

COUNCIL MEETING – TUESDAY, MARCH 16th, 2021 – 6:30 PM RÉUNION DU CONSEIL – MARDI, LE 16 MARS 2021 – 18H30

VIRTUAL ZOOM MEETING / RÉUNION VIRTUELLE PAR ZOOM

AGENDA / ORDRE DU JOUR

- A) Declaration of Pecuniary Interest / Déclaration d'intérêts pécuniaires
- B) Addendum and Agenda / Addenda et Ordre du jour
 - B-1 Approve the Addendum
 - B-2 Adopt the Agenda
- C) Delegations & Petitions / Délégations et pétitionsNIL

COMMITTEE OF THE WHOLE / COMITÉ PLÉNIER

- D-1) Planning / Planification
 - D-1(a) Camping Trailer By-Law – Seeking clarification re: Council proposed direction
- D-2) Emergency Measures and Public Safety / Mesures d'urgence et sécurité publique
 - D-2(a) Pedestrian Safety – Jeunesse Active School (*J. Savage*)
 - D-2(b) Request for update re: ingress/egress of property due to commercial vehicle parking in private driveway
- D-3) Economic Development / Développement économique
 - D-3(a) Discussion re : WN Economic Development Committee Priority List (*Feb-2nd presentation*)
- D-4) Community Services / Services communautaires
 - D-4(a) Discussion re: Lease Renewal for WN Scouts (*document to follow*)
- D-5) Public Works / Travaux publics
 - D-5(b) Nature's Trail Bridge

REGULAR COUNCIL / SÉANCE RÉGULIÈRE

- E) Planning / Planification
 - E-1 By-Law **2021/16** to amend the Zoning By-Law on Principale Street, Verner (from R2 to R3-2)
 - E-2 Resolution to approve draft Plan of Subdivision on Principale Street, Verner (SUBD 2021/01)
 - E-3 By-Law **2021/17** to amend the Zoning By-Law on Villeneuve Court (from R1 to M-1)

F) Correspondence and Accounts / *Courier et comptes*

- F-1 March 1, 2021 Council BUDGET minutes
- F-2 March 2, 2021 Council minutes
- F-3 March 3, 2021 Council BUDGET minutes
- F-4 March 10, 2021 Council BUDGET minutes
- F-5 Adopt the minutes of the Planning Advisory Committee meeting of January 18, 2021
- F-6 Receive the following minutes from various Boards / Committees:
 - (i) Committee of Adjustment meeting held January 18, 2021
 - (ii) DNSSAB Board meeting held January 27, 2021
- F-7 Receive the **JANUARY 2021** Disbursement Reports

G) Unfinished business / *Affaires en marche*

H) Notice of Motion / *Avis de motion*

I) New Business / *Affaires nouvelles*

- I-1 By-Law **2021/18** for re: Disposition of Municipal Land
- I-2 By-Law **2021/19** to defer Tax Installment Dates
- I-3 Resolutions re: Freedom of Information re: Integrity Commissioner Report
 - (i) Municipal legal opinion re: Notice of Provision be made public
 - (ii) Integrity Commissioner report be made public
- I-4 Resolution re: Ontario Fire College Campus in Gravenhurst

J) Addendum / *Addenda*

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:
 - litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
 - (i) Pilon Claim File
- L-2 Approval of previous CLOSED minutes:
 - ↳ Feb-2-2020
- L-3 Resolution to adjourn the closed session

M) Adjournment / *Ajournement*

- M-1 Resolution to adopt By-law **2021/20** confirming proceedings of meeting
- M-2 Resolution to adjourn the meeting

SCHEDULE "B" OF BY-LAW 2019/24

AGENDA ITEM REQUEST FORM			
PLEASE PRINT CLEARLY:			
Requested Council Meeting Date:	March 16, 2021		
Name of Requestor:	Joanne Savage Mayor	Date submitted: March 10th, 2021	
Address:	Full mailing address:		
Phone:	Home:	Business / Cell: 705 498 0819	Fax:
E-Mail:			
Requested Agenda Item/Subject:	Safety concern pedestrians		
Additional details / background information: <div style="display: inline-block; vertical-align: top; margin-left: 10px;"> <input checked="" type="checkbox"/> see below <input type="checkbox"/> Supporting documents attached separately </div> <p style="font-size: small; margin-top: 10px;">Please attach/include pertinent information to support this item. This will assist staff in conducting any research or obtaining background information; which may be required to make an informed decision in the best interest of the municipality.</p> <p>Safety concerns for pedestrians walking to School Jeunesse Active Email dated March 9th from resident</p>			
ADMINISTRATIVE APPROVAL			
STEP 1 → Submit your completed form to the CAO or designate for required review and approval. Every effort will be made to accommodate requests however the complexity of subject may require the matter to be heard on another date other than the original date requested and the requestor will be notified.			
Signature of CAO or designate:		Date:	
(e-mail)		March 9 / 2021	
MUNICIPAL OFFICE USE			
STEP 2 → This form must be returned to the Clerk's office no later than 12 noon on the Wednesday preceding the Council Meeting at which the item is to be considered, subject to CAO approval and scheduling.			
Date Received:	March 10/2021	Received from:	Mayor J. Savage
Meeting Date Requested:	March 16/2021	Mode of Notification:	<input type="checkbox"/> in person <input type="checkbox"/> by telephone <input checked="" type="checkbox"/> by e-mail <input type="checkbox"/> other: _____
Processing of request:	<input type="checkbox"/> Information only <input type="checkbox"/> Action Item <input checked="" type="checkbox"/> Discussion/Action Item <input type="checkbox"/> Report Required <input type="checkbox"/> Public Hearing <input type="checkbox"/> Closed Session		
APPROVED FOR AGENDA:			
Scheduled for (date):	March 16 / 2021	<input type="checkbox"/> Regular meeting <input checked="" type="checkbox"/> Committee of Whole meeting	
Requestor Notification:	The above requestor _____ was notified on _____ (date)		
Action Taken:			
Notes / Comments:			

Janice Dupuis

Subject:

FW: circulation et sécurité

Begin forwarded message:

From: Denise Belcourt Paquette
Date: March 9, 2021 at 21:10:29 EST
To: "Jsavage@westnipissing.ca" <Jsavage@westnipissing.ca>
Subject: circulation et sécurité

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.

Bonjour Mme Savage,

Je m'adresse à vous pour rectifier une situation extrêmement dangereuse et ceci dans les plus brefs délais. Il s'agit de la circulation sur la rue Lisgar à partir de la rue Ottawa en direction de l'école publique Jeunesse-Active et La Tanière. Comme vous le savez, il n'y a pas de trottoir et les enfants et leurs accompagnateurs doivent partager la rue avec les autos, les camions, les autobus qui y circulent et évidemment c'est très dangereux surtout l'hiver. Je crois que depuis la pandémie, cette situation s'est empirée puisque nombreux parents ont opté de reconduire leurs enfants à l'école et à la garderie plutôt que de les faire monter dans les autobus.

J'ai appris qu'on propose construire des trottoirs dans un avenir prochain. Toutefois, je vous propose une solution temporaire: Que la rue Lisgar devienne une rue à sens unique à partir de la rue Ottawa. Lorsque les autos quitteront l'école, ils pourront tourner à gauche ou à droite sur la rue Montréal.

Assurons la sécurité de nos enfants avant qu'un sérieux accident se produise.

Veuillez agréer, Mme Savage, mes sentiments les meilleurs.

Denise Belcourt-Paquette

Denise

MEMORANDUM

TO: Mayor and Council

FROM: Melanie Ducharme, Municipal Clerk/Planner

DATE: March 16, 2021

RE: **PARKING OF COMMERCIAL VEHICLES – FOLLOW-UP**

At the Meeting of March 2, 2021 Council further discussed the matter of commercial vehicle parking. Staff advised that current by-laws address the matter of street parking by commercial vehicles.

The additional concern raised regarding the expansion of parking on a private property purportedly creating ingress and egress issues has been investigated and the expansion by the owners of the parking on the property does not violate the provisions of Zoning By-Law 2014-45.

Joie de vivre



www.westnipissingouest.ca

MEMORANDUM

TO: Mayor and Council

FROM: Melanie Ducharme, Municipal Clerk/Planner
Shawn Remillard, Manager of Public Works

DATE: March 11, 2021

RE: **NATURE'S TRAIL BRIDGE**

At the Budget meeting of Council on March 10, 2021, Council requested an update on the Nature's Trail Bridge project. As council is aware of the history of this project, I will provide only the relevant details for decision points:

- \$400,000 was originally set aside for this project;
- The following issues delayed the project:
 - Land Purchase: The Municipality was unable to come to an agreement with the owners of the lands on the northeast side of the bridge for the required for the bridge;
 - Bridge Location: Residents stated that the relocation of the bridge would hinder access to the public boat launch area;
 - Timing of the project: residents stated that doing the work in the summer months (as originally dictated by MNR) would negatively affect tourist based businesses and quality of life for seasonal residents
- The Engineers provided an estimate of \$56,750 for the additional engineering to reconstruct the bridge in its present location;
- The Engineers estimated that construction of the new abutments in the present location rather than beside would increase construction cost to \$600,000 plus HST (2019 estimates)
- In 2016 the deck still had a life span of four (4) years. The deck now needs to be replaced as well as the abutments. The construction estimates (2019 figures) for the abutments and the new bridge deck are \$900,000.00 plus HST with an additional \$40,000.00 in engineering fees.
- Given the COVID-19 pandemic and the increase in construction costs across the board, it is anticipated that the 2019 estimates and the total cost for this project have increased.
- The land acquisition issue remains unresolved. If an acceptable purchase price cannot be negotiated, then the lands will have to be expropriated at a probable cost of \$40,000 – \$50,000.00 plus a significant time delay;
- Delegations with provincial Ministers have, to date, proven unsuccessful in obtaining infrastructure funding for this project.
- The total cost to complete this project, once all regulatory approvals have been obtained, could exceed 1.2 million dollars.

Joie de vivre



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MEMORANDUM

TO: Mayor and Council

FROM: Melanie Ducharme, Municipal Clerk/Planner

DATE: February 12, 2021

RE: **SUBD2021/01 & ZBLA2021/03**
2682213 ONTARIO LIMITED –(YVES BROUILLETTE), RUE PRINCIPALE STREET, VERNER

At the Meeting of the Planning Advisory Committee held on March 8, 2021, the Committee received information and heard submissions for the proposed rezoning and subdivision of the lands located at the west limit of rue Principale Street, Verner, being described as Lots 1, 2 and 5 – 47, Block B and C and Part of Lot 10, Con. 4, Caldwell.

Attached are the following for Council's consideration in approving the proposed zoning amendment and draft plan of Subdivision:

- PAC recommendation to the proposed re-zoning;
- PAC recommendation to the proposed subdivision;
- Staff report for ZBLA2021-03 and SUBD2021-01

Joie de vivre



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THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

BY-LAW 2021/16

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO
REZONE CERTAIN LANDS ON RUE PRINCIPALE STREET, VERNER
FROM RESIDENTIAL, TWO (R2) TO R-3 EXCEPTION ZONE 2 (R3-2) ZONE, HIGHWAY
COMMERCIAL (C2) AND RESIDENTIAL TWO – HOLDING (R2-H)**

WHEREAS the owner of the subject property has initiated an amendment to Zoning By-Law 2014-45 for the property located on Principale Street, rue Principale, Verner, being Lots 1, 2 and 5 – 46, Plan 36M496, Part of Lot 10, Con. 4, Twp. Caldwell, 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 'F2-2' 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 'F2-2' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, as follows:

Property	Current Zoning	New Zoning
Lot 2 to Lot 7, inclusive	Residential Two (R2)	Residential Three Exception Zone 2 (R3-2)
Block 9	Residential Two (R2)	Highway Commercial (C2)
Block 8, Block 10	Residential Two (R2)	Residential Two – Holding (R2-H)

2. Section 6.3, Table 6.1 shall include the following Exception:

EXCEPTION	BY-LAW	LOCATION	SCHEDULE	SPECIAL PROVISIONS
R3-2	2021/16	Principale Street, Verner, ON – Proposed Lots 2 - 7	F2-2	<ul style="list-style-type: none">The Permitted uses of a lot in the R3-2 zone shall be as in Table 6.1 and shall further include up to four (4) separate duplex dwellings on one lot.




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

ENACTED AND PASSED THIS 16th DAY OF MARCH, 2021 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.

JOANNE SAVAGE, MAYOR

MELANIE DUCHARME, CLERK



-  LANDS TO BE REZONED FROM RESIDENTIAL TWO (R2) TO RESIDENTIAL THREE EXCEPTION TWO (R3-2)
-  LANDS TO BE REZONED FROM RESIDENTIAL TWO (R2) TO HIGHWAY COMMERCIAL (C2)
-  LANDS TO BE REZONED FROM RESIDENTIAL TWO (R2) TO RESIDENTIAL TWO-HOLDING (R2-H)

LOTS 1, 2 AND 5-46, PLAN 36M496
PART LOT 10, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF CALDWELL
MUNICIPALITY OF WEST NIPISSING OUEST



25 12.5 0 25 50 Metres

MUNICIPALITY OF WEST NIPISSING OUEST
GEOGRAPHIC TOWNSHIP OF CALDWELL - SCHEDULE F2-2

THIS IS SCHEDULE 'A' TO
BY-LAW NO. 2021-_____ PASSED THIS
_____ DAY OF _____ 2021.

MAYOR

CLERK



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

Resolution No.

2021/

MARCH 16, 2021

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

WHEREAS a public meeting of the West Nipissing Planning Advisory Committee was held on March 8, 2021, to consider draft approval of a Plan of Subdivision Application No. SUBD 2021/01 made by 2682213 ONTARIO LIMITED for a subdivision of seven (7) lots and three (3) Blocks on lands legally described as Lots 1, 2 and 5 – 46, Block B and C, and Part of Lot 10, Con. 4, Geographic Township of Caldwell, now Municipality of West Nipissing, District of Nipissing;

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

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

BE IT THEREFORE RESOLVED THAT draft plan of Subdivision, be granted for Subdivision Application No. SUBD 2021/01 made by 2682213 ONTARIO LIMITED for subdivision of seven (7) lots and three (3) Blocks on lands legally described as Lots 1, 2 and 5 – 46, Block B and C, and Part of Lot 10, Con. 4, Geographic Township of Caldwell, now Municipality of West Nipissing, District of Nipissing, subject to the recommendation of the West Nipissing Planning Advisory Committee, attached hereto, including Schedule "A" thereto.

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

CARRIED: _____

DEFEATED: _____

DEFERRED OR TABLED: _____

DRAFT PLAN OF SUBDIVISION OF
ALL OF LOTS 1, 2, 5 TO 46 INCLUSIVE
BLOCKS B AND C
BEAUDRY STREET, RUE PRINCIPALE STREET,
RUE GAGNON STREET, RUE MENARD STREET
REGISTERED PLAN M-496
AND PART OF E 1/2 OF LOT 10, CONCESSION 4
TOWNSHIP OF CALDWELL
NOW IN THE
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

METRIC UNITS
DISTANCES AND COORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

0m 25m 50m
SCALE 1 : 750

LAND USE ANALYSIS

LOT OR BLOCK	INTENDED USE	No. OF UNITS	AREA (HECTARES)
LOTS 1 TO 7	RESIDENTIAL-R3	3	3.0188 Hc.
BLOCK 8	FUTURE DEVELOPMENT	1	0.1242 Hc.
BLOCK 9	HIGHWAY COMMERCIAL-C2 TO BE ADDED TO ADJOINING PROPERTY TO THE EAST	1	0.3557 Hc.
BLOCK 10	FUTURE DEVELOPMENT	1	1.4935 Hc.
STREET	STREET	1	0.3769 Hc.
TOTAL			5.3689 Hc.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE ONTARIO PLANNING ACT

- (A) AS CERTIFIED ON THE FACE OF THE PLAN
(B) AS SHOWN ON THE FACE OF THE PLAN
(C) AS SHOWN ON THE FACE OF THE PLAN
(D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE
LISTED IN THE LAND USE ANALYSIS.
(E) THE EXISTING USES OF THE ADJOINING PROPERTIES ARE:
NORTH - KING'S HIGHWAY No. 17, HIGHWAY COMMERCIAL-C2
EAST - RESIDENTIAL-R2, HIGHWAY COMMERCIAL-C2
SOUTH - RAILWAY, RURAL-RU, RESIDENTIAL-R2, COMMUNITY FACILITY-CF
WEST - RURAL, RU
(F) AS SHOWN ON THE FACE OF THE PLAN
(G) AS SHOWN ON THE FACE OF THE PLAN
(H) MUNICIPALLY OWNED AND OPERATED PIPED WATER SYSTEM
(I) THE NATURE AND POROSITY OF THE SOIL IS SANDY LOAM
(J) 1.0 METRE CONTOUR INTERVALS SHOWN ON THE FACE OF THE PLAN
(K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
MUNICIPAL SERVICES - PIPED WATER, PIPED SANITARY, TRANSIT, GARBAGE,
RECYCLING, ROAD MAINTENANCE, SCHOOL BUSING, SNOW REMOVAL
PUBLIC SERVICES - GAS, ELECTRICITY, TELEPHONE, CABLE, INTERNET
(L) THERE ARE NO EASEMENTS AFFECTING THE PROPERTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO

JANUARY 25th, 2021

R. D. MILLER
ONTARIO LAND SURVEYOR
FOR: MILLER & URSO SURVEYING INC.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO

JANUARY 25th, 2021

TYNE BROUILLON - PRESIDENT
2682213 ONTARIO LIMITED
I HAVE THE AUTHORITY TO BIND THE CORPORATION
REGISTERED OWNER OF PMS 49070-0562 (LT), 49070-0767 (LT)
49070-0527 (LT) AND 49070-0526 (LT)



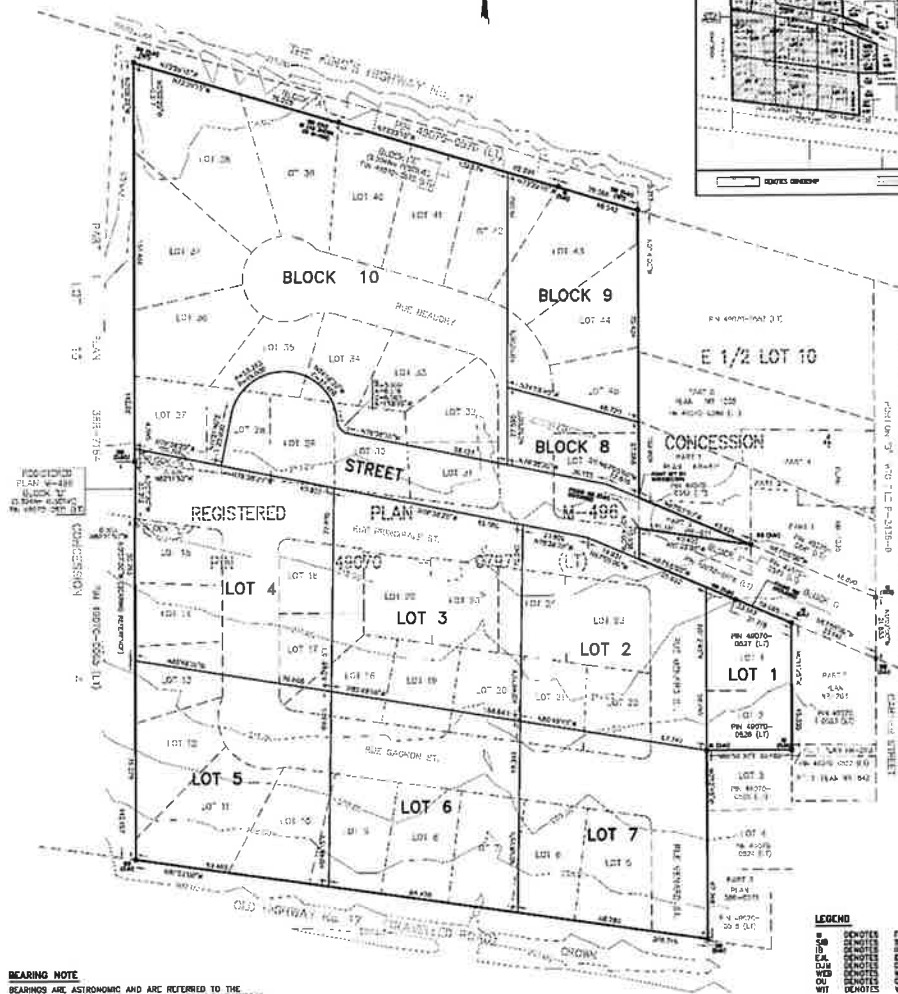
MILLER & URSO SURVEYING INC.
SURVEYING-ENGINEERING-PLANNING
1501 Seymour Street North Bay ON P1A 0C5
www.musurveying.com info@musurveying.com
P: (705) 474-1210 F: (705) 474-1788

CHIEFED BY: R.D. MILLER DRAWN BY: H.A. WINTERFELD FIELD: S.D. JAL PLAN FOR M.O. # 6410

BEARING NOTE

BEARINGS ARE ASTROLOGIC AND ARE REFERRED TO THE
WESTERLY LIMES OF LOT 11 TO 15, AND PRINCIPALE STREET.
AS SHOWN ON REGISTERED PLAN M-496, HAVING A BEARING OF N07°50'W.

KEY PLAN



LEGEND

SB DENOTES FOUND MONUMENT
3S DENOTES STANDARD IRON BAR
EAL DENOTES IRON BAR
D DENOTES E. J. LACKSTROM, O.L.S.
WED DENOTES D. J. NATIONWELL, O.L.S.
OD DENOTES W.E. BOLAN, O.L.S.
WB DENOTES ORIGIN UNKNOW
WIT DENOTES WITNESS
P DENOTES REGISTERED PLAN M-496
P1 DENOTES DEPOSITED PLAN M-821

SCHEDULE "A"

SUBD2021-01 - SPECIAL CONDITIONS OF DRAFT APPROVAL

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

- 1) The Corporation of the Municipality of West Nipissing's conditions and amendments to final plan of approval, for registration of Subdivision File No. SUBD2021/01 made by **2682213 Ontario Limited** are as follows:
- 2) That this approval expires three (3) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the *Planning Act*, the three (3) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the *Planning Act*.
- 3) This Draft Approval applies to the Plan of Subdivision prepared by **Miller & Urso Surveying Inc.**, dated January 25, 2021 which is comprised of 5.3669 Hectares (13.2 Acres).
- 4) That the owner agrees in writing to satisfy all requirements, financial and otherwise of the Municipality of West Nipissing concerning provision of services.
- 5) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority. In particular, the Owners shall grant to the Municipality of West Nipissing an easement for water over the property shown as Block 10, in such location as may be agreed upon for the orderly provision of water to properties located to the west of the subject property.
- 6) That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:
 - a) the owner agrees that a Stormwater Management Plan shall be undertaken by a professional engineer with respect to the Subdivision describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction; and
 - b) The Stormwater Management report shall also address any slope stability or any hydrogeological issues associated with this development
 - c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
- 7) That the Owner provides full engineering drawings showing the provision of full municipal services prepared by a qualified engineer, to the satisfaction of, and at no expense to the

Municipality of West Nipissing to address the following:

- a. Road design
 - b. Storm water and drainage
 - c. Sidewalk
 - d. Water mains and services
 - e. Sanitary mains and services
 - f. Fire hydrant and spacing
 - g. Entrances to lots;
 - h. Street lighting
 - i. CMB location;
 - j. Location of other services (telephone, gas, hydro, etc.).
- 8) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes as council may determine.
- 9) The owner covenants and agrees to provide the municipality with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation. The owner further agrees to provide notice to prospective purchaser of the locations of the CMB and that home/business mail delivery will be provided by CMBs provided by the owner, provided that the owner has paid for the activation and equipment installation of the CMB's.
- 10) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 11) That the Subdivision Agreement between the owner and the Municipality contain a Special Provision with wording acceptable to or Hydro One to ensure that:
- a. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted to Hydro One for review and approval.
 - b. Any development in conjunction with the subdivision must not block vehicular access to any Hydro One facilities located on the right-of-way. During construction, there will be no storage of materials or mounding of earth or other debris on the right-of-way.
 - c. The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the developer.
 - d. The easement rights of Hydro One and its legal predecessors are to be protected and maintained.
- 12) That before Municipal Council's Final Approval is given, the Council shall be advised in writing by the Director of Community Services how Condition No. 8 has been satisfied.
- 13) That before City Council's Final Approval is given, the Council shall be advised in writing by Canada Post Corporation how Condition No. 9 has been satisfied.

