

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR CONSENT
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT**

FOR AN APPLICATION SUBMITTED BY TULLOCH ENGINEERING C/O STEVE MCARTHUR ON BEHALF OF PROPERTY OWNER JAMES MICHAEL.

LOCATION OF SUBJECT LANDS: PART OF LOT 5, CONCESSION 4, PART 1, PLAN 42R-22984

PURPOSE OF APPLICATION: The purpose of the application is to create one (1) new lot on the subject lands for a total of two (2) lots, including the following:

- **The proposed Retained Lot is to have a lot area of approximately 8.76 hectares (21.63 acres), a lot frontage of approximately 700 metres on the Commanda Creek, and a frontage of approximately 700 metres on Rye Road.**
- **The proposed Severed Lot is to have a lot area of approximately 4.06 hectares (10.04 acres), a lot frontage of approximately 400 metres on the Commanda Creek, and a frontage of approximately 400 metres on Rye Road.**
- **The subject lands are currently vacant.**

The key maps attached to this notice identify the subject lands, the proposed Retained Lot, and the proposed Severed Lot.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, and at the time and place shown below.

DATE	July 14, 2026
TIME	6:00 p.m.
PLACE AND ADDRESS	Township of Nipissing Community Centre 2381 Highway 654

PUBLIC HEARING – You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the secretary-treasurer of the committee at the address shown below.

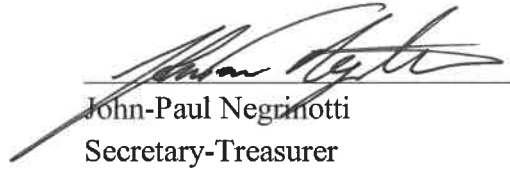
FAILURE TO ATTEND HEARING - If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION – If you wish to be notified of the decision of Township of Nipissing Committee of Adjustment in respect of the proposed consent, you must make a written request to The Township of Nipissing Committee of Adjustment at 45 Beatty Street, Nipissing ON, P0H 1W0.

NOTES REGARDING YOUR RIGHTS - If a person or public body that files an appeal of a decision of Township of Nipissing Committee of Adjustment in respect of the proposed Consent does not make written submissions to Township of Nipissing Committee of Adjustment before it gives or refuses to give a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

FOR MORE INFORMATION - Additional information is available for inspection at the Municipal Office by contacting John-Paul Negrinotti at 705-724-2144 or by email at edo@nipissingtownship.com quoting File Number C2026-04.

