

COUNCIL MEETING – TUESDAY, JANUARY 19th, 2021 – 6:30 PM RÉUNION DU CONSEIL – MARDI, LE 19 JANVIER 2021 – 18H30

VIRTUAL ZOOM MEETING / RÉUNION VIRTUELLE PAR ZOOM

AGENDA / ORDRE DU JOUR

- A) <u>Declaration of Pecuniary Interest</u> / <u>Déclaration d'intérêts pécuniaires</u>
- B) Addendum and Agenda / Addenda et Ordre du jour
 - **B-1** Approve the Addendum
 - B-2 Adopt the Agenda
- C) Delegations & Petitions / Délégations et pétitions
 - C-1 École St-Marie School (Field) (Presenter: Ken Paquette.)

COMMITTEE OF THE WHOLE / COMITÉ PLÉNIER

- D-1) Community Services / Services communautaires
 - D-1(a) Updated Accessibility Plan (2021-2025) (Presenter: Sylvie Bélanger, Chair Accessibility Committee)
 - D-1(b) COVID Update (verbal)
- D-2) Sewer and Water / Les égouts et l'eau
 - **D-2(a)** Verner Water Feasibility Study (separate document)
- D-3) Planning / Planification
 - D-3(a) Industrial Park Lands
 - (i) Receive updated appraisal (separate document)
 - (ii) Offer to purchase land
- D-4) <u>Emergency Measures and Public Safety / Mesures d'urgence et sécurité publique</u>
 - D-4(a) Safety Issues on Toronto Street
 - D-4(b) Request to use municipal parking lot for deliveries to private business (B. Guenette)
- D-5) Social Services and Health / Services sociaux et santé
 - D-5(a) Update re: Community Sharps Bin on John Street
- D-6) Public Works / Travaux publics
 - D-6(a) Street Light at Comeau Road (D. Sénécal)
 - D-6(b) Wolseley Bay Bridge (D. Sénécal)
 - D-6(c) Request for sanding of Presqu'île Road (R. Larabie)
 - D-6(d) Winter Maintenance Standards (J. Savage)

D-7) Environmental Services / Service environnementaux

D-7(a) Follow-up re: Cache Bay Recycling

REGULAR COUNCIL / SÉANCE RÉGULIÈRE

- E) Planning / Planification
 - E-1 By-Law 2020/61 to rezone certain land on Old Hwy. 17 Rd. from RR to RR-3
- F) Correspondence and Accounts / Courier et comptes
 - F-1 January 5, 2021 Council minutes
 - **F-2** Receive the **NOVEMBER** Disbursement Reports
- G) <u>Unfinished business</u> / <u>Affaires en marche</u>
- H) Notice of Motion / Avis de motion
- I) New Business / Affaires nouvelles
 - I-1 Approval of updated Accessibility Plan
 - I-2 Letter of Concurrence Communication Tower at 141 Bear Lake Rd (Northern Rigging)
 - I-3 Resolution to grant Exemption from No Cut Policy Olivier Rd, Verner (C. Dubuc)
 - I-4 Appointment of Councillor to West Nipissing Public Library Board
 - I-5 Appointment of Councillor to West Nipissing Environmental Services Board
 - I-6 Support for Bill C-213 to enact the Canada Pharmacare Act (J. Savage)
- J) <u>Addendum / Addenda</u>
- K) Information, Questions & Mayors' Report / Information, questions et rapport du Maire
 - K-1 Mayor's Report
- L) Closed Meeting / Réunion à huis clos

Pursuant to Section 239 of the Municipal Act (2001)

- **L-1** Proceed into closed meeting to discuss the following:
 - a proposed or pending acquisition or disposition of land by the municipality or local board;
 - (i) Villeneuve Court Sale of Land
- **L-2** Approval of previous CLOSED minutes:
 - (i) Dec-15-2020
 - (ii) Dec-23-2020
- **L-3** Adjourn the closed session.
- M) Adjournment / Ajournement
 - M-1 By-law 2020/05 confirming proceedings of meeting
 - M-2 Adjourn the meeting



REQUEST FOR DELEGATION / WRITTEN SUBMISSIONS

A request for a delegation or presentation before Council must be in the form of a written submission to the Municipal Clerk. The following background information form must be duly completed and submitted by not later than 4:30 p.m. on the Wednesday prior to the requested meeting.

PLEASE PRINT CLEARLY:							
Council Mee	ting Date:	ng Date: January 19th 2020					
Subject:	Ste Marie F	ield Sc	chool				
Name:	Ken Paquet	tte					
Address:							
Phone:	Home: 705-492-59	04		Business / Cell:		Fax:	
E-Mail:	Kenpa49@g	gmail.c	om				
Name of Gro	up or Persor	ı(s) bei	ing represented	(if applicable):			
Field Regiona	l Economic l	Develo	pment				
Details of nat Presentation			• •	ional information can be attach	hed separately):		
Requires ability to share screen on Zoom or for the Clerk to share a PowerPoint presentation.							
Presentation	Presentation Requirements: Easel Projection Equipment			on Equipment			
X Other:							
Please be advised that your delegation/presentation will be recorded in video and audio format as part of Council meetings and will be subject to media broadcast (Eastlink and internet). Personal information on this form will be used for the purpose of sending correspondence relating to matters before Council and Committee of the Whole. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a report that is available to the general public in a hard copy format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, C.M 56, as amended.							
Submit your c	Municipal Clerk (delegate) Municipality of West Nipissing 101 – 225 Holditch Street Sturgeon Falls, ON P2B 1T1 e-mail: mducharme@westnipissing.ca Tel: 705-753-2250 • Fax: 705-753-3950					Nipissing 1 Street P2B 1T1 or <u>jdupuis@westnipissing.ca</u>	

Visit ... www.westnipissingouest.ca



BACKGROUND / HISTORY

- The School was established and built in 1960, used to educate a generation of residents in the area who became Doctors, architect and policemen.
- Closed in 2001, sold off by the school board and partially rented by community organizations until approximately 2004.
- Fell into disuse and open to the elements since this time.
- The Building at this point is beyond the possibility of rehabilitation.
- School has changed ownership since 2004



PUBLIC PLAYGROUND

 This image shows how close the playground is to the school, picture taken from the wall of the school







EXTERIOR WING

 Every Window in the school is smashed and much of the contents of the school has been thrown outside.

WHY SHOULD THE MUNICIPALITY DEMOLISH THE SCHOOL?

- Moral responsibility, currently we have citizens living next to something that resembles a disaster.
- It lowers property values for every tax paying resident in the area. Thus, also their wellbeing.
- It is a health hazard, in the summer residents in the immediate vicinity breathe and smell the mold.
- It is a magnate and a danger for our youth.
- It is collapsing and this situation is only going to get worse.
- It is a barrier to economic development.
- Visual blight on the entire community of West Nipissing for any Tourist.

UNDERSTANDING THAT THERE IS AN INITIAL COST - WHAT ARE THE BENEFITS TO DOING THE RIGHT THING.

- Prime lots for Real Estate Development, elevated view overlooking the Sturgeon River. Sell off the parcel.
- Increased Property Values in the surrounding community will bring increased tax revenue over time.
- Any development on the site would also increase tax revenue.
- Removes a barrier to economic development, which also potentially increases tax revenues to the municipality.
- Enhances the beauty of the Municipality.

THE DANGER OF NOT DOING ANYTHING

- Criminal negligence « Duty »
- Section 219. (1) Everyone is criminally negligent who
- (a) in doing anything, or
- (b) in omitting to do anything that is his duty to do, shows wanton or reckless disregard for the lives or safety of other persons.
- (2) For the purposes of this section, « duty » means a duty imposed by law.
- What is the cost of a children or a person's life!
- •Lets get it done.

MATHIEU SEGUIN

- Videos here plus quote and testament from Mathieu, that his intention was to bring attention so that we do something about it.
 - https://vimeo.com/118442929

FINALLY

- There is a petition with 545 names on it that wants the school to be taken down, they know the dangers.
- I sit on many committes that work to make Field a better and safer place to live. We sent a letter to council a few years ago that said the old Chip stand, old caisse building and school were a danger in the comunity beause of the conditions they were in. We were happy to see that the old Chip stand and old caisse building were taken down and the land rehabilated, it looks much better.
- Again for the beauty, improvement and safety of Field lets get it done
- Thank you for your patience.

TO:

Mayor and Council

FROM:

Alisa Craddock CPA, CMA Director of Corporate Services/Treasurer

DATE:

December 31, 2020

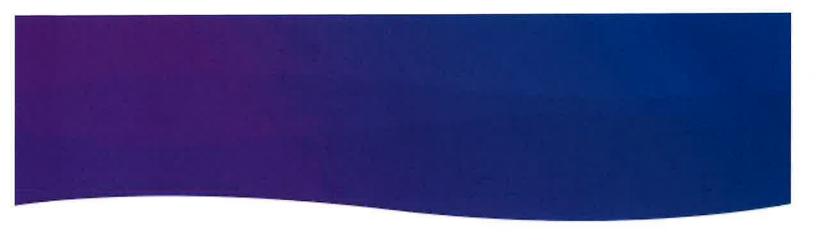
RE:

ACCESSIBILITY PLAN

The Municipality of West Nipissing's Accessibility Plan is a document that must be periodically updated and is reported on annually. The Accessibility Plan confirms the Municipality's commitment to accessibility and outlines future objectives. In revising the Plan for this year, the Municipality has added a commitment for an administrative group to assist in the continual improvement of access to municipal facilities, properties, and services. Additionally, the indepth facilities reviews that have been conducted over the last two years have provided us with an excellent working document for planning and moving towards a more accessible community.

Joie de vivre







Accessibility Plan

2021-2025

Joie de vivre westnipissingouest.ca



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Appendix A – Building Assessment Report (AODA)

INTRODUCTION

Goal

The Accessibility Plan describes how the Municipality of West Nipissing can continue to identify, remove and prevent barriers for people with disabilities with respect to the use of municipal services, facilities, and workplaces.

Commitment to Accessibility

The Municipality of West Nipissing is committed to providing equal treatment to persons with disabilities by putting into practice these four key principles: dignity; independence; integration; and equal opportunity. As such, the Municipality will work to reduce barriers in the community.

The Municipality strives for compliance with the Accessibility for Ontarians with Disabilities Act (AODA) 2005 by implementing standards pertaining to: accessible customer service; information and communication; employment; transportation; and the built environment.

Terminology

In the context of this plan, a barrier is identified as anything that prevents a person with a disability from fully participating in all aspects of society because of a disability, including: a physical barrier; an architectural barrier; an information or communication barrier; an attitudinal barrier; a technological barrier; a policy; or a practice.

BACKGROUND

Legislation Summary

The purpose of the Accessibility for Ontarians with Disabilities Act (AODA) 2005 is to benefit all Ontarians by recognizing the history of discrimination against persons with disabilities in Ontario by:

- Developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025; and
- Providing for the involvement of persons with disabilities, of the Government of Ontario and
 of representatives of industries and various sectors of the economy in the development of
 the accessibility standards.

The Integrated Accessibility Standards Regulations of AODA requires municipalities to:

- Establish, implement, maintain and document a multi-year accessibility plan, which outlines
 the organization's strategy to prevent and remove barriers and meet its requirements under
 the Regulation;
- Post the accessibility plan on their website, and provide the plan in an accessible format upon request; and
- Review and update the accessibility plan at least once every five years.

