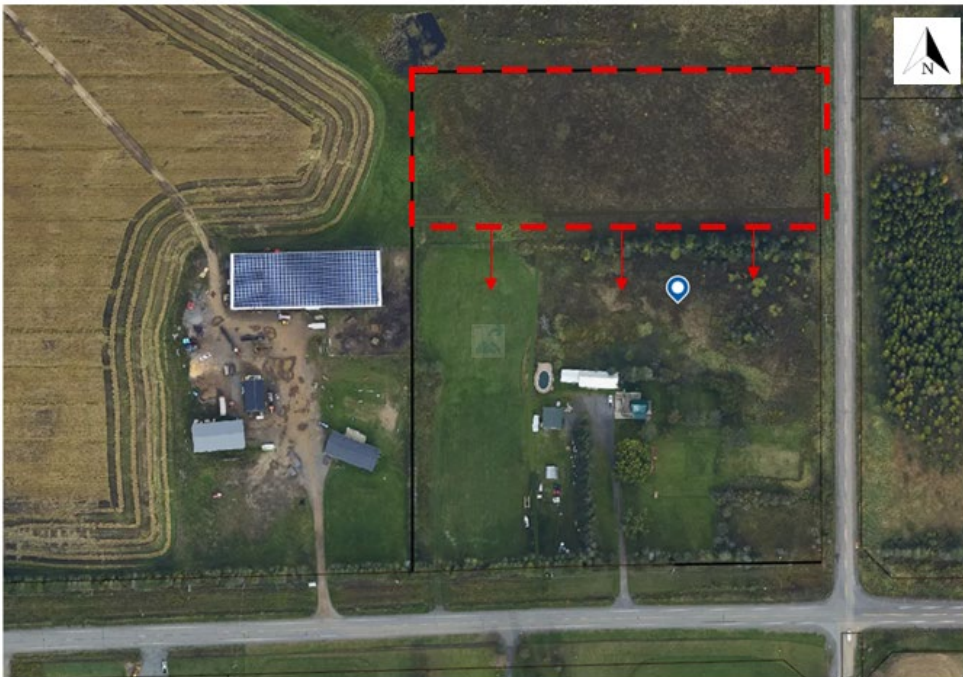


Figure 2: Satellite view of lands

The following are the details of the proposed new lots:

Zoning By-law	By-law Requirements	Proposed Lot Sizes New Lot, Retained Lot
Permitted Uses in <b>Rural (RU) Zone</b>	Agricultural use (in accordance with Section 5.3.2), Agriculture-related use, Conservation uses and watershed management, Single Detached Dwelling, Accessory Dwelling, Accessory Farm Dwelling, Electrical generation (renewable or otherwise) and distribution, Forestry, Home industry, Home occupation, Mining, Stables and riding academies, Storage, Pre-fabricated shipping container, Kennels.	Residential, Farm land
Minimum Lot Area	2 hectares	4.13 ha, 49.77 ha
Minimum Lot Frontage	60 m	39 m, 375 m

### Adjacent Land Uses

Adjacent lands include Rural and Rural Residential to the north and east, General Agriculture to the south, and City of Thunder Bay properties to the east.

### Planning Issues

The proposed lot addition does not impact the requirements on the lot receiving the addition nor the retained parcel; both will maintain all area and frontage requirements of the Zoning By-law.

In 2009 an application was made for a lot addition between 4026 Oliver Road and 4010 Oliver Road. Unfortunately, at the time of issuing consent, consent was given for a new lot, not the intended lot addition, which was meant to serve as a buffer between the farmland and the existing house. The lot was registered in January of 2011. Later that year the first barn was constructed on 4026 Oliver Road, followed by a second in 2014. Minimum Distance Separation (MDS) came into effect March 1, 2017 so the farm operation did not have to follow MDSII. This

year, the owner of the lot created in 2011 came to the office with intention to build, but the entire parcel is within the MDSI radius, so the lot is not considered to be a buildable lot.

After a closed session report to Council on this matter on April 29<sup>th</sup>, all property owners involved were contact with options to move forward which has led to this application for a lot addition, as well as the application following this one for a new lot. As a result of errors that have occurred on this parcel since 2011, via the incorrect lot registration, as well as a confirmation from the office that the “lot addition” parcel was a buildable lot, all application fees were waived for these two applications. After meetings, these two applications now represent the best path forward for all involved.

**Interdepartmental Comments:** None at the time of writing

**Agency Comments:** None at the time of writing

**Comments from Public:** None at the time of writing

**Council Comments:** None at the time of writing

### **Recommendation**

That application for consent 1B/12/26 (Rietdijk) for a lot addition be approved with the following conditions:

1. The original executed Transfer/Deed of Land form, and one photocopy for our records be provided.
2. A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
3. One copy, and one electronic copy, of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided.
4. That, unless previously established, a 20-metre allowance measured 10 metres either side of the centre line of the travelled road be laid out as a part on the Reference Plan of Survey, and that the part be transferred to the Municipality.

Notes:

1. It is the applicant and/or agent's responsibility to fulfill the conditions of consent approval within two years from the date of this letter pursuant to Section 53 of the Planning Act. We will issue no further notice or warning of the expiration of the two-year period.

If the conditions of consent approval are not fulfilled within two years from the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

**Respectfully Submitted:**  
**Kerri Reid, Manager of Planning**

Committee of Adjustment



Application Number: 18-13-26

Name of Approval Authority: Committee of Adjustment

**Owner Information**

Full Name: LEPAGE JOSEPH / EVELYN  
Last First

Address: 4010 OLIVER ROAD  
Street Address Apt/Unit #  
MURILLO ON POT260  
City Province Postal Code

Home Phone: (807) 629-9627 Email: ev.lepage@hotmail.com

Please specify to whom all communications should be sent:

- Owner  Solicitor  Agent

**Agent Information (if applicable)**

Full Name: LEPAGE JEAN-PAUL  
Last First

Address: 4239 OLIVER RD  
Street Address Apt/Unit #  
MURILLO ON POT260  
City Province Postal Code

Home Phone: (807) 251-1731 Email: lepage-jp84@hotmail.com

**Purpose of Application**

- 1. Type and purpose of proposed transaction:  
 New Lot  Addition to Lot  Conveyance (specify):  
 Lease  Correction of Title  Other (specify):  
 Easement Right-of-Way  Mortgage
- 2. Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged:  
JEAN-PAUL LEPAGE
- 3. Relationship (if any) of person(s) named in Question 2. to Owner:  
SON
- 4. Describe any existing easements or restrictive covenants affecting the subject land and its effect:  
N/A

**Land Information**

5. Location of land:

Physical Address (fire number, st/rd): 4010 OLIVER ROAD, MORILLO

Lot(s) No: 5 1/2 LOT 1 Concession No: \_\_\_\_\_

Lot(s) No: \_\_\_\_\_ Registered Plan No: 55R 4486

Part(s) No. 2 Municipality/Township/  
Unorganized OLIVER

6. Current Official Plan designation: RURAL

7. Current Zoning designation: RURAL

8. Description of land intended to be severed:

Frontage: 60 metres Depth: 205 metres Area: 2 hectares

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
ZERO

9. Description of land intended to be retained:

Frontage: 145 metres Depth: 150.5 metres Area: 2 hectares

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
3- house, garage, shed

10. Number of new lots (not including retained lots) proposed:

1

11. Type of road access for proposed lot (specify): OLIVER ROAD

Type of road access for retained lot (specify): OLIVER ROAD

Is access by water to proposed lot? NO

Is access by water to retained lot? NO

Committee of Adjustment

12. If access to the land will be by water only, please indicate the parking and docking facilities to be used and the approximate distance of these facilities from the land and nearest public road:

N/A

13. What type of water supply is proposed? (please check appropriate boxes)

	<u>Proposed Lot</u>	<u>Retained Lot</u>
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Lake	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Individual Well	<input type="checkbox"/>	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>

14. What type of sewage disposal is proposed? (please check appropriate boxes)

	<u>Proposed Lot</u>	<u>Retained Lot</u>
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Septic tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Septic System	<input type="checkbox"/>	<input type="checkbox"/>
Pit privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>

15. When will water supply and sewage disposal services be available?

AT TIME OF BUILDING

16. Is any part of the land swampy or subject to flooding, seasonal wetness or erosion?

Yes  No

If yes, give details:

15. Type of soil:

Clay  Gravel  Sand  Rock  Other: \_\_\_\_\_

16. Is there a rehabilitated mine site located on the Subject Land or within 500 metres of the Subject land?

Yes  No

17. Is there a non-operating mine site located within 1 kilometre of the Subject land?

Yes  No

18. Has the ORIGINAL parcel of land been severed on or after July 24, 2017?  Yes  No

(Please contact the Land Registry Office if you are unsure)

If yes, please indicate previous severances on the required sketch

19. Has any land been severed from the parcel originally acquired by the owner of the subject land? If the answer is year, please provide the date of the transfer, the name of the transferee and the uses of the severed land.