NOTES

- 1) We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
- ~~2) Prior to any construction, a Fill, Construction and Alteration to Waterways Permit is required from the North Bay Mattawa Conservation Authority. The subject lands are within an area regulated by the North Bay Mattawa Conservation Authority under Ontario Regulation 162/90. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario.~~
- ~~3) Private water supply and sewage disposal facilities must be approved by the Ministry of the Environment, or its agent in certain areas, in accordance with Ontario Regulations 229/74 as amended, made under the Environmental Protection Act, 1971, as amended.~~
- 4) We recommend you make yourself aware of applicable Federal and Provincial laws regarding construction in proximity to waterbodies.
- 5) The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
- 6) The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with Hydro One that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with Hydro One and the Ontario Distribution System Code.



WEST NIPISSING PLANNING ADVISORY COMMITTEE
ZBLA2021/03

Resolution No.

2021/ 008

March 8, 2021

Moved by / *Proposé par* :

"Joanne Savage"

Seconded by / *Appuyé par* :

"Normand Roberge"

WHEREAS a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located on rue Principale Street, Verner, being Lots 1, 2 and 5-46, 36M496, Part Lot 10, Con 4, Caldwell Twp.

AND WHEREAS THE PURPOSE AND EFFECT of the proposed amendment is as to amend the zoning designation of the said property from R-2 (Residential, Two) to R-3 (Residential, Three) and C-2 (highway commercial) for Block 9 for the purpose of subdividing the lands, as shown on the attached Schedule "A";

AND WHEREAS written concerns and objections were received:

☒ YES or

☐ NO

BE IT RESOLVED THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS

or

☐ DOES NOT RECOMMEND

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

1. Schedule **F2-2** of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on sketch attached hereto, which properties are more particularly described as Lots 1, 2 and 5-46, 36M496, Part Lot 10, Con 4, Caldwell Twp, from R-2 (Residential, Two) to R-3 (Residential, Three) and C-2 (highway commercial) for Block 9; and
2. Schedule **F2-2** of By-Law No. 2014-45 shall be amended by placing the lands shown as Blocks 8 and 10, in a R2-H (Residential Two – Holding) zone and no development shall take place until a further application by the Owner is made to remove the "H" zone designation.

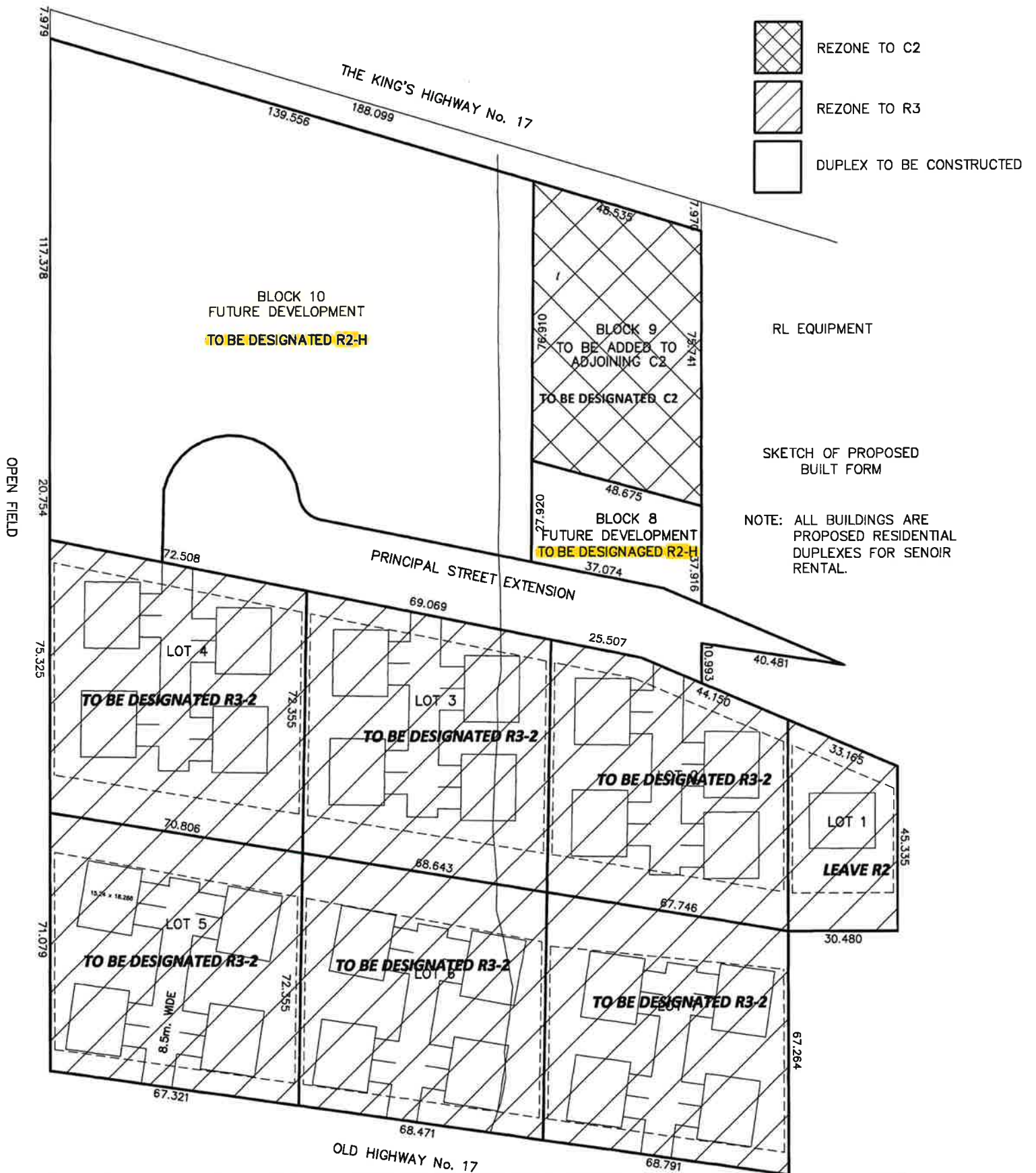
"Denis Sénécal"

CHAIR

"Melanie Ducharme"

SECRETARY

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





WEST NIPISSING PLANNING ADVISORY COMMITTEE

Resolution No.

2021 / 009

March 8, 2019

Moved by / *Proposé par* :

"Joanne Savage"

Seconded by / *Appuyé par* :

"Normand Roberge"

WHEREAS a Public meeting was held on March 8, 2021 for draft plan approval of a plan of subdivision on property located on rue Principale Street, Verner, Municipality of West Nipissing and more particularly described as Lot 1, 2 and 5 – 46, Plan 36M-496, located in Part of Lot 10, Concession 4 in the former Township of Caldwell;

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

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

BE IT RESOLVED that the Planning Advisory Committee of West Nipissing



RECOMMENDS



DOES NOT RECOMMEND

draft approval of the Application for Subdivision Approval made by **2682213 ONTARIO LIMITED** for plan of subdivision located on rue Principale Street, Verner, Municipality of West Nipissing and more particularly described as Lot 1, 2 and 5 – 46, Plan 36M-496, located in Part of Lot 10, Concession 4 in the former Township of Caldwell;

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

"Denis Sénécal"

CHAIR

"Melanie Ducharme"

SECRETARY

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

**MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING**

Year	Number of individuals per 1000
1980	45
1981	40
1982	35
1983	30
1984	25
1985	20
1986	15
1987	10
1988	5
1989	2
1990	1
1991	1
1992	1
1993	1
1994	1
1995	1
1996	1
1997	1
1998	1
1999	1
2000	1

LAND USE ANALYSIS		LAND OR BLOCK	
INTENDED USE	No. OF UNITS	AREA (HECTARES)	
RESIDENTIAL-A2	7	3.018 Ha.	LOTS 1 TO 7
OTHER RESIDENTIAL	1	0.1242 Ha.	BLOCK 8
COMMERCIAL-C2 TO BE ADDED TO ADJOINING PROPERTY TO THE EAST	1	0.3537 Ha.	BLOCK 9
FUTURE DEVELOPMENT	1	1.4533 Ha.	BLOCK 10
STREET	1	0.7769 Ha.	STREET
TOTAL		5.3569 Ha.	

OF THE ONTARIO PLANNING ACT

- (A) AS CENTERED ON THE FACE OF THE PLAN
- (B) AS SHOWN ON THE FACE OF THE PLAN
- (C) AS SHOWN ON THE FACE OF THE PLAN
- (D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE:
- (E) LISTED IN THE LAND USE ANALYSIS.
- (F) THE EXISTING USES OF THE ADJACENT PROPERTIES ARE:
EAST – RICH'S HIGHWAY NO. 17, HIGHWAY COMMERCIAL-C2
NORTH – RESIDENTIAL-02, HIGHWAY COMMERCIAL-C2
WEST – RURAL, IN, RURAL-NO, RESIDENTIAL-02, COMMUNITY FACILITY-CF
- (G) AS SHOWN ON THE FACE OF THE PLAN
- (H) UNIMPAIRED OPENED AND OVERSEEN PAVED WATER STREET
- (I) THE NATURE AND POROSITY OF THE SOIL IS SANDY LOAM
- (J) 1.0 METER CONTOUR INTERVALS SHOWN ON THE FACE OF THE PLAN
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LOTS ARE:
EMERGENCY SERVICES—POLICE, FIRE, AMBULANCE
- (L) MUNICIPAL SERVICES — PAVED WATER, Piped SANITARY, TRASHES, GARBAGE,
RECREATION, ROAD MAINTENANCE, SCHOOL, BIDDING, SHOP REPAIR,
PUBLIC SERVICES — GAS, ELECTRICITY, TELEPHONE, CABLE, INTERNET
- (M) THERE ARE NO EASEMENTS AFFECTING THE PROPERTY.

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

H. D. MILLER
ONTARIO LAND SURVEYOR
FOR: MILLER & WARD SURVEYING INC.

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

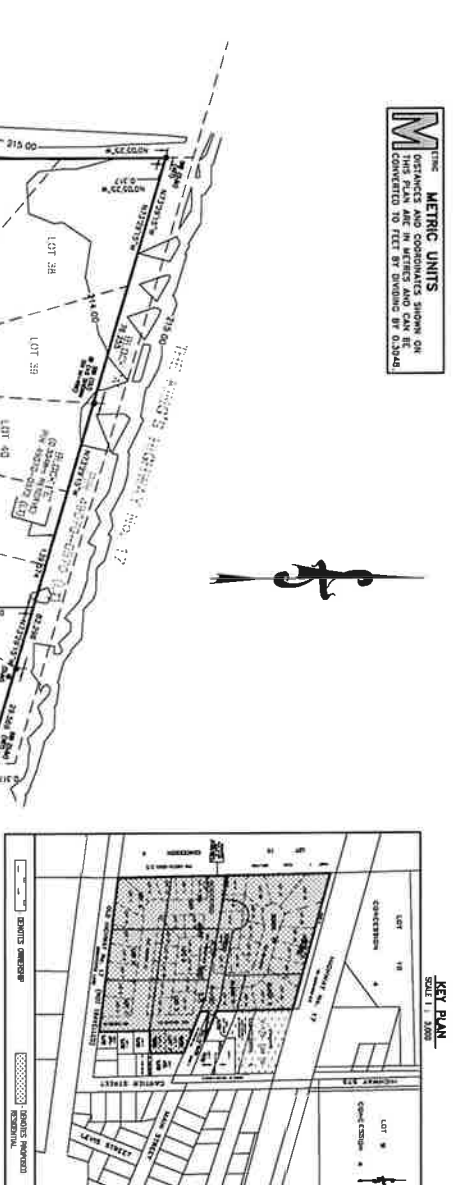
206213 ONTARIO LIMITED
I HAVE THE AUTHORITY TO BIND THE CORPORATION
REGISTERED OWNER OF PINS 49070-0582 (LT), 49070-0797 (LT)
49070-0527 (LT) AND 49070-0526 (LT)



MILLER & URSO SURVEYING INC.
SURVEYING • ENGINEERING • PLANNING
1501 Seymour Street North Bay ON P1A 0C5
www.murusaurveying.com info@murusaurveying.com
P: (705) 474-1210 F: (705) 474-1783

ID - C:\mmw\Draftplans\4446.dwg - Mon, 25 Jan 2021 - 9:01

METRIC UNITS
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



BEARING NOTE
THE BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMITS OF LOT 11 TO 15, AND PRINCIPAL STREET, AS SHOWN ON REGISTERED PLAN M-498, HAVING A BEARING OF N0°07'50"W

LEGEND	
■	FOUND MONUMENT
SIB	STANDARD IRON BAR
IB	IRON BAR
DE	E. J. LACKSTROM, 0.15
FL	D. J. MACDONELL, 0.15
OLM	W. E. BRULAN, 0.15
WEB	ORIGIN UNKNOWN
OU	WITNESS
DE	DEPOSITED PLAN NR-490
WIT	DEPOSITED PLAN NR-521
DE	
DE	
P1	

SCHEDULE "A"

SUBD2021-01 - SPECIAL CONDITIONS OF DRAFT APPROVAL

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

- 1) The Corporation of the Municipality of West Nipissing's conditions and amendments to final plan of approval, for registration of Subdivision File No. SUBD2021/01 made by **2682213 Ontario Limited** are as follows:
- 2) That this approval expires three (3) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the *Planning Act*, the three (3) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the *Planning Act*.
- 3) This Draft Approval applies to the Plan of Subdivision prepared by **Miller & Urso Surveying Inc.**, dated January 25, 2021 which is comprised of 5.3669 Hectares (13.2 Acres).
- 4) That the owner agrees in writing to satisfy all requirements, financial and otherwise of the Municipality of West Nipissing concerning provision of services.
- 5) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority. In particular, the Owners shall grant to the Municipality of West Nipissing an easement for water over the property shown as Block 10, in such location as may be agreed upon for the orderly provision of water to properties located to the west of the subject property.
- 6) That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:
 - a) the owner agrees that a Stormwater Management Plan shall be undertaken by a professional engineer with respect to the Subdivision describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction; and
 - b) The Stormwater Management report shall also address any slope stability or any hydrogeological issues associated with this development
 - c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
- 7) That the Owner provides full engineering drawings showing the provision of full municipal services prepared by a qualified engineer, to the satisfaction of, and at no expense to the

Municipality of West Nipissing to address the following:

- a. Road design
 - b. Storm water and drainage
 - c. Sidewalk
 - d. Water mains and services
 - e. Sanitary mains and services
 - f. Fire hydrant and spacing
 - g. Entrances to lots;
 - h. Street lighting
 - i. CMB location;
 - j. Location of other services (telephone, gas, hydro, etc.).
- 8) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes as council may determine.
- 9) The owner covenants and agrees to provide the municipality with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation. The owner further agrees to provide notice to prospective purchaser of the locations of the CMB and that home/business mail delivery will be provided by CMBs provided by the owner, provided that the owner has paid for the activation and equipment installation of the CMB's.
- 10) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 11) That the Subdivision Agreement between the owner and the Municipality contain a Special Provision with wording acceptable to or Hydro One to ensure that:
 - a. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted to Hydro One for review and approval.
 - b. Any development in conjunction with the subdivision must not block vehicular access to any Hydro One facilities located on the right-of-way. During construction, there will be no storage of materials or mounding of earth or other debris on the right-of-way.
 - c. The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the developer.
 - d. The easement rights of Hydro One and its legal predecessors are to be protected and maintained.
- 12) That before Municipal Council's Final Approval is given, the Council shall be advised in writing by the Director of Community Services how Condition No. 8 has been satisfied.
- 13) That before City Council's Final Approval is given, the Council shall be advised in writing by Canada Post Corporation how Condition No. 9 has been satisfied.

NOTES

- 1) We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
- ~~2) Prior to any construction, a Fill, Construction and Alteration to Waterways Permit is required from the North Bay Mattawa Conservation Authority. The subject lands are within an area regulated by the North Bay Mattawa Conservation Authority under Ontario Regulation 162/90. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario.~~
- ~~3) Private water supply and sewage disposal facilities must be approved by the Ministry of the Environment, or its agent in certain areas, in accordance with Ontario Regulations 229/74 as amended, made under the Environmental Protection Act, 1971, as amended.~~
- 4) We recommend you make yourself aware of applicable Federal and Provincial laws regarding construction in proximity to waterbodies.
- 5) The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
- 6) The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with Hydro One that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with Hydro One and the Ontario Distribution System Code.

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1. INTRODUCTION

The purpose of this Planning Report is to address all provincial and municipal land use policies governing the proposed re-zoning and subdivision of the property located at the west end of Principal Street (rue Principale), Verner Ontario. The application is being put forward by the owner, 2682213 Ontario Limited (Yves Brouillette), and its Agent, Miller & Urso Surveying Inc.

2. SITE AND BACKGROUND INFORMATION

The property is located at the west limit of the Town of Verner. The property was previously subdivided into 46 lots by Subdivision Plan No. 36M496. The subdivision was never developed and the property was purchased by the current owner on July 31, 2015 from the Municipality of West Nipissing who vested the property in 2013 following a failed tax sale. As a condition precedent to purchase, the Owner requested that the Municipality register a Deeming By-Law pursuant to S.50(4) of the Planning Act in order to deem the lots on the Plan of Subdivision no longer within a plan of subdivision in order that he may amalgamate the lots into one parcel. In addition, the Municipality passed a by-law to close all of the streets shown on the plan of subdivision and the undeveloped streets were included as part of the sale transaction.

There also exists on the property a water line which extends from Cartier Street, under a portion of the RL Equipment building and across the vacant property leading to a house and a motel, both located on Highway 17. This infrastructure was installed without the benefit of an easement and the current owner was unaware of its existence which is why the addition to the building is constructed on top. The proposed subdivision, by extending the water main down rue Principale, will enable the municipality to abandon the existing waterline and to service the house and motel from the new extension of Principale street. An easement will be granted to the Municipality over a portion of the Block 10, as may be agreed upon between the owner and the municipality, for the waterline.

3. DEVELOPMENT PROPOSAL

The owner is proposing to subdivide the property into seven (7) lots, three (3) blocks and one new street. The intention is to construct fully municipally serviced multi-unit dwellings on each of the new lots. Three of the lots will front on and be accessed by the new proposed street and three will front on and be accessed from Old Highway 17. Concurrent with the Application for Subdivision, the owner is proposing to re-zone the property from R-2 (Residential, two) to R2-3 (Residential, three) to allow the construction of the multi-unit dwellings. In addition, one of the blocks is proposed to be added to the existing RL Equipment commercial property and is required to be re-zoned to C1 (Highway Commercial). The remaining Block 10 will be placed in a Holding Zone, and no development shall take place thereon until a further application by the Owner to remove the "H" zone designation.

See Figure 2 and Figure 3 attached.

4. POLICY CONTEXT

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

4.1 Provincial Policy Statement

The [*Provincial Policy Statement 2020 \(PPS\)*](#) provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority(s), in this case the Municipality of West Nipissing,

to uphold the policies of the PPS, pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests.

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

1.1.1 Healthy, liveable and safe communities are sustained by:

- a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b. accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;
- c. avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d. avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e. promoting cost-effective development standards to minimize land consumption and servicing costs;
- f. improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and
- g. ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

1.1.2 Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that timeframe may be used for municipalities within the area.

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

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

- a. densities and a mix of land uses which:
 1. efficiently use land and resources;
 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and
- b. a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established

through provincial plans, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 Planning authorities shall establish and implement phasing policies to ensure that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas.

1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

5. LOCAL POLICY DOCUMENTS

Local policy documents include the [West Nipissing Official Plan](#), [Zoning By-law](#) and [Site Plan Control By-Law](#).

5.1 Official Plan

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

The subject property is located within the Urban Settlement Area of the Town of Verner (See Figure 4) and is a designated Employment District in the West Nipissing Official Plan, which was adopted by Council on April 15, 2008 and approved by the Ministry of Municipal Affairs and Housing on December 7, 2011. Employment Lands are primarily intended for industrial development and expansion of commercial uses. Notwithstanding the foregoing, the West Nipissing Official Plan contains the following provision:

1.09 INTERPRETATION

1. Boundaries

It is intended that the boundaries of the land use designations shown on the Land Use Plan Schedules are to be considered as approximate. Boundaries are to be considered absolute only where clearly bounded by roads, railways, rivers or streams or other distinctive geographical barriers. Amendments to the Official Plan will not be required in order to make minor adjustments to the boundaries of land use designations or features or other symbols nor to the location of roads, provided that in all cases, the general intent of the Plan is preserved. Such minor deviations may not be reflected on the Land Use Plan Schedules.

It is recommended that Council for the West Nipissing municipality consider adjusting the boundary of the Employment area such that Block 9 (future development) and Block 10 (the lands to be added to the existing RL Equipment) property shall remain Employment, while the balance of the lands be designated Residential without the requirement for an Official Plan Amendment.

Section 3.06.1.1 Urban Settlement Area

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

Section 3.06.1.4 Urban Service Limits

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

Permitted Residential Uses within the Urban Settlement area are as follows:

Table 3.1

Table 3.1 - Permitted Land Uses in Designated Urban and Rural Settlement Areas and the Rural Area				
Land Use Category¹	Urban Settlement Area	Rural Settlement Area	Rural Area	
			Waterfront District	Rural District
Scope of Permitted Residential Uses in District (see also Sections 3.06.5.1, 3.06.2, 3.06.8.2, 3.06.8.9, 3.06.10)	<u>Residential District:</u> <ul style="list-style-type: none"> • full range of low, medium and high density housing types • specialized housing types: group homes, crisis care, social assisted 	<u>Residential Uses:</u> <ul style="list-style-type: none"> • full range of low and medium density housing types • specialized housing types: group homes, crisis care, social assisted (excluding high density) 	<u>Residential Uses:</u> <ul style="list-style-type: none"> • seasonal and permanent residential uses 	<u>Rural District:</u> <ul style="list-style-type: none"> • limited low density (single and two unit housing) • specialized housing types: group homes, crisis care, social assisted (excluding high density)

5.2 Zoning By-Law

The proposal is to re-zone Lots 1 – 6 from R2 (Residential, two) to R3 (Residential, three) in order to construct multiple dwellings (up to 8 units per building) on each lot of the proposed subdivision. The current zoning (R2) permits up to two family dwellings per lot (See Figure 5). Each of the proposed new lots will consist of sufficient area to meet the requirements of By-Law No. 2014-45 for the R3 zone.

Block 9 is proposed to be re-zoned from R2 (Residential Two) to C2 (Highway Commercial) in order to add the lands to the existing property known as RL Equipment Ltd. Located at the corner of Highway 17 and Cartier Street.

Block 10 shall be designated R2-H (Residential two – Holding) zone such that no development shall take place on the said Block 10 until such time as the Holding designation is removed in accordance with the provisions of the Zoning By-Law, Official Plan and Planning Act, as amended.

5.3 Site Plan Control By-Law

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

Notwithstanding that the property is subject to site plan control, being the subject of an application under the Planning Act, it is not anticipated that a Site Plan Control Agreement will be required, given the location, nature and scope of the proposed development.

6. CORRESPONDENCE/INFORMATION ATTACHED

Notice was circulated to property owners within 120 meters (400 feet) of the subject lands and public bodies and utilities as required by Regulation. Copies of those comments are attached as Appendix 1 and Appendix 2.

7. SUMMARY AND RECOMMENDATIONS

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

In addition, the application has been reviewed within the context of the West Nipissing Official Plan and Zoning by-law No. 2014-45. The proposed application to subdivide the property into six (6) lots and three (3) blocks and to re-zone a portion of the property from R2 (Residential Two) to R3 (Residential 3) in order to permit the construction of multi-family dwellings and to re-zone a portion of the property to C2 (Highway Commercial) for the purpose of adding those lands to the existing commercial uses at 10402 Highway 17, Verner is recommended subject to the conditions attached hereto as Appendix 3.

