

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT**

RE AN APPLICATION BY: PROPERTY OWNER NATASHA LEWIS

LOCATION OF PROPERTY: 35A FRASER ROAD

PURPOSE OF APPLICATION: The specific variance requested is;

- **To permit a basement in an existing one storey frame dwelling. The dwelling and proposed basement are located within 30 metres of the shoreline. Section 3.23 a) ii) of the Zoning By-law does not permit an increase in volume within the required front yard which is 30 metres for the Limited Service Residential (LSR) Zone. The existing dwelling is one storey and has a volume of 467m³. The proposed dwelling including the basement is to have a total volume of 734m³.**

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	March 29, 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 on Zoom and livestreamed to the Township of Nipissing YouTube Channel. Alternative methods to provide comments and participate in the Public Hearing are provided in this Notice.

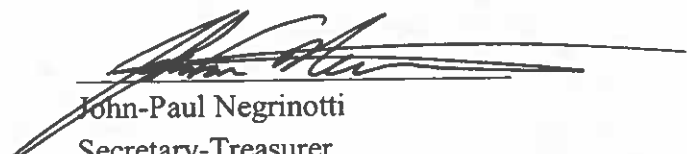
FAILURE TO ATTEND HEARING - If you do not attend the virtual hearing in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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 Minor Variance 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 March 28, 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 March 29, 2022 in order to make arrangements for you to participate in the Public Hearing.

Dated this 18th day of March, 2022.


John-Paul Negrinotti
Secretary-Treasurer
Township of Nipissing Committee of Adjustment
45 Beatty Street, Nipissing, Ontario P0H 1W0
705-724-2144

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED FEBRUARY 28, 2022.

LOT 26, CONCESSION 6 (MUNICIPALLY KNOWN AS FRASER ROAD) PART 6, PLAN PSR--19
PIN 52218--0042 (LT)
RIGHT OF WAY AS IN LT43246

SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF SURVEY OF
PART OF LOT 26
CONCESSION 6
TOWNSHIP OF NIPISSING
DISTRICT OF PARRY SOUND
SCALE 1 : 500
Miller & Urso Surveying Inc.

BEARING NOTE
BEARINGS ARE ASTROMIC AND ARE REFERRED TO THE
NORTHERLY LIMIT OF PART 1, AS SHOWN ON DEPOSITED
PLAN PSR--19, HAVING A BEARING OF N65°33'00"W.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF AUGUST, 2021.

