

**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 December 17, 2024. The application was submitted by Gary Gardiner on behalf of the owner, Rhonda Levine Montagnes. The application affects lands located at 707 Sunset Cove Road 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 reconstruction of a new single unit dwelling, replacing an existing smaller single unit dwelling on the subject property. In order to permit the new single unit dwelling, amendments are required to the following sections of the Zoning By-law:

- Section 3.23 a) ii) – The existing single unit dwelling is legal non-complying because it does not meet the minimum setback from the normal ordinary water's edge of 30 metres. Although the existing and proposed single unit dwelling are located 20.95 metres from the normal water's edge, the new single unit dwelling is larger and is increasing the volume in the required front yard (30 metres).
- Sections 3.37 and 3.39 – Requires all buildings (including single unit dwellings) to be located a minimum of 30 metres from a waterbody or normal ordinary water's edge. The proposed single unit dwelling is proposed to be 20.95 metres from the normal ordinary water's edge.
- Schedule B – The proposed development requires additional amendments to the following provisions for the Shoreline Residential (SR) Zone:
 - Maximum Lot Coverage of 10% - The proposed lot coverage on the subject property is 13.5%.
 - Minimum Interior Side Yard of 6 metres – The new single unit dwelling is located 2.73 metres from the northern interior lot line.
- The application also proposes to recognize Fish Habitat along portions of the shoreline in accordance with the recommendations contained within a Fish Habitat Assessment Report. These areas will be rezoned to the Environmental Protection (EP) Zone.

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 – Deputy 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: January 21, 2025
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. A drawing of the proposed development is also included. 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 January 20, 2025.

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.

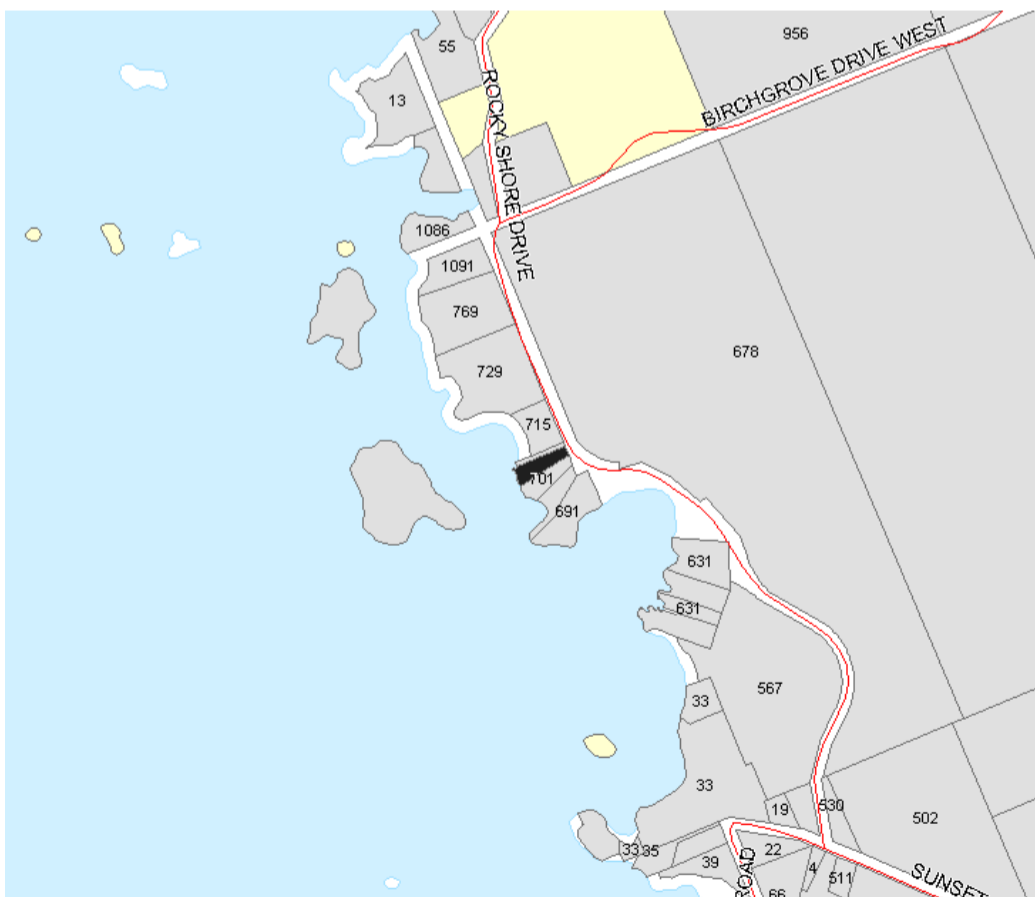
If a person or public body would otherwise have the ability to appeal the decision of the Council of The Corporation of the Township of Nipissing to the Ontario Land Tribunal but the person or public body does not make an oral submission at a Public Meeting or make written submissions to The Corporation 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: December 20, 2024