Respectfully Submitted,



Melanie Ducharme, Planner

Figure 1 – Aerial Imagery



Figure 2 – Draft Plan of Subdivision

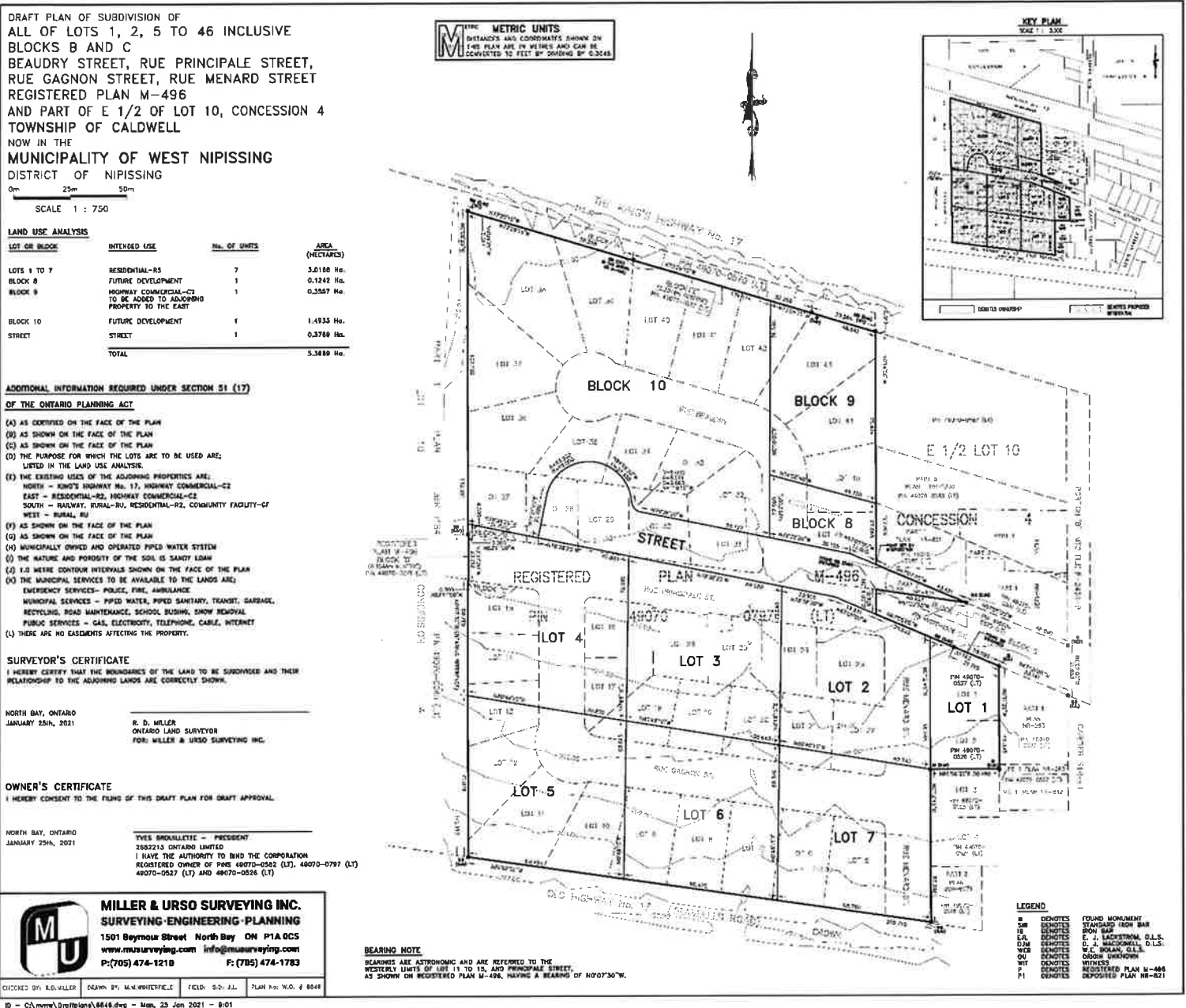
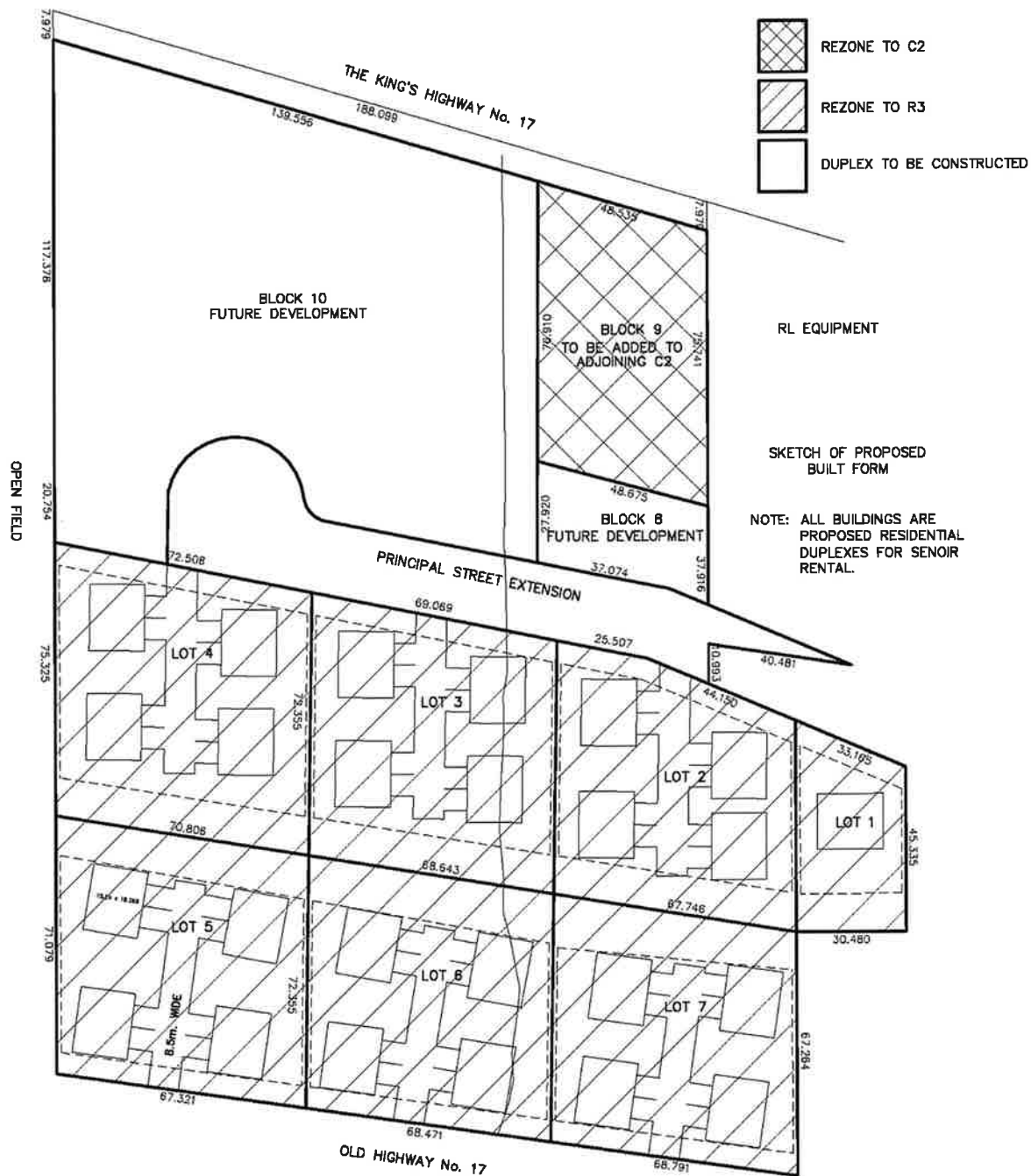
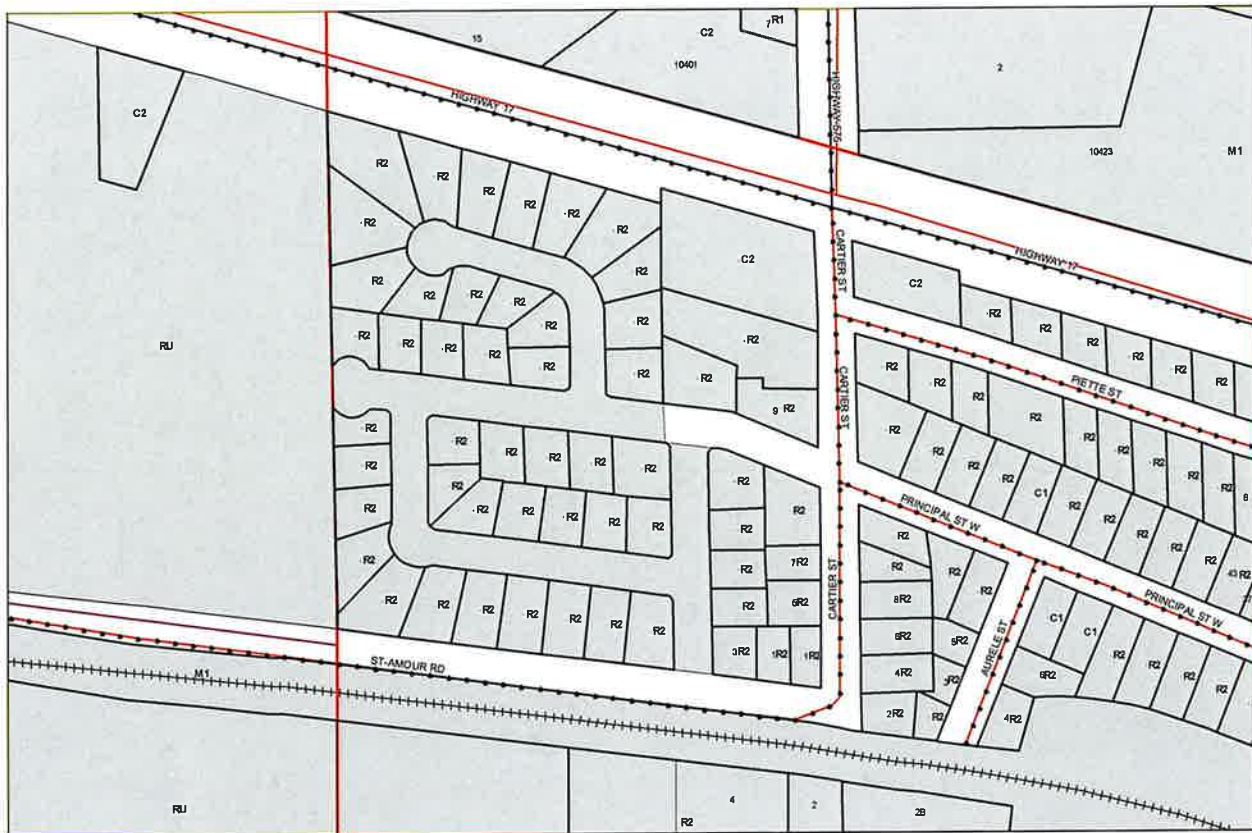


Figure 3 – Sketch for Proposed Zoning Amendment



[illegible]

Figure 5 – West Nipissing Zoning By-law No. 2014-45



February 25, 2021

West Nipissing Municipality
c/o Melanie Ducharme, Municipal Clerk/Planner

Proposed Zoning amendment for vacant lands
at the west limit of Principale Street and also
fronting on St-Amand Road in Verner
File No. ZBLA 2021/03

Resident of 10 Cartier Gilbert and Carole
Cousineau refuse to give an approval to
the zoning amendment.

Carole Cousineau vote NO Carole Cousineau

Gilbert Cousineau vote NO 

We would also wish to be notified of
the decision of Committee.

10 Cartier Street (new Road)

February 25, 2021

West Nipissing Municipality
c/o Melanie Ducharme, Municipal Clerk/Planner

Proposed Zoning amendment for vacant lands
at the west limit of Principale Street and also
fronting on St-Amand Road in Verner
File No. ZBLA 2021/03

Resident of 7 Cartier Street
jeannine Pilon refuse to give approval
to the zoning amendment

Jeannine Pilon vote NO Jeannine Pilon

I also wish to be notified of the decision
of Committee

7 Cartier Street

Box 117

Verner, Ontario

PAH 2MO

Appendix 2 – Agency Comments

Melanie Ducharme

From: CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>
Sent: February 12, 2021 1:48 PM
To: Melanie Ducharme
Subject: RE: SUBD2021-01 & ZBLA2021-03 Principale St. Verner

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.

Good Afternoon,

RE: SUBD2021-01 & ZBLA2021-03 Principale St. Verner

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company.

CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address:

<http://www.proximityissues.ca/>

The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change.

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



CP Proximity Ontario
CP_Proximity-Ontario@cpr.ca
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

From: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Sent: Friday, February 12, 2021 8:42 AM
To: Alain Bazinet <abazinet@municipality.westnipissing.on.ca>; Bell Canada <jacqueline.moyle@bell.ca>; Bell2 <rowcentre@bell.ca>; CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>; Greater Sudbury Hydro <ESsupply@gsuinc.ca>; Hydro One <LandUsePlanning@HydroOne.com>; NBMCA <crystal.barnes@nbmca.ca>; Peter Ming <pming@municipality.westnipissing.on.ca>; Riche, Carla (MTO) <Carla.Riche@ontario.ca>; Shawn Remillard <sremillard@municipality.westnipissing.on.ca>

Melanie Ducharme

From: Hurd, Terry <terry.hurd@bell.ca>
Sent: February 12, 2021 12:07 PM
To: Moyle, Jacqueline; Melanie Ducharme; jmillier@musurveying.com
Cc: Hinds, Nolan
Subject: FW: SUBD2021-01 & ZBLA2021-03 Principale St. Verner
Attachments: Notice of Application for Subdivision (FINAL) _ Feb-11-2021.pdf; Key Map (both).pdf; Notice of Application for Zoning Amendment (FINAL) _ Feb-11-2021.pdf; Key Map.pdf

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.

Hi Melanie, Jeff,
How are you doing today. Thanks for the proposed development info.

If this progresses could we please get an autocad file of the development from you or the developer so we can add it to our base map.

Thanks /terry.

From: Moyle, Jacqueline <jacqueline.moyle@bell.ca>
Sent: Friday, February 12, 2021 11:34 AM
To: Hurd, Terry <terry.hurd@bell.ca>
Subject: FW: SUBD2021-01 & ZBLA2021-03 Principale St. Verner

Hi Terry,

FYI, Notice of Application for Subdivision and Zoning Amendment for Municipality of West Nipissing

Thanks
Jacquie

Jacqueline Moyle
External Liaison
Bell Canada Right of Way



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2636
F: 705-726-4600
jacqueline.moyle@bell.ca

From: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Sent: February-12-21 10:42 AM
To: Alain Bazinet <abazinet@municipality.westnipissing.on.ca>; Moyle, Jacqueline <jacqueline.moyle@bell.ca>; ROWCC <rowcentre@bell.ca>; CPR <CP_Proximity-Ontario@cpr.ca>; Greater Sudbury Hydro <ESSupply@gsuinc.ca>; Hydro One <LandUsePlanning@HydroOne.com>; NBMCA <crystal.barnes@nbmca.ca>; Peter Ming

Melanie Ducharme

From: Alain Bazinet
Sent: February 12, 2021 10:50 AM
To: Melanie Ducharme
Subject: RE: SUBD2021-01 & ZBLA2021-03 Principale St. Verner

No comments at this time,

Regards,

Alain Bazinet, CBCO
Chief Building Official
225 Holditch Street
Sturgeon Falls, ON
P2B 1T1
705-753-6906

From: Melanie Ducharme
Sent: February 12, 2021 10:42 AM
To: Alain Bazinet <abazinet@municipality.westnipissing.on.ca>; Bell Canada <jacqueline.moyle@bell.ca>; Bell2 <rowcentre@bell.ca>; CPR <CP_Proximity-Ontario@cpr.ca>; Greater Sudbury Hydro <ESsupply@gsuinc.ca>; Hydro One <LandUsePlanning@HydroOne.com>; NBMCA <crystal.barnes@nbmca.ca>; Peter Ming <pming@municipality.westnipissing.on.ca>; Riche, Carla (MTO) <Carla.Riche@ontario.ca>; Shawn Remillard <sremillard@municipality.westnipissing.on.ca>
Cc: Natasha Liard <nliard@municipality.westnipissing.on.ca>
Subject: SUBD2021-01 & ZBLA2021-03 Principale St. Verner

Good morning,

Please see attached Notices of Application for Subdivision and Zoning Amendment for property located at the west limit of Principal Street, in Verner, for your comment.

The meeting is scheduled for March 8, 2020 and your comments would be appreciated prior to March 5, 2020, if possible.

Thank you

Melanie Ducharme
Municipal Clerk/Planner
Municipality of West Nipissing
101-225 Holditch Street
Sturgeon Falls, ON P2B 1T1
705-753-6926
705-753-3950 (facsimile)
mducharme@westnipissing.ca

Melanie Ducharme

From: ROWCC <rowcentre@bell.ca>
Sent: February 12, 2021 10:43 AM
To: Melanie Ducharme
Subject: Automatic reply: SUBD2021-01 & ZBLA2021-03 Principale St. Verner

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Due to the Covid-19 pandemic our team is working remotely and response time to your e-mail may be delayed. Please be patient and we will respond to your e-mail as soon as possible.

Thank you,
Right of Way Control Centre

Melanie Ducharme

From: Riche, Carla (MTO) <Carla.Riche@ontario.ca>
Sent: March 5, 2021 12:10 PM
To: Melanie Ducharme
Subject: RE: SUBD2021-01 & ZBLA2021-03 Principale St. Verner

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.

Good afternoon Melanie,

The Ministry of Transportation has no objection in principle to Municipality of West Nipissing Application # SUBD2021-01 and ZBLA2021-03 in Lot 10, Concession 4, Geographic Township of Caldwell subject to the following:

It is the understanding the ministry that Block 9 will be added to the existing adjacent commercial development to the east and will not require any new access.

Further, it is the understanding of the ministry that all other lots will have direct access to the municipal road/s extension/s. Please note that direct highway access will not be permitted for any of the highway lots. In addition, the MTO will not issue MTO Building and Land Use permits for construction on the lots adjacent to the highway prior to the construction of the municipal road extensions to service these lots.

The applicant should be made aware that the properties are located within the MTO's permit control area and as such MTO permits will be required in the following circumstances.

- Ministry of Transportation of Ontario (MTO) building/land use permit(s) are required for any proposed buildings, septic systems, wells etc. located within 45 metres of the limit of the highway, within 395 metres of any intersections along Highway 17, and within 800m from Highway 17 for large traffic generators
- MTO Sign permit(s) are required for the placement of any signs within 400 m of the limit of the highway.
- MTO Entrance permits will not be issued for the pre-severance property, or the post severance severed and retained properties as direct access to Highway 17 will not be permitted as all properties have access to existing municipal roads or proposed municipal road extensions.

Prior to the issuance of MTO permits the following may be required:

- An updated, detailed, to scale, site plan complying with MTO's setback requirements as per the "Building and Land Use Policy."
- A Traffic Impact Study or Brief subject to MTO review and approval. The Traffic Impact Study or Brief must be completed by a RAQS qualified traffic consultant, and detail the implications of the proposed residential subdivision and commercial developments to Highway 17 and the

Highway 17/ Cartier Street intersection. A listing of RAQS qualified traffic consultants can be found online at <https://www.raqs.merx.com/public/main/whatsNew.jsf>.

Following the granting of a permit, that if it is determined that traffic from the development is adversely affects the travelling public, the developer will be required to address the problem at their own expense, and to the satisfaction of the ministry.

- A Stormwater Management plan (SWMP) subject to MTO review and approval. The SWMP must identify if the new development (including residential subdivision and any commercial developments will have any drainage into the highway drainage system and if so must detail amounts and potential impacts, additional information can be obtained online at <http://www.mto.gov.on.ca/english/publications/drainage/stormwater/>.

Following the granting of a permit, that if it is determined that stormwater from the development is beyond the amount identified in the stormwater management plan reviewed by the MTO and is negatively impacting the provincial highway infrastructure, the developer will be required to address the problem at their own expense, and to the satisfaction of the ministry.

- An illumination plan: for developments adjacent to a provincial highway that includes area or architectural lighting, the developer must provide the following:
 - To-scale site plan showing the site location and the highway
 - Lighting layout showing pole/luminaire locations and orientation
 - Luminaire installation info such as mounting height, orientation angle, shielding info, etc.
 - Luminaire material info including catalog info and photometric data file
 - Lighting calculation plan showing horizontal luminance levels at and beyond the MTO right-of-way in metric units of lux to 1 decimal place minimum
 - The goal is to have zero light trespass onto MTO right-of-way, calculations should be provided that demonstrate that the Threshold Increment (TI).

Following the granting of a permit, that if it is determined that light glare from the installation adversely affects the travelling public, the developer will be required to address the problem at their own expense, and to the satisfaction of the ministry.

If there are any questions on the above, please contact me.

Regards

Carla Riche
Corridor Management Planner
Northeast Region
Ministry of Transportation
447 McKeown Ave, Suite 301
North Bay, ON, P1B 9S9
E-mail: carla.riche@ontario.ca



A Proud Member / Un membre fier

SCHEDULE "A"

SUBD2021-01 - SPECIAL CONDITIONS OF DRAFT APPROVAL

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

- 1) The Corporation of the Municipality of West Nipissing's conditions and amendments to final plan of approval, for registration of Subdivision File No. SUBD2021/01 made by **2682213 Ontario Limited** are as follows:
- 2) That this approval expires three (3) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the *Planning Act*, the three (3) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the *Planning Act*.
- 3) This Draft Approval applies to the Plan of Subdivision prepared by **Miller & Urso Surveying Inc.**, dated January 25, 2021 which is comprised of 5.3669 Hectares (13.2 Acres).
- 4) That the owner agrees in writing to satisfy all requirements, financial and otherwise of the Municipality of West Nipissing concerning provision of services.
- 5) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority. In particular, the Owners shall grant to the Municipality of West Nipissing an easement for water over the property shown as Block 10, in such location as may be agreed upon for the orderly provision of water to properties located to the west of the subject property.
- 6) That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:
 - a) the owner agrees that a Stormwater Management Plan shall be undertaken by a professional engineer with respect to the Subdivision describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction; and
 - b) The Stormwater Management report shall also address any slope stability or any hydrogeological issues associated with this development
 - c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
- 7) That the Owner provides full engineering drawings showing the provision of full municipal services prepared by a qualified engineer, to the satisfaction of, and at no expense to the

Municipality of West Nipissing to address the following:

- a. Road design
 - b. Storm water and drainage
 - c. Sidewalk
 - d. Water mains and services
 - e. Sanitary mains and services
 - f. Fire hydrant and spacing
 - g. Entrances to lots;
 - h. Street lighting
 - i. CMB location;
 - j. Location of other services (telephone, gas, hydro, etc.).
- 8) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes as council may determine.
- 9) The owner covenants and agrees to provide the municipality with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation. The owner further agrees to provide notice to prospective purchaser of the locations of the CMB and that home/business mail delivery will be provided by CMBs provided by the owner, provided that the owner has paid for the activation and equipment installation of the CMB's.
- 10) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 11) That the Subdivision Agreement between the owner and the Municipality contain a Special Provision with wording acceptable to or Hydro One to ensure that:
 - a. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted to Hydro One for review and approval.
 - b. Any development in conjunction with the subdivision must not block vehicular access to any Hydro One facilities located on the right-of-way. During construction, there will be no storage of materials or mounding of earth or other debris on the right-of-way.
 - c. The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the developer.
 - d. The easement rights of Hydro One and its legal predecessors are to be protected and maintained.
- 12) That before Municipal Council's Final Approval is given, the Council shall be advised in writing by the Director of Community Services how Condition No. 8 has been satisfied.
- 13) That before City Council's Final Approval is given, the Council shall be advised in writing by Canada Post Corporation how Condition No. 9 has been satisfied.

NOTES

We suggest you make yourself aware of the following:

- a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
- b) Section 143(2) allows certain exceptions.

~~Prior to any construction, a Fill, Construction and Alteration to Waterways Permit is required from the North Bay-Mattawa Conservation Authority. The subject lands are within an area regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 162/90. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario.~~

~~Private water supply and sewage disposal facilities must be approved by the Ministry of the Environment, or its agent in certain areas, in accordance with Ontario Regulations 229/74 as amended, made under the Environmental Protection Act, 1971, as amended.~~

We recommend you make yourself aware of applicable Federal and Provincial laws regarding construction in proximity to waterbodies.

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

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

MEMORANDUM

TO: Mayor and Council

FROM: Melanie Ducharme, Municipal Clerk/Planner

DATE: March 11, 2021

RE: **ZBLA2021/04 – ED SEGUIN & SONS TRUCKING AND PAVING LTD.
APPLICATION TO RE-ZONE PROPERTY ON VILLENEUVE COURT, STURGEON FALLS**

At the Planning Advisory Committee meeting of March 8, 2021, the Committee made recommendation to Council for the re-zoning of certain lands located on Villeneuve Court, in the Town of Sturgeon Falls, which lands are more particularly described as Part of Lot 5, Concession A, being Part 1 and Part of Part 2, Plan 36R-10926, Town of Sturgeon Falls.

A copy of the Committee's recommendation is attached along with Staff's report on the proposed zoning amendment.

