

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

**FOR APPLICATIONS SUBMITTED BY TULLOCH ENGINEERING C/O STEVEMCARTHUR ON BEHALF OF PROPERTY OWNER PETER HENRY AULTMAN.**

**LOCATION OF SUBJECT LANDS: 89 CEDAR CRESCENT, PART LOT 25, CONCESSION 2**

**PURPOSE OF APPLICATIONS:** The purpose of the applications that have been submitted are to create two (2) new lots on the subject lands, to complete three (3) lot additions and to apply access easements. An overview of the applications that have been submitted are included below:

- C2025-07: Consent (Lot Creation)
  - The owner is proposing is to create two (2) new lots on the subject lands. One of the proposed lots has lot frontage on Ruth Lake and has frontage and access on Alsace Road. The other proposed lot has lot frontage on Alsace Road. The proposed two new lots are shown on the Proposed Lot Configuration Sketch attached to this Notice.
- C2025-08: Consent (Lot Additions)
  - The owner is proposing a total of three (3) lot additions on the subject lands. Lots #2, #3 and #4 are proposed to be enlarged as a result of the proposed lot additions. The proposed Lot Configuration Sketch is attached to this Notice.
- C2025-09: Easements
  - The owner is proposing easements in order to correct existing access issues for all surrounding properties and to ensure all the proposed lots have legal access.

**The key maps attached to this notice identify the subject lands and describe the proposed applications.**

**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>July 15, 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

File Nos. C2025-07, C2025-08 and C2025-09  
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.

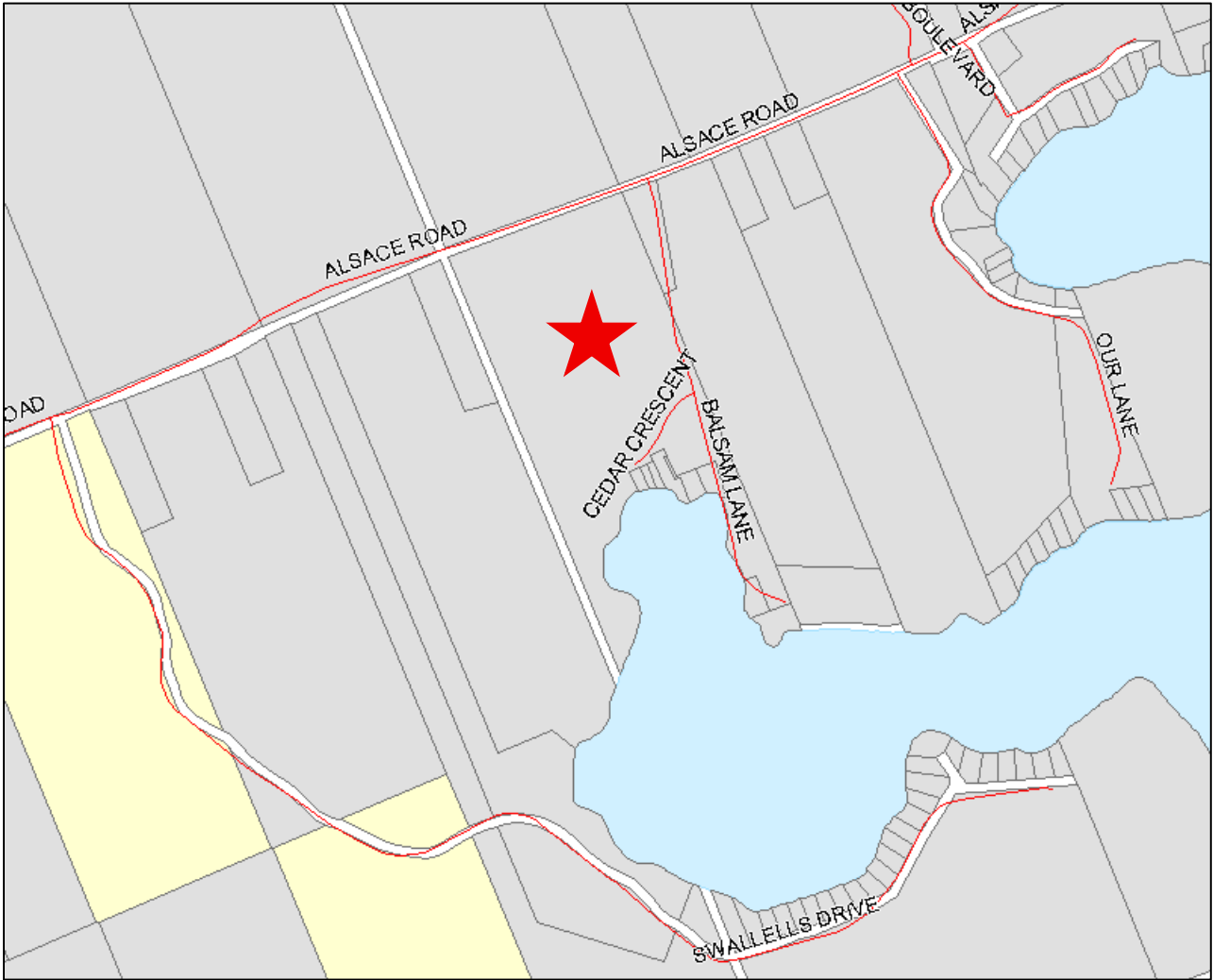
**FOR MORE INFORMATION** - Additional information is available for inspection at the Municipal Office by  
contacting John-Paul Negrinotti at 705-724-2144 or by email at [edo@nipissingtownship.com](mailto:edo@nipissingtownship.com) quoting “Aultman  
Consent”.

