

AGENDA

WEST NIPISSING PLANNING ADVISORY COMMITTEE

VIRTUAL MEETING

Planning Advisory Committee
November 15, 2021, 6:00 PM Eastern Time

Join Zoom Meeting

<https://www.westnipissing.ca/town-hall/council/council-meetings/>

Dial by your location

1 647 558 0588 Canada

Meeting ID: 265 014 1204

Participant: #

Passcode: 654321

YouTube Link: <https://www.youtube.com/channel/UCG6HWMXnA-RBiH-UdZVCIHg>

-
1. Meeting called to Order
 2. Declarations of Pecuniary Interest;
 3. Approval of Agenda for November 15, 2021,
 4. Adoption of Minutes: Meeting of October 18, 2021
 5. **ZBLA2021/14** - Zoning By-Law Amendment Application
Applicant: Burrows Livestock Auction Limited
Property: 12051A Highway 17, Springer Township
Notes: Concurrent Consent File: C66/21
 6. **ZBLA2021/15** - Zoning By-Law Amendment Application
Applicant: Charles Beauparlant
Property: Domina Crescent, Springer Township
 7. Camping Trailer Consultations - Update
 8. Amendments to Comprehensive Zoning By-Law - Update
 9. Adjournment.

Joie de vivre



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MINUTES

**Municipality of West Nipissing
Meeting for the Planning Advisory Committee
On October 18, 2021 at 06:00 PM
Chair: Normand Roberge**

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

ABSENT: Denis Sénécal

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. APPROVAL OF AGENDA

RESOLUTION #2021/034

Moved by: Yvon Duhaime

Seconded by: Dan Roveda

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

CARRIED

4. MINUTES

RESOLUTION #2021/035

Moved by: Christopher Fisher

Seconded by: Dan Roveda

That the Minutes of meeting held on September 13, 2021 be adopted, as presented.

CARRIED

5. SUBDIVISION APPLICATION NO. SUBD2021/11 – Gerald and Diane Gagnon

RESOLUTION #2021/036

Moved by: Christopher Fisher

Seconded by: Joanne Savage

WHEREAS a Public meeting was held on October 18, 2021 for draft plan approval of a plan of subdivision on property located on Deer Lake, Verner, Municipality of West Nipissing and more particularly described as Part of the North Half of Lot 6, Con 1, Hugel Township, owned by Gerald and Diane Gagnon;

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 **Gerald and Diane Gagnon** for plan of subdivision located on Deer Lake, Verner, Municipality of West Nipissing and more particularly described as Part of the North Half of Lot 6, Con 1, Hugel Township, owned by Gerald and Diane Gagnon;

CARRIED

6. ZONING AMENDMENT APPLICATION NO. ZBLA2021/11 – Andre Coutu

RESOLUTION #2021/037

Moved by: Christopher Fisher

Seconded by: Yvon Duhaime

WHEREAS a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at 12 Principale Street East, Verner, Ontario;

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

BE IT RESOLVED THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS
☐ DOES NOT RECOMMEND

1. that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to re-zone the property at 12 Principale Street East from C1 (General, Commercial) to R3-4 (Residential Three Exception Zone 4) in order to construct a building which will house 4 residential apartments.
2. Schedule F3-1 of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on Schedule 'A' attached hereto, which properties are more particularly described as PCL 9873, Part Lot 10, Plan M21, Caldwell Township, Municipality of West Nipissing, shown on Schedule 'A', attached hereto from C1 (General, Commercial) to R3-4 (Residential Three Exception Zone 4).

CARRIED

7. ADJOURNMENT

RESOLUTION #2021/038

Moved by: Joanne Savage

Seconded by: Yvon Duhaime

BE IT RESOLVED that the West Nipissing Planning Advisory Committee meeting of October 18, 2021 be adjourned to November 15, 2021.

CARRIED

PLANNING REPORT

Proposed Plan of Zoning Amendment File No. ZBLA2021/14

Applicant: Burrows Livestock Auction Limited

Date: November 15, 2021



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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 property located at 12051A Highway 17, Sturgeon Falls, Ontario.

2. SITE AND BACKGROUND INFORMATION

The property is located on Highway 17, which is provincially maintained. The property was, at one time, the site of an Auction Barn, which has since been demolished. The property consists of approximately 32 hectares fronting both Highway 17 and on Goulard Road. There have been several residential lots severed from the original parcel and the intent of this application is to rezone a portion of the lands which front on Highway 17, leaving the remainder of the lands in the Rural Zone.

3. DEVELOPMENT PROPOSAL

The owner is proposing to re-zone the property from RU (Rural) to C2 (Highway Commercial) to bring both zone category and land use into conformity with the Official Plan. The property, if re-zoned, could also be used for any use set out in Tables 7.1 and 7.2 subject to the lot standard provisions of Table 7.3. The owner has also applied for a severance, which has been circulated concurrently with the zoning amendment and will be heard by the West Nipissing Committee of Adjustment.

4. POLICY CONTEXT

Land use policies and regulations affecting the subject lands include the Planning Act, R.S.O., 1990 and the associated 2014 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.

4.1.1 Settlement Areas

The subject lands are located within the Commercial District of the Settlement Area of Sturgeon Falls.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population,

economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) 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;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

4.1.2 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.

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 subject property is a designated Commercial District in the West Nipissing Official Plan. The policies of the Commercial 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:

5.1.1 3.06.1 Urban Settlement Areas

3.06.1 Urban Settlement Areas

1. Designation of Urban Settlement Areas

The following communities, inclusive of all lands shown on the Land Use Schedules are designated as Urban Settlement Areas:

- Sturgeon Falls/Cache Bay
- Verner (subject to Section 4.06.3.1)

2. Characterization of Urban Settlement Areas

Urban Settlement Areas are characterized as urban communities with a well-developed built-form, a diverse mix of land uses and which have full municipal sewage and water services or partial services. These communities are considered to be the primary settlement areas for future development. Land division will be primarily by plan of subdivision. Rural Settlement Areas which are proposed to be serviced with full municipal sewage and water services or partial services (see also Section 4.06.3) shall be reclassified as an Urban Settlement Area and the Plan shall be amended during periodic updates or when the five (5) year review under the Planning Act is undertaken. Redesignation of Rural Settlement Areas to Urban Settlement Areas shall be based on appropriate justification studies.

The primary role of the Urban Settlement Area to accommodate future development is not impeded, and;

4. Urban Service Limits

Development shall be directed first and foremost to lands within the designated Urban Service Limits as illustrated on the Land Use Schedules for Urban Settlement Areas. Development, other than infill on existing lots of record, may be permitted under limited and/or temporary circumstances beyond the Urban Service Limits in accordance with Sections 3.06.5 and Section 3.06.6.

5.1.2 Table 3.1 – Permitted Land Uses

The proposed commercial use is consistent with the policies of the West Nipissing Official Plan.

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 Commercial Uses in District (see also Sections 3.06.5.1, 3.06.8.3, 3.06.8.9, 3.06.11)	<u>Commercial District:</u> <ul style="list-style-type: none"> • full range of retail, service commercial, automotive, recreational and resort commercial and personal service uses • residential uses (mixed or stand alone) 	<u>Commercial Uses:</u> <ul style="list-style-type: none"> • retail, service commercial, automotive and personal service uses in keeping with the character and scale of a rural settlement area • residential uses (mixed or stand alone) • recreational and resort commercial uses serving the tourism and leisure industries 	<u>Commercial Uses:</u> <ul style="list-style-type: none"> • recreational commercial uses such as campgrounds, • recreational vehicle parks, marinas, tourist lodges, golf courses and restaurants. 	<u>Rural District:</u> <ul style="list-style-type: none"> • -resource related and rural service commercial uses • -recreational and resort commercial uses serving the tourism and leisure industries • -highway commercial uses on major roads • -residential uses

5.1.3 3.06.5 – Land Use Districts

The Land Use Districts set out in the Land Use Schedules are intended to distinguish the areas designated for major land use categories i.e. Residential, Commercial, Employment, Waterfront, Rural, Salvage Yard.

