

# ADDENDUM



## MEETING OF COUNCIL DECEMBER 15<sup>th</sup>, 2020

➤➤➤ E)

### Planning / Planification

- E-4 By-Law **2020/61** for Zoning Amendment on Old Hwy. 17 Rd.  
(from RR to RR-3)
- E-5 By-Law **2020/76** to establish of a Crematorium in Industrial Park.
- E-6 By-Law **2020/77** for Zoning Amendment on Moose Point Rd.  
(from C3 to SR-11)
- E-7 By-Law **2020/78** for Zoning Amendment on Bay St.  
(from M2&HZ to R2&HZ)
- E-8 By-Law **2020/79** to deem certain lots not be registered on Plan of  
Subdivision (36M-598)



The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest

Resolution No.

2020 /

DECEMBER 15, 2020

Moved by / *Proposé par* :

« »

Seconded by / *Appuyé par* :

« »

**BE IT RESOLVED THAT** By-law **2020/61**, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located on Old Highway 17, Verner from Rural Residential (RR) Zone to Rural Residential Exception Zone 3 (RR-3), shall come into force and take effect on the date it is passed.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 (vacant)		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: « »

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_

**WEST NIPISSING PLANNING ADVISORY COMMITTEE**  
**ZBLA2020/11**

Resolution No.

**2020/037**

**December 14, 2020**

Moved by / *Proposé par* :

**"Yvon Duhaime"**

Seconded by / *Appuyé par* :

**"Joanne Savage"**

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at Old Highway 17, Verner, Ontario;

**AND WHEREAS** written concerns and objections were received:

☒ YES or ☐ NO

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS or ☐ DOES NOT RECOMMEND

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at Old Highway 17 as follows:

1. Schedule **F2-1** of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on Schedule 'A' attached hereto, which properties are more particularly described as Part of Lot 5, Concession 5, Part 3, 36R-13422, Former Township of Kirkpatrick, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached hereto from RR (Rural Residential) to RR-3 (Rural Residential exception zone 3) to permit a 12 unit supported living facility (group home).

2. For the purposes of this By-Law, the definition of Group Home for the RR-Exception Zone 2 shall be amended as follows:

**GROUP HOME** A dwelling unit, including accessory dwelling units, in which up to twelve (12) residents (excluding staff) live under responsible supervision consistent with the specific requirements of the residents.

3. The **Accessory Uses** of the **RR-Exception Zone 2** shall be as in Table 6.2 and shall also include the following:  
**Agricultural Uses** as in 3.6, but shall exclude truck gardening, animal husbandry and dairying  
**Greenhouse**, as in 3.72;  
**Place of Worship**, as in 3.135

4. That the property be placed under Site Plan Control.

Defeated:	
Deferred/Tabled:	

**"Denis Sénécal"**

CHAIR

**"Melanie Ducharme"**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/61**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS ON  
OLD HIGHWAY 17 FROM RURAL RESIDENTIAL (RR) TO RURAL RESIDENTIAL EXCEPTION ZONE 3 (RR-3)  
(ZONING AMENDMENT FILE NO. ZBLA 2020-11)**

**WHEREAS** the owners of the subject property have initiated an amendment to Zoning By-Law 2014-45, for the properties located on Old Highway 17, being Part of Lot 5, Concession 5, Part 3, 36R-13422, Twp. Kirkpatrick, Municipality of West Nipissing;

**AND WHEREAS** the Council of the Corporation of the Municipality of West Nipissing has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-Law;

**AND WHEREAS** it is deemed desirable to amend the zone designation shown on Schedule 'F2-1' of By-Law No. 2014/45 pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. Schedule 'F2-1' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, which property is more particularly described as Part of Lot 5, Concession 5, Part 3, 36R-13422, Kirkpatrick Twp., Municipality of West Nipissing, shown on Schedule 'A' attached hereto from Rural Residential (RR) Zone to Rural Residential exception zone 3 (RR-3).