Dated June 27, 2025

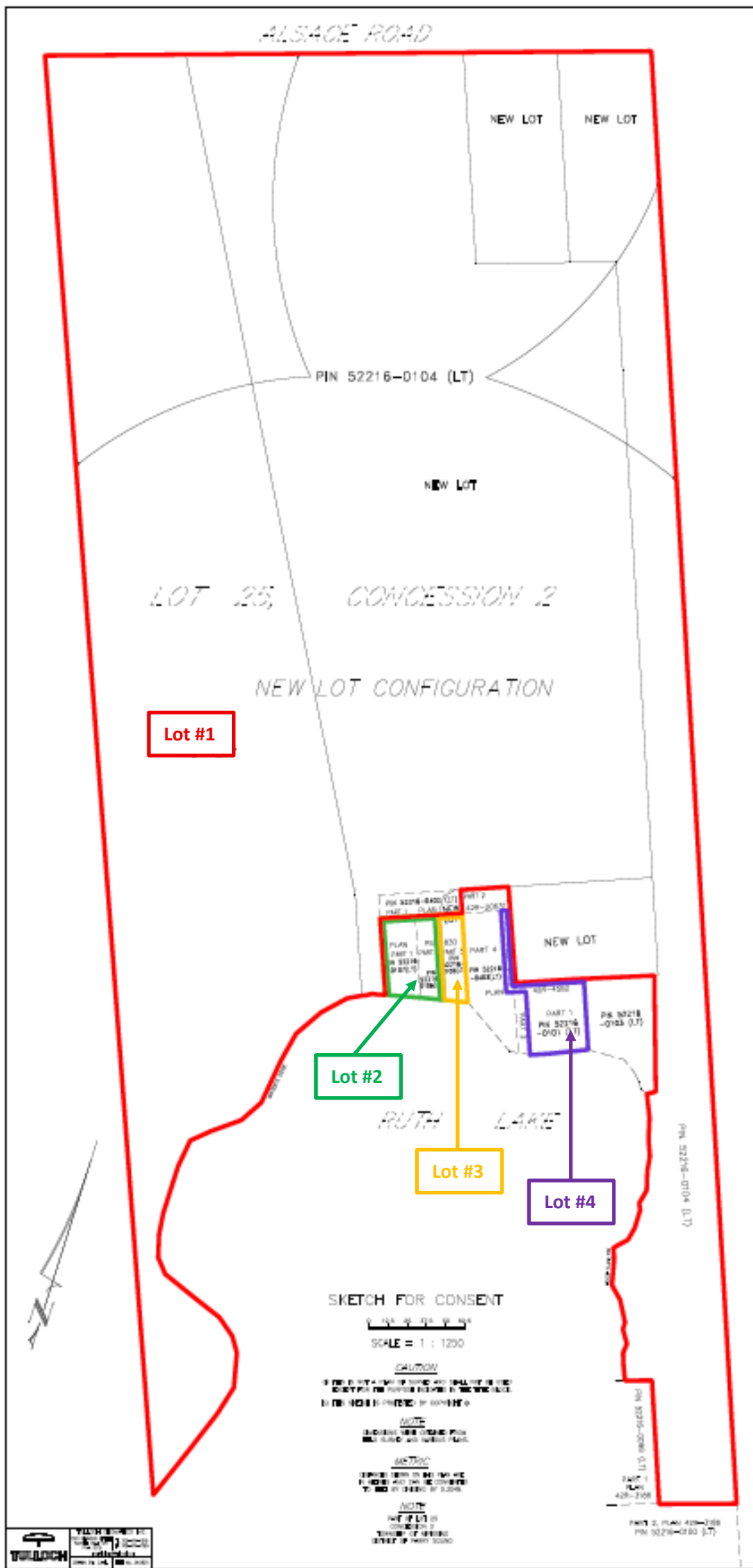
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John-Paul Negrinotti  
Secretary-Treasurer  
Township of Nipissing Committee of Adjustment  
45 Beatty Street  
Nipissing, ON P0H 1W0

**KEY MAPS**

**SUBJECT LANDS**



## EXISTING LOT CONFIGURATION



## PROPOSED LOT CONFIGURATION