1. Urban Settlement Areas

Within Urban Settlement Areas, the Residential District, Commercial District and Employment District indicate areas within which the major land uses permitted are residential, commercial and industrial, respectively. Other land uses may be permitted in these Land Use Districts which are compatible, related or incidental to the major land use. In a Residential District, examples include neighbourhood serving uses such as open space, convenience commercial and public service facilities (including institutional uses). Commercial Districts may include mixed land uses such as commercial, residential and public service facilities (including institutional uses). Employment District uses may include a mix of industrial, commercial and public service facilities uses (including institutional uses). Open space, infrastructure, utilities and other uses are permitted in all land use districts (see Table 3.1 for scope of such uses in each land use category.). In addition, the Plan provides for a Major Open Space land use designation for community-wide parks and recreation facilities and to identify urban reserves for long-term development (e.g. Weyerhaeuser Lands). Within Urban Settlement Areas, the Planning Principles of Section 3.06.6 and the Community Structure and Design Criteria set out in Section

3.06.8 shall be used in the design and development of the land use pattern for the permitted land uses listed in Table 3.1.

5.2 Zoning By-Law

The proposal is to re-zone the property from RU (Rural) to C2 (Highway Commercial). The area to be re-zoned consists of approximately 1.6 Hectares. The lot is well in excess of the required minimum for commercial development.

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.

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 and of those of the West Nipissing Public Works Manager and Chief Building Official are attached as 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 RU (Rural) to C2 (Highway Commercial) is in conformity with the West Nipissing Official Plan and the Provincial Policy Statements.

