

# ADDENDUM



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## MEETING OF COUNCIL APRIL 17<sup>th</sup>, 2018

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➤➤ **ITEM A-1** - Resolution to appoint Chair for the regular meeting of April 17, 2018.

➤➤ **ITEM I - ADDENDUM / ADDENDA:**

**D) Planning / Planification**

- D-2** Resolution to authorize By-Law **2018/37** to rezone certain lands on Promenade du Lac from Shoreline Residential Exemption (SR-3) to Shoreline Residential (SR) Zone and Rural Residential (RR) Zone.
- D-3** Resolution to authorize By-Law **2018/38** to rezone certain lands on Main Street from Residential Two (R2) to General Commercial Exception (C1-1) Zone.
- D-4** Resolution to authorize By-Law **2018/39** to rezone certain lands on Railway Street from Highway Commercial (C2) Zone to Residential Four (R4) Zone.
- D-5** Resolution to authorize By-Law **2018/40** to rezone certain lands located at 14 Toulouse Crescent from Highway Industrial Exception Zone 1 (M2-1) Zone to M2-1 (Temporary) Zone.

**2018 /****APRIL 17, 2018****The Corporation of the Municipality of West Nipissing  
La Corporation de la Municipalité de Nipissing Ouest**Moved by / *Proposé par* :Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** Councillor GUY FORTIER be appointed as Chair for the regular Council meeting of April 17<sup>th</sup>, 2018.

	YEAS	NAYS
<b>BRISSON, Denise</b>		
<b>DUHAIME, Yvon</b>		
<b>FORTIER, Guy</b>		
<b>LARABIE, Roland</b>		
<b>MALETTE, Léo</b>		
<b>RESTOULE, Jamie</b>		
<b>ROBERGE, Normand</b>		
<b>TESSIER, Guilles</b>		
<b>SAVAGE, Joanne (MAYOR)</b>		

Carried: \_\_\_\_\_


Defeated: \_\_\_\_\_

Deferred or tabled: \_\_\_\_\_



## PLANNING SUMMARY SHEET

### ZONING AMENDMENT APPLICATION NO. ZBLA 2018/01

<b>Applicant:</b>	O'Connor Paulette-(O'Connor Patrick Beneficial owner of Severed Lands)
<b>Authorized Agent:</b>	Goodridge Goulet Planning & Surveying Ltd.
<b>Property Location</b>	60 Promenade du Lac, Legally described as Pt Lot 1, Con C, Parts 1 to 4, 7 & 8, NR-20, Township of Springer, Municipality of West Nipissing
<b>Proposal</b>	Amend the zoning designation of the severed lands from SR-3- (Shoreline Residential-three) to RR- (Rural Residential) and the retained lands from SR-3(Shoreline Residential-Three) to SR-(Shoreline Residential) in accordance with the conditions of Consent File C21/17
<b>Current Zoning</b>	 <p>SR-3 Shoreline Residential Exception Zone 3</p>
<b>Official Plan Designation</b>	Waterfront/Rural
<b>Consistent with PPS (2014)</b>	Yes –return to original zoning
<b>Special Provisions to be included in By-law (if any)</b>	Permitted Uses and Zone Requirements to be as in Table 6.1, 6.2 and 6.3 of WN Comprehensive Zoning By-Law 2014-45
<b>Additional Comments</b>	This zoning amendment is for the purpose of complying with the conditions of severance under file no. C21/17



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

Resolution No.

**2018 /**

**APRIL 17, 2018**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2018/37**, being a by-law to amend By-law 2015/21, being a By-law to rezone certain lands on Promenade du Lac from Shoreline Residential Exemption (SR-3) to Shoreline Residential (SR) Zone and Rural Residential (RR) Zone, shall come into force and take effect on the date it is passed.

	YEAS	NAYS
<b>BRISSON</b> , Denise		
<b>DUHAIME</b> , Yvon		
<b>FORTIER</b> , Guy		
<b>LARABIE</b> , Roland		
<b>MALETTE</b> , Léo		
<b>RESTOULE</b> , Jamie		
<b>ROBERGE</b> , Normand		
<b>TESSIER</b> , Guilles		
<b>SAVAGE</b> , Joanne (MAYOR)		

**Carried:** \_\_\_\_\_

**Defeated:** \_\_\_\_\_

**Deferred or tabled:** \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

BY-LAW 2018/37

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2015/21 TO REZONE  
CERTAIN LANDS ON PROMENADE DU LAC FROM SHORELINE RESIDENTIAL EXEMPTION (SR-3) TO  
SHORELINE RESIDENTIAL (SR) ZONE AND RURAL RESIDENTIAL (RR) ZONE

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**WHEREAS** on March 17, 2015, the Corporation of the Municipality of West Nipissing passed a By-law to change the zoning of the Lands described as Part of Lot 1, Con. C, Parts 1 – 4 and 7 and 8, NR 20 (the "Lands") in order to permit a second residential dwelling;

**WHEREAS** on June 12, 2017 the Committee of Adjustment for the Municipality of West Nipissing granted provisional Consent to sever Lands conditional upon the re-zoning of the lands;

**AND WHEREAS** the owner of the Lands has initiated an amendment to the Zoning By-Law;

**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 'H5-4' of By-Law No. 2015/21 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 'H5-4' of By-Law No. 2015/21 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 1, Concession C, Parts 1 to 4, NR-20, Springer, Municipality of West Nipissing, shown as hatched on Schedule 'A' attached hereto from the Shoreline Residential Exception (SR-3) Zone to the Shoreline Residential (SR) Zone and the lands now described as Part Lot 1, Con C, Parts 1, 2 and 3, 36R-14134 to Rural Residential Zone (RR).
2. Permitted Uses, Accessory Uses and Lot requirements shall be as in Tables 6.1, 6.2 and 6.3 of By-Law 2015/21;
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 17<sup>TH</sup> DAY OF APRIL, 2018 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

