

West Nipissing Draft OP Open Houses & Community Group Meetings

March 26 and 27, 2025



West Nipissing Oquest



Project Team Introductions

Melanie Ducharme and **Samantha Willock** are your West Nipissing staff members leading the project.

Debbie Vandenaeker is a Project Manager and land use planner with over 15 years of experience ensuring that the development, management and execution of projects is undertaken efficiently and with the highest quality outcome.

David Riley is a Senior Associate at SGL that will provide technical and policy review expertise as well as provide bi-lingual language support

Rick Hunter is a Senior associate at Planscape and the author of the current Zoning By-law. He will provide historical context and, best practices and knowledge about West Nipissing Ouest.

Ryan Lloyd is a planner at Planscape and is well versed in community development and the application of Zoning By-laws. He will provide the foundational research and required planning work.

Jennifer Thomson is a GIS and Technician that will create the digital mapping schedules for the Official Plan and Zoning By-law

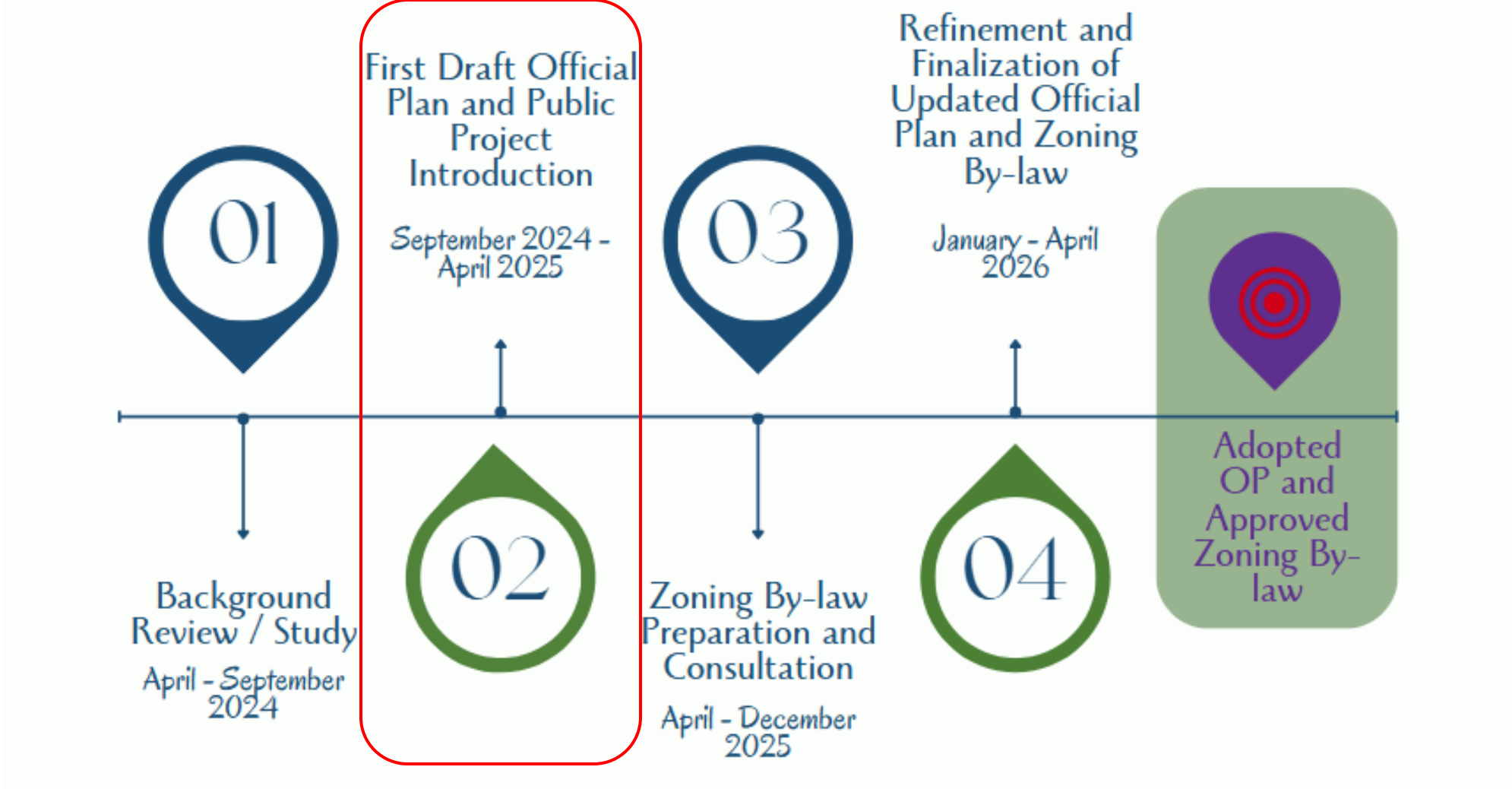


Project Purpose

- i) Complete a comprehensive review of the Municipality's Official Plan that is consistent with the most recent Provincial Planning Statement, the Planning Act and any other regulatory requirements
- ii) Update the Comprehensive Zoning By-law to ensure conformity with the updated Official Plan in accordance with the Planning Act