Respectfully Submitted,



Melanie Ducharme, Planner

Figure 1 – Aerial Imagery

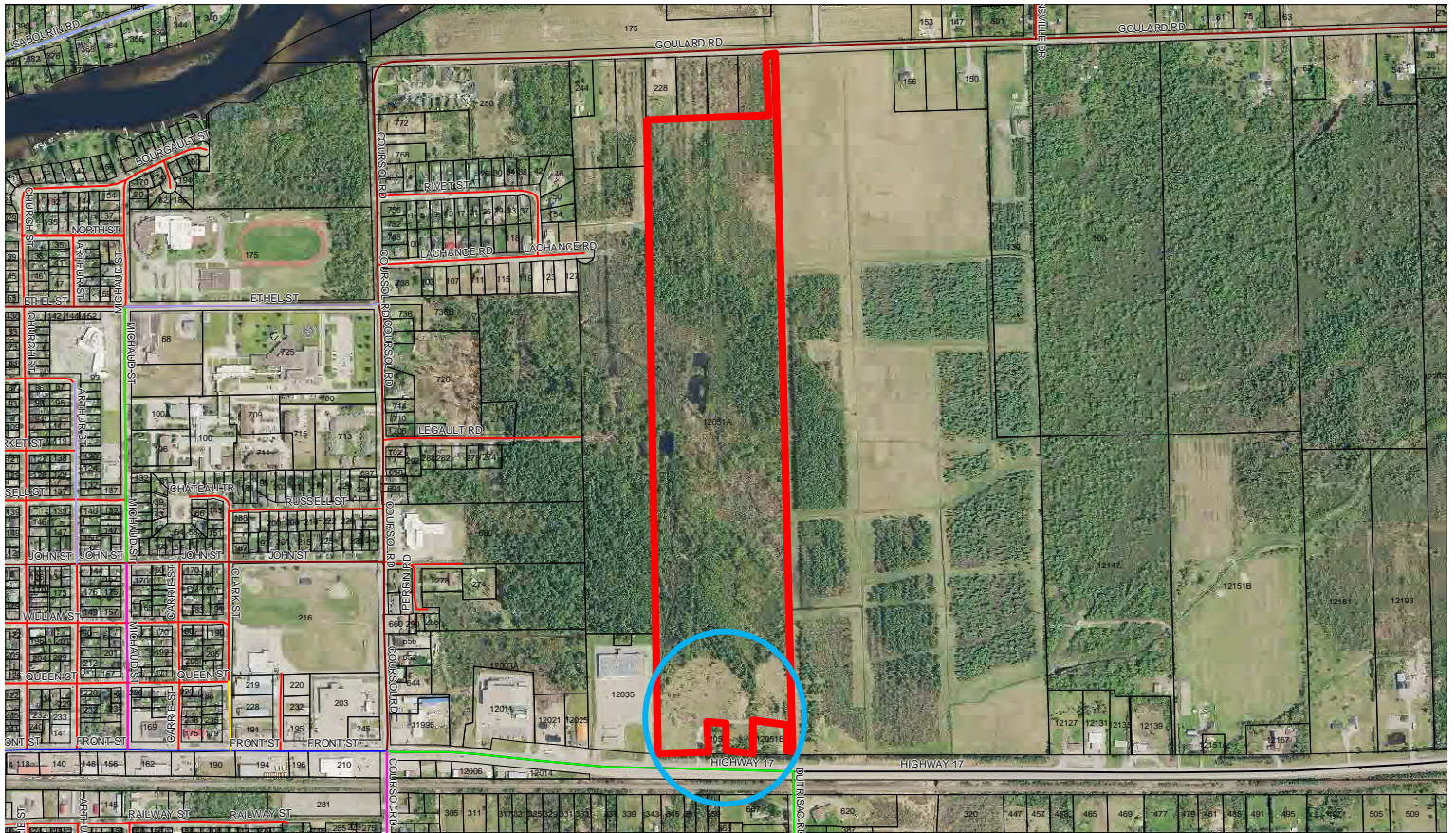


Figure 2 – Proposed Sketch

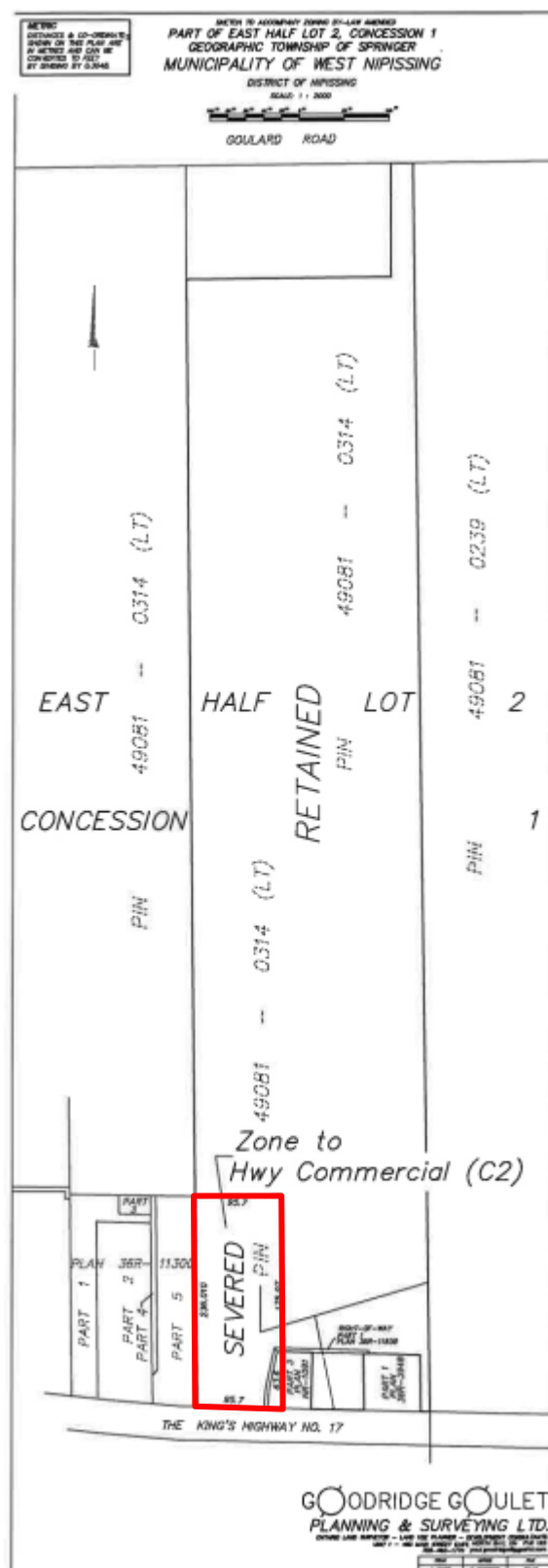


Figure 3 – West Nipissing Official Plan – Land Use Schedule

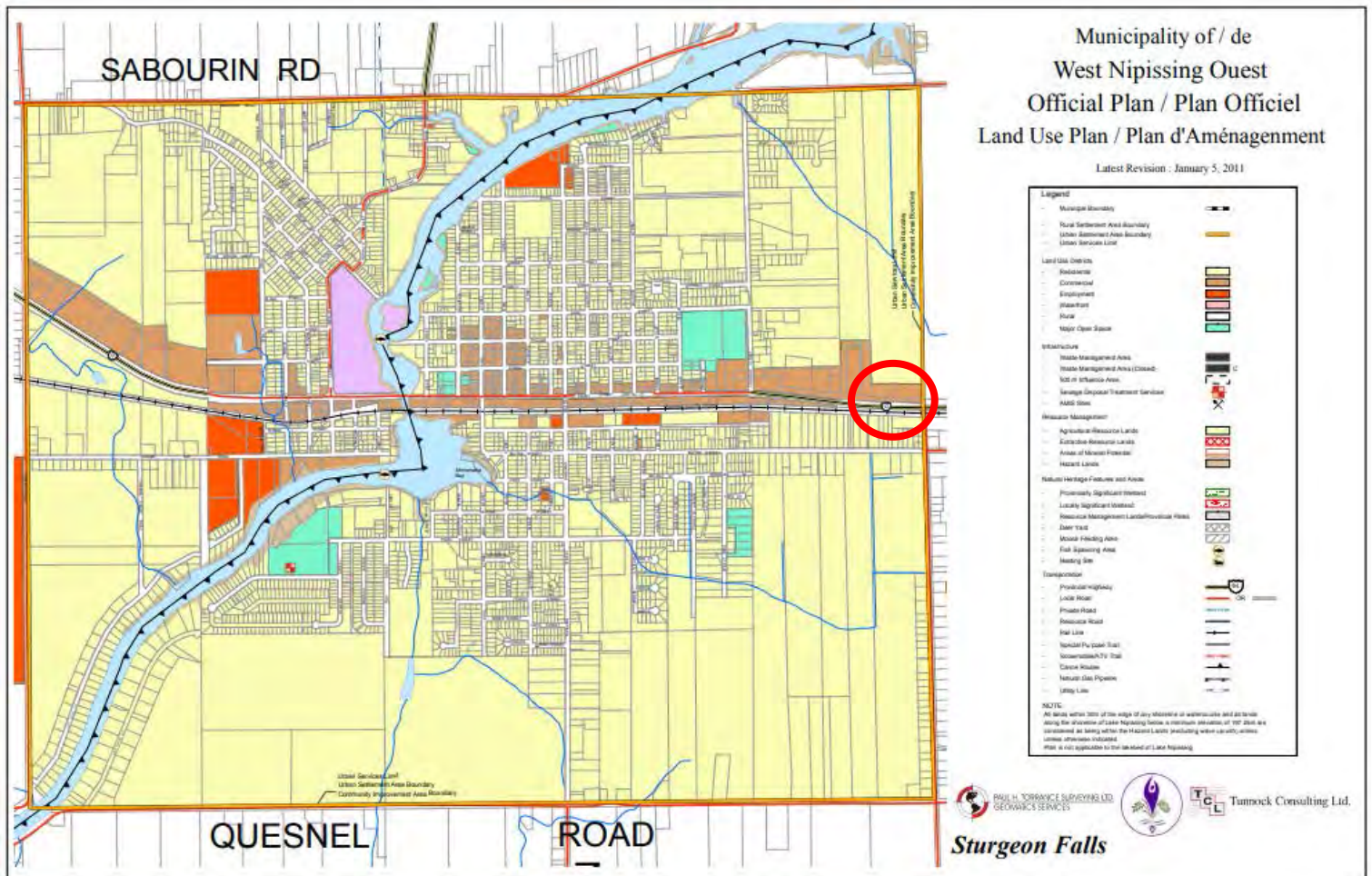
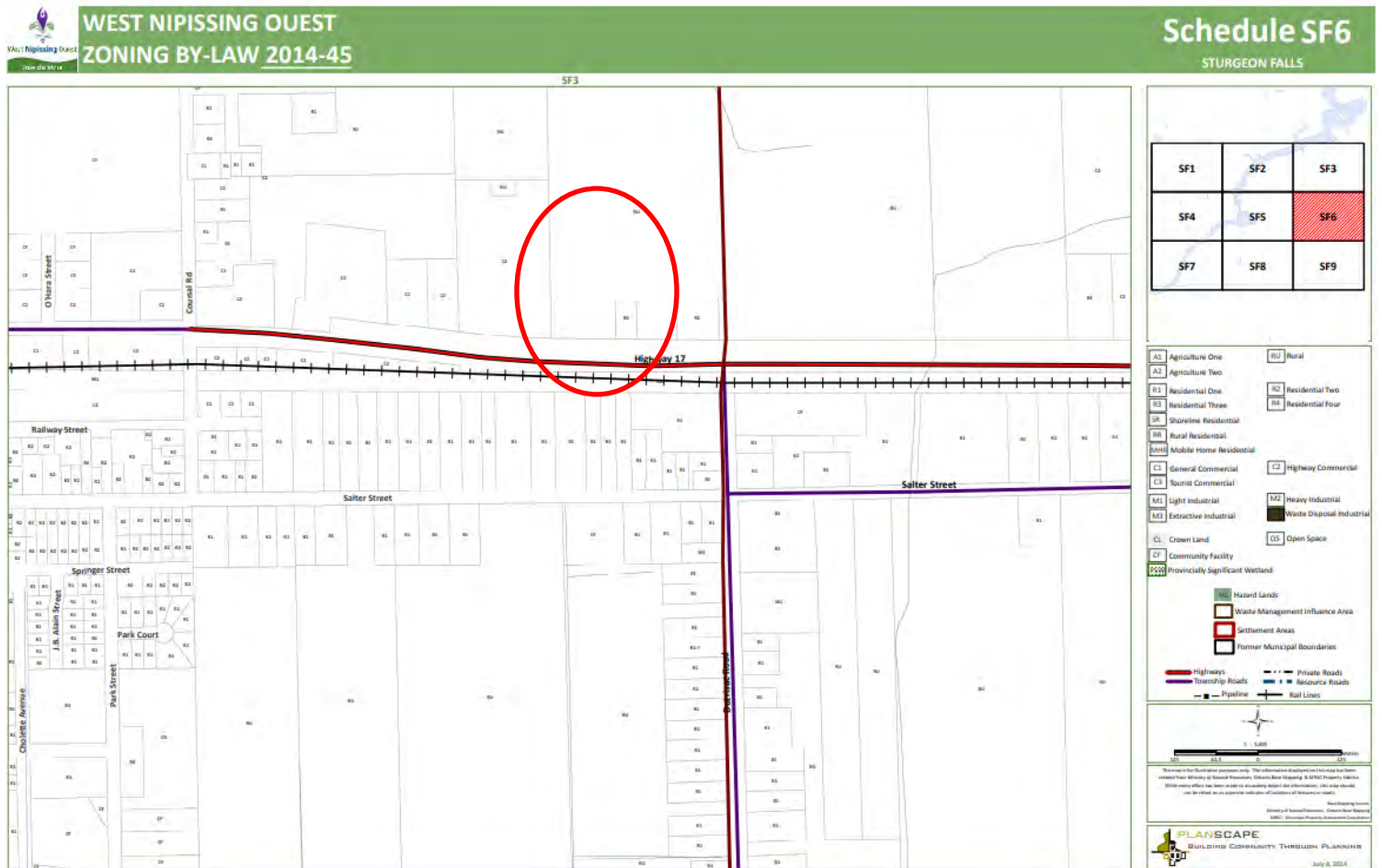



Figure 4 – West Nipissing Zoning By-law No. 2014-45



Appendix 1 – Agency Comments

<div>  <div> WEST NIPISSING PLANNING ADVISORY COMMITTEE MEETING HELD NOVEMBER 15, 2021 </div> </div>							
RECORD OF ALL COMMENTS							
APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
ZBLA2021/14 Burrows Livestock Auction Limited	.	.	<ul style="list-style-type: none"> No comments or concerns 	.	.	<ul style="list-style-type: none"> No water No sewer MTO approval should be requested 	<ul style="list-style-type: none"> No issues

PLANNING REPORT

Proposed Plan of Zoning Amendment File No. ZBLA2021/15

Applicant: Charles Beuparlant

Date: November 15, 2021



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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 property located at 20 Domina Crescent, Sturgeon Falls, Ontario.

2. SITE AND BACKGROUND INFORMATION

The property is approximately 1170 square meters (.2 of an acre) and is serviced by municipal water and sanitary services. The property was the subject of a severance application made by the registered owner in 2010 at which time a concurrent minor variance was sought for the reduced lot frontage as the property is located on a cul-de-sac. The severance and minor variances were granted by the West Nipissing Committee of Adjustment file No.(s) C32/10 and MV2010/04.

