

# ZONING BY-LAW AMENDMENT - NOTICE OF PASSING

File No. ZBLA2025-03



**TAKE NOTICE THAT** the Council for the Corporation of the Municipality of West Nipissing passed by-law No. 2025/45 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.

<b>File Number:</b>	ZBLA2025-03
<b>By-law Number:</b>	2025/45
<b>Date of Passing:</b>	May 20, 2025
<b>Subject Land:</b>	Dovercourt Rd, Sturgeon Falls ON Lots 4 to 6, Block 21, Plan 35, Pt Lot 17, Part 1, 36R-13244, Lots 18 to 22, 36M-670, Springer Twp.
<b>Purpose and Effect of By-law:</b>	To amend the zoning designation of the property from Residential, two (R2) and Residential, three (R3) to Residential, four (R4) to allow the construction of a 26-complex unit.
<b>Concurrent Application(s):</b>	D2025/01 – Deeming By-law

The last date for filing an appeal is **June 12<sup>th</sup>, 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](mailto: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.

As per Section 34(19) of the *Planning Act*, the following may submit an appeal to the Tribunal:

1. The applicant;
2. A specified person (as defined by Section 1(1) of the *Planning Act*) who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council;
3. A public body (as defined by Section 1(1) of the *Planning Act*) that, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council;
4. The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the council; and
5. The Minister.

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 23<sup>rd</sup> day of May, 2025 at the Municipality of West Nipissing.

A handwritten signature in black ink, appearing to read "SW".

Samantha Willock, Municipal Planner  
[swillock@westnipissing.ca](mailto:swillock@westnipissing.ca)

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Sturgeon Falls, Ontario  
P2B 1T1