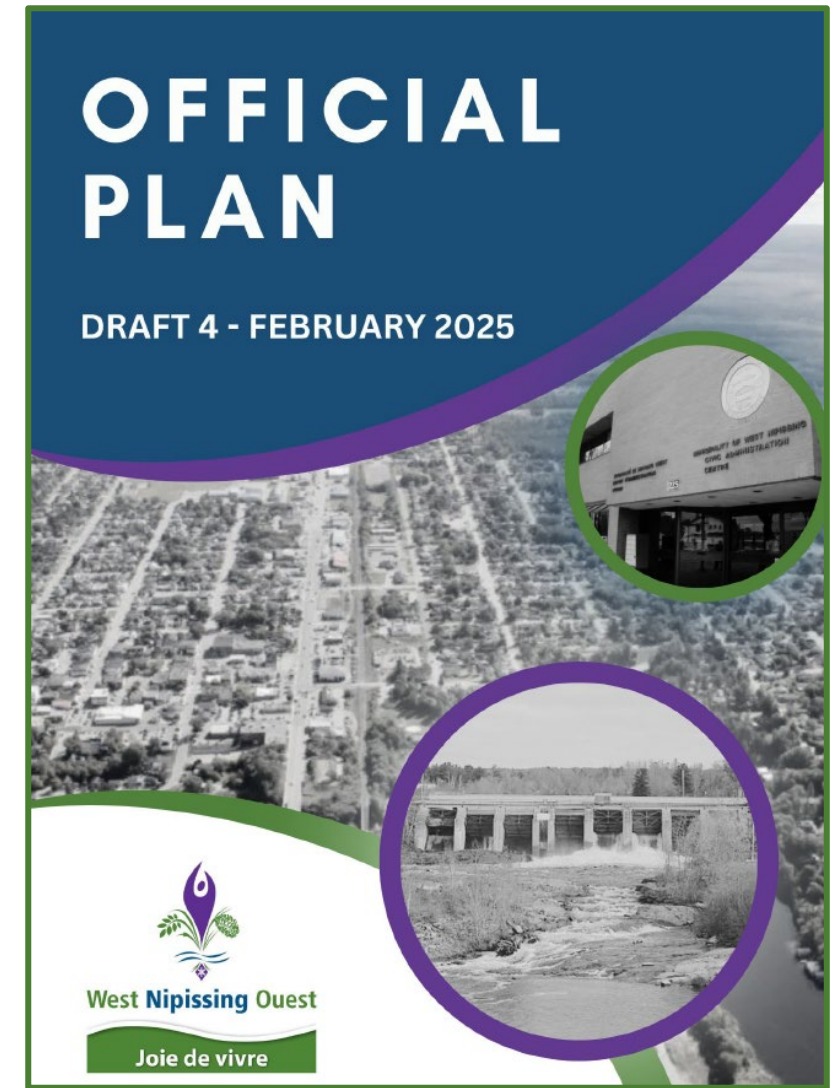


Project Status



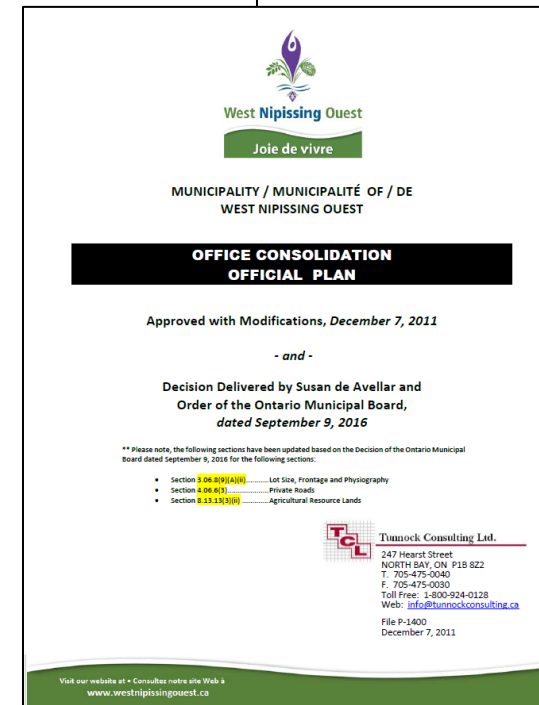
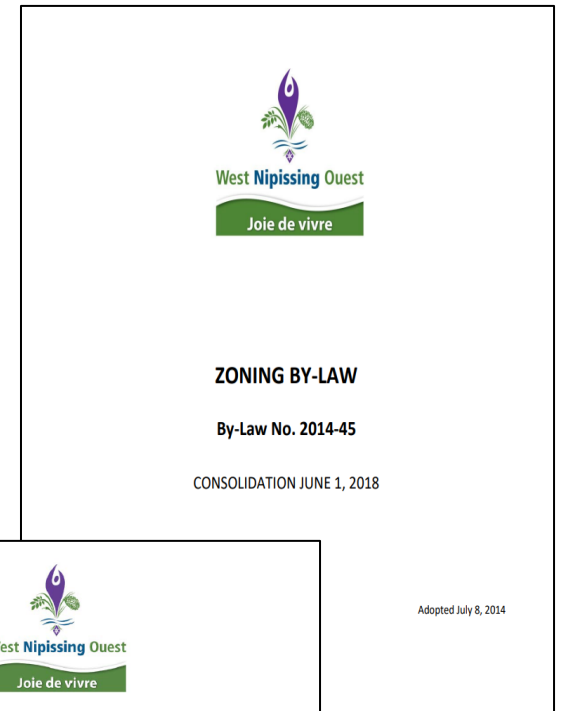
Purpose of the March Consultation Events