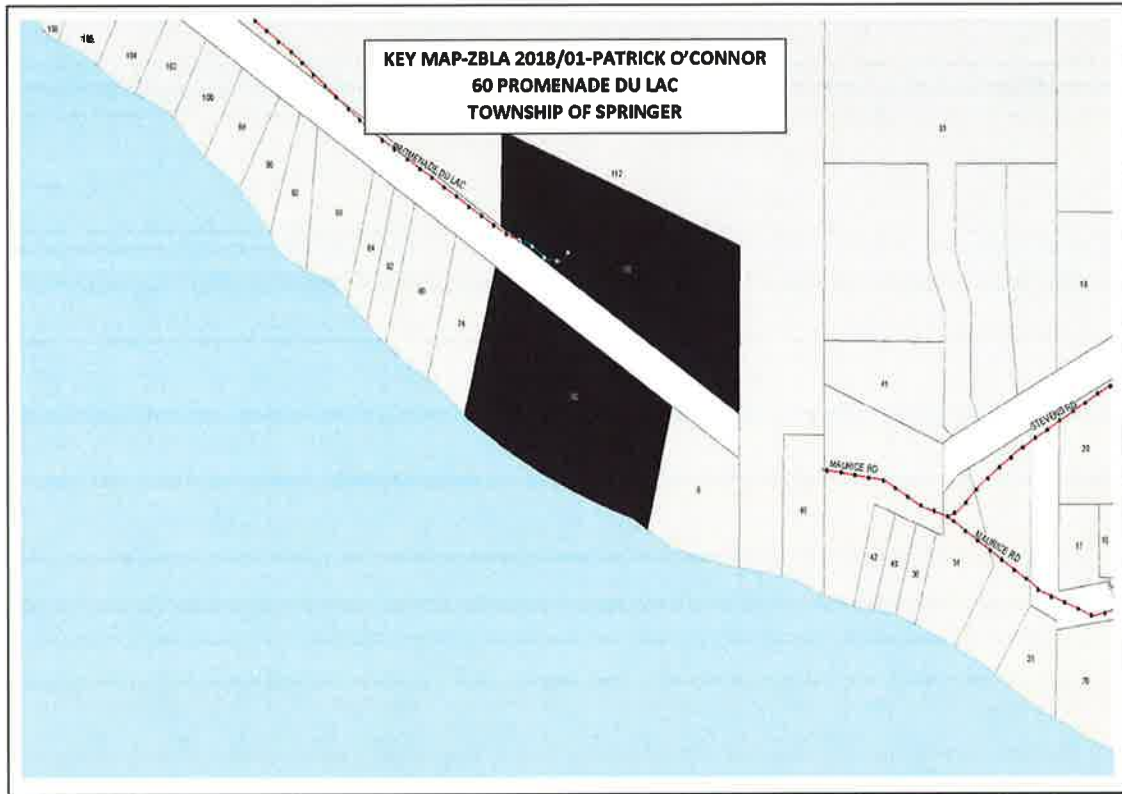
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JOANNE SAVAGE  
MAYOR

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MELANIE DUCHARME  
CLERK

**SCHEDULE "A" FOR BY-LAW 2018/37**



**MUNICIPALITY OF WEST NIPISSING OUEST**

THIS IS SCHEDULE 'A' TO BY-LAW NO.  
2018/37 PASSED THIS 17<sup>th</sup> DAY OF  
APRIL 2018.

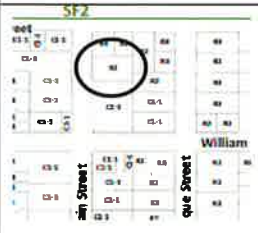
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MAYOR

\_\_\_\_\_  
CLERK



## PLANNING SUMMARY SHEET

### ZONING AMENDMENT APPLICATION NO. ZBLA 2018/02

<b>Applicant:</b>	Lana Stevens
<b>Authorized Agent:</b>	N/A
<b>Property Location</b>	170 Main Street, Sturgeon falls, Legally described as Part Lot 18, Plan 11, S, NPT 17, Township of Springer, Municipality of West Nipissing
<b>Proposal</b>	To amend the Zoning designation land from R2-(Residential-Two) to C1-1 (Commercial-One)(1)
<b>Current Zoning</b>	 <p style="text-align: center;">Residential Two (R2)</p>
<b>Official Plan Land Use</b>	Residential – 3.06.8: Mixed used commercial/residential buildings will be encouraged with development, in general, occurring at a higher density. Intensification of existing buildings will be encouraged eg.the use of upper stores for residential uses.
<b>Consistent with PPS (2014)</b>	Yes – Section 1.1.3 – Settlement Areas
<b>Special Provisions to be included in By-law (if any)</b>	Special Provisions to be as In C1-1 Zone
<b>Additional Comments</b>	



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

Resolution No.

**2018 /**

**APRIL 17, 2018**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2018/38**, being a by-law to amend By-law 2014/45, as amended, being a By-law to rezone certain lands on Main Street from Residential Two (R2) to General Commercial Exception (C1-1) Zone, shall come into force and take effect on the date it is passed.

	YEAS	NAYS
<b>BRISSON</b> , Denise		
<b>DUHAIME</b> , Yvon		
<b>FORTIER</b> , Guy		
<b>LARABIE</b> , Roland		
<b>MALETTE</b> , Léo		
<b>RESTOULE</b> , Jamie		
<b>ROBERGE</b> , Normand		
<b>TESSIER</b> , Guilles		
<b>SAVAGE</b> , Joanne (MAYOR)		

Carried: \_\_\_\_\_

Defeated: \_\_\_\_\_

Deferred or tabled: \_\_\_\_\_





THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2018/38**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE  
CERTAIN LANDS ON MAIN STREET, STURGEON FALLS FROM  
RESIDENTIAL TWO (R2) TO GENERAL COMMERCIAL EXCEPTION (C1-1) ZONE**

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**WHEREAS** the owner of the subject property has initiated an amendment to the Zoning By-Law;

**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 'SF-5' 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 'SF-5' 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 located at 170 Main Street, legally described as Part of Lots 17 and 18, Plan 11, Town of Sturgeon Falls, Municipality of West Nipissing, shown as hatched on Schedule 'A' attached hereto from Resident Two (R2) Zone to General Commercial Exception Zone 1 (C1-1).
2. Permitted Uses shall be as in Table 7.1 and 7.2 of by-Law 2014-45 and the Lot and Yard Requirements as in table 7.5.1 of By-Law 2014-45
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 17<sup>TH</sup> DAY OF APRIL, 2018 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

