



West Nipissing Ouest

Joie de vivre



ENGAGEMENT SUMMARY

For Official Plan Project

May 2025



West Nipissing Draft Official Plan – Engagement Summary and Record

This document represents a compilation of the comments received during the consultation and engagement processes during the draft Official Plan project. The comments have resulted in policy and mapping changes to create Draft OP V5. The mapping changes have also been documented as part of this record.

We thank all participants for their important contributions to this project as your feedback has helped ensure a policy document that is locally relevant and timely.

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Name / Source	Comment	OP Section	Response
[REDACTED] / email February 27, 2025	Should Temagami First Nation be recognized as the northeast portion of the municipality sits on their traditional territory. They are referenced in our land acknowledgment. Also, may want to reference that 19% of the population is indigenous.	1.5	Temagami First Nation has been added to the First Nation consultation list.
	each section should reference something about the importance of our lakes rivers waterways and natural features as an important element in community/social, economic and environmental health and our responsibility to implement policies that protect	1.6	An additional reference to the importance of lakes, rivers and waterways to the communities of West Nipissing has been added.
	Same density projections as urban. Should this be changed given that these properties are mostly private services which require a larger lot footprint?	3.3.1.1 Vs 3.2.1.1	Density targets have been updated to reflect 10 – 25 units per net hectare in the Urban Settlement Areas and 5 – 10 units per net hectare in the Rural Settlements.
	The addition of additional residential units in the waterfront designation is a significant policy change that should not be included unless directed by council.	3.7	Comment received.
	Reference should be made throughout this section to lakes that are “at or near capacity” consistent with the former OP. Existing OP references Deer Lake, Cache Lake, Tomiko, Chebogomog, Nipissing and the French River. “Some lakes or watercourses have already been identified as fragile and are highly sensitive to disturbances in the watershed due to human activity.”	3.7	Added: 3.7.1 Prohibited Uses Development on “At Capacity Lakes” identified in Appendix 2 of this Plan is prohibited. It is suggested that the West Nipissing discuss Tomiko, Chebogomog, Nipissing

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	At the time that the former OP was drafted (2011), Deer Lake and Cache Lake were identified as at capacity. Since then, significant development has taken place, including the conversion of many seasonal uses to permanent residential uses on the other “fragile” waterbodies. But there is no current data on which to base assumption about waterways that are at risk.		and French River capacity issues with MNR. Another option is to commission capacity studies for these waterbodies. Appendix 2 can be updated without an amendment to this plan.
	Development on island under .4 ha should not be permitted as .4 is the legislated minimum lot size for all shoreline development.	3.7	Section 7.3 c) provides a series of impact related criteria that must be met if an island measures less than 0.4 ha (1 acre). There are anomalies that may arise that can allow island development without significant impact on lands less than 0.4 ha. The criteria ensures that development has sufficient room to protect natural heritage features, provides servicing area and accounts for mainland parking and docking facilities. If any of these criteria can’t be met, the application wouldn’t be supported and / or an Official Plan Amendment would be required.
	The term “site alteration” should be added as appropriate to be consistent with 4.1.4 and 4.1.5 Of the provincial policy statement.	6.1	Added in three areas in Section 6.1.
	1. Previous OP contains tables that provides easy reference point for “Scope of Permitted uses” for each land classification. It is much harder to follow in the current format, and I think it is important to highlight any proposed changes to the permitted uses in each designation. This could be done as a side by side comparison of the existing OP to the new.	General Comments	Comment received.

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	<p>2. Overall, the changes that have been made to plan have removed any focus on the importance of being stewards to land, protection of the environment and the importance of our lakes, rivers and natural heritage features on quality of life and economic prosperity. There should be a statement that policies need to balance, human, economic and environmental health, or something of the sort.</p> <p>The 2011 OP is 144 pages. The current 96, which means that approx 1/3 of the content has been cut. I understand that this is likely removing superfluous information as well as being formatted very differently. However, this makes it very difficult to compare the new with the old to try to identify the meaningful changes in policy that are being proposed. The review conducted with the PAC was not comprehensive... having only four specific and narrow areas of discussion.</p> <p>Lastly, I have concerns that we are preparing to release a draft version for public input and comment without council having the chance to fully review the proposed document, being briefed on proposed significant changes, or having any input our discussions to provide high level policy and priority direction. In fact most members of council have yet to see or review any draft. According to the Stakeholder Engagement Plan (attached) there was to be a “Special Open Meeting of Council as per Section 26 – to provide the public and Council the opportunity to discuss the project and provide input” prior to public engagement. The policy document that is being presented does not necessarily reflect the position of council in our role as policy makers.</p>		<p>The introduction, purpose and West Nipissing sections of the Official Plan speak to healthy communities and the importance of economic, social and environmental priorities. No focus on these initiatives have been removed. The PAC was provided a draft of the Official Plan prior to the PAC meeting in the hopes that members would read the new plan and bring forward questions. The review meeting discussed four key policy changes with an open invitation to discuss any details or questions from members. The removal of content has been done to make the document more user-friendly and has not removed pertinent policy direction.</p> <p>Documents provided to Council become public when released. The process followed repeatedly sought Council, PAC and public input on draft policies to obtain input and feedback. There are multiple members of Council on the Planning Advisory Committee. All Planning Act requirements are being met through this process.</p> <p>For Council specifically, two separate sessions of drop-in time in two hour blocks were provided to members of Council to review the draft, discuss</p>

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			<p>suggestions and answer questions during the March 2025 engagement events. This format was used so that Council would have dedicated discussion time without quorum to meet the Municipal Act rules of public Council meetings and to ensure an opportunity for in-depth issue discussion. No members of Council attended these sessions.</p> <p>Council is also routinely updated on the status of the project and the input received from engagement as well as the document changes this input has lead to.</p>
<div></div> / Email March 24, 2025	The former mill site, the power plant was built to attract business to our municipality! It was supposed to give a major employer insensitive to locate on this industrial land! It's a wonderful opportunity to do something for future generations!!!	General Comment	This area is identified as a Special Policy Area of Section 4.3 to address property. Specifically, the policy provides that an amendment to this Plan will not be necessary when a development solution is brought forward in future.
March 26 & 27 Public In person Open Houses			
Public Open Houses occurred at Verner, Field and Sturgeon Falls	<p>Concerns about how public was communicated about the Official Plan process and the public Open Houses.</p> <p>How and when will property owners be advised of potential land designation changes from Rural to Agricultural.</p>	Schedule A1	<p>West Nipissing protocols for advising of public meetings were followed to advertise the public open houses. Additional efforts will be held for future meetings to install hard copy advertisements in community halls in addition to the website and newspaper advertisements.</p> <p>Property owners that are subject to a change in designation from Rural to</p>

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			Agriculture will be notified individually by mail with an information package and contact information should they wish a more in-depth conversation with staff or the project team.
	Cultural importance of the Weyehaeuser Lands with access and historical/ancient fishing rights.	4.3.1	Comment received and documented.
	Will the proposed Commercial Overlay impact the existing residential uses?	4.2	No. The intent of the overlay is to provide some additional policy guidance within the overlay lands that will enhance the aesthetic and functional quality of that highway corridor for commercial purposes, with limited residential uses. Existing uses are not impacts.
	Does the 150 m setback of the proposed Shoreline Protection Overlay make sense throughout the settlement areas where future development and existing residential uses are already developed?	4.1	The Shoreline Protection Overlay aims to protect the shoreline largely through the protection of riparian buffers. This does not impact existing development but applies to new development. It is important that developed lots looking to add more development protect those riparian buffers as well as new development on vacant lots.
	Will the new Official Plan update floodplain mapping to allow building rights along the Sturgeon River? (there hasn't been a flood in 44 years and resident can not build without paying for a technical study).	7.1.1	No. The Official Plan will reflect the available provincial floodline mapping. Any refinement of that mapping requires a hydrogeological study to delineate a new boundary to the satisfaction of municipal staff with provincial expertise.
	What are the "at capacity lakes?"; how does the proposed policy changes for lot creation impact these lakes and does the proposed policy go far enough to protect lake qualities with new	6	Deer and Cache Lakes are the only identified "At Capacity Lakes" in West Nipissing. Appendix B of this plan lists the

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	development (Cache and Deer Lake mentioned as lakes of concern); and how does policy address septic bed issues?		<p>at capacity lakes and where additional study indicates other water bodies are also at capacity, that appendix can be updated without an amendment to this Plan.</p> <p>Septic systems are within the jurisdiction of the Ontario Building Code. The Official Plan requires the demonstration of adequate ability for private water and sewage servicing.</p>
	Policy states that the creation of more than 4 new lots require a plan of subdivision, does that mean through consent, owners can create up to 4 new lots or does that include the retained lot? (looking for clarity in wording).	8.2.6	If more than 4 lots in addition to the retained lot are proposed, a plan of subdivision would be required.
	Proposed policy would allow the creation of new agricultural lot of 25 ha, where did that number come from, and can we make that number smaller?	8.2.5	That number is reflective of the on average smaller agricultural lot sizes in the municipality. It would be inappropriate to allow the creation of smaller agricultural lots as the intention of this designation is to be a viable farming operation.
	How do farm families plan for generational farming for lot creation and homes for retirees and next generation?	8.2.5	The Provincial Planning Statement now allows two additional residential units in addition to the primary residential unit on lands within the Agricultural Designation. Families are now able as of right to add dwelling units to a property. This Official Plan will also allow one primary and two additional residential units on rural lands.
	How will the proposed prime agricultural lands impact property values?	Schedule A1	There are many varying opinions on this and it really depends on many more


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			factors than just an agricultural designation.
	Does the Official Plan address municipal drain policies?		No. There is separate legislation for dealing with municipal drains.
	What are the “At Capacity Lakes” and are there more that residents are unaware of?	6	Deer and Cache Lakes are the only two formally identified at capacity lakes.
	Is 0.4 ha Rural lot size appropriate for servicing?	8.2.4	Section 8.2.4 deals with the Waterfront Area and adequate servicing ability must be demonstrated to create a lot less than 1 ha but no less than 0.4 ha. If the soils and topography etc. are appropriate, it is possible to service a 0.4 ha lot.
	Request for clearer language on minimum waterfront lots and confusion with island lot sizes. (possible error in proposed OP).	8.2.4	Language has been adjusted to direct new lots to be 1.0 ha in area but allow a minimum lot size of 0.4 ha where adequate private servicing can be demonstrated. The Zoning By-law will contain detailed provisions.
	Will proposed lot creation policies create issues with Zoning By-law provisions and inadequate frontages to meet standards?	8.2	No. The Zoning by-law recognizes and will continue to recognize existing lots of record.
	How does a hobby farm fit into the Agricultural Area when requiring only 10 ac (4ha) when new Agricultural Area lots require 25 ha?	8.2	New lots in the Agricultural Designation are intended to be farming operations, not small hobby farms so the 25 ha lot size is appropriate.
	Proposed 2 Additional Residential Units (ARU) in Waterfront Area goes against policy to protect lakes; two ARU is to many.	3.7.1.3	Comment received. The policies relating to ARUs in the Waterfront Area have been amended. The zoning by-law will deal with specific allowances.
	Wildfire lands – will policy address best practices and forest management to protect from future wildfires as we see across Canada?	7.1.2	A biologist that conducts a Wildland Fire Risk Assessment includes mitigation measures in their report in an attempt to

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			minimize wildland fire risks to residents and property.
	How many acres are proposed to be added to the Agricultural Area?	Schedule A1	<p>Currently, there are 6,288 ha of land in the Agricultural Designation with 5,886 ha proposed to be added, totalling 12,174 ha of land in the proposed Agricultural Designation.</p> <p>The municipality of West Nipissing has a land base of 195,600 ha. The agriculturally designated land represents 6% of the land base.</p>
	Two ARUs plus main dwelling on lakefront properties for a total of 3 is too much.	3.7.1.3	Comment received. ARUs will be dealt with in the zoning by-law.
	Concerns that proposed area outside of Cache Bay for Agricultural Area is fully serviced and would make sense for future residential development and not as prime farming.	Schedule A1	This area was discussed with the Agricultural Advisory Committee. Lands adjacent to the existing water line (please note this is not full servicing or a water main, but rather a water service for a cluster of homes) and this area has been removed from inclusion in the Agricultural Designation.
	Throughout the Open House meetings, residents and stakeholders identified areas of concerns that were proposed as Agricultural Area did or did not make sense and impacted property owners. Multiple mark ups on mapping were collected to be brought forward to the Agricultural Advisory Committee.		The Engagement Summary for this project documents these areas of concern.
	Comments from residents concerned that draft documents were not provided in French language, and why this was? And whether the final document would be available in French.		Comment received. The final version of the approved Official Plan will be provided in French and English. A bilingual planner was in attendance at the March 2025

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			engagement sessions to ensure adequate access to French speaking residents.
 Email March 28, 2025	<p>We are seeking to re-define the boundary of the Agricultural Designation for the lands East and Northeast of Lavigne, as shown in the hatching on CLI Maps left with the Planners at the Sturgeon Falls Open House Last Night. These lands directly abut lands designated as “Rural Settlement Area” & “Rural Area.”</p> <p>The lands North of the Lake, South of Rainville Road, West of Eugene Road & East of Hwy 64 have a low percentage of the Area with Class 3 soils with the balance consisting of bedrock outcrops particularly on the North side of Poirier Road. Allowing severed lots of limited area (1 to 2 ha) will have no impact on agricultural operations on the limited field areas. The revenue generated by the sale of the lots by the farmer will support the agricultural operations and would allow a farmer to invest in acquiring a property that would otherwise have insufficient arable land to support an independent farm operation. Without the ability to create lots, the landowner is more likely to sell the land to a non-farmer who simply wants a rural lifestyle. The fields will no longer be in production & the policy will have had the opposite effect of its intention of supporting agricultural production.</p> <p>We have also highlighted areas of Chemin LacClair Arcand Road that, in our opinion, should not be in the Agricultural Designation.</p>	Schedule A1	Discussed during the workshop meeting of the Agricultural Advisory Committee held April 29, 2025.
	<p>In our opinion, there should be corridors created along the sides of natural heritage features such as the Veuve River, to make the highest & best use of the land. New lots should be limited in area to preserve as much of the abutting farm fields as possible. These corridors should be in the “Waterfront Area” Designation.</p> <p>Current A2 lands, sterilized from a residence a residence being built, should contain an exception for new farm residences & operations if the property meets the 25-ha standard being established for new farm creation by severance consent. The land</p>	Schedule B	Comment received.

