

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 23, 2020. The application affects lands located on the subject property locally known as 4383 Highway 654 and legally described as Part Lot 13, Concession 10, Township of Nipissing, District of Parry Sound, PIN 522190310.

The subject property currently contains a detached dwelling and accessory shed. The owner is proposing to construct an accessory building to facilitate a small engine machine shop (home industry). In accordance with Section 4.14.1 of the Zoning By-law, a home industry is not a permitted use within the Hamlet Residential (RH) Zone; and therefore the purpose of the application is to rezone the subject property from the Hamlet Residential (RH) Zone to the Special Zone No. Twenty-Two (SZ 22) to permit a home industry.

Section 3.19 f) of the Zoning By-law states that a lot to be used for a home industry shall have at least 45 metres of lot frontage and a lot area not less than 0.4 hectares. The subject property has a lot frontage of 40 metres and a lot area of 0.18 hectares as indicated on the application forms. An amendment is required to Section 3.19 f) on this basis.

Further to the above, an amendment is required to permit an accessory building to be located 4.5 metres from a road (Beatty Street and the Blake Street road allowance). Section 3.3 c) of the Zoning By-law requires a minimum setback of 8 metres for an accessory building to a road. Lastly, an amendment is required to permit an accessory building with a height of 5 metres. Section 3.3 d) of the Zoning By-law states that the maximum height of an accessory building shall be 4.5 metres in a residential zone.

AND PURSUANT to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office, between the hours of 8:30 am to 12:00 pm and 12:30 pm to 4:30 pm on regular weekdays.

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.

DATE AND LOCATION OF PUBLIC MEETING

Date: September 1, 2020
Time: 6:30 pm
Location: Township of Nipissing Community Centre - 2381 Highway 654, Nipissing, ON

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATIONS

A key map showing the land to which the proposed amendment applies is provided as part of 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.

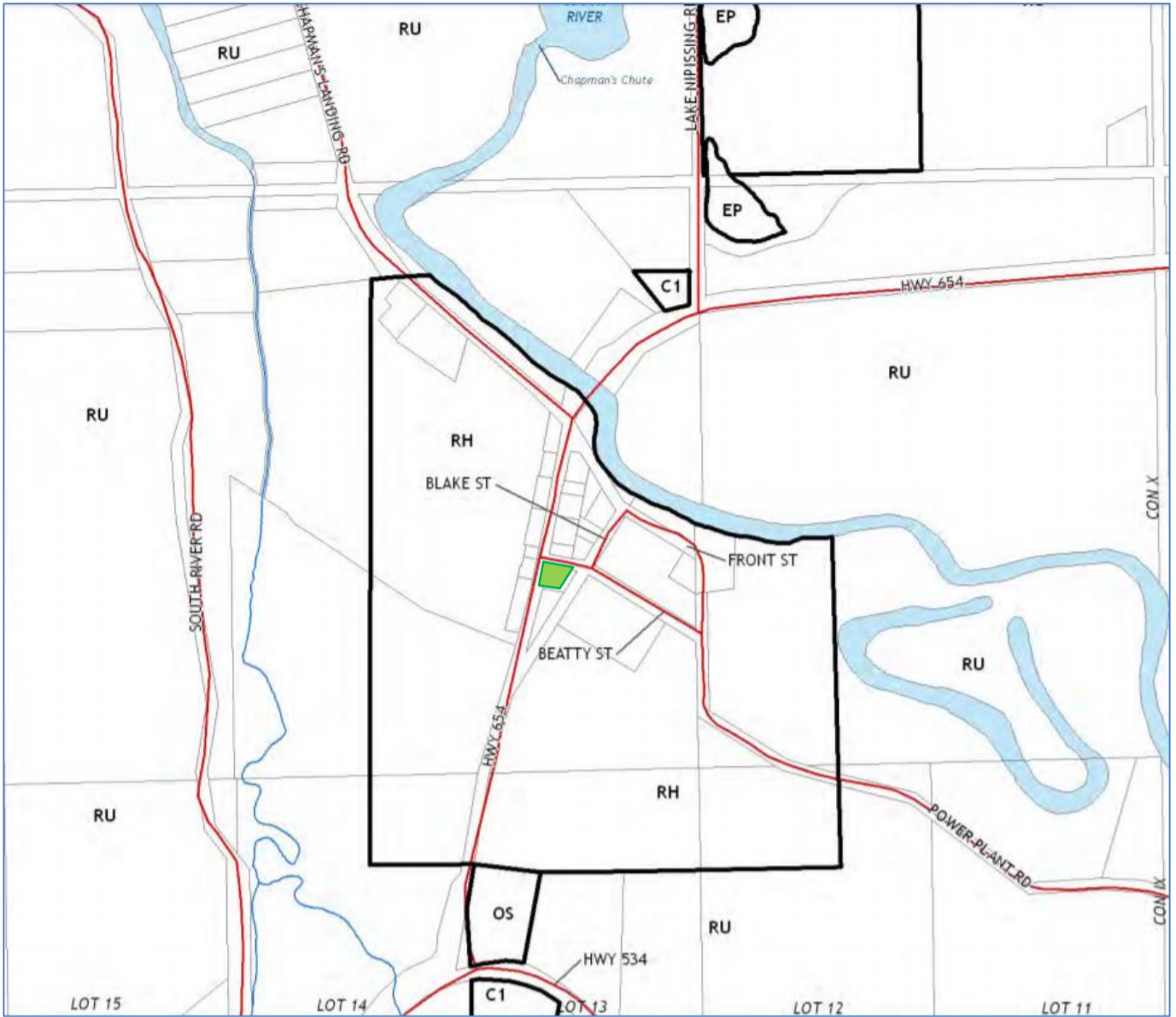
If a person or public body would otherwise have an ability to appeal the decision of the Council of The Corporation of the Township of Nipissing to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to The Corporation 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.

Mailing Date of this Notice: July 31, 2020

Charles Barton, CAO-Clerk
Township of Nipissing

SUBJECT PROPERTY
KEY MAP



 Subject Property