3. DEVELOPMENT PROPOSAL

The applicant is proposing to re-zone the lands from Residential One (R1) to Residential Two (R2) to permit the construction of a duplex dwelling on the subject property.

4. POLICY CONTEXT

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.

The following sections of the PPS illustrate the consistency of the decision to re-zone the property to Residential Two (R2).

4.1.1 Settlement Areas

- 1.1.3 Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.*

The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

- 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*

4.1.2 Sewage, Water and Storm water

1.6.6.1 *Planning for sewage and water services shall:*

- a) *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
 - 1. *municipal sewage services and municipal water services*

5. LOCAL POLICY DOCUMENTS

5.1 Official Plan

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 Official Plan provides the framework for land use planning in the Municipality of West Nipissing.

The subject property is located within the Urban Settlement Area of Sturgeon Falls. The Official Plan provides, that *“development shall be directed first and foremost to lands within the designated Urban Service Limits as illustrated on the Land Use Schedules for the Urban Settlement Areas”*

The property is located in the Residential District, in which all ranges and types of residential development are contemplated as shown in Table 3.1 of the Official Plan, below:

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 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 property is currently zoned R1 (Residential One) in the Municipality of West Nipissing, the permitted uses for which are detailed on Tables 6.1 and 6.2 of the Zoning By-law as shown on Figure 5.

Notice was circulated to property owners within 120 meters (400 feet) of the subject lands and a Notice of Public Meeting was posted on the subject property, as is required by the *Planning Act* (Ontario). As well, public utilities and the West Nipissing Fire Service have been notified. No objections or expressions of concern have been received with respect to 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.

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 R2 (Residential Two) is recommended.