NO

20. Is this a resubmission of an earlier proposal?  Yes  No

21. Has the parcel intended to be severed, ever been, or is it now, the subject of an application for a plan of subdivision, under Section 50 of the *Planning Act*, 1990 as amended, or its predecessors?

Yes  No If yes, provide the File Number: \_\_\_\_\_

22. Is the subject land currently the subject of a proposed NA

Official Plan Amendment  Zoning Amendment  Minor Variance

If yes, and if known, specify the file number and status of the application:

\_\_\_\_\_

23. How, in your view, will the proposal fit in the existing land uses in the area?

RESIDENTIAL AREA

24. Describe in detail how the application conforms with the intent of the Official Plan?

SUPPORTS RESIDENTIAL GROWTH

25. Is the proposed amendment consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act?

Yes     No

Describe:

SUPPORTS HOUSING

26. If this application is for the creation of a new lot, does the applicant request a consent certificate for the retained land? *(If the applicant is requesting a consent certificate for the retained land, a statement from an Ontario solicitor in good standing confirming that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act will be required prior to issuance).*

Yes     No

27. Is there any other information you think may be useful to the Municipality or agencies in reviewing this application? If so, explain below or attach on a separate page.

NA

28. A sketch is required at the time of the filing of this application. Please see page 8 for instructions.



205 m x 205  
= 0.39 acres

145 x 150.5 = 3.39 acres

60 x 205 = 3.04 acres  
54.5 x 145 = 1.95 acres  
4.99 A

Acreage at least  
4.94 total

**AUTHORIZATION OF AGENT**

I/WE EVELYN / JOSEPH LEPAGE  
(Name of registered owner(s) of the subject lands)

Authorize E. Lepage JEAN-PAUL LEPAGE  
(Name of agent/person authorized to sign application form)

To act on my (our) behalf in submitting this application. This application has been submitted with my (our) full knowledge and endorsement.

Signature(s): E. Lepage J.P. Lepage

Date: MAY 22/26

**PERMISSION TO ENTER**

I/WE \_\_\_\_\_  
(Name of registered owner(s) of the subject lands)

Herby authorize the Members of the Committee of Adjustment and the Municipality of Oliver Paipoonge staff to enter upon the property of this application for the purpose of conducting a site inspection with respect to this application for Consent.

Signature(s): E. Lepage J.P. Lepage

Date: MAY 22/26

**NOTE: Access to the Property** – Ensure that any driveways/entrances are accessible during the circulation period of the Application so that Committee Members, Oliver Paipoonge staff and other agencies do not have any barriers blocking access to the subject land.

**CERTIFICATION BY THE APPLICANT/SWORN DECLARATION**

I/WE JEAN-PAUL LEPAGE of the MURILCO in the Province of ONTARIO solemnly declare that all the statements contained in this application are true and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipal Office in the Province of ONT.

This 22<sup>nd</sup> day of May, 2026.

Kerri Lynn Reid,  
a Commissioner, etc., Province of Ontario, for the Corporation of the Municipality of Oliver Paipoonge  
Expires June 23, 2028.

J.P. Lepage  
Applicant/Authorized Agent

If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporation Seal shall be affixed OR written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

MUNICIPALITY OF OLIVER PAIPOONGE  
COMMITTEE OF ADJUSTMENT

3250 Highway 130  
Rosslyn ON P7K 0B1

Phone: (807) 935-2613 Ext. 224  
Fax: (807) 935-3309

**PUBLIC HEARING  
CONCERNING PROPOSED NEW LOT**

**RE: Application No.: 1B/13/26  
Name of Owner: JOSEPH & EVELYN LEPAGE  
Name of Agent: JEAN-PAUL LEPAGE  
Location: CON 2 PT S1/2 LOT 1 RP 55R4486 PART 2**

**TAKE NOTICE** that the Municipality of Oliver Paipoonge Committee of Adjustment will hold a Public Hearing on **Thursday, June 11<sup>th</sup>, 2026, at 5:00 p.m. in Council Chambers** to consider the application for the proposed new lot under Section 53 of the Planning Act, 1990. C.P. 13 as amended to March 30, 2007.

**The consent is located on lands legally described as CON 2 PT S1/2 LOT 1 RP 55R4486 PART 2, known locally as 4010 Oliver Road, in the Municipality of Oliver Paipoonge, Geographic District of Thunder Bay. A key map showing the location of the lands to which the consents apply is attached.**

**NOTES REGARDING YOUR RIGHTS**

If a **specified person** that files an appeal of a decision of the Committee of Adjustment in respect of the proposed new lots does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**THIS NOTICE** is sent to the applicant, to various agencies, and to surrounding property owners for their information. If you wish to be notified of the decision of the Committee of Adjustment for the Municipality of Oliver Paipoonge in respect to the proposed new lots, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, 3250 Highway 130, Rosslyn ON P7K 0B1. Failure of the applicant to appear before the Committee, either in person or by an agent, may result in the deferment or cancellation of the application.

**ADDITIONAL INFORMATION** related to the proposed new lots is available by calling the Secretary-Treasurer at 807-935-2613.

**DATED AT THE MUNICIPALITY OF OLIVER PAIPOONGE THIS 28<sup>th</sup> day of May 2026.**

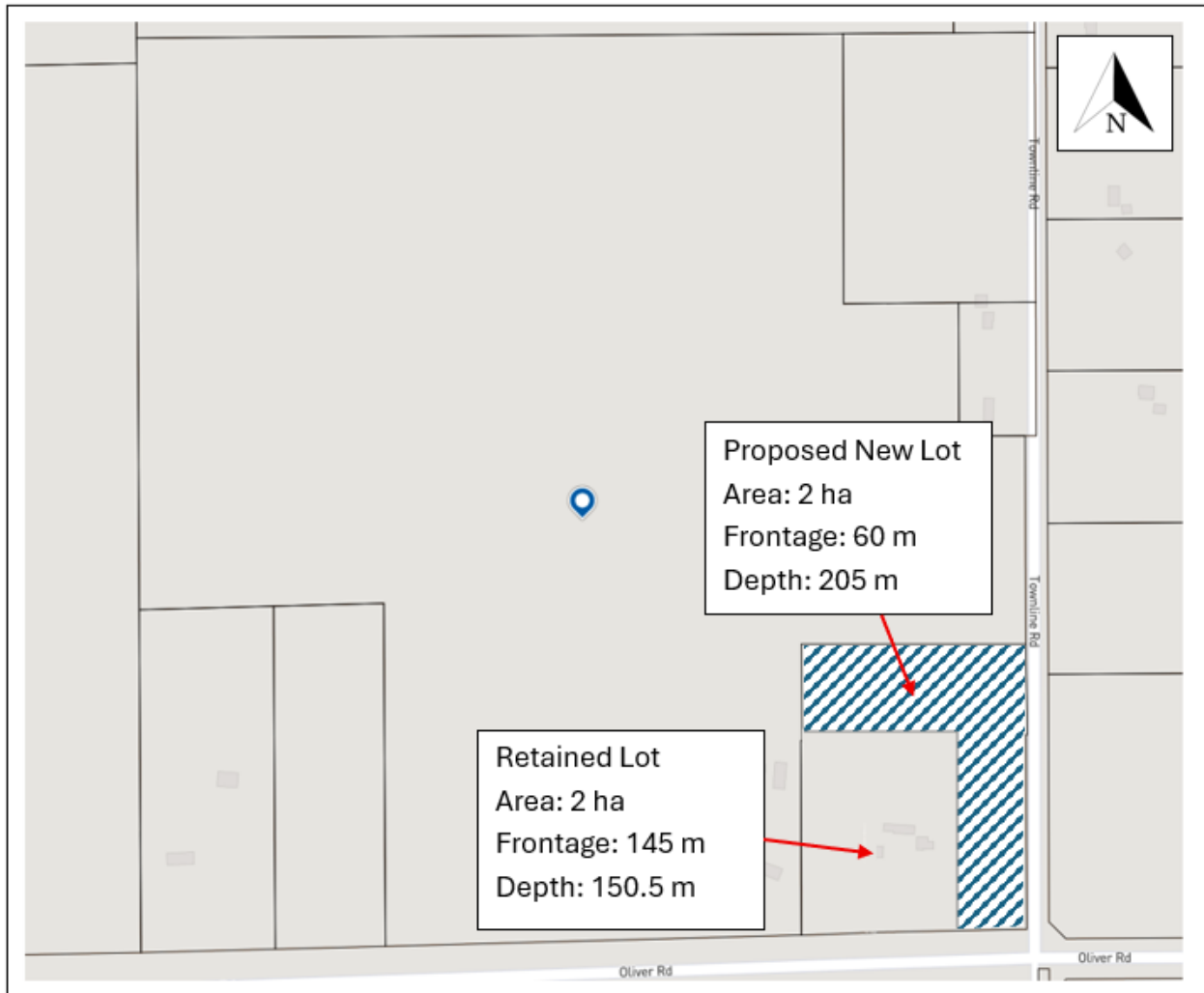
*Please see reverse for location map*



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**Kerri Reid, Secretary-Treasurer  
Committee of Adjustment**

