

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

**FOR AN APPLICATION SUBMITTED BY GOODRIDGE GOULET PLANNING & SURVEYING LTD.  
ON BEHALF OF PROPERTY OWNER GILBERT BYERS.**

**LOCATION OF PROPERTY: ALSACE ROAD, PART LOT 1, CONCESSION 3, PIN 52217-0426 (LT)**

**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 proposed Retained Lot is to have a lot area of approximately 35 hectares (86.5 acres) and a lot frontage of approximately 27 metres on Alsace Road (south of the Retained Lot) and approximately 853 metres of frontage on Alsace Road (east of the Retained Lot).
- The proposed Severed Lot is to have a lot area of approximately 1 hectare (2.5 acres) and a lot frontage of approximately 81 metres on Alsace Road (east of the Severed Lot).
- There is an existing sugar shack building located on the Retained Lot.

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.

<b>DATE</b>	<b>April 8, 2025</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.

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