

A G E N D A  
WEST NIPISSING PLANNING ADVISORY COMMITTEE  
VIRTUAL MEETING  
January 18, 2021  
6:00PM

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88088006724?pwd=SndlQkdZSUFIWlRuT0RhNGpRNHRyQT09>

**1 647 558 0588**

**Meeting ID: 880 8800 6724**

**Participant: #**

**Password: 481315**

**YouTube Link:** <https://www.youtube.com/channel/UCG6HWMXnA-RBiH-UdZVCIHg>

1. Meeting called to Order
2. Declarations of Pecuniary Interest;
3. Approval of Agenda for January 18, 2021
4. Adoption of Minutes of December 14, 2020 meeting
5. **BIRFIR, IGOR**  
Zoning By-law Amendment File No. ZBLA2021/01  
161 Main Street, Sturgeon Falls  
  
**MAGEAU, DANIEL & MONIQUE**  
Zoning By-law Amendment File No. ZBLA2021/02  
Floral Street, Sturgeon Falls
6. **CAMPING TRAILER REGUALTION UPDATE**
7. Adjournment.

**Joie de vivre**



[www.westnipissingouest.ca](http://www.westnipissingouest.ca)

## MINUTES

**Municipality of West Nipissing  
Meeting for the Planning Advisory Committee  
On December 14, 2020 at 06:00 PM  
Chair: Denis Sénécal**

**PRESENT:** Yvon Duhaime  
Fernand Pellerin  
Normand Roberge  
Dan Roveda  
Joanne Savage  
Denis Sénécal

**ABSENT:** Christopher Fisher

### 1. CALL TO ORDER

### 2. DECLARATION OF PECUNIARY INTEREST

### 3. APPROVAL OF AGENDA

#### RESOLUTION #2020/033

Moved by: Yvon Duhaime

Seconded by: Normand Roberge

That the Agenda for the meeting of December 14, 2020, be approved, as presented.

**CARRIED**

### 4. MINUTES

#### RESOLUTION #2020/034

Moved by: Joanne Savage

Seconded by: Fernand Pellerin

That the Minutes of meeting held on November 9, 2020 be adopted, as presented.

**CARRIED**

### 5. DEEMING BY-LAW-MICHEL HOLDINGS LIMITED

#### RESOLUTION #2020/035

Moved by: Yvon Duhaime

Seconded by: 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.

**CARRIED**

**6. CREMATORIUM-13 INDUSTRIAL PARK RD**

**RESOLUTION #2020/036**

Moved by: Normand Roberge

Seconded by: 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.

**CARRIED**

**7. ZONING AMENDMENT APPLICATION NO. ZBLA2020/11-GENESIS VILLAGE OF HOPE INC.**

**RESOLUTION #2020/037**

Moved by: Yvon Duhaime

Seconded by: 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;

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-law 2014-45;

**AND WHEREAS** written concerns and objections were received: ☐ Yes ☒ No

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



**RECOMMENDS**

**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.

**CARRIED**

**ZONING AMENDMENT APPLICATION NO. ZBLA2020/13-1395559 ONTARIO LTD.**

**RESOLUTION #2020/038**

Moved by: Joanne Savage

Seconded by: 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:

2. 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).

**CARRIED**

**ZONING AMENDMENT APPLICATION NO. ZBLA2020/14-MOOSE POINT COTTAGES**

**RESOLUTION #2020/039**

Moved by: Yvon Duhaime

Seconded by: 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:

3. Schedule **C2** 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.

## **8. AMENDMENT TO AGENDA**

Mr. Fernand Pellerin wanted to discuss “Meeting Format”.

## **9. ADJOURNMENT**

### **RESOLUTION #2020/040**

Moved by: Joanne Savage

Seconded by: Fernand Pellerin

That the West Nipissing Planning Advisory Committee meeting be adjourned to January 18<sup>th</sup>, 2021 in the West Nipissing Municipal Building.

**CARRIED**

# PLANNING REPORT

**Proposed Plan of Zoning Amendment File No. ZBLA2021/01**

**Applicant: Igor Birfir**

**Property: 161 Main Street, Sturgeon Falls**

**Date: January 18, 2021**



**West Nipissing Ouest**

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## **1. INTRODUCTION**

The purpose of this Planning Report is to address all provincial and municipal land use policies governing the proposed re-zoning of the property located at 161 Main Street, Sturgeon Falls, Ontario. The application is being put forward by the owner, Igor Birfir.