Thank you

Joie de vivre



www.westnipissingouest.ca



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

BY-LAW 2021/17

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO
REZONE CERTAIN LANDS ON VILLENEUVE COURT, STURGEON FALLS
FROM RESIDENTIAL, ONE (R1) ZONE TO LIGHT INDUSTRY (M-1) ZONE**

WHEREAS the proposed purchaser of the subject property has, with the written authorization of the Owner, initiated an amendment to Zoning By-Law 2014-45 for the property located on Villeneuve Court, being Part of Lot 5, Concession A, being Part 1 and Part of Part 2, Plan 36R-10926, former Twp. Springer, Municipality of West Nipissing;

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

AND WHEREAS it is deemed desirable to amend the zone designation shown on Schedule 'SF-4' 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:

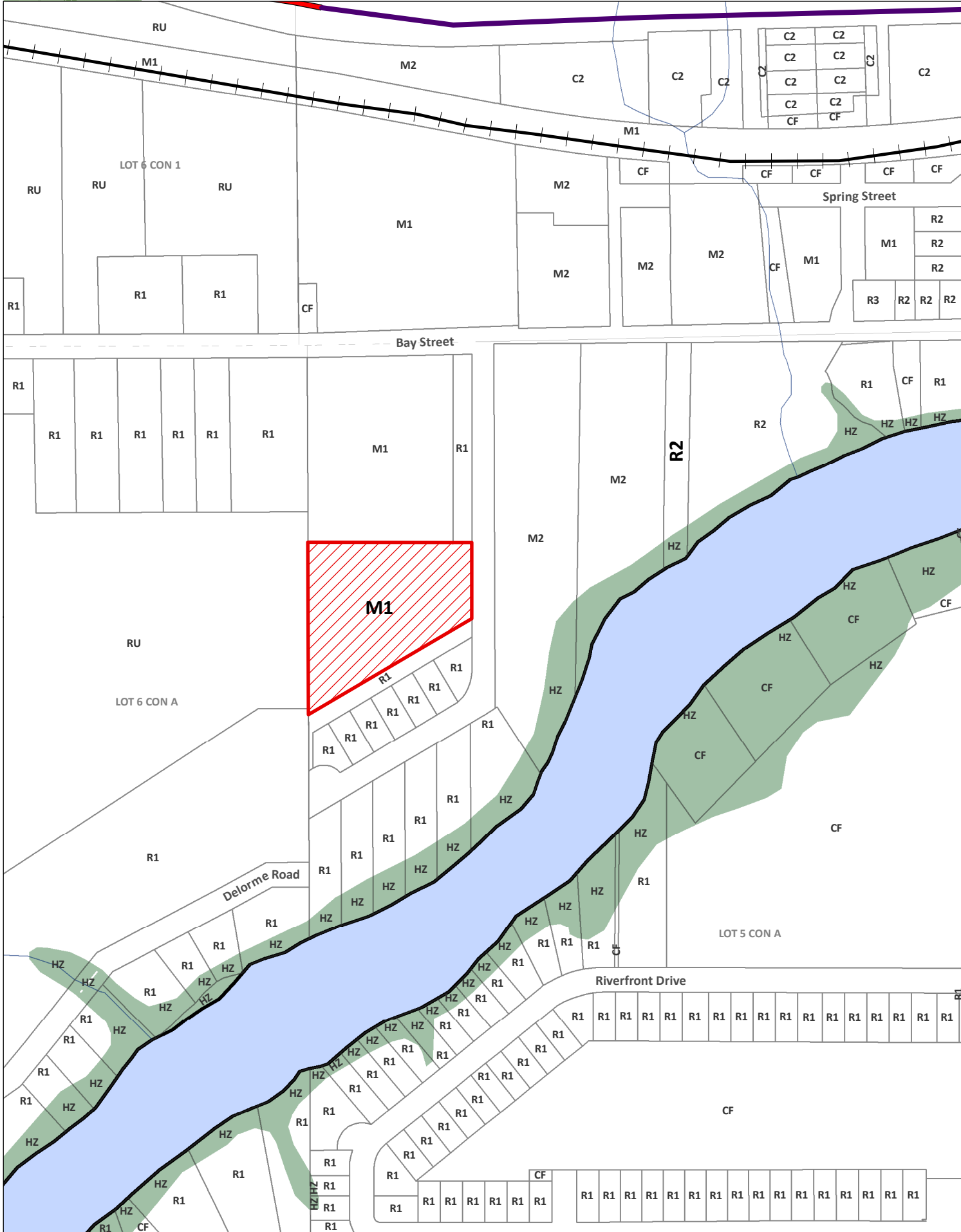
1. Schedule 'F2-2' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, from Residential One (R1) Zone to Light Industry, (M1) zone.
2. Pursuant to Section 41 of the *Planning Act*, and Municipality of West Nipissing By-Law No. 2015/63, as amended, the property shall be placed under Site Plan Control and the owner shall enter into a Site Plan Control Agreement with the Municipality which agreement shall be registered on title to the subject property pursuant to Section 4(c).
3. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the *Planning Act*, RSO 1990, Ch. P 13.


ENACTED AND PASSED THIS 16th DAY OF MARCH, 2021 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.

JOANNE SAVAGE, MAYOR

MELANIE DUCHARME, CLERK

Joie de vivre



 LANDS TO BE REZONED FROM RESIDENTIAL ONE (R1)
TO LIGHT INDUSTRIAL (M1)

MUNICIPALITY OF WEST NIPISSING OUEST
TOWN OF STURGEON FALLS - SCHEDULE SF4

THIS IS SCHEDULE 'A' TO
BY-LAW NO. 2021-_____ PASSED THIS
_____ DAY OF _____ 2021.

PART OF LOT 5, CONCESSION A
PARTS 1 & 2, PLAN 36R-10926
TOWN OF STURGEON FALLS
GEOGRAPHIC TOWNSHIP OF SPRINGER
MUNICIPALITY OF WEST NIPISSING OUEST



50 25 0 50 100
Metres

MAYOR

CLERK

WEST NIPISSING PLANNING ADVISORY COMMITTEE
ZBLA2021/04

Resolution No.

2021/010

March 8, 2021

Moved by / *Proposé par* :

"Chris Fisher"

Seconded by / *Appuyé par* :

"Joanne Savage"

WHEREAS a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located on Villeneuve Court, in the town of Sturgeon Falls and is more particularly described as Part of Lot 5, Concession A, being Parts 1 and Part of Part 2, 36R-10926, in the former Township of Springer saving and excepting therefrom a 15m buffer on the south boundary of the said property,

AND WHEREAS THE PURPOSE AND EFFECT of the proposed amendment is as to amend the zoning designation of the said property from R-1 (Residential, One) to M-1 (Light Industry), as shown on the attached schedule "A";

AND WHEREAS written concerns and objections were received;

AND WHEREAS oral submissions were made at the public meeting;

BE IT RESOLVED THE WEST NIPISSING PLANNING ADVISORY COMMITTEE



RECOMMENDS

or



DOES NOT RECOMMEND

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

1. Schedule **SF 4** of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on sketch attached hereto, which properties are more particularly described as Part of Lot 5, Concession A, Springer, being Parts 1 and 2, 36R-10926, save and except for a 15m strip along the south boundary of the said property from R-1 (Residential, One) to M-1 (Light Industry); and
2. That the Owner shall, prior to undertaking any development, including site alteration, or issuance of any permits or installation of any services thereon, enter into a Site Plan Control Agreement pursuant to Site Plan Control By-law No. 2015-63 and, in particular, to address the matters contained in Section 3 of the said by-law;

"Denis Sénécal"

CHAIR

"Melanie Ducharme"

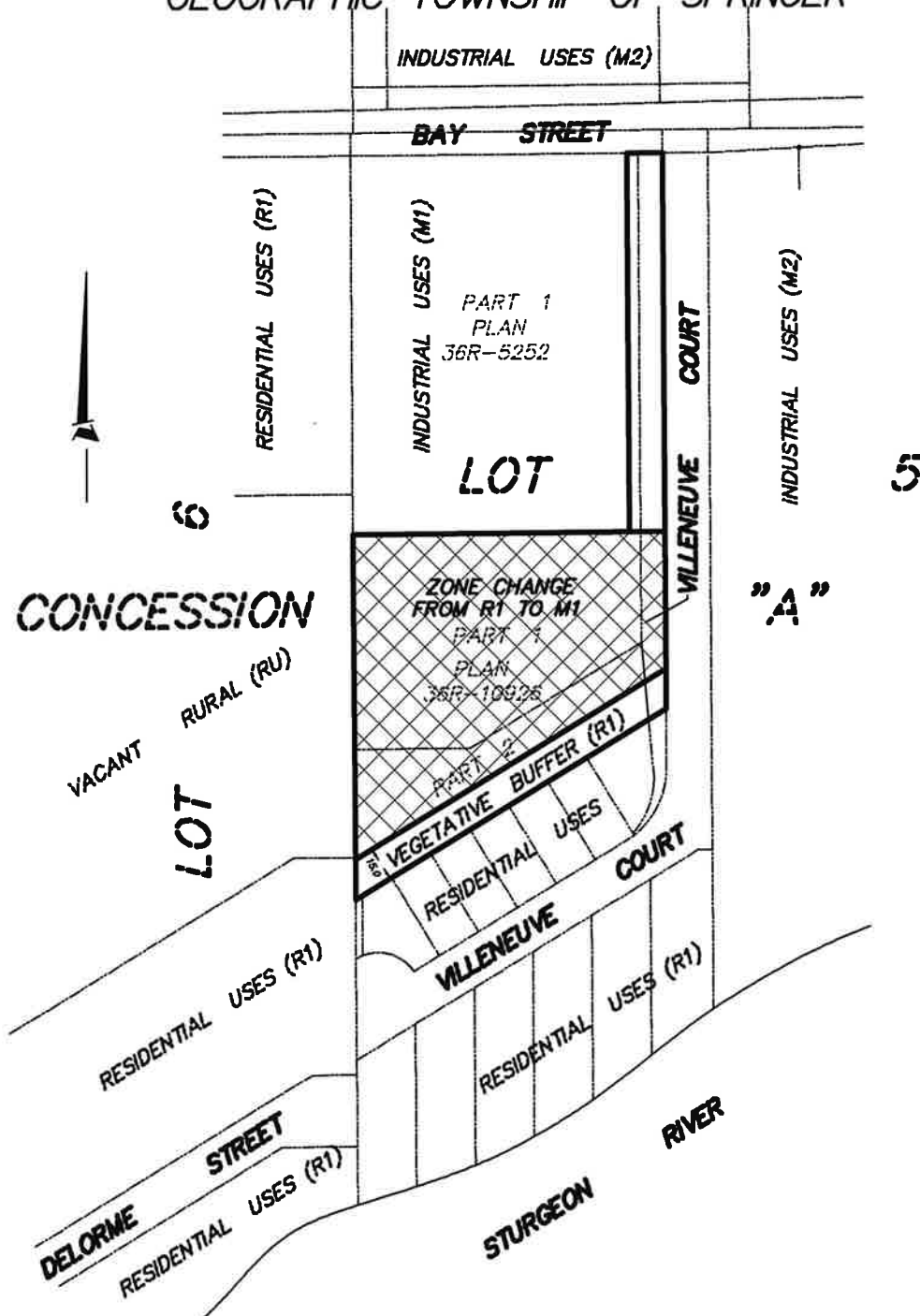
SECRETARY

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

SKETCH TO ACCOMPANY

ZONING BY-LAW AMENDMENT APPLICATION

PART OF LOT 5, CONCESSION "A"
GEOGRAPHIC TOWNSHIP OF SPRINGER



METRIC:

DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

COPYRIGHT:

THIS SKETCH WAS PREPARED EXCLUSIVELY FOR ED SEGUIN & SONS TRUCKING & PAVING LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL GOODRIDGE, OLS.

CAUTION:

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpaltd.com

FIELD	OFFICE	FILE
N/A	P. GOODRIDGE	SEGUIN 284

PLANNING REPORT

Proposed Zoning Amendment File No. ZBLA2021/04

Applicants: ED SEGUIN & SONS TRUCKING AND PAVING LTD.

Property: VILLENEUVE COURT, STURGEON FALLS, ON

Date: MARCH 8, 2021



West Nipissing Ouest

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1. INTRODUCTION

The purpose of this Planning Report is to address all provincial and municipal land use policies governing the proposed re-zoning of the vacant property located at on Villeneuve Court, Sturgeon Falls, Ontario. The property is owned by the Municipality of West Nipissing. The Municipality of West Nipissing has entered into an Agreement of Purchase and Sale with Ed Seguin & Sons Trucking and Paving Ltd. for the sale of a portion of the property and, as a condition of an Agreement of Purchase and Sale, the Applicant/Purchaser is requesting to change the zoning of the application to re-zone the property from R1 (Residential One) to M1 (Light Industrial) through its agent, Goodridge Goulet Planning & Surveying.

2. SITE AND BACKGROUND INFORMATION

- 2.1 Site Location** The subject property is vacant land located on the east side of Villeneuve Court in the Town of Sturgeon Falls. The property is bounded on the north by a warehouse and residential uses to the south. The property, though zoned for residential use, is located within the Employment District set out in the West Nipissing Official Plan.
- 2.2 Physiography** The property is largely wooded with mixed bush and contains a natural watercourse which has historically drained a watershed area to the west and north which empties into a large ditch on the east side of Villeneuve Court on property also owned by the Municipality of West Nipissing. This report will make recommendation that the historic drainage patterns be addressed through the implementation provisions of the West Nipissing Official Plan.
- 2.3 Services:** Municipally supplied water and sanitary services are available as well as electricity and natural services (through local providers) are available to the subject property.

3. DEVELOPMENT PROPOSAL

The Applicant is proposing to re-zone the property from R1 (Residential One Zone) to M1 (Light Industrial Zone). The property is intended to be used for industrial warehousing/cold storage. If re-zoned, the property may be used for any use set out in Table 8.1 and 2.2 of Zoning By-law 2014-45, subject to the Lot standards, parking and general provisions of the Zoning By-Law.

The Municipality will retain a buffer of 15m along the north side of the residential properties along Villeneuve Court to ensure visual and sound attenuation from the proposed Industrial Uses. The Applicant shall also be required to provide for buffering on the subject property along the south and west boundaries of the property as provided for in the Zoning By-Law.

4. POLICY CONTEXT

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

4.1 Provincial Policy Statement

The *Provincial Policy Statement 2014 (PPS)* provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority(s), in this case the Municipality of West Nipissing, to uphold the policies of the PPS, pertaining to land use planning

and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests.

1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

1.3.2 Employment Areas

1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs

1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.

Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- the proposed uses would not adversely affect the overall viability of the

- employment area; and
- existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

5. LOCAL POLICY DOCUMENTS

Local policy documents include the, [West Nipissing Official Plan](#) , [West Nipissing Zoning By-law 2014-45](#) and Site Plan Control By-Law.

5.1 Official Plan

The Municipality of West Nipissing is guided by the West Nipissing Official Plan which was adopted by Council on 6 April 15, 2008 and approved by the Ministry of Municipal Affairs and Housing on December 7, 2011. The following provides a summary of the existing Official Plan policies and relevant considerations for the site:

3.06(7) Economic Development Policies

This Plan recognizes the social and environmental benefits of living and working within the same community. However, it is recognized that the majority of the resident labour force of West Nipissing works outside of the community. The majority of these “commuters” work in nearby Sudbury and North Bay. With the growth in the retail sector in the two larger Cities, West Nipissing faces significant challenges in retaining and expanding its retail economic base.

Promoting the strengths of the local economy and the challenges which exist, this Plan establishes a clear policy direction which will provide a positive climate for economic investment and job creation.

In addition to the following economic development policies, individual land use policies relating to commercial and industrial development are intended to provide entrepreneurs with a clear set of policies on which to make investment decisions.

There are four main themes to West Nipissing’s economic development strategy:

- Position West Nipissing as a family-oriented wilderness destination;
- That the retention and expansion of existing businesses and economic sectors within the community represent the best way in which to expand the Municipality’s economy;
- Strengthen and expand the Municipality’s base for health and education;
- Redevelop and intensify lands which have been abandoned and which offer great opportunities for development.

3.06.8(4) Industrial Areas

*Industries should be located to take advantage of existing or planned **infrastructure** or transportation services (rail, road); in proximity to natural resources where there is a dependency on such materials for processing or manufacturing; or where they can optimize the use of the labour market or can take advantage of new technologies. Locations shall be avoided which will create land use conflicts or where the type of industry has the potential to pollute groundwater or surface water resources (e.g. sensitive aquifers, recharge areas or well head protection areas) (see also **Section 3.06.6.5** for land use compatibility guidelines and requirements).*

Mixed use business parks and employment areas are encouraged and should be designed through zoning and site plan control to facilitate the integration of complementary industrial and commercial land uses.

The Municipality may establish specifically designated areas for industrial uses through zoning. Such areas should be designed to cluster industrial uses in one area of the community i.e. **Employment District**. Access should be controlled through such measures as definable and curbed access points, shared access or service roads for multiple developments, prescribed spacing and number of access points to each other and to intersections. Access to industrial areas shall not be permitted through a residential area.

Areas for outdoor storage, parking, loading, and waste receptacles should be visually screened or appropriately located in such a way as to not detract the traveling public or negatively affect other nearby land uses, particularly **sensitive land uses**.

Water supply and sewage disposal systems shall be installed in conformity with **Section 4.06.3** of this Plan.

Controls will be exercised to avoid excessive or distractive signage in or adjacent to industrial areas.

Where the intensification, expansion or conversion of/to an industrial uses(s) occurs, the planning review shall ensure that the lot size is adequate for all requirements of the intended use including parking, water supply and sewage disposal systems, that access will be safe and that the change will be compatible with adjacent uses.

Table 3.1 – Permitted Land Uses in Designated Urban and Rural Settlement Areas and the Rural Area

Land Use Category ¹	Urban Settlement Area	Rural Settlement Area	RURAL AREA	
			Waterfront District	Rural District
Scope of Permitted Industrial Uses in District (see also Sections 3.06.6.5, 3.06.8.4)	<p><u>Employment District:</u>*</p> <ul style="list-style-type: none"> Class I, II and III industrial uses (see reference documents i.e. Guideline D-6 for description of industrial classes) -Commercial uses which compliment or are compatible with any permitted industrial use or commercial uses which are deemed suitable by a the Municipality. *These provisions shall apply in the vicinity of Sturgeon Falls/Cache Bay, Verner and Field. -mineral exploration and prospecting except where prohibited by provincial law 	<p><u>Employment Uses:</u></p> <ul style="list-style-type: none"> Class I and II industrial uses (see reference documents i.e. Guideline D-6 for description of industrial classes) Commercial uses which compliment or are compatible with any permitted industrial use Mineral exploration and prospecting except where prohibited by provincial law 	<ul style="list-style-type: none"> No industrial use is permitted within the Waterfront Area. Any industrial uses shall require an amendment to this Plan. 	<p><u>Employment District:</u></p> <ul style="list-style-type: none"> Class I, II and III industrial uses and resource related industrial uses transportation and distribution industries <p><u>Salvage Yard District:</u></p> <ul style="list-style-type: none"> salvage yards (see reference documents i.e. Guideline D-6 for description of industrial classes) mineral exploration and prospecting except where prohibited by provincial law

5.2 Zoning By-Law

The proposal is to re-zone the property from R1 (Residential One) to M1 (Light Industrial). The permitted uses for the Industrial Zones are attached as Figure 5. Any new development on the lands will be required to be in conformity with Tables 8.1, 8.2 and 8.3 of the West Nipissing zoning By-Law 2014-45.

In addition to the permitted uses, the property will be required to be in conformity with the provisions of the by-law relating to buffering, landscaping, parking, outdoor storage, Outdoor display.

5.3 Site Plan Control By-Law

The West Nipissing Site [Plan Control By-Law No. 2015-63](#) was enacted as a tool to establish areas of Site Plan Control in order for the municipality to ensure that development in specifically designated zones will proceed in accordance with certain standards. In the Municipality of West Nipissing areas within the Industrial zones as well as properties which are the subject of planning approvals are designated within the Site Plan Control Area.

A Site Plan is required to address, among other things, dimensions of the land, location of proposed buildings, the relationship of proposed structures and buildings to adjacent publicly and privately owned properties, elevations and cross sections to determine surface drainage patterns and the general location of all services to the property;

Any proposed development on this property will be subject to Site Plan Control and the Applicant will be required to enter into a Site Plan Control Agreement with the Municipality, which agreement will be registered on title and run with the property.

6. CORRESPONDENCE/INFORMATION ATTACHED

Notice was circulated to property owners within 120 meters (400 feet) of the subject lands and public bodies and utilities as required by Regulation. Comments and concerns received are attached Appendix 1.

7. SUMMARY AND RECOMMENDATIONS

In accordance with the provisions of the *Planning Act*, the undersigned has reviewed the proposal having regard to matters of provincial interest and for consistency with the Provincial Policy Statement 2014. In addition, the application has been reviewed within the context of the West Nipissing Official Plan and Zoning by-law No. 2014-45.

The proposed application to re-zone the property from R1 (Residential One) to M1 (Light Industry) is in general conformity with the West Nipissing Official Plan.

It is recommended that the property be rezoned from R1 (Residential 1) to M1 (Light Industry) subject to the following:

1. The property be placed under Site Plan Control pursuant to S. 4 of By-Law No. 2015-63, which Agreement will address the matters contained in S. 3 of the By-law,

2. The Applicant will provide a drainage plan for the subject property, taking into account adjacent lands and historic drainage patterns prior to any development of the property or issuance of a building permit.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Melanie Ducharme', written over a horizontal line.