**Key Map**





**PLANNING REPORT**

**Municipality of Oliver Paipoonge  
Committee of Adjustment**

**RE: Application for Consent 1B/13/26 (Lepage)**

**CON 2 PT S1/2 LOT 1 RP 55R4486 PART 2 and OLIVER CON 2 PT LOT 1 RP 55R13040 PART 2**

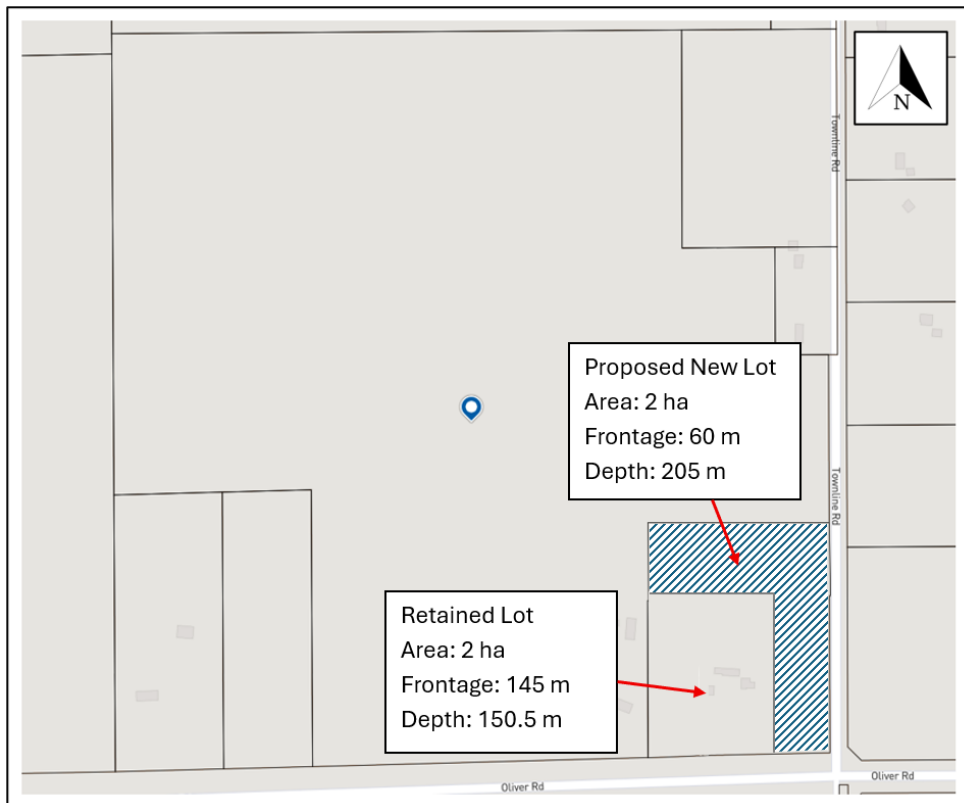
**Meeting Date: June 11, 2026**

**Purpose**

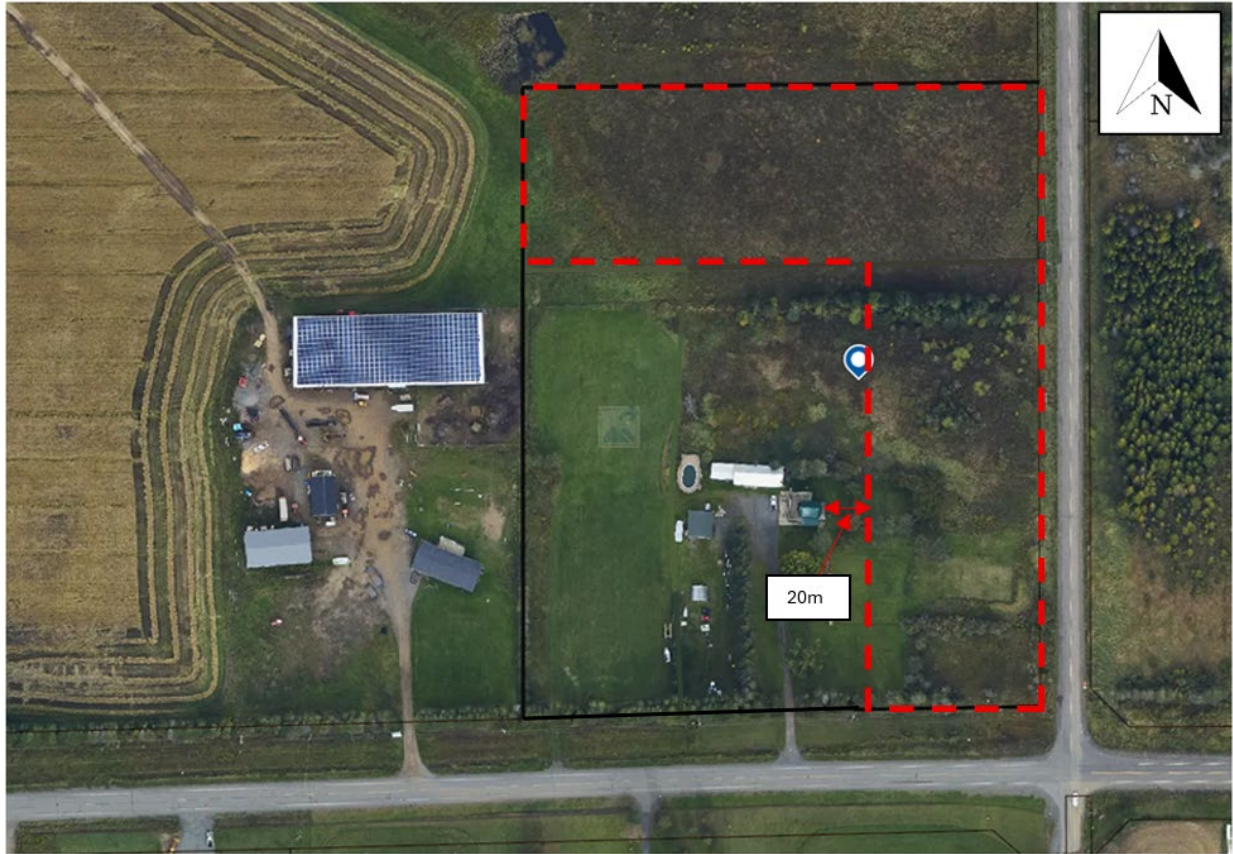
An application has been received from JP Lepage, acting as agent on behalf of Joseph and Evelyn Lepage for the property legally described as CON 2 PT S1/2 LOT 1 RP 55R4486 PART 2 and OLIVER CON 2 PT LOT 1 RP 55R13040 PART 2, in the Municipality of Oliver Paipoonge, Geographic District of Thunder Bay, known locally as 4010 Oliver Road. This application proposes the creation of one new lot being 2 hectares in area, leaving a retained lot of 2 hectares.

**Description of Proposed Development**

The subject property is designated as Rural in the Official Plan, and zoned Rural in Zoning By-law 01-2019. The current and proposed lot configurations are shown below in figure 1.



**Figure 1: Current/Proposed Lot Configuration**



**Figure 2: Existing structures/setbacks**

The following are the details of the proposed new lots:

<b>Zoning By-law</b>	<b>By-law Requirements</b>	<b>Proposed Lot Sizes New Lot, Retained Lot</b>
<p>Permitted Uses in <b>Rural (RU) Zone</b></p>	<p>Agricultural use (in accordance with Section 5.3.2), Agriculture-related use, Conservation uses and watershed management, Single Detached Dwelling, Accessory Dwelling, Accessory Farm Dwelling, Electrical generation (renewable or otherwise) and distribution, Forestry, Home industry, Home occupation, Mining, Stables and riding academies, Storage, Pre-fabricated shipping container, Kennels.</p>	<p>Residential, Farm land</p>

Minimum Lot Area	2 hectares	2 ha, 2 ha
Minimum Lot Frontage	60 m	60 m, 145 m

**Adjacent Land Uses**

The subject property is abutted by additional Rural lands to the north and west, General Agriculture to the south, and the City of Thunder Bay to the east.

**Planning Issues**

The proposed new lot will meet all area and frontage requirements of the Rural zone in the Zoning By-law. An entrance permit is required from the Municipality of Oliver Paipooonge if one does not already exist.