## **2. SITE AND BACKGROUND INFORMATION**

The property is located at 161 Main Street in the Town of Sturgeon Falls. The property owned by the Applicant is 20.117m x 25m (66' x 82'). For many years, the property was a dance studio and residential units. The commercial space has been vacant for some time and the owner wishes to put the space to use by providing additional residential rental units.

## **3. DEVELOPMENT PROPOSAL**

The owner is proposing to re-zone the property from C1-1 (General, Commercial) to R4 (Residential, Four) in order to re-develop the existing vacant commercial space to residential. There are currently 6 residential units in the building and the proposed zoning change will permit the construction of three (3) additional residential units bringing the property total to 9 units, necessitating a zoning designation of R4 (Residential, Four)

## **4. POLICY CONTEXT**

Land use policies and regulations affecting the subject lands include the Planning Act, R.S.O., 1990 and the associated 2020 Provincial Policy Statement at the Provincial Level. At the municipal level, the West Nipissing Official Plan, the Municipality of West Nipissing Zoning By-law 2014-45 and Site Plan Control By-Law No. 2015-63 affect the subject lands.

### **4.1 Provincial Policy Statement**

The *Provincial Policy Statement 2020 (PPS)* provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority(s), in this case the Municipality of West Nipissing, to uphold the policies of the PPS, pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests.

#### **Settlement Areas**

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.



- 1.1.3.1 *Settlement areas* shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:
- a) efficiently use land and resources;
  - b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The within proposal is consistent with the Provincial Policy Statement as it relates to Urban Settlement Areas.

## **5. LOCAL POLICY DOCUMENTS**

Local policy documents include the West Nipissing Official Plan, Zoning By-law and Site Plan Control By-Law.

### **5.1 Official Plan**

The Municipality of West Nipissing is guided by the West Nipissing Official Plan which was adopted by Council on April 15, 2008 and approved by the Ministry of Municipal Affairs and Housing on December 7, 2011. The policies of the Residential District are included for the Committee's consideration. The following provides a summary of the existing Official Plan policies and relevant considerations for the site:

#### **5.1.1 3.06.1 Urban Settlement Areas**

Urban Settlement Areas are characterized as urban communities with a well-developed built-form, a diverse mix of land uses and which have full municipal sewage and water services or partial services. These communities are considered to be the primary settlement areas for future development. The subject property is located within the Urban Settlement Area of the Town of Sturgeon Falls and is fully serviced with municipal water and sanitary services.

### 5.1.2 Table 3.1 – Permitted Land Uses

Scope of Permitted Commercial Uses in District (see also Sections 3.06.5.1, 3.06.8.3, 3.06.8.9, 3.06.11)	<u>Commercial District:</u>	<u>Commercial Uses:</u>	<u>Commercial Uses:</u>	<u>Rural District:</u>
	<ul style="list-style-type: none"> <li>• full range of retail, service commercial, automotive, recreational and resort commercial and personal service uses</li> <li>• residential uses (mixed or stand alone)</li> </ul>	<ul style="list-style-type: none"> <li>• retail, service commercial, automotive and personal service uses in keeping with the character and scale of a rural settlement area</li> <li>• residential uses (mixed or stand alone)</li> <li>• recreational and resort commercial uses serving the tourism and leisure industries</li> </ul>	<ul style="list-style-type: none"> <li>• recreational commercial uses such as campgrounds,</li> <li>• recreational vehicle parks, marinas, tourist lodges, golf courses and restaurants.</li> </ul>	<ul style="list-style-type: none"> <li>• -resource related and rural service commercial uses</li> <li>• -recreational and resort commercial uses serving the tourism and leisure industries</li> <li>• -highway commercial uses on major roads</li> <li>• -residential uses</li> </ul>

### 5.1.3 4.06.3 Servicing Capacity and Servicing Allocation

**B.** All proposed development within the Urban Service Limits shall be connected to full or partial services where such services are available and where there is sufficient capacity in the existing system to accommodate the proposed development.

## 5.2 Zoning By-Law

The proposal is to re-zone the property from C1-1 (General, Commercial Exception Zone 1) to R4 (Residential, Four).

## 5.3 Site Plan Control By-Law

The West Nipissing Site Plan Control By-Law No. 2015-63 was enacted as a tool to establish areas of Site Plan Control in order for the municipality to ensure that development in specifically designated zones will proceed in accordance with certain standards. Section 1C (i) of the Site Plan Control By-Law provides that any lands which are the subject of a development approval, including a zoning amendment, shall be subject to the provisions of the By-Law.