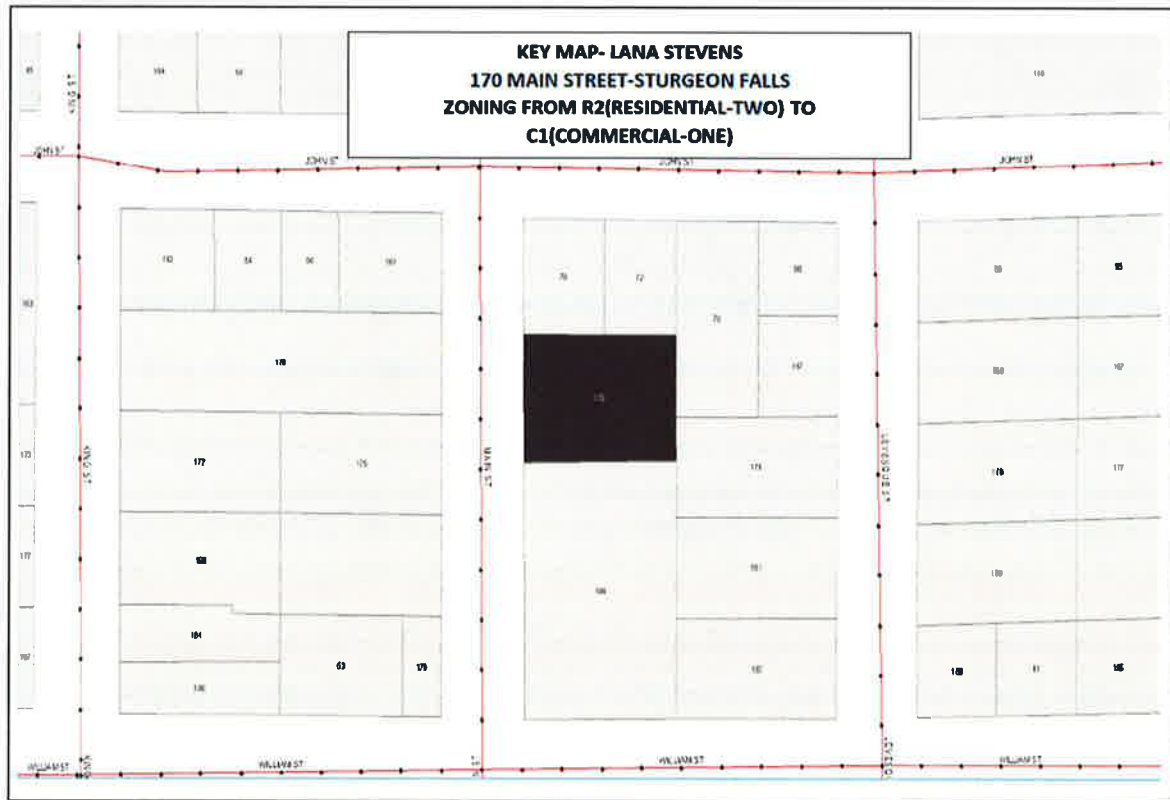
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JOANNE SAVAGE  
MAYOR

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MELANIE DUCHARME  
CLERK

**SCHEDULE "A" FOR BY-LAW 2018/38**



**MUNICIPALITY OF WEST NIPISSING OUEST**

THIS IS SCHEDULE 'A' TO BY-LAW NO.  
**2018/38** PASSED THIS 17<sup>th</sup> DAY OF  
APRIL 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



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

Resolution No.

**2018 /**

**APRIL 17, 2018**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2018/39**, being a by-law to amend By-law 2014/45, as amended, being a By-law to rezone certain lands on Railway Street from Highway Commercial (C2) Zone to Residential Four (R4) Zone, shall come into force and take effect on the date it is passed.

	YEAS	NAYS
<b>BRISSON, Denise</b>		
<b>DUHAIME, Yvon</b>		
<b>FORTIER, Guy</b>		
<b>LARABIE, Roland</b>		
<b>MALETTE, Léo</b>		
<b>RESTOULE, Jamie</b>		
<b>ROBERGE, Normand</b>		
<b>TESSIER, Guilles</b>		
<b>SAVAGE, Joanne (MAYOR)</b>		

**Carried:** \_\_\_\_\_

**Defeated:** \_\_\_\_\_

**Deferred or tabled:** \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2018/39**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE  
CERTAIN LANDS ON RAILWAY STREET, STURGEON FALLS FROM  
HIGHWAY COMMERCIAL (C2) ZONE TO RESIDENTIAL FOUR (R4) ZONE**

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**WHEREAS** the Municipality of West Nipissing, owner of the subject property has initiated an amendment to the Zoning By-Law;

**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 'SF-5' 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 'SF-5' 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 located on Railway Street, Sturgeon Falls, legally described as Part of Lot 3, Concession 1, Part of Part 1, 36R-10645, Municipality of West Nipissing, shown as hatched on Schedule 'A' attached hereto from Highway Commercial (C2) to Resident Four (R4) Zone.
2. Permitted Uses and Lot requirements shall be as in By-Law 2014-45 for the R4 Zone
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 17<sup>TH</sup> DAY OF APRIL, 2018 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

