



## COUNCIL MEETING – TUESDAY, OCTOBER 20<sup>th</sup>, 2020 – 6:30 PM RÉUNION DU CONSEIL – MARDI, LE 20 OCTOBRE 2020 – 18H30

### VIRTUAL ZOOM MEETING / RÉUNION VIRTUELLE PAR ZOOM

### AGENDA / ORDRE DU JOUR

- A) **Declaration of Pecuniary Interest / Déclaration d'intérêts pécuniaires**
- B) **Addendum and Agenda / Addenda et Ordre du jour**
- B-1 Approve the Addendum
- B-2 Adopt the Agenda
- C) **Delegations & Petitions / Délégations et pétitions** ..... *NIL*

### COMMITTEE OF THE WHOLE / COMITÉ PLÉNIER

- D-1) **Emergency Measures and Public Safety / Mesures d'urgence et sécurité publique**
- D-1(a) COVID-19 Update (*carried forward*)
- D-1(b) School crossings / Student Safety (*J. Savage*) (*carried forward*)
- D-2) **Community Services / Services communautaires**
- D-2(a) WN Snowmobile Club Trails – Concerns from adjacent landowner
- D-3) **Social Services and Health / Services sociaux et santé**
- D-3(a) Centre Alliance – Request for assistance re: Sharps Buyback Program

### REGULAR COUNCIL / SÉANCE RÉGULIÈRE

- E) **Planning / Planification**
- E-1 By-Law **2020/50** to assume lands for highway purposes (Poirier Rd, Verner) (*carried forward*)
- E-2 By-Law **2020/53** to assume lands for highway purposes (Laurin Rd, Verner) (*carried forward*)
- E-3 By-Law **2020/54** to amend the Zoning By-Law at 37 Tomiko Road (from RU to C1-3) (*carried forward*)
- E-4 By-Law **2020/55** to amend the Zoning By-Law at 12127 Hwy 17 (from R4 to C2) (*carried forward*)
- E-5 By-Law **2020/56** to amend the Zoning By-Law on Bay St. (from M2 to M1) (*carried forward*)
- E-6 By-Law **2020/57** to deem lots to not be registered on subdivision plan (*Cache Bay*) (*carried forward*)
- E-7 By-Law **2020/61** to amend the Zoning By-Law at Old Hwy 17 (from RR to RR-3)  
↳ additional supporting documentation
- F) **Correspondence and Accounts / Courier et comptes**
- F-1 Approve the October 6, 2020 Council minutes
- F-2 Approve the September 15, 2020 Council minutes (*carried forward*)
- F-3 Adopt the minutes of the Planning Advisory Committee meeting of August 24-2020 (*carried forward*)

**F-4** Receive the following minutes from various Boards / Committees: *(carried forward)*

- (i) Committee of Adjustment meeting held August 24, 2020;
- (ii) Au Chateau Board meetings held June 17, 2020;
- (iii) WN OPP Services Board meeting held March 11, 2020;
- (iv) WN Library Board meetings held June 11, 2020
- (v) DNSSAB Board meeting held June 24, 2020

**F-5** Accept the **JULY** *(carried forward)* and **AUGUST 2020** Disbursement Reports

**F-6** CORRESPONDENCE – Message from the Minister of Infrastructure

**G) Unfinished business / Affaires en marche**

**H) Notice of Motion / Avis de motion**

**I) New Business / Affaires nouvelles**

- I-1** By-Law **2020/51** to amend Procedural By-Law re: Electronic Participation *(carried forward)*
- I-2** Solid Waste Collection and Landfill Site Management Agreement *(carried forward)*
- I-3** Tender for Exterior Improvements to the Recreation Center *(carried forward)*
- I-4** Quotation for supply of a Tandem Diesel Snow Plow/Spreader Dump Truck *(carried forward)*
- I-5** By-Law **2020/58** to amend the Traffic and Parking By-Law *(carried forward)*
- I-6** Declare vacant land on Villeneuve Court as surplus *(carried forward)*
- I-7** By-Law **2020/59** to transfer east 30m on east-side of Villeneuve Court *(carried forward)*
- I-8** Tax Write Off for Senior/Disabled Home owners
- I-9** Proclamation for National Francophone Immigration Week

**J) Addendum / Addenda**

**K) Information, Questions & Mayors' Report / Information, questions et rapport du Maire**

**K-1** Mayor's Report

**L) Closed Meeting / Réunion à huis clos**

**L-1** Resolution to proceed into closed meeting as authorized in Section 239 (2) of the Municipal Act, to discuss the following:


- (B)** personal matters about an identifiable individual, including municipal or local board employees;
  - (i)** Public Works/Drain/Cemetery Position *(J. Savage)*
- (C)** a proposed or pending acquisition or disposition of land by the municipality or local board
  - (ii)** Weyerhaeuser property *(carried forward)*

**L-2** Resolution to adjourn the closed session

**M) Adjournment / Ajournement**

**M-1** By-law **2020/62** to confirm proceedings of meeting

**M-2** Adjournment

 <b>AGENDA ITEM REQUEST FORM</b>			
PLEASE PRINT CLEARLY:			
Requested Council Meeting Date:		Oct 6, 2020	
Name of Requestor:	Mayor Joanne Savage		Date submitted: Sept 24, 2020
Address:	Full mailing address:		
Phone:	Home:	Business / Cell:	Fax:
E-Mail:			
Requested Agenda Item/Subject:		School crossings / students safety	
Additional details / background information: <input type="checkbox"/> see below <input checked="" type="checkbox"/> Supporting documents attached separately  <i>Please attach/include pertinent information to support this item. This will assist staff in conducting any research or obtaining background information; which may be required to make an informed decision in the best interest of the municipality.</i> Discuss correspondence received (forwarded on a separate email) regarding safety issues for crossing of students on Ethel Street Council previously discussed safety concerns at two crossing locations, Nipissing/Third and Ethel Council concurred to receipt of a costing report for school guards			
ADMINISTRATIVE APPROVAL			
<b>STEP 1 →</b> Submit your completed form to the CAO or designate for required review and approval. Every effort will be made to accommodate requests however the complexity of subject may require the matter to be heard on another date other than the original date requested and the requestor will be notified.			
Signature of CAO or designate:		Date:	
MUNICIPAL OFFICE USE			
<b>STEP 2 →</b> This form must be returned to the Clerk's office no later than 12 noon on the Wednesday preceding the Council Meeting at which the item is to be considered, subject to CAO approval and scheduling.			
Date Received:	September 24/2020	Received from:	Mayor Joanne Savage
Meeting Date Requested:	October 6/2020	Mode of Notification:	<input type="checkbox"/> in person <input type="checkbox"/> by telephone <input checked="" type="checkbox"/> by e-mail <input type="checkbox"/> other: _____
Processing of request:	<input type="checkbox"/> Information only <input type="checkbox"/> Action Item <input checked="" type="checkbox"/> Discussion/Action Item <input type="checkbox"/> Report Required <input type="checkbox"/> Public Hearing <input type="checkbox"/> Closed Session		
APPROVED FOR AGENDA:			
Scheduled for (date):			<input type="checkbox"/> Regular meeting <input type="checkbox"/> Committee of Whole meeting
Requestor Notification:	The above requestor _____ was notified on _____ (date)		
Action Taken:			
Notes / Comments:			



Suite / Bureau 201  
685, rue Bloem Street  
North Bay, ON P1B 4Z5  
English: 705.472.8840  
Français: 705.472.9070  
Fax/Télec. : 705.472.3170  
www.npssts.ca



2020-09-23

Mayor and Council  
Municipality of West Nipissing  
101 – 225 Holditch Street,  
Sturgeon Falls, ON  
P2B 1T1

**Re: Student Safety – Ethel Street**

Dear Mayor Joanne and Council,

The purpose of this letter is to bring to your attention another safety concern raised by staff and parents, this time in the area of White Woods Public School on Ethel Street. As you are aware, the school is located on the north side of the street. There is no sidewalk adjacent to the property but there is one on the south side. This means that students who walk must cross from the school property to a point just east of the entrance to the Ambulance garage and then go safely on their way, taking advantage of the safety of the sidewalk.

Our data currently indicates that there are 48 students within walking distance of the school, 4 living in the area north of Ethel Street and the other 44 walking to and from points south of the property. Added to the normal traffic flow and school buses are the increased number of parents who have chosen to drive their children to and from school and not use student transportation. This is due to the COVID-19 pandemic. In speaking with staff from the school, the critical times are between 7:55 and 8:50 for student arrival and between 3:00 and 3:30 p.m. for their departure.

As the stated location is mid-block, there are no traffic controls to be used to allow for the safe crossing of the street other than a crossing guard. As this falls within the municipality's purview, I would ask, on behalf of those who have raised the issue, that this be evaluated to see if it meets any criteria you may be using in assessing these types of situations. The NPSSTS can assist with mapping and general student transportation information that may be useful in this or any other assessment to be conducted with respect to establishing School Safety Zones in your municipality pursuant to Bill 90, *Highway Traffic Amendment Act*, 2016.

Yours truly,

Chuck Seguin  
Executive Director

**SAFE – RELIABLE – EQUITABLE – RESPONSIVE**

**SÉCURITAIRE – FIABLE – ÉQUITABLE – ATTENTIF**



**Consortium Members  
Membres du consortium**







Nipissing - Parry Sound

Suite / Bureau 201  
685, rue Bloem Street  
North Bay, ON P1B 4Z5  
English: 705.472.8840  
Français: 705.472.9070  
Fax/Télec. : 705.472.3170  
www.npssts.ca



2020-09-23

Maire et conseil  
Municipalité de Nipissing Ouest  
101 – 225, rue Holditch,  
Sturgeon Falls,  
ON P2B 1T1

Sujet: Sécurité des piétons – Ethel Street

Chère maire Joanne et membres du conseil,

Le but de cette lettre est de porter à votre attention une autre préoccupation de sécurité soulevée par le personnel et les parents, cette fois de l'école publique White Woods sur la rue Ethel. Comme vous le savez, l'école est située du côté nord de la rue. Il n'y a aucun trottoir adjacent à la propriété, mais il y en a un sur le côté sud. Cela signifie que les élèves qui marchent doivent traverser de la propriété de l'école à un point juste à l'est de l'entrée du poste ambulancier, puis aller en toute sécurité sur leur chemin, en profitant de la sécurité du trottoir.

