



The Corporation of the Township of Nipissing  
45 Beatty Street  
Nipissing ON P0H 1W0  
Telephone 705-724-2144 Fax 705-724-5385  
[www.nipissingtownship.com](http://www.nipissingtownship.com)

## Sale of Land by Public Tender

### Property Information Package

*Legal Description:*

PCL 6123 SEC NS; BROKEN LT 29 CON 10 NIPISSING BEING MINING CLAIMS  
PS1696 & PS1697 AS IN LP7196 EXCEPT MRO IN LT44871; NIPISSING.  
BEING ALL OF PIN 52218-0308(LT).  
ROLL #49 71 000 003 24950 – Township of Nipissing  
Municipal Address: N/A

All Tenderers are urged to review the Official Plan and Zoning By-Law documents to satisfy themselves as to the permitted uses of the property.

<https://nipissingtownship.com/municipal-departments/planning/>

The property is not located on a municipally maintained road. Individuals must verify independently the access to be utilized to the property, ensuring private property boundaries are respected.

A Public Meeting is scheduled on September 6, 2022 regarding a proposed amendment to the Official Plan and Zoning By-Law to include this property on the mapping schedules. A full copy of the Notice of Public Meeting is included in this package.

The amendment proposes a Rural designation in the Official Plan and a zoning of Rural in the Zoning By-Law. All potential tenderers must be aware that the proposed amendment is subject to the approval of the Council of the Township of Nipissing, in its sole unfettered discretion, and no representations or warranties are being made as to the Official Plan designation or Zoning of the property or the future use of the property.

**The information provided above is informal and should not be relied upon by a potential purchaser. Persons interested in submitting a tender should satisfy themselves through independent sources.**

**NOTICE OF PUBLIC MEETING  
FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
(CORRECTION ON MAPPING SCHEDULES)**

**PLEASE TAKE NOTICE** that the Corporation of the Township of Nipissing is undertaking a Township initiated Official Plan Amendment and Zoning By-law Amendment pursuant to Sections 17, 22 and 34 of the Planning Act, R.S.O. 1990, C.P. 13, as amended.

**THE PURPOSE AND EFFECT OF THE APPLICATION** is to correct the mapping for the property legally described as NIPISSING CON 10 PT BROKEN; LOT 29 which is shown on the key map attached to this notice. The property is generally located to the north of Settlers Road. The property is currently not mapped on the schedules to the Official Plan and the Zoning By-law. The property is patented land and is to be designated as Rural in the Official Plan and to be zoned as Rural in the Zoning By-law.

**AND PURSUANT** to 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 the Planning Act, R.S.O. 1990, Chapter 13 as amended, to inform the public of the proposed Official Plan Amendment and Zoning By-law Amendment. The Public Meeting will be held in-person. Alternative methods to provide comments and participate are available upon request, and as provided in this Notice.

**DATE AND LOCATION OF PUBLIC MEETING**

Date: September 6, 2022  
Time: 6:30 pm  
Location: 2381 Highway 654, Nipissing, Ontario

**ADDITIONAL INFORMATION AND APPEAL RIGHTS**

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 proposed mapping correction through the Official Plan Amendment and Zoning By-law Amendment. Any person who participates in the meeting shall be afforded an opportunity to make representations in respect of the application. Council will then use the information collected at these meetings to make a decision on the Official Plan Amendment and 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 September 2, 2022. 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 September 2, 2022 in order to make arrangements for you to participate virtually in the Public Meeting. When submitting written comments, please use the subject line "Mapping Corrections OPA and ZBA".

If you wish to be notified of the decision of the Council of The Corporation of the Township of Nipissing on the proposed Official Plan Amendment and 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 Ontario Land 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 Official Plan Amendment is adopted or the Zoning By-law Amendment 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 Official Plan Amendment is adopted or the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Mailing Date of this Notice: August 11, 2022

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

SUBJECT PROPERTY  
KEY MAP