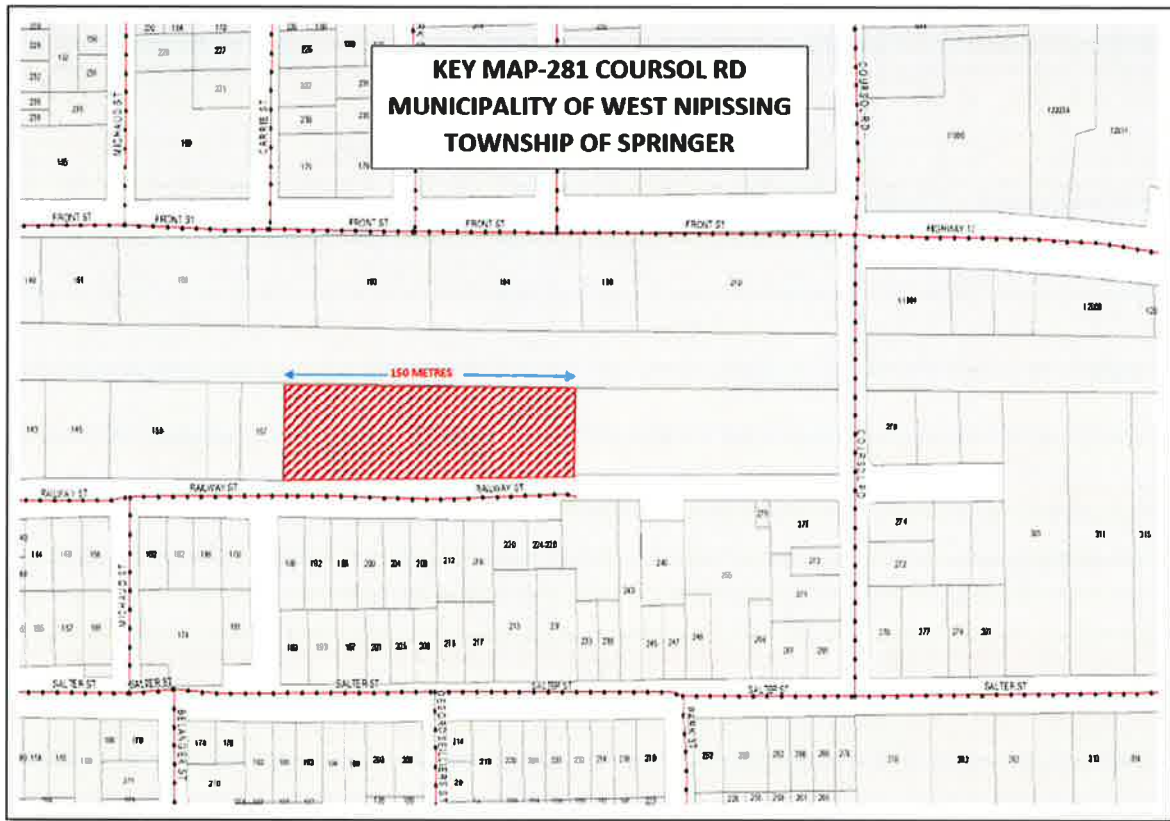
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JOANNE SAVAGE  
MAYOR

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MELANIE DUCHARME  
CLERK

SCHEDULE "A" FOR BY-LAW 2018/39



MUNICIPALITY OF WEST NIPISSING OUEST

THIS IS SCHEDULE 'A' TO BY-LAW NO.  
2018/39 PASSED THIS 17<sup>th</sup> DAY OF  
APRIL 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# MEMORANDUM

**TO:** Mayor and Members of Council

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

**DATE:** April 16, 2018

**RE:** **ZONING AMENDMENT – THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING VACANT LANDS FRONTING ON RAILWAY STREET (EAST END)**

## 1. SITE AND BACKGROUND INFORMATION

The Subject lands are located at the easterly limit of Railway Street and are comprised of approximately 500' in width by 170' in depth. The property abuts the Canadian Pacific Railway on the north boundary

In April 2017, the Municipality of West Nipissing was approached by the Ontario Aboriginal Housing Support Services Corporation (OAHS) to enquire if the Municipality would be interested in partnering with their organization through the donation of lands to build a multi-residential housing project. At its meeting of May 2, 2017, Council agreed in principle to the proposed partnership and staff were directed to commence discussions with the OAHS with regard to proposed sites for the development.

In September, 2017, a list of potential properties was brought to Council for discussion and, at that time, Council agreed that the property bounded by Demers Street and Riverfront Drive would be suitable for such a development. In November, 2017 after conducting a site visit, OAHS determined that the proposed property was not suitable due to the prohibitive cost of installing infrastructure and enquired whether the Municipality would be in agreement to the vacant lands at the east limit of Railway Street. On November 7, 2017, Council discussed the matter and was in agreement provided that adequate lands were retained so as to ensure the Municipality's continued use for winter snow storage.





## 2. PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement 2014 (PPS) provides direction on matter of provincial interest and for the development and use of land in Ontario. The PPS vision for land use planning is the “long term prosperity and social well-being of Ontarian depends on maintaining strong communities, a clean and healthy and a strong economy.” **The PPS generally promotes the creation of livable communities through efficient land use patterns and an appropriate mix of land uses that result in accessible neighborhoods and the appropriate use of available infrastructure and services.**

The PPS is issued under Section 3 of the *Planning Act* and came into effect on April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005. The following provides a summary of the key PPS considerations and they relate to the proposed development:

### 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 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, and their vitality and regeneration shall be promoted.*

*1.1.3.2 Land use patterns within settlement areas shall be based on:*

*a) densities and a mix of land uses which:*

- 1. efficiently use land and resources;*
- 2. 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;*
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- 4. support active transportation;*
- 5. are transit-supportive, where transit is planned, exists or may be developed; and*
- 6. are freight-supportive; and*

*b) 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.*

### 1.4 Housing

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

*a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*

*b) permitting and facilitating:*

- 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
- 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

#### **1.6.6 Sewage, Water and Stormwater**

##### **1.6.6.1 Planning for sewage and water services shall:**

- a) *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
  - 1. *municipal sewage services and municipal water services; and*
  - 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
- b) *ensure that these systems are provided in a manner that:*
  - 1. *can be sustained by the water resources upon which such services rely;*
  - 2. *is feasible, financially viable and complies with all regulatory requirements; and*
  - 3. *protects human health and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use considerations at all stages of the planning process; and*
- e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.*

##### **1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.**

- The proposed zoning amendment is an effective continuation of residential development within the municipality and is in conformity with the Provincial Policy Statements with respect to infilling and re-development. The lands are located within the Urban Settlement Boundary and are designed Residential within the Official Plan.
- Full Municipal Services are available.
- The proposed development will assist the municipality in reaching the housing targets for future population growth. It is intended that as development occurs, needs can be monitored and the subdivision design altered to fit the needs of the municipality if necessary.



### 3. OFFICIAL PLAN



The subject property is located within the Urban Settlement Boundary according to the Land Use Plan Schedule for the Official Plan. The subject property is designated Residential in 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.