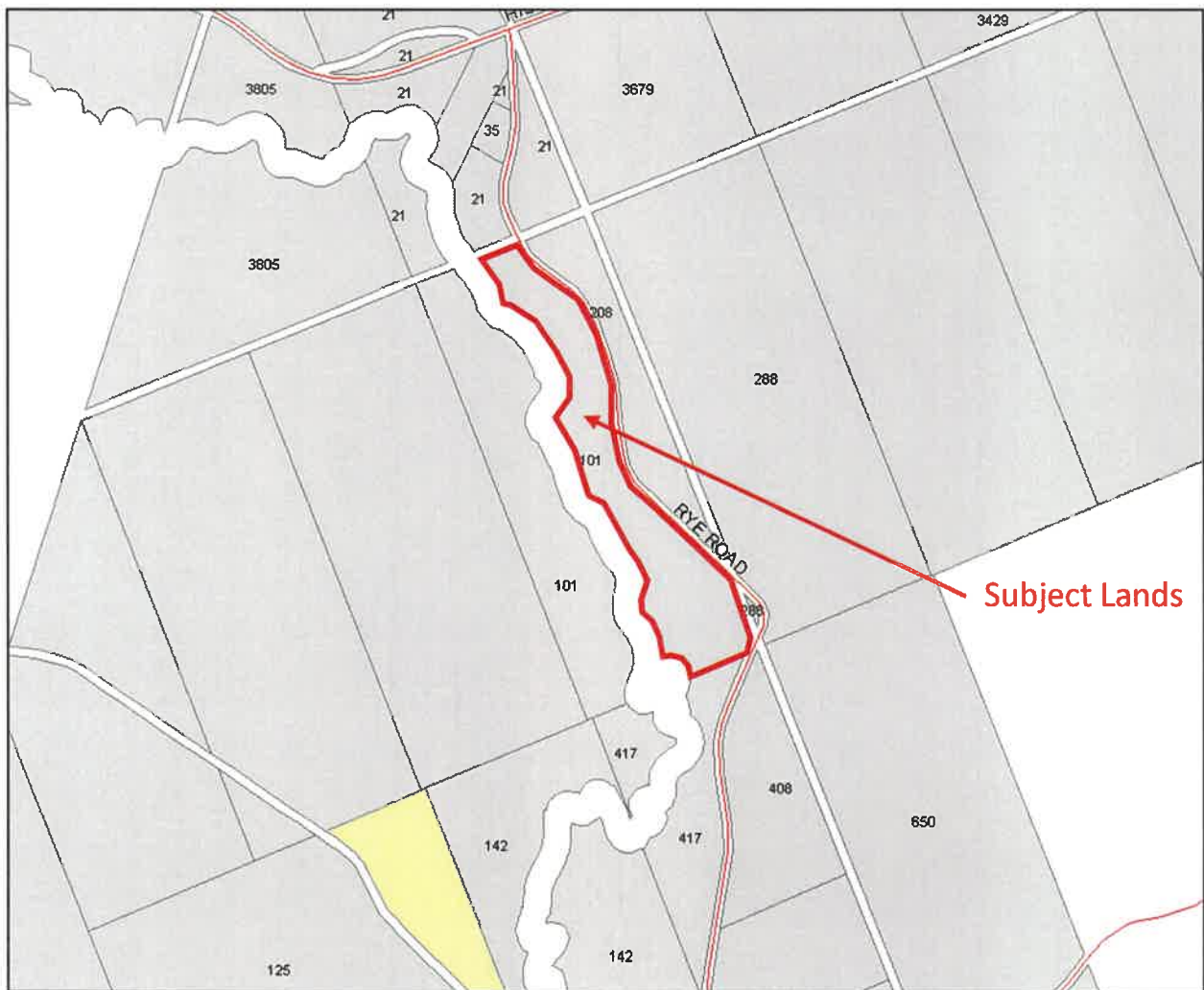
Dated June 24, 2026



John-Paul Negrinotti
Secretary-Treasurer
Township of Nipissing Committee of Adjustment
45 Beatty Street
Nipissing, ON P0H 1W0

KEY MAPS

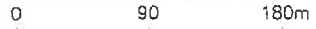
SUBJECT LANDS



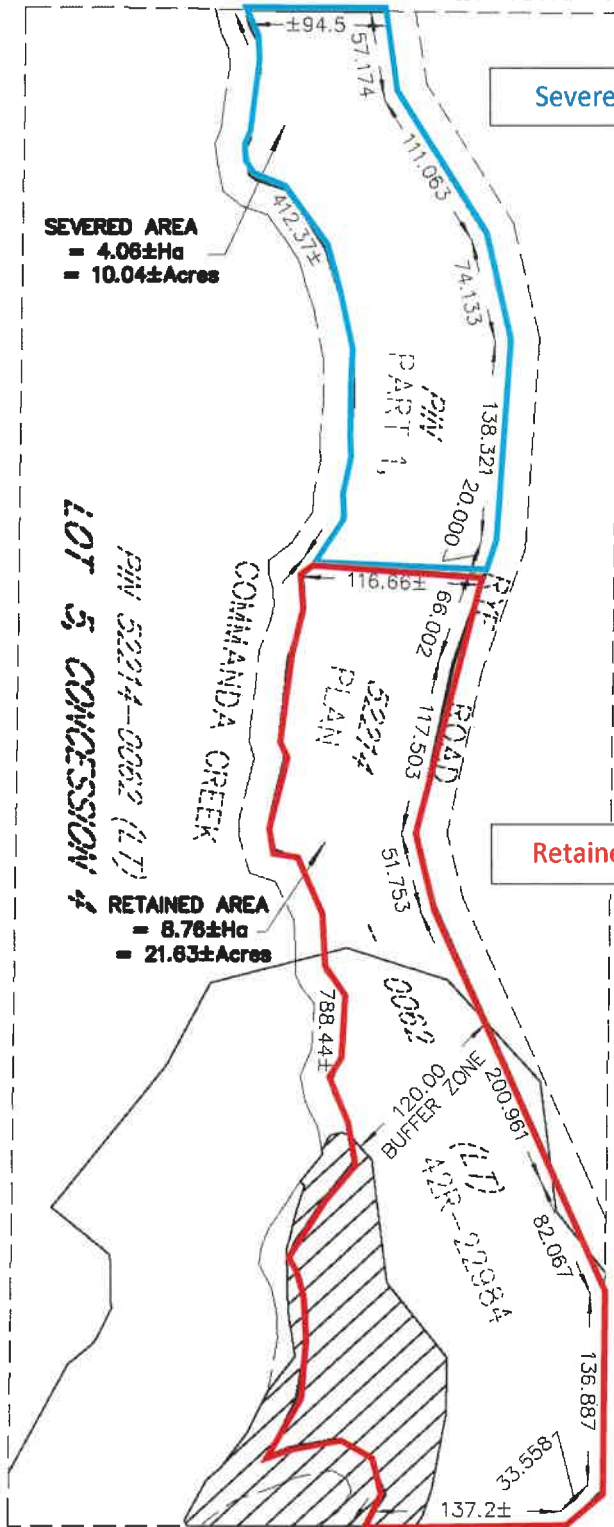
PROPOSED LOT CONFIGURATION

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5

SKETCH FOR CONSENT



SCALE 1 : 4500



Severed Lot

SEVERED AREA
 = 4.06±Ha
 = 10.04±Acres

LOT 5 CONCESSION 4
 P.M. 52214-00612 (17)

RETAINED AREA
 = 8.76±Ha
 = 21.63±Acres

ROAD ALLOWANCE BETWEEN
 4 AND 5

Retained Lot

CAUTION

- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

METRIC

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

NOTE

DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS.

NOTE

PART OF LOT 5 CONCESSION 4 TOWNSHIP OF GURD NOW IN THE TOWNSHIP OF NIPISSING DISTRICT OF PARRY SOUND

LEGEND



DENOTES ENVIRONMENTAL PROTECTION ZONE



CLIENT: JAMES MICHAEL ALOFS

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DRAWN BY: D. D.		FILE No. 253104-3