

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

RE AN APPLICATION BY: PROPERTY OWNERS MICHAEL AND JANE HOWSE.

LOCATION OF PROPERTY: 3292 HIGHWAY 534; CONCESSION 8, LOT 20, PCL 17991 NS.

PURPOSE AND EFFECT OF APPLICATION: The purpose of the application is to create two (2) new rural residential lots on the subject lands, for a total of three (3) lots. The Retained Lot is to be approximately 8.4 hectares in lot area and have an approximate lot frontage of 308 metres on Highway 534. Severed Lot 1 is to be approximately 5.1 hectares in lot area and have an approximate lot frontage of 100 metres on Highway 534. Severed Lot 2 is to be approximately 4.1 hectares in size and have a lot frontage of 100 metres on Highway 534. The Retained Lot, Severed Lot 1 and Severed Lot 2 are vacant. The key maps attached to this notice identify the Retained Lot, Severed Lot 1 and Severed Lot 2.

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	February 8, 2022
TIME	6:00 p.m.
PLACE AND ADDRESS	Township of Nipissing Community Centre 2381 Highway 654

PUBLIC HEARING – 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. Please note that due to the COVID-19 emergency, the Public Hearing will be held virtually. Alternative methods to provide comments and participate in the Public Hearing are provided in this Notice.


FAILURE TO ATTEND HEARING - If you do not attend the virtual hearing 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 – A copy of the decision of the committee will be sent to the applicant and to each person or represented counsel that appeared virtually and to each individual that has filed with the secretary-treasurer, a written request for notice of decision.

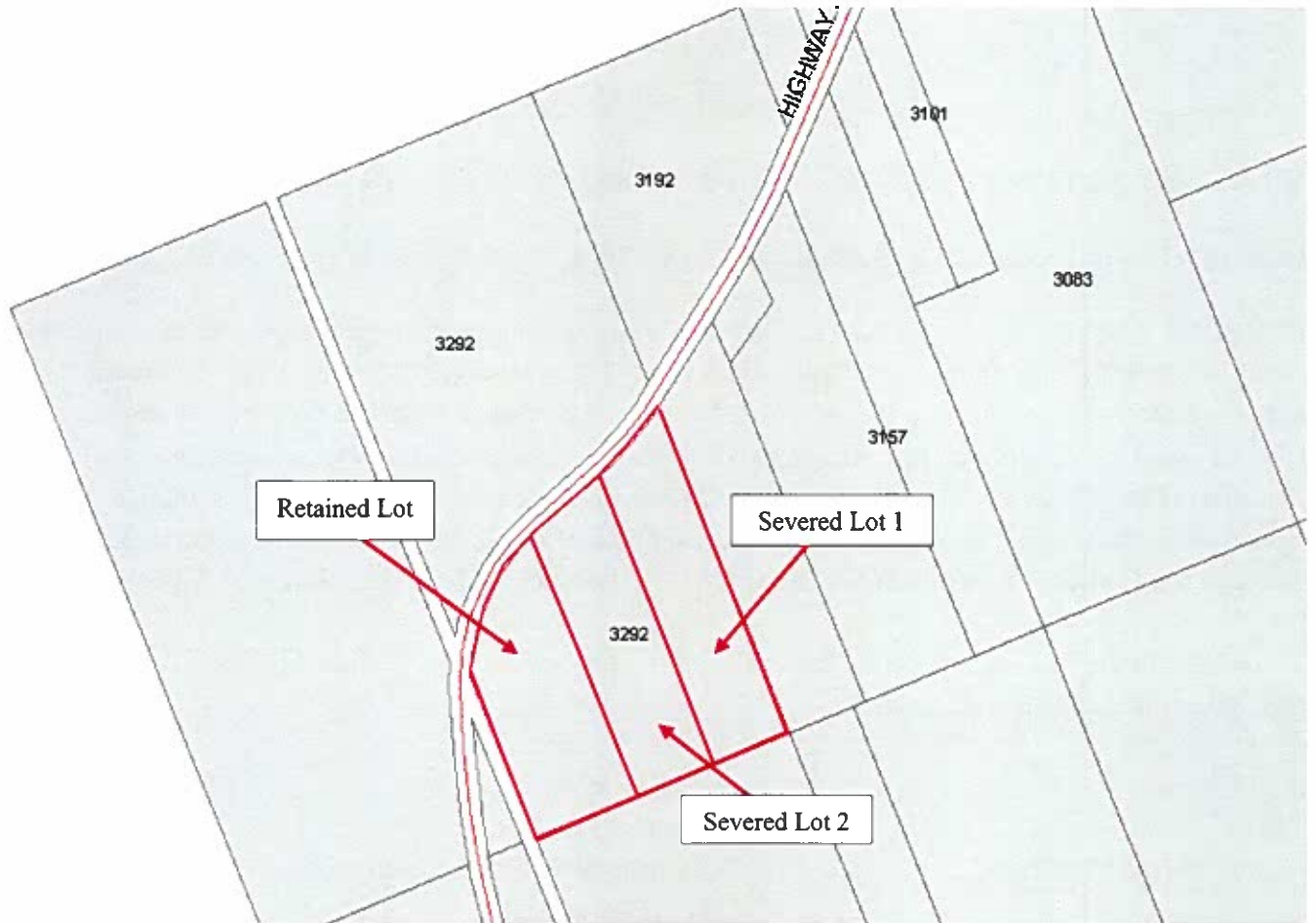
COPIES - The proposed application material and additional information relating to the proposed Consent application are available upon request. Please contact the undersigned to receive a copy of the application material and additional information.