Melanie Ducharme,
Municipal Clerk/Planner

Figure 1 – Aerial Imagery



Figure 2 – Site Plan

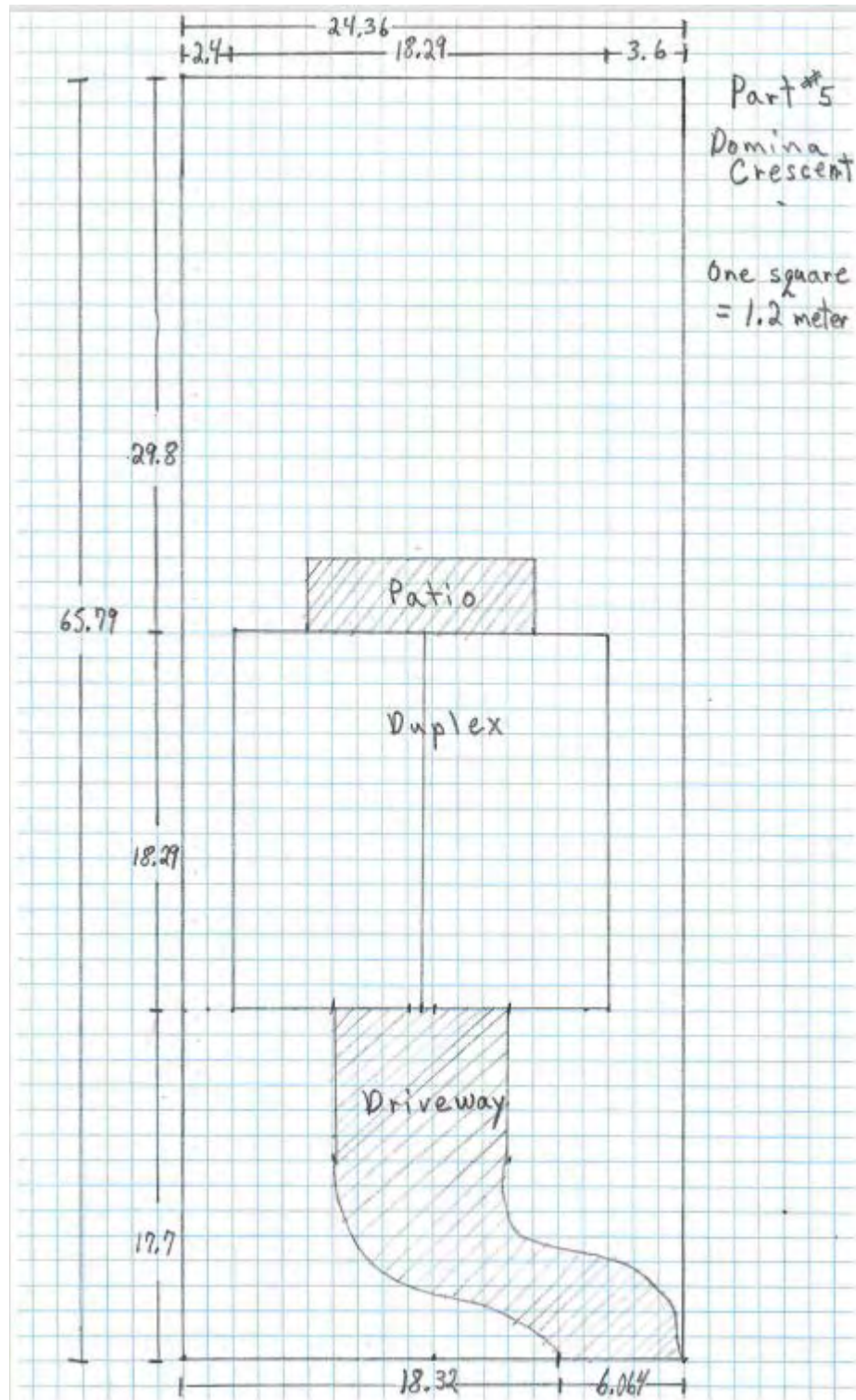


Figure 3 – West Nipissing Official Plan – Land Use Schedule

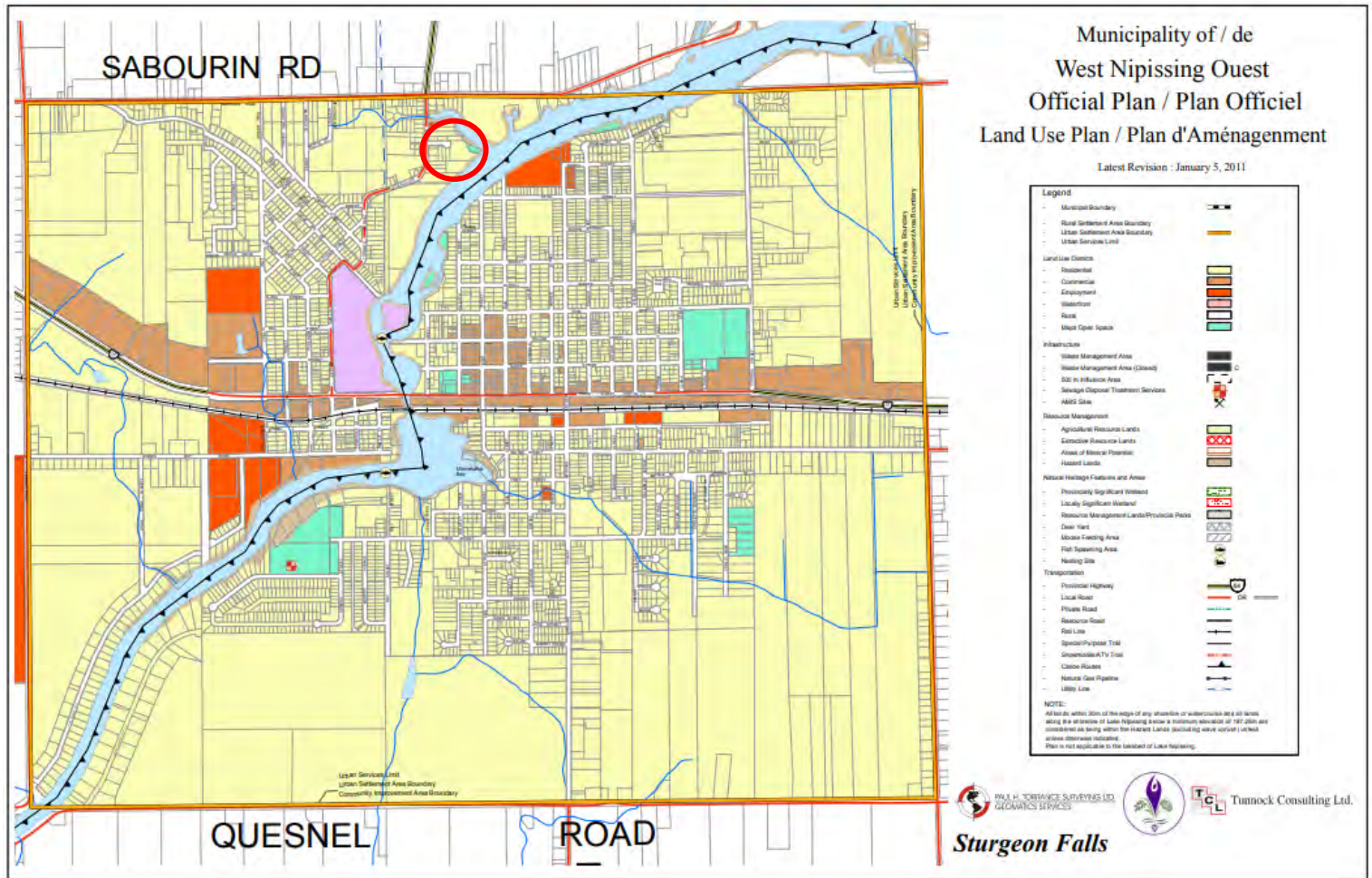


Figure 4 – West Nipissing Zoning By-law No. 2014-45

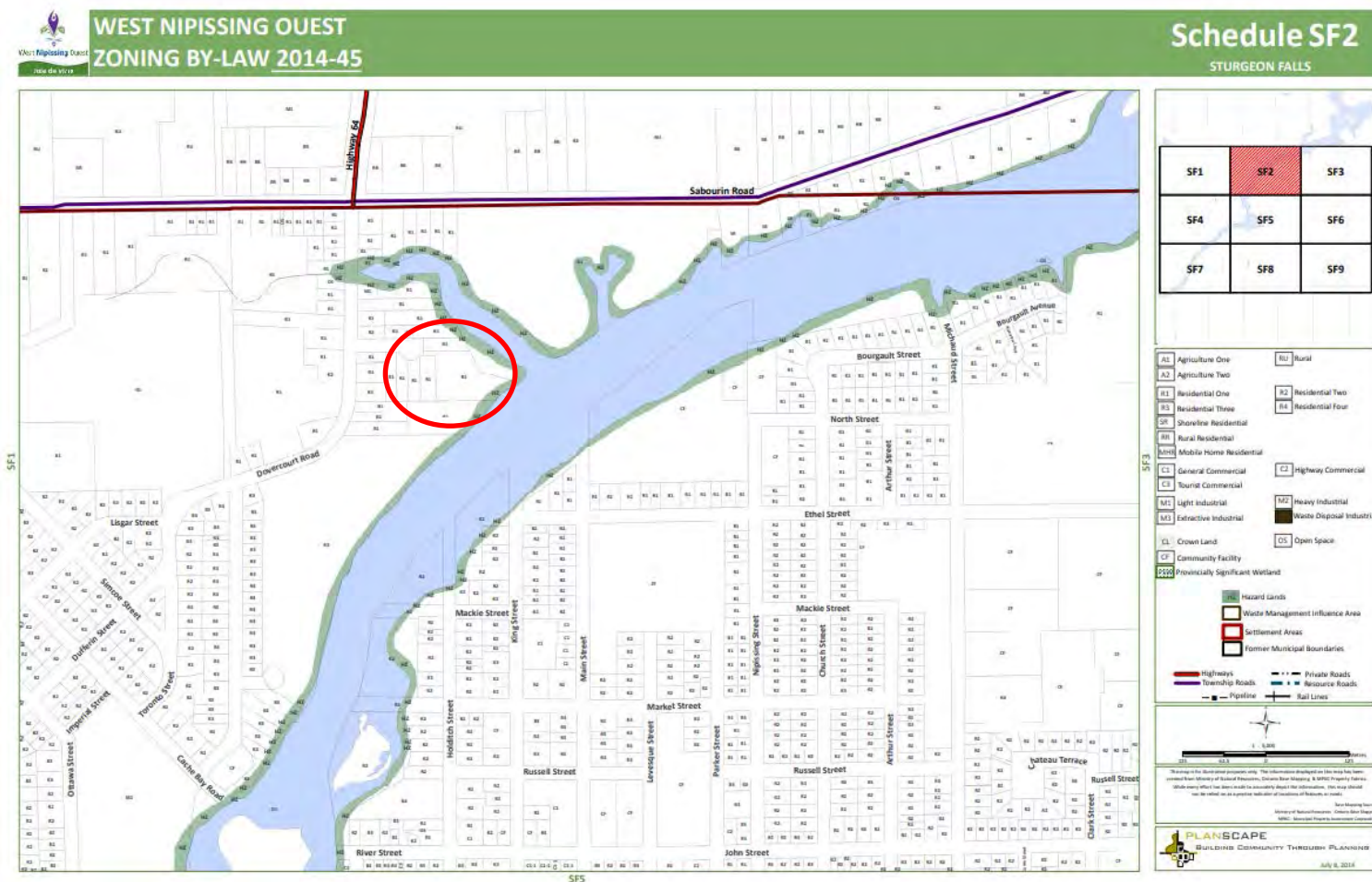


Figure 5 – Zoning By-Law 2014-45 – Permitted Uses Residential Zones

TABLE 6.1 – PERMITTED USES

PRINCIPAL USE	ZONES						
	R1	R2	R3	R4	SR	RR	MHR
Dwelling, Single Detached	•	•	•		•	•	
Dwelling, Semi-detached		•	•				
Dwelling, Duplex		•	•				
Dwelling, Multiple			•	•			
Dwelling, Street Townhouse (a)			•	•			
Dwelling, Apartment				•			
Dwelling, Seasonal					•		
Dwelling, Mobile Home						•	•
Dwelling, Modular	•	•	•			•(b)	•(b)
Park, Public	•	•	•	•	•	•	•
Notes: (a) A minimum of three (3) to a maximum of eight (8) dwelling units may be attached to each other.							
(b) a modular dwelling may be a minimum double-wide unit.							

TABLE 6.2 – ACCESSORY USES

ACCESSORY USE	ZONES						
	R1	R2	R3	R4	SR	RR	MHR
Accessory dwelling unit in a Single Detached Dwelling or a Semi-detached Dwelling	•	•	•	•		•	
Boarding House		•	•			•	
Group Home	•	•	•		•	•	
Home Industry (a)						•	
Home Occupation (a)	•	•	•		•	•	•
Private Home Daycare	•	•			•	•	
Personal Storage (a)					•	•	
Bed & Breakfast Establishment	•	•			•	•	
Note: (a) provided no activity related to the use occurs within 30 metres of a navigable watercourse.							

Appendix 1 – Agency Comments

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RECORD OF ALL COMMENTS							
APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN / CP RAILWAYS	PUBLIC WORKS DEPT.	BUILDING DEPT.
ZBLA2021/14 Charles Beauparlant	• No Issues



West Nipissing Ouest

NOTICE | AVIS

Notice of Public Meetings

WEST NIPISSING PLANNING ADVISORY COMMITTEE
CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

TAKE NOTICE that the West Nipissing Planning Advisory Committee will hold public meetings on the following dates:

DATE	TIME	LOCATION
November 22, 2021	7-9 PM	River Valley, Club d'âge d'Or
November 23, 2021	7-9 PM	Field, Knights of Columbus
November 24, 2021	7-9 PM	Lavigne Community Centre
November 29, 2021	7-9 PM	Club d'Amité, Verner
November 30, 2021	7-9 PM	Cache Bay Hall, Cache Bay
December 1, 2021	7-9 PM	Electronic (Zoom Meeting)

in order to consider proposed amendments to Comprehensive Zoning By-law No. 2014-45 concerning the regulation of Camping Trailers, Travel Trailers, Tent Trailers and Recreational Vehicles (**herein referred to collectively as Travel Trailers and Recreational Vehicles**) in the Municipality of West Nipissing under Section 34 of the Planning Act, RSO 1990.

THE PURPOSE AND EFFECT of the zoning amendment is as follows:

SECTION 3 – NEW DEFINITIONS

3.____ **“Trailer, Stored”** means any travel trailer or recreational vehicle located on the property only for the purpose of sale or storage, but shall not include any trailer being used at any time for living, sleeping or eating accommodations of persons while located on that property.

3.____ **“Trailer, Transient”** means any travel trailer or recreational vehicle which is placed on a property for a period not exceeding fourteen (14) consecutive days during the months of May, June, July or August in any year.

Section 4.30 is deleted in its entirety and replaced with the following:

NEW SECTION 4.30 - TRAVEL TRAILERS AND RECREATIONAL VEHICLES:

4.30.1 No person shall use nor shall an owner of Property permit a person to use and/or keep a travel trailer or recreational vehicle on any Property within the Municipality except as provided in this By-law.

