

**Notice of Complete Application and Public Meeting
Concerning a proposed Zoning By-law Amendment
Application File No. ZBLA2025-13**

TAKE NOTICE that the Corporation of the Municipality of West Nipissing has received a complete application for Zoning By-law Amendment. The Planning Advisory Committee of the Municipality of West Nipissing will hold a public meeting to consider the proposed amendment to the West Nipissing Comprehensive Zoning By-law under Section 34 of the Planning Act, R.S.O., 1990.

PUBLIC HEARING: the meeting will be held in person and electronically and any person wishing to make written and/or oral submissions either in support of or opposition to the proposal may do so by forwarding written comments in support or in opposition to swillock@westnipissing.ca

If you wish to participate **virtually**, you may access the meeting at the link below. Please ensure that your microphone is muted until you are called upon to speak:

<https://www.westnipissing.ca/town-hall/council/council-meetings/>

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the municipality's YouTube channel:

<https://www.youtube.com/channel/UCG6HWMXnA-RBiH-UdZVCIHg>

The meeting will also be recorded and available after the meeting for public viewing on the same platform.

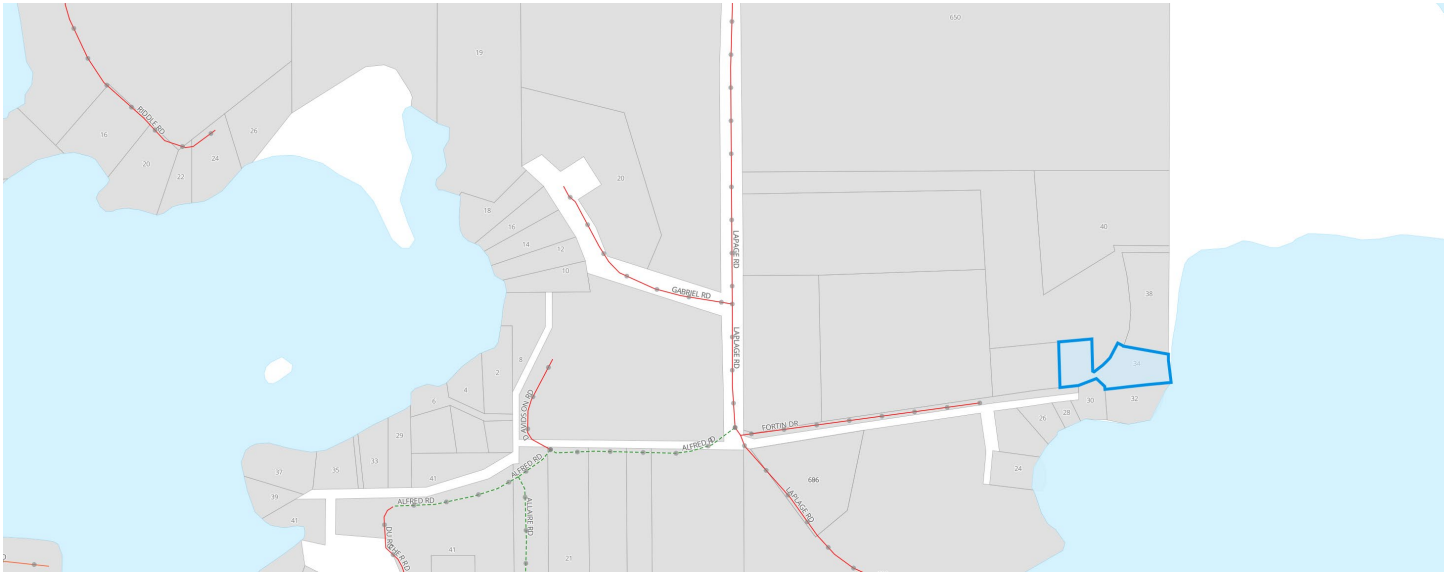
Date and Time of Public Meeting	October 14, 2025 at 6p.m.
Location of Public Meeting	Council Chamber, West Nipissing Municipal Office 101-225 Holditch Street, Sturgeon Falls, ON P2B 1T1
Legal Description/ Address:	Pt of Lot 2, Concession C, Part 2 & 3, NR-89, Part 1, 36R-11618, Caldwell Twp., Municipality of West Nipissing, District of Nipissing 34 Fortin Drive, Verner ON A Key Map is provided on the next page
Owner:	BARBON, Guido & Deborah
Agent/Applicant:	N/A
File No.:	ZBLA2025/13
Purpose and Effect of Application	The purpose of the application is to amend the zoning designation from Tourist Commercial (C3) to Shoreline Residential exception zone 23 (SR-23) to increase number of accessory structures from 3 to 6, to increase accessory lot coverage from 5% to 8%, to reduce sleep cabin side yard set-back from 3m to 1.8m and to legalize existing watercourse set-back from 18m to 9.5m.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available by contacting the undersigned.

NOTIFICATION If you wish to be notified of the decision of the Council of the Municipality of West Nipissing on the

proposed zoning by-law amendment, you must make a written request to the undersigned, using the contact information provided below.

KEY MAP



THE RIGHT TO APPEAL

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of West Nipissing to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

PRIVACY DISCLOSURE All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Municipality with your consent to use and disclose this information as part of the planning process.

Dated this 24th day of September, 2025 at the Municipality of West Nipissing.

Samantha Willock
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(705) 753-6921