

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

FOR AN APPLICATION SUBMITTED BY TULLOCH ENGINEERING (C/O STEVE MCARTHUR) ON BEHALF OF THE PROPERTY OWNERS: SAMUEL BAGYAN AND CHERYL BUTLER WHO OWN THE PROPERTY AT 95 HINCHBERGER BAY ROAD, AND TIM MORGAN WHO OWNS THE PROPERTY AT 79 HINCHBERGER BAY ROAD.

LOCATION OF SUBJECT LANDS: 79 HINCHBERGER BAY ROAD AND 95 HINCHBERGER BAY ROAD.

PURPOSE OF APPLICATION: The purpose of the application is to complete a lot addition between the two adjacent properties located at 79 Hinchberger Bay Road and 95 Hinchberger Bay Road. A small triangular parcel of land is proposed to be added to the property at 79 Hinchberger Bay Road that includes a part of the existing driveway that provides access to the dwelling on 79 Hinchberger, that is currently located on the property located at 95 Hinchberger Bay Road. The property located at 79 Hinchberger Bay Road is getting larger and the property located at 95 Hinchberger Bay Road is getting smaller.

The owners have submitted a concurrent Zoning By-law Amendment application to recognize a reduction to the lot area of the property located at 95 Hinchberger Bay Road and to rezone the property located at 79 Hinchberger Bay Road from the Open Space (OS) Zone to the Shoreline Residential (SR) Zone.

The key map attached to this notice identifies the two properties and includes a sketch of the proposed lot configuration.

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	June 16, 2026
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 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.

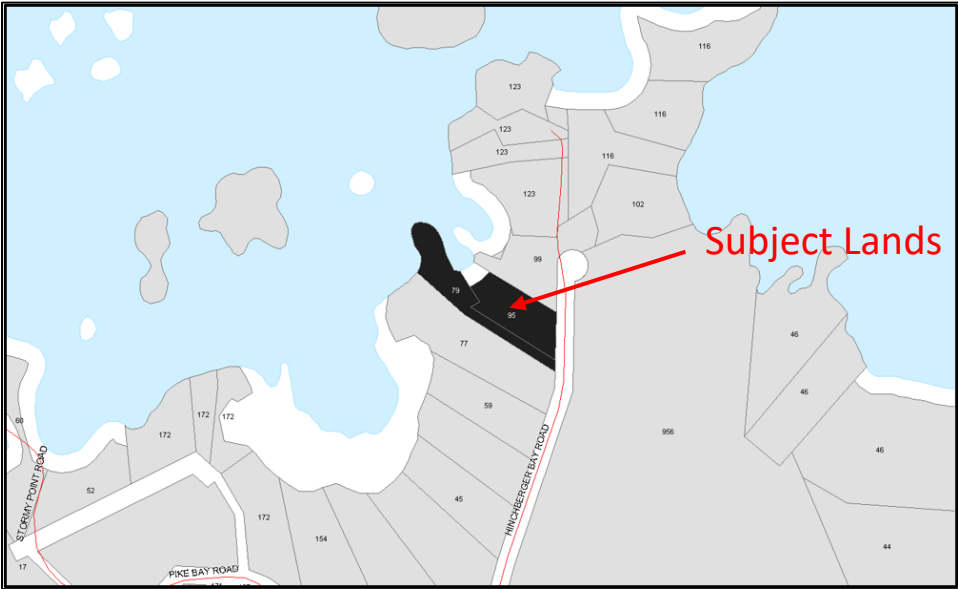
FOR MORE INFORMATION - Additional information is available for inspection at the Municipal Office by contacting John-Paul Negrinotti at 705-724-2144 or by email at edo@nipissingtownship.com quoting File Number C2026-03.

Dated May 26, 2026

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

KEY MAPS

SUBJECT LANDS



PROPOSED LOT CONFIGURATION