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	can still be sterilized to support only agricultural uses by re-zoning to a new zone category that will not allow a further severance of an ARU.		
	To better preserve the characteristics of a residential neighbourhood, highway Commercial Overlays should not extend to second tier lots unless specifically intended.		The overlay is very generalized and described as lots abutting the highway so policies will only apply to the first tier of development.
	Infilling residential lots should be permissible in the Ag Designation where it can be demonstrated that there is no, or minimal, impact to agricultural operations, although this may generate negligible additional road traffic, this is Northern Ontario with excess design capacity in our transportation systems. The municipality is paying to maintain the roads and additional tax base will support this.	Schedule A1	Lot creation is guided by provincial policy with very restricted circumstances prescribed where lot creation within the Agricultural Designation is permitted.
<div></div> / email March 29, 2025	<p>My feedback\comment is more in nature of a personal matter\situation.</p> <p>In regards to existing streets\roads that are shown on the existing zoning plan (Municipality of West Nipissing Community Map - Planning, Development and Land Use) it shows a street; more specifically, Booth street in the town of Cache Bay as complete but as we all know it is not; their is a section missing between Mary and Anderson streets; it is even indicated as such on my Ontario Land Registry Plan.</p> <p>If it is shown as such, does it mean that there should be a 'maintained laneway'? and should it be marked as such?</p> <p>I have a one acre bush lot\property, east of the incomplete Booth street section and it seems as of today, I have no access by vehicle; even by foot.</p> <p>Also, it looks like the existing Residential (R2) lots\houses along Mary street, between the unfinished section of Booth street may be encroaching the 'laneway'; therefore obstructing the 'laneway'.</p>		This comment is being carried forward to the zoning by-law review portion of the project.

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	I presently pay taxes for the property, which I have had for a number of years but I don't have access to the property. Go figure? My plan is to be able to access the property for personal use		
██████████ / Email April 3, 2025	1 More thing on the OP Commercial going to Residential. One spot we have noticed is in River Valley.	Schedule A7	Comment received. Changes to the designation in River Valley have been amended.
██████████ / Email April 16, 2025 Clear Lake Cottagers' Associa- tion	Clear Lake Cottagers' Association is concerned that the draft Official Plan as presented at the 27 March 2025 public meeting in Field should be amended before presentation to council. As written, the plan does not adequately protect water quality and will unnecessarily put lake environment, recreational, economic and property values at risk. Clear (Bain) Lake is oligotrophic (TSI1). This "good water quality" that just happens to be lacking in most other West Nipissing lakes, can in great part, be attributed to monitoring, advocacy, regular water testing and buy-in by Clear Lake property owners. Residents first raised environmental concerns in the 1970s. Clear Lake Cottagers' Association was incorporated in 1987 and we have been involved with the Ontario Lake Water program since 2004. CLCA considers Clear Lake, the home of our municipality's best public beach to be a "Jewel" that should be respected and afforded every protection available. Municipal planners should be doing their best to protect it from outside influences. We are not confident that this draft Plan does that. New Ontario policy statements and legislation (Bill 23) aimed at the housing crunch in the GTA, have lessened environmental oversight and the appeal process simply to reduce red tape and speed things up. CLCA urges West Nipissing to look past what is happening in Toronto and use a more guarded and minimalist approach in their new Plan. Establishing protections that have regard for the effects on the social, economic and natural environment now falls squarely on the municipality. This		Comment received.

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	submission will address three (3) areas of concern that CLCA has with the draft plan as it relates to shoreline residential properties.		
	<p>CONCERN # 1 - LOT SIZE - SHORELINE RESIDENTIAL</p> <p>The 2008 Official Plan required shoreline lots to be a minimum of 1ha for new developments. That could be reduced to a minimum of 1 acre provided Ministry of Environment hydrology guidelines were met.</p> <p>That requirement was reinforced by the Ontario Municipal Board in 2016 when West Nipissing planners tried to relax the standard. The OMB ruled “the requirement was necessary to meet the overarching issue of water quality and the appropriate disposition of sanitary waste”.</p> <p>This draft Plan does not seem to address minimum lot size. The public presentation made by planners made mention of the 1 ha requirement, but the minimum one (1) acre size had been removed. It would appear that the requirement as outlined in 2008 still remains in effect in Zoning Bylaw 2014/45.</p> <p>CLCA would like to keep it that way in the Official Plan.</p> <p>CLCA has surveyed other jurisdictions and notes that the 1hectare or .8ha sizing still prevails in most areas.</p> <p>We assert that adequate space is required to locate proper functioning septic systems away from the lake to reduce the risk of water contamination. Larger lots can also accommodate more significant natural buffer zones between development and the lake. These buffers, consisting of vegetation and natural features, are essential for filtering runoff, preventing erosion, and protecting water quality.</p>	8.2.4	Policies have been clarified that new lots on developable water bodies are intended to be 1 ha in minimum size but can be 0.4 ha in size if appropriate private servicing can be demonstrated.
	<p>CONCERN #2 - ADDITIONAL RESIDENTIAL UNITS</p> <p>“Accessory Dwelling Unit” as they are referred in the West Nipissing Zoning Bylaw are now referred to as “Additional Residential Units” in the draft Plan.</p>	3.7.1.3	The policies of the Draft Plan have been amended. The zoning by-law will deal with specifics of ARUs and your comments will be carried forward to that process.

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	<p>West Nipissing Zoning Bylaw 2023/47 presently allows two (2) dwelling units on a shoreline property. (1 primary + ADU)</p> <p>At the public meeting, planners revealed their intention to increase allowable dwellings on shoreline lots to three (3) (1 primary +2 ARU). CLCA raised concerns that that change was neither required by law, nor justified or appropriate in the circumstances.</p> <p>CLCA shares the opinion of many legal experts that the new subsections in the Provincial Planning Act only apply as-of-right to a “parcel of urban residential land”, which is defined as a parcel of land that is within a settlement area where residential use is permitted by by-law and that is served by full municipal water and sewage services. The municipality obviously has little discretion with urban serviced lots.</p> <p>In other zones, the municipality may wish to consider ARUs, but in light of potential downsides, the municipality could and should exercise much more discretion in the number that are permitted. This is especially important with Shoreline Residential lots.</p> <p>Considering the fragility of lakes and potential affect on ecosystems with shoreline residential lots it is imperative that more caution be exercised when considering development.</p> <p>When this concern was raised at the public meeting, planners seemed to concede that the province had likely meant to restrict “as of right” to serviced urban lots, but they suggested that the legislation was poorly worded, and may be subject to appeal so they (planners) increased the allotment of ARUs on shoreline properties just to avoid that possibility.</p> <p>Local media releases would indicate as far back as 2023, municipal officials were suggesting in the interest of fairness ARUs as- of- right should be extended to all rural properties. CLCA finds this thinking is very shortsighted, as it fails to recognize the unique circumstances and fragility of area lakes. It puts</p>		

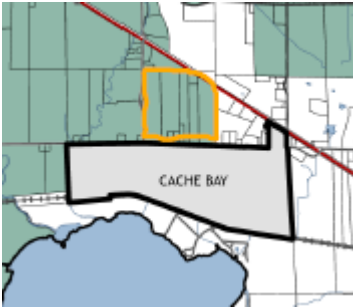
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	<p>convenience above environment considerations. Damaged lakes cannot easily be revived.</p> <p>A short survey of area municipalities would indicate in most cases, other municipalities continue to subscribe to the belief that as-of-right only applies only to ARUs on serviced urban lots. Most other municipalities also have adopted a facts-based approach in determining where ARUs are permitted in unserviced rural areas. In some cases, depending on water quality, ARUs are either reduced in number or simply not allowed on shoreline residential type lots.</p> <p>Only Sudbury, with 330 lakes and considerable research on hand to determine the status of water quality for individual lakes, has followed the route suggested by West Nipissing planners. CLCA is concerned that West Nipissing planners do not research on hand that would enable them to accurately assess the status of West Nipissing lakes.</p>		
	<p>CONCERN #3 - DETERMINING DEVELOPMENT CAPACITY The draft Official Plan reflects the reality that Provincial planning now focuses less on protection and more on expediency. Clear (Bain) Lake is presently healthy, but that could easily change. The new draft Plan uses Trophic levels to determine capacity. Lake ecosystems are complex and using trophic levels only to determine development capacity requires detailed and ongoing ecological data. Some research suggests water quality may not be the most critical factor in determining whether a lake has reached its development capacity. Other significant factors that influence development capacity include existing development and land-use patterns, as well as social factors such as crowding, the number and type of boats in use and recreational use and aesthetics. Settlement on Clear (Bain) Lake commenced in the early 1920s. Building lots in those days were much smaller. In many cases our lots are less than 1 acre in size. After decades of almost exclusive</p>	6	<p>Clear Lake is not currently identified as an “At Capacity Lake” and therefore subject to the Waterfront Area policies of this draft Plan.</p> <p>Perhaps a discussion with the municipality to have a lake capacity study undertaken would provide adequate data to inform future policy directions.</p>



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	<p>seasonal use, full time residency is becoming more prevalent. Already, 33 of the 88 shoreline residential lots are full time. The stress on the lake ecosystems grows proportionally with residential expansion. Managing the size and density of development will help minimize impacts. In its 2021 Planning Report, council recognized that inland lakes and other water bodies within the Municipality of West Nipissing are valuable recreational and environmental resources and as such should be protected from development that might cause further deterioration of their water quality. Planners need to consider the combined impact of all past, present, and future development on the lake. It's important to note that the Official Plan and Zoning By-laws are key tools for managing these factors that impact the lake. Policies that protect natural heritage features help to maintain the overall ecological health of our lakes, which is often a key reason why people choose to live on these properties. If development is prioritized over protection, the policies may not be sufficient to fully protect shoreline properties. This plan needs to address the impacts of multiple developments and activities on the shoreline. Even if individual developments comply with the policies, their combined effect could still harm shoreline properties. The effectiveness of any policy depends heavily on how they are implemented and enforced.</p>		
	<p>CONCLUSION The environmental protection policies in this initial draft Plan provide only a minimal degree of protection for shoreline residential properties. Unless the municipality has plans to increase staffing to provide optimum levels of service when implementing and enforcing these measures, the protections included in this draft could easily fail. It is our submission that the draft Official Plan lacks necessary protections and must be amended to: 1. include minimum shoreline lot size 1 ha/ 1 acre as outlined in Bylaw 2014/45 2.</p>		<p>Comment received.</p>

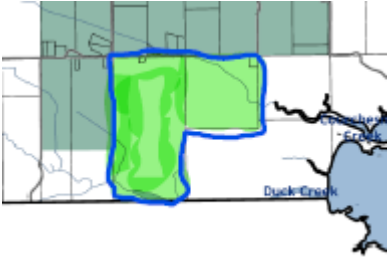
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	include only two dwellings per shoreline lot (1 primary + 1 ARU) as outlined in Bylaw 2023/47		
<div style="background-color: black; width: 100px; height: 20px; margin-bottom: 5px;"></div> / Email April 24, 2025 West Nipissing Sudbury East Federation of Agriculture	<p>The West Nipissing Sudbury East Federation of Agriculture represents the needs and interests of over 200 farms and farm families within the area. Agriculture is a significant economic driver within the region, and we appreciate the expansion of lands included within the Agricultural Designation within the draft 2024 West Nipissing Official Plan. This will protect the viability of the sector for generations and reflects a long-term commitment on behalf of the municipality.</p> <p>We have several suggested changes to the perimeter of the designated lands that we feel would better protect viable agricultural land and reduce future limits to development. We would remove the two areas outlined in orange:</p> <p>(1) While some of the properties just north of Cache Bay are currently being farmed, the watermain and sewer passes through these fields to provide services for Arcand Rd., part of this area is bush and bedrock and some of these properties are already fragmented. The future use of this area may be more valuable as residential expansion of Cache Bay due to the provision of existing services.</p>  <p>(2) The property east of Lavigne is not viable farmland as it is very wet and does not have tile drainage installed. The proximity</p>	Schedule A1	<p>Comments received and changes to the draft Designation are noted next to the related comment.</p> <p>These lands have been removed from the designation following discussion with the Agricultural Advisory Committee.</p>