As no new construction is contemplated by the within application and the use proposed is less intensive than the prior use, no Site Plan Control Agreement is recommended at this time.

## 6. CORRESPONDENCE/INFORMATION ATTACHED

Notice was circulated to property owners within 120 meters (400 feet) of the subject lands and public bodies and utilities as required by Regulation. Copies of those comments are attached as Appendix 2. In addition, comments of the West Nipissing Chief Building Official and the Manager of Public Works are attached. Both have raised concerns about parking, both overnight and winter. The owner has been notified that he will be required to provide a parking layout and, if sufficient parking for the number of residential units (1.25 per unit), cannot be achieved, he will be required to apply for a Minor Variance.

## **7. SUMMARY AND RECOMMENDATIONS**

In accordance with the provisions of the *Planning Act*, the undersigned has reviewed the proposal having regard to matters of provincial interest and for consistency with the Provincial Policy Statement 2020.

In addition, the application has been reviewed within the context of the West Nipissing Official Plan and Zoning by-law No. 2014-45. The proposed application to re-zone the property located at 161 Main Street, Sturgeon Falls from C1-1 (General, Commercial – Exception Zone 1) to R4 (Residential, Four) is recommended.

Respectfully Submitted,



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Melanie Ducharme, Planner

Figure 1 – Aerial Imagery

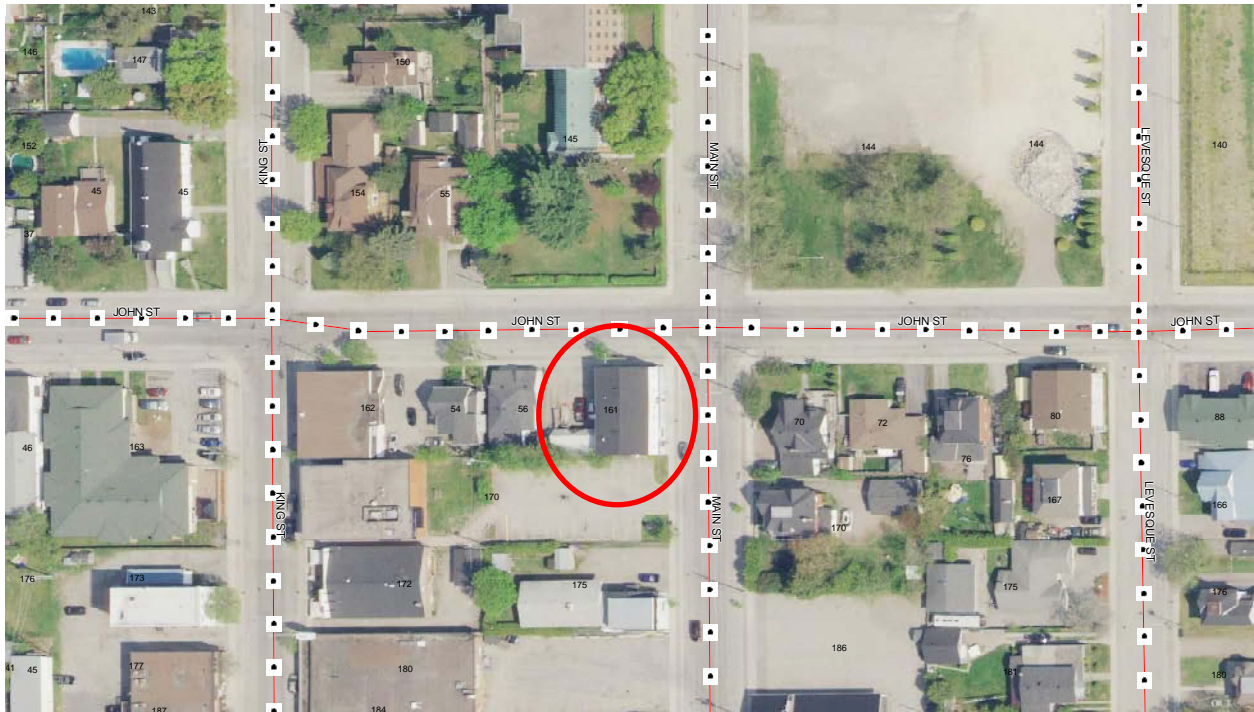


Figure 2 – Proposed Severance/Zoning Amendment Sketch

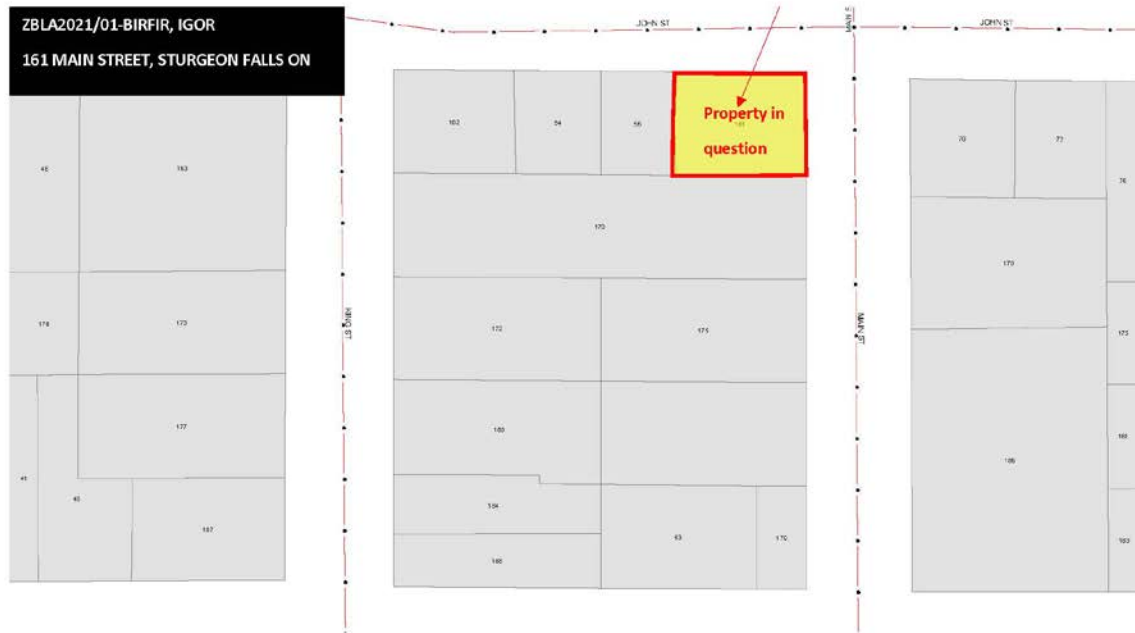
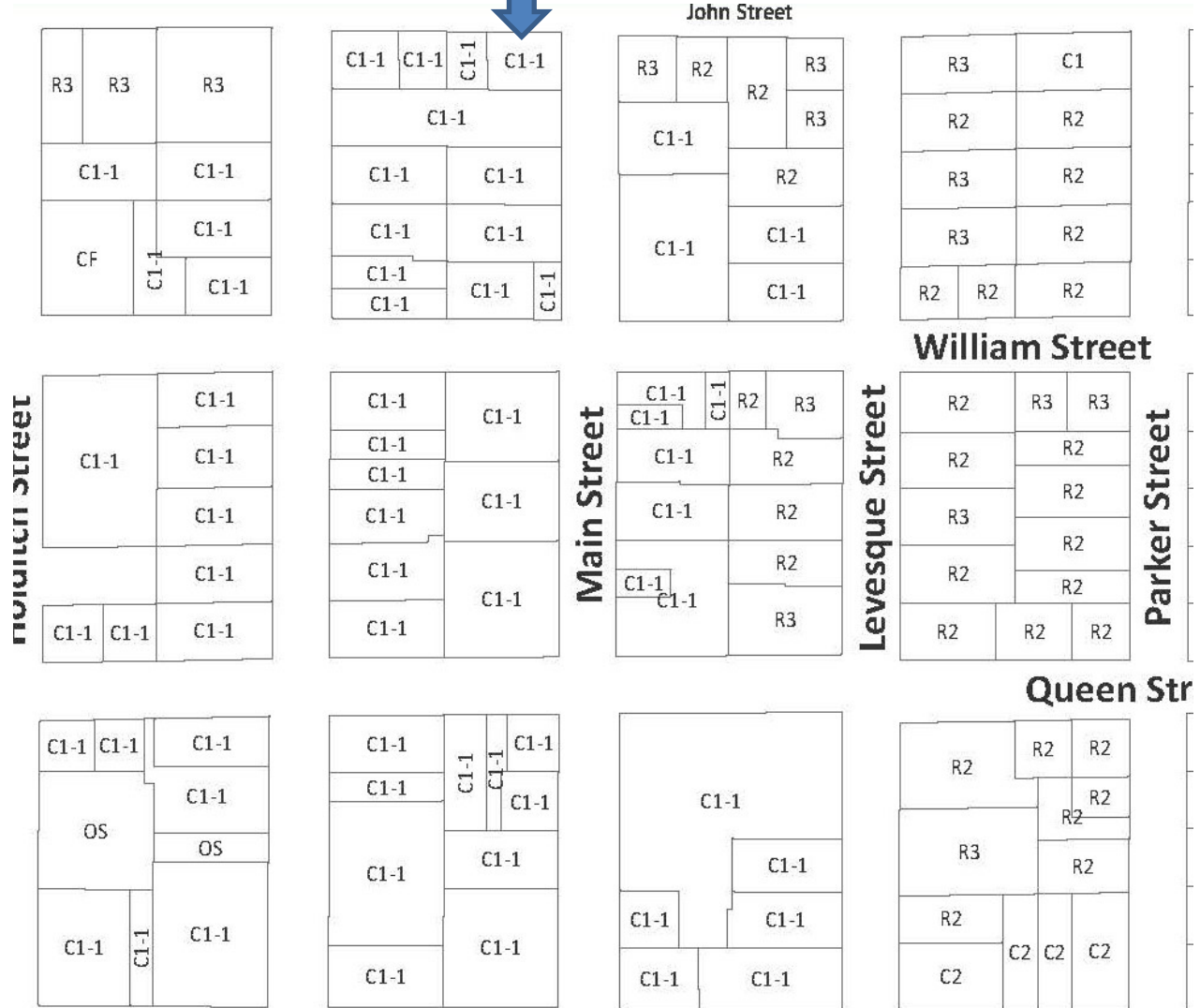


