

NOTICE OF A COMPLETE APPLICATION AND A PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT

PLEASE TAKE NOTICE that The Corporation of the Township of Nipissing has received an application to amend Zoning By-law 2012-12. The application was deemed complete on July 9, 2019. The application affects the subject lands locally known as 2971 Highway 654 West; and is legally described as Part of Part of Lot 1 on Reference Plan 42R13617, Township of Nipissing, District of Parry Sound. The subject lands are currently developed with a detached dwelling, and were subject to a recent consent approval from the North Almaguin Planning Board. The subject lands are shown on the attached Key Map.

The purpose of the application is to rezone a portion of the subject property from the Rural (RU) Zone to the Environmental Protection (EP) Zone. The proposed EP Zone is required as a condition of the consent approval provided by the North Almaguin Planning Board. The application submission included an Environmental Impact Study that provides recommendations for areas on the subject lands to be located within the EP Zone. The proposed application implements the recommendations of the Environmental Impact Study to ensure the applicable natural heritage features are protected long term.

AND PURSUANT to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the CAO-Clerk to arrange to review this file.

FURTHER TAKE NOTICE that the Council for The Corporation of the Township of Nipissing will be holding a Public Meeting under Section 34 of the Planning Act, R.S.O. 1990, Chapter 13 as amended, to inform the public of a proposed Zoning By-law Amendment.

The Public Meeting is being held to enable interested members of the public to understand and comment on a Zoning By-law Amendment which will allow for a portion of the subject lands to be rezoned from the RU Zone to the EP Zone.

DATE AND LOCATION OF PUBLIC MEETING

Date: September 3, 2019
Time: 6:30 p.m.
Location: Township of Nipissing Office, 45 Beatty Street, Nipissing, Ontario, P0H 1W0

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATIONS

A key map showing the land to which the proposed amendment applies is provided in this Notice.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the application. Council will then use the information collected at this meeting to make a decision on the Zoning By-law Amendment.

If you wish to be notified of the decision of the Council of The Corporation of the Township of Nipissing on the proposed Zoning By-law Amendment, you must make a written request (with forwarding addresses) to the CAO-Clerk of the Township of Nipissing at Township of Nipissing Office, 45 Beatty Street, General Delivery, Nipissing, Ontario, P0H 1W0. Telephone (705) 724-2144.

If a person or public body would otherwise have an ability to appeal the decision of The Corporation of the Township of Nipissing to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to The Corporation of the Township of Nipissing before the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to The Corporation of the Township of Nipissing before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information is available to the public for inspection at the Township of Nipissing Office on Monday to Friday, between the hours of 8:30 a.m. to 12:00 p.m. and 12:30 p.m. to 4:30 p.m.

Mailing Date of this Notice: August 7th, 2019

Charles Barton, CAO-Clerk
Township of Nipissing

SUBJECT PROPERTY
KEY MAP