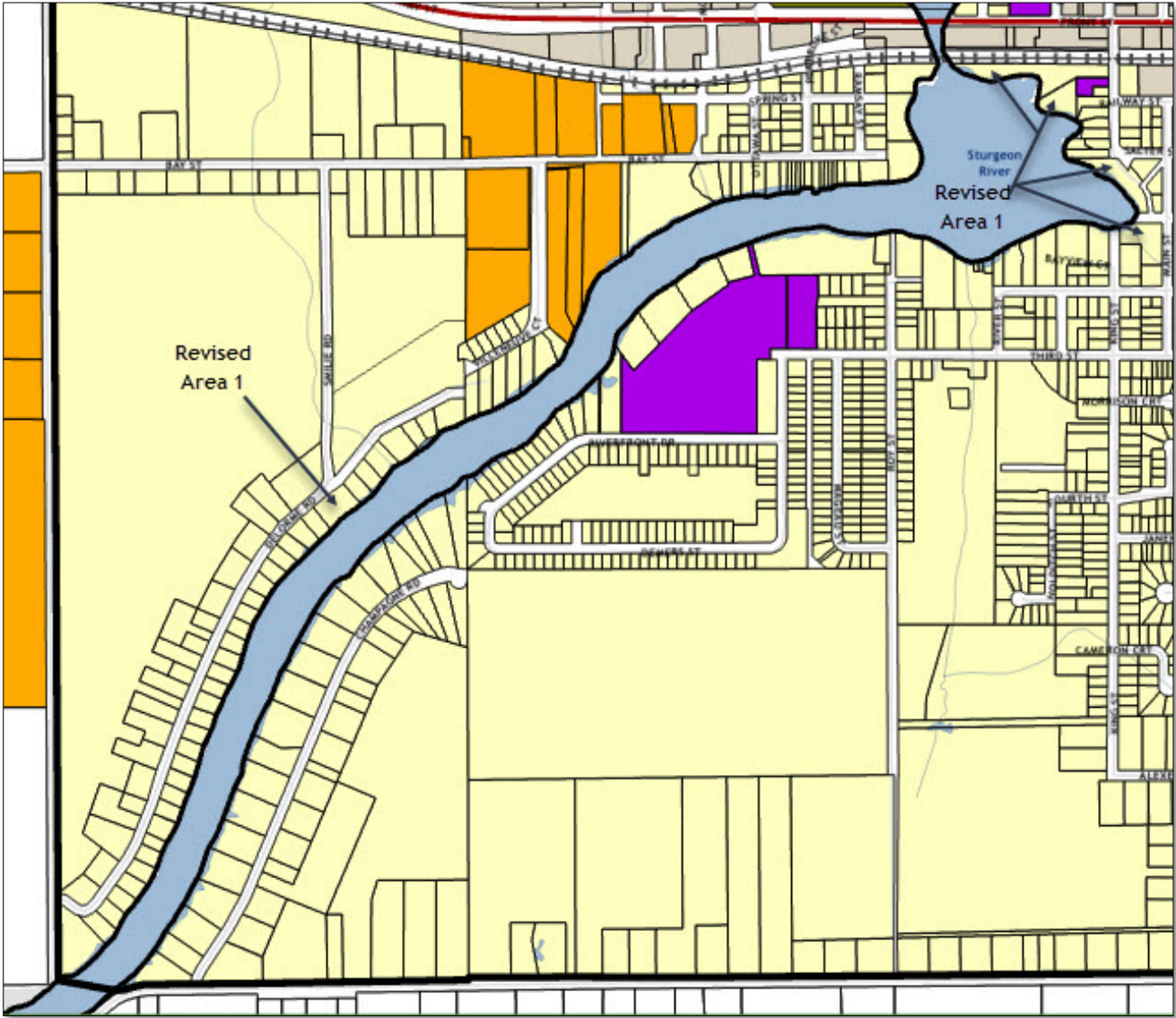
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	<p>of this property to Lake Nipissing and the adjacent creek could result in environmental concerns for Lake Nipissing, which is a heavily touristed area, could negatively impact the local community.</p>  <p>We would also suggest adding the two areas highlighted in green:</p> <p>(1) Some of the properties north of Sturgeon Falls (circled in red) have been farmed for over a century (transitioning from dairy to beef to hay) and many currently have tile drainage installed. This is viable agricultural land that is home to a turn-key agricultural operation that is currently not under fragmentation pressure, so adding it to the Agricultural Designation would ensure that it remains as such.</p>  <p>(2) The properties near Lavigne (circled in blue) are currently in agriculture and have recently seen significant investment in the</p>		<p>These lands have been removed from the designation following discussion with the Agricultural Advisory Committee.</p>

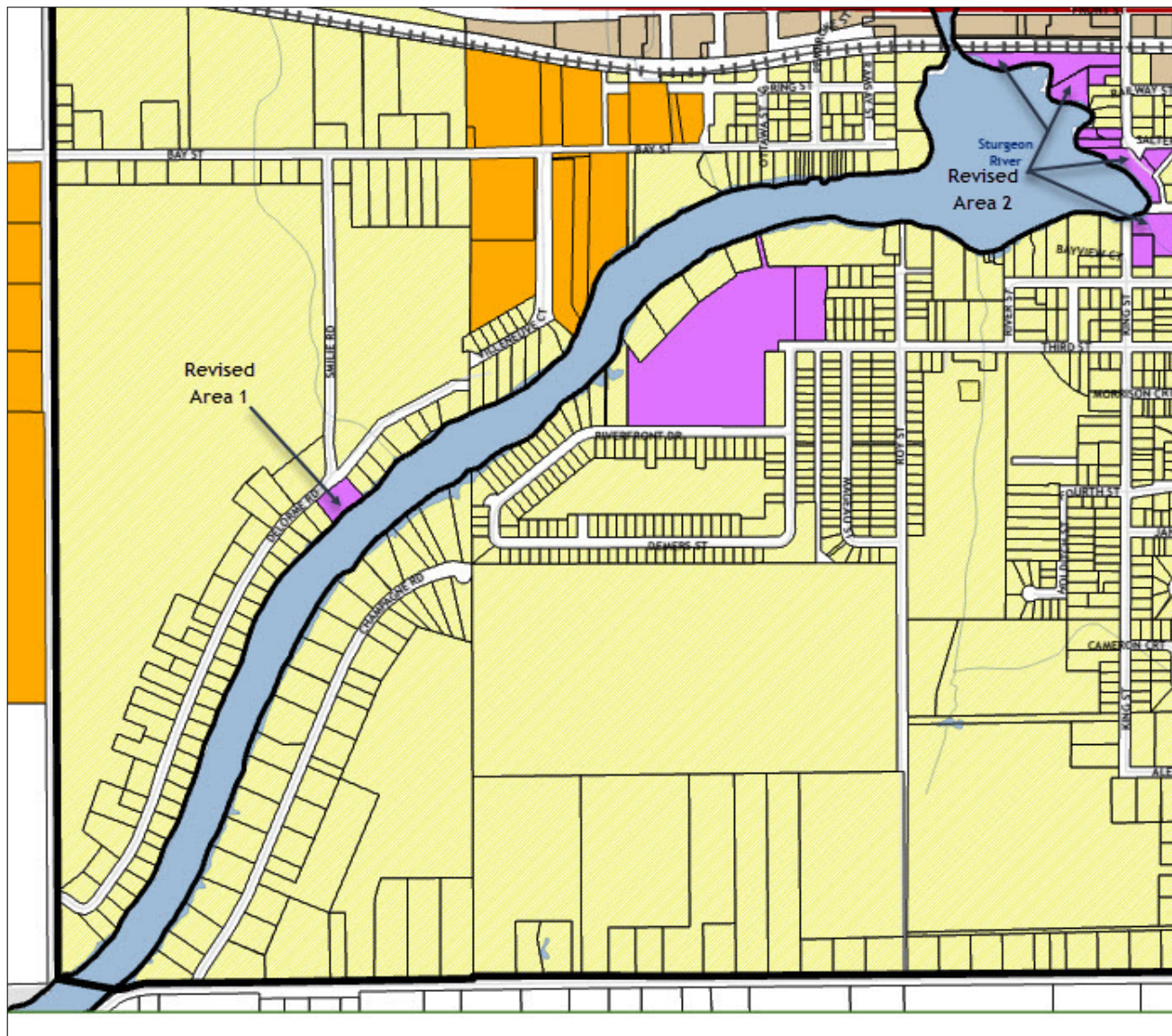
West Nipissing Official Plan: Engagement Summary

Name / Source	Comment	OP Section	Response
	<p>agricultural operation. The forage fields have been tiled and seeded, and several rotational grazing pastures have been established. These properties have also not seen fragmentation and would benefit from strengthened protections under the Agricultural Designation.</p>  <p>All four of these areas are on the perimeter of the current proposal and would ensure that the designation applies to the most viable agricultural land without protecting land that could serve a more useful purpose in the future. We appreciate the opportunity to provide feedback and if you have any questions or would like further comment, please contact us.</p>		<p>A version of these lands have been added following discussion with the Agricultural Advisory Committee.</p> <p>These lands have been added following discussion with the Agricultural Advisory Committee.</p> <p>Thank you for your comments. They have helped provide local agricultural expertise for refining the proposed Agricultural Designation.</p>

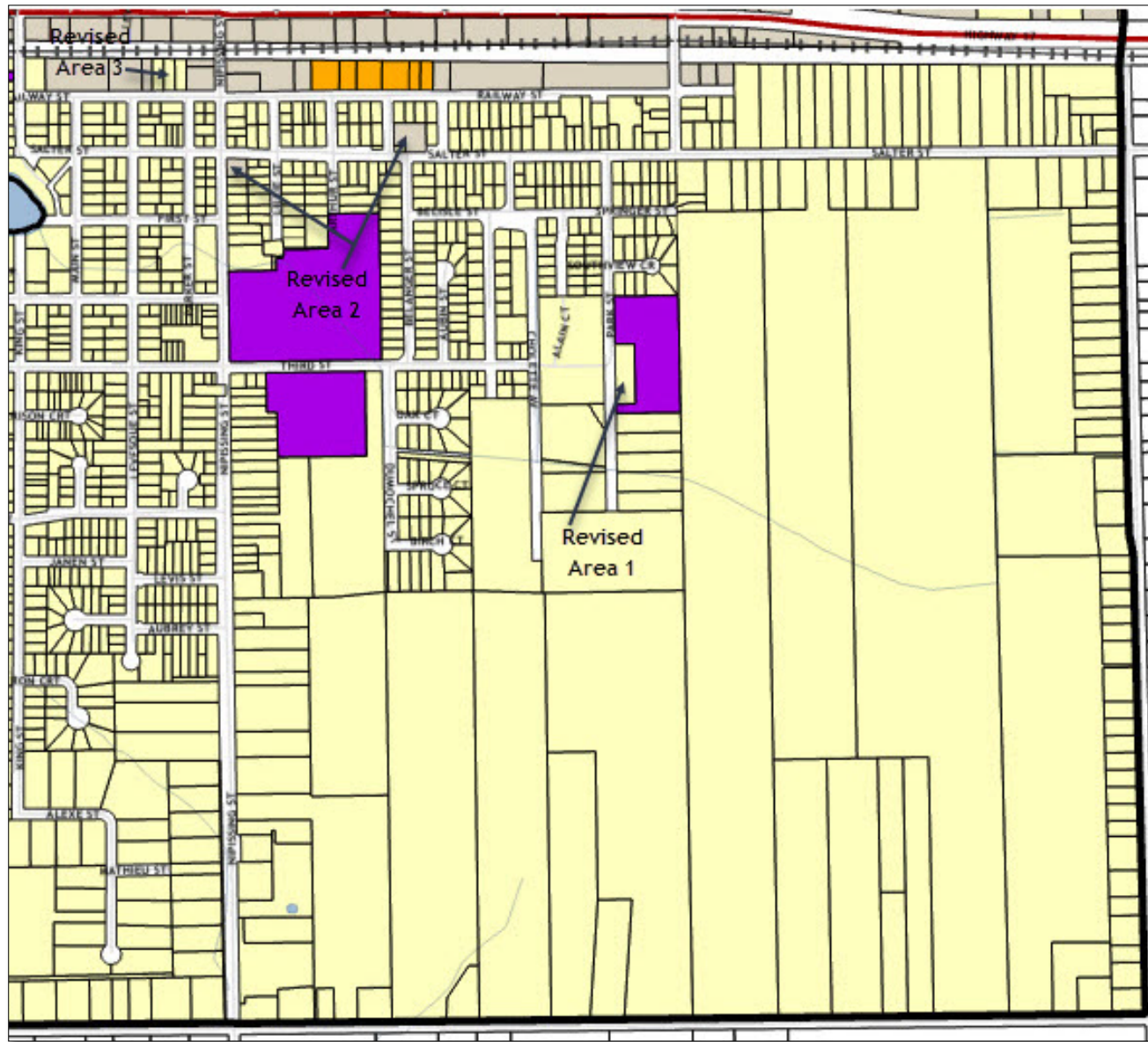
Mapping Changes Summary

REVISIONS	COMMENT
 <p>Revised Area 1</p> <p>Sturgeon River</p> <p>Revised Area 1</p>	<p>STURGEON FALLS 1 Revised as per Municipal Meeting</p> <p>Area 1 – Revised from Residential Area Designation to Community Facility Designation</p> <p>Area 2 – Revised from Residential Area Designation to Community Facility Designation</p>

