

ADDENDUM



MEETING OF COUNCIL AUGUST 14th, 2018

➤➤ E) Planning / Planification

E-6 Resolution to grant draft approval of a Plan of Subdivision Application No. SUBD 2018/01 made by G. & M Arcand.

➤➤ F) Correspondence and Accounts / Comptes et courrier

F-11 Update re: Request for left turning lane at the intersection of Hwy. 17 and Leblanc Road *(verbal)*

➤➤ L) Closed Meeting / Réunion à huit clos

L-1 Resolution to proceed into closed meeting as authorized in Section 239 (2) of the Municipal Act, to discuss the following:

(E) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

(i) Ontario Clean Water Agency (OCWA)

L-2 Resolution to adjourn the closed session



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

Resolution No.

2018 /

AUGUST 14, 2018

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

WHEREAS a public meeting of the West Nipissing Planning Advisory Committee was held on August 13, 2018, to consider draft approval of a Plan of Subdivision Application No. SUBD 2018/01 made by Georges and Marie Arcand for a subdivision of six (6) lots on lands legally described as Part Lot 11 & 12, Con 6, 36R-13788, Parts 2 & 9, Geographic Township of Springer, now Municipality of West Nipissing, District of Nipissing;

AND WHEREAS public submissions were made and considered by the West Nipissing Planning Advisory Committee;

AND WHEREAS the West Nipissing Planning Advisory Committee has recommended to Council for the Municipality of West Nipissing that the Draft Plan, as amended, be approved, subject to certain conditions;

BE IT THEREFORE RESOLVED THAT draft plan of Subdivision, as amended, be granted for Subdivision Application No. SUBD 2018/01 made by Georges and Marie Arcand for subdivision of six (6) lots on lands legally described as Part Lot 11 & 12, Con 6, 36R-13788, Parts 2 & 9, Geographic Township of Springer, now Municipality of West Nipissing, District of Nipissing, subject to the recommendation of the West Nipissing Planning Advisory Committee, attached hereto, including Schedule "A" thereto.

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

Carried: _____

Defeated: _____

Deferred or tabled: _____

Resolution No.

2018 / 20

WEST NIPISSING PLANNING ADVISORY COMMITTEE

August 13, 2018

Moved by / Proposé par :

Seconded by / Appuyé par :

Aug 13, 2018
WHEREAS a Public meeting was held on ~~May 8, 2017~~ for draft plan approval of a plan of subdivision located on Lac Clair/Clear Lake in the Township of Springer, Municipality of West Nipissing;

AND WHEREAS written concerns have been received and considered ☐ Yes ☒ No

AND WHEREAS Oral submissions were made at the said Public Meeting ☐ Yes ☒ No

BE IT RESOLVED that the Planning Advisory Committee of West Nipissing



RECOMMENDS

DOES NOT RECOMMEND

draft approval of the Application for Subdivision Approval made by Georges and Marie Arcand for plan of subdivision located on Clear Lake/Lac Clair, in the Geographic Township of Springer, Municipality of West Nipissing.

SPECIAL CONDITIONS to be included in addition to SCHEDULE "A", attached hereto:

- The lands shall be re-zoned to an SR (Shoreline Residential) Exception Zone to recognize both existing and proposed non-conforming uses and standards.
- That Consent be obtained from the Committee of Adjustment for the Municipality of West Nipissing for the right of way;
- That written confirmation from the North Bay Mattawa Conservation Authority be obtained for Lot 1 with respect to the on-site services;

Defeated:

Deferred/Tabled:

CHAIR

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fortier, Guy		
Gagnon, Roger		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Tessier, Guilles		

Schedule A

SPECIAL CONDITIONS OF DRAFT APPROVAL

If an approval is forthcoming by the West Nipissing Planning Advisory Committee, it is recommended that the following conditions be imposed on the Owner along with the Conditions of Draft Approval included in Schedule "A" hereto:

- 1) The Corporation of the Municipality of West Nipissing's conditions and amendments to final plan of approval, for registration of Subdivision File No. SUBD2018/01 made by **GEORGES AND MARIE ARCAND** are as follows:
- 2) That this approval expires three (3) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the *Planning Act*, the three (3) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the *Planning Act*.
- 3) This Draft Approval applies to the Plan of Subdivision prepared by **MILLER & URSO SURVEYING** as shown on the attached Schedule A, dated May 15, 2018 which is comprised of 9.07 hectares.
- 4) That prior to signing the Final Plan by the Municipality, the proposed subdivision conforms to the Zoning By-law in effect for the Municipality or with respect to any zoning conditions contained herein;
- 5)
- 6) That the owner agrees in writing to satisfy all requirements, financial and otherwise of the Municipality of West Nipissing concerning provision of roads, installation of services, and drainage.
- 7) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- 8) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes.
- 9) The owner covenants and agrees to provide the municipality with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation. The owner further agrees to provide notice to prospective purchaser of the locations of the CMB and that home/business mail delivery will be provided by CMBs provided by the owner, provided that the owner has paid for the activation and equipment installation of the CMB's.
- 10) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.

- 11) That the Subdivision Agreement between the owner and the Municipality contain a Special Provision with wording acceptable to Greater Sudbury Hydro Utilities (GSU) or Hydro One to ensure that:
- a. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted to GSU or Hydro One for review and approval.
 - b. Any development in conjunction with the subdivision must not block vehicular access to any GSU/Hydro One facilities located on the right-of-way. During construction, there will be no storage of materials or mounding of earth or other debris on the right-of-way.
 - c. The costs of any relocations or revisions to GSU/Hydro One facilities which are necessary to accommodate this subdivision will be borne by the developer.
 - d. The easement rights of GSU/Hydro One and its legal predecessors are to be protected and maintained.
- 12) That before Municipal Council's Final Approval is given, the Council shall be advised in writing by the Director of Community Services how Condition No. 8 has been satisfied.
- 13) That before City Council's Final Approval is given, the Council shall be advised in writing by Canada Post Corporation how Condition No. 9 has been satisfied.

NOTES

- 1) We suggest you make yourself aware of the following:
- a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
- 2) ~~Prior to any construction, a Fill, Construction and Alteration to Waterways Permit is required from the North Bay-Mattawa Conservation Authority. The subject lands are within an area regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 162/90. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario.~~
- 3) ~~Private water supply and sewage disposal facilities must be approved by the Ministry of the Environment, or its agent in certain areas, in accordance with Ontario Regulations 229/74 as amended, made under the Environmental Protection Act, 1971, as amended.~~
- 4) We recommend you make yourself aware of applicable Federal and Provincial laws regarding construction in proximity to waterbodies.
- 5) The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide

communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

- 6) The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with Greater Sudbury Hydro or Hydro One that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with Greater Sudbury Hydro policies or Hydro One and the Ontario Distribution System Code.

