

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

RE AN APPLICATION BY: JACKIE ALBERT

LOCATION OF PROPERTY: 99 ROCKVIEW ROAD

PURPOSE OF APPLICATION: To permit the reconstruction of an existing legal non-complying cabin “A” within the required minimum water/side yard. The height of the new cabin will increase by 0.61 metres in the same existing footprint. The key map and the application sketch are included in this notice.

The following variances are required to permit the proposed development on the subject property:

- **To permit the reconstruction of an existing legal non-complying cabin “A” within the required minimum water yard of 30 metres in the LSR Zone. [Schedule B of Zoning By-law]**
- **To permit the reconstruction of an existing legal non-complying cabin within 30 metres of a waterbody. [Section 3.37 of Zoning By-law]**
- **To permit the reconstruction of an existing legal non complying cabin within 6 metres of a side yard.**
- **To permit the reconstruction of an existing legal non-complying cabin that increases the volume of the building/structure within the required water yard. [Section 3.23 a) ii) of Zoning By-law]**

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 14, 2024
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 – If you wish to be notified of the decision of Township of Nipissing Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to The Township of Nipissing Committee of Adjustment at 45 Beatty Street, Nipissing ON, POH 1W0.

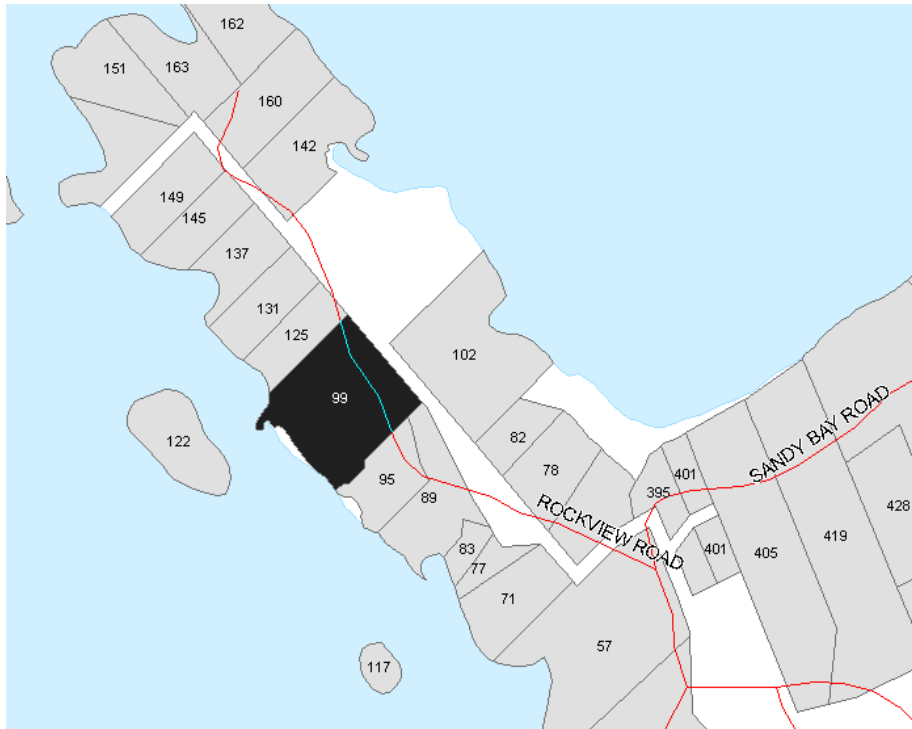
NOTES REGARDING YOUR RIGHTS - If a person or public body that files an appeal of a decision of Township of Nipissing Committee of Adjustment in respect of the proposed Minor Variance does not make written submissions to Township of Nipissing Committee of Adjustment before it gives or refuses to give a provisional Minor Variance, 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 Number A2024-03.

Dated this 29th day of April, 2024.

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

KEY MAP



SITE SKETCH