As presented for application 1B-12-26, in 2009 an application was made for a lot addition between 4026 Oliver Road and 4010 Oliver Road. Unfortunately, at the time of issuing consent, consent was given for a new lot, not the intended lot addition, which was meant to serve as a buffer between the farmland and the existing house. The lot was registered in January of 2011. Later that year the first barn was constructed on 4026 Oliver Road, followed by a second in 2014. Minimum Distance Separation (MDS) came into effect March 1, 2017 so the farm operation did not have to follow MDSII. This year, the owner of the lot created in 2011 came to the office with intention to build, but the entire parcel is within the MDSI radius, so the lot is not considered to be a buildable lot.

After a closed session report to Council on this matter on April 29th, all property owners involved were contact with options to move forward which has led to this application for a new lot, as well as the application previous to this one for a lot addition. As a result of errors that have occurred on this parcel since 2011, via the incorrect lot registration, as well as a confirmation from the office that the “lot addition” parcel was a buildable lot, all application fees were waived for these two applications. After meetings, these two applications now represent the best path forward for all involved.

**Interdepartmental Comments**

**Agency Comments**

**Council Resolution**

**Recommendation 1**

That application for consent 1B/13/26 (Lepage) for the creation of one new lot be approved with the following conditions:

1. The original executed Transfer/Deed of Land form, and one photocopy for our records be provided.
2. A Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question and containing the names of the parties indicated on page 1 of the Transfer/Deed of Land form be provided.
3. One copy, and one electronic copy, of the reference plan of survey, bearing the Land Registry Office registration number and signatures as evidence of deposit therein, and illustrating the parcel(s) to which the consent approval relates and which must show in general the same area and dimensions as the sketch forming part of the application be provided. ***A draft survey should be submitted to the Secretary-Treasurer for approval before deposit.***
4. That, unless previously established, a 20-metre allowance measured 10 metres either side of the centre line of the travelled road be laid out as a part on the Reference Plan of Survey, and that the part be transferred to the Municipality.
5. That payment of \$1, 000.00 cash in lieu of Parkland be paid for the new lot.
6. That a letter of approval from the Thunder Bay District Health Unit is received by the Secretary-Treasurer of the Committee of Adjustment regarding sanitary sewage disposal system.

Notes:

1. It is the applicant and/or agent's responsibility to fulfill the conditions of consent approval within two years from the date of this letter pursuant to Section 53 of the Planning Act. We will issue no further notice or warning of the expiration of the two-year period.

If the conditions of consent approval are not fulfilled within two years from the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

**Respectfully Submitted:**  
**Kerri Reid, Manager of Planning**



Committee of Adjustment

Application for Minor Variance

Application Number: IA-01-26

Name of Approval Authority: Committee of Adjustment

Owner Information

Full Name: Miller Brody / Tracy Miller (Miller Precast)
Last First

Address: 58 Cooper Road
Street Address Apt/Unit #

Rosslyn ON P7K 0E3
City Province Postal Code

Home Phone: (807) 620-4719 Email: brodymiller@millerprecast.ca

Please specify to whom all communications should be sent:

- Owner Solicitor Agent

Agent Information (if applicable)

Full Name: Last First

Address: Street Address Apt/Unit #

City Province Postal Code

Home Phone: ( ) Email:

Other Mortgagees, Holders of Charges or Other Encumbrancers (if applicable)

Full Name: Last First

Address: Street Address Apt/Unit #

City Province Postal Code

Full Name: Last First

Address: Street Address Apt/Unit #

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Full Name: \_\_\_\_\_

Last \_\_\_\_\_ First \_\_\_\_\_

Address: \_\_\_\_\_

Street Address \_\_\_\_\_ Apt/Unit # \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

**Minor Variance/Permission Details**

1. Nature and extent of relief applied for:

Miller Precast requires an enclosed facility to produce hollowcore precast year round. The most functional/logical expansion is to enclose existing cranes that are close to the property line.

2. Why is it not possible to comply with the provisions of the by-law?

The cost of moving the existing cranes / equipment would be very high and not feasible.

3. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):

CON 2 N/R PT LOT 7 RP 55R 8492 PART 3 PCL 25173

CON 2 W/R PT LOT 7 RP 55R 8492 PART 2 PCL 24822 TBF

4. Dimensions of land affected:

Frontage: Back of lot on 58 Cooper Rd. (260' affected)

Depth: Side lot of 58 Cooper Rd. (100' affected)

Area: 26,000 sq ft.

Width of street: N/A

5. Particulars of all buildings and structures on or proposed for the subject land. Specify ground floor area, gross floor area, number of storeys, width, length, height, etc.:

Existing: The cranes are approx 14,400 sq ft not enclosed. Precast plant is single story approx 18,000 sq ft.

Proposed: Enclose the cranes with precast concrete panels. Total sq ft area enclosed to be 100' x 260' = 26,000 sq ft. (See drawing) With a height of 32.8'.

6. Location of all buildings and structures on or proposed for the subject land. Specify distance from side, rear and front lot lines:

Existing: The cranes will occupy the same footprint a precast panel building will be added to enclose them.

Proposed: 100' x 260' Precast panel manufacturing facility. The building will need to be 3' from the back (East) property line and 25' from the side (~~West~~ South) property line.

7. Date of acquisition of subject land:

2007

8. Date of construction of all buildings and structures on subject land:

Proposed is to start ASAP pending permits.

9. Existing uses of the subject property:

Existing use is a precast concrete manufacturing plant that supplies northern Ontario with products such as, septic tanks well tile, panel buildings, hollowcore and lots more.

10. Existing uses of abutting properties:

Abutting property is a heavy Industrial truck shop. Which had no objections to the proposed plan.

11. Length of time the existing uses of the subject property have continued:

We have been operating for 50 years and have been out of this property since 2005.

12. Municipal services available (check appropriate spaces):

- Water:  Connected: \_\_\_\_\_
- Sanitary Sewers:  Connected: \_\_\_\_\_
- Storm Sewers:

13. Present Official Plan provisions applying to the land:

N/A

14. Present Zoning By-law provisions applying to the land:

The site as well as all abutting sites are zoned heavy Industrial.

15. Has the Owner previously applied for relief in respect of the subject property?  Yes  No

If Yes, describe briefly:

Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

**Completeness of the Application**

The information in this form must be provided by the applicant. This information is prescribed in the Schedule to Ontario Regulation 200/96 made under the Planning Act. This mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Committee will return the application or refuse to further consider the application until the information and fee have been provided.

To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to complete the review within the legislated time from for making a decision. As a result, the application may be refused.

**THIS INFORMATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.**



Southern side yard setback required – 49,215'; Proposed setback – 25'

Easterly rear yard setback required – 49,215'; Proposed setback – 3'

Committee of Adjustment

Application for Minor Variance

**AUTHORIZATION OF AGENT**

I/WE Tracy Miller of Miller Precast  
 (Name of registered owner(s) of the subject lands)

Authorize Brady Miller  
 (Name of agent/person authorized to sign application form)

To act on my (our) behalf in submitting this application. This application has been submitted with my (our) full knowledge and endorsement.

Signature(s): [Signature]

Date: May 20, 2025

**PERMISSION TO ENTER**

I/WE Miller Precast Ltd  
 (Name of registered owner(s) of the subject lands)

Herby authorize the Members of the Committee of Adjustment and the Municipality of Oliver Paipooonge staff to enter upon the property of this application for the purpose of conducting a site inspection with respect to this application for Consent.

Signature(s): [Signature]

Date: May 20<sup>th</sup>, 2025

**NOTE: Access to the Property** – Ensure that any driveways/entrances are accessible during the circulation period of the Application so that Committee Members, Oliver Paipooonge staff and other agencies do not have any barriers blocking access to the subject land.

**CERTIFICATION BY THE APPLICANT/SWORN DECLARATION**

I/WE Brady Miller of the Oliver Paipooonge in the Province of ON solemnly declare that all the statements contained in this application are true and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipal Office in the Province of ON  
 This 21<sup>st</sup> day of May, 20 26.

Kerri Lynn Reid,  
 a Commissioner, etc., Province of  
 Ontario, for the Corporation of the  
 Municipality of Oliver Paipooonge.  
 Expires June 23, 2028.

[Signature]  
 Applicant/Authorized Agent

If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporation Seal shall be affixed OR written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

MUNICIPALITY OF OLIVER PAIPOONGE  
COMMITTEE OF ADJUSTMENT

3250 Highway 130  
Rosslyn ON P7K 0B1

Phone: (807) 935-2613 Ext. 224  
Fax: (807) 935-3309

**PUBLIC HEARING  
CONCERNING PROPOSED MINOR VARIANCE**

**RE: Application No.: 1A/01/26  
Name of Owner: Brody Miller & Tracy Miller / Miller Precast  
Name of Agent: N/A  
Location: CON 2 N/R PT LOT 7 RP 55R8492 PART 3 PCL 25173**

**TAKE NOTICE** that the Municipality of Oliver Paipoonge Committee of Adjustment will hold a Public Hearing on **Thursday, June 11th 2026 at 5:00 p.m. in Council Chambers** to consider the application for a minor variance, under Section 45(1) of the Planning Act, 1990. C.P. 13 as amended to March 30, 2007.