- To review the Official Plan project and process with attendees.
- To discuss the key changes between the existing Official Plan and the newly drafted Plan to obtain feedback.
- To answer questions and concerns to help inform residents

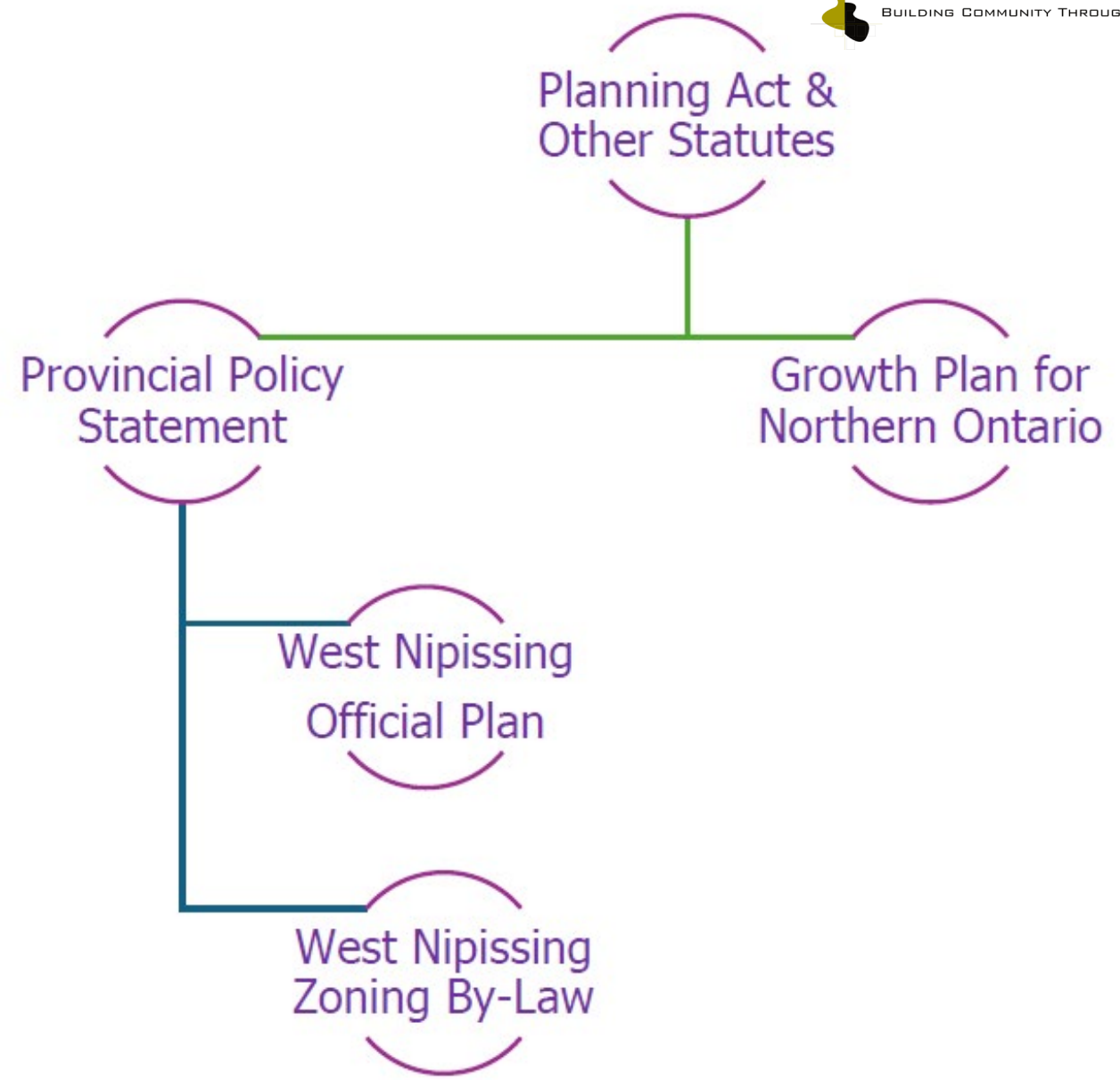


An OP vs Zoning By-law

- The Planning Act requires an OP to be updated every 5 years, or a new one created every 10 years
 - Current OP was written in 2011
 - This will be a “new” OP
- An OP is intended as a “motherhood” policy document that provides direction based on principles and objectives of how you want your communities to function and grow
- A Zoning By-law is a law ... it is a blunt instrument that must be adhered to vs. an OP that provides general direction based on objectives that you are trying to achieve for the community as a whole



Hierarchy of Planning in Ontario



Structure of the New Official Plan

1. Basis of the Official Plan
2. General Development Policies
3. Land Use Designations
4. Land Use Policy Overlays
5. Community Design and Housing
6. Resource Management
7. Protection Public Health and Safety
8. Interpretation and Implementation
9. Definitions