Figure 3 – West Nipissing Official Plan – Land Use Schedule



Figure 4 – West Nipissing Zoning By-law No. 2014-45



## Appendix 1 – Agency Comments

<b>WEST NIPISSING PLANNING ADVISORY COMMITTEE</b> <b>&gt;&gt;&gt; BUILDING DEPT. COMMENTS &lt;&lt;&lt;</b>				
FILE NO.	FILE TYPE	LOCATION	CONCERNS	COMMENTS
ZBLA2021/01	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	161 Main Street	No Concerns..... <input type="checkbox"/> Concerns ..... <input checked="" type="checkbox"/>	Will need to review parking requirements for additional residential units.
ZBLA2021/02	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	Floral Street	No Concerns..... <input checked="" type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
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	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	



## Appendix 2-Agency Comments

WEST NIPISSING PLANNING ADVISORY COMMITTEE				
> > PUBLIC WORKS COMMENTS <<<				
FILE NO.	FILE TYPE	LOCATION	CONCERNS	COMMENTS
ZBLA2021/01	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	161 Main Street	No Concerns..... <input type="checkbox"/> Concerns ..... <input checked="" type="checkbox"/>	Please confirm adequate overnight parking.
ZBLA2021/02	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	Floral Street	No Concerns..... <input checked="" type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
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	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
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	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	

# PLANNING REPORT

**Proposed Plan of Zoning Amendment File No. ZBLA2021/02**

**Applicants: Daniel and Monique Mageau**

**Property: Floral Street, Sturgeon Falls**

**Date: January 18, 2021**



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## 1. INTRODUCTION

The purpose of this Planning Report is to address all provincial and municipal land use policies governing the proposed re-zoning of the property located at Floral St, Sturgeon Falls, Ontario. The application is being put forward by the owners, Daniel and Monique Mageau.

## 2. SITE AND BACKGROUND INFORMATION

The property is located on the most northerly portion of Floral Street in the Town of Sturgeon Falls and faces the Public Works Yard. It is located beside a towing establishment which was re-zoned in 2011 by By-law No. 2011/18. The property owned by the Applicant is 20.117m x 40.233m (66' x 132'). There are currently legal non-conforming structures (storage containers) and coveralls on the property which are proposed to be removed and replaced by a permanent 60 x 40 storage building. Water service is available at this location, however there is no sanitary service available.

## 3. DEVELOPMENT PROPOSAL

The owner is proposing to re-zone the property from R2 (Residential, two) to R2-2 (Residential, two) exception zone 2) in order to permit Personal Storage as a principal use in order to allow the owner to construct a storage garage on the property. The owner is a landlord to a number of rental residential properties and the storage garage will provide space for maintenance equipment. No residential uses are proposed on the property and I am recommending that the residential uses permitted by the R-2 zone, be eliminated.