The minor variance is proposed on the property known locally as 58 Cooper Rd, legally known as CON 2 N/R PT LOT 7 RP 55R8492 PART 3 PCL 25173, the Municipality of Oliver Paipoonge. The applicant is requesting relief from Zoning By-Law 2019-01 Table 11.3.1 – Regulations in the Heavy Industrial (HI) Zone, where the minimum side and rear setbacks for an accessory building are 15 metres, or 49.21 feet, and where the applicant is requesting a side yard of 25'6" and a rear yard of 2'10".

**NOTICE REGARDING YOUR RIGHTS**

If a *specified person* that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**THIS NOTICE** is sent to the applicant, to various agencies, and to surrounding property owners for their information. If you wish to be notified of the decision of the Committee of Adjustment for the Municipality of Oliver Paipoonge in respect to the proposed new lot, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, 3250 Highway 130, Rosslyn ON P7K 0B1. Failure of the applicant to appear before the Committee, either in person or by an agent, may result in the deferment or cancellation of the application.

**ADDITIONAL INFORMATION** related to the proposed new lot is available by calling the Secretary-Treasurer at 807-935-2613.

**DATED AT THE MUNICIPALITY OF OLIVER PAIPOONGE THIS 28<sup>th</sup> DAY OF MAY 2026.**

*Please see reverse for location map*



---

**Kerri Reid, Secretary-Treasurer  
Committee of Adjustment**

**Key Map**



Southern side yard setback required – 49.215'; Proposed setback – 25'6"

Easterly rear yard setback required – 49.215'; Proposed setback – 2'10"

MUNICIPALITY OF OLIVER PAIPOONGE  
COMMITTEE OF ADJUSTMENT

3250 Highway 130  
Rosslyn ON P7K 0B1

Phone: (807) 935-2613 Ext. 224  
Fax: (807) 935-3309

**PLANNING REPORT**

**Municipality of Oliver Paipoonge  
Committee of Adjustment  
RE: Application for Consent 1A/01/26 (Miller)  
CON 2 N/R PT LOT 7 RP 55R8492 PART 3 PCL 25173, Municipality of Oliver Paipoonge**

**Meeting Date: June 11, 2026**

**Purpose**

An application has been received from Brody Miller and Tracy Miller acting on behalf of Miller Precast, for a minor variance on the property known as 58 Cooper Road, legally known as CON 2 N/R PT LOT 7 RP 55R8492 PART 3 PCL 25173, the Municipality of Oliver Paipoonge. The applicant is requesting relief from Zoning By-Law 2019-01 Table 11.3.1 – Regulations in the Heavy Industrial (HI) Zone, where the minimum side and rear setbacks for an accessory building are 15 metres, or 49.21 feet, and where the applicant is requesting a side yard of 25'6" and a rear yard of 2'10".

**Description of Proposed Development**

The applicant wishes to construct a 26,000 sq ft building to accommodate the growing workload and allow the business to operate year-round. The Zoning By-law currently has setbacks that are nearly impossible to meet in this area where properties are smaller in size. In 2019 a similar minor variance was approved for 48 Cooper Road where the setbacks were reduced to 2.2 m to accommodate the construction of a building addition.



Southern side yard setback required – 49.215'; Proposed setback – 25'6"

Easterly rear yard setback required – 49.215'; Proposed setback – 2'10"

**Figure 1: Property Layout**

The subject property is located on Cooper Road and is abutted by Heavy Industrial lots/uses in all directions aside from the west, which is Institutional with the church and school.

**Official Plan and Zoning By-law**

The property is designated Industrial in the Official Plan and zoned Heavy Industrial in the Zoning By-Law.

**Provincial Policy Statement:**

The Planning Act requires every *Planning Act* decision to be consistent with the Provincial Planning Statement (PPS).

**2.8.1 Supporting a Modern Economy**

1. Planning authorities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic

activities and ancillary uses, and take into account the needs of existing and future businesses;

- identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- encouraging *intensification* of employment uses and compatible, compact, mixed-use development to support the achievement of *complete communities*; and
- addressing land use compatibility adjacent to *employment areas* by providing an appropriate transition to *sensitive land uses*.

2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to *sensitive land uses* without *adverse effects* are encouraged in *strategic growth areas* and other mixed-use areas where *frequent transit* service is available, outside of *employment areas*.

**Interdepartmental Comments:** None.

**Agency Comments:**

**Comments from Public:** A letter of support from the abutting neighbour to the south and west of the property – Buchanan Realty Inc. stating that they understand the proposal and that they support the project as proposed.

**Planning Act, RSO 1990, Section 45**

The Planning Act sets out four “Tests” of a variance to determine whether a minor variance should be approved. The four tests are assessed as follows:

1. Is the development desirable for the appropriate development or use of the land, building, or structures?
  - The proposal is for lands within a Heavy Industrial area, where the abutting neighbours are Buchanan Realty Inc who have provided confirmation that they have no concerns, as well as Miller Precast. The proposed building will also clean up the back yard of the property, enclosing much of what is currently visible on site. As such, it is desirable and appropriate for the area.
2. Is the general intent and purpose of the ZBL maintained?
  - The general intent of the Zoning By-law is maintained in that it is still a heavy industrial use within a heavy industrial area.
3. Is the general intent and purpose of the Official Plan maintained?
  - The Industrial designation and the policies are intended to promote development through the expansion of the existing industrial base and stimulation of new industrial and employment growth opportunities to provide for a strong and stable economy for the community.
  - Section 4.6.1 of the Plan states It is the intention of the Industrial designation to:
    - i. Support the Municipality’s existing industrial base by providing lands for industrial growth;
    - ii. Minimize the impact of industrial areas on surrounding areas, particularly on sensitive land uses and on the natural environment; and

iii. Guide the location of new industrial uses and industrial redevelopment within the Municipality.

- This is a long standing Heavy Industrial area with many successful businesses. Ensuring that this business can operate to its fullest potential keeps them in our Municipality and supports our economy. As such, this proposal does meet the intent of the Official Plan.

4. Is the variance minor?

- This variance is considered minor in that there is no impact to any other property owners in the area, it does not encroach towards the institutional area, and the only other neighbour that may notice the reduced setback is fully supportive of the proposed variance. In these ways, this variance is considered to be minor.

**Recommendation**

That application 1A/01/26 (Miller), be approved with the following conditions:

1. That construction does not encroach into the setbacks any further than 2'10 on the east rear yard, and 25'6" on the south side yard.

**Respectfully Submitted:**

**Kerri Reid, Manager of Planning**

## BUCHANAN REALTY INC.

102 – 1120 Premier Way – Thunder Bay, Ontario – Canada P7B 0A3  
Phone: (807) 343-6484 Fax: (807) 345-4004

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May 21<sup>st</sup>, 2026

### Re: Letter of Support — Reduced Side Yard Setback at 58 Cooper Road

To whom it may concern,

I am the registered owner of the property located at 62 Cooper Road, which is immediately adjacent to and shares a property line with 58 Cooper Road.

I understand that the owner of 58 Cooper Road, Miller Precast Ltd. is proposing the construction of a precast concrete panel building, with the nearest wall set back approximately three (3) feet from our shared property line. I further understand that a minor variance will be granted in respect of this setback and that the matter is now before Council.

I am writing to confirm that I have been made aware of the proposed building, its location, and the reduced setback, and that **I support the project as proposed**. I have no objection to the building being constructed three (3) feet from our shared property line and I respectfully ask that Council give favorable consideration to the application.

I am providing this letter freely and without compensation, and I consent to it being placed on the public record in support of the application.

Yours Truly,



Susan Buchanan  
President

JUN 03 2026

Committee of Adjustment

Application for Certificate of Cancellation

Application Number: 1D-01-26

Name of Approval Authority: Committee of Adjustment

Registered Owner Information

Full Name: Miller Brody (Last First)

Address: 440 Paleline Road (Street Address)

Murillo ON P7K0T6 (City Province Postal Code)

Home Phone: (807) 628-4719 Email: brodymiller@millerprecast.ca

Please specify to whom all communications should be sent:

Owner [checked] Solicitor Agent

Agent Information (if applicable)

Full Name: (crossed out)

Address: (crossed out)

(crossed out)

Home Phone: ( ) Email: (crossed out)

Land Information

1. Location of subject land (land to receive the cancellation certificate):

Physical Address (fire number, st/rd): 58 Cooper Road

Lot(s) No: Part of lot 7 Concession No: 2

Lot(s) No: Registered Plan No: SSR-8492

Part(s) No: 2 Municipality/Township/Unorganized: Oliver Paipoonge

a) Are there any easements or restrictive covenants affecting the subject land(s)?

