

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

FOR AN APPLICATION SUBMITTED BY PROPERTY OWNER LAWRENCE GAUTHIER.

LOCATION OF PROPERTY: LOT 30, CONCESSION 7 (PONDEROSA ROAD)

PURPOSE OF APPLICATION: The purpose of the application is to create one (1) new lot on the subject property, for a total of two (2) lots. The following is a summary of the proposal:

- **The proposed Retained Lot is to have a lot area of approximately 26.42 hectares (65.29 acres) and a lot frontage of approximately 54 metres on the Ponderosa Road.**
- **The proposed Severed Lot is to have a lot area of approximately 4.7 hectares (11.6 acres) and a lot frontage of approximately 160 metres on Ponderosa Road.**
- **The proposed Retained Lot and Severed Lot are proposed to be used for rural residential uses. Both the Retained Lot and the Severed Lot are to be accessed by Ponderosa Road.**

The key maps attached to this notice identify the subject property, the proposed Retained Lot, and the proposed Severed Lot.

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.

DATE	February 4, 2025
TIME	6:00 p.m.
PLACE AND ADDRESS	Township of Nipissing Community Centre 2381 Highway 654

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 prescribed 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 quoting File Number C2025-02.

Dated this January 17, 2025

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

KEY MAPS

