NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
TOWNSHIP OF NIPISSING
COMMITTEE OF ADJUSTMENT

RE AN APPLICATION BY: PROPERTY OWNER JEFF WARNER

LOCATION OF PROPERTY: 460 NIAGARA ROAD

PURPOSE OF APPLICATION: The following variances are required to permit the proposed development on the subject property:

1. **To reduce the minimum water yard setback from 30 metres to 22 metres to permit the construction of a proposed one-storey dwelling and associated decks.**

2. **To confirm the legal non-complying status of an existing frame shed with an area of 13.4 m^2**

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	**December 1, 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 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 Minor Variance, 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 Minor Variance does not make written submissions to Township of Nipissing Committee of Adjustment before it gives or refuses to give a provisional Minor Variance, 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 A2026-02.

Dated this 18th day of November, 2026.

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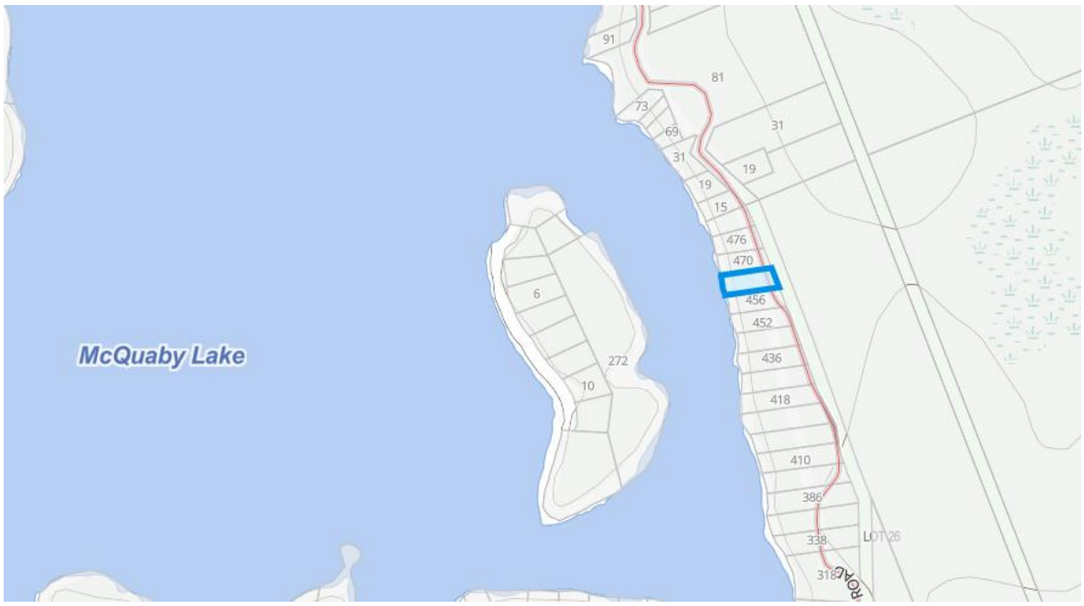
John-Paul Negrinotti
Secretary-Treasurer
Township of Nipissing Committee of Adjustment
45 Beatty Street
Nipissing, Ontario P0H 1W0

KEY MAP



SITE SKETCH