About West Nipissing

The Municipality of West Nipissing has enjoyed more than 20 years as an amalgamated community. In 1999, Cache Bay, Crystal Falls, Desaulniers, Field, Kipling, Lavigne, North Monetville, River Valley, Sturgeon Falls, Verner and 17 ½ unincorporated townships came together to form the vibrant Municipality of West Nipissing. With a population of approximately 14,364, West Nipissing is 1,993.63 square km in size.

The Municipality has 9 Fire Stations throughout the communities. Policing Services are provided by the Nipissing West OPP Detachment.

Municipal facilities include 1 Municipal Office, 5 Community Centres, 1 main Library with 4 branches, 1 Municipal Marina and 1 Museum.

Additionally, the Municipality is responsible for 1 Indoor Recreation Pool, 2 Arenas, 6 Outdoor Rinks, 6 baseball diamonds, 4 tennis courts, 4 soccer fields, 3 public beaches, 1 walking trail, 1 skateboard park, 10 playgrounds, and 3 splash pads.

ACCESSIBILITY GROUPS

Accessibility Advisory Committee

The Accessibility Advisory Committee is comprised of volunteers from the community, with one Municipal Council Representative and one Municipal Staff Representative. Committee members have knowledge or a personal experience related to disabilities and/or accessibility. As such, they are able to provide a unique and important perspective on various accessibility issues.

The purpose of the Accessibility Advisory Committee is to review and advise the Municipality on the development of policies, renovations, purchases, etc. in an effort to remove barriers in all municipal facilities, in accordance with the Ontarians with Disabilities Act.

The activities of the Advisory Committee are:

- To advise Council on the preparation, implementation and effectiveness of its Accessibility Plan:
- To review site plans and advise on accessibility issues relating to identified buildings within the Municipality;
- To advise Council on other accessibility related issues within the Municipality;
- To work closely with the Municipal Accessibility Operations Group.

Municipal Accessibility Operations Group

The Municipal Accessibility Operations Group is comprised of the following staff members:

- Director of Economic Development Community Services;
- Chief Building Official;
- Director of Corporate Services;
- Manager of Public Works;
- Project Manager.

The Municipal Accessibility Operations Group, with the advice and guidance of the Accessibility Committee, will strategically identify, remove and prevent as many barriers as possible. The Group will identify priorities for the continual improvement of access to all municipal-owned facilities, properties and services for all people with disabilities. The group will review and implement the Municipal Accessibility Plan and will meet at least twice every year.

POLICIES AND STANDARDS

Accessible Customer Service 2009/361

The Accessibility Standard for Customer Service is the first standard under the AODA and has been set out as Ontario Regulation 429/07. It came into effect on January 1, 2008, in which public sector organizations needed to comply.

This Accessible Customer Service Policy was adopted by the Municipality on October 6, 2009. It establishes guidelines on providing goods and services to persons with disabilities. The Corporation of the Municipality of West Nipissing is committed to providing consistent customer service to persons with disabilities by putting into practice these four key principles: dignity; independence; integration; and equal opportunity.

Integrated Accessibility Standard Policy 2013/379

The Integrated Accessibility Standards, Ontario Regulation 191/11 came into effect on July 1, 2011 under the AODA. This regulation established accessibility standards for each of the following: information, communication, employment and transportation.

The Municipality adopted its Integrated Accessibility Standard Policy on November 19, 2013. The Policy's purpose is to establish, implement, maintain and document a multi-year accessibility plan, which outlines the organization's strategy to prevent and remove barriers and meet its requirements under this Regulation.

Design of Public Spaces Standard

On January 1, 2013, the Integrated Accessibility Standards Regulation (IASR) was amended to include accessibility requirements for design of public spaces. The Design of Public Spaces Standard describes ways to make communal spaces more accessible. The standard applies to new spaces/constructions and buildings. It also applies to existing spaces undergoing major renovations. Most of the spaces it covers are outdoors.

For instance, there are requirements for accessible:

- Recreational trails and beach access routes
- Outdoor public eating areas like rest stops or picnic areas
- Outdoor play spaces, like playgrounds in provincial parks and local communities
- Accessible parking (on and off street)



- Outdoor paths of travel, like sidewalks, ramps, stairs, curb ramps, rest areas and accessible pedestrian signals
- Service-related elements like service counters, fixed queuing lines and waiting areas
- Maintenance and restoration of public spaces

Specific requirements under the various standards will be phased in between 2012 and 2025.

Procedure for Preventative and Emergency Maintenance of the Accessible Elements in Public Spaces

- Staff will perform regular monitoring and checks of accessible elements in public spaces, and will report any findings to building operations management, for timely remediation and/or emergency maintenance, where necessary.
- In the event of any temporary disruptions affecting the accessible elements in the Municipality's public space, due to maintenance or otherwise, the Municipality will notify the public. The notice will include information about the reason for the disruption, its anticipated duration and a description of alternative facilities and services that may be available.

The Municipality of West Nipissing will ensure that any new construction or redevelopment of public spaces that the Municipality intends to maintain, meet the requirements set out in section 80 of the IASR.

ACCESSIBILITY PLAN

Committee Objectives 2021-2025

The Accessibility Plan describes the process and the measures that the Municipality will take in the coming years to identify, remove, and prevent barriers in all municipal facilities and through its services.

The Accessibility Advisory Committee will:

- Review the barriers that were identified in the previous years;
- Continue to conduct informal Municipal Site Reviews;
- Invite other agencies to share their Accessibility Plan;
- Continue to work with the Council and the department heads on identifying accessibility issues and gaps;
- Accessible/handicap parking ensured that the by-law is enforced;
- Promote accessibility awareness and education;
- Foster good communication and engage local businesses about the importance of accessibility.

Accessibility Barriers Update 2021

The Advisory Committee reviews the Barriers Report on a yearly basis.

Year	Reviewed	Removed	Newly identified	Remaining
2015-2018	32		15	47
2013/2014	35	3		32
2011	46	12		35
2010	58	12		46
2006	88	37	7	58
2003/2004			88	

In 2019, Council approved a Building Assessment Project in which accessibility was part of the component. The accessibility section of the first phase of the Building Assessment is identified in Appendix A.

Over the next several years, the focus will be on the barriers that have been identified in the Building Assessment. Barriers will be addressed based on priority, while keeping in mind budgetary restraints and feasibility.

Barrier Identification Methodologies for 2021-2025

To identify barriers in municipal facilities, the Accessibility Committee and the Municipal Accessibility Operations Group will:

- Continue the Building Assessment of the remaining facilities;
- Continue Informal Municipal Site Visit by the committee;
- Increase accessibility awareness within the Municipality;
- Meet with various groups and associations for public awareness;
- Continue to work with different departments within the Municipality regarding accessibility;
- Ensure the enforcement of Handicapped Parking;
- Carry on staff training on accessibility.

Accessibility Accomplishments

- A new municipal website was launched in November 2020, designed and developed in accordance with accessibility standards (WCAG 2.0 AA and AODA)
- Cache Bay / Library washroom upgrade
- Sturgeon River House Museum, washroom upgrade and new ramp rear deck
- Cache Bay Playground Park Accessibility Equipment
- Side walk upgrade with Tactile panels as per OPSS
- Sturgeon Falls (Hwy 17 Coursol to No Frills)
- Verner (Principal Street East)
- Cache Bay (Waterfront)
- Sturgeon Falls Nipissing Street (Salter to Levis)
- Developed the Customer Service and Integrated Accessibility Policy
- Trained all municipal staff on the Integrated Accessibility Standard Policy
- Attended Accessibility Fairs
- Installed automatic doors
- Tourist Information Centre
- Public Library/Community Centre in Cache Bay
- Verner arena
- Sturgeon Falls Complex (Pool & Hall)
- Sturgeon Falls Library
- Verner Municipal Building
- Conducted public surveys
- Completed sidewalk access on Coursol Road in Sturgeon Falls
- New accessibility equipment at the library
- Braille signs were installed at Town Hall

- Communication between our committee and local businesses regarding compliancy with AODA standards.
- Funding partnership with the Ministry of Health Promotion for accessibility equipment for the Recreation Pool
- Created additional handicapped parking spaces at the Recreation Centre and downtown Sturgeon Falls
- Coordinated public presentation on Accessibility
- Developed a progress report and inspection sheet to help facilitate the review and assess barriers identified from previous years
- A new by-law was approved by Council in partnership with the Ontario Court of Justice regulating Accessible Parking in the Municipality of West Nipissing

Barriers to address in 2021-2025

Over the next five years, the Committee will address the barriers that were identified in the Building Assessment Report, Appendix A.

- Continue to work with community groups and Council to ensure all new construction of public facilities and services are accessible.
- Carry out the restoration/renovation barriers.
- Continue working with the Municipality in addressing the specific requirements of the Accessibility for Ontarians with Disabilities Act.

Review and Monitoring

This plan will be reviewed not less than once every five years, allowing Council, staff and the public to monitor the barriers identified and the direction to which the Municipality is moving to remove all barriers under the Ontarians with Disabilities Act.

Communications Plan

Once adopted by Council, the Accessibility Plan 2021-2025 will be available to the public in an accessible format on the municipal website and can be provided upon request.

As per the Accessible Customer Service Policy, The Municipality has established a process for receiving and responding to feedback about the manner in which it provides goods or services to persons with disabilities. The Accessibility Feedback form can be found on the Accessibility page of the municipal website and can be provided upon request.

Appendix A - BUILDING ASSESSMENT REPORT

Appendix // Bellemite /ibellemite /ibellem
AODA Maintenance Projects
New Barrier Free Parking Type A and Type B
Sturgeon Falls Town Hall
Sturgeon Falls Recreation Centre
Verner Arena
Sturgeon Falls Arena
River House Museum
Cache Bay Community Centre
New Pedestrian Crossing
Sturgeon Falls Town Hall
River House Museum
Main Entrance Door Repairs
Sturgeon Falls Town Hall
Sturgeon Falls Recreation Centre
Repair Existing Service Kiosk and Counters
Sturgeon Falls Town Hall
Sturgeon Falls Recreation Centre
New signage and wayfinding system
Sturgeon Falls Town Hall
Sturgeon Falls Recreation Centre
Verner Arena
Sturgeon Falls Arena
River House Museum
Cache Bay Community Centre
Repaint Washroom Doors
River House Museum
Remove Protruding Objects
Cache Bay Community Centre
Repair Stair Handrails
Sturgeon Falls Town Hall
Verner Arena
Sturgeon Falls Arena
New Universal Washroom and Repair Existing
Sturgeon Falls Town Hall
Sturgeon Falls Recreation Centre
Cache Bay Community Centre
Cache bay Community Centre

Ver	pair Entrance Doors
	Was a Arone
	rner Arena
	rgeon Falls Arena
_	er House Museum
Cac	che Bay Community Centre
Rep	pair Existing Service Kiosk and Counters
Ver	ner Arena
Stu	rgeon Falls Arena
Riv	er House Museum
Rar	mps & Designated space for wheelchairs
	rner Arena
Stu	rgeon Falls Arena
Po-	pair Existing Washrooms
_	rgeon Falls Recreation Centre
	er House Museum
	che Bay Community Centre
_	rner Arena
Stu	rgeon Falls Arena
Rei	pair Kitchen Counter
	er House Museum
Rer	pair existing service counter
Cad	che Bay Community Centre
inc	rease ramp width, provide proper guard
	irgeon Falls Town Hall
Rei	pair kitchen counter
_	rrgeon Falls Town Hall
Ch	airlift for Wading pool and Hot Tub, Sauna repairs
_	irgeon Falls Recreation Centre
Rei	pair existing washrooms
	urgeon Falls Recreation Centre
	urgeon Falls Arena
5.0	пвесит инэдгени
Ele	vating Device

Repairs to interior doors and replace non compliant hardware River House Museum	
Cache Bay Community Centre	
New Universal Washroom	
River House Museum	
Cache Bay Community Centre	
Repairs to interior doors and replace non compliant hardware	
Sturgeon Falls Recreation Centre	
Cache Bay Community Centre	
New Universal Washroom	
Verner Arena	
Sturgeon Falls Arena	
B	
Repairs to interior doors and replace non compliant hardware	
Sturgeon Falls Town Hall	
Sturgeon Falls Arena	
Cache Bay Community Centre	
Repairs to interior doors and replace non compliant hardware	
Sturgeon Falls Recreation Centre	
River House Museum	
Elevating device serving 2nd floor	
Cache Bay Community Centre	
Cache Bay Community Centre	
	_

TO: Mayor and Council

AND TO: Jay Barbeau, CAO

FROM: Alan Korell, P. Eng, RPP, Municipal Engineer

DATE: January 14, 2021

RE: VERNER WATER SYSTEM

Alternative Solutions for improvement to the Municipal Water System in Verner, Municipality of West Nipissing

We are currently undertaking a Municipal Class Environmental Assessment (MCEA) to look at improving the Municipal Water System in Verner. On January 13, 2021, we received the latest Technical Memorandum, which documents the alternative solutions and their comprehensive evaluation. The alternatives were; do nothing; limit growth; water main from Sturgeon Falls water system to Verner water plant; upgrade existing Verner Water Plant; new Water Plant for Verner (from Cache Lake); and a new Groundwater supply.