Melanie Ducharme, Planner

Figure 2 – Aerial Imagery



Figure 3 – West Nipissing Official Plan – Land Use Schedule

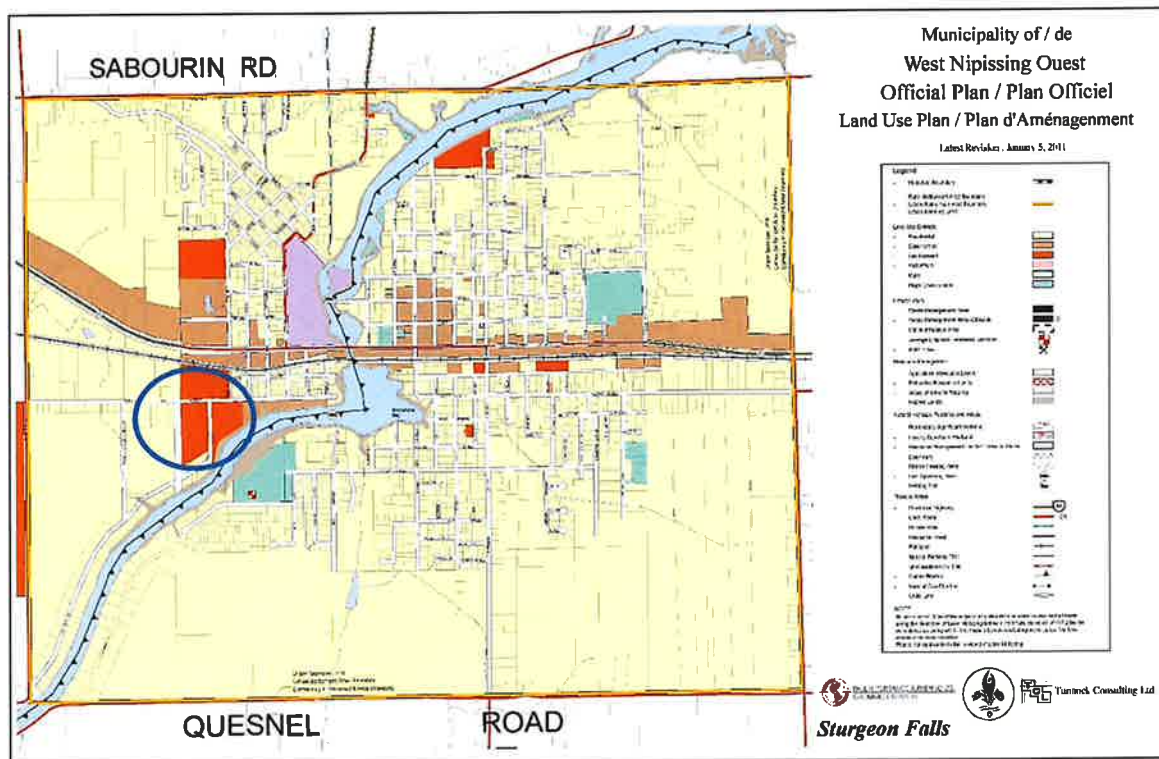
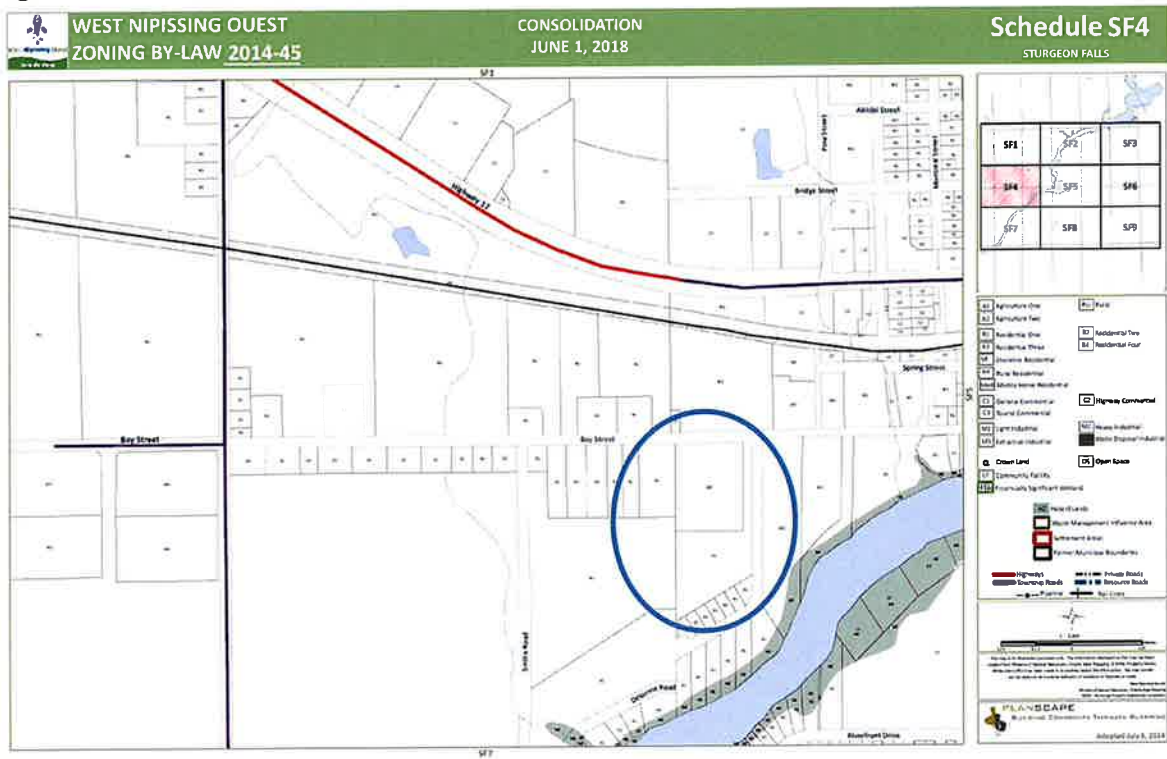


Figure 4 – West Nipissing Zoning By-law No. 2014-45



Appendix 1 –Correspondence/Public Comments

February 25, 2021

To the West Nipissing Planning Advisory Committee and Council,

Re: Zoning By-Law Amendment Application

Please accept this letter as an official notification of opposition to the rezoning of the property mentioned on the letter dated February 11, 2021. (Part of Lot 5, Concession A, Parts 1 and 2, 36R-10926, Springer Twp).

We feel strongly to share our opposition to this proposal due to the direct impact that this plan would have on our personal lives. Villeneuve Court is a beautiful residential area that has been home for 12 families. This neighborhood has been home for some of us for 20-30 years. This area of town can be described as a calm, quiet and friendly neighborhood, which is home for young families, as well as retired homeowners. The zoning amendment application poses many worries to all of us. We believe that when we purchased our properties, we were purchasing land surrounded by residential land and not heavy industrial land. For this reason alone, we feel that it should not proceed. We have a number of other reasons for our concerns. These include noise pollution, environmental concerns, and appearance to the area around our homes, safety for our loved ones, not to mention the value of our properties, which will decrease due to such a change in the beautification of our surroundings.

Presently, you can find 12 homes with individuals who pay taxes in this municipality for the beautiful neighborhood that we have called our home. We would strongly ask that you do not permit this zoning change.

Sincerely Concerned Villeneuve Court Residents,

Stacey Malette André Malette Emma Malette Brooke Malette
 Stéphanie Rivest Sami Rivest Claude Malette
 Michèle Laverne Danika Laverne Elise Malette
 Angèle Laverne Valérie Laverne HENRY KRAFT
 John Lamb Jammy Lamb Christine Kraft
 Lorne Hill Nancy Hill Christine Kraft
 Russell Edmunds Chantal Edmunds Pauline Brouse
 Jason Edmunds Gilles LeDuc
 Kevin Lavoie
 Lisa Lavoie
 Don Malette
 John Puzo
 Karen Calvez

March 5, 2021

Dear Members of the Planning Advisory Committee,

RE: ZBLA2021/04 - Proposed Zoning By-Law Amendment at Villeneuve Court

This message is sent on behalf of my mother, Helene Leblanc, owner of the residential property at 120 Bay ST.

This letter serves as our written submission to the Municipality of West Nipissing in respect to the rezoning amendment application ZBLA2021/04 submitted by Ed Seguin and Sons Ltd. I plan to attend the meeting on March 8 to communicate our concerns to the Planning Advisory Committee.

We are supportive of economic development in West Nipissing. However, the rezoning process needs to consider the impacts and interests of neighbouring properties. Our concerns with the application pertain to surface water drainage. In this letter, we will touch on some context on the area's historic water drainage patterns, highlight some exiting drainage issues, offer a recommendation for ensuring good drainage practices, and then articulate our position on this application.

1. Context on Historic Drainage System (40+ years)

The lot under the rezoning application, is a critical part of the drainage system for surrounding properties. That system has been effective at draining water of neighbouring properties to the Sturgeon River for over 40 years. The lot subject to rezoning is a vacant lot that naturally drains towards the river and also includes a drainage ditch dug by the former town of Sturgeon Falls in 1994. See orange arrows in Appendix document slides 2 and 3.

Surrounding properties rely on this drainage system. Over the years it has been particularly beneficial for the property located at 106 Bay ST, currently owned by the applicant - Ed Seguin and Sons Ltd. This property consists of two large warehouse-style buildings that have a roof with a surface area of approximately 90,000ft² (or two acres). Half of the roof surface water drains on the property line shared with 120 Bay ST, and flows south towards the Sturgeon River.

Please refer to Appendix document for more details.

2. Highlight of Existing Drainage Issues on Neighbouring Properties

Some drainage issues currently exist due to a recent land development that has obstructed the historic draining system established by the former Township of Springe and town of Sturgeon Falls. In fall 2018, a grading change and a raise in elevation at the south end of property at 106 Bay ST, has blocked the south flowing ditch that traditionally drained towards the Sturgeon River. As a result, a significant amount of surface water drains and accumulates on the south end of 120 Bay ST and the northeastern portion of the lot owned by the Delorme Family. This is are

separate but highly related issue that demonstrates the impact of development without a clear drainage plan. See appendix document for a diagram and photos depicting the drainage issue.

3. Recommendation for Ensuring Good Draining Practices

We feel that additional land development downstream will generate additional drainage issues and will exacerbate current drainage issues.

Excerpt from the Ontario Ministry of Agriculture, Food and Rural Affairs website: *"Good drainage makes for good neighbours. Unfortunately, drainage of water is one of the most common areas of dispute between rural neighbours."*

For the purposes of this application, an integrated drainage plan should be required to ensure good drainage practices. Such a drainage plan should apply to the applicant's adjoining lot at 106 Bay ST. and include consideration for adjacent properties.

This drainage plan would benefit all neighbouring properties including: residents of Villeneuve Court, residents on Bay ST, owners of the Delorme Family lot, as well as the applicant's current industrial property at 106 Bay ST. and its future lot under this application.

A drainage plan would provide clarity on roles and obligations in addressing any future drainage issues and will help resolve existing drainage issues. Additionally, a drainage plan would provide fairness and a level playing field to all taxpayers regardless of status (residents vs. corporations who may have more capacity to retain lawyers and hire experts such as planning consultants). In the end, it would minimize disputes and ultimately free-up time and critical resources for the Municipality.

A drainage plan as mentioned above, would be an important consideration to be included as a condition of rezoning.

4. Our Position on the Proposed Zoning Application

As mentioned above, we support economic development in West Nipissing and wish the applicant well in possible future business opportunities. However, we are deeply concerned that existing drainage issues will be exacerbated by development on the lot (subject to this application if drainage is not adequately considered. As such, we are unable to support this application unless some conditions regarding drainage are met.

We therefore oppose the proposed Zoning By-law amendment, unless the agreement of purchase and sale includes a condition to have a drainage plan that applies to the subjected property and its adjoining property at 106 Bay ST, which is also owned by the applicant (Ed Seguin and Sons Ltd). Furthermore, the condition should have regards for drainage from adjacent properties. We are prepared, if necessary, to appeal any decision that does not include an appropriate drainage plan.

We would like to be notified of the decision by the Committee and possible Local Planning Appeal Tribunal Hearing in respect to this proposed zoning amendment.

We think these comments will be echoed by neighbouring property owners. We are confident our written submissions will be considered by the committee.

Warm regards,

Pierre Leblanc, on behalf of H  l  ne Leblanc
120 Bay Street
613-898-1007
pierre.j.leblanc@gmail.com

Appendix Document: Includes diagrams and photos that support this written submission.

Appendix to support written submission for ZBLA2021/04 - Proposed Zoning By-Law Amendment at Villeneuve Court

By Pierre Leblanc,
on behalf of H  l  ne Leblanc
120 Bay ST.

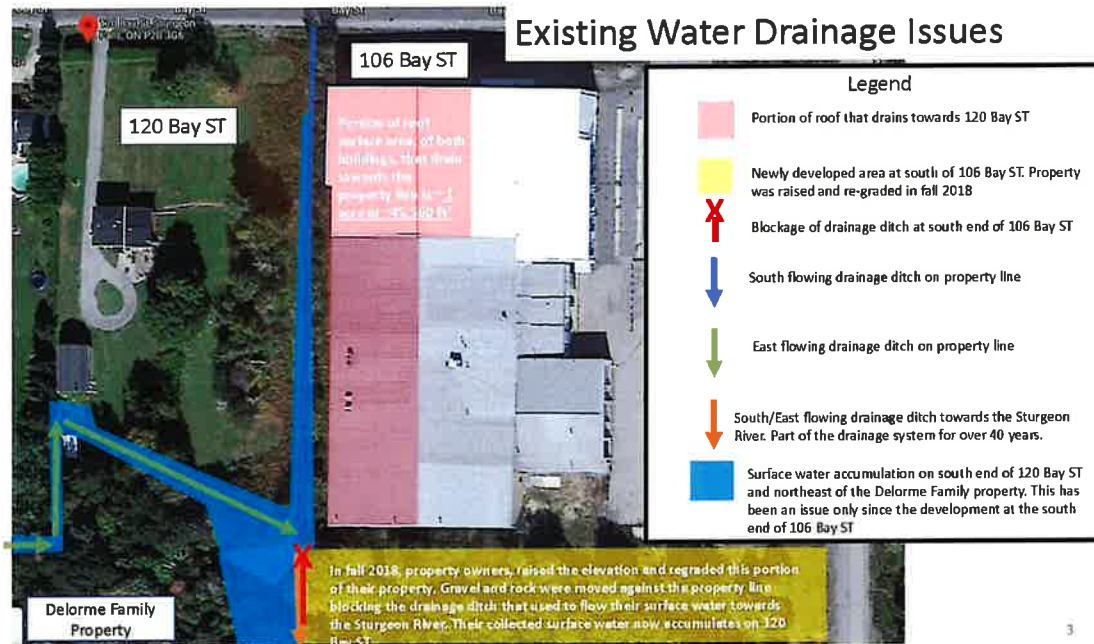
Planning Advisory Committee Meeting
March 8, 2021

Historical Water Drainage System



Google Satellite image was taken before development at south end of 106 Bay ST. Slide 7 provides a current view of this portion of the property.

- The orange arrows in both images represents the approximate path of the south/east drainage ditch that flows water to the Sturgeon River.
- This drainage is blocked at the red "X".
- A drainage plan for adjoining properties 106 Bay ST and proposed lot should have a drainage as effective as historic drainage system in place for over 40 years.



3



5

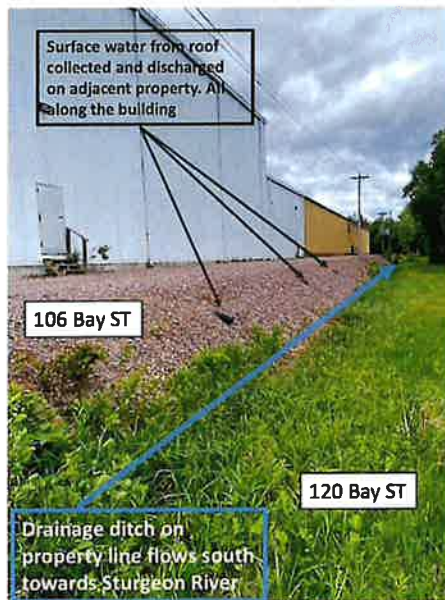


Photo Taken on June 6, 2020

- Owners of 106 Bay ST have back filled their portion of the drainage ditch on property line. They are essentially draining their surface water 120 Bay ST.
- Portion of roof surface area, of both structures, that drains towards the property line is ~1 acre or ~45,560 ft²
- By-Law 2001/71 - Property Standards – West Nipissing
 - 3.3 Sewage and Drainage - 3.3.3 *No roof drainage or sump pump shall be discharged on sidewalks or stairs of the premises or neighbouring property.*
- Ontario – Ministry of Agriculture, Food and Rural Affairs
 - Property owners that collect surface water (e.g. roof or downspouts) have an obligation to discharge that water where it will not cause problems to downstream property owners.

5

- Impact of one single storm demonstrates the significant quantity of collected surface water being discharged from the large roof surface area towards neighbouring property at 120 Bay ST.
- Older building with no downspouts.
- Slide 5 depicts condition of slope in photo taken earlier the same month.



Photos were taken on June 28, 2020 after a single storm.

6

Recent Development on Industrial Property

South end of 106 Bay ST as described on [slide 3](#) – area highlighted in yellow. Satellite photo on slide taken before property owners raise the elevation of this portion of their land.



Photo taken in April 2019

7

Development at south end of 106 Bay ST blocks traditional southeast drainage ditch (see slides 2 and 3). This blockage causes surface, mainly from 106 Bay ST, to accumulate on the south end property of 120 Bay ST. and Delorme family property.

Yellow lines represent the property lines.

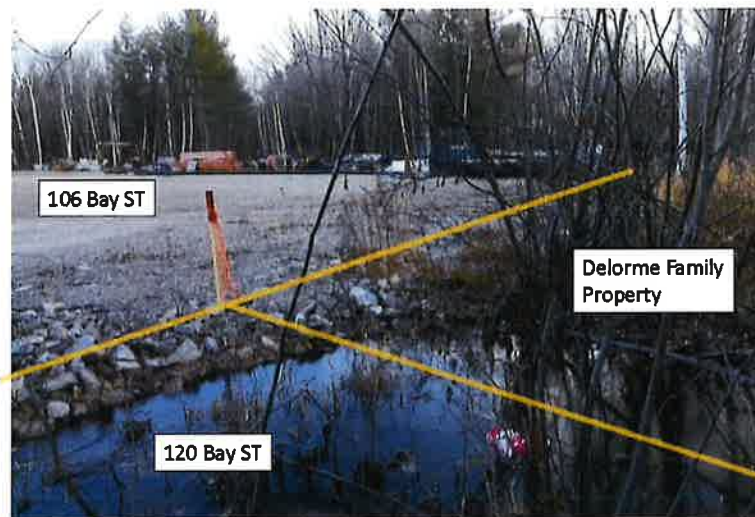


Photo was taken in fall 2020

8

Photo depicts surface water accumulating on the south end property of 120 Bay ST. and Delorme family property.

For over 40 years, water never accumulated like this.

Yellow lines represent the property lines.

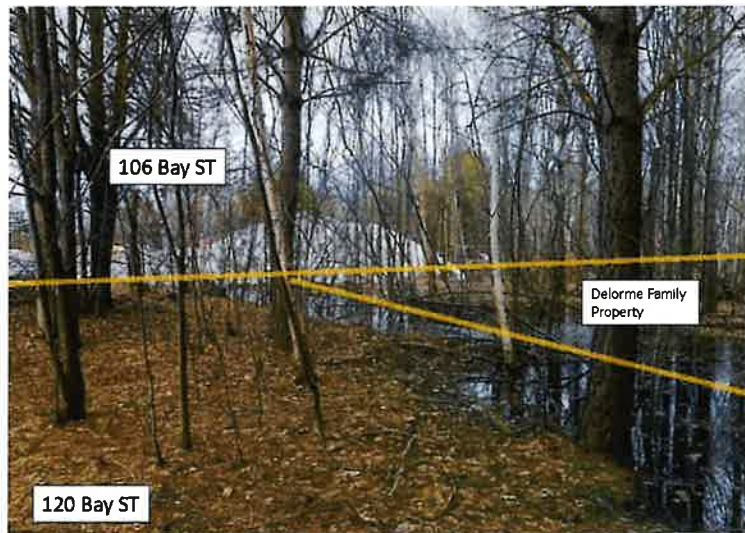


Photo were taken in spring 2020

9

Photo depicts surface water accumulating on the south end property of 120 Bay ST. and Delorme family property.

For over 40 years, water never accumulated like this.

Yellow lines represent the property lines.

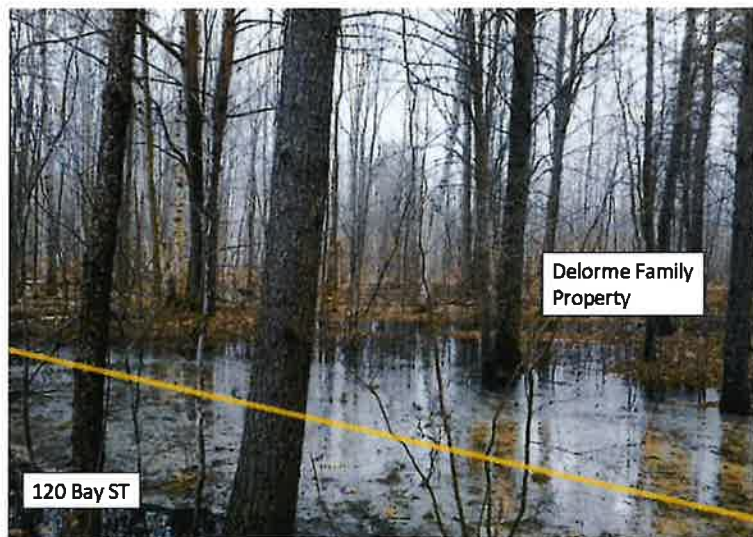


Photo were taken in spring 2020

10

South end of 120 Bay ST
looking towards 126 Bay
ST



Photo taken in fall 2020

11

South end of 120 Bay ST and
neighbouring property 126 Bay
ST



Photos taken at various times in spring 2020

12

Melanie Ducharme

From: Monique Hellawell [REDACTED]
Sent: March 9, 2021 8:29 AM
To: Melanie Ducharme
Subject: RE: Appeal and meeting from March 8th

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.

Good morning Melanie thank you for the information. It seems that the council is for this re-zoning I'm wondering what the city gains by the decision if its not for new employment then what benefit dose it have for the town? Can you please redirect these questions to someone who can answer them please.

Also I Monique Hellawell would like in writing the Decision made by council on March 16 2021

Thank you again
Monique

Sent from Yahoo Mail on Android

On Tue., 9 Mar. 2021 at 8:11 a.m., Melanie Ducharme
<mducharme@municipality.westnipissing.on.ca> wrote:

Good morning,

The meeting last night was not a decision – it was a public hearing for the purpose of making a recommendation to Council who is the ultimate decision maker. The decision will be brought forward on March 16th, after which date an appeal of the decision can be made. If you wish to be informed of the decision, please advise, in writing, and I will ensure that a copy of the decision is forwarded to you.

With respect to the employment, I have no information other than that which was shared last evening – that the property will be used for the purpose of cold storage/warehousing.

Thank you

Melanie

From: Monique Hellawell [REDACTED]
Sent: March 8, 2021 8:37 PM

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

Subject: Appeal and meeting from March 8th

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.

Hi Melanie can you please send me the information to appeal the decision from tonight. And at the beginning of the meeting they were discussing employment so I was wondering how many new people would be employed for this rezoning.

THANK YOU Monique



[Sent from Yahoo Mail on Android](#)

Melanie Ducharme

From: gord grasser [REDACTED]
Sent: March 8, 2021 8:44 PM
To: Melanie Ducharme
Subject: Re-zoning of Villeneuve CT

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.

Hi Melanie

My name is Gord Grasser and I live at 130 Bay Street. I would like to be on the mailing list for information pertaining to this request . The buffer zone that is part of the site plan will be affected by the pole line that runs through the back side of that property. I think there are vegetation spacing for pole lines. We have also had flooding issues since Seguin increased his parking lot. Is he still on his property? I didn't think it went back that far.

Thank you
Gord

[REDACTED]

Melanie Ducharme

From: Natacha D. <[REDACTED]>
Sent: March 8, 2021 8:37 PM
To: Melanie Ducharme
Subject: Ed Seguin rezoning

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.

Hi Melanie,

I would like to receive all the information on Ed Seguin rezoning and as well receive a letter stating on the committees decision on the rezoning.

Due to Ed Seguin construction flooding multiple people's property including ours situated in the back of there property.

You can send it to me by email [REDACTED] or by mail at [REDACTED], Sturgeon falls.

Thank you!

Sincierly!

Natacha Delorme

Delorme properties limited

Get [Outlook for Android](#)



WEST NIPISSING PLANNING ADVISORY COMMITTEE
ZBLA2021/04

Resolution No.