Schedules / Maps

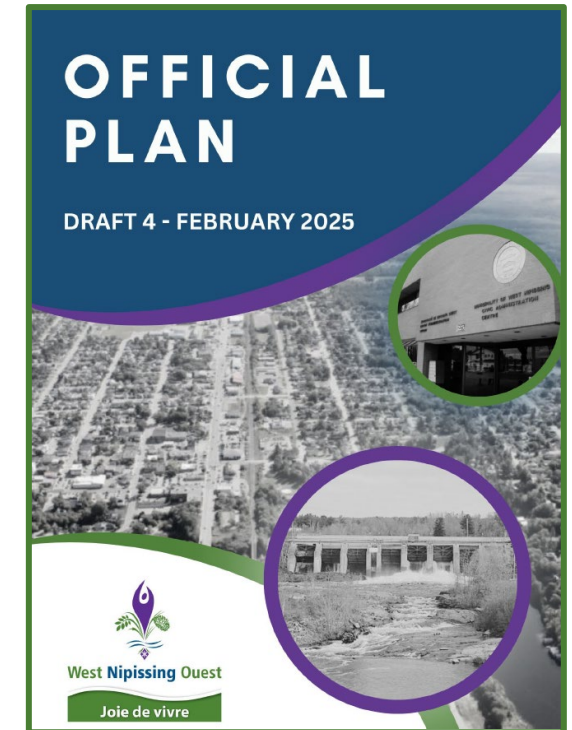
A: Land Use

B: Natural Heritage Features

C: Development Constraints

D: Transportation and Infrastructure

Appendix A: Wildland Fire Risk



Policies that are appropriate and working well from your existing OP have been rolled into the new Plan along with the now required policies from recent legislative changes.

Key Differences in Structure

- Reorganized the Table of Contents to reflect more recent best practices
- Consolidated the Plan schedules to make them more user-friendly
- Added a definitions section

Where we could consolidate and simplify policies and directions, we have done that. The restructuring was focussed on changes that are intended to make the document more user-friendly for readers.



Section 1: Basis of the Official Plan

- The basis is where we set up the foundational pieces of the document.
- The Municipality is the approval authority for all planning applications. The only other authority involved is MMAH approval of the OP itself.
- The Vision and Guiding principles underpin all the other policies in the Plan.
 - Strong, sustainable and resilient communities
 - Strong and competitive economy
 - Clean and healthy environment

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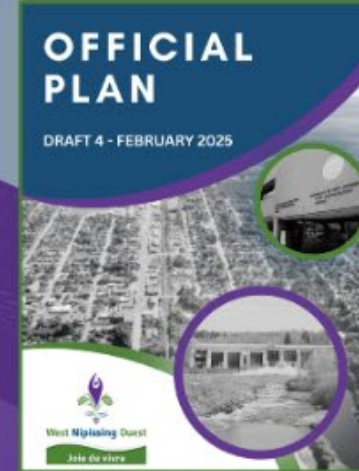
Key Differences

- We removed some introductory sections about the roles of the province, municipalities and agencies in land use planning.
- We incorporated the existing Section 2 (Purpose and Basis) into the new Section 1
- Moved sections having to do with implementation to the implementation section (things like how to interpret schedules).
- Added in the Vision and Guiding Principles to ground the Plan in how the municipality wants to grow into the future.



ENGAGEMENT QUESTION

Do you have any comments or suggestions regarding Section 1.6 - Vision and Guiding Principles in the Draft Official Plan?



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Section 2: General Development Policies

Summary

- The General Development Policies section speaks to elements of a community that cross land use designations – like roads, railways, servicing and crown lands.
- Section 2 of the new OP incorporates the policies of Section 4 of the existing Plan

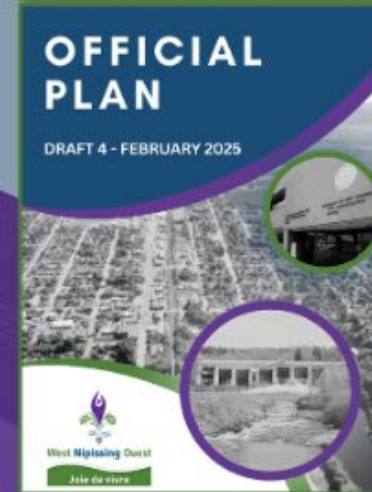
Key Differences

- Policies that are not typically contained in modern OPs were removed to increase simplicity of the document.



ENGAGEMENT QUESTION

Do you have an experience with public utilities or infrastructure that you feel is informative to help shape the policies in Section 2 - General Development Policies?



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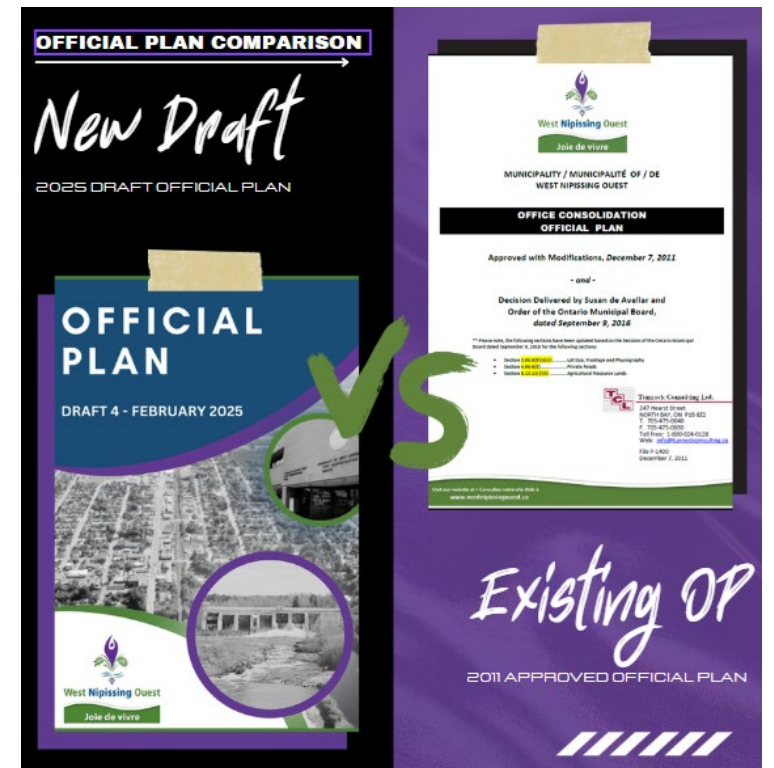
Section 3: Land Use Designations