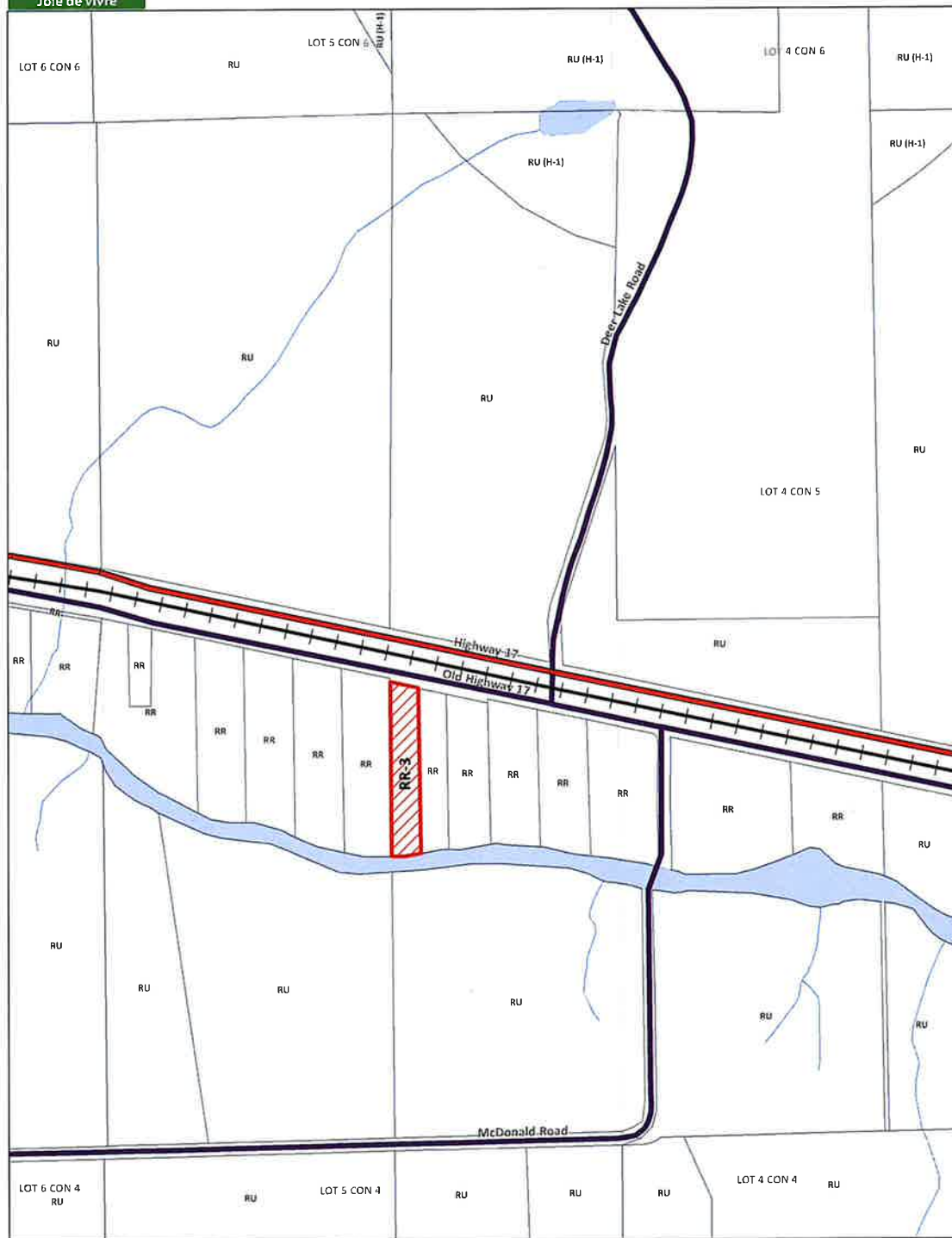
By-law	Location	Schedule	Zone	Special Provisions
2020/61	Part of Lot 5, Concession 5, Part 3, 36R-13422, Township of Kirkpatrick Municipality of West Nipissing	F2-1	RR	Permitted uses shall be as in Table 6.2 and shall also include the following: Agricultural uses, as in 3.6, but shall exclude truck gardening, animal husbandry and dairying. Greenhouse, as in 3.72 Place of Worship, as in 3.135

2. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the *Planning Act*, RSO 1990, Ch. P 13.

**ENACTED AND PASSED THIS 15<sup>th</sup> DAY OF DECEMBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

\_\_\_\_\_  
JOANNE SAVAGE, MAYOR

\_\_\_\_\_  
MELANIE DUCHARME, CLERK



 LANDS TO BE REZONED FROM RURAL RESIDENTIAL (RR)  
TO RURAL RESIDENTIAL EXCEPTION THREE (RR-3)

MUNICIPALITY OF WEST NIPISSING OUEST  
GEOGRAPHIC TOWNSHIP OF KIRKPATRICK - SCHEDULE F2-1

THIS IS SCHEDULE 'A' TO  
BY-LAW NO. 2020-\_61\_ PASSED THIS  
\_15th\_ DAY OF \_DECEMBER\_ 2020.

