



June 2, 2025

NOTICE OF HEARING

RE: File no. B-2025-002 – Consent application at 616 Pine St
Applicant: Roger Simon/Karin Albeitz-Simon Agent: none

The Public is invited to participate in a Public Meeting, which the Council of the Township of Ignace will be holding to consider a Consent to Sever application on:

July 28, 2025 at 6:00 p.m.

How to participate:

Submit written comments, by emailing Keith Roseborough cds@ignace.ca, no later than July 28, 2025. Please quote File No. B-2023-02, in your submission.

Attend in person by visiting the Council Chambers located at 34 Highway 17W.

Purpose and effect of the application

The purpose of the application is to create two new parcel/s of land.

The Severed Lot (Part 1) has a frontage of 22.84 m, a depth of 53.43 m and lot area of 1497.39 m², Severed Lot (Part 2) has a frontage of 23.66 m, a depth of 60.3 m and a lot area of 1578.33 m². The Retained Lot has a lot frontage of 46.06m on Pine Street, an irregular depth and a lot area of 3925.45 m². If approved, the effect of this application would be the severance and conveyance of two (2) new lot/s as set forth in the application.

The lands are located in the “LDR” – Low Density Residential Zone and are designated as “Residential Area” in the Official Plan.

The Applicant’s Site Sketch and a Key Map of the subject lands are shown as part of this Notice.

The subject lands are not subject to any other application under the *Planning Act* at this time.

Additional information

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to cds@ignace.ca. If you have any questions about this notice or you require accessible accommodations or materials, please contact Keith Roseborough, Community Development Strategist at **807-747-0318** or email cds@ignace.ca.

Copies of all comments will be forwarded to Council and to the Applicant. **The collection of personal information including names and contact information provided in written submissions is made under the authority of the *Planning Act* for the purpose of creating a Public Record. Personal information is collected in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*.**

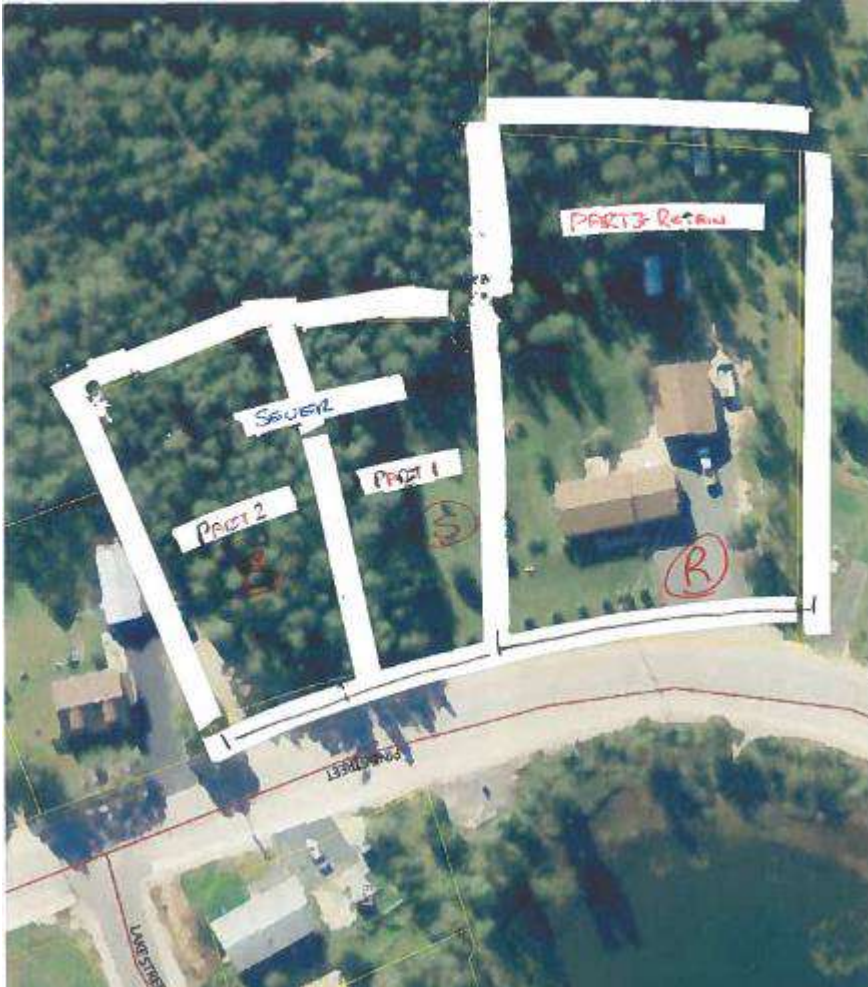
If this notice has been received by an owner of lands which contain seven or more residential units, please post this notice in a location which is visible to all residents living on the property to which this notice applies.