Previous Draft



Version 5 Draft



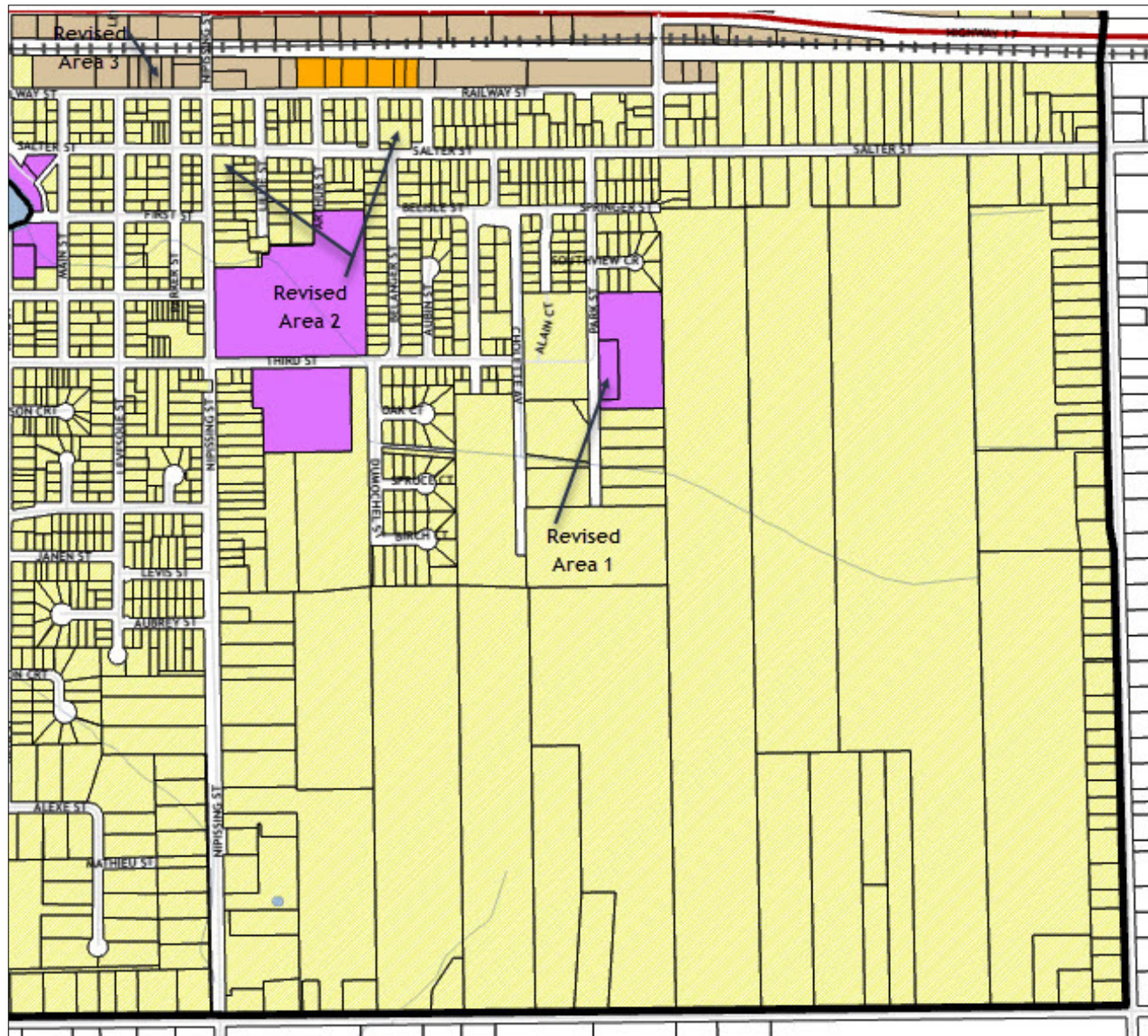
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STURGEON FALLS 2

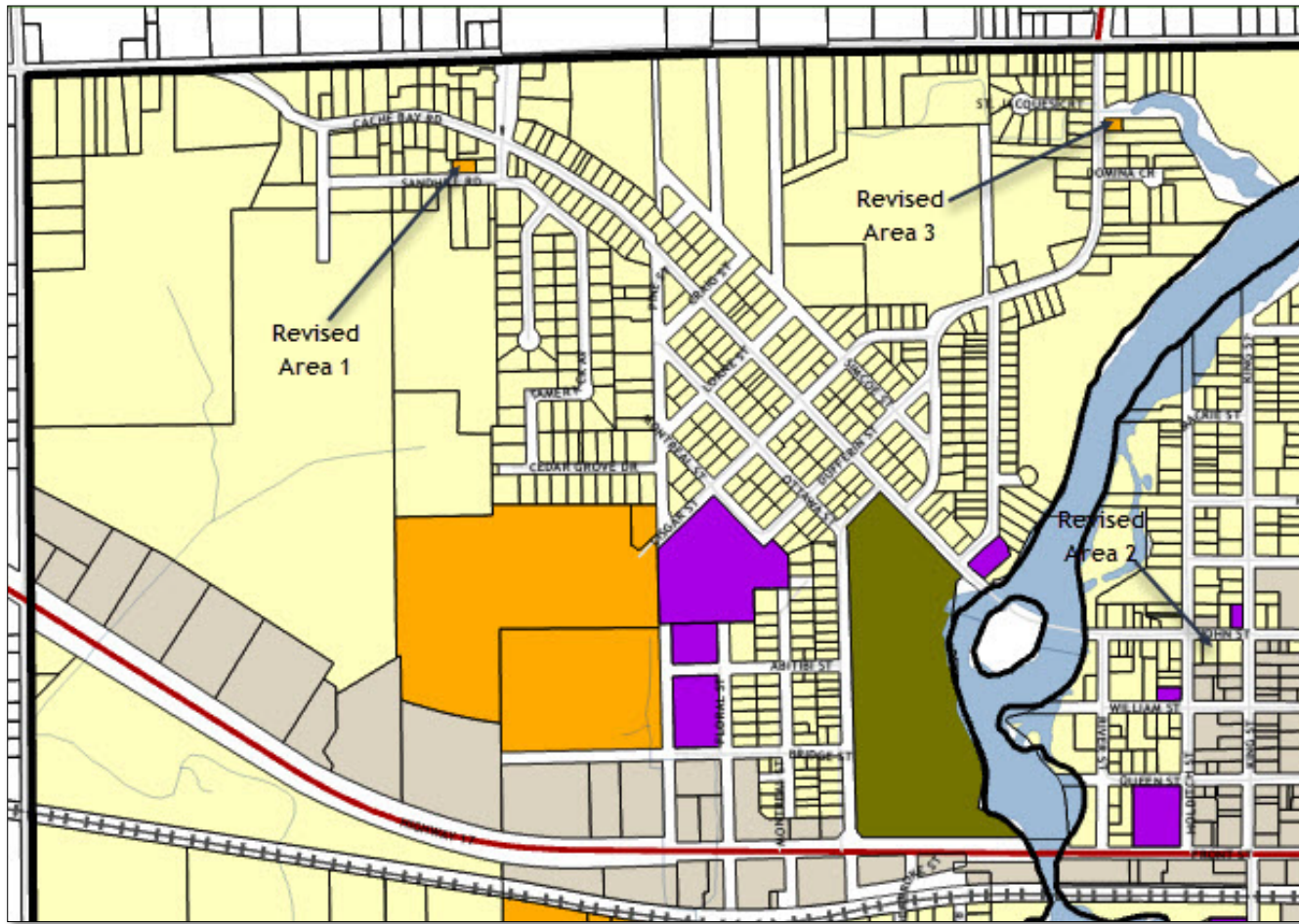
Revised as per Municipal Meeting

Area 1 – Revised from Residential Area Designation to Community Facility

Area 2 – Revised from Commercial Area Designation to Residential Area Designation



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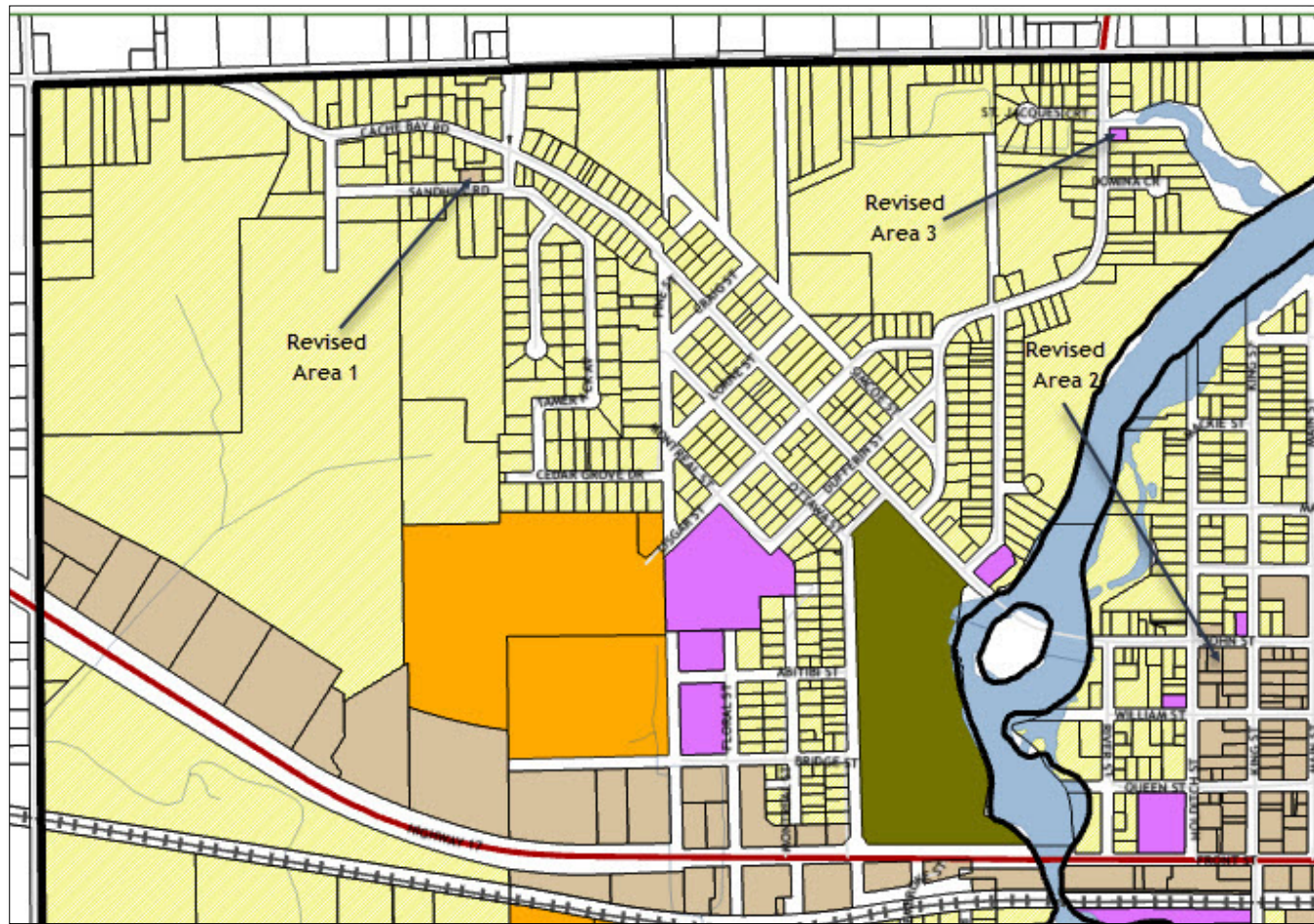
STURGEON FALLS 3