Nos données indiquent présentement qu'il y a 48 élèves à distance de marche de l'école, 4 vivant dans le secteur au nord de la rue Ethel et les 44 autres marchant vers des points au sud de la propriété. En plus de la circulation normale et les autobus scolaires, nous observons une augmentation dans le nombre de parents qui ont choisi de conduire leurs enfants à l'école et de ne pas utiliser le transport scolaire, dû à la pandémie COVID-19. En discutant avec le personnel de l'école, les moments critiques sont entre 7h55 et 8h50 pour l'arrivée des élèves et entre 15h00 et 15h30 pour leur départ.

Comme l'emplacement indiqué est à mi-parcours, il n'y a pas de contrôle de la circulation à utiliser pour permettre le passage sécuritaire de la rue autre qu'un garde-passage. Étant donné que cela relève de la compétence de la municipalité, je demanderais, au nom de ceux qui ont soulevé la question, que cela soit évalué pour voir si elle répond aux critères que vous utilisez pour évaluer ce genre de situations. Le STSNPS peut aider à la cartographie et à l'information générale sur le transport des élèves qui pourraient être utiles dans cette évaluation ou toute autre évaluation à effectuer en ce qui a trait à l'établissement de zones de sécurité scolaire dans votre municipalité en vertu du projet de loi 90, Loi modifiant le Code de la Route de 2016.

Le vôtre,

Chuck Seguin  
Directeur exécutif

**SAFE – RELIABLE - EQUITABLE - RESPONSIVE**

**SÉCURITAIRE – FIABLE - ÉQUITABLE - ATTENTIF**

2



Consortium Members  
Membres du consortium





September 21, 2020

RECEIVED  
OCT 14 2020

Joanne Savage  
Mayor  
Municipality of West Nipissing  
225 Holditch St.  
Sturgeon Falls On  
P2B 1T1

Dear Mayor Savage,

In honor of National Addiction Awareness Week, this November, the Alliance Centre will be offering a sharps buyback program to the community of West Nipissing. This buyback program will provide a \$5 gift card to local grocery stores in exchange for every 100 sharps being returned for proper disposal. This worthwhile endeavor will take place for the entire month of November 2020 and will ensure that used sharps are disposed of safely and appropriately, in turn reducing risk to the community. We would like to request the Municipality's support and participation in this project. As a participating agency, you would be asked to promote the buyback program using the provided posters and or promotional materials. A small financial contribution towards the purchase of gift cards, if you are able, would also be greatly appreciated. Should you require additional information or are interested in participating, please contact me at 705-753-2271 extension 732 or via email at [lynn.perreault@alliancecentre.ca](mailto:lynn.perreault@alliancecentre.ca).

Sincerely,

Lynn Perreault, BA (Psych) R.P.  
Program Manager  
Alliance Centre



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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2020/50**, being a by-law to accept, assume and dedicate lands for public highway purposes, shall come into force and take effect on the date it is passed.

Part of E ½ of E ½ Lot 9, Concession B  
Part 3, Plan 36R-14423  
Geographic Township of Caldwell  
Municipality of West Nipissing  
District of Nipissing

Being parts of the travelled roads known as chemin Poirier Road, Verner, Ontario.

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/50**

**BEING A BY-LAW TO ACCEPT, ASSUME AND DEDICATE LANDS  
FOR PUBLIC HIGHWAY PURPOSES – POIRIER ROAD, VERNER ON**

---

**WHEREAS** Section 31 (2) of the *Municipal Act 2001, S.O. 2001, c.25*, as amended, requires a municipality by by-law to establish a highway for public use.

**AND WHEREAS** Section 44 does not apply to the highways until the municipality has passed the by-law;

**AND WHEREAS** it is deemed prudent to accept and assume the lands described herewith and to dedicate the same for highway purposes;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. That part of the lands described in Transfers of Land to the Corporation of the Municipality of West Nipissing as listed below, be accepted and the said lands be assumed and dedicated as part(s) of the public highway(s).

Part of E ½ of E ½ Lot 9, Concession B  
Part 3, Plan 36R-14423  
Geographic Township of Caldwell  
Municipality of West Nipissing  
District of Nipissing

Being parts of the travelled roads known as chemin Poirier Road, Verner, Ontario.

**ENACTED AND PASSED THIS 20<sup>th</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

---

JOANNE SAVAGE, MAYOR

---

MELANIE DUCHARME, CLERK



[illegible]



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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law 2020/53, being a by-law to accept, assume and dedicate lands for public highway purposes, shall come into force and take effect on the date it is passed.

Part of W ½ Lot 7, Concession 2,  
Part 2, 36R-14440  
Geographic Township of Badgerow  
Municipality of West Nipissing  
District of Nipissing

Being parts of the travelled roads known as chemin Laurin Road, Verner, Ontario.

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/53**

**BEING A BY-LAW TO ACCEPT, ASSUME AND DEDICATE LANDS  
FOR PUBLIC HIGHWAY PURPOSES – LAURIN ROAD, VERNER ON**

---

**WHEREAS** Section 31 (2) of the *Municipal Act 2001, S.O. 2001, c.25*, as amended, requires a municipality by by-law to establish a highway for public use.

**AND WHEREAS** Section 44 does not apply to the highways until the municipality has passed the by-law;

**AND WHEREAS** it is deemed prudent to accept and assume the lands described herewith and to dedicate the same for highway purposes;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. That part of the lands described in Transfers of Land to the Corporation of the Municipality of West Nipissing as listed below, be accepted and the said lands be assumed and dedicated as part(s) of the public highway(s).

Part of W ½ Lot 7, Concession 2,  
Part 2, 36R-14440  
Geographic Township of Badgerow  
Municipality of West Nipissing  
District of Nipissing

Being parts of the travelled roads known as chemin Laurin Road, Verner, Ontario.

**ENACTED AND PASSED THIS 20<sup>th</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

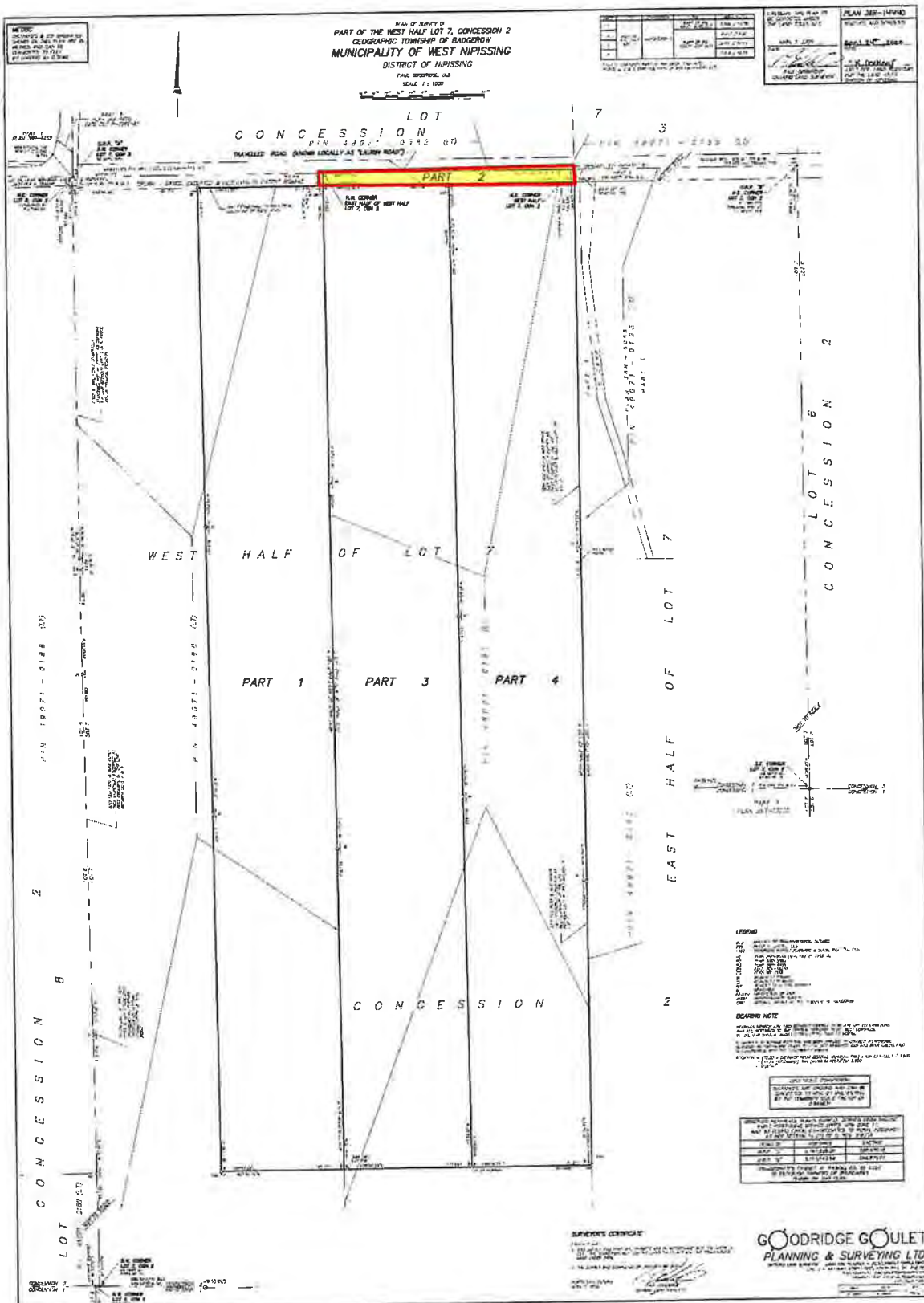
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JOANNE SAVAGE, MAYOR

---

MELANIE DUCHARME, CLERK

SKETCH FOR BY-LAW 2020/53



2020 /

OCTOBER 20, 2020



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

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2020/54**, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located at 37 Tomiko Road, Crystal Falls from Rural (RU) Zone to General Commercial – Exception Zone 3 (C1-3) Zone, shall come into force and take effect on the date it is passed

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_





THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/54**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS  
ON 37 TOMIKO RD FROM RURAL (RU) TO GENERAL COMMERCIAL - EXCEPTION ZONE 3 (C1-3)  
(ZONING AMENDMENT FILE NO. ZBLA 2020-08)**

**WHEREAS** the owners of the subject property have initiated an amendment to Zoning By-Law 2014-45, for the properties located on 37 Tomiko Rd, being Part of Lot 2, Concession 1 and 2, Twp. Field, Municipality of West Nipissing;

**AND WHEREAS** the Council of the Corporation of the Municipality of West Nipissing has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-Law;

**AND WHEREAS** it is deemed desirable to amend the zone designation shown on Schedule 'E5-2' of By-Law No. 2014/45 pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. Schedule 'E5-2' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, which property is more particularly described as Part of Lot 2, Concession 1 and 2, Field Twp., Municipality of West Nipissing, shown on Schedule 'A' attached hereto from Rural (RU) Zone to General Commercial (C1-3) exception zone 3.