#### **Section 3.06.1.1 -- Urban Settlement Area:**

*Urban Settlement Areas are characterized as urban communities with a well-developed built form, a diverse mix of land uses, which have full municipal sewage and water service or partial services. These communities are considered to be the primary settlement areas for future development.*

#### **Section 3.06.1.4 --Urban Service Limits:**

*Development shall be directed first and foremost to lands within the designated Urban Service Limits.*

*Table 3.1 provides for a full range of low, medium and high density housing types within the Urban Settlement area.*

#### **Section 3.06.10 -- Housing – Land Supply for housing and Affordability provides that:**

*The Municipality shall maintain a ten year supply of land available for new residential development and at least a three year supply of residential units in serviced areas in draft approved or registered plans of subdivision. The municipality intends to make provision for a range of housing types and densities that are appropriate for meeting the housing needs of the small settlement areas and the rural areas that characterize the Municipality of West Nipissing.*

#### **Section 4.02 --Public Services and Infrastructure provides that:**

*It is the intent of this Plan to provide the Municipality with the mechanisms to plan for the cost-effective and efficient delivery of public services and infrastructure, to control the location and phasing of development based on the availability and capacity of services and to minimize or avoid land use conflicts arising from decisions on the location of facilities and infrastructure. The intent of the Plan is to also provide for the planned investment in services as a measure to stimulate economic development and to provide for the long term prosperity of the municipality and its residents.*

#### **Section 4.06.3 --Water Supply and Sewage Disposal Systems:**

##### **1. Servicing Hierarchy**

*The preferred form of servicing for urban settlement areas shall be development on full water and sewage disposal services. Communal services as a form of servicing shall be strongly discouraged for any development. Individual on-site water supply and sewage disposal systems may be permitted where warranted by on-site conditions and where the site conditions are suitable for the long-term provision of such services. There shall also be confirmation of sufficient reserve capacity Partial Section 4 Municipality of West Nipissing Official Plan April 10, 2008 File P-1400 -67- services such as piped water or piped sewer are recognized where they currently exist in the Municipality. Development on partial services shall generally be permitted to allow for infilling and rounding out of existing development.*

*There shall be confirmation, prior to new lot creation, of sufficient reserve sewage system capacity and reserve water system capacity with municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services. The site conditions must be suitable for the long term provision of such services. A servicing options statement will be prepared, where appropriate, to consider the potential and merit of each of the servicing options.*

## **2. Planning for Water Supply and Sewage Disposal Systems**

*It is the intent of this Plan to recognize existing water supply and sewage disposal works, including water supply and waste water treatment facilities, which are in compliance with applicable legislation or approvals. New works or the expansion of existing works shall be permitted to address health related concerns or to accommodate new development. Where new or expanded works are constructed, they shall be deemed to conform to this Plan provided they comply with the growth and settlement and servicing policies of the Plan.*

The proposed subdivision will be on municipal water and sewer services and storm drainage is available.

## **4. ZONING BY-LAW**

### Land Use:

The property is currently zoned C-2 (Highway Commercial), being contiguous with the lands on Coursol Road. The current zoning allows for a variety of intensive commercial uses including car dealerships, offices, restaurants, etc. The proposal is to re-zone the entire property to a fourth density residential zone which will permit the property to be developed for multi-residential use, which use is more in keeping with the surrounding properties.

### Lot Standards:

The applicant will be subject to all of the lot standards applicable to the R4 Zone.

### Parking:

Notwithstanding that a full site plan has not yet been received, the proponent has indicated that the eight to ten units proposed will be accessed through a common driveway and all parking shall be in a common parking area to be located on-site. Garbage service is proposed to be by way of a dumpster located on-site. No curbside pick-up of garbage is proposed.

## **5. NIPISSING DISTRICT 10 YEAR HOUSING & HOMELESSNESS PLAN**

In 2014 the District of Nipissing Social Services Administration Board (DNSSAB) undertook a 10 year Housing and Homelessness Plan for the District of Nipissing. Members of the West Nipissing Municipal Council and Staff participated in the preparation of the Plan through its Steering Committee. The Plan's objectives and guiding principles included reducing homelessness in the District of Nipissing by ensuring an adequate supply of affordable housing in all communities while maintaining respect for all gender, ethnic and socio-economic sectors. A copy of the complete plan is available at through the following link:

<http://homelesshub.ca/resource/place-call-home-nipissing-district-10-year-housing-and-homelessness-plan-2014-2024>

The proposed development will assist the DNSSAB in achieving its goals of reducing homelessness in the Municipality of West Nipissing by providing affordable housing for members of the Aboriginal community in cooperation with its' provincial counterpart, OAHS.

## **6. CORRESPONDENCE & PUBLIC CONSULTATION**

Notice was circulated to property owners within 120 meters (400 feet) of the subject lands and all public bodies and utilities as required by Regulation. Public Works, Sewer and Water and the Chief Building Official for the Municipality expressed no concerns. No written expressions of concern were received from members of the public.

A Public Meeting was held on April 16, 2018. At the meeting, several residents expressed concerns about the following:

- Sidewalks – there are no sidewalks at that end of Railway Street
- Increased traffic – development will create more traffic on a dead-end street
- Lighting – more street lights may be required
- Concerns regarding density of proposal – feel that 8-10 units is too many would prefer single family dwellings or semi-detached
- Garbage collection
- Lowered property values

## **7. SUMMARY AND RECOMMENDATIONS**

The proposed application to re-zone the property from C-2 (Highway Commercial) to Residential Four (R4) is in conformity with the policies of the West Nipissing Official Plan as it relates to residential development in the Urban Settlement Area.

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 2014.

Respectfully Submitted,

Melanie Ducharme, Planner

Attachments:

- Formal request from Ontario Aboriginal Housing Services – April 27, 2017
- Council Minutes - May 2, 2017
- Council Memorandum – Sept. 28, 2017
- Council Minutes - October 3, 2017
- Council Memorandum - November 2, 2017
- Council Minutes - November 7, 2017



April 27, 2017

**Melanie Ducharme, Municipal Clerk/Planner**

Municipality of West Nipissing

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

**Mayor:** Honourable Joanne Savage

**Councillors:** Denise Brisson, Léo Malette, Yvon Duhaime, Jamie Restoule, Guilles Tessier, Roland Larabie, Normand Roberge, Guy Fortier

Mayor & Council,

Ontario Aboriginal Housing Services is seeking partnerships with Municipalities across Ontario that are interested in developing more affordable housing. West Nipissing was chosen as a Municipality to seek a potential partnership due to the large Indigenous population in your area and your 10 Year Housing and Homelessness Plan. The mission of your 10 Year Housing Plan includes the potential for collaboration and innovative ways to meet the housing needs in your community. OAHS knows that by creating partnerships with communities, with the same common goals, we can work together to build more affordable housing for those in need.

The partnership would consist of OAHS using our funding to construct new affordable rental properties and the municipality would donate the land. If the Municipality of Nipissing, has existing, vacant buildings, OAHS will also consider renovating the building into residential units.

