

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

RE AN APPLICATION BY PROPERTY OWNERS: SCOTT AND JUDY FORSYTH

LOCATION OF PROPERTY: 3140 HWY 534 NIPISSING, ON

PURPOSE OF APPLICATION: The specific variances requested are;

1. A minimum setback of 12.42 metres from the front property line to an existing dwelling where as a setback of 15 metres is required.
2. A minimum setback of 9.71 metres from the front property line to a proposed covered deck whereas a setback of 15 metres is required.

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 September 19, 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 at the hearing it may proceed 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 who appeared in person or by counsel at the hearing and who has filed with the secretary-treasurer a written request for notice of decision.

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. A2023-02.

Dated this 7th day of September, 2023



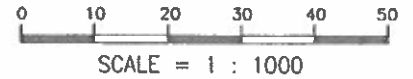
John-Paul Negrinotti

Secretary-Treasurer

Township of Nipissing Committee of Adjustment

Nipissing, Ontario P0H 1W0

SKETCH FOR BUILDING PERMIT

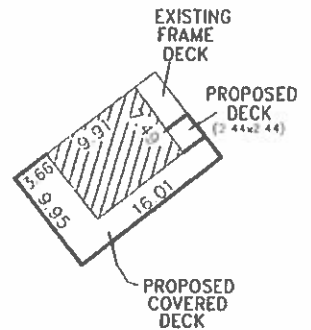


CAUTION

- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

METRIC

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



RECEIVED SEP 06 2023

LOT COVERAGE

TOTAL AREA OF PROPERTY = 2.1496 Ha.
 AREA OF EXISTING DWELLING = 74.2m²
 AREA OF EXISTING SHEDS = 47.1m²
 EXISTING LOT COVERAGE = 0.6%
 AREA OF PROPOSED COVERED DECKS = 66.5m²
 NEW LOT COVERAGE = 0.9%

CLIENT: SCOTT FORSYTH

NOTE

PART OF LOT 19
 CONCESSION 8
 TOWNSHIP OF NIPISSING
 DISTRICT OF PARRY SOUND

<p>TULLOCH GEOMATICS</p>	<p>TULLOCH GEOMATICS INC.</p>	
	1501 SEYMOUR STREET NORTH BAY ON P1A 0C5	T. 705-474-1210 F. 705-474-1783
DRAWN BY: C.A.L.	FILE No. 232788	