EXCEPTION	BY-LAW	LOCATION	SCHEDULE	SPECIAL PROVISIONS
C1-3	2020/54	Part of Lot 2, Con. 1 and 2, Township of Field, Municipality of West Nipissing.	E5-2	Permitted uses of the C1-3 zone shall be <ul style="list-style-type: none"><li>• Convenience store</li><li>• Retail store</li><li>• Restaurant</li></ul> The permitted accessory uses shall be as in Table 7.2.

2. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the *Planning Act*, RSO 1990, Ch. P 13.

**ENACTED AND PASSED THIS 20<sup>th</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

\_\_\_\_\_  
JOANNE SAVAGE, MAYOR

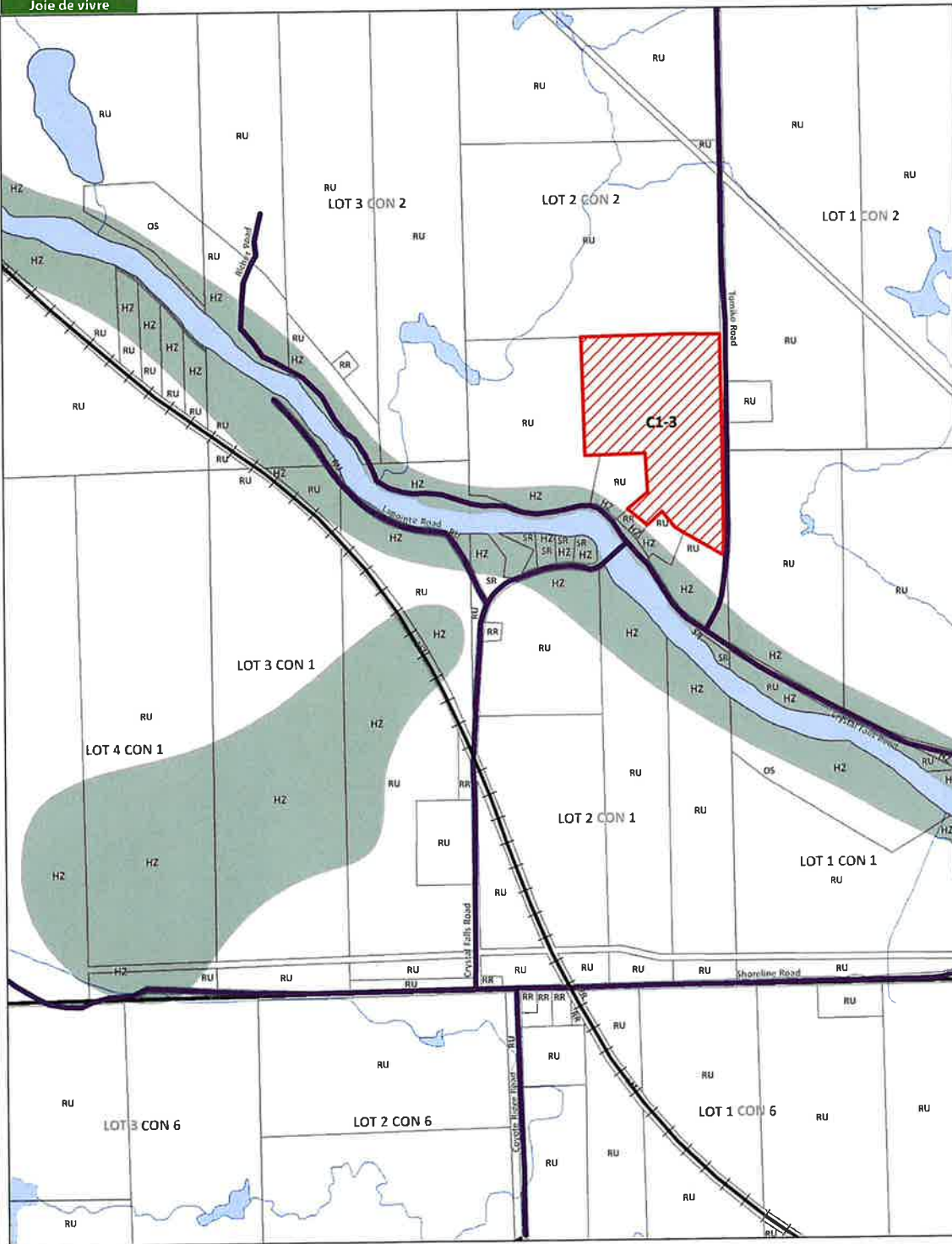
\_\_\_\_\_  
MELANIE DUCHARME, CLERK



West Nipissing Ouest

Joie de vivre

# SCHEDULE 'A' TO BY-LAW 2020/ 54



 LANDS TO BE REZONED FROM RURAL (RU)  
TO GENERAL COMMERCIAL EXCEPTION THREE (C1-3)

MUNICIPALITY OF WEST NIPISSING OUEST  
GEOGRAPHIC TOWNSHIP OF FIELD - SCHEDULE E5-2

THIS IS SCHEDULE 'A' TO  
BY-LAW NO. 2020- 54 PASSED THIS  
20th DAY OF OCTOBER 2020.

PART OF LOT 2, CONCESSION 1 AND 2  
GEOGRAPHIC TOWNSHIP OF FIELD  
MUNICIPALITY OF WEST NIPISSING OUEST



THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.  
FOR EXACT BOUNDARY INTERPRETATIONS,  
PLEASE CONTACT THE MUNICIPALITY OF WEST NIPISSING OUEST

JOANNE SAVAGE, MAYOR

MELANIE DUCHARME, CLERK



**WEST NIPISSING PLANNING ADVISORY COMMITTEE**  
**ZBLA2020/08**

Resolution No.

**2020/ 020**

**AUGUST 24, 2020**

Moved by / Proposé par :

Seconded by / Appuyé par :

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at 37 Tomiko Rd, Crystal Falls, Ontario;

**AND WHEREAS** written concerns and objections were received:

☐ YES or

☒ NO

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS

or

☐ DOES NOT RECOMMEND

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at 37 Tomiko Road as follows:

1. Schedule E5-2 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 Part of Lot 2, Concession 1 and 2, Former Township of Field, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached hereto from RU (Rural) to C1 (General Commercial). Exception Zone 3,

2. The provisions shall be as follows:

By-law	Location	Schedule	Special Provisions
2020/___	Part of Lot 2, Concession 1 and 2, Township of Field Municipality of West Nipissing	E5-2	The permitted uses of a C1-3 zone shall be: -convenience store -retail store -restaurant

Defeated:

Deferred/Tabled:

CHAIR

SECRETARY

	Yeas	Nays
Duhalme, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		

# PLANNING REPORT

**Proposed Plan of Zoning Amendment File No. ZBLA2020/08**

**Applicant: HOLLAND, Russell**

**Property: 37 Tomiko Road, Crystal Falls, ON**

**Date: August 24, 2020**



**West Nipissing Ouest**

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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 37 Tomiko Road, Sturgeon Falls, Ontario.

## 2. SITE AND BACKGROUND INFORMATION

The property is approximately 32 Hectares (79 Acres, approx). Structures on the property include a single family dwelling and a shed.

## 3. DEVELOPMENT PROPOSAL

The applicant is proposing to re-zone the lands from Residential One (R1) to Commercial One (C1) to establish a local convenience/variety store, which may be expanded in the future to include hot food sales.

## 4. POLICY CONTEXT

### 4.1 Provincial Policy Statement

The *Provincial Policy Statement 2020 (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 Commercial One (C1).

#### **1.1.4 Rural Areas in Municipalities**

*Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.*

*Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.*

##### **1.1.4.1 Healthy, integrated and viable rural areas should be supported by:**

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of

- e) *existing rural housing stock on rural lands;*
- e) *using rural infrastructure and public service facilities efficiently;*
- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

**1.1.4.2** *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

**1.1.4.3** *When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.*

**1.1.4.4** *Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.*

## **1.1.5 Rural Lands in Municipalities**

**1.1.5.1** *When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.*

**1.1.5.2** *On rural lands located in municipalities, permitted uses are:*

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *other rural land uses.*

**1.1.5.3** *Recreational, tourism and other economic opportunities should be promoted.*

**1.1.5.4** *Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.*

- 1.1.5.5 *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.*
- 1.1.5.6 *Opportunities should be retained to locate new or expanding land uses that require separation from other uses.*
- 1.1.5.7 *Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

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

<b>Table 3.1 - Permitted Land Uses in Designated Urban and Rural Settlement Areas and the Rural Area</b>				
<b>Land Use Category<sup>1</sup></b>	<b>Urban Settlement Area</b>	<b>Rural Settlement Area</b>	<b>Rural Area</b>	
			<b>Waterfront District</b>	<b>Rural District</b>
<b>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)</b>	<b><u>Commercial District:</u></b> <ul style="list-style-type: none"> <li>• full range of retail, service commercial, automotive, recreational and resort commercial and personal service uses</li> <li>• residential uses (mixed or stand alone)</li> </ul>	<b><u>Commercial Uses:</u></b> <ul style="list-style-type: none"> <li>• retail, service commercial, automotive and personal service uses in keeping with the character and scale of a rural settlement area</li> <li>• residential uses (mixed or stand alone)</li> <li>• recreational and resort commercial uses serving the tourism and leisure industries</li> </ul>	<b><u>Commercial Uses:</u></b> <ul style="list-style-type: none"> <li>• recreational commercial uses such as campgrounds,</li> <li>• recreational vehicle parks, marinas, tourist lodges, golf courses and restaurants.</li> </ul>	<b><u>Rural District:</u></b> <ul style="list-style-type: none"> <li>• -resource related and rural service commercial uses</li> <li>• -recreational and resort commercial uses serving the tourism and leisure industries</li> <li>• -highway commercial uses on major roads</li> <li>• -residential uses</li> </ul>

### 5.2 Zoning By-law

The property is zoned RU (Rural) in the Municipality of West Nipissing Zoning By-Law 2014-45. The proposal is to amend the zoning to Commercial One (C1), the permitted uses for the C1 zone are detailed on Table 7.1 of the Zoning By-law as shown on Figure 4.