- This section provides the policies related to development in a specific designation.
 - Urban Settlement Area Designation – Sturgeon Falls, Verner, Cache Bay
 - Rural Settlement Area Designation – Field, Lavigne, River Valley
 - Employment Area Designation
 - Agricultural Area Designation
 - Rural Area Designation
 - Waterfront Area Designation
 - Community Facilities Designation
- Each designation discusses the permitted uses, the development policies and for some designations, there are additional subsections to deal with specific policy matters e.g. agricultural designation and Non-ag uses, MDS and removing lands from the designation

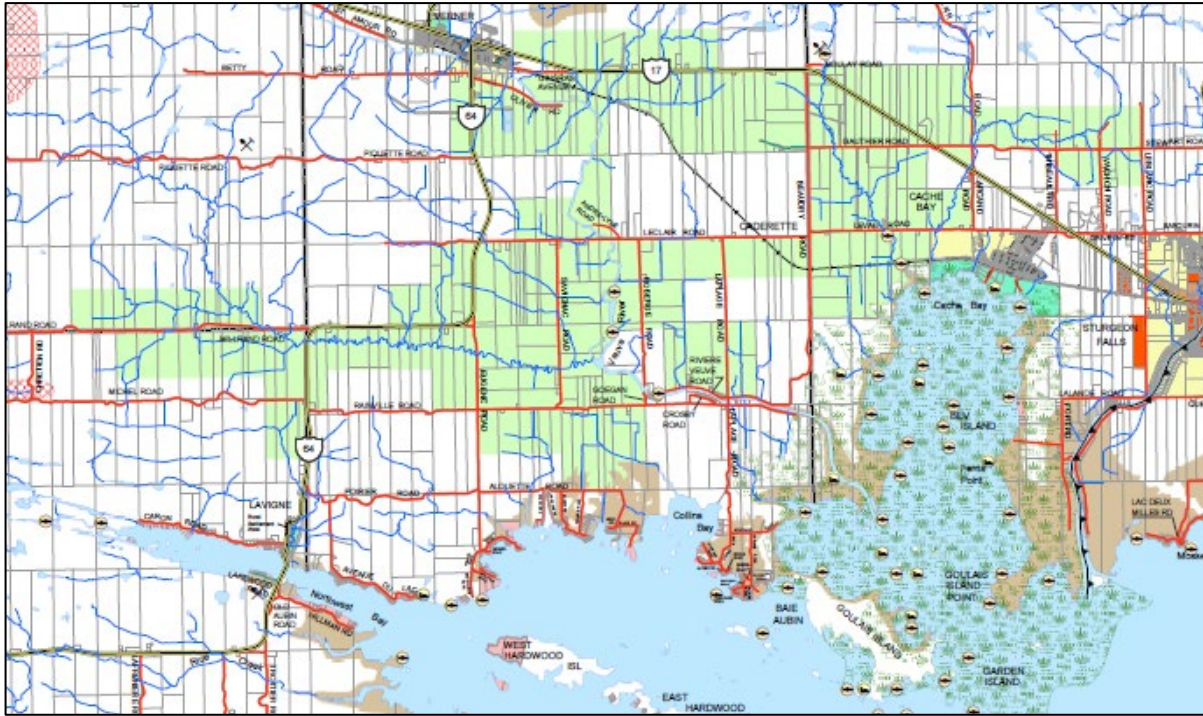
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Key Differences

