

ZONING BY-LAW AMENDMENT - NOTICE OF REFUSAL

File No. ZBLA2024-13



TAKE NOTICE THAT the Council for the Corporation of the Municipality of West Nipissing defeated by-law No. 2025/44 on May 20, 2025, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13. All written and oral submissions received on the application were considered, the effect of which helped to make an informed recommendation.

File Number:	ZBLA2024-13
By-law Number:	2025/44
Date of Refusal:	May 20, 2025
Subject Land:	734 Nipissing Street, Sturgeon Falls ON Pt Lot 3, Concession B, Part 1, 36R-15253, Springer Twp.
Purpose and Effect of By-law:	To amend the zoning designation of the property from Rural Residential (RR) to Rural, Residential exception zone 5 (RR-5).
Concurrent Application(s):	N/A
Reasons for Refusal:	The Planning Advisory Committee was of the belief that the application is not consistent with the definition of home industry. Comments received indicated concerns with: groundwater capacity, increased traffic, inconsistency with neighbourhood character, and potential to set precedent, the effect of which influenced the decision of Council to refuse this Zoning By-law Amendment.

The last date for filing an appeal is **June 12th, 2025 at 4:30 p.m.** Such notice of appeal must be filed with the Municipal Clerk of the Corporation of the Municipality of West Nipissing and must:

1. be in writing;
2. set out the reasons for the appeal; and
3. be accompanied by the fee required by the Ontario Land Tribunal.

A notice of appeal may be filed either via the Ontario Land Tribunal e-file service at <https://olt.gov.on.ca/e-file-service/> by selecting "West Nipissing (Municipality of)" or by mail to the address provided below. If the e-file portal is down, you can submit your appeal to the Municipal Clerk at mducharme@westnipissing.ca.

Appeals filed after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the council, or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional information is available for viewing at the municipal offices at 101-225 Holditch Street, Sturgeon Falls, Monday-Friday 8:30am – 4:30pm. If you have questions, please contact the undersigned.

Dated this 23rd day of May, 2025 at the Municipality of West Nipissing.

Samantha Willock, Municipal Planner

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Sturgeon Falls, Ontario
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