As noted on the Table, the permitted uses in a C1 zone are extensive and some may not be compatible with the objectives of the West Nipissing Official Plan. It is therefore recommended that the proposed permitted uses of the zone be limited in scope and that the zoning amendment be changed to (General Commercial) C1 – Exception Zone 3 and that the permitted uses of the zone be limited to a **Convenience Store, Retail Store and Restaurant**.

### 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.

Section 1c(i) of the Site Plan Control By-Law provides that any lands which are identified through conditions of a planning approval, namely the subject of a zoning amendment shall be subject to the provisions of the By-Law.

The committee may wish to impose Site Plan control on the proposed property.

## 6. **CORRESPONDENCE/INFORMATION ATTACHED**

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 has been notified. No objections or expressions of concern have been received with respect to the proposed development.

## 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 (General Commercial Exception Zone 3) C1-3 to establish a local convenience/variety store is in general conformity with the policies of the West Nipissing Official Plan.

Melanie Ducharme,  
Municipal Clerk/Planner

Figure 1 – Aerial Imagery





Figure 2 – West Nipissing Official Plan – Land Use Schedule

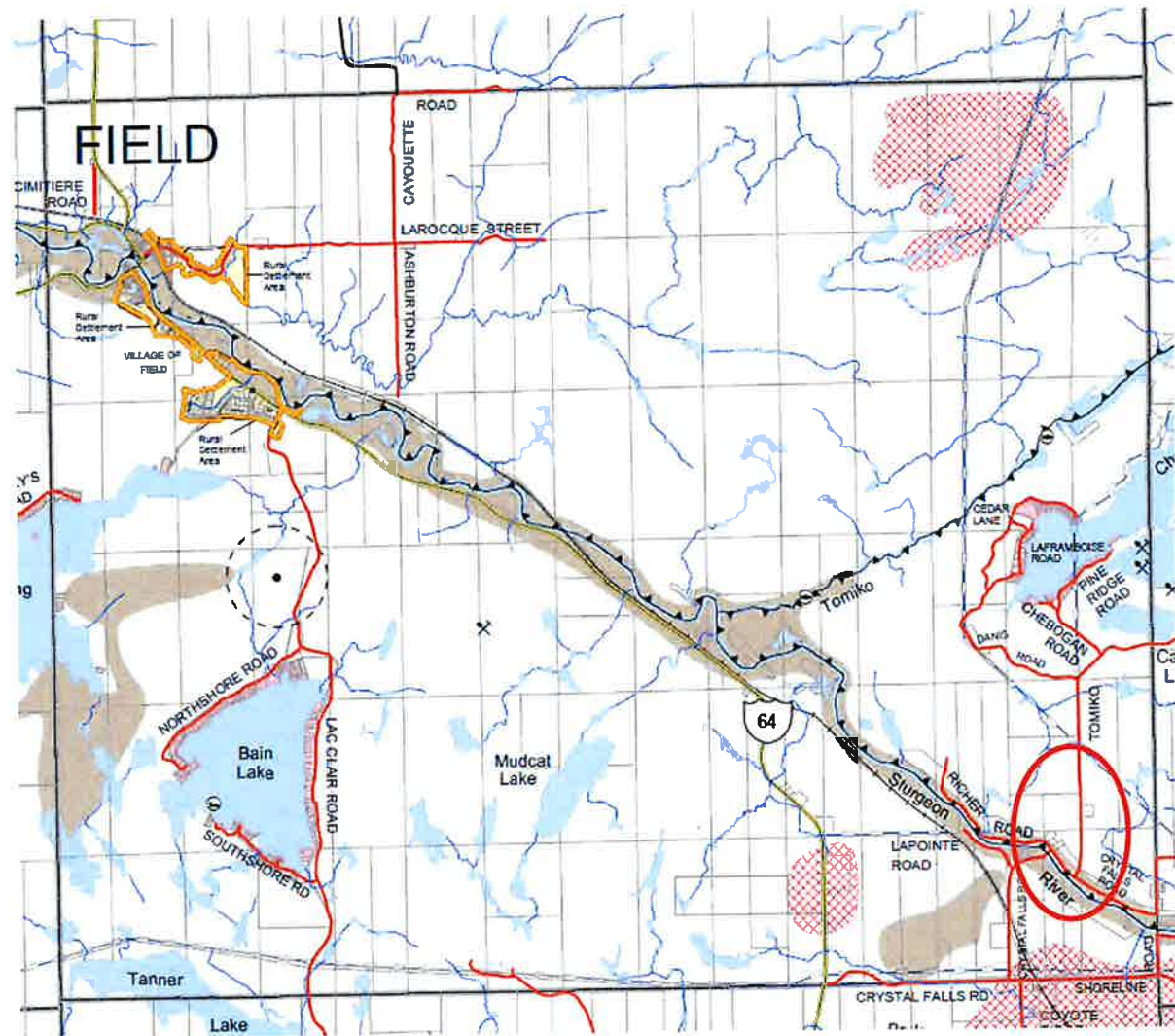


Figure 3 – West Nipissing Zoning By-Law 2014-45

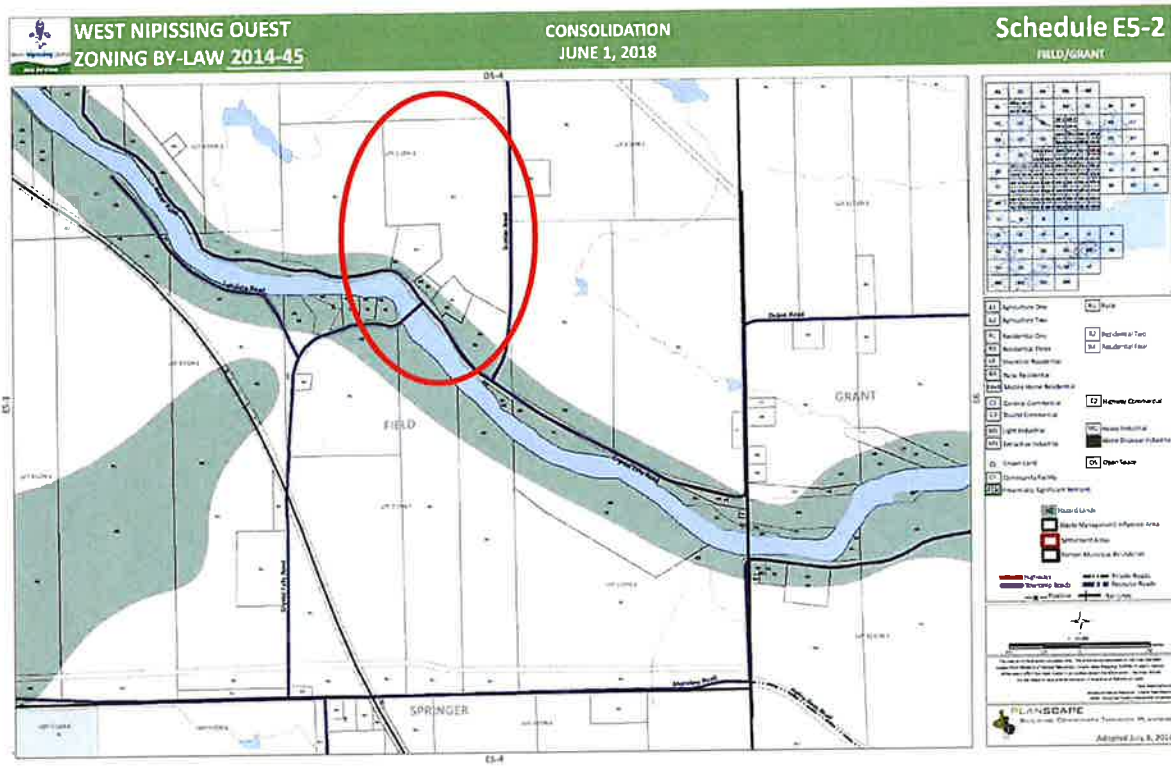


Figure 4 – West Nipissing Zoning By-Law – Permitted Accessory Uses

TABLE 7.1 – PERMITTED USES

USE	ZONES		
	C1	C2	C3
Agricultural Produce Sales Outlet	•	•	
Agricultural Services		•	
Agricultural Supply/Implement Dealership		•	
Bakery	•	•	
Bar	•	•	
Building Supply Establishment	•	•	
Business, Professional or Administrative Office	•	•	
Contractor's Establishment	•	•	
Convenience Store	•	•	
Dry Cleaning Establishment	•		
Dwelling, Single Detached (Existing Only)	•	•	•
Educational Institution	•		
Equipment Sales, Service & Rental Establishment	•	•	
Financial Establishment	•		
Funeral Home	•	•	
Greenhouse/Nursery/Garden Centre	•	•	
Grocery Store	•	•	
Health Services Establishment	•	•	
Hospital	•	•	
Hotel	•	•	•
Housekeeping Cottages and Cabins	•		•
Kennel		•	
Laundromat	•		
Marina	•	•	•
Marine Sales and Services Establishment	•	•	•
Market	•	•	
Mobile Food Service Equipment	•	•	•
Motel	•	•	•
Motor Vehicle Body Repair Shop		•	
Motor Vehicle Dealership	•	•	
Motor Vehicle Service Station	•	•	
Motor Vehicle Washing Establishment	•	•	
Nursing Home	•		
Outdoor Recreational Use, Active	•	•	
Outdoor Recreational Use, Passive	•	•	•
Park, Public	•	•	•
Parking Lot	•	•	
Personal Service Establishment	•		
Place of Assembly	•	•	
Place of Entertainment	•	•	
Place of Worship	•	•	
Printing and Publishing Establishment	•		

**TABLE 7.1 – cont'd**

USE	ZONES		
	C1	C2	C3
Recreational Establishment	•	•	•
Recreational Vehicle Sales and Service Establishment	•	•	
Residential Care Facility	•		
Restaurant	•	•	•
Restaurant, Drive-Thru or Take-Out	•	•	
Retail Store	•	•	
Self Storage Facility		•	
Service Establishment	•	•	
Tourist Camping Establishment			•
Tourist Establishment	•		•
Trailer Park			•
Veterinary Clinic	•	•	
Wholesale Establishment	•	•	



## Appendix 1 – Agency Comments



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

#### NOTICE OF VIRTUAL PUBLIC MEETING

**TAKE NOTICE** that the Planning Advisory Committee for the West Nipissing Municipality will hold a **virtual** public meeting in the Council Chamber of the West Nipissing Municipal Building, 225 Holditch Street in Sturgeon Falls in order to consider an application made pursuant to Section(s) 34 and/or 53 of the *Planning Act* (Ontario).