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

KEY MAP OF SUBJECT PROPERTY



DRAWING SUBMITTED WITH APPLICATION

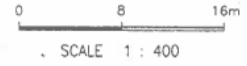
METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LOT COVERAGE

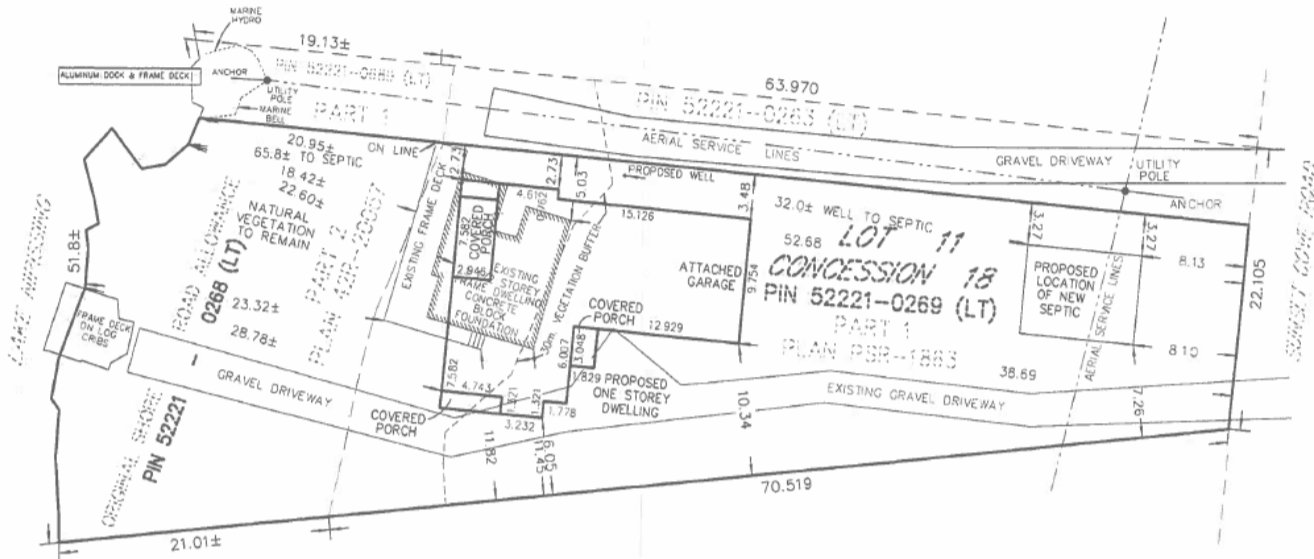
AREA OF PROPERTY = 2241.2m'
 AREA OF EXISTING DWELLING = 94.7m'
 PRESENT LOT COVERAGE = 3.5%
 (EXISTING DWELLING & DECK TO BE REMOVED)
 AREA OF PROPOSED DWELLING = 267.5m'
 AREA OF COVERED PORCHES = 34.2m'
 NEW LOT COVERAGE = 13.5%

SKETCH FOR ZONING BY-LAW AMENDMENT



CAUTION

- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



NOTE

DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS.

NOTE

PART OF LOT 11
 CONCESSION 18
 TOWNSHIP OF NIPISSING
 DISTRICT OF PARRY SOUND

CLIENT: JIM MONTAGNES

| | | |
|-----------------------|---|------------------------------------|
| <p>TULLOCH</p> | TULLOCH GEOMATICS INC. | |
| | 1501 SEYMOUR STREET NORTH BAY ON P1A 0C5 northboy@tulloch.ca | T. 705-474-1210 F. 705-474-1783 |
| DRAWN BY: C.A.L. | | FILE No. 242786 |