Yes No [checked]

If yes, describe the easement or covenant and its effect:

(blank lines for description)

Committee of Adjustment

Application for Certificate of Cancellation

2. Location of benefitting parcel (which would be merged with the subject land following the cancellation):

Physical Address (fire number, st/rd): 58 Cooper Road

Lot(s) No: Part lot 7 Concession No: 2

Lot(s) No: \_\_\_\_\_ Registered Plan No: SSR-8492

Part(s) No. 3 Municipality/Township/  
Unorganized Oliver Paipouge

a) Are there any easements or restrictive covenants affecting the subject land(s)?

Yes  No

If yes, describe the easement or covenant and its effect:

\_\_\_\_\_  
\_\_\_\_\_

3. What is the purpose for requesting the certificate of cancellation?

Describe: To merge the lands that are PIN 62295-0689  
(being Part 2 on SSR-8492) and PIN 62295-0688  
(being Part 3 on SSR-8492), to facilitate a minor  
variance application and building permit that  
straddles both properties.

4. Please provide the file number of the original Consent (if known): \_\_\_\_\_

**AUTHORIZATION OF AGENT**

I/WE \_\_\_\_\_  
(Name of registered owner(s) of the subject lands)

Authorize \_\_\_\_\_  
(Name of agent/person authorized to sign application form)

To act on my (our) behalf in submitting this application. This application has been submitted with my (our) full knowledge and endorsement.

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**PERMISSION TO ENTER**

I/WE Brody Miller  
(Name of registered owner(s) of the subject lands)

Herby authorize the Members of the Committee of Adjustment and the Municipality of Oliver Paipoonge staff to enter upon the property of this application for the purpose of conducting a site inspection with respect to this application for Certificate of Cancellation.

Signature(s): \_\_\_\_\_

Date: June 4/2026

**NOTE: Access to the Property** – Ensure that any driveways/entrances are accessible during the circulation period of the Application so that Committee Members, Oliver Paipoonge staff and other agencies do not have any barriers blocking access to the subject land.

**CERTIFICATION BY THE APPLICANT/SWORN DECLARATION**

I/WE Brody Miller of the

Municipality of Oliver Paipoonge in the Province of Ontario solemnly declare that all the statements contained in this application are true and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the City of Thunder Bay in the Province of Ontario  
This 4 day of June, 2026.

\_\_\_\_\_  
Commissioner of Oaths

\_\_\_\_\_  
Applicant/Authorized Agent

If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporation Seal shall be affixed OR written authorization from the Corporation signed by an individual who has authority to bind the Corporation.



# Transfer/Deed of Land

Form 1 - Land Registration Reform Act, 1984

1  
A

<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">F021099</p> <p style="font-size: 0.8em;">New Property Identifiers</p> <p style="font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></p> <p style="font-size: 0.8em;">Executions</p> <p style="font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/></p>	<p>(2) Page 1 of 3 pages</p>	
	<p>(3) Property Identifier(s) Block Property</p> <p style="text-align: right; font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></p>		
	<p>(4) Consideration</p> <p style="text-align: center;">No consideration</p> <p style="text-align: right;">Dollars \$</p>		
	<p>(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input checked="" type="checkbox"/> <i>W</i></p> <p>Part of Parcel 18078 Thunder Bay Freehold Portion of Lot 7, Concession 2 designated as Part 2, Reference Plan 55R-8492 Township of Paiponge District of Thunder Bay</p> <p style="text-align: right; font-style: italic;">Nm: Parcel 24822 T.B.F</p>		

<p>(6) This Document Contains</p>	<p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p>	<p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>(7) Interest/Estate Transferred Fee Simple Surface Rights Only</p>
-----------------------------------	----------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that the property transferred is not ordinarily occupied by me and my spouse who is not separated from me, as our family residence

<p>Name(s) OLENIK, Daniel</p>	<p>Signature(s)</p>	<p>Date of Signature Y M D 1991 10 22</p>
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(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

<p>Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature Y M D</p>
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(10) Transferor(s) Address for Service  
R.R. # 2, Cooper Road, Thunder Bay, Ontario. P7C 4V1

(11) Transferee(s)

<p>D &amp; R EQUIPMENT RENTAL &amp; SALES LTD.</p>	<p>Date of Birth Y M D</p>
----------------------------------------------------	--------------------------------

(12) Transferee(s) Address for Service  
R.R. #2, Cooper Road, Thunder Bay, Ontario. P7C 4V1

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

<p>Signature</p>	<p>Signature</p>
<p>Date of Signature Y M D</p>	<p>Date of Signature Y M D</p>

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

<p>Name and Address of Solicitor</p>	<p>Signature</p>
<p>Date of Signature Y M D</p>	<p>Date of Signature Y M D</p>

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (i) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

<p>Name and Address of Solicitor</p>	<p>Signature</p>
<p>Date of Signature Y M D</p>	<p>Date of Signature Y M D</p>

<p>(15) Assessment Roll Number of Property</p>	<p>Cty. Mun. Map Sub. Par.</p>	<p>Fees and Tax</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Registration Fee</td> <td style="width: 50%;">25</td> </tr> <tr> <td>Land Transfer Tax</td> <td>N/A</td> </tr> <tr> <td>Total</td> <td></td> </tr> </table>	Registration Fee	25	Land Transfer Tax	N/A	Total	
Registration Fee	25							
Land Transfer Tax	N/A							
Total								
<p>(16) Municipal Address of Property Not assigned</p>	<p>(17) Document Prepared by: MICHAEL B. CARTER, Barrister and Solicitor, 203-34 N. Cumberland Street, Thunder Bay, Ontario. P7A 4L3</p> <p style="text-align: center;">Page 62 of 78</p>							

R.R. VIBERT, REEVE  
A.J. WELLINGTON,  
CLERK-TREASURER

Corporation  
of the  
**Municipality of Paipoonge**

COR. ROSSLYN ROAD AND HIGHWAY 130  
R.R. NO. 6  
THUNDER BAY 'F', ONTARIO  
P7C 5N5  
TELEPHONE 939-1543  
FAX 939-1550

THE PLANNING ACT

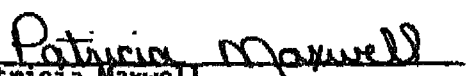
CERTIFICATE OF SECRETARY-TREASURER

CONSENT is hereby given pursuant to Section 52 of the Planning Act, 1983. Subsection 21 of Section 52 deems that this Certificate is proof that the applicant has met the conditions of consent which was granted on October 2, 1990 by the Paipoonge Committee of Adjustment. The parcel of land to which this certificate applies is herein described as:

Part of Lot 7, Concession 2 North of the Kaministiquia River in the Township of Paipoonge, part of Parcel 18078 Thunder Bay Freehold, more particularly described as Part 2 on Reference Plan of Survey numbered 55R-8492 as deposited in the Lands Titles Division of Thunder Bay.

Consent was given by the Paipoonge Committee of Adjustment on October 2, 1990. In accordance with Subsection 22 of Section 52 of the Planning Act, 1983, the applicant has a two-year period in which to carry out final transfer.

Dated this 4th day of October, 1991.

  
Patricia Maxwell,  
Secretary-Treasurer,  
Paipoonge Committee of Adjustment.

Affidavit of Residence and of Value of the Consideration  
Form 1 - Land Transfer Tax Act

refer to all instructions on reverse side.  
IN THE MATTER OF THE CONVEYANCE OF Portion of Lot 7, Concession 2,  
designated as Part 2, Reference Plan 55R-8492, Township of Paipoonge, District  
of Thunder Bay

BY (print names of all transferors in full) DANIEL OLENIK

TO (see instruction 1 and print names of all transferees in full) D & R EQUIPMENT RENTAL & SALES LTD.

1. (see instruction 2 and print name(s) in full) DANIEL OLENIK

MAKE OATH AND SAY THAT:

- 1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent): (see instruction 2)
  - (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
  - (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
  - (c) A transferee named in the above-described conveyance;
  - (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) \_\_\_\_\_

(e) The President, D & R EQUIPMENT RENTAL & SALES LTD. authorized to act for (insert name(s) of corporation(s)) \_\_\_\_\_

(f) A transferee described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) \_\_\_\_\_ who is my spouse described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

- 2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).
  - I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance
    - contains at least one and not more than two single family residences. *Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.*
    - does not contain a single family residence.
    - contains more than two single family residences. (see instruction 3)

- 3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Money paid or to be paid in cash	\$ 1.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ NIL	
(ii) Given back to vendor	\$ NIL	
(c) Property transferred in exchange (detail below)	\$ NIL	
(d) Securities transferred to the value of (detail below)	\$ NIL	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ NIL	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ NIL	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 1.00	\$ 1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$ NIL	
(i) Other consideration for transaction not included in (g) or (h) above	\$ NIL	
(j) TOTAL CONSIDERATION	\$ 1.00	

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) N/A

All Blanks Must Be Filled In. Insert "Nil" Where Applicable.