**AND TAKE NOTICE** that the **virtual** meeting will also be considered a public meeting, however, due to public health concerns regarding COVID-19, **physical attendance is strongly discouraged**. The Municipality has established protocols and requirements for the purposes of public safety which must be adhered to should any member of the public choose to attend.

This meeting will be live streamed for viewing at [www.westnipissing.ca](http://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:	<b>AUGUST 24, 2020 AT 6:00 P.M.</b>			
Zoom Meeting Link	<a href="https://us02web.zoom.us/j/83728650479?pwd=R1NvTnJUb1JwY2t8ODc3c2s4U010Zz09">https://us02web.zoom.us/j/83728650479?pwd=R1NvTnJUb1JwY2t8ODc3c2s4U010Zz09</a>			
Zoom Meeting Dial-in number & access	Phone Number 1-647-558-0588	Meeting ID 837 2865 0479	Participant #	Meeting Pwd 331695
File No.	ZBLA2020/08			
Registered Owner(s):	Russell K. Holland			
Purpose of Application:	Zoning Amendment Application – To amend the zoning designation from RU (Rural) to C1 (General Commercial).			
Agent (s):	N/A			
Address:	37 Tomiko Rd, Crystal Falls ON			
Legal Description::	Part of Lot 2, Con. 1 and 2, Twp. Field, West Nipissing			

**SKETCH/KEY MAP:** Please refer to the sketch/key map attached for the location of the land which is the subject of this application.

**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** If a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of West Nipissing in respect of the proposed zoning amendment before the approval authority gives or refuses to give a approval to the zoning amendment, the person or public body is not entitled to appeal the decision of the Municipality of West Nipissing to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) 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 LPAT Hearing in respect to the proposed zoning amendment, you must make a written request to the West Nipissing Municipality c/o Melanie Ducharme at 225 Holditch Street, Suite 101, Sturgeon Falls, P2B 1T1.

**ADDITIONAL INFORMATION** related to the proposed Zoning By-law amendment is available during regular hours at the offices of the West Nipissing Planning Committee, 225 Holditch Street, Sturgeon Falls or by email to [mducharme@westnipissing.ca](mailto:mducharme@westnipissing.ca)

Dated at the Municipality of West Nipissing this 29<sup>th</sup> day of July, 2020.

Melanie Ducharme, Municipal Clerk/ Planner

MUNICIPALITY OF WEST NIPISSING	
BUILDING DEPARTMENT	
<input checked="" type="checkbox"/> No concerns	
<input type="checkbox"/> Concerns - see below comments	



**From:** [Shawn Remillard](#)  
**To:** [Natasha Lland](#)  
**Cc:** [Melanie Ducharme](#)  
**Subject:** Consent Applications  
**Date:** August 11, 2020 2:07:46 PM

---

Hi Natasha,  
NC = No Comment.

C23/20 –NC  
C22/20 –NC  
C24/20 –NC  
C25/20 –NC  
C26/20 –NC

ZBLA2020/08 – Heavy Commercial Traffic could impact gravel road  
ZBLA2020/07 –NC  
ZBLA2020/10 –NC  
ZBLA2020/09 –NC

Shawn Remillard, C. Tech.  
Manager, Public Works  
Municipality of West Nipissing  
30 Front Street  
Sturgeon Falls, ON P2B 3L4  
Phone ... 705-753-0952  
Fax ..... 705-753-4981



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

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2020/55**, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located at 12127 Highway 17, Sturgeon Falls from Residential Four (R4) Zone to Highway Commercial (C2) Zone, shall come into force and take effect on the date it is passed

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/55**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS  
ON 12127 HIGHWAY 17 FROM RESIDENTIAL FOUR (R4) TO HIGHWAY COMMERCIAL (C2)  
(ZONING AMENDMENT FILE NO. ZBLA 2020-07)**

---

**WHEREAS** the owners of the subject property have initiated an amendment to Zoning By-Law 2014-45, for the properties located on 12127 Highway 17, being Part of Lot 1, Concession 1, Part 1, 36R-5763, Twp. Springer, Municipality of West Nipissing;

**AND WHEREAS** the Council of the Corporation of the Municipality of West Nipissing has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-Law;

**AND WHEREAS** it is deemed desirable to amend the zone designation shown on Schedule 'G5-4' of By-Law No. 2014/45 pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. Schedule 'G5-4' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, which property is more particularly described as Part of Lot 1, Concession 1, Part 1, 36R-5763, Springer Twp., Municipality of West Nipissing, shown on Schedule 'A' attached hereto from Residential four (R4) Zone to Highway Commercial (C2).
2. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the Planning Act, RSO 1990, Ch. P 13.

**ENACTED AND PASSED THIS 20<sup>TH</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

---

JOANNE SAVAGE, MAYOR

---

MELANIE DUCHARME, CLERK



West Nipissing Ouest

Jolie de vivre

# SCHEDULE 'A' TO BY-LAW 2020/ 55



 LANDS TO BE REZONED FROM RESIDENTIAL FOUR (R4)  
TO HIGHWAY COMMERCIAL (C2)

MUNICIPALITY OF WEST NIPISSING OUEST  
GEOGRAPHIC TOWNSHIP OF SPRINGER - SCHEDULE G5-4

THIS IS SCHEDULE 'A' TO  
BY-LAW NO. 2020- 55 PASSED THIS  
20th DAY OF OCTOBER 2020.

PART OF LOT 1, CONCESSION 1  
PART 1 36R-5763  
GEOGRAPHIC TOWNSHIP OF SPRINGER  
MUNICIPALITY OF WEST NIPISSING OUEST



100 50 0 100 Metres

JOANNE SAVAGE, MAYOR



THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.  
FOR EXACT BOUNDARY INTERPRETATIONS,  
PLEASE CONTACT THE MUNICIPALITY OF WEST NIPISSING OUEST

MELANIE DUCHARME, CLERK



**WEST NIPISSING PLANNING ADVISORY COMMITTEE**  
**ZBLA2020/07**

Resolution No.

**2020/ 019**

**AUGUST 24, 2020**

Moved by / Proposé par :

Seconded by / Appuyé par :

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at 12127 Highway 17E, Sturgeon Falls, Ontario;

**AND WHEREAS** written concerns and objections were received:

☐ YES

or

☒ NO

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS

or

☐ DOES NOT RECOMMEND

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at 12127 Highway 17E as follows:

1. Schedule G5-4 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 Part of Lot 1, Concession 1, Part 1, 36R-5763, Former Township of Springer, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached hereto from R4 (Residential, four) to C2 (Highway Commercial) to expand existing commercial operation.

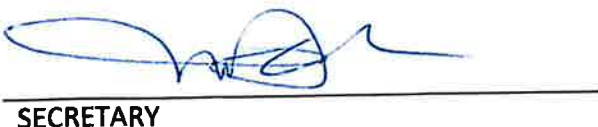
2. The provisions shall be as follows:

By-law	Location	Schedule	Special Provisions
2020/___	Part of Lot 1, Concession 1, Part 1, 36R-5763, Township of Springer Municipality of West Nipissing	G5-4	

Defeated:

Deferred/Tabled:

  
CHAIR

  
SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		

# PLANNING REPORT

**Proposed Plan of Zoning Amendment File No. ZBLA2020/07**

**Applicant: 1451692 ONTARIO INC. (Mike Savage)**

**Property: 12127 Highway 17, Sturgeon Falls, ON**

**Date: August 24, 2020**



**West Nipissing Ouest**



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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 12127 Highway 17, Sturgeon Falls, Ontario.

## 2. SITE AND BACKGROUND INFORMATION

The property is approximately 0.8Ha and was previously occupied by a multi-family rental dwelling. The dwelling has been demolished and the property is now being used as an equipment storage yard for the adjacent equipment rental business.

## 3. DEVELOPMENT PROPOSAL

The applicant is proposing to re-zone the lands from Residential Four (R4) to Highway Commercial (C2) to bring the property into conformity with its current use.

## 4. POLICY CONTEXT

### 4.1 Provincial Policy Statement

The *Provincial Policy Statement 2020 (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 Highway Commercial (C2).