## 4. POLICY CONTEXT

Land use policies and regulations affecting the subject lands include the Planning Act, R.S.O., 1990 and the associated 2020 Provincial Policy Statement at the Provincial Level. At the municipal level, the West Nipissing Official Plan, the Municipality of West Nipissing Zoning By-law 2014-45 and Site Plan Control By-Law No. 2015-63 affect the subject lands.

### 4.1 Provincial Policy Statement

The *Provincial Policy Statement 2020 (PPS)* provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority(s), in this case the Municipality of West Nipissing, to uphold the policies of the PPS, pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests.

The within proposal is consistent with of the PPS 2020 which provides:

#### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

##### 1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

### 1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

## 5. LOCAL POLICY DOCUMENTS

Local policy documents include the West Nipissing Official Plan, Zoning By-law and Site Plan Control By-Law.

### 5.1 Official Plan

The Municipality of West Nipissing is guided by the West Nipissing Official Plan which was adopted by Council on April 15, 2008 and approved by the Ministry of Municipal Affairs and Housing on December 7, 2011. The policies of the Reside District are included for the Committee's consideration. The following provides a summary of the existing Official Plan policies and relevant considerations for the site:

#### 5.1.2 3.03 GOAL

To achieve a compact and energy efficient land use pattern that optimizes the use of available or planned **infrastructure** (roads, water, sewage, waste disposal, utilities) and **public service facilities** (schools, health care, recreation and cultural facilities, fire, police and emergency services) and which uses densities and development standards which are cost effective and compatible with the prevailing and emerging character of settlement areas.

#### 5.1.3 4.06.3 Servicing Capacity and Servicing Allocation

**B.** All proposed development within the Urban Service Limits shall be connected to full or partial services where such services are available and where there is sufficient capacity in the existing system to accommodate the proposed development.

While residential development is the primary focus in the Urban Settlement Area, as noted in the introductory paragraph, there is no sanitary service to this property and an extension of the main to this location is not feasible to serve one residential property. Further, this property is unlikely to be developed for residential use given the adjacent land uses (towing yard and municipal public works yard)

### 5.2 Zoning By-Law

The proposal is to re-zone the property from R2 (Residential, two) to R2-2 (Residential, two exception zone 2) in order to add personal storage as a principal use. Personal Storage is already permitted as an accessory use in the R2 zone (see table 6.2), however there is no residential use proposed for this property

and, as such, the proposed storage becomes a principal use of the property necessitating the amendment to the by-law to permit Personal Storage as a principal use.

I am recommending the Permitted Use to the Zone:

Personal Storage, as defined in 3.129 of By-law No. 2014-45:

**“Personal Storage”** the storage of equipment and vehicles, including recreational vehicles for personal use, and not for remuneration. Personal Storage may be permitted as open storage or within a storage building.

I am further recommending that there be no Accessory Uses permitted

I am recommending the following set-backs for structures on this property:

Front Yard: 6m  
Rear Yard 3m  
Interior Side Yard 1.2m

### **5.3 Site Plan Control By-Law**

The West Nipissing Site Plan Control By-Law No. 2015-63 was enacted as a tool to establish areas of Site Plan Control in order for the municipality to ensure that development in specifically designated zones will proceed in accordance with certain standards.

Provided that the proposed set-backs for the R2-2 zone be adhered to, no Site Plan Control Agreement is required.

## **6. CORRESPONDENCE/INFORMATION ATTACHED**

Notice was circulated to property owners within 120 meters (400 feet) of the subject lands and public bodies and utilities as required by Regulation. Copies of those comments are attached as Appendix 2. No concerns have been raised by any abutting landowner and the landowner to the North (All Haul Towing) has, in fact called the office to assure me that he has no concerns with the proposal.

## **7. SUMMARY AND RECOMMENDATIONS**

In accordance with the provisions of the *Planning Act*, the undersigned has reviewed the proposal having regard to matters of provincial interest and for consistency with the Provincial Policy Statement 2020. In addition, the application has been reviewed within the context of the West Nipissing Official Plan and Zoning by-law No. 2014-45. The proposed application to re-zone the property from R2 (Residential, two) to R2-2 (Residential, two exception zone 2) in order to permit Personal Storage as a principal use is recommended.