4.30.2 The parking and/or storage of more than one travel trailer or recreational vehicle shall be prohibited in the Residential One (R1), Residential Two (R2), Residential Three (R3) and Residential Four (R4) Zones except where such parking or storage is a permitted use in accordance with this By-law or is accessory to a dwelling located on the lot and the travel trailer or recreational vehicle is owned by the occupant of the lot. No human habitation shall be permitted except in accordance with Section 4.22.1 (g) hereof.

4.30.3 The parking and/or storage of more than two (2) travel trailers or recreational vehicles shall be prohibited in the Shoreline Residential (SR) zone. except where such parking or storage is a permitted use in accordance with this By-law or is accessory to a dwelling located on the lot and the travel trailer or recreational vehicle is owned by the occupant of the lot. No human habitation shall be permitted except in accordance with Section 4.22.1 (g) hereof. The provisions of this paragraph shall not apply to transient trailers, as herein defined. Any increase to the number of travel trailers or recreational vehicles in the SR zone shall be dealt with through the Minor Variance provisions of the Planning Act (Ontario).

4.30.4 In the Shoreline Residential (SR), Rural Residential (RR), Rural (RU) and Agriculture (A1) Zones, no travel trailer or recreational vehicle shall be placed closer than 15m to any property line, which shall include a Stored Trailer. The parking or storage of a travel trailer or recreational vehicle in the R1, R2, R3 and R4 zones shall be subject to the provisions of Section 5.5, hereof.

4.30.5 No person shall discharge or caused to be discharged from any travel trailer or recreational vehicle any septic effluent or grey water other than in accordance with Section 4.30.6.

4.30.6 The Parking and/or storage of more than six (6) travel trailers or recreational vehicles shall be prohibited in the Rural Residential (RR), Rural (RU) or A1 (Agriculture, One), zones. Any increase in the number of travel trailers or recreational vehicles in the Rural Residential (RR), Rural (RU) or A1 (Agriculture, One), zones shall be dealt with through the Minor Variance provisions of the Planning Act (Ontario).

4.30.7 In any zone, the parking of a travel trailer or recreational vehicle, shall be prohibited, except in accordance with the following regulations:

- (a) The travel trailer or recreational vehicle is connected to an approved Class 4 System (leaching bed); or
- (b) the property contains an approved Class 1 system (a chemical toilet, an incinerating toilet, a recirculating toilet, a self contained portable toilet, an earth pit privy, a pail privy, a privy vault or a composting toilet system) and an approved Class 2 system (grey-water); or
- (c) the septage and grey water is being removed from the travel trailer or recreational vehicle by a licensed hauler. The Municipality reserves the right to require an owner to provide receipts and/or contracts as evidence of such an arrangement; or
- (d) the septage and grey water is being hauled from the property in a portable tank designed for such purpose and disposed of in a licensed transfer (dump) station. The Municipality reserves the right to conduct regular inspections of properties utilizing portable haulage systems;
- (e) the provisions of this paragraph 4.30.6 shall not apply to Stored Trailers or Transient Trailers, provided that such Transient Trailer is equipped with a self-contained sanitary system.

4.30.8 No person shall add or cause to be added to a travel trailer or recreational vehicle, including, but not limited to, sunroom, porch, roof canopy or deck unless a permit for the construction of such addition has been obtained and approved by the Municipality. Such additions or structures shall be subject to the provisions of Section 4.2 (Accessory Uses, Buildings and Structures).

4.30.9 Any existing use or structure established in compliance with the provisions of a predecessor of this amendment or in accordance with a variance granted by the Committee of Adjustment will continue to be permitted by this By-Law. Any new use or structure or addition to an existing structure shall meet the provisions of this By-Law.

4.30.10 Any use established in contravention or violation of a predecessor of this By-law is deemed to have been established unlawfully and shall not be considered to be in compliance with this By-Law.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law amendment.

PUBLIC ADVISORY

(i) If a person or public body would otherwise have an ability to appeal the decision of the Municipality of West Nipissing to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the by-law is passed, the person or public body is not entitled to appeal the decision.

(ii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of West Nipissing before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH to be notified of the decision of Committee and possible Municipal Board Hearing in respect to the proposed zoning amendment, you must make a written request to the Municipality of West Nipissing c/o Melanie Ducharme at 225 Holditch Street, Suite 101, Sturgeon Falls, Ontario, P2B 1T1.

ADDITIONAL INFORMATION related to the proposed Zoning By-law amendment is available during regular hours at the offices of the Municipality of West Nipissing, 225 Holditch Street, Sturgeon Falls or at www.westnipissing.ca

DATED at the Municipality of West Nipissing this 27th day of October, 2021.



West Nipissing Ouest

NOTICE | AVIS

Avis de réunion publique

COMITÉ CONSULTATIF DE PLANIFICATION DE NIPISSING OUEST
LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

VEUILLEZ NOTER que le Comité consultatif de planification de la Municipalité de Nipissing Ouest tiendra une réunion publique sur les dates suivantes :

DATE	HEURE	ENDROIT
le 22 novembre 2021	19 H à 21 H	Club d'âge d'Or, River Valley
le 23 novembre 2021	19 H à 21 H	Chevaliers de Colomb, Field
le 24 novembre 2021	19 H à 21 H	Centre Communautaire de Lavigne
le 29 novembre 2021	19 H à 21 H	Club Amitié, Verner
le 30 novembre 2021	19 H à 21 H	Salle communautaire, Cache Bay
le 1 décembre 2021	19 H à 21 H	Réunion virtuelle (Zoom)

afin de considérer une modification proposée à l'arrêté municipal de zonage 2014-45, concernant la réglementation des roulottes de camping, des roulottes de voyage, des tentes-roulottes et des véhicules récréatifs (**ci-après dénommés collectivement roulottes de voyage et véhicules récréatifs**) dans la Municipalité de Nipissing Ouest, conformément à l'article 34 de la Loi de 1990 sur l'aménagement du territoire.

L'OBJET ET EFFET de la modification se présente comme suit :

SECTION 3 - DÉFINITIONS:

3. __ « **Roulotte, entreposée** » désigne toute roulotte de voyage ou tout véhicule récréatif situé sur la propriété uniquement à des fins de vente ou d'entreposage, mais ne doit pas inclure aucune roulotte utilisée pour vivre, dormir ou hébergements à manger, en tout temps, pour des personnes situées sur cette propriété.

3. __ « **Roulotte, transitoire** » désigne toute roulotte de voyage ou véhicule récréatif qui est placé sur une propriété pendant une période n'excédant pas quatorze (14) jours consécutifs au cours des mois de mai, juin, juillet ou août d'une année donnée.

La Section 4.30 est supprimée dans son entièreté et remplacée par le texte suivant :

NOUVELLE SECTION 4.30 - ROULOTTES DE VOYAGE ET VÉHICULES RÉCRÉATIFS:

4.30.1 Aucun individu ne peut utiliser ni aucun propriétaire de propriété ne peut permettre à une personne d'utiliser et/ou de garder une roulotte de voyage ou un véhicule récréatif sur une propriété de la Municipalité, sauf dans les cas prévus dans le présent règlement.

4.30.2 Le stationnement et/ou l'entreposage de plus d'une roulotte de voyage ou d'un véhicule récréatif est interdit dans les Zones Résidentielles UN (R1), Résidentielles DEUX (R2), Résidentielles TROIS (R3) et Résidentielles QUATRE (R4), sauf si ce stationnement ou cet entreposage est une utilisation permise conformément au présent règlement ou est accessoire à un logement situé sur le terrain et que la roulotte de voyage ou le véhicule récréatif appartient à l'occupant du lot. Aucune habitation humaine n'est autorisée, sauf conformément à l'article 4.22.1 (g) des présentes.

4.30.3 Le stationnement et/ou l'entreposage de plus de deux (2) roulottes de voyage ou véhicules récréatifs est interdit dans la zone Résidentielle Riveraines (SR) sauf si ce stationnement ou cet entreposage est une utilisation permise conformément au présent règlement ou est un accessoire à un logement situé sur le terrain et que la roulotte de voyage ou le véhicule récréatif appartenant à l'occupant du lot. Aucune habitation humaine n'est autorisée, sauf conformément à l'article 4.22.1 (g) des présentes. Les dispositions du présent paragraphe ne s'appliquent pas aux roulottes transitoires, telles qu'elles sont définies. Toute augmentation du nombre de roulottes de voyage ou de véhicules récréatifs dans la zone SR doit être réglée en application des dispositions de la Loi sur l'aménagement du territoire (Ontario).

