



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 16, 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 Adopt the Agenda.

No. 2021/80 Moved by: Councillor Y. Duhaime
Seconded by: Councillor L. Malette

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

CARRIED

C) DELEGATIONS & PETITIONS / DÉLÉGATIONS ET PÉTITIONS NIL

COMMITTEE OF THE WHOLE MEETING / COMITÉ PLÉNIER

D-1) PLANNING / PLANIFICATION

D-1(a) Camping Trailer By-Law – Seeking clarification re: Council proposed direction

The matter of the camping trailers was brought by the Chair of Planning. The Chair sought information as to when the matter will be brought back to the planning board. The Planner indicated that it is anticipated that the draft will be brought back to the planning board for the April meeting.

« Councillor Denis Sénécal »
Denis Sénécal,
Chair

« Melanie Ducharme »
Melanie Ducharme,
Clerk

D-2) EMERGENCY MEASURES AND PUBLIC SAFETY / MESURES D'URGENCE ET SÉCURITÉ PUBLIQUE

D-2(a) Pedestrian Safety – Jeunesse Active School (J. Savage)

Council received a letter from a resident expressing concerns about the safety on Lisgar Street. The Manager of Public Works recommended against taking any temporary actions which may add to the

confusion and suggested that Council stay the course with a view of getting the sidewalk constructed as soon as possible. The resident will be advised of Council’s discussion by the Clerk’s department.

D-2(b) Request for update re: ingress/egress of property due to commercial vehicle parking in private driveway

Council received information relating to a follow up item regarding parking of commercial vehicles. The Planner had provided confirmation that the property has been inspected and there is no noted infraction of any by-law.

« Councillor Chris Fisher »
Christopher Fisher,
Chair

« Melanie Ducharme »
Melanie Ducharme,
Clerk

D-3) ECONOMIC DEVELOPMENT / DÉVELOPPEMENT ÉCONOMIQUE

D-3(a) Discussion re : WN Economic Development Committee Priority List *(Feb-2nd presentation)*

Council discussed the priorities of the Economic Development committee which were presented to Council on February 2, 2021. Council endorsed the objectives of the committee.

« Mayor Joanne Savage »
Joanne Savage,
Chair

« Stephan Poulin »
Stephan Poulin,
Director of Economic Development and
Community Services

D-4) SOCIAL SERVICES AND HEALTH / SERVICES SOCIAUX ET SANTÉ

D-4(a) Discussion re: Lease Renewal for WN Scouts

The Director of Community Services provided Council with information concerning a request for lease renewal from the tenants of the property on Highway 575, in Verner. The Director provided some history of the Scout’s 20 year lease of the building and indicated that the organization has maintained the building well over the years and sought direction to move forward with either A) a short-term lease and allow Council time to make further decisions regarding the future of the property or; B) enter into a 5 year lease. Following discussion, Council was in agreement to enter into a further 5 year lease with the Scouts.

« Councillor Léo Malette »
Léo Malette,
Chair

« Melanie Ducharme »
Melanie Ducharme,
Clerk

D-5) PUBLIC WORKS / TRAVAUX PUBLICS

D-5(a) Nature’s Trail Bridge

Council discussed the matter of the Nature’s Trail Bridge. Staff has provided a memo briefly outlining the issues surrounding the bridge and what is needed to move forward. Councillor D. Senecal indicated information to the effect that the owners of the private lands have changed their mind and are willing to transfer the land. A number of options were discussed, including obtaining loans funds and reaching out to the affected residents with Council in general agreement that the issue cannot be ignored and financial options need to be looked into to see if there is a way to do the project at a minimal impact to taxpayers.

« Councillor Yvon Duhaime »
Yvon Duhaime,
Chair

« Jean-Pierre (Jay) Barbeau »
Jean-Pierre (Jay) Barbeau,
Chief Administrative Officer

MOTION FOR RECESS: at approx. 7:50 PM, a motion was tabled for a brief 10 minute recess; following which the Council meeting will continue.

No. 2021/81 Moved by: Councillor C. Fisher
 Seconded by: Councillor L. Sénécal

CARRIED

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)

No. 2021/82 Moved by: Councillor Y. Duhaime
 Seconded by: Councillor C. Fisher

BE IT RESOLVED THAT By-law 2021/16, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located on Principale Street, in Verner from Residential Two Zone (R2) to Residential Three Exception Zone 2 (R3-2), Highway Commercial (C2) and Residential Two-Holding (R2-H); shall come into force and take effect on the date it is passed. **CARRIED**

E-2 Resolution to approve draft Plan of Subdivision on Principale Street, Verner (SUBD 2021/01)

No. 2021/83 Moved by: Councillor L. Sénécal
 Seconded by: Councillor D. Sénécal

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, on March 8, 2021;

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.

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.

CARRIED

E-3 By-Law 2021/17 to amend the Zoning By-Law on Villeneuve Court (from R1 to M-1)

No. 2021/84 Moved by: Councillor Y. Duhaime
 Seconded by: Councillor D. Sénécal

BE IT RESOLVED THAT By-law 2021/17, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located on Villeneuve Court, in Sturgeon Falls from Residential One Zone (R1) to Light Industry Zone 1 (M1), shall come into force and take effect on the date it is passed.