Right to appeal

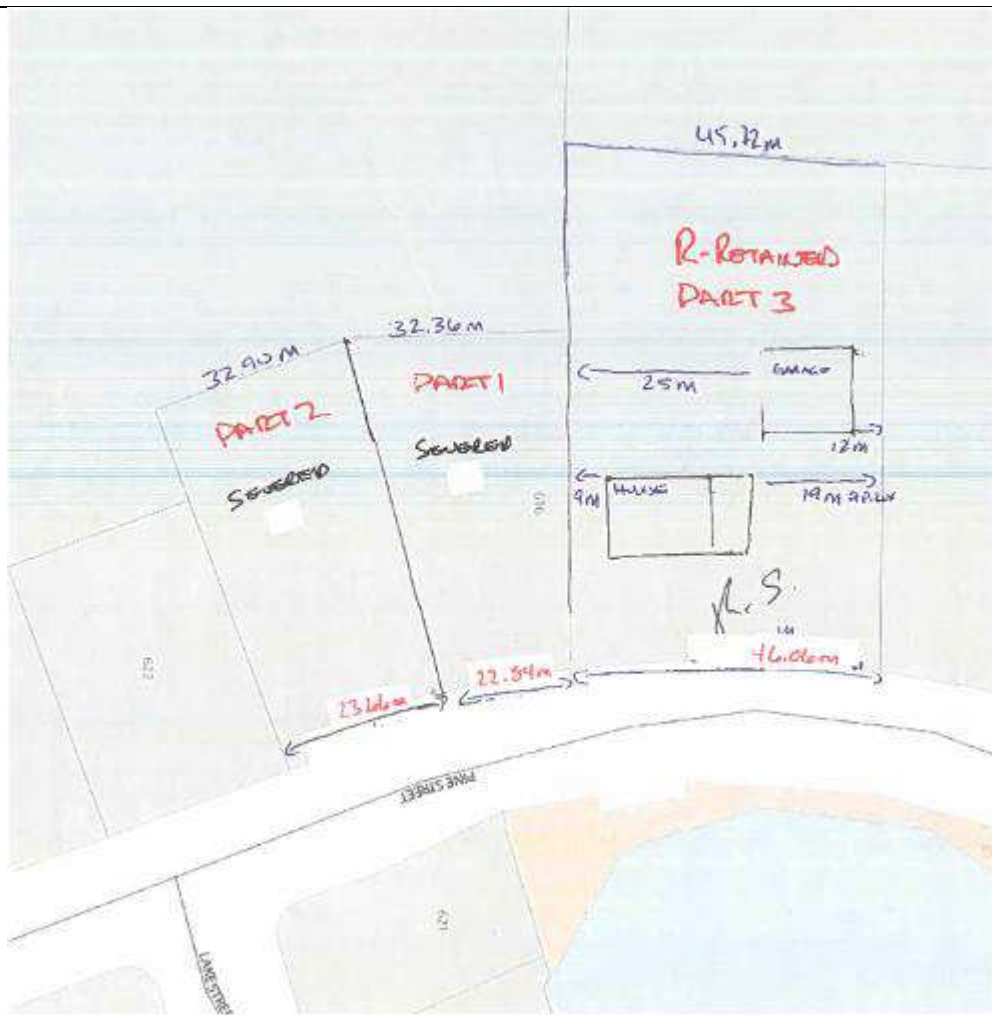
Key Map of property location: PT LOC LK 20 RP KR643 PART 1; &2 & RP KR25 PART 3 PCL; 30883 KF



Aerial Over View of 616 Pine St



Applicant's Site Sketch – 616 Pine St Ignace Ontario



Little River St