



**Notice of Complete Application and Public Meeting  
Concerning a proposed Zoning By-law Amendment  
Application File No. ZBLA2026-04**

**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](mailto: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>

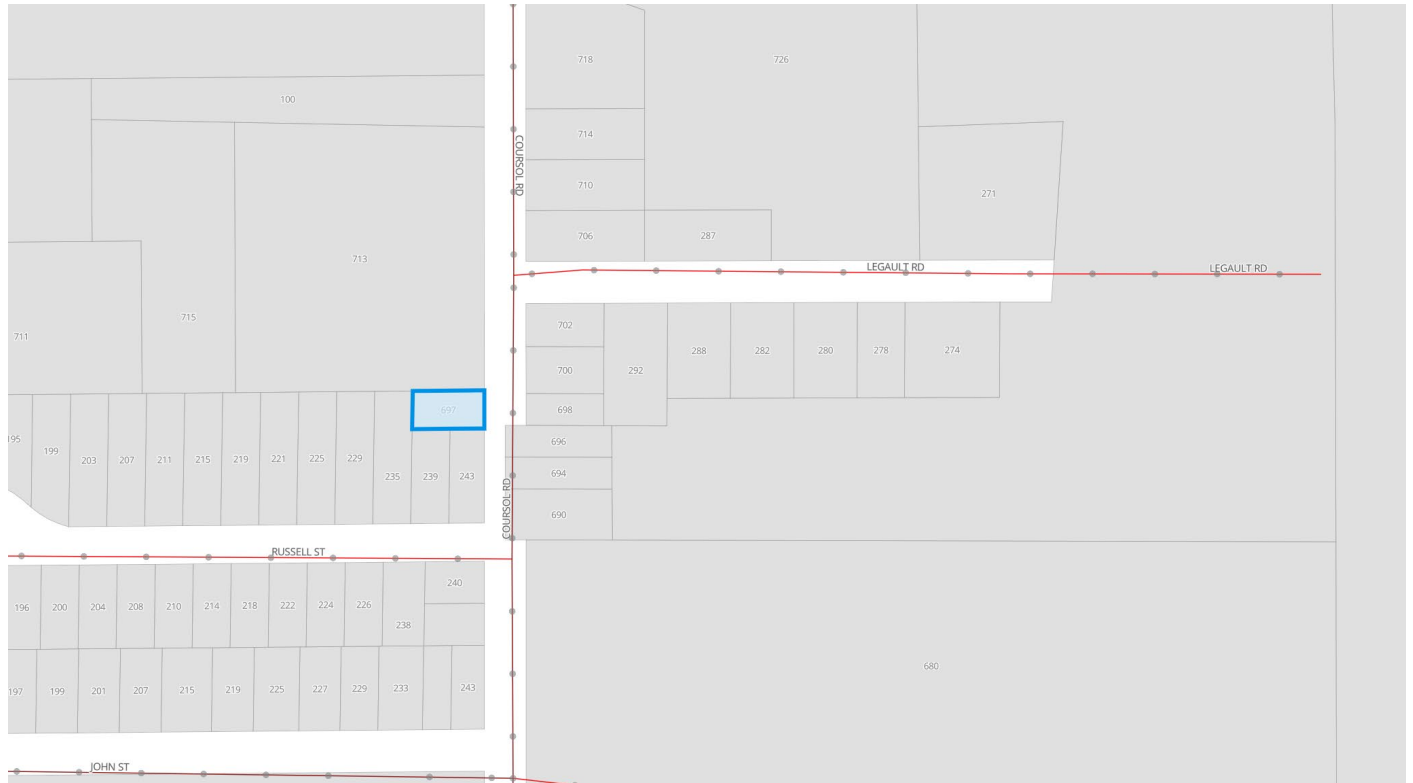
The meeting will also be recorded and available after the meeting for public viewing on the same platform.

<b>Date and Time of Public Meeting</b>	June 9 <sup>th</sup> , 2026 at 6 p.m.
<b>Location of Public Meeting</b>	Council Chamber, West Nipissing Municipal Office 101-225 Holditch Street, Sturgeon Falls, ON P2B 1T1
<b>Legal Description/ Address:</b>	Pt Lot 3, Concession 1, Springer Twp., Municipality of West Nipissing, District of Nipissing 697 Coursol Rd, Sturgeon Falls ON <b>A Key Map is provided on the next page</b>
<b>Owner:</b>	Invefg Incorporated
<b>Agent/Applicant:</b>	Matt Brooks
<b>File No.:</b>	ZBLA2026/04
<b>Purpose and Effect of Application</b>	The purpose of the application is to amend the existing zoning designation from R2 (Residential Two) to R4-5 (Residential Four Exception Zone 5) to facilitate residential development with site-specific relief from the zoning provisions. The proposed amendment seeks to reduce the minimum lot area requirement from 900 m <sup>2</sup> to 670 m <sup>2</sup> , the minimum front yard setback from 7.5 metres to 6.07 metres, and the minimum side yard setback from 6 metres to 3 metres

**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 20<sup>th</sup> day of May, 2026 at the Municipality of West Nipissing.

Samantha Willock  
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