Respectfully Submitted,



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Melanie Ducharme, Planner

Figure 1 – Aerial Imagery



Figure 2 – Proposed Severance/Zoning Amendment Sketch

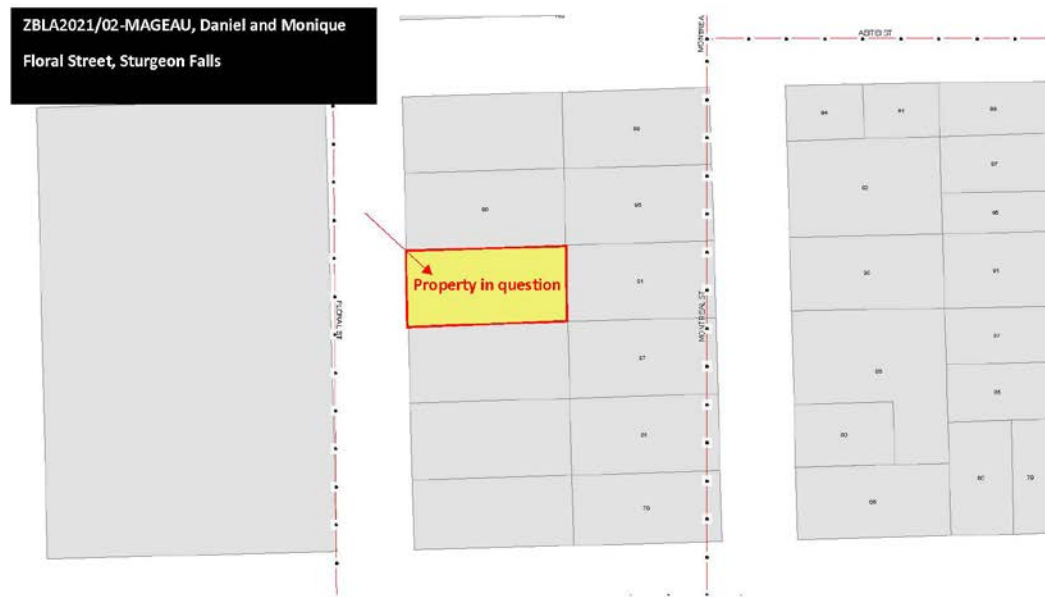




Figure 3 – West Nipissing Official Plan – Land Use Schedule

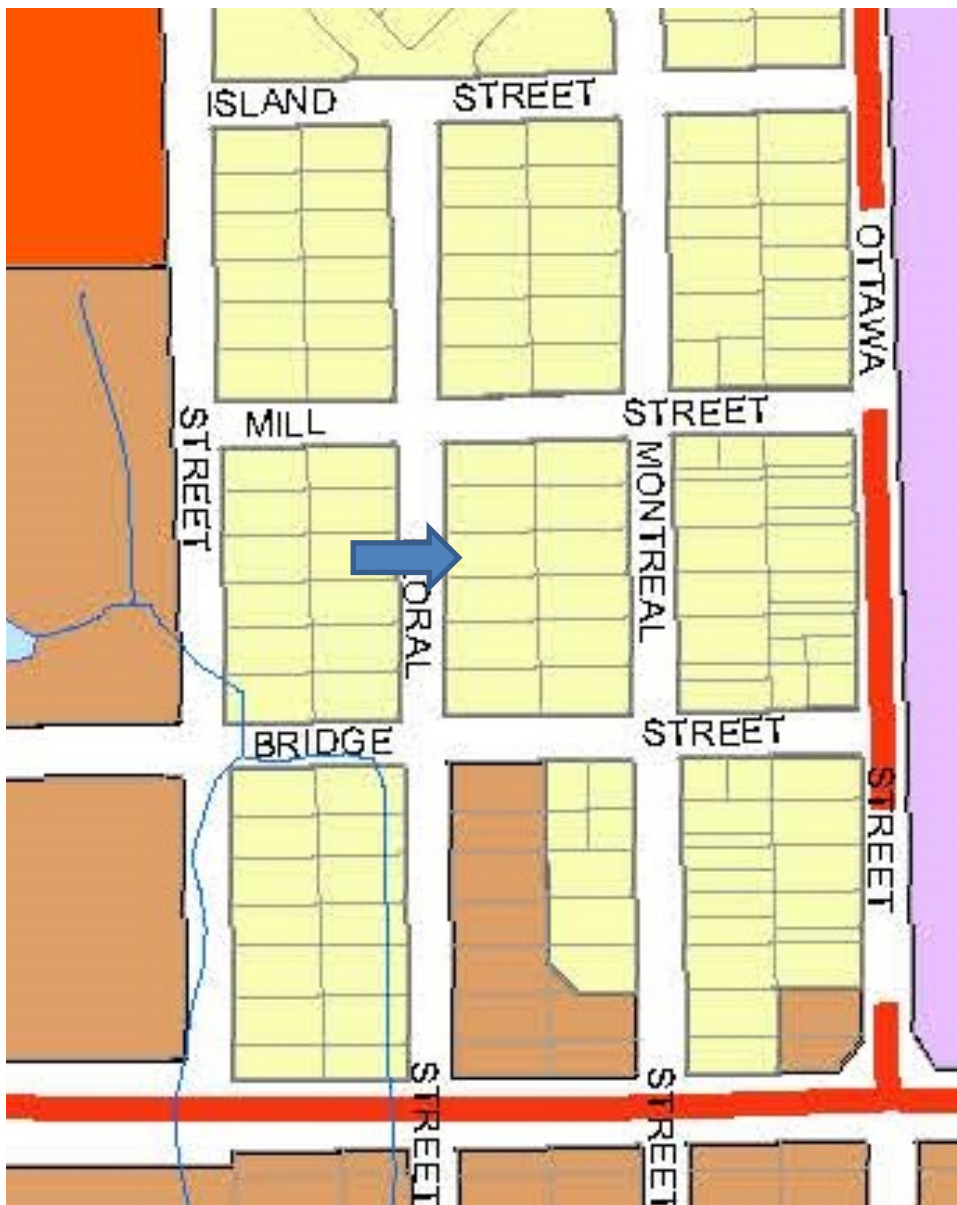


Figure 4 – West Nipissing Zoning By-law No. 2014-45



# Appendix 1 – Agency Comments

WEST NIPISSING PLANNING ADVISORY COMMITTEE				
>>> BUILDING DEPT. COMMENTS <<<				
FILE NO.	FILE TYPE	LOCATION	CONCERNS	COMMENTS
ZBLA2021/01	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	161 Main Street	No Concerns..... <input type="checkbox"/> Concerns ..... <input checked="" type="checkbox"/>	Will need to review parking requirements for additional residential units.
ZBLA2021/02	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	Floral Street	No Concerns..... <input checked="" type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
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	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
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	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	

## Appendix 2-Agency Comments

WEST NIPISSING PLANNING ADVISORY COMMITTEE				
> > PUBLIC WORKS COMMENTS <<<				
FILE NO.	FILE TYPE	LOCATION	CONCERNS	COMMENTS
ZBLA2021/01	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	161 Main Street	No Concerns..... <input type="checkbox"/> Concerns ..... <input checked="" type="checkbox"/>	Please confirm adequate overnight parking.