Based on the evaluations which are attached, the overall most preferred alternative is extending a water main from the Sturgeon Water System to the Verner Water plant where it can be chlorinated and pumped, using the existing high-lift pumps. Based on the preferred option, three potential routes were evaluated. The preferred route (see evaluation report) was using the CPR corridor from Cache Bay to Verner.

The next steps, as I see it, would be to inform Municipal Council of the results of the technical evaluation and hold the compulsory Public meeting. Once this is done, a final Environment Study report would be prepared and sent to the Province, and be available to the Public for the required comment period. Once final, MCEA approval is received, we would be in a position to start detailed design. We should be in a position to start the design process in 2021, pending approval of the Environmental Study Report (ESR) and Municipal Council approval.

I am available to brief Municipal Council on the technical memorandum either in person or virtually, when required.

Alan Korell, P. Eng. RPP Municipal Engineer





TO:

Mayor and Council

FROM:

Melanie Ducharme, Municipal Clerk/Planner

DATE:

December 30, 2020

RE:

Industrial Park Lands

On October 6, 2020, Council received a request to purchase property in the Industrial Park. Following discussion, Council agreed that the property required to be re-evaluated prior to making any decision on the disposition of any further lands.

E-1(h) Offer to purchase land – Industrial Park

Council considered an offer to purchase for the remaining lot in the industrial park. Following discussion, Council agreed that the lands be re-appraised in order to update the value given the improvements. Concurrently, staff was asked to bring back the Feasibility Study which was prepared last term for discussion and review by Council.

I request an appraisal of the property taking a two-fold approach:

- The value of the existing surveyed lot for which the offer to purchase was received; and
- The value of the remaining un-surveyed lands;

Attached hereto is a copy of the updated Appraisal Report, prepared by Phil Hebert of Boreal Appraisals. The memo following this will make recommendation concerning the original offer received in October, however Council will, at a future meeting, need to address the development of the remaining lands.

Thank you,





TO:

Mayor and Council

FROM:

Melanie Ducharme, Municipal Clerk/Planner

DATE:

January 15, 2021

RE:

Proposed Sale of Part 6, 36R-13688 (Industrial Park lot)

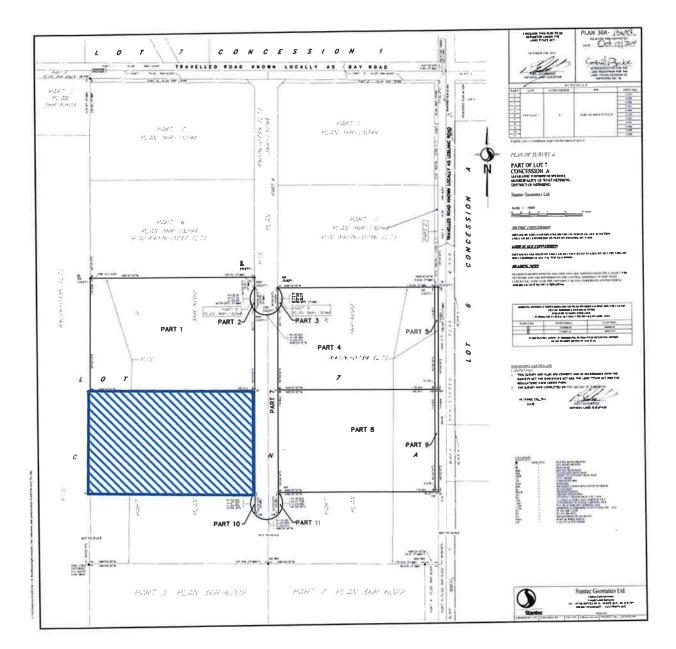
On October 6, 2020, Council received a request to purchase property in the Industrial Park. The purchaser was seeking to obtain the property at the same price as previous sales Previous lots sold in the area were sold for \$1,000/acre plus the pro-rata share of the road construction, based on an appraisal report obtained in 2010 and nine (9) lots have been sold at a sale price of \$5,000.00 plus approximately 10,300.00 per lot for the construction of the road (total purchase price of \$15.300 +/-).

The updated appraisal for the lot indicates a value of \$35,000, the rationale for which is contained in the Appraisal Report. This value does not factor in a contribution for the road construction, so it would be my recommendation that if council choses to dispose of the lands, that the \$35,000.00 appraised value be inclusive of the road construction.

It is further suggested that any offer to purchase include a right of first refusal by the Municipality or provisions for buy-back, should the property not be developed within a stipulated time frame or should the owner wish to dispose of the property prior to development.







TO:

Mayor and Council

AND TO:

Jay Barbeau, CAO

FROM:

Shawn Remillard, C. Tech. Manager, Public Works

DATE:

January 14, 2021

RE:

TORONTO STREET

As requested by council, the Manager of Public Works has recorded traffic data and requested additional information regarding safety concerns and increased traffic on Toronto Street due to the closure of Dovercourt Road.

The north bound traffic data from December 17th, 2020 to January 12th, 2021 is as follows:

- daily traffic volume of 868 vehicles/day
- Average vehicle speed is 45 km/h
- 85 percentile average is 52 km/hr

The Ministry of Transportation of Ontario have indicated that all signage and or traffic signals on a connecting Link shall be approved by the MTO. "Under the Highway Traffic Act, R.S.O. 1990, c. H.8, the ministry has the authority to approve all municipal by-laws and traffic control signals that restrict or interrupt the flow of through traffic on the connecting link highway including, but not restricted to:" This MTO representative also stated "I would be cautious about introducing as All way stop condition at the intersection of Dovercourt/Hwy 64 for a variety of reasons. Our experience has shown that All way stops can often have as many if not more safety implications than the issue they were intended to resolve owing to non-compliance."

I also received comments from a second MTO representative who cited "an All way stop would restrict or interrupt flow on the highway and would have to be approved by the ministry. Under OTM (Ontario Traffic Manual) Book 5 inappropriate uses of all way stops are noted.

The OPP also commented that between June 2019 and November 2020 less than 10 complaints were received for Toronto street. Their records indicate only 1 MVC (Motor Vehicle Collision) where a vehicle backed into a building. WNPS records from 2017 to 2019 were also looked at identifying 11 complaints varying from speed, noise, impaired drivers, parked vehicles impeding

Joie de vivre



traffic flow. The OPP representative stated "the MVC data is not indicative of this being a dangerous area."

Given the information above, I would NOT recommend seeking approval from the MTO for traffic signals or an All Way stop situation.

OPTIONS:

- 1. Status quo (Intersection ahead signage with amber flasher have been installed, leave Traffic Data logger up to collect additional data)
- 2. Open Dovercourt Road
- 3. Adopt a bylaw for traffic control signals or All Way Stop and move forward with an application to the MTO

Shawn Remillard, C.Tech Manager, Public Works



TO:

West Nipissing Planning Advisory Committee

FROM:

Melanie Ducharme, Municipal Clerk/Planner

DATE:

January 15, 2021

RE:

REQUEST TO USE MUNICIPAL PARKING LOT FOR ACCESS

A request has been received from a local business owner to use the municipal parking lot adjacent to the liquor store parking lot for shipping and receiving. The individual has recently leased the old Odeon premises and wishes to receive inventory deliveries at the rear of the building which is only accessible from the municipal parking lot. No details have been provided as to the frequency or duration of the deliveries. An aerial view of the property is shown below:

Council may wish to consider the following in considering the request:

- Pedestrian Safety;
- Loss of Parking;
- Snow storage PW would no longer be able to use that location for snow storage



I am seeking Council's direction to this request.

Joie de vivre



TO:

Mayor and Council

FROM:

Alisa Craddock CPA, CMA Director of Corporate Services/Treasurer

DATE:

January 15, 2021

RE:

SHARPS BIN

On November 17, 2020, Council received a letter from the North Bay Parry Sound District Health Unit, inquiring about Council's support in installing a second needle bin in West Nipissing. Council had some inquiries about the background of the request, suggested location, and usage of the current sharps bin.

The request from the Health Unit to the Municipality arose from a concept brought to the Health Unit by the Alliance Centre. A staff member at the Alliance Centre indicated to the Health Unit that there had been some local discussion regarding a second bin. The Health Unit contacted Mayor Savage to see if there was indeed interest in a second bin. After that communication, the Health Unit drafted the letter that was submitted to Council.

There are no statistics regarding usage of the current sharps bin. ECS Cares is on a biweekly pick up schedule. Our bylaw officers check the bin daily to ensure that we do not have issues with overflow in between scheduled pick up dates. Based on daily notes from bylaw officers, there are very few instances of the sharps bin being full. The comments more typically reflect "a few needles" and an occasional "half full".

The suggested location came from the previous focus group that was held in 2019 at the time of the installation of the initial bin. The group identified first, second, and third choice locations. The initial bin was installed at the first location. The location proposed in the letter was the second choice.

If there is a community desire for the installation of a second bin, the Health Unit is happy to support the initiative.