PART OF LOT 5, CONCESSION 5  
PART 3, 36R-13422  
GEOGRAPHIC TOWNSHIP OF KIRKPATRICK  
MUNICIPALITY OF WEST NIPISSING OUEST



100 50 0 100  
Metres

## Janice Dupuis

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**Subject:** FW: For Council meeting

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**From:** nilu w [REDACTED]  
**Sent:** December 15, 2020 12:35 AM  
**To:** Melanie Ducharme <[mducharme@municipality.westnipissing.on.ca](mailto:mducharme@municipality.westnipissing.on.ca)>  
**Subject:** For Council meeting

Dear Madam Mayor and Council members,

Please see clarifications to the Planning Committee Meeting below.

The program model we have proposed is, “**supportive housing**”. This model “combines rental or housing assistance with Individualized, flexible and voluntary support services for people with high needs related to ...developmental disabilities...It is one option to house chronically homeless individuals...units are located in one home or building...” (source: Homeless Hub). Please review Homeless Hub for more details on the model we have proposed in the summary provided to the Municipality.

As stated at the planning committee meeting yesterday, we will have two revenue sources: Affordable Rent and Passport dollars. This will cover staff and operational expenses. A detailed budget has been developed.

We will be **RESEARCHING** funding through the Ministry of Housing, Ministry of Community and Social Services and other funding opportunities. However, our goal is **NOT to be Ministry funded. It is not our desire to operate as a group home.** Our budget has been put together without Ministry Funding and it is our goal to remain in that manner.

As an organization we will be transitioning from a Non-Profit to a **Charity** Supportive housing model and have researched numerous examples of organizations who have a similar model. Two examples that offer Affordable Supportive and High-Support Housing options for people include: Regeneration House in Toronto and Indwell in Hamilton. They both consist of 30+ units. Please see their websites for more information on the support they offer and their staffing model. There are numerous other supportive housing models in Ontario that can be reviewed. They generally offer 24-hour residential support and have about 40+ residents with 1 to 2 over-night staff and more staffing during the day. We will also provide 24 hour support staff and our staffing model will include 2 day staff to provide day program and one overnight staff. Two house parents and volunteers will be available to provide overnight and day program support as needed. We have also allotted funds for the CEO, relief staff, administrative support and property management. A detailed budget is available and allows for a surplus.

If we get approved for the **RHI funding** the hub and 12 units will need to be built with residents residing in the units by March 2022. This will differ for the phases we proposed in our summary. If we do not get the funding, we will continue with project phases as stated in the summary. The website information and summary provided to the Municipality **have not changed.** The sizes of structures have changed, the building material proposed may change but **the OVERALL project has remained the same and there have been no modifications.**

We reiterate that this project has been reviewed by a team with the **Ministry of Agriculture** and **NBMCA**. It has also been reviewed by the **Ministry of Environment** and there were **no concerns** brought forward. We have requested statements from everyone we have been in contact with and will provide them to the Municipality upon receipt.

The **architectural drawings** and **site plan** will also be submitted for review in the next few weeks and will contain all the details required.

Our **program details** along with policies, procedures and operational manuals are in the process of being developed. We do recognize that these items are not relevant to permitted land use but want to reassure the council that all consideration will be made to execute a high level of project operations.

This endeavour was birthed from the experience we have had in the field. We wanted to create a safe living environment for the residents who lived in our home. We wanted to give them a sense of independence while providing the living support they needed. We finalized our vision and provided a draft summary consisting of 12 supportive housing units to the Municipality early this year. The gist of this summary has not changed and correlates with the information on the website. Since this time the young men we supported have both moved Up North, closer to their biological families however, our vision continues to support similar **young men with mild developmental disabilities in need of supportive housing**.

We look forward to the journey ahead and to a great working relationship to provide housing to the most vulnerable.

Kind Regards,

Niluka Johnson



The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest

Resolution No.

**2020 /**

**DECEMBER 15, 2020**

Moved by / *Proposé par* :

« »

Seconded by / *Appuyé par* :

« »

**BE IT RESOLVED THAT** By-law **2020/76**, being a by-law to authorize the Establishment of a Crematorium at 13 Industrial Park Road in the Municipality of West Nipissing shall come into force and take effect on the date it is passed

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 (vacant)		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: « »

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_





## WEST NIPISSING PLANNING ADVISORY COMMITTEE

Resolution No.