ZBLA2021/02	Zoning Amendment/Official Plan ..... <input checked="" type="checkbox"/> Subdivision ..... <input type="checkbox"/>	Floral Street	No Concerns..... <input checked="" type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
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	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	
	Zoning Amendment/Official Plan ..... <input type="checkbox"/> Subdivision ..... <input type="checkbox"/>		No Concerns..... <input type="checkbox"/> Concerns ..... <input type="checkbox"/>	

# MEMORANDUM

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**TO:** West Nipissing Planning Advisory Committee

**FROM:** Melanie Ducharme, Municipal Clerk/Planner

**DATE:** January 15, 2021

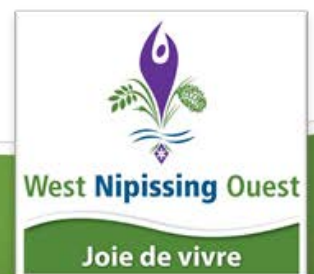
**RE:** **CAMPING TRAILER BY-LAW UPDATE**

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At the last meeting held in November, I was asked to confirm the Conservation Authority's role and legislative responsibility with respect to trailer inspection and to return with suggestions as to how to include a provision for grandfathering existing trailers. I thought that my explanation was sufficient however some felt that it did not satisfactorily answer their concerns.

Before moving forward with a draft by-law for discussion and public circulation, I have asked the CAO to attend Monday's meeting to assist in steering the discussion to ensure the proper governance as well as assist on matters related to the finalization of a by-law so that it becomes a useful tool to assist the staff in ensuring that the objectives of Council are met.

**Joie de vivre**



[www.westnipissingouest.ca](http://www.westnipissingouest.ca)