

**NOTICE OF A COMPLETE APPLICATION AND A PUBLIC MEETING
FOR A ZONING BY-LAW AMENDMENT**

PLEASE TAKE NOTICE that The Corporation of the Township of Nipissing has received an application to amend Zoning By-law 2020-20. The application was deemed complete on June 26, 2024. The application affects lands located on the subject property locally known Commanda Island Unit 143 and is legally described as Parcel 8029 Section NS, PIN 52222-0045(LT).

The applicant is submitting the Zoning By-law Amendment application to rezone a portion of the subject lands to permit the placement of fill within 30 metres of the shoreline. A beach area is proposed with an approximate size of 200 square metres on a portion of the subject lands to be used in conjunction with the temporary outdoor filming of a television show. Amendments are required to Section 3.47 of the Zoning By-law (to permit the placement of fill within 30 metres of the normal ordinary water's edge of any lake) and Section 3.47 of the Zoning By-law (requires a 30 metre vegetative buffer to be maintained inland from the high water mark with the exception of a 4 metre wide pathway).

AND PURSUANT to Section 34 (10) of 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 Land Planning & Technology Administrator 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 Section 34 of the Planning Act, R.S.O. 1990, Chapter 13, as amended, to inform the public of a proposed Zoning By-law Amendment.

DATE AND LOCATION OF PUBLIC MEETING

Date: July 16, 2024
Time: 6:30 p.m.
Location: Township of Nipissing Community Centre, 2381 Highway 654

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATIONS

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 applicant's proposed Zoning By-law Amendment. Any person who participates in the meeting shall be afforded an opportunity to make representations in respect of the application, in accordance with the above measures. Council will then use the information collected at this meeting to make a decision on the 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 July 15, 2024.

If you wish to be notified of the decision of the Council of The Corporation of the Township of Nipissing on the proposed Zoning By-law Amendment, you must make a written request (with forwarding addresses) to the Land Planning & Technology Administrator of the Township of Nipissing at the Township of Nipissing Office, 45 Beatty Street, General Delivery, Nipissing, Ontario, P0H 1W0. Telephone (705) 724-2144 or email at edo@nipissingtownship.com.

If a person or public body would otherwise have the ability to appeal the decision of the Council of The Corporation of the Township of Nipissing to the Ontario Land Tribunal but the person or public body does not make an oral submission at a Public Meeting or make written submissions to The Corporation of the Township of Nipissing before 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 submission to The Corporation of the Township of Nipissing before 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: June 27, 2024

John-Paul Negrinotti, Land Planning & Technology Administrator, Township of Nipissing

**SUBJECT PROPERTY
KEY MAP**

