

West Nipissing OP and ZBL: Council Presentation

May 20, 2025 6:30pm

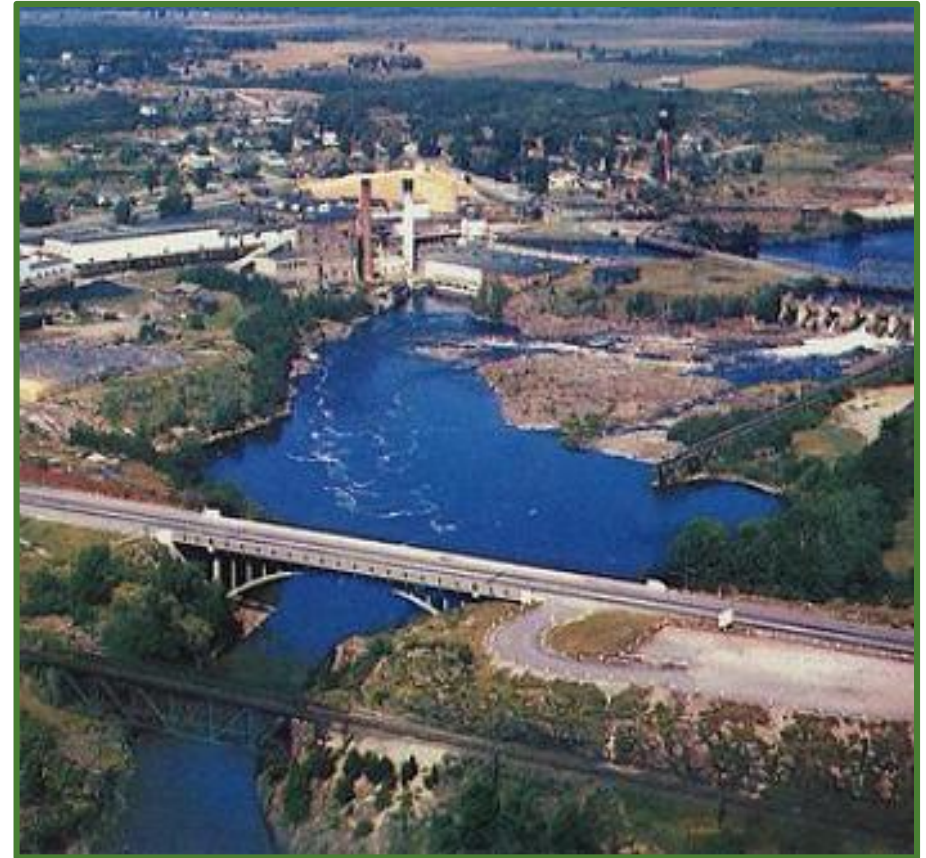


West Nipissing Ouest



PROJECT PURPOSE

- i) Complete a comprehensive review of the Municipality's Official Plan that is consistent with the most recent Provincial Policy 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



WORK COMPLETED TO DATE

- Initial meeting with staff (June 2024)
- Consultant team municipal tour (June 18, 2024)
- Preparation of Draft Public Engagement Plan
- Document Review and Analysis of Background Planning Documents
- Pre-consultation meeting with Ministry of Municipal Affairs and Housing (MMAH) and all applicable agencies (July 8, 2024)
- Gathering of mapping information data sets
- Preparation of a Draft Issues Identification Report
- Draft Official Plan
- Staff and PAC Draft Review of Draft (February 25, 2025)
- Three Public Open House Meetings and Open Session invitations (March 26 -27, 2025)
- Indigenous Consultation Meeting (April 2, 2025)
- Agricultural Advisory Committee Meeting and Workshop (April 2 & 29, 2025)
- Presentation and Update to Council (May 20, 2025)
- In the last few weeks, consultant staff have been working with municipal staff to begin the zoning by-law portion of the project