2020 /036

December 14, 2020

Moved by / *Proposé par* :

**"Normand Roberge"**

Seconded by / *Appuyé par* :

**"Joanne Savage"**

**WHEREAS** the *Funeral Burial and Cremation Services Act*, 2002 (Sections 84.(4)(b) and 85, require a Municipality to approve the establishment of a crematorium and to provide Notice thereof;

**AND WHEREAS** 1929903 Ontario Inc. (cob Crystal Crematorium) has applied to the Bereavement Authority of Ontario for a license to operate a crematorium at the property located at 13 Industrial Park Road, Sturgeon Falls, being legally described as Part of Lot 7, Concession A, Parts 1 and 2, 36R-13688;

**AND WHEREAS** the property is zoned M2 (Heavy Industrial) in the Municipality of West Nipissing Zoning By-Law 2014-45 in which a crematorium is a permitted use;

**BE IT RESOLVED** that the West Nipissing Planning Advisory Committee recommends to Council for the Municipality of West Nipissing, authorize the establishment of a 162m<sup>2</sup> crematorium at the property located at 13 Industrial Park Road, Sturgeon Falls, Ontario.

**"Denis Sénécal"**

CHAIR

**"Melanie Ducharme"**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING  
LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

## **BY-LAW 2020/76**

### **BEING A TO AUTHORIZE THE ESTABLISHMENT OF A CREMATORIUM AT 13 INDUSTRIAL PARK ROAD IN THE MUNICIPALITY OF WEST NIPISSING**

**WHEREAS** the *Funeral Burial and Cremation Services Act*, 2002, Sections 84(4)(b) and 85, require a Municipality to approve the establishment of a crematorium and to provide notice thereof;

**AND WHEREAS** 1929903 Ontario Inc. has applied to the Bereavement Authority of Ontario for a license to operate a crematorium at the property located at 13 Industrial Park Road, Sturgeon Falls, being legally described as Part of Lot 7, Concession A, Parts 1 and 2, 36R-13688;

**AND WHEREAS** the property is zoned M2 (Heavy Industrial) in the Municipality of West Nipissing Zoning By-Law 2014-45 in which a crematorium is a permitted use;

**AND WHEREAS** the West Nipissing Planning Advisory Committee has recommended that the Municipality of West Nipissing authorize the establishment of a crematorium at the said location;

**NOW THEREFORE THE COUNCIL FOR THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. The Municipality of West Nipissing hereby authorizes the establishment of a crematorium approximately 162m<sup>2</sup> (1744 square feet) at 13 Industrial Park Road, legally described as Part of Lot 7, Concession A, Parts 1 and 2, 36R-13688;
2. Notice of the Municipal Decision shall be given in accordance with the provisions of *Funeral Burial and Cremation Services Act*, 2002, Sections 84(4)(b) and 85.

**ENACTED AND PASSED THIS 15<sup>th</sup> DAY OF DECEMBER 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

« \_\_\_\_\_ »  
JOANNE SAVAGE  
MAYOR

« \_\_\_\_\_ »  
MELANIE DUCHARME  
CLERK



The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest

Resolution No.

2020 /

DECEMBER 15, 2020

Moved by / *Proposé par* :

« »

Seconded by / *Appuyé par* :

« »

**BE IT RESOLVED THAT** By-law **2020/77**, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located at 207 Moose Point Road, Township of Grant from Tourist, Commercial (C3) Zone to Shoreline Residential Exception Zone 11 (SR-11), shall come into force and take effect on the date it is passed.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 (vacant)		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: « »

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_

# WEST NIPISSING PLANNING ADVISORY COMMITTEE

## ZBLA2020/14

Resolution No.

**2020/ 039**

**December 14, 2020**

Moved by / *Proposé par* :

**“Yvon Duhaime”**

Seconded by / *Appuyé par* :

**“Dan Roveda”**

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at 207 Moose Point Rd, Sturgeon Falls, Ontario;

**AND WHEREAS** oral submissions were received:

☒ YES or ☐ NO

**AND WHEREAS** written concerns and objections were received:

☐ YES or ☒ NO

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS

or

☐ DOES NOT RECOMMEND

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located on 207 Moose Point Rd as follows:

- Schedule **C6** of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on sketch attached hereto, which properties are more particularly described as Part of Lot 10, Concession 5, Part 1, NR-24, Parts 2 & 3, NR-24A, Part 4, 36R-4832, Parts 1 & 2, 36R-13635, Former Township of Grant, Municipality of West Nipissing, shown on sketch, attached hereto from C3 (Tourist, Commercial) to SR-11 (Shoreline, Residential exception zone 11) including reducing the minimum lot frontage from 60m to 50m, to reduce the minimum lot area from 1Ha. to 0.36Ha. and to reduce the minimum front yard set-back from 18m to 7.5m.