PARTICIPATION - 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 Hearing. Please provide written comments by February 7, 2022. If you wish to provide verbal comments in advance of the Public Hearing, 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 Hearing. Further if you wish to participate in the Public Hearing, please contact the undersigned prior to February 8, 2022 in order to make arrangements for you to participate in the Public Hearing.

Dated this 21st day of January, 2022.


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

KEY MAPS



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

RE AN APPLICATION BY: PROPERTY OWNERS DEREK MCCOMB AND 1904375 ONTARIO INC.

LOCATION OF PROPERTY: 497 GRANITE HILL ROAD; LOTS 16, 17, 18 AND 19, CONCESSIONS 1 AND 2; REFERENCE PLAN 42R-20658, INCLUDING PARTS 1, 2 AND 3.

PURPOSE AND EFFECT OF APPLICATION: The purpose and the effect of the application is to recreate previously existing 40-hectare lots and to create one (1) new lot on the subject lands. The owner is proposing the following:

- **To recreate three (3) original 40-hectare lots and merge the lots with abutting 40-hectare lots that do not have lot frontage on a municipal road.**
- **A lot addition to provide lot frontage and access to the western most proposed lot (Lot 16, Concession 1 and 2).**
- **The creation of one (1) new lot (Part of Lot 17, Concession 2).**

The key map provided identifies the subject lands and identifies the proposed lots.

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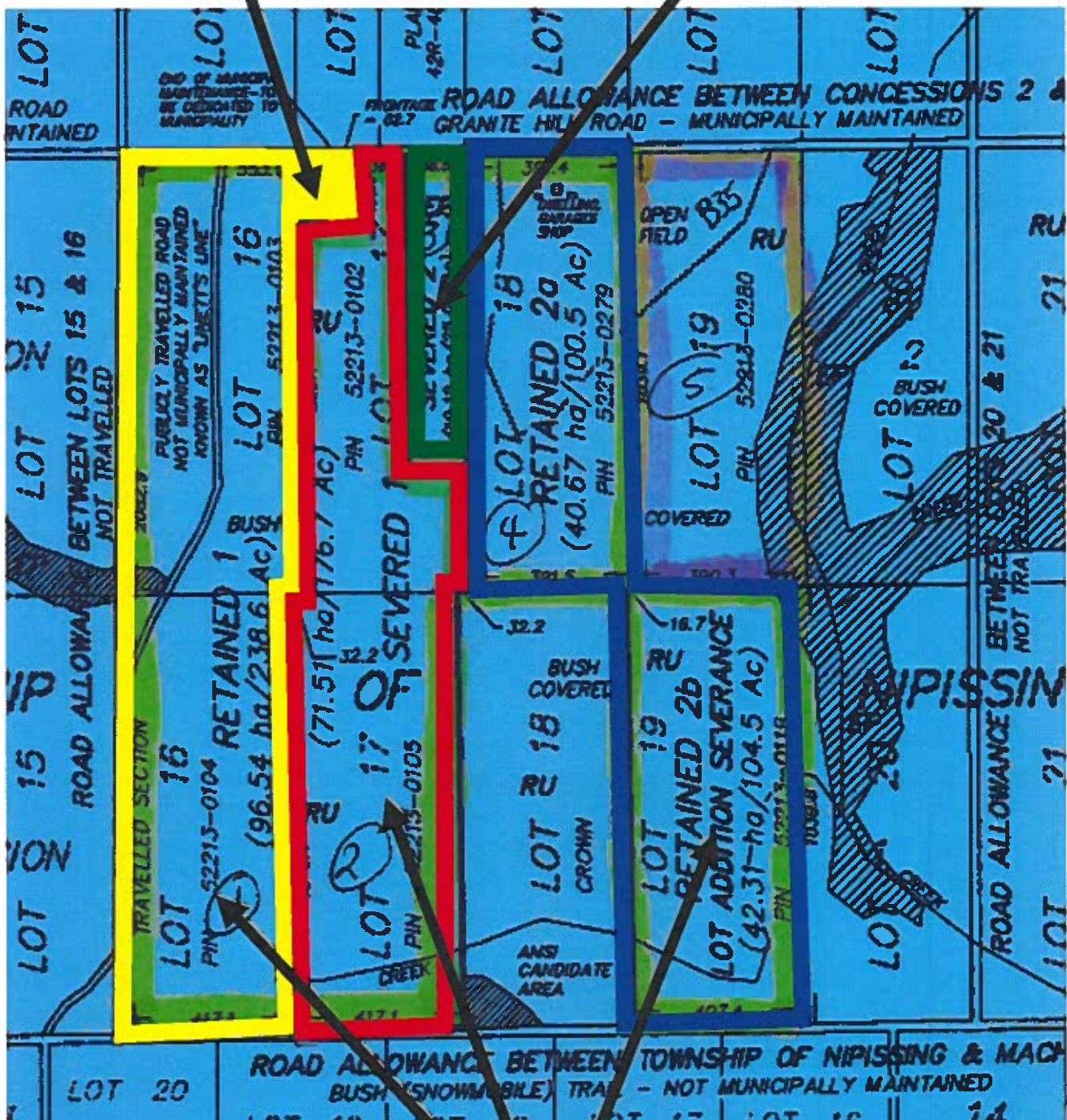


John-Paul Negrinotti
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KEY MAP

Lot Addition

Proposed New Lot



Proposed 40-hectare lots and additional 40-hectare lot to be merged