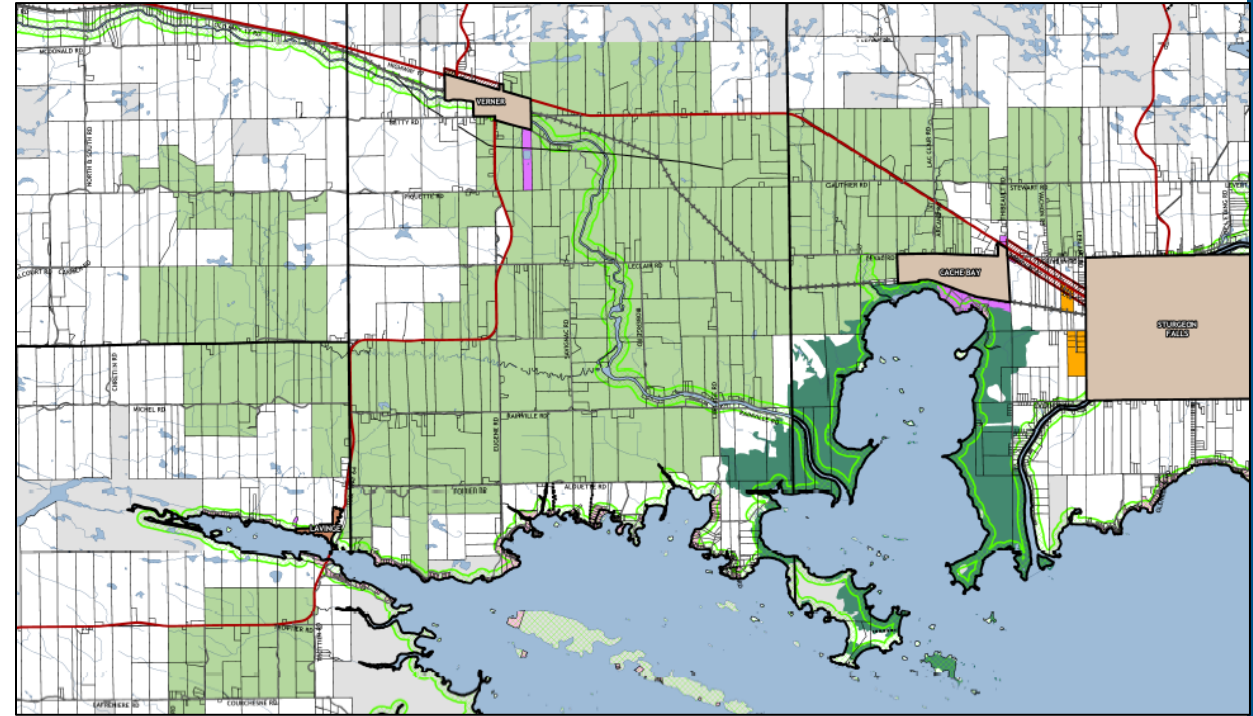
- The Open Space characterization has been replaced by the Community Facilities Designation.
- The existing OP uses a table structure to describe permitted uses with direction to policies supporting the table. The new OP removes the table and lists out the various policies under each designation.
- One primary dwelling plus two additional residential units are now permitted on all lands permitting residential uses
- Your agricultural lands have been updated to reflect the provincially mandated Agricultural Systems Approach.
 - Class 1, 2 and 3 plus lower quality lands that support the area
 - The Canada Land Inventory, your existing zoning and OP designation and aerial photography interpretation were used to identify the agricultural system.
 - The result is that some lands that were rural in the existing OP are now included as part of the Agricultural Designation



Current OP to new OP Agricultural Designation



Current OP



New OP



Section 4: Land Use Policy Overlays

Shoreline Protection Overlay

- Applies within 150 m of a waterbody or navigable watercourse
- The policies aim to restore and preserve the natural shoreline and tree cover.

Highway Commercial Overlay

- Applies to specifically designated areas along Highway 17 to preserve/recognize the economic potential of the corridor.
- Uses are commercial with limited residential uses to support businesses.
- Site Plan Control may be used

Special Policy Areas

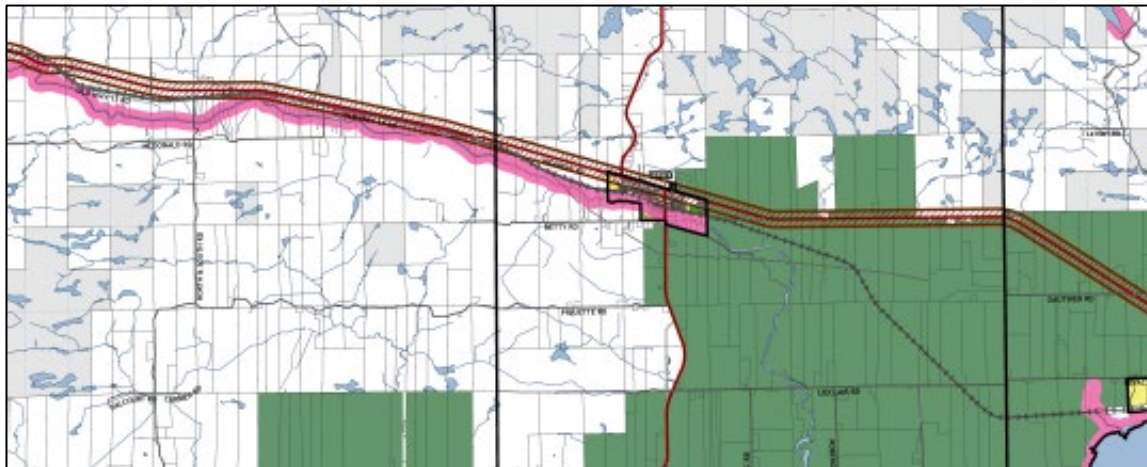
- Weyerhaeuser Lands – to recognize the significant development potential of these lands that support a range of housing, jobs, open spaces and placemaking features
- An amendment to the OP will not be required when a development plan is brought forward.

