

**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 MORGAN MARCHANT AND DAVE YEMM JR.**

**LOCATION OF SUBJECT LANDS: 956 BIRCHGROVE ROAD, CONCESSION 19, PART LOTS 9 &
10, PIN 52221-0737 (LT)**

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

- The proposed Retained Lot is to have a lot area of approximately 41 hectares (101 acres) and a lot frontage of approximately 570 metres on Birch Grove Road.
- The proposed Severed Lot is to have a lot area of approximately 0.8 hectare (2 acres) and a lot frontage of approximately 84 metres on Birch Grove Road.
- The proposed Retained Lot is developed with a dwelling and accessory buildings.
- The proposed Severed Lot is vacant.

The key maps attached to this notice identify the subject lands, 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	April 29, 2025
TIME	6:00p.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 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.

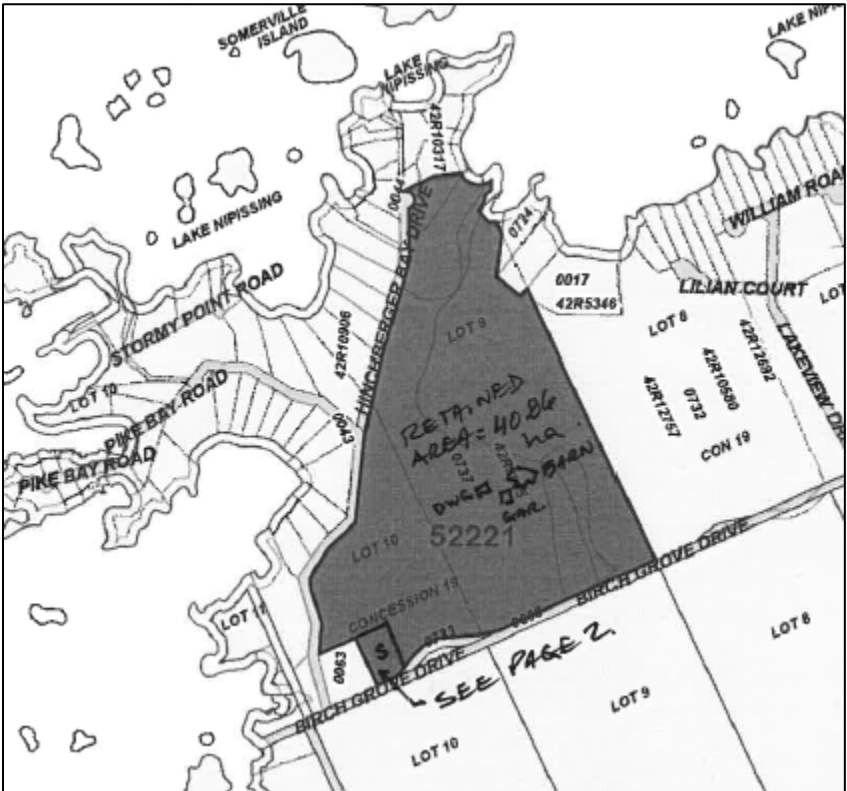
FOR MORE INFORMATION - Additional information is available for inspection at the Municipal Office by contacting John-Paul Negrinotti at 705-724-2144 or by email at edo@nipissingtownship.com quoting File Number C2025-04.

Dated April 7, 2025

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

KEY MAPS

PROPOSED RETAINED LOT



PROPOSED SEVERED LOT