Joie de vivre



4.	AGENDA ITE	M REQUEST FO	RM
PLEASE PRINT C	LEARLY:		
Requested Council Meeting	ng Date: JAN 19 3	2021	
Name of Requestor:	DENIS SENEC	14C	Jan 05/2021
Address:	A CONTROLLAR OF THE STATE OF TH		Fax:
Phone:	705 471-4463	Business / Cell:	rux.
E-Mail:	D Sewe CAL Q West	Nipissing, Co	
Requested Agenda Item/S Additional details / backgro	und information:	white at Come of the documents attached se	
Residents	pertinent information to support this item. action; which may be required to make an in	This will assist staff in conduction formed decision in the best into a light (S	ng any research or obtaining erest of the municipality.
a turnarou	nd at end of i	ord that al	so connects
fine church	ways. The Turn	indsport when up	spoorking it.
ADMINISTRATIVE APP			
accommodate	ompleted form to the CAO or designate for e requests however the complexity of subjec- requested and the requestor will be notified	t may require the matter to be	Every effort will be made to heard on another date other than the
Signature of CAO or designate:	(e-mail	Date:	WARY 5, 2021
MUNICIPAL OFFICE US			
STEP 2 This form mus	st be returned to the Clerk's office no later t n is to be considered, subject to CAO appro	han 12 noon on the Wednesday val and scheduling.	preceding the Council Meeting at
	BANUARY 5, 2021	l-	Councillor D. Senéca
Meeting Date Requested:	JANUARY 19,2021		in person
Processing of request:	☐ Information only ☐ Action Ite☐ Report Required ☐ Public Hea		on Item
APPROVED FOR AGEN	DA:		ر از این از
Scheduled for (date):	JANUARY 19, 2021		Regular meeting Committee of Whole meeting
Requestor Notification:	The above requestor D. Sénéo	was notified on _	JAN - 5 th (date)
Action Taken:			
Notes / Comments:			

Section: Public Works Department	Policy Number: 2006/246
Sub-section: Lighting	Effective Date: June 20, 2006
Subject: Street Lighting	Revision Date: June 21, 2011

- 1. The purpose of this policy is:
 - a. to provide the community and the Municipality with standard guidelines for the effective and affordable management of lighting of the public streets and roadways in the Municipality of West Nipissing; and
 - b. to establish consistent warrants to evaluate and respond to requests for new street light installations within the Municipality.
- 2. Street lighting shall be managed in a way to provide illumination to aid in the safe and orderly movement of motor vehicles within the traveled way on public streets or roadways and of pedestrian traffic at street intersections and at other municipally maintained pedestrian infrastructure (sidewalks, crosswalks, intersections of sidewalks and public roads, etc). Any secondary benefit such as perceived personal security or the lighting of yards, driveways or private property is considered coincidental.
- 3. Requests for lighting that has benefit primarily to private property (ex: at a residential driveway where it joins the traveled way) shall not be accepted within this policy. Under this policy, the illumination of a private driveway or of private property is considered to be a "light of convenience" and shall not be the responsibility of the Municipality. Residents requesting such a light shall be encouraged to investigate alternatives such as private light systems.
- Budget limitation and safety concerns will determine the number of new streetlights that may be added to the existing roadway system each year.
- 5. Council recognizes that the installation of a street light can be controversial because, while some residents want them, others find the additional light intrusive; therefore, requests for the installation of new street lights may be accompanied by a petition, signed by at least 51% of the assessed owners and businesses in the defined area, vacant land owners being excepted. However, if the request received is for an area servicing 5 properties or less, consent must be received by all affected property owners. Petitions are to be filed at the office of the Municipal Clerk. Conversely, Council may decide to install street lights at any location it deems necessary in order to ensure the safety of vehicular or pedestrian traffic, without having received requests from residents for that location.

Receipt by Council of a Petition/request for street lights shall not necessarily constitute acceptance and all requests shall be assessed in accordance with the ranking system hereinafter set out.

- 6. Requests will be evaluated by the Director of Operations, who will estimate the cost of each installation and who will determine each request's ranking based on a standardized scoring system as shown in Appendix A; the Director will keep a list of the rankings and make recommendations to Council during each year's capital budgeting exercise.
- 7. In any new subdivision, all costs related to streetlight installation or maintenance will be borne by the developer or owner of the subdivision until each road is formally assumed by the Municipality. For future subdivisions, street lights are to be installed on each second hydro pole along the road, or at a distance of approximately one hundred and eighty feet (55 metres), whichever is less. The purchase and installation of the lighting system to Municipal specifications will be the responsibility of the sub-divider and will be included in any deposits required for the completion of services.
- 8. When a request for street lights has been denied by Council due to budgetary constraints (and not necessarily due to the merit of the request), and if the denied request would benefit a specific group of property owners or a subdivision, Council may choose to allow that specific group to be charged directly for the cost of installation, as long as the group wishes to proceed with the installation at its own cost. In such a case, the Director of Operations would provide residents with an estimate of the maximum cost of the installation. Residents and businesses in the area to be lit (vacant land owners are excepted) would be required to pay the full amount prior to the installation. The Public Works Department would then arrange for the installation of the light(s). If the actual costs of installation differ from the estimate, the residents and businesses would either be invoiced or credited for the difference. The cost of operation, energy and maintenance of the lights, once installed, would be borne by the Municipality.
- 9. All street lights must be installed to accepted standards as they exist at the time of installation.
- 10. The allocation of street lights will be carried out on an annual basis and will form part of the Capital Budget as approved by Council during its annual budget deliberations.

APPENDIX 'A'

MUNICIPALITY OF WEST NIPISSING STREET LIGHT POLICY RANKING SYSTEM FOR STREETLIGHT REQUESTS

Location of proposed light(s):		Street:				
		From:	То:			
Request made by:	Name:					
	Address:					
Petition signed by 5	l	Yes D NO				
retition signed by 5	170: 🗆	ics a no				
			- 500	** N. A. T		
CRITERIA		ELEMENT			SCORE	
(1) SAFETY		Location of traffic whose cause was determined b street lighting			/ 80	
		Traffic concerns (ATV / Snowmobile route / footp poses night hazard)			/ 20	
		Bring lighting level to current standard at that give spot)	en locati	on (i.e. eliminate dark	/ 15	
	Ī	Security / Vandalism			/ 10	
		Other (ex.: Cul-de-sac, etc.)			/ 05	
(2) SURROUNDING L	AND USES	Development infilling (ex.: new homes built formerly vacant lots where lights are common)		/ 30		
		Development that increases volume of nighttime centres, churches, etc.)	traffic (a	renas, parks, community	/ 25	
	Ī	Provide light to School Bus Stop			/ 15	
		Provide light to Canada Post Mail Boxes and Supe	r Boxes		/ 10	
		Other			/ 05	
(3) ROAD CLASSIFICA	ATION	Arterial / Highway			/ 25	
(3) KOAD CLASSIFICA	anoit	Collector			/ 20	
		Local			/ 15	
		Laneway			/ 10	
		Walkway / trail			/ 05	
(4) IMPROVEMENT		General improvement is required to area (high profile site)			/ 15	
		Improves aesthetics in area			/ 10	
		Other			/ 05	
(5) CONSTRUCTION		No capital improvements required to install the light(s) (ex.: hydro poles exist already)			/ 10	
		Capital improvements required to install the light(s)			/ 05	
				TOTAL POINTS:		

SCHEDULE "B" OF BY-LAW 2019/24

PLEASE PRINT		TEM REQUEST I	ORW
Requested Council Mee	ting Date: JAN 19	2021	
Name of Requestor		ECAL	Date submitted: JAN 05/2021
Address			
Phone:	Hame: 705-471-4463	Business / Cell:	Fax:
E-Mail:	D Several @ W	est nipissing, ci	4
Requested Agenda Item/ Additional details / backgr	Subject: Wolse e y ound information: see	BRIOGE UP PM below oporting documents attached	<u>fe</u> separately
background infor	repertinent information to support this ite mation; which may be required to make of PROUIDE COUNTY TO FORMULATE	an informed decision in the best	interest of the municipality.
accommodat	completed form to the CAO or designate e requests however the complexity of sub- requested and the requestor will be notiful.	bject may require the matter to b fied. Date:	II. Every effort will be made to be heard on another date other than the
MUNICIPAL OFFICE U			
TEP 2 This form mu which the ite	st be returned to the Clerk's office no late m is to be considered, subject to CAO app	er than 12 noon on the Wednesd proval and scheduling.	lay preceding the Council Meeting at
Date Received:	TANUARY 5,2021	Received from:	Councillor D. Sénéco
Meeting Date Requested:	JANUARY 19, 2021	Mode of Notification:	in person by telephone by e-mail other:
Processing of request:	☐ Information only ☐ Action I☐ Report Required ☐ Public F		
PPROVED FOR AGEN	DA:		
Scheduled for (date):	JANUARY 19,	3021	☐ Regular meeting ☐ Committee of Whole meeting
Requestor Notification:	The above requestor D. Seve		JAN-5* (date)
ction Taken:			- 4v
			3

SCHEDULE "B" OF BY-LAW 2019/24

		AGEN	DA ITE	M REQUEST F	ORM	
West Highesting Court PLEASE PRINT CI	EARLY:					
Requested Council Meetin	g Date:	Jan 19th 2020	0			
Name of Requestor:	Rolan	Roland Larabie January 8th 2020				
Address:		Il mailing address: 27 539A River Valley				
Phone:	Home:	I Fau				
E-Mail:	RLara	abie@westnipis	sing.ca	Para A A N III.		أسكارات ومجاورك
Requested Agenda Item/Su	bject:	Sanding Pres	squill Rd (Hill)		
Additional details / backgro	und info	rmation:	see b	elow orting documents attached	congrately	
The hill is very slippery and talready goes in this area. ADMINISTRATIVE APP			ine iiii sai	ded, a couple handled in		
CTED 1 - Submit your or	mpleted	form to the CAO or	designate fo	or required review and approva	I. Everv effort wil	l be made to
accommodate	reauests i	however the compl and the requestor v	lexity of subj	ect may require the matter to t	be heard on anoth	er date other than the
Signature of CAO or designate:	4.0000	. 14	e-ma		IARY	8/2021
MUNICIPAL OFFICE US						
STEP 2 This form mus	t be returi	ned to the Clerk's o	ffice no later	r than 12 noon on the Wednesd roval and scheduling.	day preceding the	Council Meeting at
Date Received:		MARY 8/	1	Received from:	Councill	or barabie
Meeting Date Requested:	TAA	JUARY 1	9/2021	Mode of Notification:	in person by e-mail	□ by telephone □ other:
Processing of request:		ormation only port Required	☐ Action It☐ Public H	C 200		
APPROVED FOR AGEN	DA:					
Scheduled for (date):		FANUAR	Y 19/	2021	Regular me Committee	eting of Whole meeting
Requestor Notification:		ove requestor_	10.00	was notified on		(date)
Action Taken:						
Notes / Comments:				ē		

SCHEDULE "B" OF BY-LAW 2019/24

- Y		AGE	NDA IT	EM REQU	JEST FO	ORM	
PLEASE PRINT CL	EARLY:						
Requested Council Meeting	g Date:	Jan 19, 2	021				
Name of Requestor:	Joanne S	Savage M	layor			Jan 1	3, 2021
Address:	Full mailing ad	dress.	- re				
Phone:	Home:			Business/Cell: 705	498 0819	FCIN!	
E-Mail:							
equested Agenda Item/Su	bject:	Winter ma	aintenance s	landards			
ditional details / backgrou Please attach/include po background informa pdate / information regardi	entinent infor ation; which r ina winter r	mation to s nay be read nainlenar	upport this iter uned to make a nce standard	porting docume This will assist an informed decisi ts for urban an	stoff in conduction in the best in drural areas	ting any research terest of the mi including sid	ewalks
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MEMORANDUM

TO: West Nipissing Planning Advisory Committee

FROM: Melanie Ducharme, Municipal Clerk/Planner

DATE: January 15, 2021

RE: UPDATE – CACHE BAY/LAVIGNE RECYLING REQUEST(S)

At the meeting of December 15, 2020 meeting, Council discussed the matter of specific request(s) for recycling facilities. Clarification from past minutes was sought regarding the request for recycling facilities in Cache Bay. Below is an excerpt from the Minutes of the meeting of November 15, 2019 providing a synopsis of the discussion.