R. D. MILLER
ONTARIO LAND SURVEYOR
FOR: MILLER & URSO SURVEYING INC.

FEBRUARY 28, 2022

DATE

CLIENT: NATASHA LEWIS
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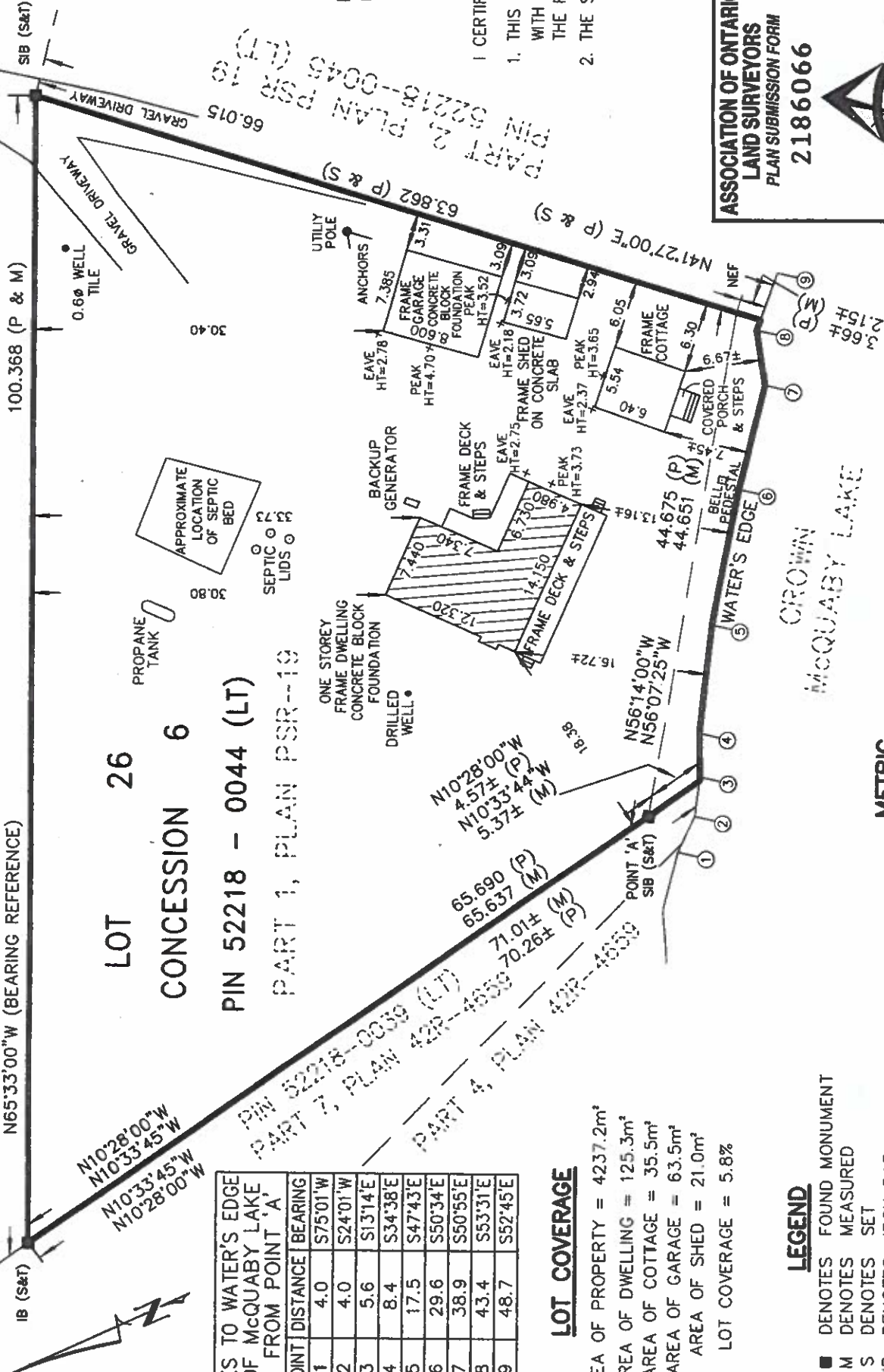
MILLER & URSO SURVEYING INC.
SURVEYING • ENGINEERING • PLANNING
1501 Seymour Street North Bay ON P1A 0G5
www.millersurveying.com info@millsurveying.com
P: (705) 474-1210 F: (705) 474-1783

CHECKED BY: R.D.M. DRAWN BY: C.A.L. FIELD: D.C., J.L. W.O. No: 7219

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2186066



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).



POINT	DISTANCE	BEARING
1	4.0	S75°01'W
2	4.0	S24°01'W
3	5.6	S13°14'E
4	8.4	S34°38'E
5	17.5	S47°43'E
6	29.6	S50°34'E
7	38.9	S50°55'E
8	43.4	S53°31'E
9	48.7	S52°45'E

LOT COVERAGE

- AREA OF PROPERTY = 4237.2m²
- AREA OF DWELLING = 125.3m²
- AREA OF COTTAGE = 35.5m²
- AREA OF GARAGE = 63.5m²
- AREA OF SHED = 21.0m²
- LOT COVERAGE = 5.8%

LEGEND

- DENOTES FOUND MONUMENT
- M DENOTES MEASURED
- S DENOTES SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- NEF DENOTES NO EVIDENCE FOUND
- S&T DENOTES SIMPSON & TAYLOR LTD.
- P DENOTES DEPOSITED PLAN PSR--19

METRIC

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