Defeated:	
Deferred/Tabled:	

**“Denis Sénécal”**

CHAIR

**“Melanie Ducharme”**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		

**BY-LAW 2020/77**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS ON  
207 MOOSE POINT RD. FROM TOURIST COMMERCIAL (C3)  
TO SHORELINE RESIDENTIAL (SR-11) EXCEPTION ZONE 11  
(ZONING AMENDMENT FILE NO. ZBLA2020-14)**

**WHEREAS** the owners of the subject property have initiated an amendment to Zoning By-Law 2014-45, for the properties located on 207 Moose Point Rd, being Part of Lot 10, Concession 5, Part 1, NR-24, Parts 2 and 3, NR-24A, Part 4, 36R-4832, Parts 1 and 2, 36R-13635, Twp. Grant, Municipality of West Nipissing;

**AND WHEREAS** the Council of the Corporation of the Municipality of West Nipissing has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-Law;

**AND WHEREAS** it is deemed desirable to amend the zone designation shown on Schedule 'C6' of By-Law No. 2014/45 pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. Schedule 'C6' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, which property is more particularly described as Part of Lot 10, Concession 5, Part 1, NR-24, Parts 2 and 3, NR-24A, Part 4, 36R-4832, Parts 1 and 2, 36R-13635, Grant Twp., Municipality of West Nipissing, shown on Schedule 'A' attached hereto from Tourist Commercial (C3) Zone to Shoreline, Residential (SR-11) exception zone 11.
2. The Special Provisions of the Shoreline Residential Exception Zone 11, shall be as follows:

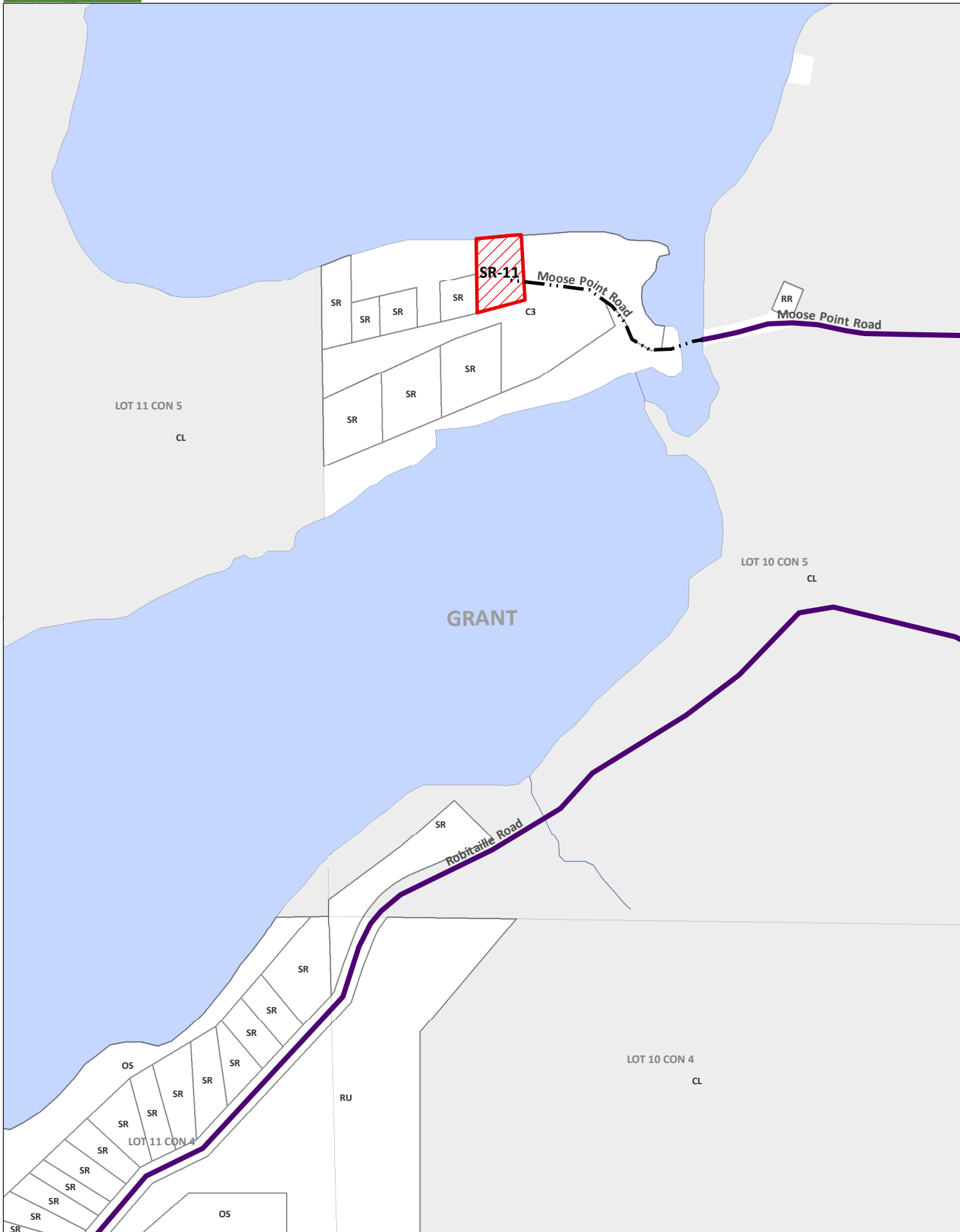
By-law	Location	Schedule	Zone	Special Provisions
2020/77	Part of Lot 10, Concession 5, Part 1, NR-24, Parts 2 and 3, NR-24A, Part 4, 36R-4832, Parts 1 and 2, 36R-13635, Township of Grant Municipality of West Nipissing	C6	SR-11	Minimum Lot Frontage: 50m Minimum Lot area: .36Ha Minimum Front Yard: 7.5m


3. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the *Planning Act*, RSO 1990, Ch. P 13.

**ENACTED AND PASSED THIS 15<sup>th</sup> DAY OF DECEMBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

\_\_\_\_\_  
JOANNE SAVAGE, MAYOR

\_\_\_\_\_  
MELANIE DUCHARME, CLERK



 LANDS TO BE REZONED FROM TOURIST COMMERCIAL (C3)  
TO SHORELINE RESIDENTIAL EXCEPTION ELEVEN (SR-11)

MUNICIPALITY OF WEST NIPISSING OUEST  
GEOGRAPHIC TOWNSHIP OF GRANT - SCHEDULE C6

THIS IS SCHEDULE 'A' TO  
BY-LAW NO. 2020- 77 PASSED THIS  
15th DAY OF DECEMBER 2020.

PART OF LOT 10, CONCESSION 5  
PART 1 NR-24, PARTS 2 & 3 NR-24A  
PART 4 36R-4832, PARTS 1 & 2 36R-13635  
GEOGRAPHIC TOWNSHIP OF GRANT  
MUNICIPALITY OF WEST NIPISSING OUEST



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Metres



The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest

Resolution No.

2020 /

DECEMBER 15, 2020

Moved by / *Proposé par* :

« »

Seconded by / *Appuyé par* :

« »

**BE IT RESOLVED THAT** By-law **2020/78**, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located on Bay Street, in Sturgeon Falls, from Heavy Industrial (M2) and Hazard Lands (HZ) Zone to Residential Two (R2) and Hazard Lands (HZ), shall come into force and take effect on the date it is passed.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 (vacant)		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: « »

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_

# WEST NIPISSING PLANNING ADVISORY COMMITTEE

## ZBLA2020/13

Resolution No.

**2020/ 038**

**December 14, 2020**

Moved by / *Proposé par* :

**"Joanne Savage"**

Seconded by / *Appuyé par* :

**"Fernand Pellerin"**

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at Bay Street, Sturgeon Falls, Ontario;

**AND WHEREAS** written concerns and objections were received:

☐ YES or ☒ NO

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS

or

☐ DOES NOT RECOMMEND

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located on Bay Street as follows:

1. Schedule **SF4** of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on sketch attached hereto, which properties are more particularly described as Part of Lot 5, Concession A, Former Township of Springer, Municipality of West Nipissing, shown on sketch, attached hereto from M2 (Heavy, Industrial) with a portion of HZ (Hazard lands) to R2 (Residential, two) with a portion of HZ (Hazard lands).