- 6. (If the consideration is nominal, is the land subject to any encumbrance?) N/A
- 7. Other remarks and explanations, if necessary. Transfer to implement subdivision consent

Sworn before me at the City of Thunder Bay  
in the District of Thunder Bay  
this 22 day of October, 1991

*(Signature)*  
MICHAEL B. CARTER, LL.B.  
Registrar, Solicitor, Notary Public

Property Information Record

A. Describe nature of instrument Transfer/Deed of Land

B. (i) Address of property being conveyed (if available) not assigned

(ii) Assessment Roll No. (if available) not assigned

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) R-R- #2, Cooper Road,  
Thunder Bay, Ontario, P7C 4V1

D. (i) Registration number for last conveyance of property being conveyed (if available) F006772

(ii) Legal description of property conveyed Same as in D.(i) above. Yes  No  Not known

E. Name(s) and address(es) of each transferee's solicitor  
MICHAEL B. CARTER  
203-34 N. Cumberland Street,  
Thunder Bay, Ontario, P7A 4L3

For Land Registry Office Use Only

Registration No. \_\_\_\_\_

Registration Date \_\_\_\_\_

Land Registry Office No. \_\_\_\_\_

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes  No
- (b) If yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes  No
- (c) Do all individual transferees have French Language Education Rights? Yes  No
- (d) If yes, do all individual transferees wish to support the French Language School Board (where established)? Yes  No

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). 04480 (00-00)

LRO # 55 Transfer

Registered as TY138972 on 2012 05 07 at 11:36

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

**Properties**

PIN 62295 - 0688 LT Interest/Estate Fee Simple  
 Description PCL 25173 SEC TBF; PT LT 7 CON 2 NKR PAIPOONGE PT 3, 55R8492; OLIVER PAIPOONGE  
 Address 58 COOPER RD DISTRICT OF THUNDER BAY

PIN 62295 - 0689 LT Interest/Estate Fee Simple  
 Description PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE  
 Address DISTRICT OF THUNDER BAY

**Consideration**

Consideration \$465,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name 825592 ONTARIO INC.  
 Address for Service R.R. #2  
 Site 13, Comp.10  
 58 Cooper Road  
 Thunder Bay, On P7C 4V1

I, Darrell Gale Miller, President, have the authority to bind the corporation.  
 This document is not authorized under Power of Attorney by this party.

<b>Transferee(s)</b>	<b>Capacity</b>	<b>Share</b>
----------------------	-----------------	--------------

Name	1796715 ONTARIO INC.	Registered Owner
Address for Service	R.R. #2 Site 13, Comp.10 58 Cooper Road Thunder Bay, On P7C 4V1	

**Signed By**

Cynthia Ann Cline 1136 Alloy Drive, acting for Signed 2012 05 07  
 Thunder Bay Transferor(s)  
 P7B 6M9

Tel 8073463000  
 Fax 8073463600

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Cynthia Ann Cline 1136 Alloy Drive, acting for Signed 2012 05 07  
 Thunder Bay Transferee(s)  
 P7B 6M9

Tel 8073463000  
 Fax 8073463600

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

CARREL + PARTNERS LLP 1136 Alloy Drive, 2012 05 07  
 Thunder Bay  
 P7B 6M9

Tel 8073463000  
 Fax 8073463600

LRO # 55 Transfer

Registered as TY138972 on 2012 05 07 at 11:36

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$5,450.00
Total Paid	\$5,510.00

**File Number**

Transferor Client File Number :	43504-008
Transferee Client File Number :	43504-008

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 62295 - 0688 PCL 25173 SEC TBF; PT LT 7 CON 2 NKR PAIPOONGE PT 3, 55R8492; OLIVER PAIPOONGE

62295 - 0689 PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE

BY: 825592 ONTARIO INC.

TO: 1796715 ONTARIO INC.

Registered Owner

1. DARRELL GALE MILLER

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1796715 ONTARIO INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash.	465,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	465,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	465,000.00

**PROPERTY Information Record**

A. Nature of Instrument: Transfer

LRO 55 Registration No. TY138972 Date: 2012/05/07

B. Property(s):

PIN 62295 - 0688 Address 58 COOPER RD Assessment 5808080 - 00126090  
DISTRICT OF THUNDER BAY Roll No

PIN 62295 - 0689 Address DISTRICT OF THUNDER BAY Assessment 5808008 - 00126095  
Roll No

C. Address for Service:

R.R. #2  
Site 13, Comp.10  
58 Cooper Road  
Thunder Bay, On P7C 4V1

D. (i) Last Conveyance(s):

PIN 62295 - 0688 Registration No. TY6421

PIN 62295 - 0689 Registration No. TY43886

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By:

Cynthia Ann Cline  
1136 Alloy Drive,  
Thunder Bay P7B 6M9

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

PROPERTY DESCRIPTION: PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE

PROPERTY REMARKS: CROWN GRANT SEE PPA2247; PLANNING ACT CONSENT IN F21099.

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2004/08/23

OWNERS' NAMES

1796715 ONTARIO INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2004/08/20 **						
55R8492	1990/12/05	PLAN REFERENCE				C
F92050	1999/11/26	TRANSFER		*** COMPLETELY DELETED ***	JOSEPH LUCHESKI CONTRACTING LIMITED	
REMARKS: PLANNING ACT STATEMENTS						
Y43886	2007/04/30	TRANSFER		*** COMPLETELY DELETED *** JOSEPH LUCHESKI CONTRACTING LIMITED	825592 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS						
X138972	2012/05/07	TRANSFER	\$465,000	825592 ONTARIO INC.	1796715 ONTARIO INC.	C
2226266	2016/12/02	CHARGE		*** COMPLETELY DELETED *** 1796715 ONTARIO INC.	NORTHERN ONTARIO HERITAGE FUND CORPORATION	
TY235150	2017/06/22	CHARGE	\$545,000	1796715 ONTARIO INC.	ROYAL BANK OF CANADA	C
TY235154	2017/06/22	POSTPONEMENT		*** COMPLETELY DELETED *** NORTHERN ONTARIO HERITAGE FUND CORPORATION	ROYAL BANK OF CANADA	
REMARKS: TY226266 TO TY235150						
TY359039	2025/01/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHERN ONTARIO HERITAGE FUND CORPORATION		
REMARKS: TY226266.						

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

**PROPERTY DESCRIPTION:** PCL 25173 SEC TBF; PT LT 7 CON 2 NKR PAIPOONGE PT 3, 55R8492; OLIVER PAIPOONGE

**PROPERTY REMARKS:** CROWN GRANT SEE PPA2247.

**ESTATE/QUALIFIER:**

FEE SIMPLE  
ABSOLUTE

**RECENTLY:**

FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**

2004/08/23

**OWNERS' NAMES**

1796715 ONTARIO INC.

**CAPACITY SHARE**

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2004/08/20 **						
55R8492	1990/12/05	PLAN REFERENCE				C
F37872	1993/08/18	TRANSFER		*** COMPLETELY DELETED ***	KOTANEN, DANIEL LAWRENCE	
6421	2005/04/15	TRANSFER		*** COMPLETELY DELETED *** KOTANEN, DANIEL LAWRENCE	825592 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS						
6422	2005/04/15	CHARGE		*** COMPLETELY DELETED *** 825592 ONTARIO INC.	ROYAL BANK OF CANADA	
136780	2012/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
REMARKS: TY6422.						
TY138972	2012/05/07	TRANSFER	\$465,000	825592 ONTARIO INC.	1796715 ONTARIO INC.	C
TY226266	2016/12/02	CHARGE		*** COMPLETELY DELETED *** 1796715 ONTARIO INC.	NORTHERN ONTARIO HERITAGE FUND CORPORATION	
TY235150	2017/06/22	CHARGE	\$545,000	1796715 ONTARIO INC.	ROYAL BANK OF CANADA	C
TY235154	2017/06/22	POSTPONEMENT		*** COMPLETELY DELETED *** NORTHERN ONTARIO HERITAGE FUND CORPORATION	ROYAL BANK OF CANADA	
REMARKS: TY226266 TO TY235150						
TY359039	2025/01/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTHERN ONTARIO HERITAGE FUND CORPORATION		
REMARKS: TY226266.						