### 1.1.4 Rural Areas in Municipalities

*Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.*

*Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.*

#### 1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of

- e) *existing rural housing stock on rural lands;*
- e) *using rural infrastructure and public service facilities efficiently;*
- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

**1.1.4.2** *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

**1.1.4.3** *When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.*

**1.1.4.4** *Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.*

## **1.1.5 Rural Lands in Municipalities**

**1.1.5.1** *When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.*

**1.1.5.2** *On rural lands located in municipalities, permitted uses are:*

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *other rural land uses.*

**1.1.5.3** *Recreational, tourism and other economic opportunities should be promoted.*

**1.1.5.4** *Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.*

- 1.1.5.5 *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.*
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- 1.1.5.7 *Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

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

<b>Table 3.1 - Permitted Land Uses in Designated Urban and Rural Settlement Areas and the Rural Area</b>				
<b>Land Use Category<sup>1</sup></b>	<b>Urban Settlement Area</b>	<b>Rural Settlement Area</b>	<b>Rural Area</b>	
			<b>Waterfront District</b>	<b>Rural District</b>
<b>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)</b>	<u><b>Commercial District:</b></u> <ul style="list-style-type: none"> <li>• full range of retail, service commercial, automotive, recreational and resort commercial and personal service uses</li> <li>• residential uses (mixed or stand alone)</li> </ul>	<u><b>Commercial Uses:</b></u> <ul style="list-style-type: none"> <li>• retail, service commercial, automotive and personal service uses in keeping with the character and scale of a rural settlement area</li> <li>• residential uses (mixed or stand alone)</li> <li>• recreational and resort commercial uses serving the tourism and leisure industries</li> </ul>	<u><b>Commercial Uses:</b></u> <ul style="list-style-type: none"> <li>• recreational commercial uses such as campgrounds,</li> <li>• recreational vehicle parks, marinas, tourist lodges, golf courses and restaurants.</li> </ul>	<u><b>Rural District:</b></u> <ul style="list-style-type: none"> <li>• -resource related and rural service commercial uses</li> <li>• -recreational and resort commercial uses serving the tourism and leisure industries</li> <li>• -highway commercial uses on major roads</li> <li>• -residential uses</li> </ul>

### 5.2 Zoning By-law

The property is zoned R4 (Residential Four) in the Municipality of West Nipissing Zoning By-Law 2014-45. The proposal is to amend the zoning to Highway Commercial (C2), the permitted uses for the C2 zone are detailed on Table 7.1 of the Zoning By-law as shown on Figure 4.

### 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.

Section 1c(i) of the Site Plan Control By-Law provides that any lands which are identified through conditions of a planning approval, namely the subject of a zoning amendment shall be subject to the provisions of the By-Law.

## **6. CORRESPONDENCE/INFORMATION ATTACHED**

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 has been notified. No objections or expressions of concern have been received with respect to the proposed development.

## **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 R4 (Residential Four) to C2 (Highway Commercial) is in general conformity with the West Nipissing Official Plan.