2021/010

March 8, 2021

Moved by / *Proposé par* :

"Chris Fisher"

Seconded by / *Appuyé par* :

"Joanne Savage"

WHEREAS a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located on Villeneuve Court, in the town of Sturgeon Falls and is more particularly described as Part of Lot 5, Concession A, being Parts 1 and Part of Part 2, 36R-10926, in the former Township of Springer saving and excepting therefrom a 15m buffer on the south boundary of the said property,

AND WHEREAS THE PURPOSE AND EFFECT of the proposed amendment is as to amend the zoning designation of the said property from R-1 (Residential, One) to M-1 (Light Industry), as shown on the attached schedule "A";

AND WHEREAS written concerns and objections were received;

AND WHEREAS oral submissions were made at the public meeting;

BE IT RESOLVED THE WEST NIPISSING PLANNING ADVISORY COMMITTEE



RECOMMENDS

or



DOES NOT RECOMMEND

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

1. Schedule **SF 4** of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on sketch attached hereto, which properties are more particularly described as Part of Lot 5, Concession A, Springer, being Parts 1 and 2, 36R-10926, save and except for a 15m strip along the south boundary of the said property from R-1 (Residential, One) to M-1 (Light Industry); and
2. That the Owner shall, prior to undertaking any development, including site alteration, or issuance of any permits or installation of any services thereon, enter into a Site Plan Control Agreement pursuant to Site Plan Control By-law No. 2015-63 and, in particular, to address the matters contained in Section 3 of the said by-law;

"Denis Sénécal"

CHAIR

"Melanie Ducharme"

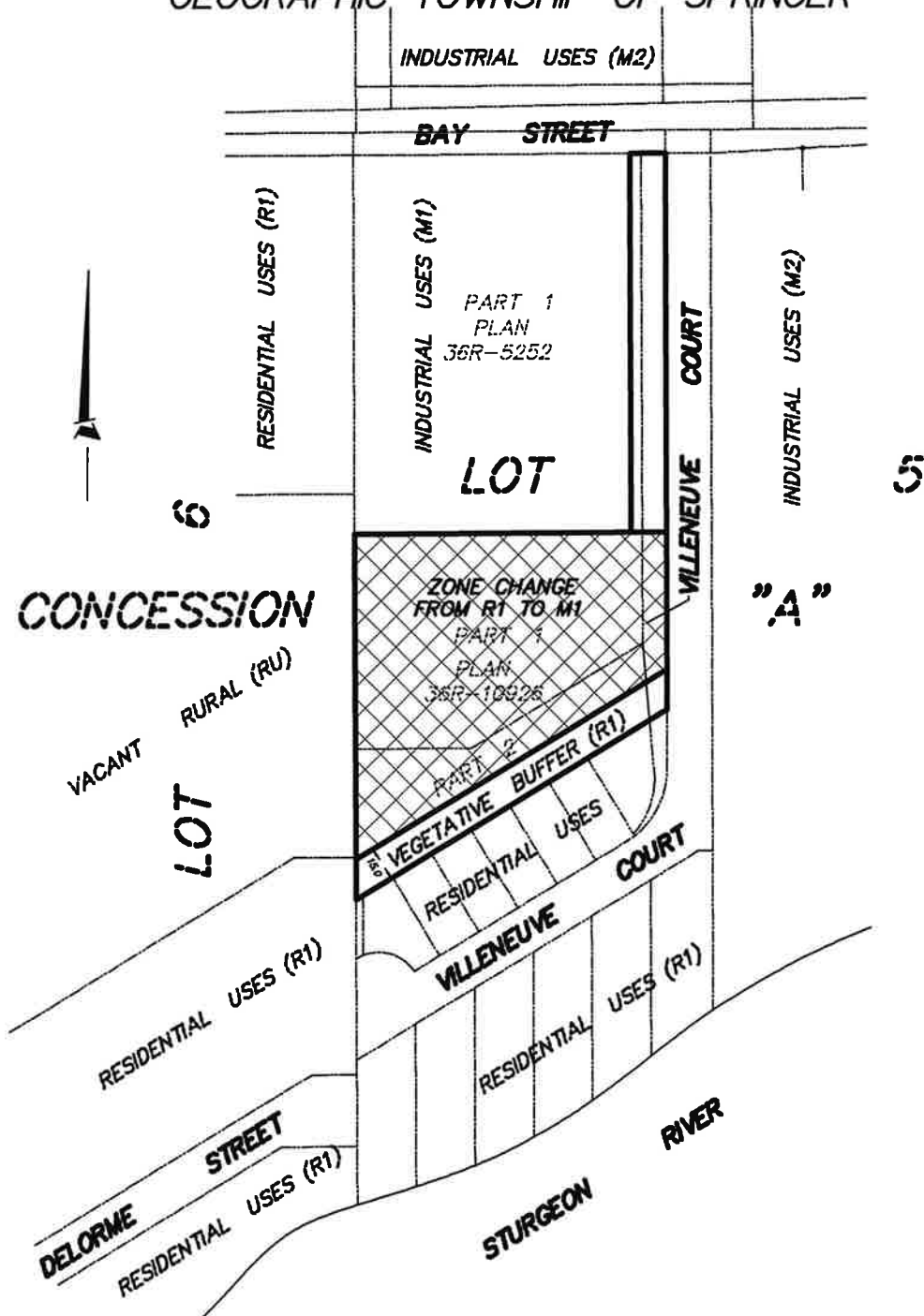
SECRETARY

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

SKETCH TO ACCOMPANY

ZONING BY-LAW AMENDMENT APPLICATION

PART OF LOT 5, CONCESSION "A"
GEOGRAPHIC TOWNSHIP OF SPRINGER



METRIC:

DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

COPYRIGHT:

THIS SKETCH WAS PREPARED EXCLUSIVELY FOR ED SEGUN & SONS TRUCKING & PAVING LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL GOODRIDGE, OLS.

CAUTION:

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggplsld.com

FIELD	OFFICE	FILE
N/A	P. GOODRIDGE	SEGUN 28A



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

MINUTES OF THE COUNCIL MEETING
VIRTUAL ZOOM MEETING
ON MONDAY, MARCH 1st, 2021 AT 1:00 PM

PRESENT: MAYOR JOANNE SAVAGE
COUNCILLOR YVON DUHAIME
COUNCILLOR CHRISTOPHER FISHER
COUNCILLOR ROLAND LARABIE
COUNCILLOR LÉO MALETTE
COUNCILLOR DAN ROVEDA
COUNCILLOR DENIS SÉNÉCAL
COUNCILLOR LISE SÉNÉCAL
WARD 7 (vacant)

ABSENT:

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

There were no pecuniary interests declared.

B) AGENDA / ORDRE DU JOUR

B-1 A resolution was passed to adopt the Agenda.

No. 2021/52 Moved by: Councillor L. Malette
Seconded by: Councillor Y. Duhaime

BE IT RESOLVED THAT the Agenda for the BUDGET meeting of Council held on March 1, 2021 be adopted as ☒ presented / ☐ amended.

CARRIED

C) 2021 BUDGET PRESENTATIONS / PRÉSENTATION BUDGÉTAIRES POUR L'ANNÉE 2021

C-1 (a) 2021 Operating Budget – Introduction and Opening Remarks

- The Mayor provided opening remarks;
- The CAO provided an introduction and brief summary of 2020;
- The Chair of General Government provided opening remarks;
- Prior to beginning, The Director of Corporate Services/Treasurer provided information relating to the specific impacts on budgets by the pandemic resulting in the surplus shown on the Summary of all categories;
- The Director provided a summary of all categories before moving on to the Appendices, including the reserves and the Municipality's debt analysis.

C-1(b) Mayor and Council

- The Director presented the Mayor and Council Budget
- Questions were raised regarding the amounts budgeted for conferences and legal expenses (2020);

MOTION FOR RECESS

No. 2021/53 Moved by: Councillor C. Fisher
Seconded by: Councillor L. Malette

At approximately 2:40 PM, a motion was tabled for a brief ☒ 15 minute recess; following which Council discussions will continue resume.

CARRIED

C-1(c) Corporate Services

- The Director presented the Budget for Corporate Services;
- It was highlighted that MPAC had put a hold on the new 4 year assessment roll-out which was to have occurred in 2020;
- Significant revenue losses were seen in lottery licensing due to closure of the bingos
- Councillors had an opportunity to provide comments and ask questions to the corporate services budget

C-1(d) By-Law Enforcement

- The Director provided information concerning the cessation of the funding which had been provided by the province for the implementation of the cannabis legislation;
- The Director provided a summary of the 2020 activities of by-law enforcement staff, particularly as it related to actions relating to COVID (patrols, education, assisting other departments, COVID Assessment Centre, etc.)
- The Director noted that ticket revenue is down due to the fact that less tickets were issued as a result of Covid;
- The Director sought input from council relating to by-law enforcement service levels due to the loss of funding;
- Council expressed some concerns with the vehicle expenses, but agreed that By-law enforcement is necessary;
- Some Councillors asked for a report of activities of the by-law enforcement officers in order to assess the proposed budget.
- The CAO sought concurrence from Council that the information being sought is requested by all of Council;

C-1(e) COVID – 19

- The Director noted that there was no budget for COVID in 2020 due to unknown;
- The Director provided a summary of the revenues and expenses relating to COVID including staff re-deployment, administrative costs, PPE, IT
- 2021 outcomes are unknown, but allowances have been made for the same expenses incurred in 2020;
-
- Prior to closing, the Mayor summarized her notes, containing questions and/or information which had been requested in the course of the discussions.
 - Grants and where allocated list;
 - By-law enforcement activity report
- The CAO stated that the issue of Animal Control is not a budgetary discussion, but rather an operational one and should be dealt with at Council;
- The matter of unused dedicated reserves was raised and the Director of Corporate Services indicated that the information can be provided;
- Buildings which are being paid for with rental revenue was raised by Councillor Duhaime;
- It was agreed that discussions would continue on March 3, 2021 at 1:00PM

D) ADJOURNMENT / AJOURNEMENT

D-1 Confirm the proceedings of Council.

No. 2021/54 Moved by: Councillor C. Fisher
 Seconded by: Councillor L. Malette

BE IT RESOLVED THAT By-law No. **2021/10** being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its BUDGET meeting held on the 1st day of March 2021, shall come into force and take effect on the date it is passed.

CARRIED

D-2 Adjourn the meeting of Council.

No. 2021/55 Moved by: Councillor C. Fisher
 Seconded by: Councillor L. Malette

BE IT RESOLVED THAT the BUDGET meeting of Council held on March 1st, 2021 be adjourned.

CARRIED

JOANNE SAVAGE
MAYOR

MELANIE DUCHARME
CLERK



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, MARCH 2, 2021 AT 6:30 PM

PRESENT: MAYOR JOANNE SAVAGE
COUNCILLOR YVON DUHAIME
COUNCILLOR CHRISTOPHER FISHER
COUNCILLOR ROLAND LARABIE
COUNCILLOR LÉO MALETTE
COUNCILLOR DAN ROVEDA
COUNCILLOR DENIS SÉNÉCAL
COUNCILLOR LISE SÉNÉCAL
WARD 7 (vacant)

ABSENT:

VIRTUAL MEETING / RÉUNION VIRTUELLE

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

There were no pecuniary interests declared.

B) AGENDA and ADDENDUM / ORDRE DU JOUR et ADDENDA

B-1 Approve the Addendum.

No. 2021/56 Moved by: Councillor Y. Duhaime
Seconded by: Councillor L. Malette

BE IT RESOLVED THAT the Addendum for the meeting of Council held on March 2, 2021 be adopted as ☒ presented / ☐ amended.

CARRIED

B-2 Adopt the Agenda.

No. 2021/57 Moved by: Councillor C. Fisher
Seconded by: Councillor L. Sénécal

BE IT RESOLVED THAT the Agenda for the meeting of Council held on March 2, 2021 be adopted as ☒ presented / ☐ amended.

CARRIED

C) DELEGATIONS & PETITIONS / DÉLÉGATIONS ET PÉTITIONS NIL

COMMITTEE OF THE WHOLE MEETING / COMITÉ PLÉNIER

D-1) GENERAL GOVERNMENT / GOUVERNEMENT GÉNÉRAL

D-1(a) Proposed by-law re: Disposition of Municipal Land

Council reviewed the proposed By-Law for the disposition of municipal lands. Following discussion, it was agreed that the proposed by-law be brought to council for adoption, unamended.

D-1(b) Legislation re: Municipal Freedom of Information and Protection of Privacy Act

Council discussed processes under the Municipal Freedom of Information and Protection of Privacy Act and, in particular, relating to the release of information requested by a resident with respect to the Integrity Commissioner's report. A discussion was held regarding notice provisions, publication of the report and fees associated with the report and motions to be brought to the next meeting of Council.

D-1(c) Modernization Funding (Intake 2)

The Director of Corporate Services provided council with information regarding the Modernization Funding and advised that the first intake funds have not yet been allocated and, as a result, we may not apply for the second intake at this time.

D-1(d) Deferral of Tax Installment Dates

The Mayor brought forward a request for council to consider waiving interest and penalties on unpaid taxes for a three (3) month period in order to aid residents for the most recent lockdown. Following discussion, council agreed that interest be waived for a period of three months and, further, that payment arrangements may be made on a case-by-case basis with residents who contact the municipality to request assistance. A resolution will be brought to the next meeting for adoption.

D-1(e) Naming of Municipal Assets

↳ Request for renaming of municipal facility in memorial of Marcel Labbé

Council considered a proposed policy for the naming of municipal assets, including buildings and parks. Following discussion, it was agreed that staff incorporate council's comments and suggestions concerns and bring back a by-law for consideration at the next meeting.

D-1(f) Request from Le Taxi re : Driver Record Checks

Staff presented a request from the owner of the local taxi company requesting that provisions of the by-law be waived as it relates to providing criminal records checks. Council agreed with staff recommendation to extend the deadline by 120 days.

Lise Sénécal,
Chair

Melanie Ducharme,
Clerk

D-2) PLANNING / PLANIFICATION NIL

D-3) EMERGENCY MEASURES AND PUBLIC SAFETY / MESURES D'URGENCE ET SÉCURITÉ PUBLIQUE

D-3(a) COVID Update

The Director of Community Services provided information concerning the outdoor rinks which are currently open. The ice conditions will be monitored and when weather conditions deteriorate the rinks will be closed. currently waiting for provincial direction to find out whether Nipissing Parry Sound will return to the colour coded system or remain in lockdown.

D-3(b) Parking of Commercial Vehicles

The matter of parking of commercial vehicles was re-visited as it relates to parking of commercial vehicles on shoulders. The Clerk advised that current provisions of the Traffic and Parking By-law adequately address the concerns raised by the resident. The Mayor further requested that the other issue raised by the resident with respect to safety of ingress and egress to the neighbour's house as it relates to parking on the property be investigated and that the information be brought back to a subsequent meeting.

Christopher Fisher,
Chair

Melanie Ducharme,
Clerk

MOTION FOR RECESS: at approx. 8:03 PM, a motion was tabled for a brief 15 minute recess; following which the Council meeting will continue.

No. 2021/58 Moved by: Councillor Y. Duhaime
Seconded by: Councillor C. Fisher

CARRIED

D-4) ECONOMIC DEVELOPMENT / DÉVELOPPEMENT ÉCONOMIQUE NIL

D-5) SOCIAL SERVICES AND HEALTH / SERVICES SOCIAUX ET SANTÉ NIL

D-6) SEWER AND WATER / LES ÉGOUTS ET L'EAU NIL

D-7) ENVIRONMENTAL / L'ENVIRONNEMENT NIL

REGULAR COUNCIL / SÉANCE RÉGULIÈRE

E) PLANNING / PLANIFICATION

E-1 By-law **2021/11** to amend the Actual Cost By-Law for the Cedar Grove Drain

No. 2021/59 Moved by: Councillor C. Fisher
Seconded by: Councillor Y. Duhaime

BE IT RESOLVED THAT By-Law **2021/11**, being an Actual Cost By-Law to amend By-Law 2016/65 for the **CEDAR GROVE DRAIN** in the Municipality of West Nipissing; shall come into force and take effect on the date it is passed.

CARRIED

F) CORRESPONDENCE AND ACCOUNTS / COMPTES ET COURRIER

F-1 Adopt the minutes of a Council meeting.

No. 2021/60 Moved by: Councillor L. Malette
Seconded by: Councillor C. Fisher

BE IT RESOLVED THAT the minutes of the meeting of Council held on February 16, 2021 be adopted, as ☒ presented / ☐ amended.

CARRIED

F-2 Receive the minutes of the following boards/committees:

No. 2021/61 Moved by: Councillor Y. Duhaime
Seconded by: Councillor C. Fisher

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

BOARD / COMMITTEE NAME	MEETING DATES
Au Château Board of Management	• January 20, 2021

CARRIED

G) UNFINISHED BUSINESS / AFFAIRES EN MARCHÉ NIL

H) NOTICE OF MOTION / AVIS DE MOTIONS

I) NEW BUSINESS / AFFAIRES NOUVELLES

- I-1** By-Law 2021/12 to amend the Purchasing Policies & Procedures By-Law re: group purchasing

No. 2021/62 Moved by: Councillor C. Fisher
Seconded by: Councillor D. Sénécal

A motion was tabled by Mayor Savage, seconded by Councillor D. Sénécal to amend By-Law 2021/12 to include LAS Group as an example at the end of Item 1.

Councillor Roveda requested a recorded vote:

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

DEFEATED

BE IT RESOLVED THAT By-Law 2021/12, being a by-law to amend the Purchasing Policies & Procedures By-Law 2016/89, to allow for cooperative purchasing; shall come into force and take effect on the date it is passed.

CARRIED

- I-2** Support for the Ontario Fire College Campus in Gravenhurst

At the request of the Fire Chief, Richard Maranda, this item was removed from the agenda pending receipt of additional information.

- I-3** Support the Town of Parry Sound re: Pro-active communication approach from the NBPSDH

No. 2021/63 Moved by: Councillor C. Fisher
Seconded by: Councillor D. Roveda

WHEREAS the Municipality of West Nipissing received a request for support from the Town of Parry Sound calling on the North Bay Parry Sound District Health Unit to take a more pro-active approach and include greater dialogue with municipal and health care leaders across the health district;

BE IT RESOLVED THAT Council for the Municipality of West Nipissing hereby supports the Town of Parry Sound resolution and hereby calls on the North Bay Parry Sound District Health Unit (NBPSDHU) to take a more pro-active approach to community outreach and communication through a range of communication techniques; and

THAT increased communication include greater dialogue with municipal and health care leaders across the health district in advance of announcements;

BE IT FURTHER RESOLVED THAT a copy of the resolution be forwarded to the Mayors and healthcare leaders within the health district, MPP for Nipissing and local MPP.

DEFEATED

- I-4** Support the Twp. of Perry re: Extension Request for Community Safety & Well-Being Plan

No. 2021/64 Moved by: Councillor C. Fisher
Seconded by: Councillor L. Malette

WHEREAS the Municipality of West Nipissing received a request for support from the Township of Perry seeking an extension of the July 1, 2021 deadline for the submission of the Community Safety and Well-Being Plan;

BE IT RESOLVED THAT Council for the Municipality of West Nipissing hereby supports the Township of Perry resolution no. 2021-67 seeking an extension of the July 1, 2021 deadline to the Solicitor General for the submission of the Community Safety and Well-Being Plan;

BE IT FURTHER RESOLVED THAT a copy of the resolution be forwarded to the Ministry of Community Safety and Correctional Services, MP and MPP, and all Ontario municipalities.

CARRIED

- I-5 Request for letter of support for Centre Communautaire de Lavigne (CCL) submission for multi-use park and playground funding application.

↳ Refer to Addendum Section

J) ADDENDUM / ADDENDA

- I-5 Request for letter of support for Centre Communautaire de Lavigne (CCL) submission for multi-use park and playground funding application.

No. 2021/65 Moved by: Councillor D. Roveda

Seconded by: Councillor Y. Duhaime

WHEREAS the Municipality of West Nipissing received a request from the Centre Communautaire de Lavigne (CCL) Board of Directors seeking support for their proposed creation of a multi-use park and playground on municipal property;

BE IT RESOLVED THAT Council for the Municipality of West Nipissing hereby supports the Centre Communautaire de Lavigne (CCL) Board of Directors for their proposed creation of a multi-use park and playground on municipal property located at 17 Caron Road, in Lavigne;

BE IT FURTHER RESOLVED THAT a letter of support be issued to the Centre Communautaire de Lavigne (CCL) for inclusion in their infrastructure funding application under the Canada Healthy Communities Initiative.

CARRIED

MOTION FOR EXTENSION: At approx. 9:35PM, a motion was tabled to extend the meeting beyond the regular curfew.

Moved by: Councillor L. Malette

Seconded by: Councillor Y. Duhaime

DEFEATED

K) INFORMATION & QUESTIONS / INFORMATION ET QUESTIONS

- K-1 The Mayor gave her report.

L) CLOSED MEETING / RÉUNION À HUIS CLOS DEFERRED TO NEXT MEETING

M) ADJOURNMENT / AJOURNEMENT

- M-1 Confirm the proceedings of Council.

No. 2020/66 Moved by: Councillor R. Larabie

Seconded by: Councillor C. Fisher

BE IT RESOLVED THAT By-law No. 2021/13 being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its meeting held on the 2nd day of March 2021, shall come into force and take effect on the date it is passed.

CARRIED

M-2 Adjourn the meeting of Council.

No. 2021/67 Moved by: Councillor C. Fisher
 Seconded by: Councillor R. Larabie

BE IT RESOLVED THAT the meeting of Council held on March 2, 2021 be adjourned.

CARRIED

JOANNE SAVAGE
MAYOR

MELANIE DUCHARME
CLERK



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

MINUTES OF THE COUNCIL MEETING
VIRTUAL ZOOM MEETING
ON MONDAY, MARCH 3rd, 2021 AT 1:00 PM

PRESENT: MAYOR JOANNE SAVAGE
COUNCILLOR YVON DUHAIME
COUNCILLOR CHRISTOPHER FISHER
COUNCILLOR ROLAND LARABIE
COUNCILLOR LÉO MALETTE
COUNCILLOR DAN ROVEDA
COUNCILLOR DENIS SÉNÉCAL
COUNCILLOR LISE SÉNÉCAL
WARD 7 (vacant)

ABSENT:

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

There were no pecuniary interests declared.

B) AGENDA / ORDRE DU JOUR

B-1 A resolution was passed to adopt the Agenda.

No. 2021/68 Moved by: Councillor L. Malette
Seconded by: Councillor C. Fisher

BE IT RESOLVED THAT the Agenda for the BUDGET meeting of Council held on March 3, 2021 be adopted
as ☒ presented / ☐ amended.

CARRIED

C) 2021 BUDGET PRESENTATIONS (continuation) / PRÉSENTATION BUDGÉTAIRES POUR L'ANNÉE 2021 (suite)

C-1(a) Boards and Committees

- The Director of Corporate Services responded to questions which were raised at the March 1st meeting relating to which grants we received in 2020, specific reserve funds, including the Evansville Playground fund, parkland dedication funds;
- Council discussed the monies for emergency measures and asked the unused funds be transferred to a dedicated reserved with the same to take place in 2021.
- A discussion regarding the completion of the plaque
- The Director provided a breakdown of the Library and Cemetery Boards;
- The Mayor stated that in light of the vacant council seat on the Library Board that the Library CAO be asked to make a presentation to council and council supported the request;
- The Director provided an overview of the policing budget – she noted we are still in the preliminary phases and that once the new facility is open that the budget will begin to look more like policing budgets in the past;
- Questions were raised concerning the existing contract and how the transition to the new facility will take place;
- Council discussed the levies – DNSSAB, Health Unit, Animal Control and Au Chateau;
 - Health unit received some transitional funding – reason for their costs remaining low; however they're warning of a significant increase if the transitional funding is not continued;
 - DNSSAB – increase 2.43% - reasonably stable for the current year, but changes will be coming to programs and services in the future if additional funding is not received;
 - Councillor Roveda shared a number of initiatives and upcoming programming at DNSSAB;
 - Au Chateau – increase 15% from 2020 representing 1% tax levy - Au Chateau did not put loss of funding on the municipalities and found creative means of mitigating impact on the partner municipalities for the coming year; discussion regarding impact of upcoming legislated upgrades to the facility; CAO provided additional information as to how the municipality could put monies in reserve going forward which would minimize the impact on the tax payer when the time comes;

- Animal Control – the Director stated that we will be exploring options when the current contract expires; staff to follow up on request to have Humane Society provide a presentation;

No. 2021/69 Moved by: Councillor C. Fisher
 Seconded by: Councillor L. Sénécal

At approximately 2:25 PM, a motion was tabled for a brief 15 minute recess; following which the Council meeting will continue.

CARRIED

C-1(b) Public Works - Operating

- Councillor Duhaime made opening remarks;
- The Manager of Public Works stated that due to COVID no increases in service levels are proposed;
- Highlighted some uncontrollable increases such as insurance and materials (dust control);
- Stated that decisions to hire a mechanic and better fleet have created savings (less maintenance costs)
- The Manager, CAO and Director responded to questions regarding winter maintenance budget and insurance;
- The Manager and Director Responded to questions regarding salaries and wages – 2020 lower than anticipated due to late hire of mechanic and savings on overtime;

Councillor L. Sénécal suggested that perhaps the PW Capital be postponed for another day; Council was polled and following comments made by the CAO, the Chair of Public Works suggested that certain items be considered immediately in order to allow the Manager to move forward with preparation of tender, however it was agreed that budget discussions would continue on March 10th, 2021 at 1:00PM

D) ADJOURNMENT / AJOURNEMENT

D-1 Confirm the proceedings of Council.

No. 2021/70 Moved by: Councillor L. Sénécal
 Seconded by: Councillor C. Fisher

BE IT RESOLVED THAT By-law No. **2021/14** being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its BUDGET meeting held on the 3rd day of March 2021, shall come into force and take effect on the date it is passed.

CARRIED

D-2 Adjourn the meeting of Council.

No. 2021/71 Moved by: Councillor L. Sénécal
 Seconded by: Councillor C. Fisher

BE IT RESOLVED THAT the BUDGET meeting of Council held on March 3rd, 2021 be adjourned.

CARRIED

JOANNE SAVAGE
MAYOR

MELANIE DUCHARME
CLERK



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

MINUTES OF THE COUNCIL MEETING
VIRTUAL ZOOM MEETING
ON MONDAY, MARCH 10th, 2021 AT 1:00 PM

PRESENT: MAYOR JOANNE SAVAGE
COUNCILLOR YVON DUHAIME
COUNCILLOR CHRISTOPHER FISHER
COUNCILLOR ROLAND LARABIE
COUNCILLOR LÉO MALETTE
COUNCILLOR DAN ROVEDA
COUNCILLOR DENIS SÉNÉCAL
COUNCILLOR LISE SÉNÉCAL
WARD 7 (vacant)

ABSENT:

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

There were no pecuniary interests declared.

B) AGENDA / ORDRE DU JOUR

B-1 A resolution was passed to adopt the Agenda.

No. 2021/72 Moved by: Councillor C. Fisher
Seconded by: Councillor Y. Duhaime

BE IT RESOLVED THAT the Agenda for the BUDGET meeting of Council held on March 3, 2021 be adopted as ☒ presented / ☐ amended.