Committee of the Whole Council Meeting MINUTES - November 5, 2019

D-9) ENVIRONMENTAL / L'ENVIRONNEMENT

D-9(a) Recycling Bins:

- (i) Request from Cache Bay resident
- (ii) Update Lavigne Recycling Depot

The CAO spoke to both items. The manager is working on getting the equipment to the locations requested; however there is a bit of work involved in getting the bins ready. The CAO also pointed out that there is a cost to obtaining and maintaining the bins. The CAO also indicated that the preferred location in Lavigne would be on Caron Road where it can be monitored. Councillor Senecal raised the issue of multiple locations and the CAO suggested that the one location be established for now with a view of looking at other locations in the future. The CAO also indicated that staff can re-furbish some bins for Cache Bay over the winter but if new bins are required, then it would be a budgetary discussion. Council also requested that the matter of altering recycling and garbage pick-ups be looked at more closely at a future meeting.

Joie de vivre



www.westnipissingouest.ca

MEMORANDUM

TO:

MAYOR and COUNCIL

AND TO

JEAN-PIERRE (JAY) BARBEAU, CAO

FROM:

MELANIE DUCHARME- CLERK/PLANNER

DATE:

January 15, 2021

SUBJECT:

GENESIS VILLAGE OF HOPE -

FILE NO. ZBLA2020/11

Please find attached the following information for consideration prior to voting on the proposed Zoning By-Law Amendment which was deferred by Council at its meeting of December 15, 2020:

- Written Authorization from the Applicant to appoint Goodridge- Goulet Planning & Surveying to act on behalf of the applicant;
- Correspondence from Paul Goodridge, addressing the matters for which the deferral was sought;
- 3. Site Plan(s); and
- MDSI and MDSII Calculations;

Mr. Goodridge has indicated that he will be viewing the meeting on YouTube, however should any member of council have any concern or wish to direct questions to him concerning the information submitted, he would be willing to join the meeting via Zoom to address them.

Melanie





www.westnipissingouest.ca

SECTION 11 - AUTHORIZATION
11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form of the authorization set out below must be completed.
AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION
1, Nilula Johnson-Genesis Village of Hipe Inc., am the owner of the land that is subject of this application and
I, Nilula Johnson-Genesis Village of Hipe Inc. am the owner of the land that is subject of this application and I authorize Bul Goodridge Goodridge & Goulet planning & Surveying to make this application on my behalf.
Jan. 11, 2021 Might J.
Date Signature of Owner
11.2If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.
AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION
1, Miluka Tohnson - Genesis Village of Age Inc. am the owner of the land that is subject of this application and for the
purpose of the Freedom of Information and Protection of Privacy Act, I authorize Bull Good ridge - bood ridge & Goulet Planning & Surveying
as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.
Jan. 11, 2021 Signature of Owner
11.3Consent of Owner:
Complete the consent of the owner concerning personal set out below
AUTHORIZATION OF OWNER TO THE DISCLOSURE OF PERSONAL INFORMATION
, Nilub Janson am the owner of the land that is subject of this application and for

Jan 11, 2021

Signature of Owner

for the purposes of processing this application.

the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act

Janice Dupuis

Subject: FW: Genesis Village of Hope

Attachments: 1051-20 Site Plan With Images.pdf; MDS I - Genesis Village of Hope.pdf; MDS II -

Genesis Village of Hope.pdf

From: Paul Goodridge

Sent: January 15, 2021 7:52 AM

To: Melanie Ducharme < mducharme@municipality.westnipissing.on.ca >

Cc: 'nilu w'

Subject: Genesis Village of Hope

Good morning,

Attached is the Site Plan requested by Council for their review. This Site Plan is essentially conceptual in nature but all of the components shown on the face of the plan would be carried over onto a Schedule to be attached to the final Site Plan Control Agreement.

Some concerns were raised at the last public meeting with respect to the flooding of the Veuve River and with respect to the proposed hobby farm component of the project. I have had a survey technician attend on site and obtain the topographic details. He also obtained measurements at the Highway 17 bridge over the Veuve River approximately 12.7 km west of subject lands. By correcting for river gradient over the 12.7 km distance, we have been able to determine the maximum flood contour for the site. An individual who lives in the vicinity stated at the meeting that the Veuve River can flood by 14' in his experience. In fact, we have erred on the side of caution in making the assumptions in our calculation and as a result, the resulting flood contour calculated by our firm is in excess of 18' higher than the current water level. As shown on the Site Plan, all habitable structures for humans and animals alike are located well above the potential limit of flooding as is the septic system and temporary manure storage area.

Also attached are two OMAFRA MDS calculation sheets to address any potential concerns about the proposed hobby farm use of the site and also to indicate no conflict with the existing barn located two lots to the east. For the proposed hobby farm use, we have used the MDS II calculation for new farm or farm expansion in proximity to sensitive land uses, such as residential use. Once again, erring on the side of caution, we increased the proposed numbers of livestock from the values shown in the Miller & Urso report to generate a worst-case scenario setback distance from the neighbour's house on the lot to the east. The setback distance for manure storage from the residence was calculated to be 94 meters. This arc is shown on the Site Plan. In order to justify the proposed residential component of this project in proximity to an existing barn, the MDS I calculation was used. This barn is located on a 2.01 ha (5 Ac) parcel of land. I doubt that it is being used as a working farm on such a small plot but we conducted the MDS I calculation to be safe. Given the size of the structure, we used a figure of 40 head of beef cattle in our calculation to be on the safe side. I am not a farmer but I very much doubt that 40 head of beef cattle could pasture on just two hectares of land. The MDS I setback from this structure calculated to be 129 meters and this arc is also shown on the Site Plan.

The Council specifically wanted to see details of the proposed buffering to provide privacy and sound attenuation. We are proposing that coniferous trees be planted in strategic areas as shown on the Site Plan to accomplish this within the 4.5 meter side yard setback. Cedars and/or spruce trees are recommended for this application. In addition, all structures to be located on the site have been located in excess of the minimum side yard setbacks required under your zoning by-law. The Community Hub and Tiny Houses have been centered on the lot to provide the maximum setback from each side boundary.

The Site Plan also shows some future proposed structures for the sake of full transparency. Additional Planning Act approvals will be required for these structures when/if they come to fruition. All structures shown in bold outline are accounted for in the proposed zoning by-law before Council.

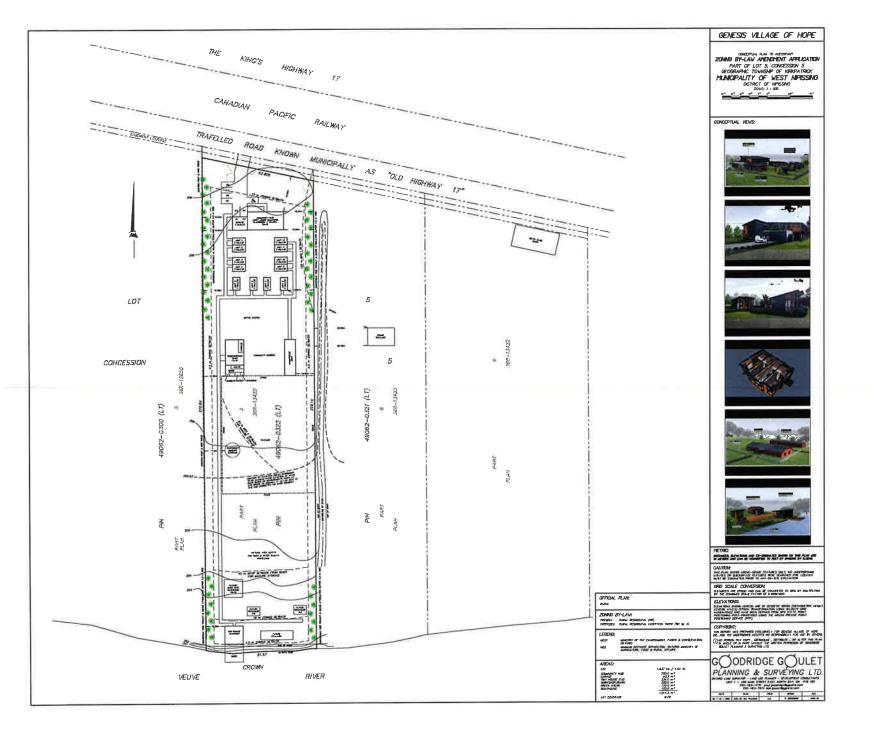
I have taken the time to review the proposed by-law and use of subject lands with respect to consistency with the Provincial Planning Statement, 2020 (PPS), conformity with your Official Plan and compliance with your Zoning By-Law. The proposed project accomplishes many of the stated policy directions of the PPS and is supported by the Municipality of West Nipissing's Official Plan. The proposed site specific zoning by-law will bring this project into full compliance with your Zoning By-Law. While good intentioned, the requests for additional documentation falls beyond the purview of land use planning matters and is fully addressed by the appropriate government ministries and agencies responsible for oversight of projects of this type. I believe that all of the neighbours' legitimate planning concerns have been addressed on the Site Plan and as stated herein. In my opinion, this application represents good planning for the municipality and absent any planning justification to deny the application, it should be approved.

Myself and Niluka Johnson would welcome the opportunity to present the Site Plan and our MDS calculations to the Council and address any further concerns that they may have. If possible, please schedule us for a delegation at your next available Council meeting. If you have any questions, I remain available at your convenience.

Regards,

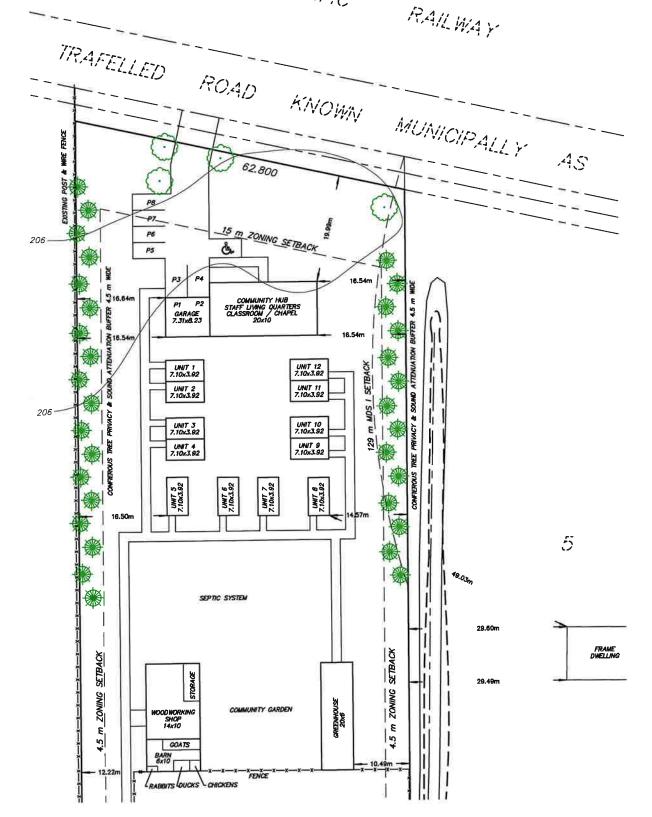
Paul

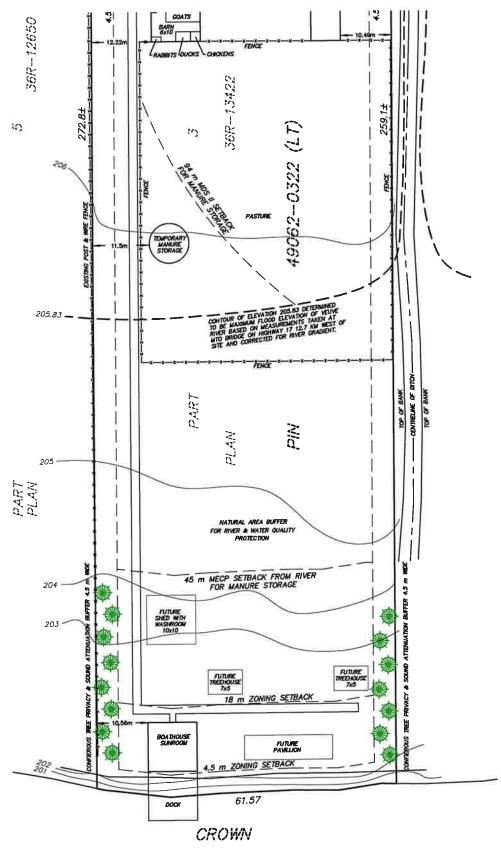
Paul Goodridge, BSc, OLIP, OLS Goodridge Goulet Planning & Surveying Ltd. Suite 1 - 490 Main Street East North Bay, ON P1B 1B5 paul.goodridge@ggpsltd.com (705) 493-1770



C4NADIAN

PACIFIC





VEUVE

RIVER



Minimum Distance Separation I

Worksheet 1

Prepared By: Paul Goodridge, OLS, Goodridge Goulet Planning & Surveying Ltd.