The program I manage is referred to as FIMUR. It stands for First Nation, Inuit, Métis Urban & Rural. One component of the FIMUR Program funding is used to build affordable rental housing. The Program is funded by the Ministry of Housing and is mandated to offer rents at a minimum of 80% of the average market rent, for a minimum of 20 years.

The reason why OAHS is searching for Municipal partnerships is because the capital dollars we have are not always enough to build the development and to buy the land. Every dollar we save on development fees, allows the rents to be that much more affordable.

OAHS is willing to work with you in the way that suits your needs best. I have attached an overview of our organization to get a better understanding of what we do. You can also check our web site at [www.ontarioaboriginalhousing.ca](http://www.ontarioaboriginalhousing.ca) for more details.

Thank you for taking the time to review this proposal and for consideration of our efforts. I can be reached at any time for questions and will make myself available in person, if you require more information.

Yours Truly

*Cathy Connor*

Cathy Connor  
Program Delivery Manager



Ontario Native  
Women's Association

Métis Nation  
of Ontario 



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

**MINUTES OF THE COMBINED COUNCIL MEETING  
HELD IN COUNCIL CHAMBERS  
ON TUESDAY, MAY 2, 2017 AT 6:30 PM**

**PRESENT:** MAYOR JOANNE SAVAGE  
COUNCILLOR DENISE BRISSON  
COUNCILLOR YVON DUHAIME  
COUNCILLOR GUY FORTIER  
COUNCILLOR ROLAND LARABIE  
COUNCILLOR LEO MALETTE  
COUNCILLOR JAMIE RESTOULE  
COUNCILLOR NORMAND ROBERGE  
COUNCILLOR GUILLES TESSIER

**ABSENT:**

**A) Declaration of pecuniary interest / Déclaration d'intérêts pécuniaires**

There were no pecuniary interests declared.

**B) Addendum (if applicable) and Agenda / Addenda (si nécessaire) et Ordre du jour**

- B-1 A resolution was passed to approve the Addendum.  
B-2 A resolution was passed to approve the Agenda.

**C) Delelations & Petitions / Délégations et pétitions ..... *NIL***

**COMMITTEE OF THE WHOLE MEETING /  
COMITÉ PLÉNIER**

**D-1) Environmental / L'environnement ..... *NIL***

**D-2) General Government / Gouvernement général**

**D-2 (a) Discussion re: Seniors Supper (petition received at Apr-11 meeting)**

Having received the petition at the April 11<sup>th</sup> meeting, Council received financial information from the Director of Community Services with respect to the Senior Supper. Most were generally in favour of keeping the tradition; however some councillors felt that the event did not treat all seniors equally. Following discussion, Council agreed to keep the tradition and staff was asked to come back with some thoughts concerning the potential of making the event more accessible.

**D-2 (b) Discussion re: Ontario Aboriginal Housing Services – Potential Partnership for development of affordable housing**

The Chief Administrative Officer shared with Council a partnership proposal received from Ontario Aboriginal Housing Services pertaining to the development of affordable housing in the municipality. Following discussion, Council was in agreement that affordable housing is an issue and staff was requested to move forward with investigating how the municipality can participate in this opportunity.

\_\_\_\_\_  
Guy Fortier,  
Chair

\_\_\_\_\_  
Melanie Ducharme,  
Clerk

**D-3) Planning / Planification ..... *NIL***



# MEMORANDUM

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**TO:** Mayor and Council  
**FROM:** Melanie Ducharme, Municipal Clerk/Planner  
Janice Dupuis, Deputy Clerk  
**DATE:** September 28, 2017  
**RE:** ONTARIO ABORIGINAL HOUSING SERVICES

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You will recall that in May, 2017, the Municipality discussed the potential of partnering with the Ontario Aboriginal Housing Services in order to assist them in their efforts to develop affordable housing for the indigenous peoples in West Nipissing. This initiative is in keeping with the 10 year Housing and Homelessness Plan which was presented to Council by DNSSAB in 2013 which plan identified West Nipissing as having a significant affordable housing shortage. I have limited the properties to those in the urban service areas of Sturgeon Falls, Verner and Cache Bay, where full municipal services are available.

A package has been pulled together which identifies all of the potential properties in West Nipissing which could meet the criteria provided by the Aboriginal Housing Services in terms of lot area, servicing, etc. Some lands would be required to be re-zoned to permit higher density housing than currently permitted; however the West Nipissing Official Plan and Provincial Policy Statements fully endorse residential infilling and mixed density housing in urban service areas.

You will note that I have also included a number of unopened road allowances, particularly in the area of Cache Bay. Unless there is an intention to open these roads at some point in the future, they may be considered as developable land since all are 66 feet wide.

Thank you,

**Joie de vivre**



West **Nipissing** Ovest

Joie de vivre

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

**D-3) Environmental / L'environnement**

**D-3 (a) Update re : Solid waste containers for multi-residential and apartment dwellings**

Feedback from the WN Environmental Board was shared with Council pertaining to the above subject matter. On September 18, the Environmental Services Board discussed the matter and it was determined that containers would create more work for the workers. The Environmental Services Board did not discuss the development of a by-law for this specific matter. The CAO advised that the issue with regard to one property owner is being handled by the Manager of Environmental Services.



Roland Larabie,  
Chair



Melanie Ducharme,  
Clerk

**D-4) General Government / Gouvernement général**

**D-4 (a) Discussion re: List of potential municipal properties for the development of Aboriginal Housing.**

As requested by Council, the Planner provided members with a list of potential municipally owned properties which could be feasible for the Aboriginal Housing development. The suggested properties were located in the towns of Cache Bay, Sturgeon Falls and Verner. Following discussion, it was agreed that the lands between Riverfront Drive and Demers Street in Sturgeon Falls be explored since those lands had already been earmarked for non-profit housing.

**D-4 (b) Pink T-shirt Campaign – WN Fire Services**

Councillor Tessier informed Council that October is breast cancer awareness month and the West Nipissing Volunteer Fire Services Association is once again selling pink t-shirts at a cost of \$20.00 to promote and support this worthy cause. Funds raised will be donated to the WN General Hospital Equipment Fund. Support the cause by wearing your pink t-shirt every Friday in October.



