

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

**RE AN APPLICATION BY GOODRIDGE GOULET PLANNING AND SURVEYING LTD. ON BEHALF OF PROPERTY OWNERS DAVE YEMM JR. AND MORGAN MARCHANT**

**LOCATION OF PROPERTY: 786 BIRCHGROVE DRIVE, PART OF LOT 7 CONCESSION 19**

**PURPOSE OF APPLICATION:** The purpose of the application is to create two (2) new lots on the subject property for a total of three (3) lots. The proposed lots have road frontage on Birchgrove Drive, additional to frontage on Lakeview Drive/William Road (subject to a 1' reserve). The following is a summary of the proposal:

- **The proposed Severed Lot 1 is proposed to have a lot area of approximately 1.2 hectares (3 acres) and a lot frontage of approximately 60 metres on Birchgrove Drive.**
- **The proposed Severed Lot 2 is proposed to have a lot area of approximately 1.1 hectares (2.74 acres) and a lot frontage of approximately 66 metres on Birchgrove Drive.**
- **The proposed Retained Lot is proposed to have a lot area of approximately 11.9 hectares (29.5 acres) and a retained lot frontage on William Road (subject to 1' reserve) and an approximate frontage of 192 metres on Birchgrove Drive.**

**The key map attached to this notice identifies the subject property and the lots to be created.**

**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>December 17, 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.

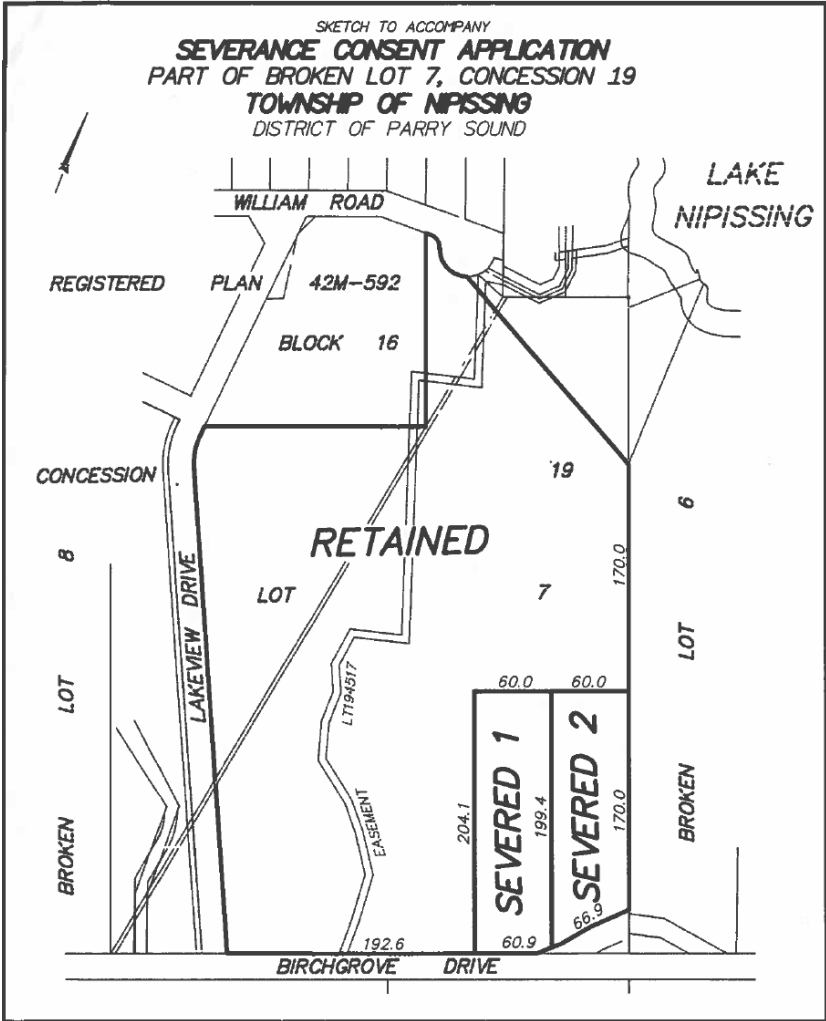
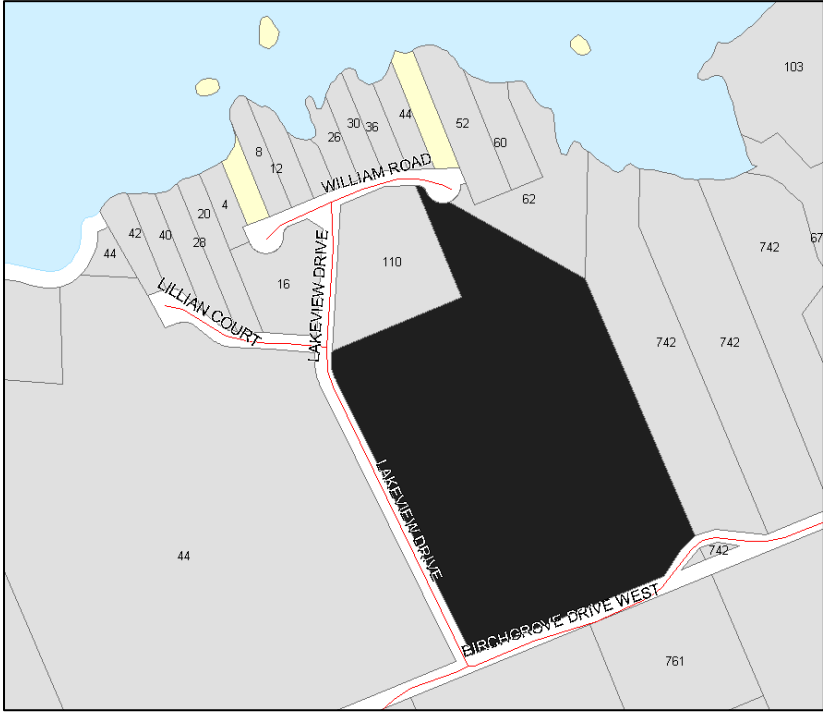
**NOTES REGARDING APPEALS** - If a person or public body has the ability to appeal the decision of Township of Nipissing Committee of Adjustment in respect of the proposed Consent to the Ontario Land Tribunal but does not make written submissions to the Township of Nipissing Committee of Adjustment before it gives or refuses to give a provisional Consent, the 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 C2024-07.

Dated this 2nd day of December, 2024

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

**KEY MAPS**



<b>AREAS:</b>			
RETAINED	11.92 ha		
SEVERED 1	1.22 ha		
SEVERED 2	1.11 ha		
		<b>GOODRIDGE GOULET</b> PLANNING & SURVEYING LTD.	
		<small>ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS                  UNIT 1 - 480 MAW STREET EAST, NORTH BAY, ON P1B 1B5                  705-463-1770 paul.goodridge@ggpltd.com                  705-463-7974 don.goulet@ggpltd.com</small>	
PLAN	FILED	OFFICE	FILE
SPD-24 524 2/26/24	MA	P. BOGDANSKI	SPD-24