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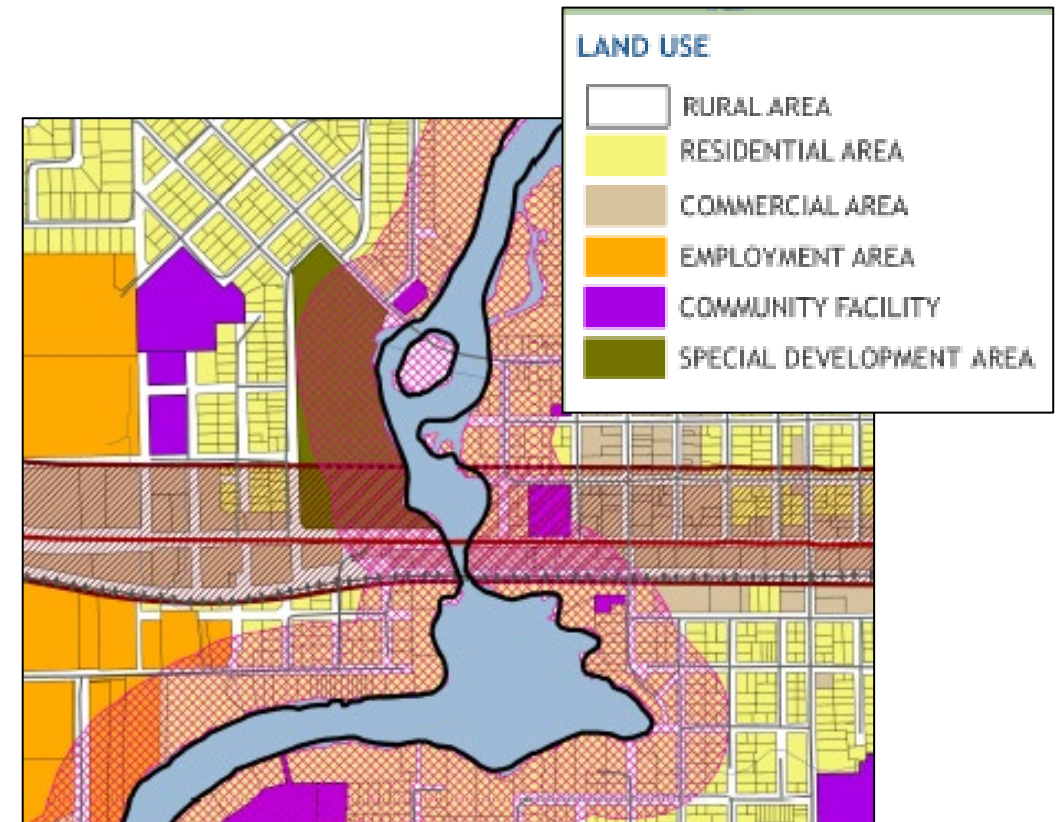
No Overlays Exist in the current Official Plan



Land Use Overlays



Highway Commercial and Shoreline Protection Overlays

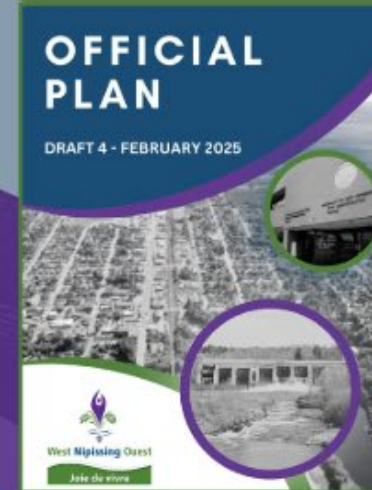


Shoreline Protection and Special Development Area



ENGAGEMENT QUESTION

In any of the three land use overlay areas, do you have suggestions, advice, concerns or ideas on policies that we should add to the OP?



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Section 5: Community Design and Housing

- Community Design - Design policies, rural character, safety, access, arts and culture
- Trails and Connectivity
- Land Use Compatibility
- Housing
 - Policies reflect the provincial priority of creating a variety of housing opportunities across the province.
 - Still directs growth to settlement areas but also allows additional units on all residential lands.

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Key Differences

- The applicable policies from Section 3.06.8 of the existing Plan were incorporated into the new section.
- The existing Plan goes into a great deal of detail about various aspects of a community. The new Plan relies on the vision of the Plan itself and some key factors like maintaining rural character and safety in communities to guide growth.
- Many of the policies of the existing Plan are included in the land use designation sections as development policies.



Section 6: Resource Management

- This section provides policies that protect the natural and cultural heritage resources of West Nipissing.
 - Natural Heritage
 - Water
 - Minerals, Petroleum and Mineral Aggregates
 - Cultural Heritage

Note: the Shoreline Protection Overlay adds another layer of natural heritage protection that does not exist in the current OP.

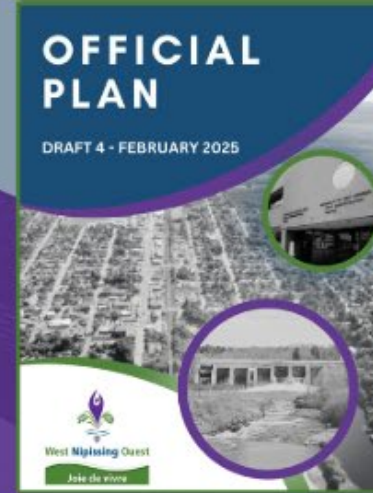
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Key Difference: Section 5 of the existing OP has been incorporated into Section 6 of the new OP.



ENGAGEMENT QUESTION

Do you have any concerns about how your natural and cultural heritage resources are protected now?