4.30.4 Dans les zones Résidentielles Riveraines (SR), Résidentielles Rurales (RR), Rurales (RU) et Agricoles (A1), aucune roulotte de voyage ou véhicule récréatif ne doit être placé à moins de 15 m d'une limite de propriété, qui doit inclure une roulotte entreposée. Le stationnement ou l'entreposage d'une roulotte de voyage ou d'un véhicule récréatif dans les zones R1, R2, R3 et R4 est assujéti aux dispositions de l'article 5.5 des présentes.

4.30.5 Aucun individu ne doit déverser ou faire déverser d'une roulotte de voyage ou d'un véhicule récréatif un effluent septique ou des eaux grises autrement que conformément l'article 4.30.6.

4.30.6 Le stationnement et/ou l'entreposage de plus de six (6) roulottes de voyage ou véhicules récréatifs est interdit dans les zones Résidentielles Rurales (RR), Rurales (RU) ou Agriculture One (A1). Toute augmentation du nombre de roulottes de voyage ou de véhicules récréatifs dans les zones Résidentielles Rurales (RR), Rurales (RU) ou Agriculture One (A1) doit être traitée au moyen des dispositions de la Loi sur l'aménagement du territoire (Ontario).

4.30.7 Dans toute zone, le stationnement d'une roulotte de voyage ou d'un véhicule récréatif est interdit, sauf en conformité avec les règlements suivants :

- a) la roulotte de voyage ou le véhicule récréatif est relié à un système approuvé de classe 4 (lit de lixiviation) ; ou
- b) la propriété contient un système approuvé de classe 1 (une toilette chimique, une toilette à incinération, une toilette à recirculation, une toilette portative auto-détenu, une fosse à terre privée, un seau privé, une voûte privée ou un système de toilettes à compost) et un système approuvé de classe 2 (eaux grises) ; ou
- (c) les fosses septiques et les eaux grises sont retirées de la roulotte de voyage ou du véhicule récréatif par un transporteur titulaire d'un permis. La Municipalité se réserve le droit d'exiger d'un propriétaire qu'il fournisse des reçus et/ou des contrats comme preuve d'une telle entente ; ou
- d) les fosses septiques et les eaux grises sont transportées de la propriété dans un réservoir portatif conçu à cette fin et éliminées dans une station de transfert (dépotoir) autorisée. La Municipalité se réserve le droit d'effectuer des inspections régulières des propriétés qui utilise des systèmes de transport portatifs ;
- e) les dispositions du présent paragraphe 4.30.6 ne s'appliquent pas aux Roulottes Entreposées ou aux Roulottes Transitoires, à condition que ces Roulottes Transitoires soient équipées d'un système sanitaire autonome.

4.30.8 Aucun individu ne doit ajouter ou faire ajouter une roulotte de voyage ou un véhicule récréatif, y compris, mais sans s'y limiter, un solarium, une véranda, un auvent de toit ou une terrasse, à moins qu'un permis pour la construction d'un tel ajout n'ait été obtenu et approuvé par la Municipalité. Ces ajouts ou structures sont assujettis aux dispositions de la section 4.2 (Utilisations accessoires, bâtiments et structures).

4.30.9 Toute utilisation ou structure existante établie conformément aux dispositions d'un prédécesseur de la présente modification ou conformément à une dérogation accordée par le Comité de dérogation continuera d'être permise par le présent règlement. Toute nouvelle utilisation ou structure ou tout ajout à une structure existante doit respecter les dispositions du présent règlement.

4.30.10 Toute utilisation établie en contravention ou en violation d'un prédécesseur du présent règlement est réputée avoir été établie illégalement et ne sera pas considérée comme conforme au présent règlement.

QUICONQUE peut être présent à la réunion et faire une présentation orale ou une soumission par écrit, soit pour appuyer ou soit pour opposer la modification proposée à l'arrêté municipal de zonage.

AVIS AU PUBLIC

(i) Si une personne ou un organisme public avait par ailleurs la capacité d'interjeter la décision de la Municipalité de Nipissing Ouest devant le Tribunal d'appel de l'aménagement local, mais que la personne ou l'organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à (nom de la municipalité ou du conseil d'aménagement) avant l'adoption du règlement municipal, la personne ou l'organisme public n'a pas le droit d'interjeter appel la décision.

(ii) Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Municipalité de Nipissing Ouest avant l'adoption du règlement municipal, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie le Tribunal d'appel de l'aménagement local à moins qu'il n'existe, de l'avis de ce dernier, des motifs raisonnables de le faire.

SI VOUS DÉSIREZ être avisé de la décision du Comité consultatif de planification ou d'une audience possible de la Commission des affaires municipales de l'Ontario, traitant notamment des modifications proposées de zonage, vous devez faire demande par écrit à la Municipalité de Nipissing Ouest à l'attention de Melanie Ducharme, au 225, rue Holditch, unité 101, Sturgeon Falls, Ontario, P2B 1T1.

LES RESEIGNEMENTS SUPPLÉMENTAIRES relatifs aux modifications proposées de zonage sont disponibles durant les heures d'ouverture régulières du Bureau municipal de Nipissing Ouest, située au 225, rue Holditch, Sturgeon Falls, Ontario ou à www.westnipissing.ca

EN DATE du 27e jour d'octobre 2021, à la Municipalité de Nipissing Ouest.

NOTICE OF VIRTUAL PUBLIC MEETING

WEST NIPISSING PLANNING ADVISORY COMMITTEE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

TAKE NOTICE that the West Nipissing Planning Advisory Committee will hold a VIRTUAL public meeting in order to consider proposed amendments to Comprehensive Zoning By-law No. 2014-45 under Section 34 of the *Planning Act, RSO 1990*.

AND TAKE NOTICE that the virtual meeting will be considered a public meeting, however, due to public health concerns regarding COVID-19, **physical attendance is not permitted**.

This meeting will be live streamed for viewing at www.westnipissing.ca. In addition, anyone wishing to make oral representation may participate in the **virtual** public meeting by clicking on the link included below or by dialing in using the telephone number and access code below.

Date and Time:	December 13, 2021 AT 6:00 P.M.			
YouTube Link:	https://www.youtube.com/channel/UCG6HWMXnA-RBiH-UdZVCIHg			
Meeting Link:	https://www.westnipissing.ca/town-hall/council/council-meetings/			
Zoom Meeting Dial-in number & access	Phone Number 1 647 558 0588	Meeting ID 265 014 1204	Participant #	Meeting Pswd 654321

THE PURPOSE AND EFFECT of the zoning amendment(s) are as follows:

1. SECTION 4.1 – ACCESSORY DWELLING UNIT

PURPOSE: To allow Detached Accessory dwellings in the SR (Shoreline Residential), RR (Rural Residential) and RU (Rural) zones.

RATIONALE: The *Planning Act* includes affordable housing as a matter of provincial interest to be considered by local planning authorities when carrying out their responsibilities under the *Act*. Currently the West Nipissing Zoning By-Law permits Accessory Dwelling Units in all residential zones provided that the Accessory Dwelling Unit is located within the permitted dwelling on the property. In recent years, the Municipality of West Nipissing has seen an increasing number of requests for second dwellings that are separate from the main dwelling in the rural and shoreline areas. It is appropriate to consider regulations to permit a second dwelling on lots in the SR, RR and RU zones.