CARRIED

C) 2021 BUDGET PRESENTATIONS (continuation) / PRÉSENTATION BUDGÉTAIRES POUR L'ANNÉE 2021 (suite)

C-1(a) PUBLIC WORKS – CAPITAL PROJECTS, INFRASTRUCTURE, FLEET AND FACILITIES

- The Chair of Public Works reiterated that last year's brushing and ditching projects will be on this year's budget for resurfacing;
- Councillor Roveda asked how capital projects objectives are arrived at to which the Manager responded that public safety is a priority, service requests, amount of maintenance and integrity of infrastructure; all play a factor in decisions on how to prioritize;
- Councillor L. Senecal asked about additional grants which can be used for capital projects to which the Treasurer provided information on how Gas Tax, OCIF and municipal taxation funds are allocated to capital projects;
- A general discussion ensued regarding roads;
- The Manager outlined incomplete 2020 projects which need to be completed;
- The Manager outlined the 2020 Asphalt resurfacing projects, noting that some resurfacing projects should include replacement of subsurface infrastructure, however funding does not permit;
- The Manager explained the replacement of various manholes and frost tapers in Cache Bay;
- The Manager outlined the roads scheduled for granular resurfacing in 2021 with council asking questions in particular relating North South Road;
- Council discussed sidewalks including including a discussion regarding how the proposed sidewalk on Ethel Street will alleviate school crossing concerns;
- The Manager outlined proposed bridge repairs answering questions concerning Champlain Bridge and Nature's Trail.
- The CAO provided information concerning the status of the Nature's Trail Bridge project dedicated reserve funds and whether or not the project will proceed. It was agreed that there be an update on the project at next week's Public Works committee meeting.
- The Manager continued with Brushing and Ditching, noting that a number of the roads slated for ditching are ones which staff are struggling to maintain due to poor drainage;

- The Manager addressed the rail crossings which require the cooperation of Ottawa Valley Railway;

No. 2021/73 Moved by: Councillor C. Fisher
 Seconded by: Councillor R. Larabie

At approximately 3:05 PM, a motion was tabled for a brief 15 minute recess; following which the Council meeting will continue.

CARRIED

- The Manager continued with the deferred 2021 capital projects during which a discussion regarding Pine Poultry Road and it was generally agreed that Pine Poultry Road be entertained in the 2021 budget
 - The Manager continued with proposed 2021 Fleet;
 - The Manager provided details of the 2021 Public Works facilities projects including the acquisition of property for snow storage and repairs
 - Councillor D. Senecal raised the issue of a small garage in Lavigne to which the CAO responded that a facilities review may bring this matter forward.
- It was agreed that discussions would continue on March 15, 2021 at 1:00PM

D) ADJOURNMENT / AJOURNEMENT

D-1 Confirm the proceedings of Council.

No. 2021/74 Moved by: Councillor L. Sénécal
 Seconded by: Councillor L. Malette

BE IT RESOLVED THAT By-law No. **2021/15** being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its BUDGET meeting held on the 3rd day of March 2021, shall come into force and take effect on the date it is passed.

CARRIED

D-2 Adjourn the meeting of Council.

No. 2021/75 Moved by: Councillor L. Sénécal
 Seconded by: Councillor L. Malette

BE IT RESOLVED THAT the BUDGET meeting of Council held on March 10th, 2021 be adjourned.

CARRIED

JOANNE SAVAGE
MAYOR

MELANIE DUCHARME
CLERK



WEST NIPISSING PLANNING ADVISORY COMMITTEE

Resolution No.

2021 /007

March 8, 2021

Moved by / *Proposé par* :

"Chris Fisher"

Seconded by / *Appuyé par* :

"Dan Roveda"

BE IT RESOLVED that the Minutes of meeting held on January 18, 2021, be adopted, as amended.

"Denis Sénécal"

CHAIR

"Melanie Ducharme"

SECRETARY

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



MINUTES

**Municipality of West Nipissing
Meeting for the Planning Advisory Committee
On January 18, 2021 at 06:00 PM
Chair: Denis Sénécal**

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

ABSENT:

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. APPROVAL OF AGENDA

RESOLUTION #2021/001

Moved by: Yvon Duhaime

Seconded by: Christopher Fisher

That the Agenda for the meeting of January 18, 2021, be approved, as presented.

CARRIED

4. MINUTES

RESOLUTION #2021/002

Moved by: Christopher Fisher

Seconded by: Dan Roveda

That the Minutes of meeting held on December 14, 2020 be adopted, as presented.

CARRIED

5. ZONING AMENDMENT APPLICATION NO. ZBLA2021/02-MAGEAU, DANIEL AND MONIQUE

RESOLUTION #2021/004

Moved by: Dan Roveda

Seconded by: Christopher Fisher

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

AND WHEREAS written concerns and objections were received: ☐ YES or ☒ NO

BE IT RESOLVED THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS or ☐ DOES NOT RECOMMEND

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

1. Schedule **SF4** of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on sketch attached hereto, which properties are more particularly described as Lot 21, Plan 14, Former Town of Sturgeon Falls, Municipality of West Nipissing, shown on sketch, attached hereto from R2 (Residential, two) to R2-2 (Residential, two) exception zone 2 in order to add personal storage as a principal use.

CARRIED

6. CAMPING TRAILER REGULATION UPDATE

The Chief Administrative Officer provided the Committee with information concerning governance of the proposed by-law to regulate camping trailers.

7. ADJOURNMENT

RESOLUTION #2021/005

Moved by: Normand Roberge

Seconded by: Dan Roveda

That the West Nipissing Planning Advisory Committee meeting be adjourned to March 8, 2021.

CARRIED



WEST NIPISSING COMMITTEE OF ADJUSTMENT

Resolution No.

2021 / 007

MARCH 8, 2021

Moved by / *Proposé par :*

"Denis Sénécal"

Seconded by / *Appuyé par :*

"Christopher Fisher"

BE IT RESOLVED that the Minutes of the Committee of Adjustment meeting held on JANUARY 18, 2021, be adopted, as presented.

"Normand Roberge"
CHAIR

"Melanie Ducharme"
SECRETARY

NAMES	YEAS	NAYS
Fisher, Christopher		
Gagnon, Roger		
Pellerin, Fernand		
Roberge, Normand		
Sénécal, Denis		

MINUTES

Municipality of West Nipissing
Meeting of the Committee of Adjustment
Held on January 18th, 2021 at 7:30 PM
Chair: Denis Sénécal



PRESENT: Fernand Pellerin
Normand Roberge
Roger Gagnon
Denis Sénécal
Christopher Fisher

ABSENT:

CALL TO ORDER

RESOLUTION #2021/001

Moved by: Roger Gagnon

Seconded by: Christopher Fisher

That the Agenda for the Committee of Adjustment meeting of January 18th, 2021 be approved, as presented. **CARRIED**

MINUTES

RESOLUTION #2021/002

Moved by: Christopher Fisher

Seconded by: Fernand Pellerin

That the Minutes of the Committee of Adjustment meeting held on December 14th, 2020, be adopted, as presented. **CARRIED**

APPLICATIONS FOR MINOR VARIANCE AND CONSENT

C01/2021 Application for Consent by Joel and Melanie Olivier (Owners)

A consent application made by Joel and Melanie Olivier for an addition to a lot on 11715 Highway 64, legally described as Part of Lot 9, Concession 3, Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2021/003

Moved by: Roger Gagnon

Seconded by: Christopher Fisher

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all property taxes are paid up to date.
3.	That all conditions be met on or before <u>January 19, 2022</u> , being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.

5.	That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
6.	That a Pin Consolidation be filed in the Land Registry Office in order to consolidate the lot addition.
7.	That an Agreement be entered into between the buyer and the seller with respect to the apportionment of the assessment for drainage maintenance (Gingras Drain) and that the location any systematic tile drainage infrastructure be considered.

CARRIED

C02/2021 Application for Consent by Marsha Ferris (Owner)

A consent application made by Marsha Ferris for the creation of a new lot on 109 Dokis Reserve Road, legally described as Part of Lot 12, Concession 5, Part 2, 36R-14200, Township of Falconer, Municipality of West Nipissing

RESOLUTION #2021/004

Moved by: **Denis Sénécal**

Seconded by: **Christopher Fisher**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all property taxes are paid up to date.
3.	That all conditions be met on or before <u>January 19, 2022</u> , being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.bg
4.	That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5.	That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.

CARRIED

C47/2019 Change of Conditions for Consent by Thea Sebastiany and Robin Frazer (Owners)

CHANGE OF CONDITIONS of a consent application made by Thea Sebastiany and Robin Frazer for the creation of a new lot and lot additions for the purpose of providing properties on the south side of Fortin Road with sufficient lands to construct accessory structures on lands at 40 Fortin Road, legally described as Part of Lot 2, Concession C; Township of Caldwell, Municipality of West Nipissing.

RESOLUTION #2021/005

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

WHEREAS Provisional Consent was granted by the Committee of Adjustment for the Municipality of West Nipissing on the 4th day of November, 2019;

AND WHEREAS pursuant to O. Reg., 149/20, the period of the COVID-19 emergency shall not be included for the purpose of counting the period of time described in subsections 53(41) and (43) of the Planning Act (Ontario) (the "Act");

AND WHEREAS the Applicant has requested a Change of Conditions pursuant to Section 51(23) of the Act, as follows:

Condition(s) 3 and 5 of the Provisional Consent granted by Resolution No. 2019/093 shall be removed and replaced with the following:

5.	That a restriction be registered on title to each of Severed 2 and Severed 3 (Lot additions) pursuant to Section 118 of the <i>Land Titles Act</i> , together with lands to which the Severed 2 and Severed 3 lands shall be appurtenant, which restriction will require the Clerk of the Municipality of West Nipissing to consent to any transfer or charge of the said Severed 2 and Severed 3 Lands, prior to the Severed 2 and Severed 3 Lands being rezoned pursuant to Section 34 of the Act, along with the lands to which they are appurtenant, which will place the Severed 2 and Severed 3 Lands in an Exception Zone along with the lands to which each are appurtenant. Upon the passing of a Zoning By-Law Amendment the within condition may be removed from title.
6.	That Notice of the Change of Conditions be given in accordance with Section 53(24) of the Act;
7.	That all conditions be met on or before <u>January 19, 2022</u> being one year from the date of giving of this Notice or the provisional consent here by granted, shall be deemed to be refused.

CARRIED

ADJOURNMENT

RESOLUTION #2021/006

Moved By: **Christopher Fisher**

Seconded by: **Roger Gagnon**

That the West Nipissing Committee of Adjustment meeting be adjourned to March 8, 2021 in the West Nipissing Municipal Building.

CARRIED

District of Nipissing
Social Services
Administration Board



Conseil d'administration
des services sociaux
du district de Nipissing

MINUTES OF PROCEEDINGS

REGULAR BOARD MEETING – JANUARY 27, 2021

12:00 PM VIA ZOOM (or directly following the Community Services Committee)

MEMBERS PRESENT:

Councillor Mac Bain – (North Bay)
Councillor Terry Kelly (East Ferris)
Councillor Mark King - Chair (North Bay)
Councillor Chris Mayne (North Bay)
Councillor Dave Mendicino (North Bay)
Mayor Dan O'Mara (Temagami)
Councillor Dan Roveda Vice Chair (West Nipissing)
Councillor Scott Robertson (North Bay)
Councillor Bill Vrebosch (North Bay)
Mayor Jane Dumas (South Algonquin)
Mayor Dean Backer (East Nipissing)
Representative Amanda Smith (Unincorporated)

STAFF ATTENDANCE:

Catherine Matheson, CAO
Marianne Zadra, Executive Coordinator and Communications
Melanie Shaye, Director of Corporate Services
David Plumstead – Manager Planning, Outcomes & Analytics
Justin Avery, Manager of Finance
Stacey Cyopeck, Director, Housing Programs
Pierre Guenette, Director, Housing Operations
Lynn Demore-Pitre, Director, Children's Services
Michelle Glabb, Director, Social Services and Employment
Dawn Carlyle, Project Manager

CALL TO ORDER

Resolution No. 2021-01

Moved by: Dan Roveda

Seconded by: Dean Backer

Resolved THAT the Board of Directors accepts the Roll Call as read by the Recording Secretary for the Regular Board meeting of January 27, 2021 at 1:24 PM.

The regular Board Meeting was called to order at 1:24 PM by Chair Mark King.

Carried.

DECLARATION OF CONFLICTS OF INTEREST

There were none.

CHAIR'S REMARKS

The Chair welcomed everyone to the first Board meeting of 2021. He informed members about the delegations at ROMA attended by him, the CAO and Directors of the program areas of the delegations (Ministry of Education, Ministry of Health – Mental Health and Addictions, and the Ministry of Children, Community and Social Services). He informed members he has invited Associate Minister Michael Tibollo to visit the development at the Chippewa Campus. He also indicated a meeting will be held soon with the North Bay Indigenous Friendship Centre.

ADOPTION OF THE AGENDA

Resolution No. 2021-02

Moved by: Jane Dumas

Seconded by: Mac Bain

Resolved THAT the Board accepts the agenda as presented.

Carried.

APPROVAL OF MINUTES

Resolution No. 2021-03-A

Moved by: Scott Robertson

Seconded by: Dave Mendicino

Resolved THAT the Board adopts the minutes of the proceedings of the Regular Board meeting of December 16, 2020.

Carried.

Resolution No. 2021-03-B

Moved by: Dave Mendicino

Seconded by: Dan O'Mara

Resolved THAT the Board adopt the minutes of the proceedings of the Finance and Administration Committee meeting of December 16, 2020.

Carried.

DELEGATIONS

There were no delegations.

CAO VERBAL UPDATE

Resolution No. 2021-04

Moved by: Amanda Smith

Seconded by: Chris Mayne

Resolved THAT the District of Nipissing Social Services Administration Board (DNSSAB) receives the CAO Report for January 27, 2021.

CAO Catherine Matheson highlighted changes in 2020 including changes in the governance structure, tighter meetings with a focus on policy, and a strong focus on business continuity due to the pandemic. She noted that partnerships with the Province placed DNSSAB in the forefront to access funds, and strong partnerships with community partners in program areas amplified the focus on the emergency shelter and the opening this year of transitional housing. Some focal points for 2021 include the finalization of a strategic plan, the Community Safety and Well Being Plan for North Bay, the potential for direct delivery of EMS, development of the Chippewa Campus, and capital for rapid housing. She also talked about the intersection of partners, such as with the Ontario Health Team, where DNSSAB hopes to strengthen social services representation through engagement at the senior level and at other tables. She also noted a focus on harm reduction through participation and support of local agencies. There was discussion about funding for the Low Barrier Shelter past March 31st, and how the Chippewa Campus is being developed for transitional housing and to manage nighttime shelter overflow in the short term.

Carried.

CONSENT AGENDA

MOTION: #2021-05

Moved by: Dean Backer

Seconded by: Bill Vrebosch

THAT the Board receives for information purposes Consent Agenda item 5.1

5.1 FA01-21 2021 Municipal Apportionment

Carried

MANAGER'S REPORTS

HS03-21 SSRF Phase 2 Holdback and Mental Health and Addictions Funding

RESOLUTION: #2021-06

Moved by: Mac Bain

Seconded by: Dan O'Mara

Resolved THAT the District of Nipissing Social Services Administration Board (DNSSAB) receives for approval report HS03-21 regarding the recommendations for the allocation of the Social Services Relief Fund - Phase 2 Holdback funding (\$407,000) and Mental Health and Addictions funding (\$520,054), and;

THAT the Board approves the use of reserves to complete conceptual plans for a shelter expansion project.

The CAO commented on the funding received for Mental Health and Addictions from the Ministry of Health through the Ministry of Municipal Affairs and Housing, in addition to the funding received through the Social Services Relief Fund. Housing Director Stacey Cyopeck reviewed how the funding is to be used, noting how the funds must be used by March 31, and how it is hoped an extension can be granted to sometime in July.

Carried

HS04-21 OPHI Allocation

RESOLUTION: #2021-07

Moved by: Amanda Smith

Seconded by: Terry Kelly

Resolved THAT the District of Nipissing Social Services Administration Board (DNSSAB) approves the Investment Plan amendments to the Canada-Ontario Community Housing Initiative (COCHI) & Ontario Priorities Housing Initiative (OPHI), attached as Appendix A, for the District of Nipissing as set out in report HS04-21. This report is a follow-up report to a previous Board Report (HS13-20).

Carried

HS05-21 CHPI – Emergency Shelter Services

RESOLUTION: #2021-08

Moved by: Terry Kelly

Seconded by: Dean Backer

Resolved THAT the District of Nipissing Social Services Administration Board (DNSSAB) receives report HS05-21 directing staff to enter into an Evergreen Contract with Crisis Centre North Bay for the provision of Shelter Services.

Carried

B01-21 Board Code of Conduct Policy

RESOLUTION: #2021-09

Moved by: Chris Mayne

Seconded by: Jane Dumas

Resolved THAT the Board of Directors repeal the Board Code of Conduct Policy, and;

THAT additional detail in the area of conflict of interest and Board member conduct be incorporated into the updated DNSSAB Procedural By-Law, to be presented in March 2021.

Carried.

NEW BUSINESS

There was no new business reported.

NEXT MEETING DATE

Wednesday, February 24, 2021 directly following the adjournment of the Finance and

Administration Committee.

It was clarified the NDHC Board will only meet when required for business.

ADJOURNMENT

Resolution No. 2021-10

Moved by: Scott Robertson

Seconded by: Amanda Smith

Resolved THAT the Board meeting be adjourned at 2:17 PM.

Carried.

MARK KING
CHAIR OF THE BOARD

CATHERINE MATHESON
SECRETARY OF THE BOARD

Minutes of Proceedings Recorder: Marianne Zadra, Executive Coordinator



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

Resolution No.

2021 /

MARCH 16, 2021

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

BE IT RESOLVED THAT the accounts payables disbursement sheets for **JANUARY 2021** be received.

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

CARRIED: _____

DEFEATED: _____

DEFERRED OR TABLED: _____



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

Resolution No.

2021 /

MARCH 16, 2021

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

BE IT RESOLVED THAT By-Law **2021/18**, being a by-law to repeal by-law 2015/57 to establish a procedure for the sale and disposition of land owned the Municipality of West Nipissing; shall come into force and take effect on the date it is passed.

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

CARRIED: _____

DEFEATED: _____

DEFERRED OR TABLED: _____



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

BY-LAW 2021/18

BEING A BY-LAW TO REPEAL BY-LAW NO. 2015/57 TO ESTABLISH A PROCEDURE FOR THE SALE AND DISPOSITION OF LAND OWNED BY THE MUNICIPALITY OF WEST NIPISSING

WHEREAS section 270(1) of the *Municipal Act, 2001* as amended requires a municipality to adopt and maintain policies regarding the sale and other disposition of land;

AND WHEREAS section 9 of the *Municipal Act, 2001* states that a municipality has the capacity, rights, powers and privileges of a natural person for the purposes of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS section 106 of the *Municipal Act, 2001* states that a municipality shall not assist directly or indirectly any manufacturing business or other industrial or commercial enterprises through the granting of bonuses for that purpose;

AND WHEREAS the Council of the Corporation of the Municipality of West Nipissing deems it expedient to enact a policy for the sale and disposition of land by the corporation;

NOW THEREFORE BE IT RESOLVED THAT Council of the Corporation of Municipality of West Nipissing enacts as follows:

1. **THAT** Schedule "A - Policy Governing the Sale and other Disposition of Land" annexed hereto shall form part of this by-law.
2. **THAT** this by-law shall repeal By-Law 2015/57, as amended.
3. **THAT** this by-law and attached policy shall take effect on the date it is passed.

**ENACTED AND PASSED THIS 16th DAY OF MARCH 2021 AS WITNESSED BY THE SEAL OF THE CORPORATION
AND THE HANDS OF ITS PROPER OFFICERS.**

JOANNE SAVAGE
MAYOR

MELANIE DUCHARME
CLERK



SCHEDULE "A"

POLICY GOVERNING THE SALE AND OTHER DISPOSITION OF LAND

1. PURPOSE OF POLICY

- 1.1. This policy is intended to govern the sale and disposal of property by the Corporation of the Municipality of West Nipissing. Property disposal may be initiated in response to inquiries from the public or as a result of internal municipal actions.
- 1.2. It is also intended to ensure the disposal of surplus land in an open and transparent process and that it is done in a fair, reasonable and in the best interest of the Municipality.

2. DEFINITIONS

- 2.1. "Act" means the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended from time to time;
- 2.2. "Appraisal" means a written opinion or letter of opinion as to the consideration that the land or property might be expected to realize if sold on the open market by a willing seller to a willing buyer;
- 2.3. "Chief Administrative Officer" or "CAO" means the Chief Administrative Officer of the Corporation of the Municipality of West Nipissing;
- 2.4. "Clerk" means the Clerk of the Corporation of the Municipality of West Nipissing;
- 2.5. "Council" means the Council of the Corporation of the Municipality of West Nipissing;
- 2.6. "Disposal" means the sale, transfer or conveyance of land, exchange for other lands, or the lease of land for a term exceeding 21 years, of any portion of the municipality's surplus land but does not include the granting of an easement or a right-of-way. It does not include a quit claim deed made by the Municipality for the purpose of correcting or clarifying titles or boundaries of its land or of land not owned by the ;
- 2.7. "Local board" means a local board defined in the *Municipal Act, 2001*, as amended;
- 2.8. "Land" or "Property" means lands and premises or any proprietary interest in land which is owned or held by the Municipality in fee simple or otherwise, including, without limiting the generality of the foregoing, all easements, rights-of-way and leasehold interests of the Municipality, and lands owned under an agreement of purchase and sale. For greater certainty and not to restrict the generality of the foregoing definition, land includes those lands of the Municipality which are parks, parking lots, open space, buildings and lands laid out or intended to be laid out as highways, (including forced roads to which the municipality may or may not have title), streets, laneways and any thoroughfare over which the public has now or has in the past, had right of passage;
- 2.9. "Municipality" means the Corporation of the Municipality of West Nipissing;

3. EXEMPTIONS

- 3.1 This policy does not apply to the following classes of property disposal:
 - 3.1.1. Disposals of land pursuant to section 110 of the *Municipal Act, 2001*, as amended (municipal capital facilities);
 - 3.1.2. Disposals as part of a municipal tax sale pursuant to Part XI of the *Municipal Act, 2001*, as amended (sale of land for tax arrears);
 - 3.1.3. Disposals conducted pursuant to a *Planning Act* application or approval, which disposal is

governed by a consent agreement, subdivision agreement, or site plan agreement, land 0.3 meters or less in width acquired in connection with an approval or decision under the *Planning Act*;

- 3.1.4.** Disposals to the Crown in the Right of Ontario or Canada, or any government agency or authority;
- 3.1.5.** Disposals of an easement to a public utility;
- 3.1.6.** Land that does not have direct road access or the size of said land does not allow for the construction of a building respecting the Zoning By-law or the Building Code, if sold to the owner abutting said land.

4. SALE OF LAND PROCEDURES

- 4.1.** The Municipality may dispose of property at its own initiative or upon the receipt of a written request from an applicant.
- 4.2.** A written request from an applicant shall be submitted to the Clerk.
- 4.3.** Upon receipt of a written request, the Clerk will circulate the land disposal direction or request to :
 - a) the CAO,
 - b) the Director of Community Services,
 - c) the Manager of Public Works,
 - d) the Manager of Water & Waste Water, and
 - e) such further municipal staff or department, as may be deemed appropriate

to obtain their comments on whether the property may be considered surplus to the Municipality's need and/or any other issues which would need to be addressed prior to or in conjunction with the potential land disposal.

- 4.4.** Following a circulation, the Clerk shall prepare a report to Council based on the comments received, including a recommendation as to whether or not the lands should be considered surplus and identification of any other issues.

5. PROCEDURES AND ADMINISTRATION

- 5.1.** Unless an exemption is provided in this by-law, before the disposal of any land, Council shall:
 - 5.1.1.** Declare the land to be surplus to the needs of the Municipality by a resolution passed at a meeting open to the public;
 - 5.1.2.** Value the land in accordance with Section 6 of this by-law, and;
 - 5.1.3.** Give notice to the public in accordance with Section 7 of this by-law.
- 5.2.** The passage of a resolution declaring the land to be surplus does not obligate the Municipality to dispose of such lands and such a declaration may be rescinded by resolution at any time prior to the completion of the disposal.