Description: Genesis Village of Hope **Application Date:** Friday, January 15, 2021

Municipal File Number:

Building permit for the construction of a dwelling (farm or non-farm) **Proposed Application:**

Type A Land Use

Applicant Contact Information

Location of Subject Lands

Not Specified

District of Nipissing, Municipality of West Nipissing

KIRKPATRICK, Concession: 5, Lot: 5 Roll Number: 4852xxxxxxxxxxxx

Calculation Name:

Farm 1

Description:

Part 9, Plan 36R-13422

Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

District of Nipissing, Municipality of West Nipissing

KIRKPATRICK, Concession: 5, Lot: 5 Roll Number: 4852xxxxxxxxxxx

Total Lot Size: 2.01 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn [Livestock barn is currently unoccupied]	40	40.0	186 m²

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

40.0 Design Capacity (NU): 40.0 Potential Design Capacity (NU):

Factor B Factor A X

Factor D

Factor E

Building Base Distance F'

(Odour Potential) (Size)

(actual distance from livestock barn) (Manure Type) (Encroaching Land Use) (minimum distance from livestock barn)

ი.7

240

X

0.7 X

129 m (424 ft)

TBD

Storage Base Distance 'S'

(minimum distance from manure storage) (actual distance from manure storage)

Date:

129 m (424 ft)

TBD

Preparer Information

Paul Goodridge

OLS

Goodridge Goulet Planning & Surveying Ltd. Suite 1 - 490 Main Street East North Bay, ON, Canada P1B 1B5 Phone #1: 705-493-1770

Email: paul.goodridge@ggpsltd.com

Signature of Preparer:	
	Paul Goodridge, OLS

NOTE TO THE USER:

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance
Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be
considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes
in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



Minimum Distance Separation II

Worksheet 1

Prepared By: Paul Goodridge, OLS, Goodridge Goulet Planning & Surveying Ltd.

Description:

Genesis Village of Hope

Application Date:

Friday, January 15, 2021

Municipal File Number:

Applicant Contact Information

Location of Subject Livestock Facilities

District of Nipissing, Municipality of West Nipissing

Paul Goodridge Goodridge Goulet Planning & Survey Ltd. 490 Main Street East

KIRKPATRICK, Concession: 5, Lot: 5

Suite 1

Roll Number:

4852xxxxxxxxxxx

North Bay, ON, Canada P1B 1B5 Phone #1: 705-493-1770

Email: paul.goodridge@ggpsltd.com

Calculation Name:

Farm 1

Description:

Genesis Village of Hope

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Liquid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Cages	0	0.0	10	0.1	Unavailable
Solid	Goats, Does & bucks (for dairy; includes unweaned offspring)	0	0.0	6	0.8	11 m²
Liquid	Ducks, Muscovy	0 m²	0.0	8 m²	0.3	8 m²
Solid	Rabbits, Breeding females (including males, replacements & market animals), 1 Tier Cages	0	0.0	8	0.2	14 m²

Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Existing design capacity (NU):

0.0 1.3

Design capacity after alteration (NU):

Factor C

Factor D (Orderly Expansion) (Manure Type)

Building Base Distance F' (minimum distance from livestock bam)

(Odour Potential) 0.75 X

Factor A

150

(Size)

Factor B

X 1.1400 Х

0.73

94 m (308 ft)

Storage Base Distance 'S' (minimum distance from manure storage)

94 m (308 ft)



Minimum Distance Separation II

Worksheet 1

Prepared By: Paul Goodridge, OLS, Goodridge Goulet Planning & Surveying Ltd.

MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	94 m 308 ft	TBD	94 m 308 ft	TBD
Type B Land Uses	188 m 617 ft	TBD	188 m 617 ft	TBD
Nearest lot line (side or rear)	9 m 31 ft	TBD	9 m 31 ft	TBD
Nearest road allowance	19 m 62 ft	TBD	19 m 62 ft	TBD

Preparer Information

Paul Goodridge OLS

Goodridge Goulet Planning & Surveying Ltd.
Suite 1 - 490 Main Street East
North Bay, ON, Canada P1B 1B5
Phone #1: 705-493-1770

Email: paul.goodridge@ggpsltd.com

Signature of Preparer:		Date:	
oignatare or respective	Paul Goodridge, OLS		

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



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2021/

JANUARY 19, 2021

Moved by / Proposé par :	Seconded by / Appuyé par :

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

		INAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 (vacant)	$\geq \leq$	$\geq \leq$
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED:	
DEFEATED:	 c
DEFERRED OR TABLED:	

THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING



BY-LAW 2020/61

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

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

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

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

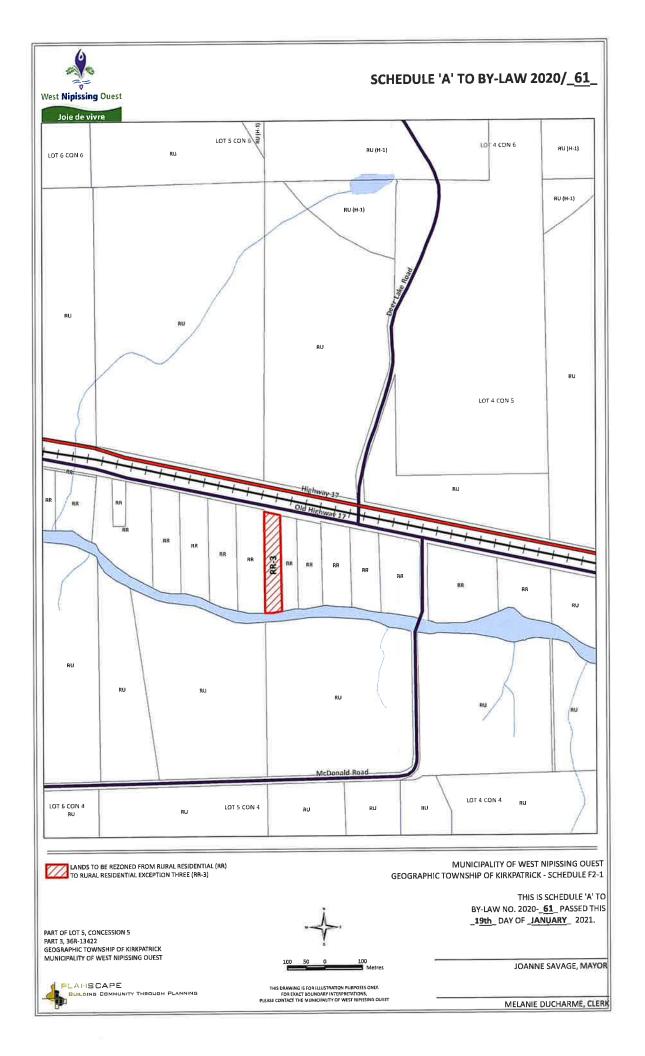
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:

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

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

 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 19th DAY OF JANUARY, 2021 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.





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

MINUTES OF THE COUNCIL MEETING VIRTUAL ZOOM MEETING ON TUESDAY, JANUARY 5, 2021 AT 6:30 PM

PRESENT: MAYOR JOANNE SAVAGE

ABSENT:

COUNCILLOR YVON DUHAIME
COUNCILLOR CHRISTOPHER FISHER
COUNCILLOR ROLAND LARABIE
COUNCILLOR LÉO MALETTE
COUNCILLOR DAN ROVEDA
COUNCILLOR DENIS SÉNÉCAL
COUNCILLOR LISE SÉNÉCAL

VIRTUAL MEETING / RÉUNION VIRTUELLE

A) DECLARATION OF PECUNIARY INTEREST / DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES

There were no pecuniary interests declared.

WARD 7 (vacant)

B) AGENDA and ADDENDUM / ORDRE DU JOUR et ADDENDA

B-1 The Mayor requested to add an Addendum to the Agenda to discuss the Verner Water issue.

No. 2021/01

Moved by:

Mayor Savage

Seconded by: Councillor Duhaime

BE IT RESOLVED THAT an Addendum for the meeting of Council held on January 5, 2021 be adopted as **☑** presented / ☐ amended.

DEFEATED

B-2 Adopt the Agenda.

The Mayor requested an Amendment to the Agenda to include a Closed session discussion concerning a confidential personal matter. The request was not supported.

No. 2021/02

Moved by:

Councillor Malette

Seconded by: Councillor Duhaime

BE IT RESOLVED THAT the Agenda for the meeting of Council held on January 5, 2021 be adopted as **☑** presented / ☐ amended.

CARRIED

COMMITTEE OF THE WHOLE MEETING / COMITÉ PLÉNIER

D-1) GENERAL GOVERNMENT / GOUVERNEMENT GÉNÉRAL

D-1(a) Website - Overview of new format

Communications staff, Kim Cuillerier and Kassandre Jolin provided an overview of the new municipal website, providing highlights of the features and enhancements including a number of new interactive modules such as Service Requests and Recycle Coach. Council members expressed approval of the new website and the enhanced features.

D-1(b) Request for tax levy by WNGH for operation of CT Scanner

The Director of Corporate Services provided an analysis of the request by the West Nipissing General Hospital for the imposition of a levy to assist in the staffing of the new CT Scanner recently installed. The Director explained how the levy would be applied. Council was generally in agreement that the matter be further discussed in the course of budget deliberations. Some members expressed concern regarding the possibility of setting precedent and discussions regarding how the levy be distributed ie: vacant land, commercial property, etc. The Treasurer was directed to come back to Council with the legal mechanics of imposing such a levy, all to be discussed at budget time.

D-1(c) Discussion re: 2021 Budget Process

Council discussed the Budget process to be undertaken for the 2021 year. The CAO provided a memo setting out a proposed framework for budget deliberations. Following discussions, members were not in agreement to move forward without 2020 actual numbers which will move the process start to mid to late February. Staff will send out proposed dates for consideration.

MOT	ION	FOR	RECE	SS:

at 8:01 PM, a motion was tabled for a brief recess and then continue with discussions.