ON-GOING MOVING PARTS

- First Nations contributions and engagement are on-going
- OMAFA releasing a province-wide LEAR
 - Discussions with OMAFA have requested that we wait to submit the draft OP to MMAH for approval until we have the LEAR to use as a data comparison
 - Agree with this recommendation as long as the data is received by June so that a fall Statutory Public meeting is possible.
 - Should the data not be received by June, the recommendation is to proceed with submission to MMAH with the draft as is so that we don't hold up their comment timing
 - Note that the approved OP is ultimately submitted to MMAH so the first submission is for comments back, not approval





RECENT ENGAGEMENT SUMMARY

Public Open Houses - March 26 – 27, 2025

- Verner Open House: 27 Attendees
- Field Open House: 12 Attendees
- Sturgeon Falls Open House: 15 Attendees

Public Commenting Open until April 17th, 2025

- Seven emails/comments were received including comments from the Mayor, Clear Lake Cottagers' Association (CLCA) and West Nipissing Sudbury East Federation of Agriculture (WNSEFA)

All comments have been recorded in an Engagement Summary document provided to Council and included as part of the project record.



WHAT WE HEARD

Shoreline/Waterfront

- Does proposed policy go far enough to protect water?
 - ZBL will contain detailed provisions
- What are the “At Capacity” Lakes and how does policy protect them?
 - In Appendix B and can be added to as new information becomes available
- There is a need for clearer language on minimum new waterfront lot sizes
 - Language has been clarified. 1 ha lot sizes are intended with 0.4 ha lot sizes available should criteria for servicing be met
- Concerns with Additional Residential Units (ARUs) in any waterfront property
 - ARUs will be dealt with in the zoning by-law (the current is to allow 1 as of right instead of 2, but this will be consulted on)