A recorded vote was requested by Councillor C. Fisher :

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

DEFEATED

F) CORRESPONDENCE AND ACCOUNTS / COMPTES ET COURRIER

F-1 Adopt the minutes of a Council meeting.

No. 2021/85 Moved by: Councillor Y. Duhaime
 Seconded by: Councillor L. Malette

BE IT RESOLVED THAT the minutes of the BUDGET meeting of Council held on MARCH 1, 2021 be adopted, as ☒ presented / ☐ amended. **CARRIED**

F-2 Adopt the minutes of a Council meeting.

No. 2021/86 Moved by: Councillor L. Malette
 Seconded by: Councillor D. Roveda

BE IT RESOLVED THAT the minutes of the meeting of Council held on MARCH 2, 2021 be adopted, as ☒ presented / ☐ amended. **CARRIED**

F-3 Adopt the minutes of a Council meeting.

No. 2021/87 Moved by: Councillor Y. Duhaime
 Seconded by: Councillor D. Roveda

BE IT RESOLVED THAT the minutes of the BUDGET meeting of Council held on MARCH 3, 2021 be adopted, as ☒ presented / ☐ amended. **CARRIED**

F-4 Adopt the minutes of a Council meeting.

No. 2021/88 Moved by: Councillor D. Sénécal
 Seconded by: Councillor L. Malette

BE IT RESOLVED THAT the minutes of the BUDGET meeting of Council held on MARCH 10, 2021 be adopted, as ☒ presented / ☐ amended. **CARRIED**

F-5 Adopt the minutes of the Planning Advisory Committee.

No. 2021/89 Moved by: Councillor Y. Duhaime
 Seconded by: Councillor D. Sénécal

BE IT RESOLVED THAT the minutes of the meeting of West Nipissing Planning Advisory Committee held on January 18, 2021 be adopted, as ☒ presented / ☐ amended. **CARRIED**

F-6 Receive the minutes of the following boards/committees:

No. 2021/90 Moved by: Councillor D. Roveda
 Seconded by: Councillor L. Malette

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

BOARD / COMMITTEE NAME	MEETING DATES
West Nipissing Committee of Adjustment	• January 18, 2021
District of Nipissing Social Services Administration Board (DNSSAB)	• January 27, 2021

CARRIED

F-7 Receive the disbursement sheets.

No. 2021/91 Moved by: Councillor D. Roveda
 Seconded by: Councillor D. Sénécal

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

CARRIED

G) UNFINISHED BUSINESS / AFFAIRES EN MARCHÉ NIL

H) NOTICE OF MOTION / AVIS DE MOTIONS NIL

I) NEW BUSINESS / AFFAIRES NOUVELLES

I-1 By-Law 2021/18 for Disposition of Municipal Land

No. 2021/92 Moved by: Councillor C. Fisher
 Seconded by: Councillor D. Sénécal

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.

CARRIED

I-2 By-Law 2021/19 to defer Tax Installment Dates

No. 2021/93 Moved by: Councillor L. Sénécal
 Seconded by: Councillor D. Sénécal

BE IT RESOLVED THAT By-law **2021/19**, being a by-law to amend 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, shall come into force and take effect on the date it is passed.

CARRIED

I-3 Resolutions re: Freedom of Information re: Integrity Commissioner Report

(i) Municipal Legal Opinion re: Notice of Provision be made public

No. 2021/94 Moved by: Councillor Y. Duhaime
 Seconded by: Councillor L. Sénécal

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.

A recorded vote was requested by Councillor L. Sénécal :

	YEAS	NAYS
DUHAIME, Yvon	✓	
FISHER, Christopher		✓

LARABIE , Roland		✓
MALETTE , Léo		✓
ROVEDA , Dan		✓
WARD 7 (vacant)		
SÉNÉCAL , Denis	✓	
SÉNÉCAL , Lise	✓	
SAVAGE , Joanne (MAYOR)	✓	

DEFEATED

- (ii)** Integrity Commissions report be made public

No. 2021/95 Moved by: Councillor L. Sénécal
Seconded by: Councillor L. Malette

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.

A recorded vote was requested by Councillor L. Sénécal :

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

CARRIED

I-4 Ontario Fire College Campus in Gravenhurst

No. 2021/96

Moved by: Councillor L. Malette
Seconded by: Councillor C. Fisher

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.

CARRIED

J) ADDENDUM / ADDENDA

K) INFORMATION & QUESTIONS / INFORMATION ET QUESTIONS

K-1 The Mayor gave her report.

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

M) ADJOURNMENT / AJOURNEMENT

M-1 Confirm the proceedings of Council.

No. 2021/97 Moved by: Councillor L. Malette
 Seconded by: Councillor L. Sénécal

BE IT RESOLVED THAT By-law No. **2021/20** being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its meeting held on the 16th 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. 2021/98 Moved by: Councillor L. Sénécal
 Seconded by: Councillor L. Malette

BE IT RESOLVED THAT the meeting of Council held on MARCH 16, 2021 be adjourned.

CARRIED

 « Mayor Joanne Savage »
JOANNE SAVAGE
MAYOR

 « Melanie Ducharme »
MELANIE DUCHARME
CLERK