Guy Fortier,  
Chair



Melanie Ducharme,  
Clerk

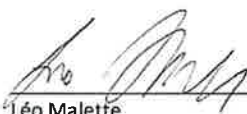
**D-5) Planning / Planification ..... NIL**

**D-6) Emergency Measures and Public Safety / Mesures d'urgence et sécurité publique ..... NIL**

**D-7) Economic Development / Développement économique**

**D-7 (a) Update re : International Plowing Match (IPM) and Expo**

The Director of Community Services and Economic Development updated Council pertaining to the recent 2017 IPM held in Walton. Members of the committee were provided with an opportunity to network with members of the 2018 committee to obtain information and insight into their roles and responsibilities. In addition, a competition was held for an IPM Lead Coordinator and Catherine Levac-Lafond was the successful candidate. It was requested that Council be updated regularly on the planning of the Plowing Match.



Léo Malette,  
Acting Chair



Stephan Poulin,  
Director of Economic Development and  
Community Services



# MEMORANDUM

**TO:** Mayor and Council

**FROM:** Melanie Ducharme, Municipal Clerk/Planner  
Janice Dupuis, Deputy Clerk

**DATE:** November 2, 2017

**RE:** ONTARIO ABORIGINAL HOUSING SERVICES

On October 3, 2017, following a review of potential properties, Council agreed that the lands on the interior of Demers and Riverfront would be suitable for development of the Aboriginal Housing development. I communicated this to the OAHS and they inspected the property during the week of October 23-27. They did not find the property suitable largely due to the significant costs which would have to be incurred in order to service the property and make it accessible.

They did however visit some of the other properties which were on the original list and they are requesting whether or not the Municipality would be amenable to disposing of the westerly half of the 5 acre parcel it owns on Coursol/Railway. The property is fully accessible from Railway Street and water and sewer services are available. The vacant portion of the property not currently used by the Municipality is approximately 500' wide by 165' deep. I have discussed the matter with the Manager of Public Works who has indicated that the Municipality has no need to expand the current area used for snow storage. Accordingly, I am requesting direction as to whether Council wishes to declare the lands surplus to the Municipality in order to be made available for development by the Aboriginal Housing Development.



In addition, I have confirmed that this organization pays full municipal taxes on properties owned by it.

## Joie de vivre



West Nipissing Ouest

Joie de vivre

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

  
\_\_\_\_\_  
Jamie Restoule,  
Chair  
\_\_\_\_\_  
Melanie Ducharme,  
Clerk

**D-2) General Government / Gouvernement général**

**D-2 (a) WN Police Services Board – Board Competency/Skills Composite Policy**

Members of Council were provided with information from the WN Police Service Board pertaining to the competencies and skill set for potential volunteers. Some Councillors supported the policy and others disagreed with the policy and agreed that they maintain autonomy in selecting Council appointed police board members. Councillor Restoule clarified that the policy is not intended to tie Council's hands but is to be used as a tool to know what competencies exist at the board level in selecting new members.

**D-2 (b) Update re: ON Aboriginal Housing Development**

The Clerk provided Council with an update pertaining to lands that were previously identified, by the municipality, as suitable development sites for the Ontario Aboriginal Housing Service (OAHS) project. Following site visits by the OAHS, they are requesting the use of an alternate project location being near Coursol and Railway area, approx. 500ft x 165ft. Councillor Roberge did note that the property had been purchased at a significant cost. Councillor Restoule noted that the investment could be recouped through tax collection. Following discussion, Council generally agreed with the request.

**D-2 (c) Betty Road – Drainage Issue**

The Mayor reiterated the landowner issue which was brought to Council in early August concerning water issues on Betty Road. The Mayor raised the issue of lack of communication with the landowner and indicated that another landowner whose culvert was removed has come forward with a complaint. Staff agreed to ensure that affected landowners are duly notified.

**D-2 (d) Dutrisac Road**

The Mayor wished to update Council pertaining to the construction on Dutrisac Road, informing members that dialogue has been commenced with NFN concerning the potential cost sharing of upgrades to Dutrisac Road.

**D-2 (e) Update – Hwy. 805 – 539(A)**

Councillor Larabie updated Council pertaining to Highway 805 – 539(A), informing members that a positive meeting has been held with MTO and a plan has been implemented for upgrades.

**D-2 (f) Capital Projects (early approval)**

The Director of Corporate Services/Treasurer is seeking Council's authorization for departments to be able to commence some capital expenditures for specific projects/acquisitions prior to approval of the 2018 budgets. Following discussions, Council was in agreement with the Director's recommendation.


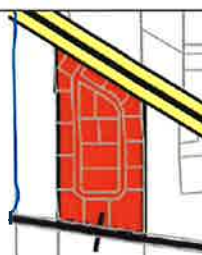
**D-2 (g) Discussion re: Nomination for Rural Ontario Leaders Awards Prg. (deadline is Nov-15-2017)**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) is seeking nominations for Rural Ontario Leaders Awards (i.e.: business, individuals and not-for-profit). The deadline for nominations is November 15<sup>th</sup>. Following discussions, Council recommended that staff communicate with the WN Chamber and the members of the Agriculture Co-operative to seek potential nominations.

  
\_\_\_\_\_  
Guy Fortier,  
Chair  
\_\_\_\_\_  
Melanie Ducharme,  
Clerk



## PLANNING SUMMARY SHEET ZONING AMENDMENT APPLICATION NO. ZBLA 2018/04

<b>Applicant:</b>	W.B.P.W. Lands Inc. C/O Matt Gariepy o/a Simcoe Building Supplies
<b>Authorized Agent:</b>	Goodridge Goulet Planning & Surveying Ltd
<b>Property Location</b>	14 Toulouse Crescent, Sturgeon Falls, Legally described as Lot 14,36M-618 Township of Springer, Municipality of West Nipissing
<b>Proposal</b> Temporary Use provisions, Section 39(1) of the Planning Act (Ontario)	To amend the zoning designation of the lands from M2-1(Heavy Industrial Zone) to M2-1(Temporary) to reduce the yard setbacks from 15m to .05m for a period of not more than 3 years for the installation of a temporary (portable) office trailer.
<b>Current Zoning</b>	 <p>M2-1 Industrial Exception Zone 1</p>
<b>Official Plan Land Use</b>	 <p>Employment</p>
<b>Consistent with PPS (2014)</b>	n/a - no change in property use proposed

Special Provisions to be included in By-law (if any)	By-law	Location	Schedule	Special Provisions
	2018/	Lot 14, Plan 36M-618 Twp. Springer 14 Toulouse Cres. Sturgeon Falls	G5-1	<ul style="list-style-type: none"> <li>• Permitted Uses and Accessory Uses shall be as in Table 8.5.2 for the M2-1</li> <li>• The lot and yard requirements shall be as follows: <ul style="list-style-type: none"> <li>• Front Yard 0.5m</li> <li>• Rear Yard 0.5m</li> <li>• Interior Side Yard 0.5m</li> <li>• Exterior Side Yard 0.5m</li> </ul> </li> </ul>
Additional Comments				



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

Resolution No.

