

## 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 September 17<sup>th</sup>, 2024. The application affects lands located on Island #4 Spanner Island Unit 114 in the Township of Nipissing (see attached Key Map).

The purpose and effect of the application is to rezone the subject property to a Special Zone to permit the development of a new single unit dwelling, deck and septic system. In order to permit the proposed development, amendments are required to the following sections of the Zoning By-law:

- Section 3.36 – requires that all components of a septic system, including but not limited to the tank, bed, and mantle shall be setback a distance of at least 30.0 metres from a waterbody. The proposed septic bed is located 18 metres from the waterbody and the proposed septic tank is located 15 metres from the waterbody.
- Section 3.37 and Schedule B – requires that all buildings, structures, fences and signs shall be setback a distance of at least 30 metres from a waterbody, watercourse and the normal ordinary water's edge. The proposed single unit dwelling is located approximately 10 metres from the waterbody and the proposed deck is located approximately 9 metres from the waterbody.
- Section 3.39 – requires that no new building, structure or placing and/or removal of fill of any kind whether originating on the site or elsewhere shall be permitted within 30 metres from the normal ordinary water's edge of any lake, river, or watercourse. The proposed septic bed is located 18 metres from the waterbody and the proposed septic tank is located 15 metres from the waterbody. The proposed single unit dwelling is located approximately 10 metres from the waterbody and the proposed deck is located approximately 9 metres from the waterbody.

**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 Municipal Administrator-Clerk-Treasurer 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: October 22<sup>nd</sup>, 2024  
Time: 6:30 pm  
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 October 21<sup>st</sup>, 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 – Deputy Treasurer 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](mailto: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: September 20<sup>th</sup>, 2024

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

**SUBJECT LANDS KEY MAP**

