

ZONING BY-LAW AMENDMENT - NOTICE OF PASSING

File No. ZBLA2025-13



TAKE NOTICE THAT the Council for the Corporation of the Municipality of West Nipissing passed by-law No. 2025/83 on October 21, 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:	ZBLA2025-13
By-law Number:	2025/83
Date of Passing:	October 21, 2025
Subject Land:	34 Fortin Drive, Verner ON Part Lot 2, Concession C, Parts 2 & 3, NR-89, Part 1, 36R-11618, Caldwell Twp.
Purpose and Effect of By-law:	To amend the zoning designation of the property from Tourist, Commercial (C3) to Shoreline Residential exception zone 24 (SR-24) to increase number of accessory structures from 3 to 5, to increase accessory lot coverage from 5% to 6.3%, and to reduce sleep cabin side yard set-back from 3m to 1.8m.
Concurrent Application(s):	N/A

The last date for filing an appeal is **November 13th, 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 24th day of October, 2025 at the Municipality of West Nipissing.

Samantha Willock, Municipal Planner
swillock@westnipissing.ca

101-225 Holditch Street
Sturgeon Falls, Ontario
P2B 1T1