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

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APPLICATIONS, ITEM #(e)





## PLANNING REPORT

### **Municipality of Oliver Paipoonge Committee of Adjustment**

**RE: Application for Cancellation Certificate 1D/01/26 (Miller)**

**Meeting Date: June 11, 2026**

#### **RECOMMENDATIONS:**

1. That the Committee of Adjustment receive the Planning Report dated June 11, 2026 respecting an application for a Cancellation of Consent for the property directly north of municipally addressed 58 Cooper Road, legally known as PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE
2. That the Committee of Adjustment approve the application to cancel Consent 1D-01-26 in accordance with subsection 53 (45) of the Planning Act, R.S.O. 1990;
3. That the Committee of Adjustment deem that the land that is the subject of the consent cancellation certificate is not land that was previously conveyed by way of a deed or transfer with a consent; and,
4. That the Committee of Adjustment deem that subsection 53 (12) of the Planning Act, R.S.O. 1990 does not apply in respect to PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE, and that subsection 50 (3) applies to a subsequent conveyance or other transaction involving PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE
5. That the cancellation of Consent 1D-01-26 be subject to the following condition: a. Submission to the Secretary-Treasurer written confirmation that PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE and PCL 25173 SEC TBF; PT LT 7 CON 2 NKR PAIPOONGE PT 3, 55R8492; OLIVER PAIPOONGE are in common ownership.
6. The Secretary/Treasurer is hereby authorized and directed to execute a Certificate of Cancellation.

#### **INTRODUCTION**

This is an application for an owner to request a Certificate of Cancellation of a previous consent (i.e. a lot created by severance consent approval given by the Committee of Adjustment). The Certificate would provide that subsection 50(12) of the Planning Act, R.S.O. 1990, c.P. 13 as amended does not apply to the subject land. The result of the

Certificate would allow for the merging of the subject land with an adjacent parcel or parcels of land.

For reference: Section 50(12) states:

Where a parcel of land is conveyed by way of deed or transfer with a consent given under section 53, subsections (3) and (5) of this section do not apply to a subsequent conveyance of, or other transaction involving, the identical parcel of land unless the council or the Minister, as the case may be, in giving the consent, stipulates either that subsection 3) or subsection (5) shall apply to any such subsequent conveyance or transaction.

## **REPORT**

The purpose of this report is to provide staff's analysis and recommendations on an application for cancellation of consent for the property municipally addressed 58 Cooper Road. Brody Miller, representing 1796715 Ontario Inc, has applied for a cancellation certificate for 58 Cooper Road so that 58 Cooper Road and the lot abutting to the north also owned by 1796715 Ontario Inc can legally merge. This merge is tied directly to a proposed building, the subject of a minor variance also before the Committee this evening, where the building will cross the existing property line between the two parcels.

The subject properties are located along Cooper Road south and was originally severed by consent between 1991/92. The properties are both designated Industrial and zoned Heavy Industrial, both of which permit the current and proposed use of the properties. There is an existing building that already hovers the property line separating these two parcels, so this application will correct that as well.

## **ANALYSIS**

On January 1, 2022 various amendments to the *Planning Act*, R.S.O. 1990 were proclaimed, including subsection 53 (45). The effect of the amendment to subsection 53 (45) enables an owner of a parcel of land that was previously created by a consent to sever to apply for a certificate of cancellation and the common law principle of "once a consent always a consent" would no longer apply.

Once the certificate of cancellation is registered on title the parcel is considered no longer to have been conveyed with an unstipulated consent and section 50(12) no longer applies to the parcel. It causes the merger of the previously conveyed property with any abutting land that the owner might own. Section 53(49) provides as follows:

(49) After the registration of a certificate of cancellation referred to in subsection (45),

(a) subsection 50(3) or (5), as the case may be, applies to any subsequent conveyance or other transaction involving land that is the subject of the certificate despite subsection 50(12): and

(b) for the purposes of subsection 50(3) or (5), as the case may be, the land that is the subject of the certificate is deemed not to be land that was previously conveyed by way of a deed or transfer with a consent.

Cancelling a consent only affects transactions subsequent to the registration of the cancellation certificate.

The Owner has submitted an application to cancel the original consent in accordance with Section 53(45) of the *Planning Act*, R.S.O. 1990, as amended.

Both parcels are in common ownership; therefore, should the Committee approve the application to cancel the consent, the parcels of land will become merged as one such that they will no longer be able to be conveyed separately without further *Planning Act* approval.

**PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

Pursuant to Section 53(45) of the *Planning Act*, as amended, there are no public notice requirements associated with an application for a certificate of cancellation of consent. There isn't any appeal process under the *Planning Act* for a refusal, as there aren't really planning considerations in the request; the property owner is the one who benefits from the consent and will therefore be losing that benefit.

**CONCLUSION:**

Staff are of the opinion that the proposal conforms with the Oliver Paipoonge Official Plan and will result in compliance with the provisions of Zoning By-law No. 01-2019. Staff have no concerns with respect to the proposal and recommend approval of the application.

## UNDERTAKING

**TO:** THE CORPORATION OF THE MUNICIPALITY OF OLIVER PAIPOONGE  
(the “Municipality”)

**RE:** 1796715 Ontario Inc. (the “Owner”) of the following properties:  
**Firstly:** PCL 24822 SEC TBF SRO; PT LT 7 CON 2 NKR PAIPOONGE PT 2, 55R8492; OLIVER PAIPOONGE; IDENTIFIED USING PIN 62295-0689(LT)  
- and -  
**Secondly:** PCL 25173 SEC TBF; PT LT 7 CON 2 NKR PAIPOONGE PT 3, 55R8492; OLIVER PAIPOONGE; IDENTIFIED USING PIN 62295-0688(LT)  
(collectively the “Property”)

---

The undersigned, Solicitor for the **Owner** of the **Property**, hereby undertakes to provide the following registered documents to the Secretary-Treasurer of the Land Division Committee of the **Municipality** within 30 days of the date of registration of the foregoing:

1. a cancellation certificate for a previous *Planning Act* consent issued in relation to the **Firstly** described lands, namely PT 2 55R8492 and registered pursuant to Transfer F21099; and
2. a consolidation application, consolidating the **Property** into one PIN.

DATED at Thunder Bay, Ontario this 4 day of June, 2026.

**CARREL+Partners LLP**

Per:



\_\_\_\_\_  
Marc W. Laatu



THE CORPORATION OF THE MUNICIPALITY OF OLIVER PAIPOONGE

COMMITTEE OF ADJUSTMENT MEETING

MINUTES

DATE: Thursday, April 9, 2026

TIME: 5:00 PM

PLACE: Council Chambers  
Oliver Paipoonge Municipal Complex

CHAIR: Peggy Brekveld

PRESENT: Arnold Breukelman  
Sara Hagstrom  
Katherine Hamilton  
Sandy Stadey

MUNICIPAL OFFICERS: Kerri Reid, Manager of Planning/Secretary-Treasurer  
Brittany Chrusz, Planning Assistant

ALSO PRESENT: Jiska Westbroek  
Timothy Janssens  
Brian Marrion

1. OPEN THE MEETING

- (a) CHAIR ADVISES THE MEETING IS BEING VIDEO RECORDED AND LIVE STREAMED.

(b) Open Meeting

**(b)Resolution No. 21-2026**

MOVED BY Arnold Breukelman  
SECONDED BY Sandy Stadey

THAT, the April 9, 2026 meeting of the Committee of Adjustment be opened, the time being 5:03pm

CARRIED

2. DISCLOSURES OF INTEREST

3. APPROVE THE AGENDA

(a) Agenda Approval

**(a)Resolution No. 22-2026**

MOVED BY Sandy Stadey  
SECONDED BY Katherine Hamilton

THAT, the April 9, 2026 agenda be approved.

CARRIED

4. DEPUTATIONS

5. APPLICATIONS

(a) 1B-02-26, 1B-03-26, 1B-04-26, 1B-05-26 - Easement & New Lots - Miller

**(a)Resolution No. 23-2026**

MOVED BY Sandy Stadey  
SECONDED BY Arnold Bruekelman

That, application for consent 1B-02-26 (Miller) for the creation of one new lot with an easement on the property legally described as CON 4 N/R PT LOT 6 MR186, locally known 117 Twin City Crossroads in the Municipality of Oliver Paipoonge, be approved with conditions.

CARRIED

**(a)Resolution No. 24-2026**



PT LT 12 CON C NKR PAIPOONGE SRO AS IN TBR230911 EXCEPT TBR222796; OLIVER PAIPOONGE DISTRICT OF THUNDER BAY, locally known as fronting on Harstone Drive in the Municipality of Oliver Paipoonge, be approved with conditions.

CARRIED

6. MINUTES OF PREVIOUS MEETING

(a) March 12, 2026 Meeting Minutes

**(a)Resolution No. 28-2026**

MOVED BY Sandy Stadey  
SECONDED BY Katherine Hamilton

THAT, the minutes of the March 12th, 2026 meeting be approved as presented.

CARRIED

7. UNFINISHED BUSINESS

(a) Procedure By-law 15-2020

8. NEW BUSINESS

9. ADJOURNMENT

(a) Adjourn the Meeting

**(a)Resolution No. 29-2026**

MOVED BY Arnold Bruekelman  
SECONDED BY Sandy Stadey

THAT, the April 12, 2026 meeting of the Committee of Adjustment be adjourned, the time being 6:17pm

CARRIED

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY-TREASURER