6. APPRAISAL

- 6.1.** Where land needs to be valued, the Clerk shall obtain at least one appraisal or opinion of value, as the Clerk Deems appropriate, from a qualified appraiser who does not have an interest in the disposal or purchase of the land.
- 6.2.** Notwithstanding the foregoing, the following classes of land are exempt from the requirement to obtain an appraisal prior to the disposal:
 - 6.2.1.** Closed highways if sold to an owner of land abutting the closed highways and the size of said highways does not allow the construction of a building respecting the zoning by-law and the

Building Code;

- 6.2.2. Land formerly used for railway lines if sold to an owner of land abutting the former railway land;
- 6.2.3. Land sold or transferred to another municipality;
- 6.2.4. Land sold or transferred to the Crown in right of Ontario or Canada or their agents;
- 6.2.5. Land sold or transferred to a local board including a school board or conservation authority;
- 6.2.6. Land repurchased by an owner in accordance with section 42 of the *Expropriation Act* as amended;
- 6.2.7. Easement granted to public utilities or to telephone companies.

7. NOTICE

- 7.1. Subject to Section 7.4, before disposing of any land, the Clerk shall publish a notice of the intended disposal in a local newspaper to give the public reasonable notice of Council's intention and by posting notice on the Municipality's Website.
- 7.2. This notice shall be given at least fourteen (14) days prior to the meeting where this matter will be discussed:
 - 7.2.1. It shall include the legal description of the land, municipal address and/or location map which the Clerk deems sufficient to identify the lands;
 - 7.2.2. The notice shall specify that anyone wishing to comment on the proposed disposal may do so by delivering such comment in writing to the Clerk;
 - 7.2.3. The final date for submitting such comments shall be specified in the notice. All comments shall be submitted to Council;
 - 7.2.4. The date on which the resolution declaring the land to be surplus was or will be passed;
 - 7.2.5. The notice shall further have the following statement: "The Municipality reserves the right to reject any or all tenders received and the highest or any tender will not necessarily be accepted".
- 7.3. Notwithstanding Sections 3 and 7.4, Council may direct the Clerk to give notice of publication where it is deemed in the public interest to do so.
- 7.4. Where land proposed to be disposed of falls within one of the categories listed in Section 6.2; notice to the public is not required.

8. COSTS

The Municipality will require the purchaser to be solely responsible for all costs incurred by the Municipality to dispose of any property, which costs may include the following:

- a) legal survey, if required;
- b) appraisal or opinion of value, as the case may be;
- c) removal/discharge of encumbrances,
- d) advertising,
- e) improvements; and
- f) administration fees if applicable.

9. METHODS OF DISPOSAL

Land may be disposed by public tenders, public proposals, by listing with a real estate agent or agency or in such other appropriate manner as may be determined by Council.

9.1. Disposal by public tenders :

If the land is to be disposed of by public tender, the request for tenders shall be published in accordance with Section 7. In addition, the notice may also be published in an electronic tendering site or in a newspaper of a larger circulation if, in the Clerk's opinion, the land to be disposed of is in a strategic location or of a great interest.

- 9.1.1. The notice shall, in addition, state the minimum bid requested which shall not be less than the appraised value plus any additional costs that have been prior determined by Council, if applicable;
- 9.1.2. The delay for the closing of tenders shall not be less than 21 days from the day the notice is published;
- 9.1.3. Tenders shall be accompanied by a deposit of 10% in the form of a certified cheque or bank draft;
- 9.1.4. Tenders shall be submitted on the prescribed form;
- 9.1.5. Tenders shall be delivered in a sealed envelope to the Clerk's office by the date and time specified on the notice and they shall be opened in public at the time prescribed on the notice.

9.2. Disposal by public proposals :

- 9.2.1. If the land to be disposed of is, in the opinion of Council, suitable for development, it shall be disposed of by public proposals. The request for proposals (RFP) shall be published in accordance with section 7 and also in an electronic tendering site. It may further be published in a newspaper of a larger circulation if, in the Clerk's opinion, the development potential is important;
- 9.2.2. An RFP document enumerating the conditions and minimum criteria shall be drafted. The Clerk may be authorized by Council to seek the assistance of any professionals to draft the RFP document. Because proposals are evaluated on an overall project, not only on the price, the assessment method and review committee shall be clearly identified in the RFP document;
- 9.2.3. The RFP document may or not establish a minimum bid which shall be determined in advance by Council. The Council may determine a value less than the appraised value if past experiences have proven that the appraised value has not been successful;
- 9.2.4. Proposals shall be accompanied by a bid bond issued by a Canadian Surety Company of 10% of the proposed bid or a certified cheque or bank draft;
- 9.2.5. Proposals shall be submitted on the prescribed form;
- 9.2.6. Proposals shall be delivered in a sealed envelope to the Clerk's office by the date and time specified on the notice. Proposals may, in the discretion of the Clerk, be opened in public at the time prescribed on the notice, however, only the name of proponent will be given publicly, the content of the proposals shall remain confidential until the proposal has been reviewed and a formal agreement is concluded.
- 9.2.7. Proposals shall be assessed in accordance with the criteria set out in the RFP by the Clerk, together with such other member(s) of staff as may be deemed appropriate, including, but not limited to, the CAO, Director of Corporate Services or the Director of Community Services.

9.3. Disposal by listing with a real estate agent or agency:

Should Council determine to engage a real estate agent or agency to dispose of the land, the following shall apply:

- 9.3.1. Costs incurred or anticipated to dispose of the land such as legal fees, commissions, survey fees, valuation fees, encumbrances, advertising and improvements shall be determined;
- 9.3.2. A listing price shall be determined which shall not be less than the appraised value plus the additional costs referred to in section 9.3.1 above;
- 9.3.3. The Clerk shall be authorized to sign the listing agreement;

- 9.3.4.** The offers shall be submitted to the Clerk on a standard offer to purchase form or document drafted by a lawyer;
- 9.3.5.** All offers shall be submitted by the Clerk to Council for approval of the sale price.

10. DISPOSAL OF INDUSTRIAL LAND

- 10.1.** Industrial land owned by the Municipality may be disposed of by direct negotiation in the following situations only:
 - 10.1.1.** If the land to be disposed of is for the purpose of the construction thereon of a building or structure for a detached industrial building;
 - 10.1.2.** If the land to be disposed of is for the purpose of the extension or enlargement of an existing industrial building or structure erected or to be erected upon land of the purchaser abutting the land;
 - 10.1.3.** If the land to be disposed of is for the purpose of a use ancillary to a building or structure erected or to be erected upon land of the purchaser abutting the land.
- 10.2.** The sale price shall be not less than the appraised value of the land plus any additional costs that have been determined by Council, if applicable.
- 10.3.** The notice requirements for any of the situations enumerated in 10.1 are withheld.
- 10.4.** Before the disposal transaction is finalized, an agreement shall be negotiated pertaining among other things to the delay of completion of the agreed upon construction.
- 10.5.** The Municipality shall have the right to reconvey the land if the agreement is not respected by the purchaser. The reconvey price shall be 90% of the original purchase price and all legal fees shall be born by the purchaser.
- 10.6.** The purchaser shall not within 10 years have the right to dispose of the land in full or in part without first obtaining the consent of the Municipality. The Municipality may give its consent or may require the purchaser to reconvey the land as per subsection 10.5.

11. TERMS OF DISPOSITION

- 11.1.** Upon approval or acceptance of the terms and conditions of a disposal by Council, the agreement of purchase and sale and any ancillary documents shall be prepared in consultation with the Municipality's solicitor, as required.
- 11.2.** Prior to completion of the disposal of lands, Council shall adopt a by-law that includes the following information:
 - 11.2.1.** Date of the resolution declaring the land surplus;
 - 11.2.2.** The final sale price;
 - 11.2.3.** The purchaser's name;
 - 11.2.4.** Authorization for the mayor and the Clerk to take all actions and execute all documentation required to finalize the disposal.

12. DISPOSAL OF STREETS, LANEWAYS OR PUBLIC THOROUGHFARES

- 12.1.** The following outlines the closing and subsequent sale of streets, laneways or public thoroughfares, regardless of whether such street, laneway or public thoroughfare is open to the public, in the Municipality:
 - 12.1.1.** A property owner who wishes to have the Municipality close a street, laneway, public thoroughfare or any portion thereof must make a request to the Clerk's office;
 - 12.1.2.** The applicant must obtain the signatures of all property owners whose lands abut the

portion of the street, laneway or public thoroughfare to be closed. These owners also must indicate whether they wish to have a portion of the street, lane or public thoroughfare conveyed to them;

- 12.1.3.** The applicant or any person to whom the street, laneway or public thoroughfare will be conveyed, will provide written agreement to be responsible for the costs or such pro-rata share thereof set out in paragraph 8;
- 12.1.4.** Once the Clerk has received the signatures of the applicant and abutting landowners, the Clerk's office will circulate the information to those departments set out in 4.3, above, and any outside agencies that, in the discretion of the Clerk, may have an interest in the matter for their comments
- 12.1.5.** The Clerk shall prepare a report with a recommendation to be provided to Council for its consideration;
- 12.1.6.** If Council approves the proposed closing, the Clerk's office then posts a notice in the local newspaper stating the Municipality's intention to close the lane or street or any portion thereof;
- 12.1.7.** If no objections to the street or lane closing are received, the municipality shall obtain a reference plan of survey of the land prepared by an Ontario Land Surveyor.
- 12.1.8.** Once the plan has been prepared and deposited in the Land Registry Office a by-law will be placed on Council's agenda for enactment. The By-Law shall be registered in the Land Registry Office as is required by the Act;
- 12.1.9.** The Clerk's office will prepare the appropriate deeds and will carry out the exchange of such documentation and may be required with the solicitors of the benefitting owners;
- 12.1.10.** The Municipality may retain or grant easements for present or future use by utility companies. This may restrict the improvements undertaken by property owners on the easement portion of the property;
- 12.1.11.** Notwithstanding the provisions of this Section 12, if a commercial use proposes to expand its operation and to do so it requires the entire portion of an abutting street, lane or public thoroughfare, Council may agree to convey the entire street, lane or public thoroughfare to the commercial establishment, without offering any portion of the property to an abutting property owner or property owners.

13. ERRORS OR OMISSIONS

- 13.1.** It is acknowledged that any error or omission in following the procedures and policies, which error or omission was not the result of bad faith on behalf of the Municipality will not render such disposal invalid or void.



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

SCHEDULE "B" EXCERPT OF *MUNICIPAL ACT*, 2001



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

SCHEDULE "C"

SALE OF SURPLUS LAND - TENDER TO PURCHASE

Property declared surplus by the Municipality of West Nipissing

TO: Municipal Clerk
Municipality of West Nipissing
101-225 Holditch Street
Sturgeon Falls, ON P2B 1T1

RE: Sale of _____
(description of land)

I/We hereby tender to purchase the above-mentioned land for the amount of: \$ _____
(_____ dollars)

I/We understand that this tender shall be received by the Clerk's office no later than 3:00 p.m. local time on _____, 20____ and that in the event of this tender being accepted, I/we shall be notified of its acceptance.

I/We enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$ _____ in favour of the Municipality of West Nipissing representing 10% or more of the tendered amount which will be forfeited if I/we do not pay the balance of the tendered amount, any land transfer tax and HST if applicable within fourteen calendar days of a representative of the Municipality of West Nipissing notifying me/us that I/we are the successful bidder.

I/We understand that the Municipality has the right to reject any or all tenders received and the highest or any tender will not necessarily be accepted and therefore the Municipality declines any financial and legal liability toward me/us. Furthermore, the Municipality may decide to interrupt the disposal procedures without having to justify its decision.

I/We acknowledge that _____ addendum have been issued and are a part of the RFP document, if applicable.

Print Name:	Signature:	Date:

I have the authority to bind the company
(if applicable)



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

BY-LAW 2021/19

BEING A BY-LAW OF THE MUNICIPALITY OF WEST NIPISSING TO PROVIDE FINANCIAL RELIEF, AMENDING BY-LAW 2021/02, BEING A BY-LAW TO LEVY TAXES FOR 2021 AND TO PROVIDE FOR THE PAYMENT OF TAXES AND TO PROVIDE FOR PENALTY AND INTEREST ON ARREARS

WHEREAS Section 317 of the *Municipal Act*, 2001 S.O. 2001, Chapter 25 provides that the Council of a local municipality may, before the adoption of the estimates for the year, pass a by-law levying a sum that does not exceed 50 percent of the total levy amounts on the assessment of property in the local municipality ratable for local municipality purposes;

AND WHEREAS as a result of the Provincewide Shutdown imposed by the Province of Ontario on December 26, 2020 due to the COVID-19 pandemic, many Municipality of West Nipissing businesses were closed and residents are out of work, causing financial challenges;

AND WHEREAS on March 2, 2021 Council considered options to provide temporary financial relief for residents and businesses to the 2021 Interim Tax Levy By-law 2021/02 during the Province's Shutdown;

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

1. **THAT** Item 7.1 of By-Law 2021/02 - To Levy Interim Taxes for 2021 and to Provide for the Payment of Taxes and to Provide for Penalty and Interest on Arrears, be repealed and replace with the following:

Item 7.1 On all taxes of the interim levy, which are due and payable on **March 26, 2021**, a penalty of **1.25%** shall be added on **July 2, 2021** and of the first of every month thereafter that the taxes remain in default until December 31st, 2021.
2. **THAT** Item 7.2 of By-Law 2021/02 - To Levy Interim Taxes for 2021 and to Provide for the Payment of Taxes and to Provide for Penalty and Interest on Arrears, be repealed and replace with the following:

Item 7.2 On all taxes of the interim levy which are due and payable on **April 26, 2021**, a penalty of **1.25%** shall be added on **July 2, 2021** and on the first of every month thereafter that the taxes remain in default until December 31st, 2021.

ENACTED AND PASSED THIS 10th DAY OF MARCH 2021 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.

JOANNE SAVAGE
MAYOR

MELANIE DUCHARME
CLERK

MEMORANDUM

TO: MAYOR and COUNCIL
FROM: Jean-Pierre (Jay) Barbeau, CAO
DATE: March 12th, 2021
SUBJECT: CLARIFICATION OF ISSUES REGARDING FOI AND GOVERNANCE

At the Committee meeting held on March 1st of this year, the Mayor requested that the Clerk bring forth information and explain the procedures in dealing with the Municipal Freedom of Information Act. The Municipal Clerk has been designated by by-law of Council as "Head" in dealing with all matter related to Freedom of Information. Melanie prepared for the item and provided the information in a memo to Council as per the request.

My first comment/concern is that it would appear that the actual intent of the Mayor in bringing this item forward was not simply to receive information as stipulated but rather to question and comment on a specific FOI file that the Clerk dealt with. This leaves those who participated with the impression of being ambushed by not being completely informed with the true intent of the agenda item. It also does not allow for the rest of Council to fully prepare for what was the actual intent of the requestor. The Mayor indicated that she sought independent advice from the Freedom of Information Commission. This would also lead me to conclude that, without first raising the issue with the Clerk to receive an explanation of her carriage of the file, the Mayor does not trust staff's role in advising Council. This seems to be a common theme. While unpleasant to read, it is much more unpleasant as CAO to manage the human resources fallout when staff feel singled out.

The second comment/concern that I have with this issue is the inference by some that the Clerk acted in a manner that is lacking "Transparency". Several Councillors referenced this point. Given the fact that the Clerk had carriage of the file, these comments can be construed as a public attack to her professional integrity. To be clear, the Clerk strives at all times to conform to legislation. If one had issue with an employee's actions, the matter should have been brought to my attention.

My last comment is of a general nature regarding "the wish of Council". With respect to governance and effective chairing of meetings, my recent points appear to be "standoffish" by enquiring whether a request by one member reflects the will of all. This issue has always been difficult for staff to navigate through but more so recently. We are often having to return to meetings to see whether a certain request was at least tacitly approved by all or was it simply the wish of one or 2. Formal votes such as these are not needed. All the Chair has to do is when there is a request for an item not already provided for to simply ask the question "does everyone concur?" This would assist us in eliminating confusion and thus allow us to serve you better.

Respectfully,

Jay Barbeau, CAO

from the desk of :
Jean-Pierre (Jay) Barbeau
C.A.O.



Joie de vivre

www.westnipissingouest.ca



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

Resolution No.

2021 /

MARCH 16, 2021

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

BE IT RESOLVED THAT the municipal legal opinion received regarding the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) request be made public.

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

CARRIED: _____

DEFEATED: _____

DEFERRED OR TABLED: _____



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

Resolution No.

2021 /

MARCH 16, 2021

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

BE IT RESOLVED THAT the report, prepared by the Integrity Commissioner, in response to the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) request be made public.

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

CARRIED: _____

DEFEATED: _____

DEFERRED OR TABLED: _____

MEMORANDUM

TO: Mayor and Council
FROM: Chief Richard Maranda, Fire Department
DATE: March 12, 2021
RE: **ONTARIO FIRE COLLEGE CAMPUS - GRAVENHURST**

The province announced in mid-January that the Gravenhurst, Ont., facility will shutter on March 31 with fire service training shifting to 20 regional training centres. The college has provided training since 1949 to municipal fire departments without the resources to develop their life-saving skills.

At its February meeting, council passed a resolution in support of Huron Shores Fire Chief Jim Kent's concerns about the college closing. Huron Shores also responded to Kent by authorizing a letter to Solicitor General Sylvia Jones requesting that Ontario's decision be reversed.

In its resolution, Huron Shores argues that closing the college will "place significant financial hardship" on the municipality and make it difficult for rural volunteer fire departments to meet provincially-mandated standards.

The Ontario Fire College was providing training to full-time, part-time or volunteer firefighters at a provincially-subsidized rate of \$65 per course, which included room and board at the facility. The move to regional centres means the trainee's fire department must now pay the full costs of training. Regional courses currently range from \$350 to \$1,200. An emerging question is whether municipalities in the North have the 2021 budget for such costs.

The Huron Shores resolution also stated that "there appears to have been no consideration given as to how this closure will impact rural Northern Ontario fire departments."

Copies of the Huron Shores letter are being forwarded to Premier Doug Ford, Minister of Municipal Affairs and Housing Steve Clark, Ontario Fire Marshal Jon Pegg and Algoma-Manitoulin MPP Michael Mantha.

The Ontario Fire College closed in March 2020 with the coming of COVID-19.

Regional training facilities remained open. Following the January announcement, fire marshal Pegg publicly stated that "moving to a blend of online and on-site training offered through regional training centres allow us to provide responsive, high quality training to fire services across the province."

Joie de vivre



www.westnipissingouest.ca

On Sunday, Iron Bridge relied on Huron Shores firefighters to contain a blaze that consumed the local grocery store, The Plaid Pig. A GoFundMe effort has been launched for the owners, Justin and Courtney Verhey, and their four children. The family had lived above the grocery store.

Huron Shores is not the only regional township to raise concerns. Earlier this month, the Township of Machar, south of North Bay, also raised the issue at a council meeting.

“The intent was that the closure of the fire college would lessen cost, but they’re finding it’s actually going to increase cost, and that’s how other municipalities are responding, as well,” said clerk administrator Brenda Paul, adding that some fire halls are expecting a financial increase of up to \$8,000.

It used to be \$65 for a municipality to send one firefighter to the college, which included on-site accommodations and three meals a day, said Mayor Lynda Carleton. “I don’t know how they think they’ll save money by closing it.”

The province’s regionalization model currently has memorandums of understanding with 20 “regional fire training” locations located in various parts of Ontario.

It could cost municipalities a range of \$300 to \$1,200 to send firefighters for the training course alone, according to the correspondence received by Machar from Lake of Bays and Augusta.

Armour Township Reeve Bob MacPhail believes closing the Ontario Fire College in Gravenhurst is a big mistake that will cost municipalities a lot more money to train their firefighters.

The Ministry of the Solicitor General announced the college’s closure in mid January, planning to replace the facility with 20 regional training centres.

The college, which has trained many thousands of firefighters over the decades, is to close March 31.

Following last month’s announcement, the Township of Augusta, near Brockville, passed a resolution calling on the province to reverse the decision and Ontario municipal councils to support its resolution.

The resolution made its way to the Almaguin Highlands region this month with several councils, including Magnetawan, Machar and South River, supported saving the college.

MacPhail says the public can add his council to the growing list of communities that want the college to remain open.

He says aside from the mileage expense to get firefighters to the college, the cost for each visit was only \$65, including training and room and board at the college.

“But once you get into the new model (the regional training centres), the courses will cost hundreds of dollars, and that doesn’t even include food and lodgings,” MacPhail says.

“Where can you send a firefighter for training for \$65? You can’t. We’ll have to put them up at hotels and they’ll eat at restaurants. So that total of \$65 quickly becomes \$200 a day. And this is why places like Augusta and us are concerned. We just can’t afford that.”

MacPhail says some municipalities may be able to absorb the additional expense of sending their firefighters to the regional training centres, “but what about the ones that can’t?

“The scary part for me is municipalities that can’t absorb the cost are going to have to cut things. But then what do they cut?” MacPhail asks. “Do they cut some of their fire services or do they find savings somewhere else in their municipality?”

If municipalities chose not to cut other services and still want to send their firefighters to the regional training centres, MacPhail says the only alternative is to raise taxes.

To the best of his knowledge, MacPhail says, municipalities were not consulted before the solicitor general announced the fire college closure.

Armour receives its fire protection from the fire station in Burk’s Falls, which also protects the Township of Ryerson through a shared service agreement

MacPhail says fire personnel from the Burk’s Falls Fire Station, as well as Magnetawan, Perry, Kearney and McMurrich-Monteith, attended the college on a regular basis for in-class and practical training. Personnel from all five fire halls would train as a group.

Although a growing list of municipalities opposes the fire college closure, Solicitor General Minister Sylvia Jones has the support for her decision from four key players in firefighting.

The Ontario Fire Marshal’s Office, the Ontario Association of Fire Chiefs, the Fire Fighters Association of Ontario and the Ontario Professional Fire Fighters Association all support the regional training centres.

MacPhail speculates they are not considering the cost to municipalities. However, he assures fire training won’t stop even if the cost increases.

“But if we can avoid it and keep Gravenhurst open, that’s the preferred way to do it.”

Many municipalities have expressed support and requests to keep the Ontario Fire College in Gravenhurst open and the Township of Perry has added its voice to the fray.

At its Feb. 17 meeting, Mayor Norm Hofstetter read a motion requesting that the province reverse its decision on the college’s closure.

The motion highlighted the importance of the fire college in the training of Ontario firefighters.

The Ontario Fire College is the most cost-effective method for municipalities to certify firefighters to National Fire Protection Association standards in Ontario, the motion reads.

Here is the discussion in five quotes:

"I'd like to see them keep the Ontario Fire College open," said Coun. Margaret Ann MacPhail.

"I too would like to see it stay open, but I don't think we're going to succeed in this but let's give it a try," said Coun. Jim Cushman.

"I think this is something we should get behind – the math is there, right? When you're saving around the average of \$300 to \$70 for accommodations for food and lodgings it just makes sense if these firefighters come from out of town for the training," said Coun. Joe Lumley.

"It is sad to see it closing," said Hofstetter.

"I just think that school has been there since 1958 so I don't think it's done bad; it's done positive things," said Lumley.



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

Resolution No.

2021 /

MARCH 16, 2021

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

WHEREAS the Ontario Fire College Campus has been in operation in Gravenhurst since 1958; and

WHEREAS the Ontario Fire College Campus is one of the primary sources of certified training for Ontario Firefighters; and

WHEREAS the Ontario Fire College Campus has built a reputation of integrity, credibility, and reliability in providing some of the best training to our Fire Services within the Province of Ontario; and

WHEREAS the Ontario Fire College Campus has been used to train and certify both Volunteer, Part-Time and Career firefighters throughout Ontario; and

WHEREAS the Regional Training Centers are not all created equal and similar in function to the Ontario Fire College Campus; and

WHEREAS the Ontario Fire College Campus gives Ontario Firefighters another option other than Regional Training Centers to obtain National Fire Protection Association (NFPA) certifications; and

WHEREAS the Ontario Fire College Campus is the most cost-effective method for municipalities to certify Firefighters to NFPA Standards in Ontario; and

WHEREAS the Ontario Government enacted and revoked O. Reg. 379/18: Firefighter Certification in 2018; and

WHEREAS when the Ontario Government revoked O. Reg. 379/18: Firefighter Certification, it was made known by the Office of the Solicitor General that the act would be amended and brought back in the future; and

THEREFORE, BE IT RESOLVED THAT the Municipality of West Nipissing requests that the Province of Ontario reverse their decision to close the Ontario Fire College Campus in Gravenhurst as the OFC is one of the best and most cost-effective methods for municipalities to train their firefighters which assists us in protecting our residents; and

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Honourable Doug Ford Premier of Ontario, the Honourable Sylvia Jones; Ontario Solicitor General, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Ontario Fire Marshal; Jon Pegg, and all municipalities within the Province of Ontario.

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

CARRIED: _____

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