

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

RE AN APPLICATION BY: PATRICIA O’CONNOR

LOCATION OF PROPERTY: 483 POWER PLANT ROAD

PURPOSE OF APPLICATION:

- **To permit the enlargement of a legal non-conforming use (single unit dwelling) under Section 45 (1) and (2) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended. The subject property is zoned “Industrial Extractive” (MX), “Rural” (RU) and “Environmental Protection” (EP). The proposed application is to permit an addition (100 square metres) to the existing single unit dwelling that is located in the MX Zone. A single unit dwelling is not permitted within the MX Zone and therefore is considered as legal non-conforming in the context of the *Planning Act*.**

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	May 16, 2023
TIME	6:00 p.m.
PLACE AND ADDRESS	Township of Nipissing Community Centre 2381 Highway 654

PUBLIC HEARING – You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. 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.

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 – If you wish to be notified of the decision of Township of Nipissing Committee of Adjustment in respect of the proposed consent, you must make a written request to The Township of Nipissing Committee of Adjustment at 45 Beatty Street, Nipissing ON, P0H 1W0.

NOTES REGARDING YOUR RIGHTS - If a prescribed public body that files an appeal of a decision of Township of Nipissing Committee of Adjustment in respect of the proposed variance does not make written submissions to Township of Nipissing Committee of Adjustment before it makes a decision, the Ontario Land Tribunal may dismiss the appeal.

FOR MORE INFORMATION - Additional information is available for inspection at the Municipal Office by contacting John-Paul Negrinotti at 705-724-2144 or by email at edo@nipissingtownship.com quoting File No. A2023-01.

Dated this 4th day of May, 2023.

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

KEY MAP