Melanie Ducharme,  
Municipal Clerk/Planner

Figure 1 – Aerial Imagery

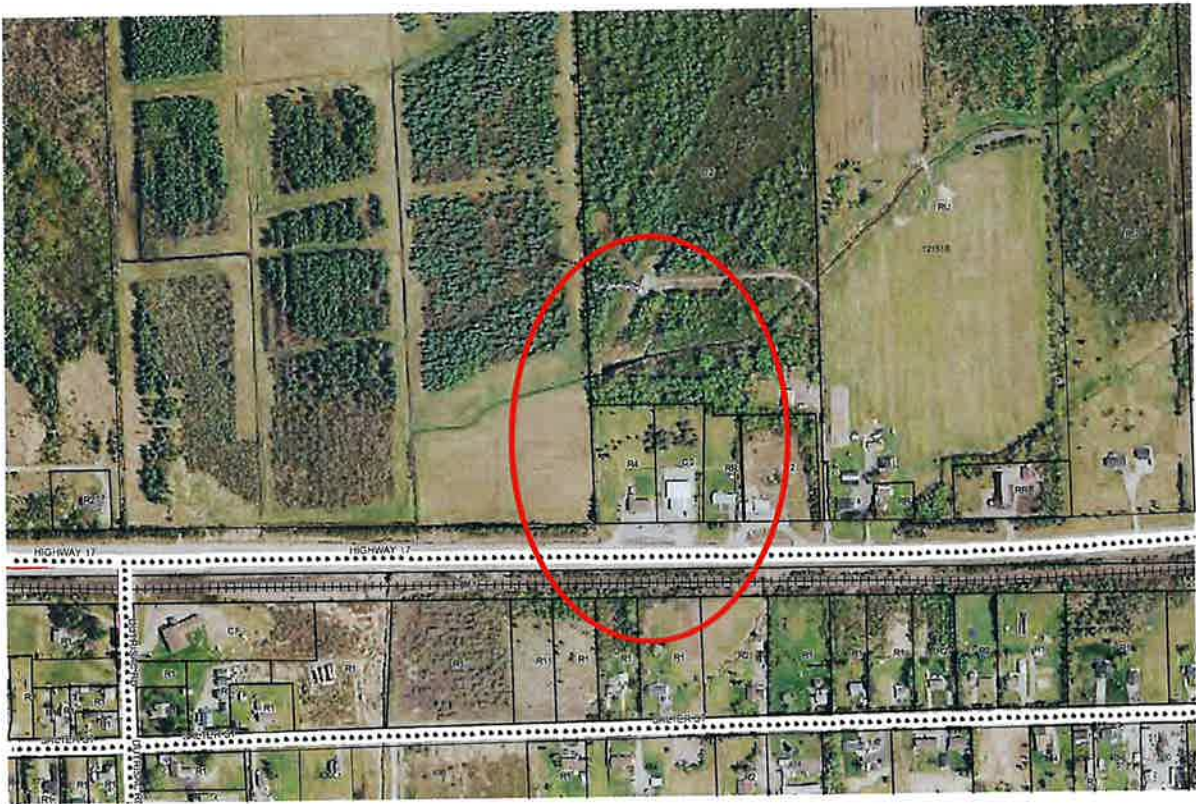




Figure 2 – West Nipissing Official Plan – Land Use Schedule

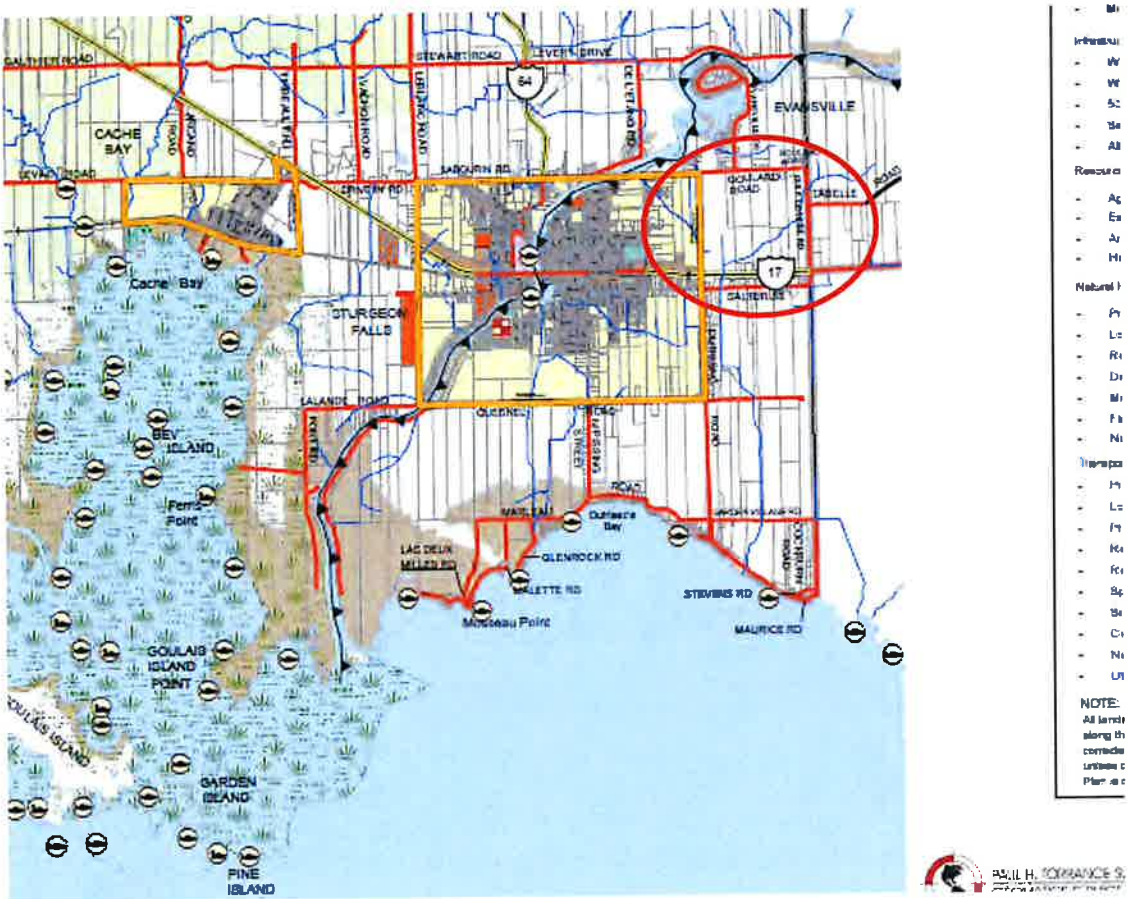


Figure 3 – West Nipissing Zoning By-Law 2014-45

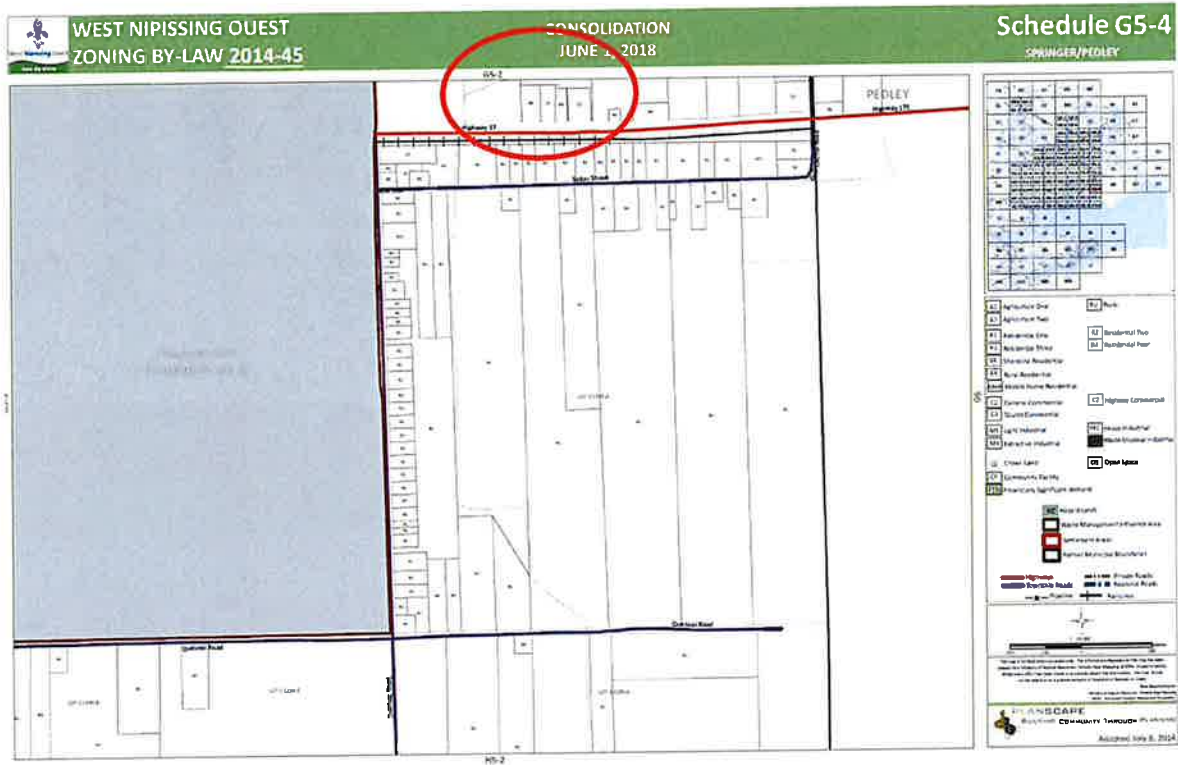


Figure 4 – West Nipissing Zoning By-Law – Permitted Accessory Uses

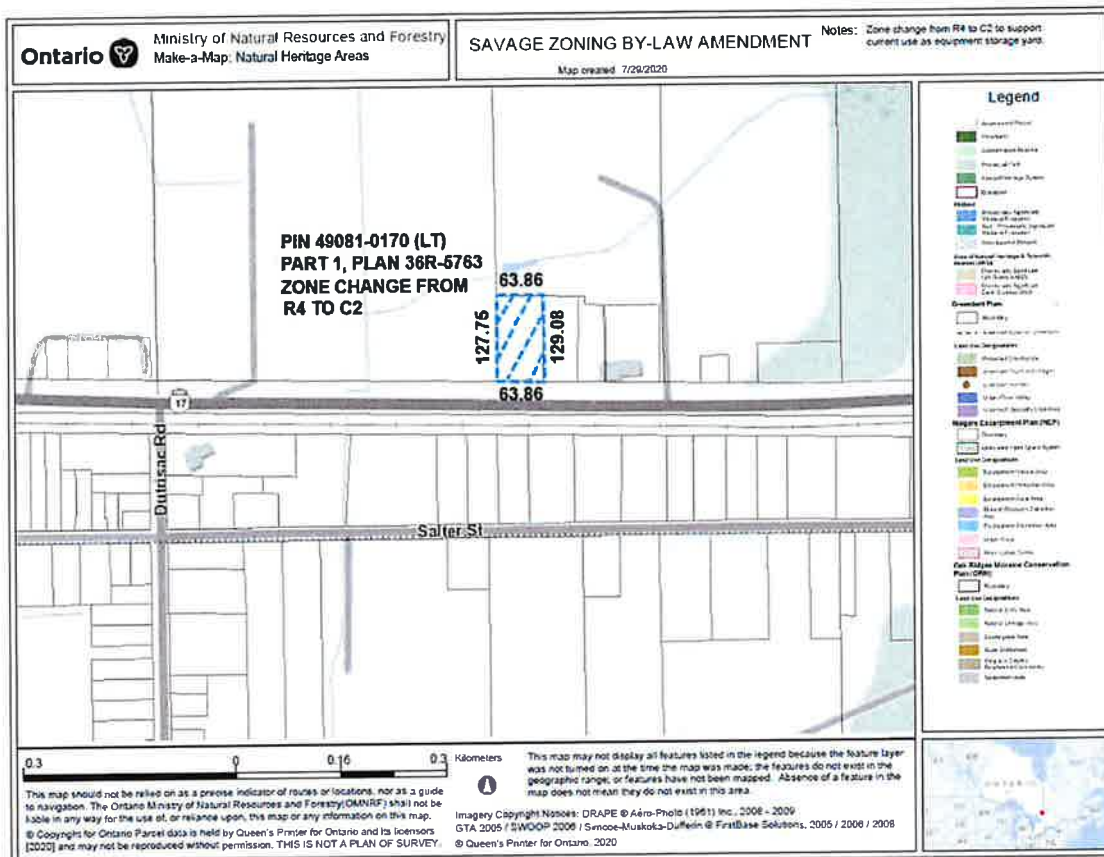
TABLE 7.1 – PERMITTED USES

USE	ZONES		
	C1	C2	C3
Agricultural Produce Sales Outlet	•	•	
Agricultural Services		•	
Agricultural Supply/Implement Dealership		•	
Bakery	•	•	
Bar	•	•	
Building Supply Establishment	•	•	
Business, Professional or Administrative Office	•	•	
Contractor's Establishment	•	•	
Convenience Store	•	•	
Dry Cleaning Establishment	•		
Dwelling, Single Detached (Existing Only)	•	•	•
Educational Institution	•		
Equipment Sales, Service & Rental Establishment	•	•	
Financial Establishment	•		
Funeral Home	•	•	
Greenhouse/Nursery/Garden Centre	•	•	
Grocery Store	•	•	
Health Services Establishment	•	•	
Hospital	•	•	
Hotel	•	•	•
Housekeeping Cottages and Cabins	•		•
Kennel		•	
Laundromat	•		
Marina	•	•	•
Marine Sales and Services Establishment	•	•	•
Market	•	•	
Mobile Food Service Equipment	•	•	•
Motel	•	•	•
Motor Vehicle Body Repair Shop		•	
Motor Vehicle Dealership	•	•	
Motor Vehicle Service Station	•	•	
Motor Vehicle Washing Establishment	•	•	
Nursing Home	•		
Outdoor Recreational Use, Active	•	•	
Outdoor Recreational Use, Passive	•	•	•
Park, Public	•	•	•
Parking Lot	•	•	
Personal Service Establishment	•		
Place of Assembly	•	•	
Place of Entertainment	•	•	
Place of Worship	•	•	
Printing and Publishing Establishment	•		

**TABLE 7.1 – cont'd**

USE	ZONES		
	C1	C2	C3
Recreational Establishment	•	•	•
Recreational Vehicle Sales and Service Establishment	•	•	
Residential Care Facility	•		
Restaurant	•	•	•
Restaurant, Drive-Thru or Take-Out	•	•	
Retail Store	•	•	
Self Storage Facility		•	
Service Establishment	•	•	
Tourist Camping Establishment			•
Tourist Establishment	•		•
Trailer Park			•
Veterinary Clinic	•	•	
Wholesale Establishment	•	•	

### Figure 5 – Sketch





## Appendix 1 – Agency Comments



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

#### NOTICE OF VIRTUAL PUBLIC MEETING

TAKE NOTICE that the Planning Advisory Committee for the West Nipissing Municipality will hold a virtual public meeting in the Council Chamber of the West Nipissing Municipal Building, 225 Holditch Street in Sturgeon Falls in order to consider an application made pursuant to Section(s) 34 and/or 53 of the *Planning Act* (Ontario).

AND TAKE NOTICE that the virtual meeting will also be considered a public meeting, however, due to public health concerns regarding COVID-19, **physical attendance is strongly discouraged**. The Municipality has established protocols and requirements for the purposes of public safety which must be adhered to should any member of the public choose to attend.

This meeting will be live streamed for viewing at [www.westnipissing.ca](http://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:	<b>AUGUST 24, 2020 AT 6:00 P.M.</b>			
Zoom Meeting Link	<a href="https://us02web.zoom.us/j/83728650479?pwd=R1NvTnJUb1JwY2t8ODc3c2s4U010Zz09">https://us02web.zoom.us/j/83728650479?pwd=R1NvTnJUb1JwY2t8ODc3c2s4U010Zz09</a>			
Zoom Meeting Dial-in number & access	Phone Number 1-647-558-0588	Meeting ID 837 2865 0479	Participant #	Meeting Pwd 331695
File No.	ZBLA2020/07			
Registered Owner(s):	1451692 Ontario Inc.			
Purpose of Application:	Zoning Amendment Application –To amend the zoning designation from R4 (Residential, four) to C2 (Highway Commercial) to expand existing commercial operation.			
Agent (s):	Goodridge Goulet Planning and Surveying Ltd.			
Address:	12127 Highway 17, Sturgeon Falls ON			
Legal Description::	Part of Lot 1, Con. 1, Part 1, 36R-5763, Twp. Springer, West Nipissing			

**SKETCH/KEY MAP:** Please refer to the sketch/key map attached for the location of the land which is the subject of this application.

**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** If a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of West Nipissing in respect of the proposed zoning amendment before the approval authority gives or refuses to give a approval to the zoning amendment, the person or public body is not entitled to appeal the decision of the Municipality of West Nipissing to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) 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 LPAT Hearing in respect to the proposed zoning amendment, you must make a written request to the West Nipissing Municipality c/o Melanie Ducharme at 225 Holditch Street, Suite 101, Sturgeon Falls, P2B 1T1.

**ADDITIONAL INFORMATION** related to the proposed Zoning By-law amendment is available during regular hours at the offices of the West Nipissing Planning Committee, 225 Holditch Street, Sturgeon Falls or by email to [mducharme@westnipissing.ca](mailto:mducharme@westnipissing.ca)

Dated at the Municipality of West Nipissing this 29<sup>th</sup> day of July, 2020.