Moved by:

Councillor Duhaime

Seconded by:

Councillor Malette

CARRIED

D-1(d) Offer to purchase land - Villeneuve Court (east side)

Council considered a request to purchase the remainder of the vacant land located at the corner of Villeneuve Court and Bay Street. Council was agreeable to staff requesting expressions of interest in the lands prior to making a decision on declaring it surplus.

D-1(e) Discussion re: Possible Assistance due to COVID (Y. Duhaime)

Councillor Duhaime requested Council consider providing some assistance to West Nipissing tax payers by holding back on interest and penalties for the duration of the COVID-19 pandemic. The Director of Corporate Services provided information regarding how some municipalities are providing assistance. Council was in general agreement to provide assistance. Following discussion, the Treasurer agreed.

		Lise Sénécal, Chair	Melanie Ducharme, Clerk
0-2) PLANNING / PLANIFICATION			
D-2(a) <u>List of municipally owned properties - Vacant buildable and Water access</u> Council reviewed the revised list of municipal vacant residential lands p Clerk/Planner. Following discussion, Council directed staff to prepare a framework for assessment and disposition of municipal surplus propert		List of municipally owned propert	ties - Vacant buildable and Water access properties
		of municipal vacant residential lands prepared by the Municipal	
		Clerk/Planner. Following discussi-	on, Council directed staff to prepare a draft policy providing a
		Clerk/Planner. Following discussi-	on, Council directed staff to prepare a draft policy providing a

EMERGENCY MEASURES AND PUBLIC SAFETY / MESURES D'URGENCE ET SÉCURITÉ PUBLIQUE NIL

D-5)	SOCIAL SERVICES AND HEALTH / SERVICES SOCIAUX ET SANTÉ
D-6)	SEWER AND WATER / LES ÉGOUTS ET L'EAU
D-7)	ENVIRONMENTAL / L'ENVIRONNEMENT

REGULAR COUNCIL / SÉANCE RÉGULIÈRE

PLANNING / PLANIFICATION E)

By-Law 2021/01 to correct the special drainage rates for a tile loan application (S. Guillemette) E-1

No. 2021/03

Moved by:

Councillor Malette

Seconded by: Councillor Roveda

WHEREAS at the meeting held on November 17, 2020, Council passed By-Law No. 2020/65 approving a Tile Loan Application made by Steven Guillemette in the amount of \$32,000.00;

AND WHEREAS the Municipality has been advised by the Ministry of Agriculture, Food and Rural Affairs that the borrower's allowable tile loan amount has been reduced to \$23,200.00;

BE IT THEREFORE RESOLVED THAT By-Law 2021/01, being a by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the Tile Drainage Act, application made by STEVEN GUILLEMETTE, (Part Lot 2, Conc. 2, Twp. of MacPherson - Roll No. 48-52-100-001-04500) in the Municipality of West Nipissing, shall come into force and take effect on the date it is passed.

CARRIED

CORRESPONDENCE AND ACCOUNTS / COMPTES ET COURRIER F)

F-1 Adopt the minutes of a Council meeting.

No. 2021/04

Moved by:

Councillor Duhaime

Seconded by: Councillor Malette

BE IT RESOLVED THAT the minutes of the meeting of Council held on DECEMBER 15, 2020 be adopted, as ■ presented / □ amended.

F-2 Adopt the minutes of a Council meeting.

No. 2021/05

Moved by:

Councillor D. Sénécal

Seconded by: Councillor Duhaime

BE IT RESOLVED THAT the minutes of the SPECIAL meeting of Council held on DECEMBER 23, 2020 be **CARRIED** adopted, as **■** presented / □ amended.

F-3 Adopt the minutes of the Planning Advisory Committee.

No. 2021/06

Moved by:

Councillor L. Sénécal

Seconded by: Councillor Duhaime

BE IT RESOLVED THAT the minutes of the meeting of the West Nipissing Planning Advisory Committee **CARRIED** held on NOVEMBER 9, 2020 be adopted, as ■ presented / □ amended.

Receive the minutes of the following boards/committees: F-4

No. 2021/07

Moved by:

Councillor L. Sénécal

Seconded by: Councillor Duhaime

BE IT RESOLVED THAT the minutes of the following Boards / Committees be received:

BOARD / COMMITTEE NAME	MEETING DATES
Au Château Board of Management	November 18, 2020
West Nipissing Public Library Board	• November 12, 2020
West Nipissing Accessibility Advisory Committee	• February 6, 2020
District of Nipissing Social Services Administration Board (DNSSAB)	• November 25, 2020

CARRIED

UNFINISHED BUSINESS / AFFAIRES EN MARCHE NIL G)

NOTICE OF MOTION / AVIS DE MOTIONS H)

NEW BUSINESS / AFFAIRES NOUVELLES I)

By-Law 2021/02 to set the 2021 Interim Tax Rate **I-1**

No. 2021/08

Moved by:

Councillor Malette

Seconded by: Councillor D. Sénécal

BE IT RESOLVED THAT By-law 2021/02, being a by-law to levy interim taxes for 2021, shall come into force and take effect on the date it is passed.

CARRIED

By-Law 2021/03 to borrow money to meet current expenditures 1-2

No. 2021/09

Moved by:

Councillor Roveda Councillor D. Sénécal Seconded by:

BE IT RESOLVED THAT By-Law 2021/03, being a by-law to borrow money to meet current expenditures, shall come into force and take effect on the date it is passed.

CARRIED

I-3 Appointment of Deputy Mayor

No. 2021/10

Moved by:

Councillor Fisher

Seconded by: Councillor D. Sénécal

BE IT RESOLVED THAT Councillor YVON DUHAIME be appointed DEPUTY MAYOR for the Corporation of the Municipality of West Nipissing for a one (1) year term, ending on December 31st, 2021.

CARRIED

Support resolution re: Request for coordination of drainage matters: CN Rail 1-4

No. 2021/11

Moved by: Seconded by: Councillor L. Sénécal

Councillor Duhaime

WHEREAS the Municipality of West Nipissing received a request from the Municipality of Southwest Middlesex seeking support for their resolution asking various levels of government to address concerns regarding municipal drainage matters and the need for coordination with the national railways;

BE IT RESOLVED THAT Council for the Municipality of West Nipissing supports the Municipality of Southwest Middlesex's resolution seeking to address concerns regarding municipal drainage matters and the need for coordination with the national railways;

BE IT FURTHER RESOLVED THAT Council for the Municipality of West Nipissing also requests that the resolution be forwarded to the Provincial Minister of Agriculture, Food, and Rural Affairs, Municipal Affairs and Housing, the Federal Minister of Transportation, the local MP and MPP, the Association of Municipalities of Ontario, and all municipalities.

CARRIED

JOANNE SAVAGE

MAYOR

MELANIE DUCHARME

CLERK



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2021/

JAUNARY 19, 2021

Moved by / Proposé par :	Seconded by / Appuyé par :	

BE IT RESOLVED THAT the accounts payables disbursement sheets for **NOVEMBER 2020** be received.

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

CARRIED:
DEFEATED:
DEFERRED OR TABLED:



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2021/

JANUARY 19, 2021

Moved by / Proposé par :	Seconded by / Appuyé par :

WHEREAS at the meeting held on January 19, 2021; Council of the Municipality of West Nipissing received a presentation of the updated municipal Accessibility Plan from the Chair of the WN Accessibility Advisory Committee;

BE IT THEREFORE RESOLVED THAT Council of the Municipality of West Nipissing adopts the updated West Nipissing Accessibility Plan (2021-2025), as presented, which shall come into force and take effect on the date it is passed.

	TEAS	IVATS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
WARD 7 (vacant)	\sim	><
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED:	
DEFEATED:	
DEFERRED OR TABLED:	



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2021/

JANUARY 19, 2021

Moved by / Proposé par :	Seconded by / Appuyé par :

WHEREAS Northern Rigging & Tower Maintenance Ltd. wishes to erect a free standing 96 metre self-supporting telecommunications tower on a site located 141 Bear Lake Road, in the Township of Hugel, West Nipissing, District of Nipissing to meet the needs for high quality, high speed internet services in West Nipissing;

AND WHEREAS Northern Rigging & Tower Maintenance Ltd. has complied with the Municipality of West Nipissing's Policy No. 2012-407 for establishing Telecommunications Tower/Antennae Facilities in circulating notice with regard to the construction of the proposed tower and by holding the required public consultations;

AND WHEREAS Northern Rigging & Tower Maintenance Ltd. is required by Industry Canada to consult with land use authorities and to obtain a statement of concurrence therefrom;

THEREFORE BE IT RESOLVED that the Council of the Corporation of the Municipality of West Nipissing hereby approves that the Municipality issue a statement of concurrence to Northern Rigging & Tower Maintenance Ltd. for the proposed free standing Telecommunications Tower at 141 Bear Lake Road, in the Township of Hugel, West Nipissing Municipality for the delivery of high-speed internet services in West Nipissing.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
WARD 7 (vacant)	\sim	$\geq \leq$
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED:	
DEFEATED:	
DEFERRED OR TABLED:	



Date: Dec 21/2020

Municipality of West Nipissing 101-225 Holditch Street Sturgeon Falls, ON P2B 1T1 Attn: Melanie Ducharme

Subject: Letter of Concurrence for proposed 96-foot(27M) Communications Tower in Deer Lake at 141 Bear Lake Road.

Northern Rigging & Tower Maintenance Limited O/A NRTM Wireless is requesting a Letter of Concurrence from the municipality of West Nipissing to conclude the tower sitting process and proceed to the construction phase of our project. Northern Rigging & Tower Maintenance Limited has concluded the 45-day public notice period for the proposed site on Dec 18/2020 11:59 PM Est. NRTM received no responses from the public regarding this notice or proposed tower.

Regards,
Thomas Leslie
President
Northern Rigging & Tower Maintenance Limited

Tel: (705) 967-1376

Public Notice – Regarding Proposed 96'(29M) Communications Tower Installation

The proposed wireless site will be a key component in a network designed to extend high-speed wireless Internet services to the residents of the Deer Lake area.

The information contained in the remainder of this notification meets the requirements outlined in Industry Canada Client Procedures Circular CPC-2-0-03, Appendix 1 and the Municipality of West-Nipissing's Policy 2012/407.

- 1. The Proposed New Communications Tower will be used to provide High Speed Wireless Internet. Due the location of the Proposed Tower Only 1 other location was considered but due to the location of the tower and the height of the tower, it was not a suitable location due to its height and location.
- The proposed location is for the Tower is at the south end of Deer Lake on Bear Lake Road. The GPS Coordinates for the Proposed site are 46°27′56.05" N, 80°12′50.35" W. The proposed Tower will be installed at 141 Bear Lake Road. * See Appendix 1*
- 3. This tower will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, including combined effects of the local spectrum environment. This code establishes safety guidelines for public protection against the effects of radio frequency fields.
- 4. The Proposed tower is to be installed on Private Land; The Tower will be under gated access to prevent public access to climb the tower structure.
- This tower and antenna installation does not require an environmental assessment as it meets the exclusion criteria as specified in Schedule 1 of the Canadian Environmental Act.
- 6. A profile of the tower is included as Appendix #2. This tower will support various wireless distribution antennas that distribute a broadband radio signal to the surrounding area. Internet services will be extended to customer locations over these wireless links.
- 7. The Transport Canada aeronautical obstruction marking requirements are currently not available. The requirement will be made available once they have been received. Our Expectation is that there will be no painting or lighting required for the proposed tower.
- 8. The tower proposed will be designed structurally to conform to a Survival design.