Defeated:	
Deferred/Tabled:	

**"Denis Sénécal"**

CHAIR

**"Melanie Ducharme"**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		



## BY-LAW 2020/78

### BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS ON BAY STREET FROM HEAVY, INDUSTRIAL (M2) AND HAZARD LANDS (HZ) TO RESIDENTIAL TWO (R2) AND HAZARD LANDS (ZONING AMENDMENT FILE NO. ZBLA 2020-13)

**WHEREAS** the owners of the subject property have initiated an amendment to Zoning By-Law 2014-45, for the properties located on Bay Street, being Part of Lot 5, Concession A, Twp. Springer, Municipality of West Nipissing;

**AND WHEREAS** the Council of the Corporation of the Municipality of West Nipissing has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-Law;

**AND WHEREAS** it is deemed desirable to amend the zone designation shown on Schedule 'SF4' of By-Law No. 2014/45 pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. Schedule 'SF4' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, which property is more particularly described as Part of Lot 5, Concession A, Springer Twp., Municipality of West Nipissing, shown on Schedule 'A' attached hereto from Heavy, Industrial (M2) and Hazard lands (HZ) Zone to Residential two (R2) and Hazard lands (HZ).

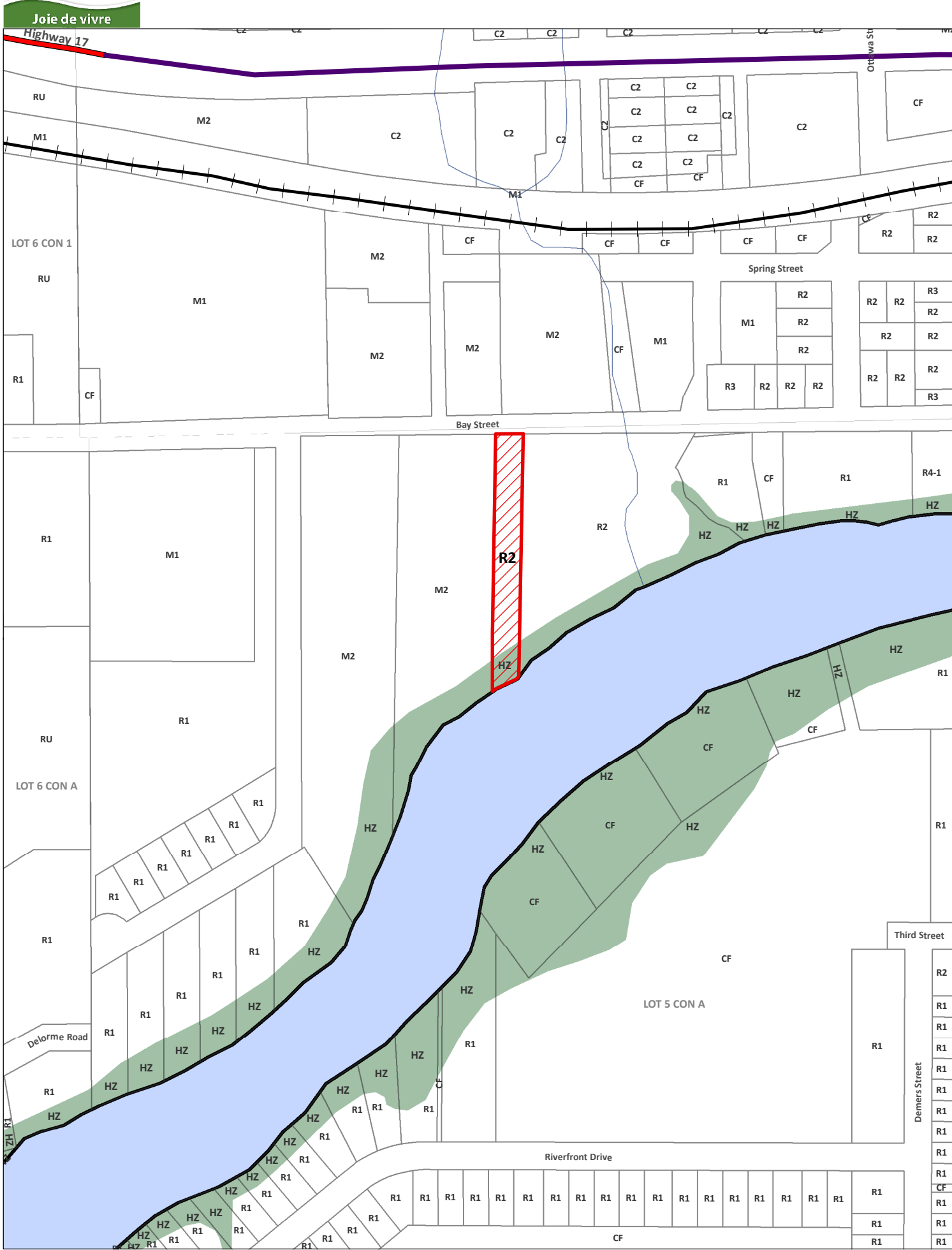
By-law	Location	Schedule	Zone	Special Provisions
2020/78	Part of Lot 5, Concession A, Township of Springer Municipality of West Nipissing	SF4	R2	


2. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the *Planning Act*, RSO 1990, Ch. P 13.

**ENACTED AND PASSED THIS 15<sup>th</sup> DAY OF DECEMBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

\_\_\_\_\_  
JOANNE SAVAGE, MAYOR

\_\_\_\_\_  
MELANICE DUCHARME, CLERK



 LANDS TO BE REZONED FROM HEAVY INDUSTRIAL (M2) WITH HAZARD LAND OVERLAY (HZ) TO RESIDENTIAL TWO (R2) WITH HAZARD LAND OVERLAY (HZ)

MUNICIPALITY OF WEST NIPISSING OUEST  
GEOGRAPHIC TOWNSHIP OF SPRINGER - SCHEDULE SF4

THIS IS SCHEDULE 'A' TO  
BY-LAW NO. 2020- 78 PASSED THIS  
15th DAY OF DECEMBER 2020.



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Metres

PART OF LOT 5, CONCESSION A  
GEOGRAPHIC TOWNSHIP OF SPRINGER  
MUNICIPALITY OF WEST NIPISSING OUEST



The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest

Resolution No.

**2020 /**

**DECEMBER 15, 2020**

Moved by / *Proposé par* :

« »

Seconded by / *Appuyé par* :

« »

**BE IT RESOLVED THAT** By-law **2020/79**, being a deeming by-law to designate lots 10 to 12, Registered Plan 36M-598 not to be lots on a registered plan of subdivision, shall come into force and take effect on the date it is passed.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 (vacant)		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: « »

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



## WEST NIPISSING PLANNING ADVISORY COMMITTEE

2020 / 035

December 14, 2020

Moved by / *Proposé par* :

**"Yvon Duhaime"**

Seconded by / *Appuyé par* :

**"Fernand Pellerin"**

**WHEREAS** the Owner of Lots 10, 11 and 12 Registered Plan 36M-598, (the "Lands") has applied to the Municipality to have the Lands deemed not to be lots on a Registered Plan of Subdivision pursuant to Section 50(4) of the *Planning Act*, R.S.O., c. P. 13.

**THEREFORE, BE IT RESOLVED** that the West Nipissing Planning Advisory Committee recommends that Council for the Municipality of West Nipissing pass a By-law deeming lots 10 to 12, Plan 36M-598 not to be a lot on a plan of Subdivision.

Defeated:	
Deferred/Tabled:	

**"Denis Sénécal"**

CHAIR

**"Melanie Ducharme"**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING  
LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

## **BY-LAW 2020/79**

### **BEING A DEEMING BY-LAW TO DESIGNATE LOTS 10 TO 12, REGISTERED PLAN 36M-598 NOT TO BE A LOT ON A REGISTERED PLAN OF SUBDIVISION**

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**WHEREAS** the Owner of Lots 10 to 12 Registered Plan 36M-598, (the "Lands") has applied to the Municipality to have the Lands deemed not to be lots on a Registered Plan of Subdivision pursuant to Section 50(4) of the *Planning Act*, R.S.O., c. P. 13.

**THEREFORE, BE IT RESOLVED** that the West Nipissing Planning Advisory Committee recommends that Council for the Municipality of West Nipissing pass a By-law deeming lots 10 to 12, Plan 36M-598 not to be a lot on a plan of Subdivision.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. **DEEMING:** Lots 10 to 12, Registered Plan 36M-598, Municipality of West Nipissing, is, pursuant to Section 50(4) of the *Planning Act*, R.S.O., 1990 C.P. 13, deemed not to be a Lot on a Registered Plan of Subdivision for the purposes of Section 50(3) of the *Planning Act* (Ontario).

**ENACTED AND PASSED THIS 15<sup>th</sup> DAY OF DECEMBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

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JOANNE SAVAGE, MAYOR

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MELANIE DUCHARME, CLERK

SKETCH FOR BY-LAW 2020/79