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Section 7: Protecting Public Health and Safety

- This section provides policies for development for natural and human made hazards, including:
 - Flood Plains
 - Wildland Fire
 - Steep Slope and Erosion Areas
 - Waste Disposal Sites
 - Contaminated Sites
 - Abandoned Mine Hazards

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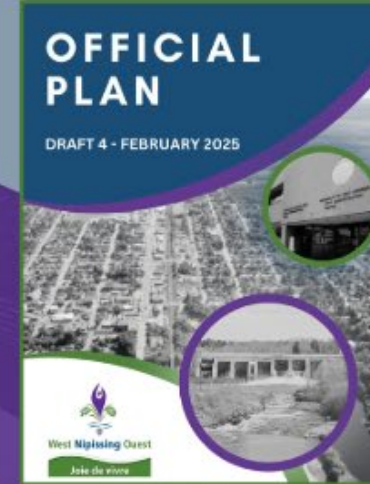
Schedule C of the new Plan provides a map of the development constraints discussed in this section.



Key Difference: Section 6 of the existing OP has been incorporated into Section 7 of the new OP.

ENGAGEMENT QUESTION

In your experience, are the natural and man-made hazards present in the municipality adequately addressed to protect public health and safety?



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Section 8: Interpretation and Implementation

- This section of the Official Plan is largely administrative. It discusses the tools available to a municipality to implement the policies.
- Lot Creation Policies are broken out and listed for all designations in this section. This was done to avoid noting lot creations in six different places in the OP.
- This section speaks to how the Official Plan can be amended and how it should be reviewed and updated.

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Lot Creation

Plans of subdivision are required for the creation of more than four new lots. New lots will:

- not have negative impacts on drainage patterns,
- affect developability of the remainder of the lands,
- not have negative impact on natural heritage features or functions,
- avoid bisecting environmental features,
- be serviced with appropriate infrastructure,
- have appropriate densities,
- not negatively impact transportation systems,
- create walkable neighbourhoods,
- comply with MDS,
- be safe from natural and human made hazards and
- preferably be on a publicly maintained year-round road.



Lot Creation cont'd

- Lots in the waterfront area are intended to be 1 ha or larger. If they are smaller, they will have to demonstrate appropriate private servicing is available.
- Lots in the Agricultural Designation can only be created for agricultural use at a minimum of 25 ha or as a surplus farm severance abiding by the province's direction.
- Rural lot creation is permitted with no size requirement in the OP (the zoning by-law has a minimum lot area though) and it cannot be constrained by mining/mineral reserve or an aggregate reserve.
- The OP limits the number of lots that can be created from a parcel – no more than four (4) new lots may be created from a legally conveyable lot within a period of 7 years. If more, a plan of subdivision is needed.



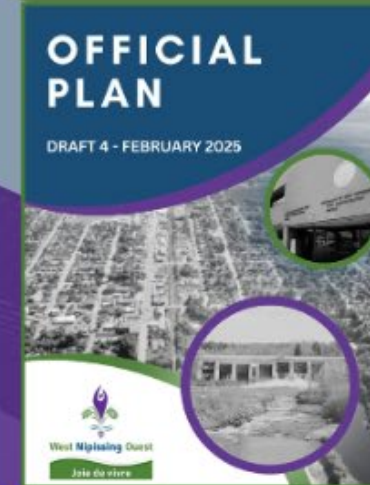
Key Differences

- Maintains similar lot creation policies as the existing OP.
- The key difference is that lot creation policies have been removed throughout the document and consolidated into one implementation policy to be more user-friendly.



ENGAGEMENT QUESTION

Lot creation is often a topic of discussion. Do you have input on how lots are able to be created in each of the designations?



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Section 9: Definitions

- This is a new section to provide definitions for the reader.
- Definitions are mostly from the PPS 2024 with terms not in the PPS sources from other guidance documents or legislation.
- This was done in an effort to increase useability of the document as definitions play a key role in land use planning analysis and conformity.



9 DEFINITIONS

Accessory Uses: a use, *building* or structure that is commonly incidental, subordinate and exclusively devoted to the principal use, *building* or structure and is located on the same lot.

Active Recreation Use: a public or private area operated for the purpose of playing golf, driving ranges, miniature golf courses, tennis courts, outdoor skating rinks, recreational trails, public park, private park, ski-lifts and similar uses, together with necessary and accessory *buildings* and *structures*, but shall not include a theme park.

Active Transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional Residential Units (ARUs): is a dwelling unit that is ancillary and subordinate to the main dwelling unit on the property. It may be contained within the main *building* or within an accessory *building* on the same property. Note: used interchangeably with Additional Residential Unit (ARU).

separated by a river, road, railway line, power transmission line, pipeline, or a similar feature.

Adverse effect: means one or more of: a) impairment of the quality of the natural environment for any use that can be made of it; b) injury or damage to property or plant or animal life; c) harm or material discomfort to any person; d) an adverse effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for human use; g) loss of enjoyment of normal use of property; and h) interference with normal conduct of business.

Affordable: means a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality. In the case of rental housing, the least expensive of a unit for

Project Next Steps

- Following the March Consultation Events, the Draft OP will be updated.
- An engagement summary of what was heard will be presented to Council.
- The Draft Final is sent to Ministry of Municipal Affairs and Housing (MMAH) for review and comment.
- A final statutory public meeting to approve the OP following MMAH comments will be held once MMAH comments are received.
- During MMAH's review time, we will begin the next step of the larger project, which is beginning the process of updating the zoning by-law.



QUESTIONS & ANSWERS

Thank You Attending

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We are happy to discuss any ideas, questions or concerns relating to the OP review or ZBL update.