Public Notice – Regarding Proposed 96'(29M) Communications Tower Installation

- 9. The site chosen has been coordinated with the Municipality of West Nipissing. Approval from the Township office is required before construction can begin and NRTM Wireless will comply with any applicable local land-use requirements that we are made aware of.
- 10. Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Industry Canada. NRTM Wireless is participating in this circulation in accordance with Industry Canada's guidelines CPC-2-0-03 and the Municipality of West Nipissing's Policy 2012/407. For more information visit http://strategis.ic.gc.ca/antenna.
- 11. This notice initiates an invitation to the public to provide comments to NRTM Wireless about this proposal by December 18 /2020. Please mail, e-mail, your comments to the address below:

Thomas Leslie
10 Dyke Street Unit C, P.O Box 10
Warren, Ontario POH 2NO
Regulatory@nrtm.ca
705-967-1376

Industry Canada Eastern and Northern Ontario District Office 2 Queen Street East Sault Ste. Marie ON P6A 1Y3 Telephone: 1-855-465-6307

Fax: 705-941-4607

Email: ic.spectrumenod-spectredeno.ic@canada.ca

Municipality of West Nipissing – Planning Office 101-225 Holditch Street Sturgeon Falls, ON P2B 1T1 705-753-6926 705-753-3950 (facsimile) mducharme@westnipissing.ca

12. Following the date for public responses noted above, NRTM Wireless will acknowledge receipt of any questions, comments, or concerns within 14 days and will provide a formal response in writing within 60 days of receipt. The public will then have 21 days from the date of correspondence to review and reply to NRTM Wireless's final response. If necessary, NRTM Wireless can participate in meetings with the public and/or Municipal Council to address their concerns.

Kindly review this proposal and provide your comments within the time period outlined above.

Public Notice – Regarding Proposed 96'(29M) Communications Tower Installation

Thank you in advance

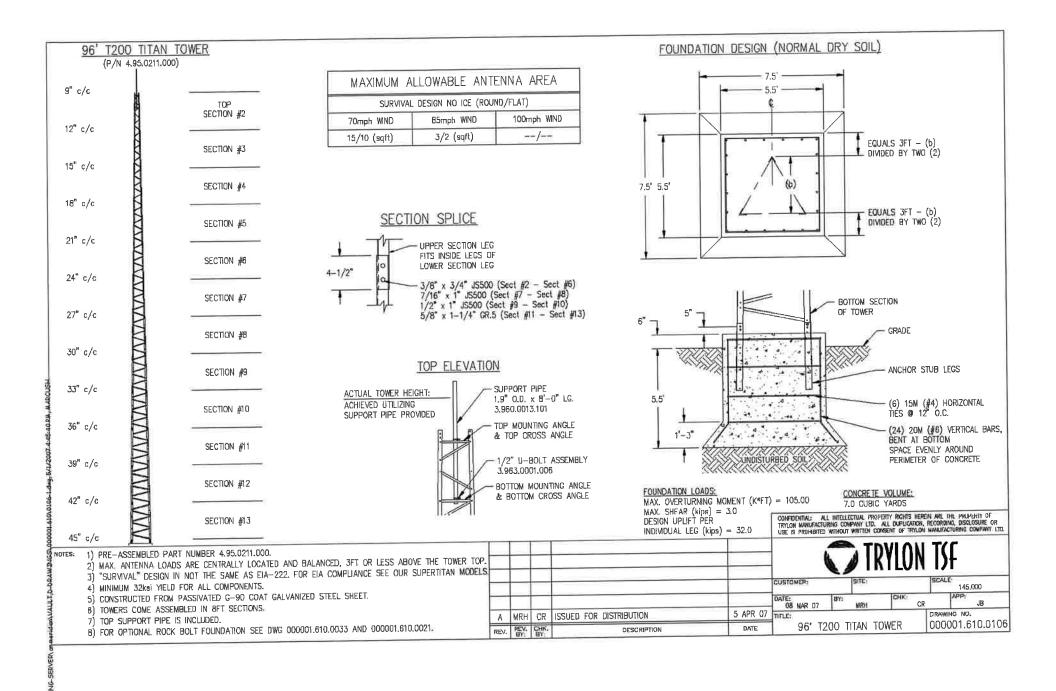
Thomas Leslie

Radius: 93.21 Meters | 0.09 Km | 0.06 Miles | 306 Feet **Circle Area:** 27296.60 Meters² | 0.027 Km² | 0.01054 Miles² | 293818 Feet² Search Enter an address Edit Circle Draw a Circle Radius KM 🗸 Clear All OK Cancel

Click in the Button Draw a Circle, then Click on map to place the center of the circle and drag at same time to start creating the circle. You can also create a circle with a fixed size.

Powered by Est Source: Est, DigitalGlobe, GeoEye, Housed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Germapping, Aerogrid, IGN, IGP, swisstope, and the GIS User Community









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

Resolution No.

2021/

JANUARY 19, 2021

Moved by / <i>Proposé par</i> :	Seconded by / Appuyé par:

WHEREAS at the meeting held on January 19, 2021, Council received a request from Céline Dubuc seeking authorization for an exemption of the municipal No Cut Policy no. 2009/268 in order to proceed with the installation of natural gas services to her newly constructed home located at 871 Olivier Road in Verner;

BE IT RESOLVED THAT Council authorizes an exemption of the Municipality of West Nipissing No Cut Policy no. 2009/268, in order to proceed with the installation of natural gas services at 871 Olivier Road in Verner, as requested by Céline Dubuc.

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

CARRIED:	
DEFEATED:	
DEFERRED OR TABLED:	

Janice Dupuis

Subject:

FW: urgent matter

Begin forwarded message:

From: Celine Sabourin

Date: January 12, 2021 at 06:41:06 EST

To: jsavage@westnipissing.ca

Subject: Dear Mayor and Councils: urgent matter

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and councils

My name is Celine Dubuc. We recently built our house on 871 Olivier rd in Verner. Natural gas services are available at the road and we have already installed our furnace and hot water heater(which cannot be converted) equipped for natural gas. We applied for the gas in August and was suppose to get the line to the house on Friday January 8th 2021. That morning when the trucks arrived to do the job, we were thrilled to finally get our gas services after a 4 month wait. This is also our last step to obtain occupancy as we are near our deadline. Unfortunately, the gas company Embridge advised us that they were told there is a 5 year no cut policy on the road and it cannot be done. This issue brings many challenges because now we would need to find alternative heating source, costly extended building insurance, additional labour and replacement of our water heater, additional plumbing costs and if we did convert to another fuel source we would eventually want to convert to natural gas and when available adding additional cost. I am writing this letter to you to to seek exemption. This is an urgent matter as the work can be completed now considering the mild weather. We have confidence that you that you will understand the position that we are in and greatly need your support. Hope to hear from you soon. Thank you

Celine Dubuc 705-929-0680

Sent from my iPhone

Section: PUBLIC WORKS	Policy Number: 2009/268
Department: Streets and Roads	Effective Date: June 16, 2009
Subject: Five-year No-Cut Policy	Revision Date: January 19, 2010

Purpose:

To eliminate unnecessary asphalt or hard surface road cuts for the provision of various utilities and services, in order to ensure a prolonged quality of the life and efficiency of municipal roads, a five (5) year no-cut policy will apply to all roads that are surfaced or resurfaced wit asphalt or hard surface treatment.

ACTIONS:

- 1. The Director of Infrastructure will conduct annual spring meetings with utilities to review planned Sewer and Water and Public Works projects for the upcoming year.
- 2. Property owners and developers will be informed by letter of planned work in order to encourage them to install services prior to resurfacing.
- Only municipally-approved contractors will be allowed to install sewer and water services.
- 4. Boring technology will only be allowed for services and utility installations after resurfacing.
- 5. Special situations or deviations of this Policy must be previously approved by Council.
- 6. For special situations, cuts may be done by a third party, but reinstatement will be completed by the Municipality and all costs will be charged back to the contractor.
- 7. Should special permission be granted, the third party performing the cut must supply a cash deposit to the Municipality and the deposit will be retained for three years. Should reinstatement issues arise; repairs will be made using funds from this deposit. At the end of this period, the repair site will be re-evaluated, and should further repairs be anticipated, the monies will be retained an additional 2 years. If not, the remaining monies will be returned.
- 8. In the event of an emergency, such as a water main break or natural gas leak, road cuts will be permitted without Council Approval. Reinstatement will occur as per section 7.

MEMORANDUM

TO:

Mayor and Council

AND TO:

Jay Barbeau, CAO

FROM:

Shawn Remillard, C. Tech. Manager, Public Works

DATE:

January 14, 2021

RE:

NO CUT POLICY EXEMPTION - OLIVIER RD.

As requested by council, the CAO asked the Manager of Public Works to provide an opinion on a potential exemption to the Municipality's current 'No cut Policy' to accommodate a gas service installation. Olivier Rd. was completely surface treated in 2019. As part of the double surface treatment process, a final treatment is required to get the full life expectancy of the double surface treatment 1 or 2 years after initial treatment. The final treatment is scheduled for 2021 and will be included in the 2021 Capital plan.

After communicating with the surface treatment contractor (Duncor) on the likelihood of future pre-mature failures, the contractor had no solemn concerns if the road cut was properly restored and received final treatment subsequently.

While keeping the intent and purpose of the policy at the forefront, I would support the requested exemption on a, without precedent basis, given the information provided by the contractor.

Shawn Remillard, C.Tech Manager, Public Works





www.westnipissingouest.ca



Resolution No.

2021/

JANUARY 19, 2021

Moved by / Proposé par :	Seconded by / Appuyé par :
BE IT RESOLVED THAT the following Councillor	be appointed to the
West Nipissing Public Library Board for the remaind	er of the 2018 – 2022 term.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
WARD 7 (vacant)	\sim	><
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED:	
DEFEATED:	
DEFERRED OR TABLED:	



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PACA	lution	NI

2021/

JANUARY 19, 2021

Moved by / Proposé par :		Seconded by / Appuyé par :
	1	
BE IT RESOLVED THAT the following Councillor		be appointed to the
West Nipissing Environmental Services Board for	the	remainder of the 2018 – 2022 term.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
WARD 7 (vacant)	\rightarrow	$\geq \leq$
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED:
DEFEATED:
DEFERRED OR TABLED:



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RACO	lution	INC

2021/

JANUARY 19, 2021

Moved by / Proposé par :	Seconded by / Appuyé par :

WHEREAS the Municipality of West Nipissing received a request seeking support for Bill C-213 to enact the *Canada Pharmacare Act;* which seeks to establish a universal, single-payer, comprehensive and public pharmacare plan that is accessible and affordable;

BE IT RESOLVED THAT Council for the Municipality of West Nipissing authorizes the signing of the "e-petition" supporting Bill C-213 to enact the *Canada Pharmacare Act*.

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CARRIED:
DEFEATED:
DEFERRED OR TABLED:



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

BY-LAW 2021/05

BEING A BY-LAW OF THE MUNICIPALITY OF WEST NIPISSING TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS MEETING HELD ON THE 19th DAY OF JANUARY, 2021

WHEREAS the Municipality of West Nipissing deems it desirable to confirm the proceedings of Council at its meeting held on the 19th day of January 2021, and each motion, resolution and other action passed and taken by the Council at its said meeting, is except where their prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.

The Mayor of the Municipality and the proper officer of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approval where required and except where otherwise provided, the Mayor and the Clerk or Deputy Clerk is hereby authorized and directed to affix the Corporation Seal of the Municipality to all such documents.

ENACTED AND PASSED THIS 19th DAY OF JANUARY 2021 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.

MAYOR	