Revised as per Municipal Meeting

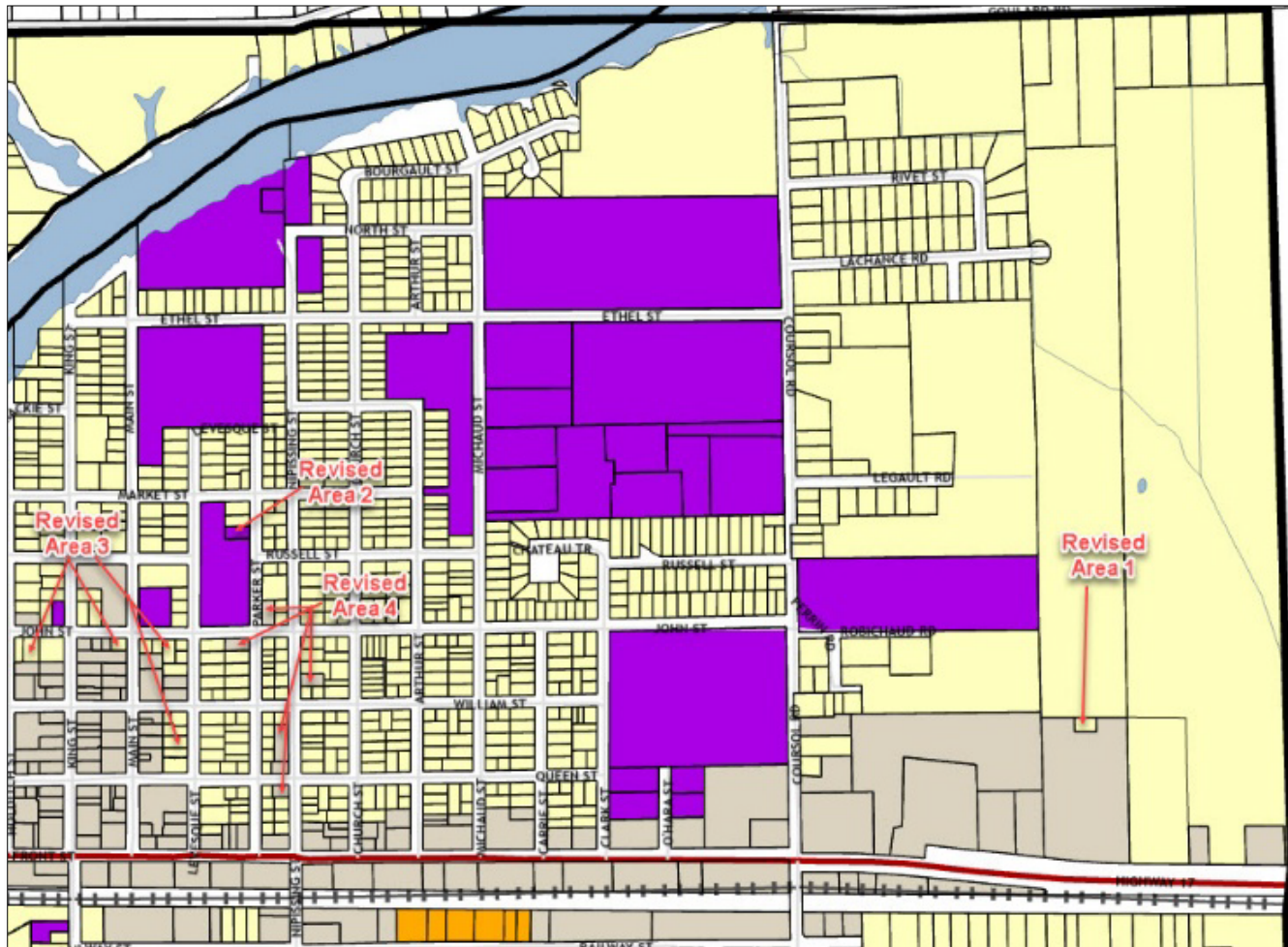
Area 1 – Revised from Employment Area Designation to Commercial Area Designation

Area 2 – Revised from Residential Area Designation to Commercial Area Designation

Area 3 – Revised from Employment Area Designation to Community Facility



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STURGEON FALLS 4

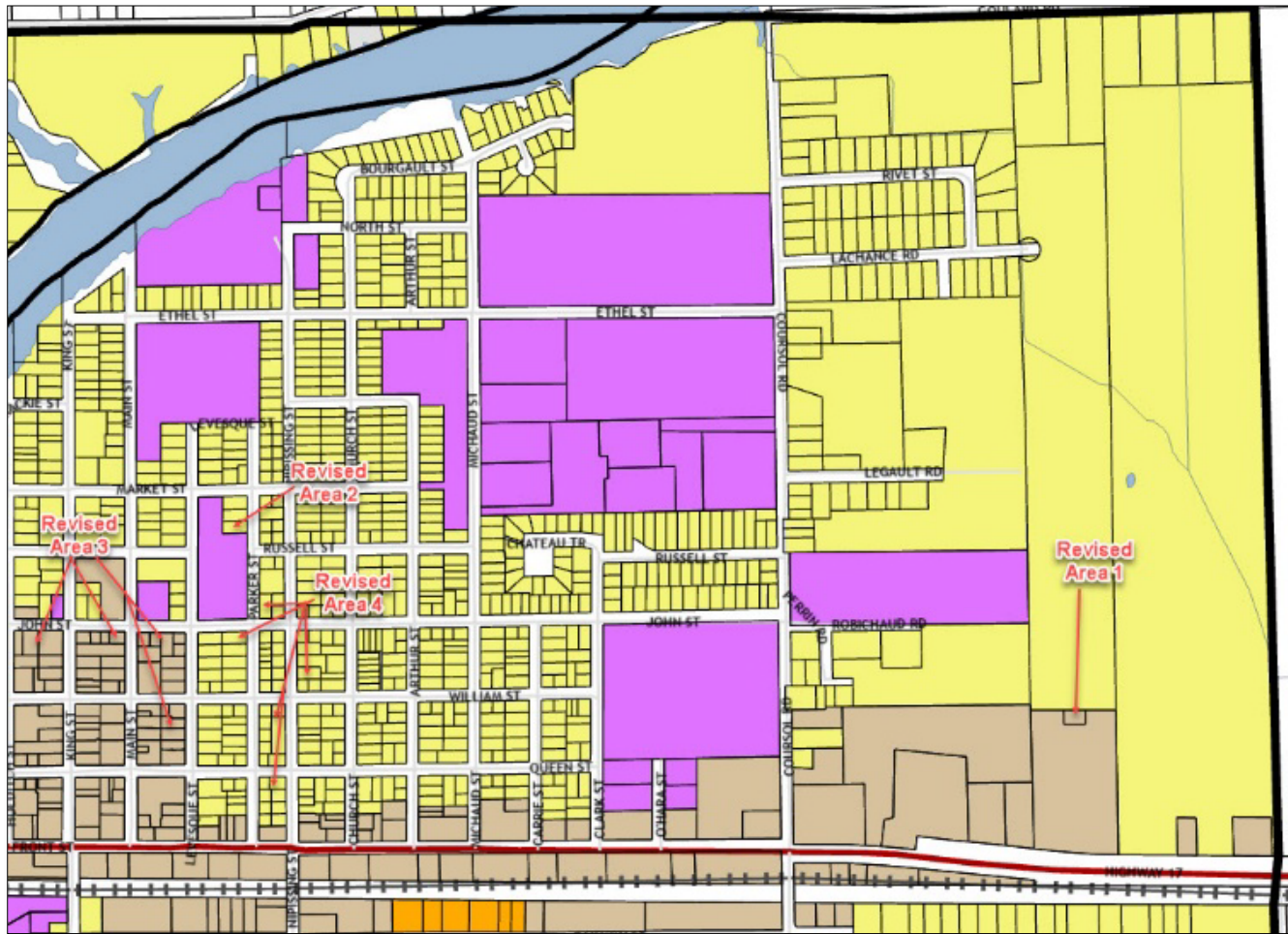
Revised as per Municipal Meeting

Area 1 – Revised from Commercial Area Designation to Residential Area Designation

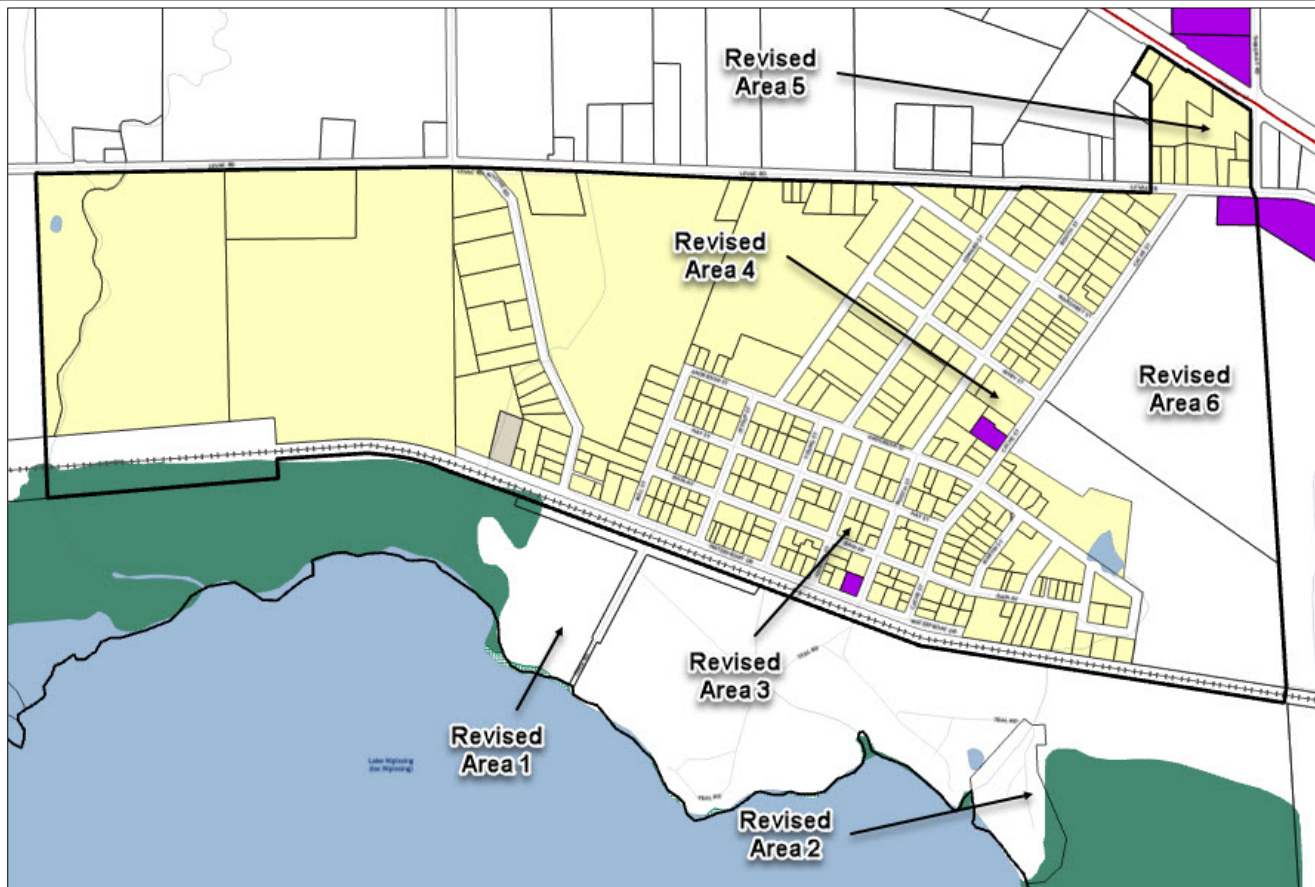
Area 2 – Revised from Community Facility to Residential Area Designation

Area 3 – Revised from Residential Area Designation to Commercial Area Designation

Area 4 – Commercial Area Designation to Residential Area Designation



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CACHE BAY

Revised as per Municipal Meeting

Area 1 – Revised from Rural Area Designation to Community Facility Designation

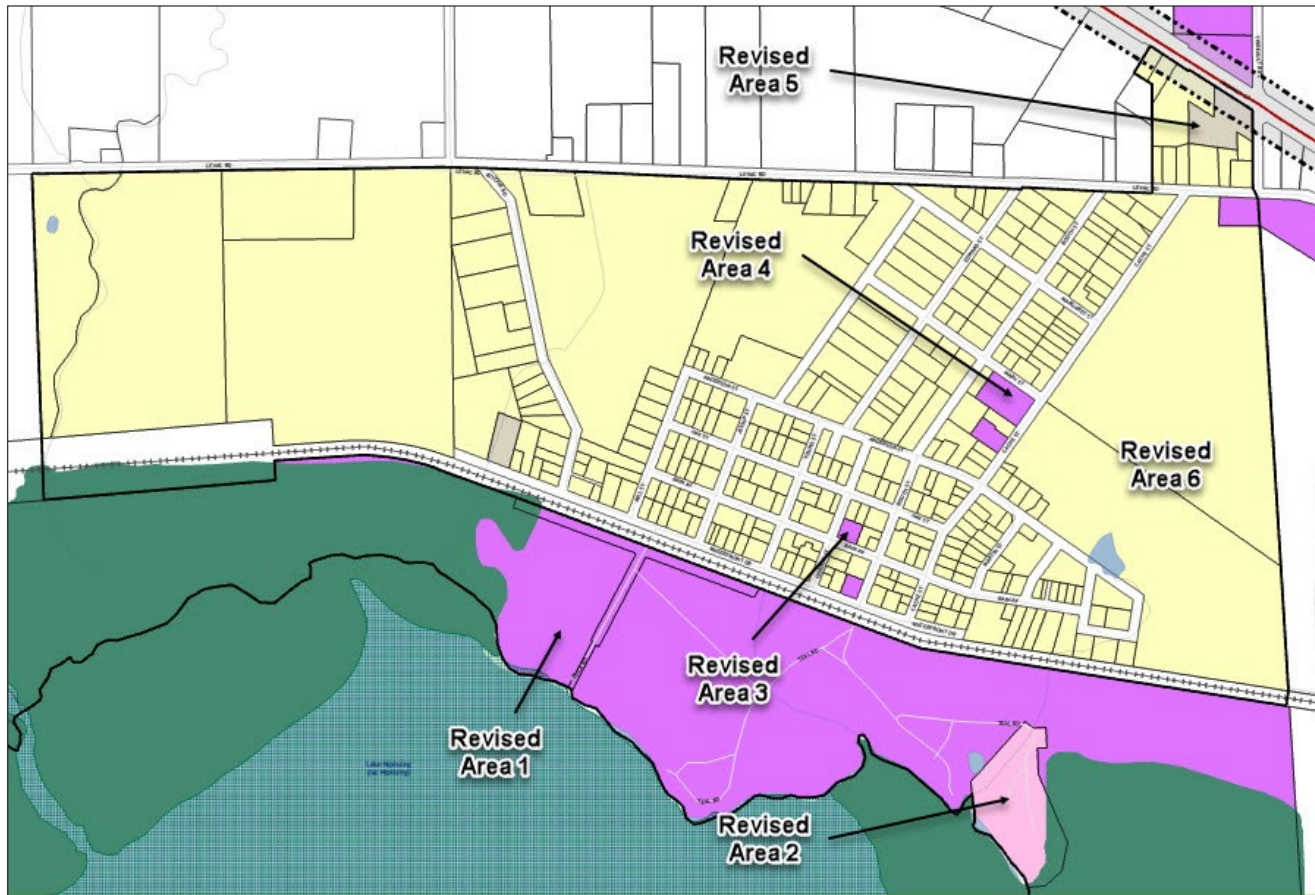
Area 2 – Revised from Rural Area Designation to Waterfront Area Designation

Area 3 – Revised from Residential Area Designation to Community Facility Designation

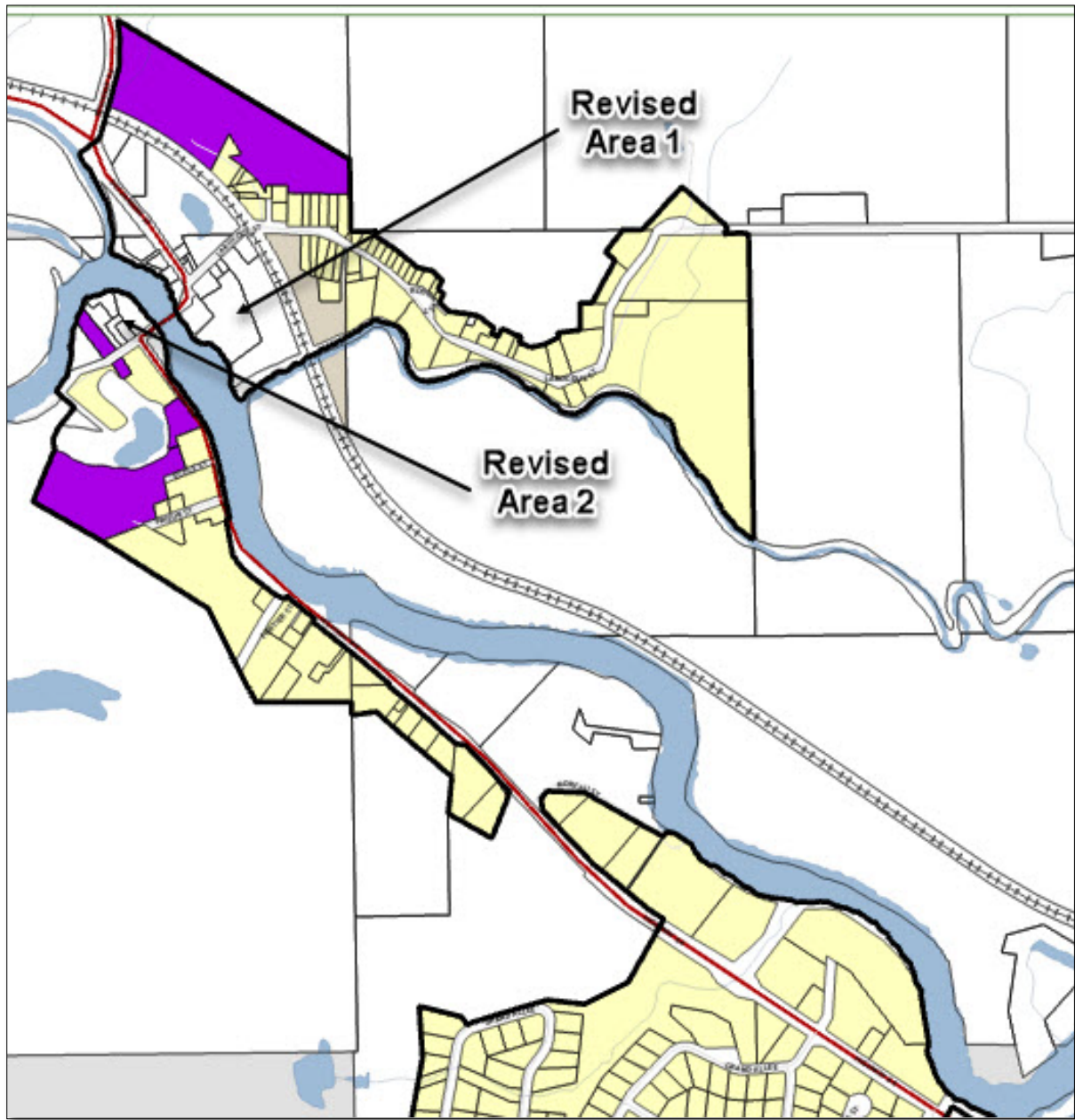
Area 4 – Revised from Residential Area Designation to Community Facility Designation

Area 5 – Revised from Residential Area Designation to Commercial Area Designation

Area 6 – Revised from Rural Area Designation to Residential Area Designation



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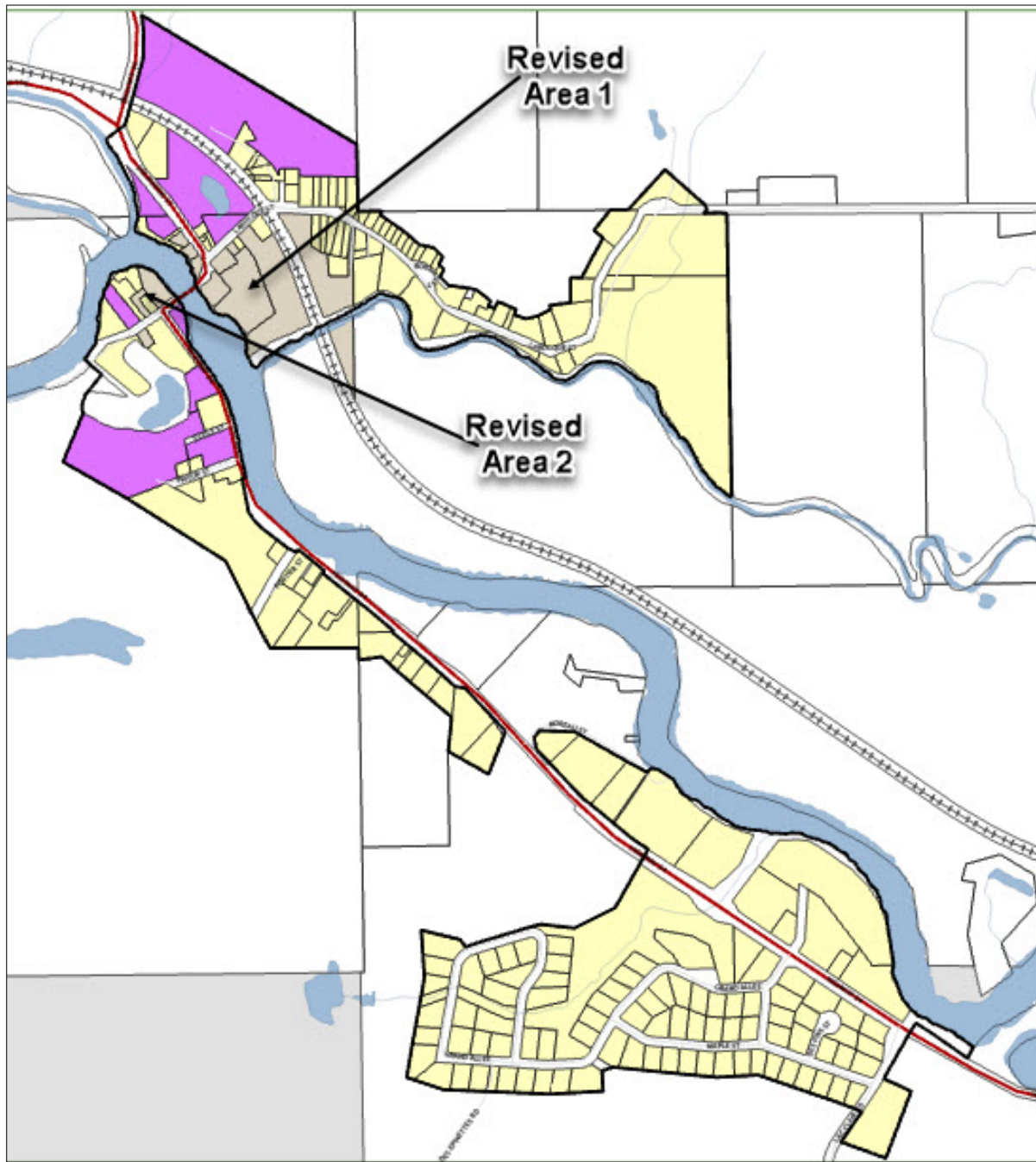
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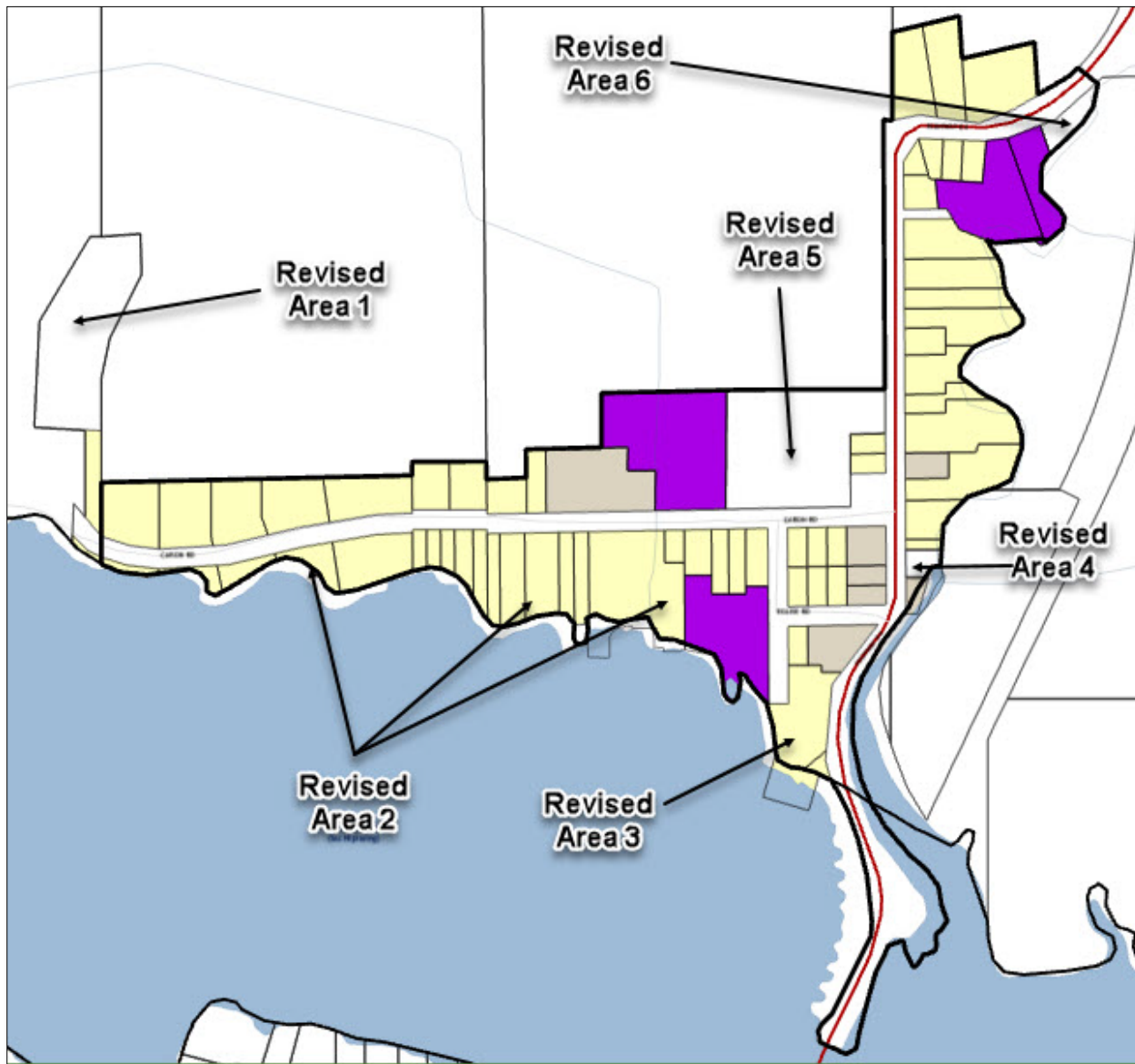
FIELD

Revised as per Municipal Meeting

Area 1 – Revised from Rural Area Designation to Commercial Area Designation / Residential Area Designation

Area 2 – Revised from Rural Area Designation to Commercial Area Designation / Residential Area Designation / Community Facility Designation





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LAVINGE

Revised as per Municipal Meeting

Area 1 – Revised from Rural Area Designation to Community Facility Designation

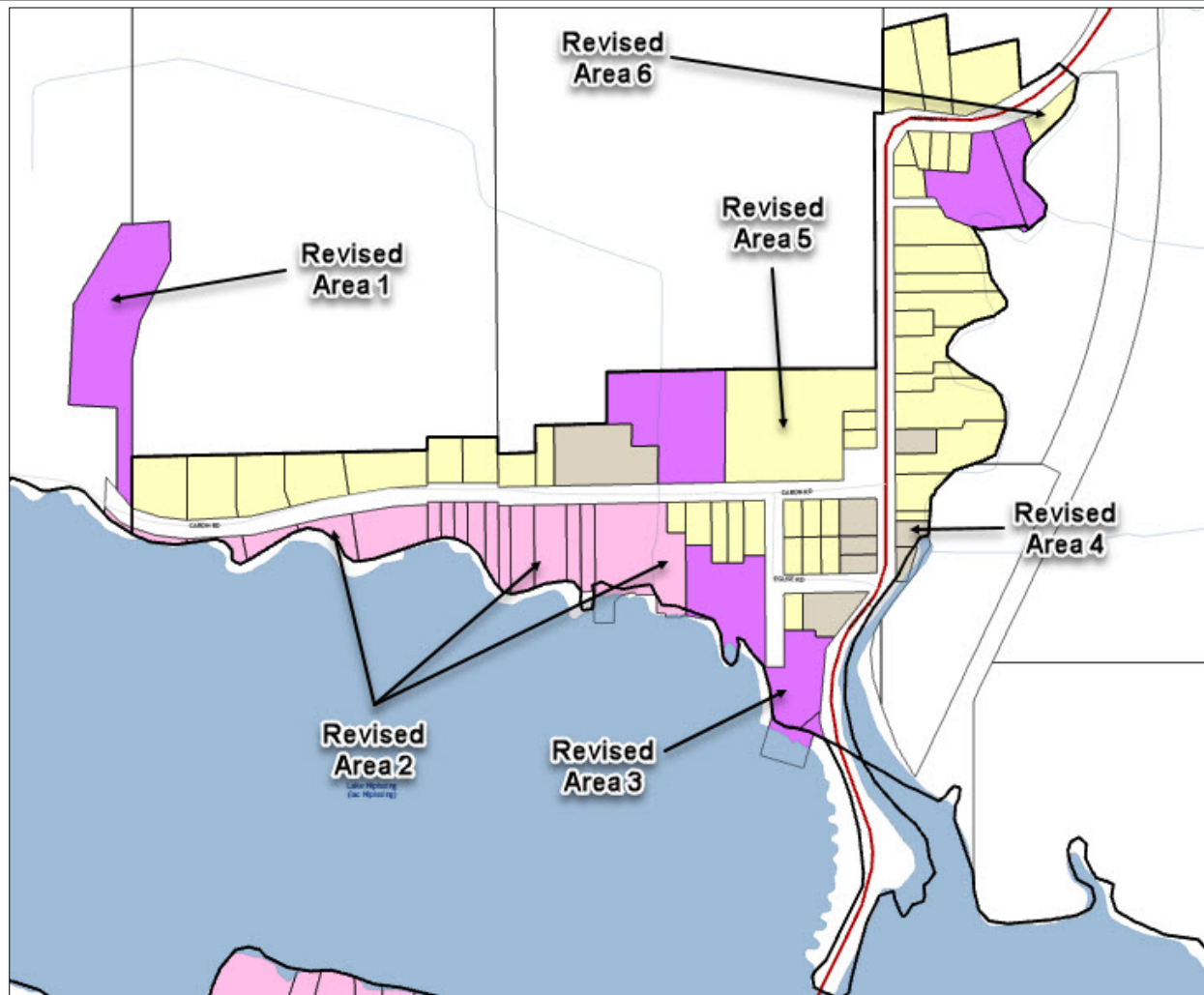
Area 2 – Revised from Residential Area Designation to Waterfront Area Designation

Area 3 – Revised from Residential Area Designation to Community Facility Designation

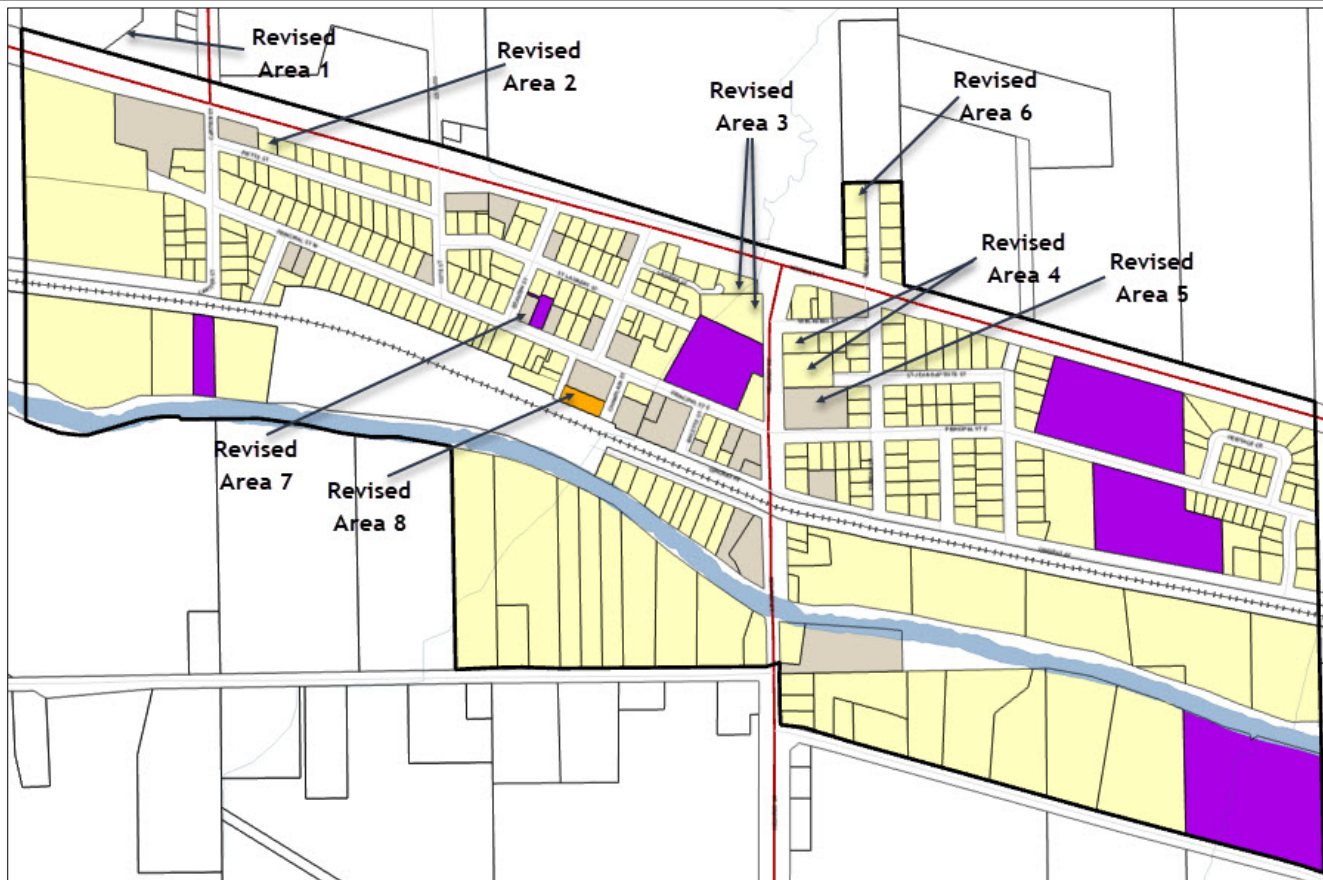
Area 4 – Revised from Rural Area Designation to Commercial Area Designation

Area 5 – Revised from Rural Area Designation to Residential Area Designation

Area 6 – Revised from Rural Area Designation to Residential Area Designation



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VERNER

Revised as per Municipal Meeting

Area 1 – Revised from Rural Area Designation to Commercial Area Designation

Area 2 – Revised from Residential Area Designation to Commercial Area Designation

Area 3 – Revised from Residential Area Designation to Community Facility Designation

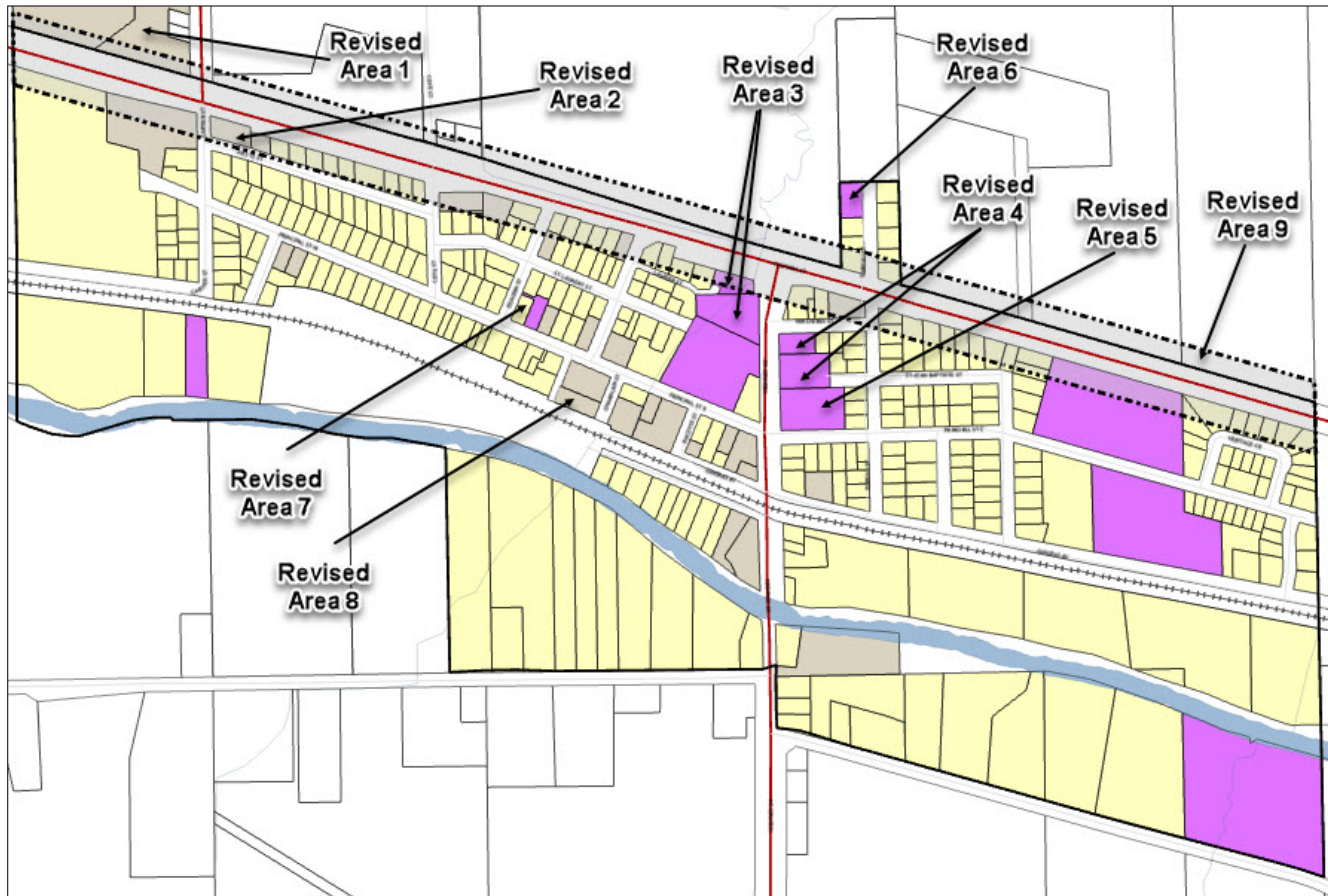
Area 4 – Revised from Residential Area Designation to Community Facility Designation

Area 5 – Revised from Commercial Area Designation to Community Facility Designation

Area 6 – Revised from Residential Area Designation to Community Facility Designation

