

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR CONSENT  
TOWNSHIP OF NIPISSING  
COMMITTEE OF ADJUSTMENT**

**RE AN APPLICATION BY GOODRIDGE GOULET PLANNING & SURVEYING LTD. ON BEHALF OF PROPERTY OWNER TONY BOLWERK.**

**LOCATION OF PROPERTY: 3451 HIGHWAY 654, CON 12 PT LOT 5 REM PCL 17287 N.S.**

**PURPOSE OF APPLICATION:** The purpose of the application is to create one (1) new rural residential lot on the subject lands. The proposed Severed Lot is to be approximately 2.7 hectares in lot area with an approximate lot frontage of 85 metres on Highway 654. The proposed Retained Lot is to be approximately 29 hectares in lot area and have an approximate lot frontage of 200 metres on Stonecutters Road. The proposed Retained Lot is developed with a dwelling and accessory buildings/structures. The proposed Severed Lot is vacant.

The owner also has submitted Consent (Lot Addition) to convey lands to an adjacent property (refer to File No. C2024-06)

The key map attached to this notice identifies the subject lands and the proposed lot configuration.

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.

<b>DATE</b>	<b>July 16, 2024</b>
<b>TIME</b>	<b>6:00 p.m.</b>
<b>PLACE AND ADDRESS</b>	<b>Township of Nipissing Community Centre 2381 Highway 654</b>

**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 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 person or public body that files an appeal of a decision of Township of Nipissing Committee of Adjustment in respect of the proposed consent does not make written submissions to Township of Nipissing Committee of Adjustment before it gives or refuses to give a provisional consent, 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](mailto:edo@nipissingtownship.com) quoting File Number C2024-05.

Dated this 28<sup>th</sup> day of June, 2024

\_\_\_\_\_  
John-Paul Negrinotti  
Secretary-Treasurer  
Township of Nipissing Committee of Adjustment

45 Beatty Street  
Nipissing, Ontario P0H 1W0

**KEY MAP**