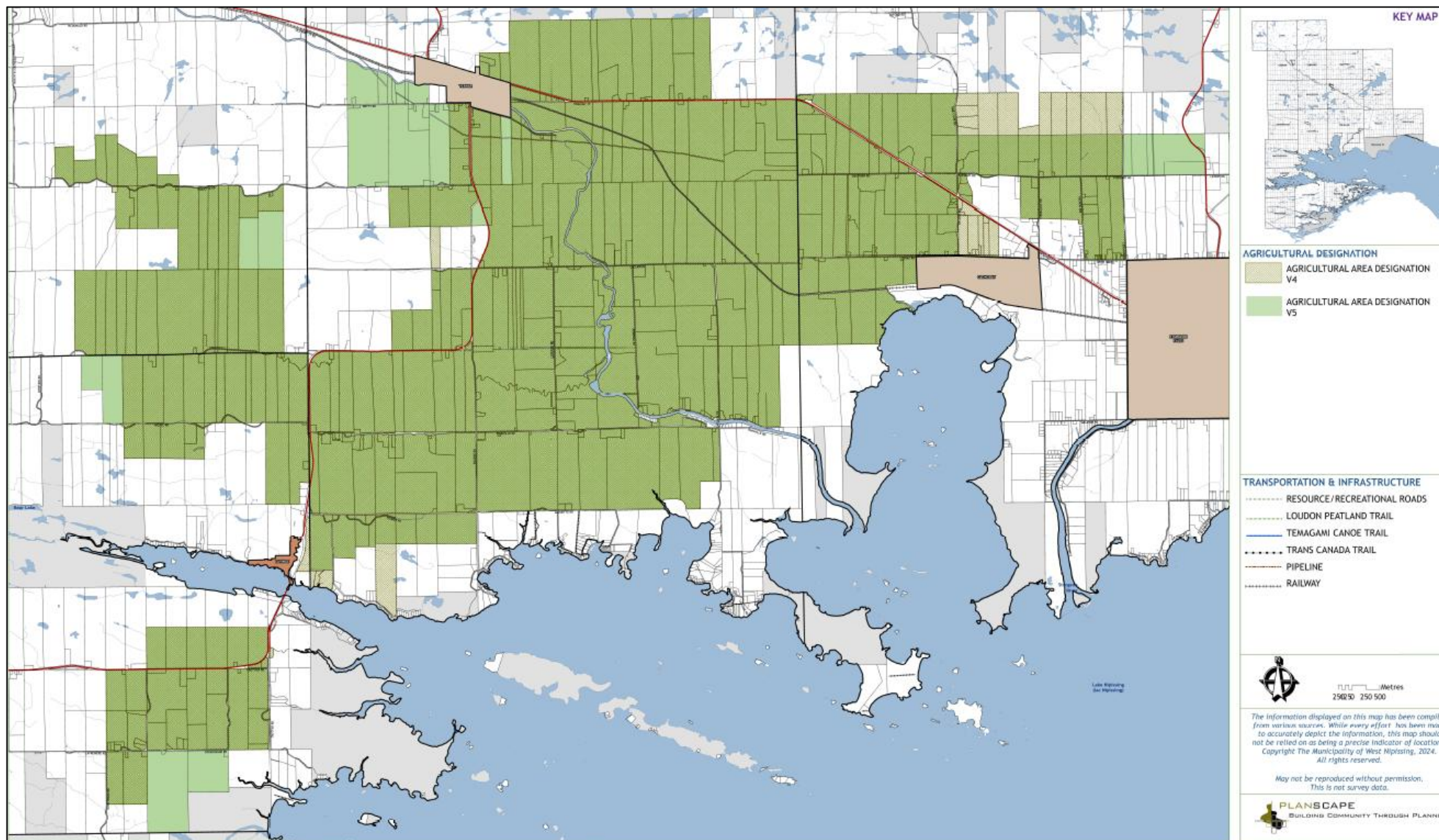


WHAT WE HEARD

Agricultural Area Designation

- Significant increase in Agricultural Area Designation
 - Existing = 6,288 ha
 - Proposed = 12,174
 - Added area = 5,586 ha
 - Overall Land Base of proposed Agricultural Designation = 6%
- Concerns with impact on development rights and lot creation as well as viable lands not included in the draft
- Consultation with impacted land owners
 - Property owners impacted will be sent a direct letter and information package
- Agricultural Advisory Committee Workshop comprehensively reviewed and made refinements

REFINEMENTS FROM AG ADVISORY COMMITTEE





FIRST NATIONS ENGAGEMENT

- April 2, 2025 Meeting with Dokis & Nipissing First Nations
 - Clean and Healthy Environment (Section 1.6.3)
 - Identifying invasive species and implementing strategies to prevent, control, or mitigate their spread to protect local ecosystems and biodiversity.
 - Planning, monitoring and managing waste disposal site to minimize environmental impact and protect public health, with an emphasis on long-term sustainability and risk mitigation.
 - Protecting Archaeological Resources (Section 6.4.1)
 - Increase development requiring consultation from 250 m to 300 m (As per Ontario's Archaeological Guidelines).
 - Municipality "must" consult, replacing "may" consult (stronger language)
- Outstanding Items:
 - Provide introductory remarks and context (Section 1.5)
 - Provide policy suggestions for Arts & Culture (Section 5.1.5)
 - Investigating First Nations historical and cultural mapping to potentially share with West Nipissing

WHAT'S NEXT?

Official Plan Project:

- Receive First Nations additional contributions
- Hopefully receive OMAFA LEAR data
- Revised draft provided to Council
- Submit Draft to MMAH for Comment
- Revise submitted draft if comments received in 90 days
- Host Statutory Public Meeting (anticipated in Fall 2025)
- Present Revised Draft Final to Council for Adoption
- Submit to MMAH for Approval

Zoning By-law Project:

- Use staff mark-up, issues identification from OP to create red-line mark-up of Zoning By-law
- PAC meeting to review red-line version
- Update of ZBL with PAC changes
- Revised red-line version of ZBL presented to Council
- Statutory Public Meeting and open house sessions to discuss changes (Council engagement during this process)
- Council approval of amended and consolidated zoning by-law



Anticipated Completion Timing: Spring 2026

PROJECT CONTACTS

Sam Willock

swillock@municipality.westnipissing.on.ca

705-753-6921

Melanie Ducharme

mducharme@municipality.westnipissing.on.ca

705-753-6926

Ryan Lloyd, Planscape

rlloyd@planscape.ca

705-645-1556 x 102

Debbie Vandenakker, Planscape

dvandenakker@planscape.ca

705-645-1556 x 108

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