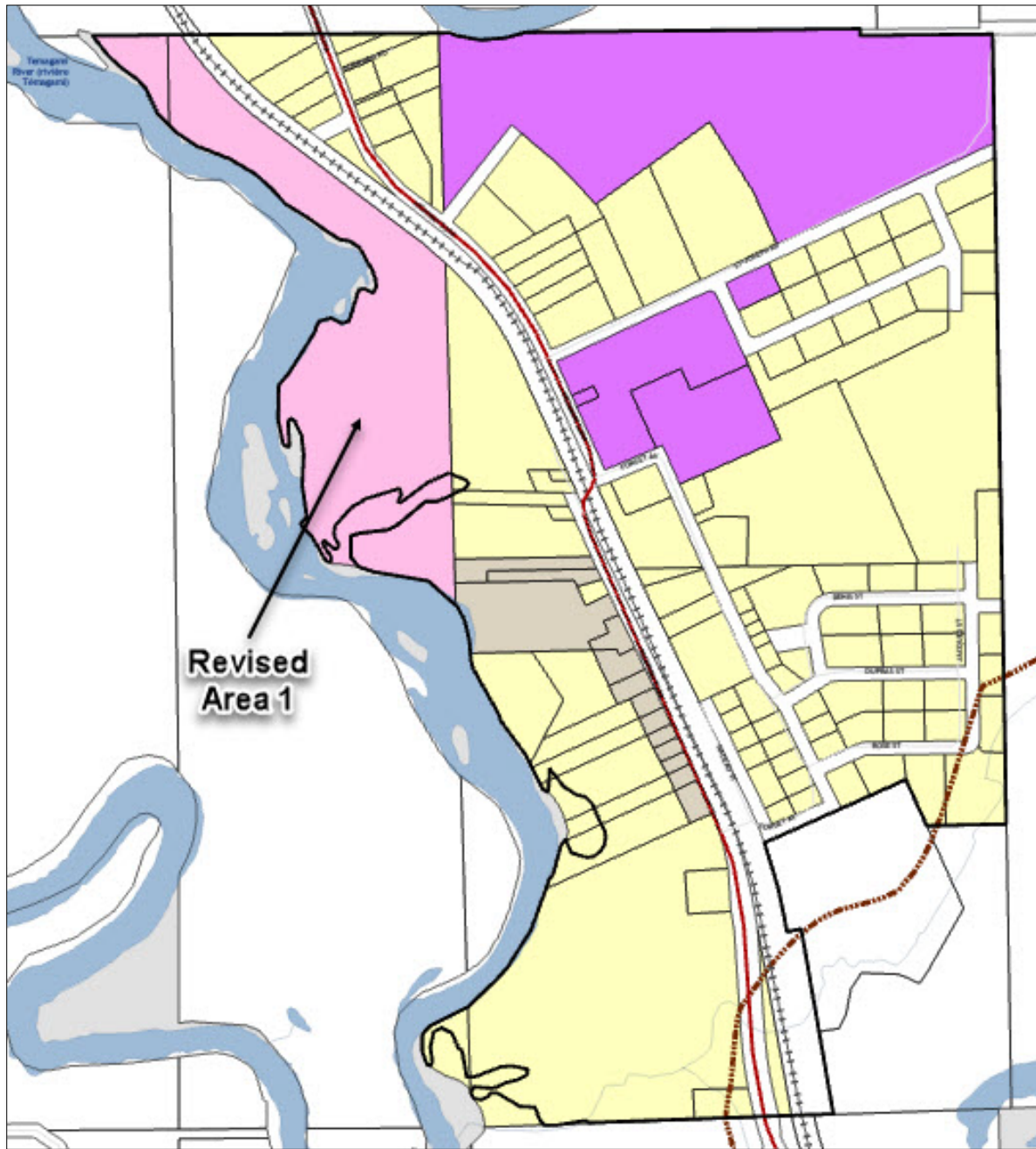
Area 7 – Revised from Commercial Area Designation to Residential Area Designation

Area 8 – Revised from Commercial Area Designation to Employment Area Designation



Area 9 – Highway Commercial Overlay

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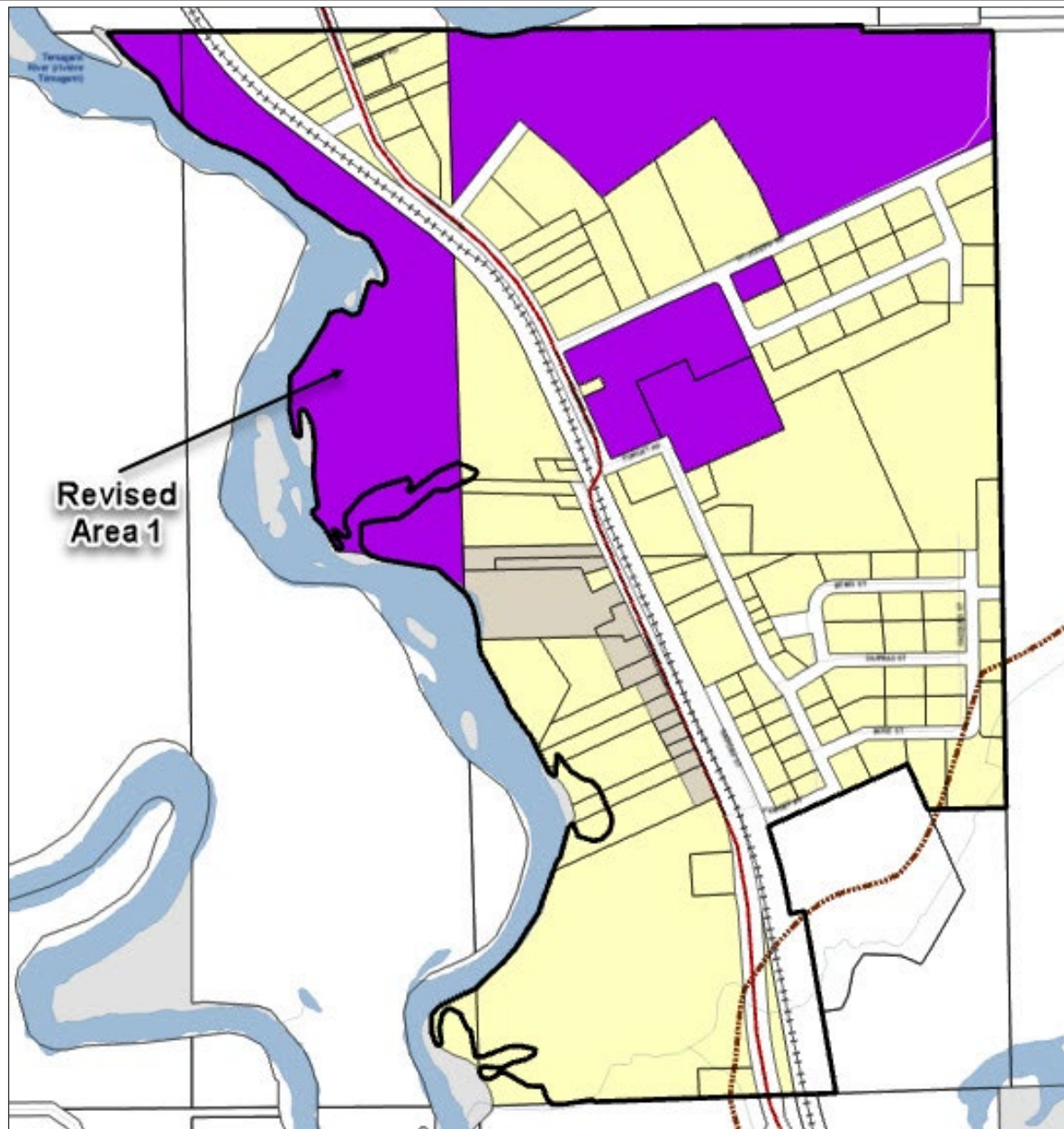


RIVER VALLEY

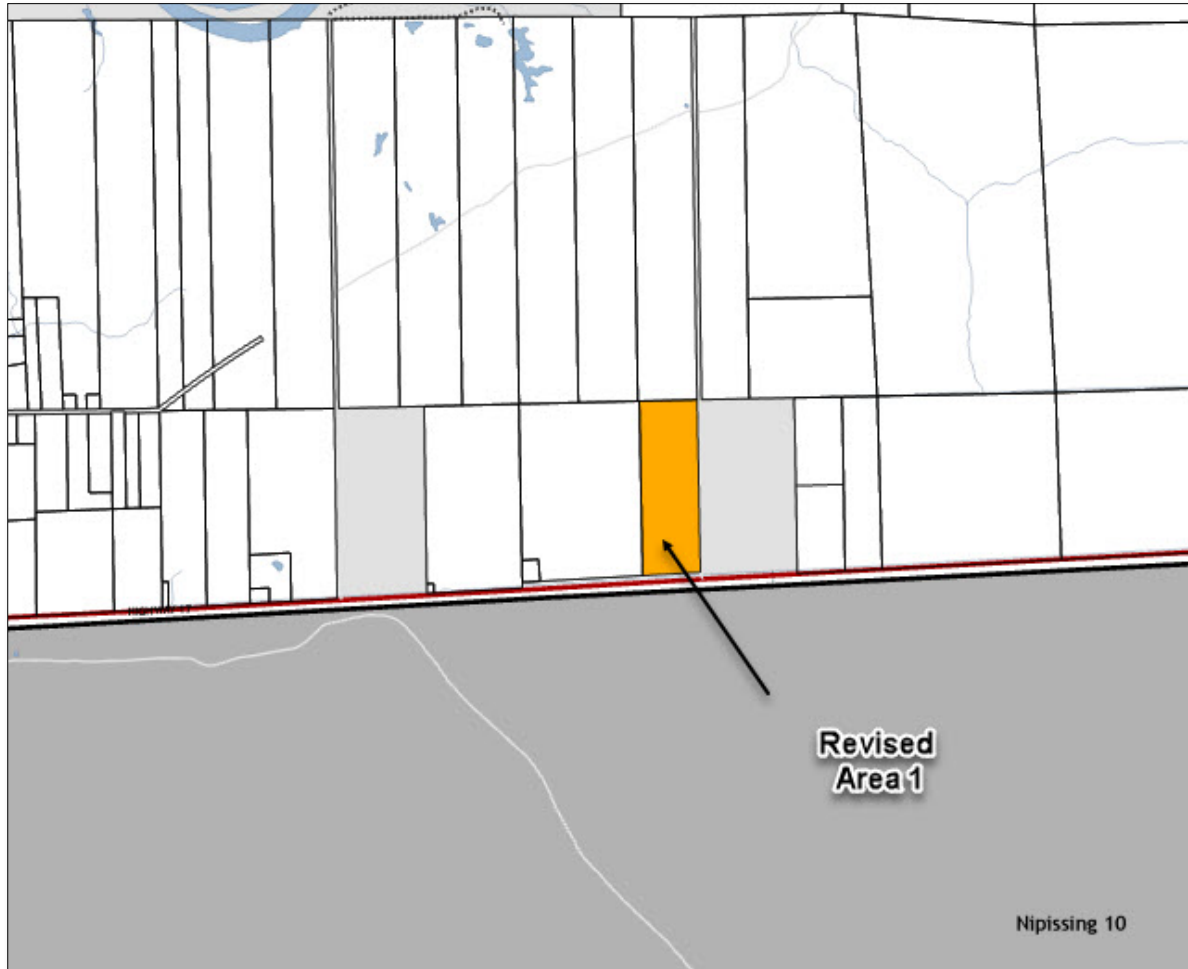
Revised as per Municipal Meeting

Area 1 – Revised from Community Facility Designation to Waterfront Area Designation

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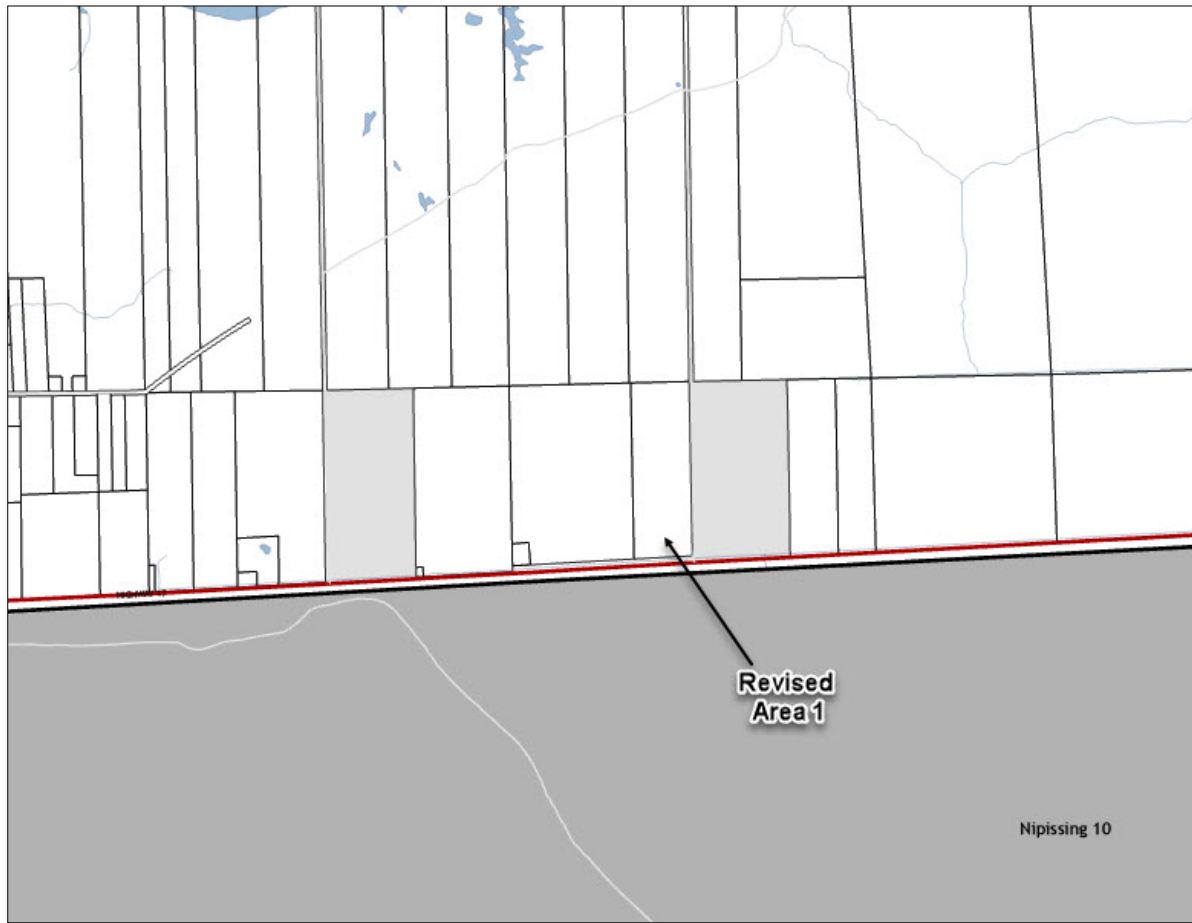


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Area 1 – Revised from Employment Area Designation to Rural Area Designation



Version 5 Draft