**2018 /**

**APRIL 17, 2018**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2018/40**, being a by-law to amend By-law 2014/45, as amended, being a By-law to rezone certain lands located at 14 Toulouse Crescent from Highway Industrial Exception Zone 1 (M2-1) Zone to M2-1 (Temporary) Zone, shall come into force and take effect on the date it is passed.

	YEAS	NAYS
<b>BRISSON, Denise</b>		
<b>DUHAIME, Yvon</b>		
<b>FORTIER, Guy</b>		
<b>LARABIE, Roland</b>		
<b>MALETTE, Léo</b>		
<b>RESTOULE, Jamie</b>		
<b>ROBERGE, Normand</b>		
<b>TESSIER, Guilles</b>		
<b>SAVAGE, Joanne (MAYOR)</b>		

**Carried:** \_\_\_\_\_

**Defeated:** \_\_\_\_\_

**Deferred or tabled:** \_\_\_\_\_



## THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

### BY-LAW 2018/40

#### BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS ON LOCATED AT 14 TOULOUSE CRESCENT, STURGEON FALLS FROM INDUSTRIAL EXCEPTION ZONE 1 (M2-1) ZONE TO M2-1 (TEMPORARY) ZONE

**WHEREAS** the owner of the subject property has initiated an amendment to the Zoning By-Law pursuant to Section 34 and 39 of the Planning Act for a Temporary Use By-law to reduce the minimum yard requirements for the temporary installation of a Portable Office Structure;

**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 'G5-1' of By-Law No. 2014/45 pursuant to Section 34 and 39 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 'G5-1' 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 located at 14 Toulouse Crescent, Sturgeon Falls, and legally described as Lot 14, 36M-618, Municipality of West Nipissing, shown as hatched on Schedule 'A' attached hereto from Industrial Exception Zone 1 (M2-1) to M2-1 (Temporary) Zone.
2. This By-law shall be in effect for not more than 3 Years.
3. Permitted Uses shall be as in By-Law 2014-45 for the M2-1 Zone
4. Lot Provisions Shall be:

By-law	Location	Schedule	Special Provisions
2018/40	Lot 14. Plan 36M-618, Municipality of West Nipissing	G5-1	<ul style="list-style-type: none"><li>• Table 8.3 – Front Yard 0.5m</li><li>• Rear Yard 0.5 m</li><li>• Interior Side Yard 0.5m</li><li>• Exterior Side Yard 0.5m</li></ul>

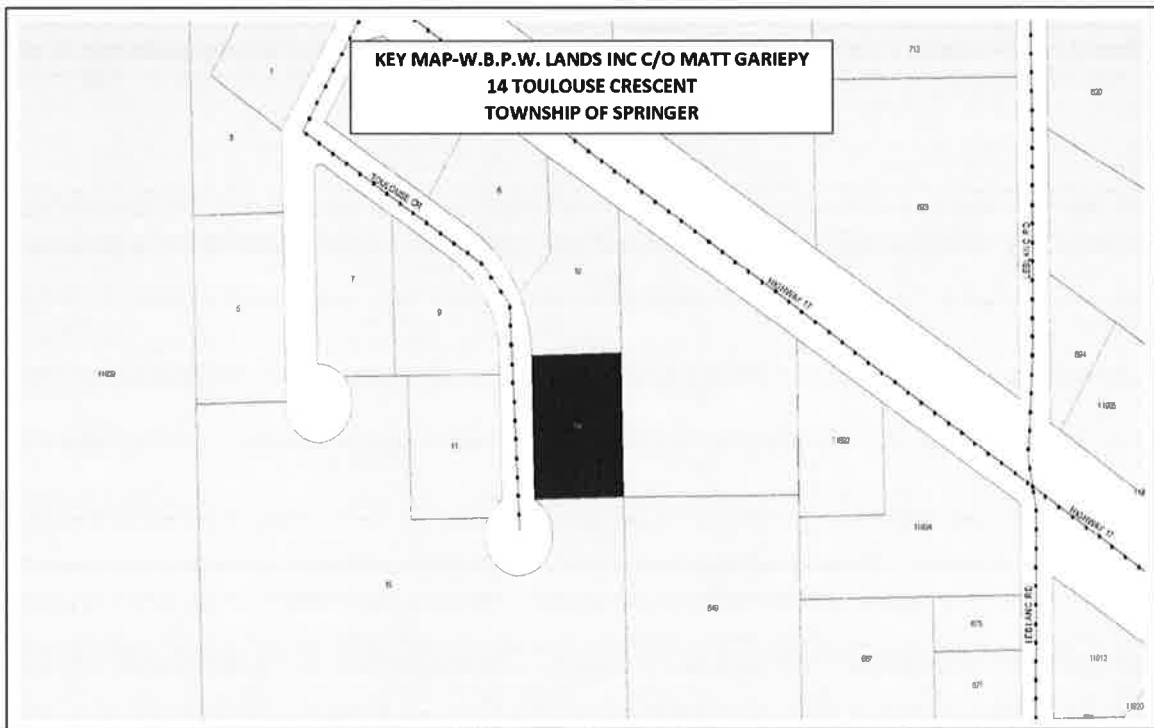
5. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 and 39 of the Planning Act, RSO 1990, Ch. P 13.

**ENACTED AND PASSED THIS 17<sup>TH</sup> DAY OF APRIL, 2018 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

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

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

**SCHEDULE "A" FOR BY-LAW 2018/40**



**MUNICIPALITY OF WEST NIPISSING OUEST**

THIS IS SCHEDULE 'A' TO BY-LAW NO.  
**2018/40** PASSED THIS **17<sup>th</sup>** DAY OF  
**APRIL** 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK