

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 2020-20. The application was deemed complete on November 12, 2021. The subject lands are located at 3850 Highway 654 and legally described as Lot 7 and Part of Lot 6, Concession 11 (NIPISSING); PIN 52219-0077.

The purpose and effect of the proposed amendment is to satisfy a condition of provisional Consent (C2021-03). One of the provisional conditions of Consent requires the following: The property be zoned to require development and site alteration on the proposed lots to be located at least 120 metres from the EP Zone. The proposed application will restrict development and site alteration within 120 metres of the EP Zone on the subject lands.

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. Please contact the Municipal Administrator-Clerk-Treasurer 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. Please note that due to the COVID-19 emergency, the Public Meeting will be held virtually on Zoom and livestreamed on the Township of Nipissing YouTube Channel. Alternative methods to provide comments and participate in the Public Meeting are provided in this Notice.

DATE AND LOCATION OF PUBLIC MEETING

Date: December 7, 2021
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 participates in the meeting shall be afforded an opportunity to make representations in respect of the application, in accordance with the above measures. Council will then use the information collected at this meeting to make a decision on the Zoning By-law Amendment.

Should you desire to express your approval or objection to the application, you may submit comments in writing to the below contact in advance of the Public Meeting. Please provide written comments by December 3, 2021. If you wish to provide verbal comments in advance of the Public Meeting, please contact the phone line at 705-724-2144 Ext. 225 to leave your verbal comments. The comments will be transcribed and presented at the Public Meeting. Further if you wish to participate in the Public Meeting, please contact the undersigned prior to December 3, 2021 in order to make arrangements for you to participate in the Public Meeting.

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 Municipal Administrator-Clerk-Treasurer 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.

Mailing Date of this Notice: November 15, 2021

Kris Croskery-Hodgins, Municipal Administrator-Clerk-Treasurer
Township of Nipissing

SUBJECT PROPERTY
KEY MAP