CURRENT	PROPOSED AMENDMENT
<p>4.1 Accessory Dwelling Unit</p> <p>Notwithstanding any other provisions of this By-law regarding the number of dwelling units on a single lot, an accessory dwelling unit is permitted in any Residential Zone, and in the Rural (RU) and Agricultural One (A1) Zones, subject to the following provisions:</p> <p>a) The accessory dwelling unit is located within a permitted single detached dwelling or a semi-detached dwelling;</p> <p>b) Only one (1) accessory dwelling unit may be created within the principal dwelling unit;</p> <p>c) An accessory dwelling unit shall not be permitted if the lot also contains a garden suite;</p> <p>d) The maximum floor area of an accessory dwelling unit shall not exceed 75% of the floor area of the principal dwelling unit;</p> <p>e) The accessory dwelling unit shall be an integral part of the principal dwelling unit and be designed so as to maintain the general character of the dwelling and surrounding neighbourhood;</p> <p>f) The accessory dwelling unit and principal dwelling shall meet all other applicable provisions of this By-law and any other fire, health, safety, or occupancy regulations or by-laws; and</p> <p>g) A minimum of one parking space is provided for the accessory dwelling unit, and does not result in a separate driveway being required.</p>	<p>Add Section 4.1.1, 4.1.2 and 4.1.3 to follow Section 4.1</p> <p>4.1.1 Accessory Dwelling on a Residential Lot</p> <p>Notwithstanding any other provision of this By-law regarding the number of dwelling units on a single lot, an accessory dwelling is permitted in the Rural (Ru), Rural Residential (RR) and Shoreline Residential (SR) Zones subject to the following provisions:</p> <p>a) For the purposes of this section, an accessory dwelling is defined as a second single detached dwelling on a property;</p> <p>b) A maximum of one (1) accessory dwelling is permitted on the property;</p> <p>c) The accessory dwelling shall meet all of the lot regulations applicable to the principal single detached dwelling and shall meet all other applicable provisions of this By-law, and any other fire, health, safety or occupancy regulations or by-laws;</p> <p>d) A minimum of one parking space is provided for the accessory dwelling and does not result in a separate driveway being required.</p> <p>4.1.2 Notwithstanding Section 4.1 and 4.1.1, in the Rural (RU) or Rural Residential (RR) Zones, only one accessory dwelling unit or accessory dwelling is permitted on a lot.</p> <p>4.1.3 Where an accessory dwelling is erected on a lot in the SR Zone, a sleeping cabin is not permitted.</p>

Melanie Ducharme

Municipal Clerk/Planner / Greffière/Planificatrice municipale

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

101-225, rue Holditch Street, Sturgeon Falls, Ontario, P2B 1T1

Tel.: / Tél. : 705-753-2250 Ext. / Poste 6926 • Fax / Téléc. : 705-753-3950

E-mail / Courriel : mducharme@westnipissing.ca

	<p>Section 4.2.2 is amended by adding “accessory dwelling” following “sleeping cabin”, to read: “No detached accessory building or structure shall be used for human habitation or an occupation for gain, except for a permitted sleeping cabin, accessory dwelling, or for a home industry”.</p> <p>Tables 6.2 and 9.2 will be updated to include an Accessory Dwelling in the Permitted Accessory Uses for the RR, RU and SR zones.</p>
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2. SECTION 4.2 - ACCESSORY USES, BUILDINGS AND STRUCTURES

PURPOSE: To increase the required set back of Accessory Structures on lands zoned RR (Rural Residential) from 1.2m to 4.5m.

RATIONALE: The minimum lot sizes in the RR, are sufficient to require an increased set-back from lot lines for accessory structures.

CURRENT	PROPOSED AMENDMENT
<p>4.2.3 Location on a lot: Except for in the R1 to R4 Zones, accessory buildings, structures or uses are permitted in any yard, provided such building, structure or use:</p> <ul style="list-style-type: none"> is not permitted in the required front yard or the required exterior side yard; and is not built closer than 1.2 metres to any lot line except that common semi-detached private garages may be centered on the mutual lot line. 	<p>4.2.3 Location on a lot: Accessory buildings, structures or uses are permitted in any yard, provided such building, structure or use:</p> <ul style="list-style-type: none"> is not permitted in the required front yard or the required exterior side yard; and in the R1 – R4, SR, C1 - C3 Zones is not built closer than 1.2 metres to any lot line except that common semi-detached private garages may be centered on the mutual lot line. In the RR, RU, A1 and A2 zone is not built closer than 4.5m to any lot line

3. SECTION 4.2.11 - STORAGE CONTAINERS

PURPOSE: To remove the prohibition of Storage Containers in the SR (Shoreline Residential) Zone.

RATIONALE: As the price of construction materials continue to rise, storage containers are becoming an increasingly cost-efficient option for storage. Storage containers are currently permitted in the RR, RU, A1 and A2 Zones. It is proposed that the zones in which storage containers are permitted be expanded to include the SR Zone. Placement of such containers will be subject to the provisions of 4.2, Accessory Uses, Buildings and Structures.

CURRENT	PROPOSED AMENDMENT
<p>Section 4.2.11 - Storage Containers: No person shall, in the Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), Shoreline Residential (SR), General Commercial (C1) or Highway Commercial (C2) Zones, use any truck, bus, coach, transport truck trailer, streetcar body, railway car body, railway shipping container, or similar structure of any kind, for the purpose of an accessory structure.</p>	<p>Section 4.2.11 Storage Containers: No person shall, in the Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), General Commercial (C1) or Highway Commercial (C2) Zones, use any truck, bus, coach, transport truck trailer, streetcar body, railway car body, railway shipping container, or similar structure of any kind, for the purpose of an accessory structure.</p>

4. SECTION 4.22.1(d) PROHIBITED USES/ACTIVITIES

PURPOSE: To remove the Shoreline Residential (SR) zone from the zones in which galvanized steel structures are prohibited.

RATIONALE: The SR zones are typically located in the rural area(s) and require a minimum lot area of 1 hectare, the same as RR.

CURRENT	PROPOSED AMENDMENT
<p>d) Galvanized steel structures on properties in the Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4) or Shoreline Residential (SR) zones;</p>	<p>d) Galvanized steel structures on properties in the Residential One (R1), Residential Two (R2), Residential Three (R3) or Residential Four (R4) zones;</p>

5. SECTION 4.28.1 - CONSTRUCTION:

PURPOSE: To amend the scope of permitted temporary buildings/structures during construction to include a storage container.

RATIONALE: Storage containers provide secure, affordable temporary storage.

CURRENT	PROPOSED AMENDMENT
4.28.1 Construction: a) A temporary building, structure or trailer incidental to the construction of a principal building on a lot is permitted in all Zones provided that a valid building permit has been issued, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. In this case, ‘abandoned’ shall mean the failure to proceed with the work within a one year time period.	4.28.1 Construction: a) A temporary building, structure, storage container or trailer incidental to the construction of a principal building on a lot is permitted in all Zones provided that a valid building permit has been issued, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. In this case, ‘abandoned’ shall mean the failure to proceed with the work within a one year time period.

6. Table 9.1 and 9.2 PERMITTED USES AND ACCESSORY USES IN AGRICULTURAL AND RURAL ZONES

PURPOSE: To amend Note (b) for consistency with Table 9.3

RATIONALE: Minimum RU lot size was changed in 2017 from 10 Ha to 4 Ha, however the Notes in Tables 9.1 and 9.2 were not updated.

CURRENT	PROPOSED AMENDMENT
Table 9.1 note (b) Where a residential lot having an area of 2 hectares or less is created by consent, the permitted principal uses are limited to the principal uses for a Rural Residential (RR) Zone, as noted in Table 6.1, and is subject to the lot requirements for the Rural Residential (RR) Zone, as noted in Table 6.3.	Table 9.1 note (b) Where a residential lot having an area of 4 hectares or less is created by consent, the permitted principal uses are limited to the principal uses for a Rural Residential (RR) Zone, as noted in Table 6.1, and is subject to the lot requirements for the Rural Residential (RR) Zone, as noted in Table 6.3.
Table 9.2 Note (b) Where a residential lot having an area of 2 hectares or less is created by consent, the permitted accessory uses are limited to the accessory uses for a Rural Residential (RR) Zone, as noted in Table 6.2, and is subject to the lot requirements for the Rural Residential (RR) Zone, as noted in Table 6.3.	Table 9.2 Note (b) Where a residential lot having an area of 4 hectares or less is created by consent, the permitted accessory uses are limited to the accessory uses for a Rural Residential (RR) Zone, as noted in Table 6.2, and is subject to the lot requirements for the Rural Residential (RR) Zone, as noted in Table 6.3.

ANY PERSON may attend the **virtual** public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law amendment.

PUBLIC ADVISORY

- (i) If a person or public body would otherwise have an ability to appeal the decision of the Municipality of West Nipissing to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the by-law is passed, the person or public body is not entitled to appeal the decision.
- (ii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of West Nipissing before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH to be notified of the decision of Committee and possible Municipal Board Hearing in respect to the proposed zoning amendment, you must make a written request to the Municipality of West Nipissing c/o Melanie Ducharme at 225 Holditch Street, Suite 101, Sturgeon Falls, Ontario, P2B 1T1.

ADDITIONAL INFORMATION related to the proposed Zoning By-law amendment is available during regular hours at the office of the Municipality of West Nipissing, 225 Holditch Street, Sturgeon Falls or at www.westnipissing.ca

DATED at the Municipality of West Nipissing this 9th day of November, 2021.