Melanie Ducharme, Municipal Clerk/ Planner

MUNICIPALITY OF WEST NIPISSING	
BUILDING DEPARTMENT	
<input checked="" type="checkbox"/> No concerns	
<input type="checkbox"/> Concerns/ see below comments	





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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2020/56**, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located on Bay Street, Sturgeon Falls from Heavy Industrial (M2) Zone to Light Industrial (M1) Zone, shall come into force and take effect on the date it is passed

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

## **BY-LAW 2020/56**

### **BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS ON BAY STREET FROM HEAVY INDUSTRIAL (M2) TO LIGHT INDUSTRIAL (M1) (ZONING AMENDMENT FILE NO. ZBLA 2020-10)**

---

**WHEREAS** the owners of the subject property have initiated an amendment to Zoning By-Law 2014-45, for the properties located on Bay Street, being Part of Lot 5, Concession 1, Part 1, 36R-12336, Twp. Springer, Municipality of West Nipissing;

**AND WHEREAS** the Council of the Corporation of the Municipality of West Nipissing has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-Law;

**AND WHEREAS** it is deemed desirable to amend the zone designation shown on Schedule 'SF4' of By-Law No. 2014/45 pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. Schedule 'SF4' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, which property is more particularly described as Part of Lot 5, Concession 1, Part 1, 36R-12336, Springer Twp., Municipality of West Nipissing, shown on Schedule 'A' attached hereto from Heavy Industrial (M2) Zone to Light Industrial (M1) zone.
2. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the Planning Act, RSO 1990, Ch. P 13.

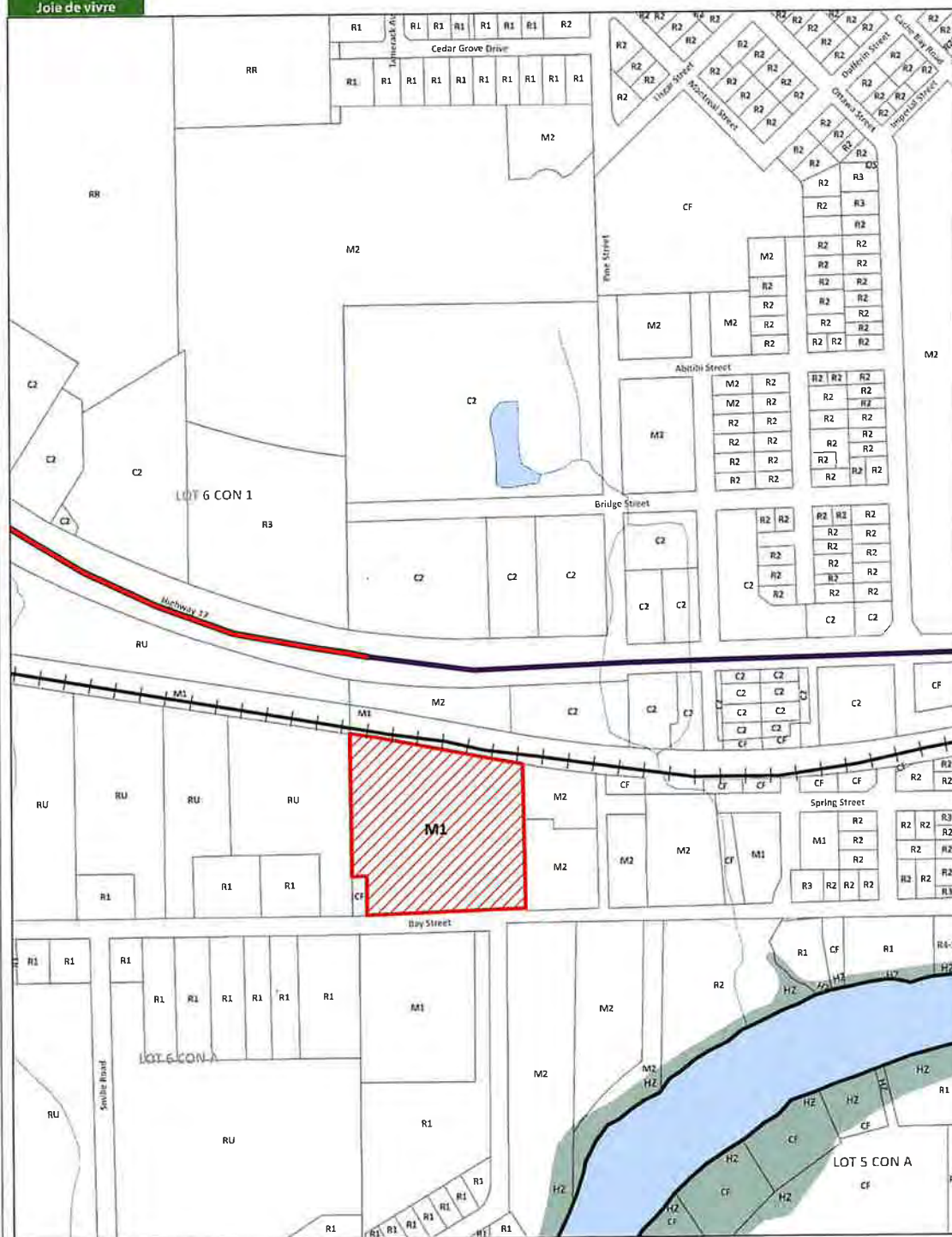
**ENACTED AND PASSED THIS 20<sup>th</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

---

JOANNE SAVAGE, MAYOR

---

MELANIE DUCHARME, CLERK



LANDS TO BE REZONED FROM HEAVY INDUSTRIAL (M2)  
TO LIGHT INDUSTRIAL (M1)

MUNICIPALITY OF WEST NIPISSING OUST  
TOWN OF STURGEON FALLS - SCHEDULE SF4

THIS IS SCHEDULE 'A' TO  
BY-LAW NO. 2020- 56 PASSED THIS  
20th DAY OF OCTOBER 2020.

PART OF LOT 5, CONCESSION 1  
PART 1 36R-12336  
GEOGRAPHIC TOWNSHIP OF SPRINGER  
MUNICIPALITY OF WEST NIPISSING OUST



100 50 0 100 Metres



**WEST NIPISSING PLANNING ADVISORY COMMITTEE**  
**ZBLA2020/10**

Resolution No.

**2020/ 022**

**AUGUST 24, 2020**

Moved by / Proposé par :

Seconded by / Appuyé par :

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at 99 Bay Street, Sturgeon Falls, Ontario;

**AND WHEREAS** written concerns and objections were received:

☐ YES or

☒ NO

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS

or

☐ DOES NOT RECOMMEND

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at 99 Bay Street as follows:

1. Schedule **SF4** 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 Part of Lot 5, Concession 1, Part 1, 36R-12336, Former Township of Springer, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached hereto from M2 (Heavy Industrial) to M1 (Light Industrial).

2. The provisions shall be as follows:

By-law	Location	Schedule	Special Provisions
2020/____	Part of Lot 5, Concession 1, Part 1, 36R-12336, Township of Springer, Municipality of West Nipissing	SF4	

Defeated:

Deferred/Tabled:

  
CHAIR

  
SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		

# PLANNING REPORT

**Proposed Plan of Zoning Amendment File No. ZBLA2020/10**

**Applicant: Al Lanteigne Steelworks Limited**

**Property: Vacant Land – Bay Street, Sturgeon Falls**

**Date: August 24, 2020**



**West Nipissing Ouest**



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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 vacant property located at on Bay Street, Sturgeon Falls, Ontario. The application is being put forward by the owner, Al Lanteigne Steel Works Limited through its agent, Goodridge Goulet Planning & Surveying.

## 2. SITE AND BACKGROUND INFORMATION

The subject property is vacant land located on the north side of Bay Street in the Town of Sturgeon Falls.

## 3. DEVELOPMENT PROPOSAL

The owner is proposing to re-zone the property from M2 (Heavy Industrial Zone) to M1 (Light Industrial Zone). This application is concurrent with an application for Consent to split the property into two (2) parcels. The zoning amendment will reduce the side yard requirements from 15m to 7.5m for both lots to facilitate construction of new buildings thereon.

## 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.

#### 1.3 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.*

#### 1.3.2 Employment Areas

1.3.2.1 *Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*

1.3.2.2 *At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.*

*Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from*

*sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.*

- 1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.*

*Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.*

- 1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.*

- 1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:*

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) the proposed uses would not adversely affect the overall viability of the employment area; and*
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.*

- 1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.*

- 1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.*

## **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 policies of the Employment 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:

**Table 3.1 - Permitted Land Uses in Designated Urban and Rural Settlement Areas and the Rural Area**

Land Use Category <sup>1</sup>	Urban Settlement Area	Rural Settlement Area	Rural Area	
			Waterfront District	Rural District
<b>Scope of Permitted Industrial Uses in District</b> (see also Sections 3.06.6.5, 3.06.8.4)	<u><b>Employment District:*</b></u> <ul style="list-style-type: none"> <li>Class I, II and III industrial uses (see reference documents i.e. Guideline D-6 for description of industrial classes)</li> <li>-Commercial uses which compliment or are compatible with any permitted industrial use or commercial uses which are deemed suitable by a the Municipality. *These provisions shall apply in the vicinity of Sturgeon Falls/Cache Bay, Verner and Field.</li> <li>-mineral exploration and prospecting except where prohibited by provincial law</li> </ul>	<u><b>Employment Uses:</b></u> <ul style="list-style-type: none"> <li>Class I and II industrial uses (see reference documents i.e. Guideline D-6 for description of industrial classes)</li> <li>Commercial uses which compliment or are compatible with any permitted industrial use</li> <li>Mineral exploration and prospecting except where prohibited by provincial law</li> </ul>	<ul style="list-style-type: none"> <li>No industrial use is permitted within the Waterfront Area. Any industrial uses shall require an amendment to this Plan.</li> </ul>	<u><b>Employment District:</b></u> <ul style="list-style-type: none"> <li>Class I, II and III industrial uses and resource related industrial uses</li> <li>transportation and distribution industries</li> </ul> <u><b>Salvage Yard District:</b></u> <ul style="list-style-type: none"> <li>salvage yards</li> <li>(see reference documents i.e. Guideline D-6 for description of industrial classes)</li> <li>mineral exploration and prospecting except where prohibited by provincial law</li> </ul>

#### **Industrial Areas**

Industries should be located to take advantage of existing or planned **infrastructure** or transportation services (rail, road); in proximity to natural resources where there is a dependency on such materials for processing or manufacturing; or where they can optimize the use of the labour market or can take advantage of new technologies. Locations shall be avoided which will create land use conflicts or where the type of industry has the potential to pollute groundwater or surface water resources (e.g. sensitive aquifers, recharge areas or well head protection areas) (see also **Section 3.06.6.5** for land use compatibility guidelines and requirements).

Mixed use business parks and employment areas are encouraged and should be designed through zoning and site plan control to facilitate the integration of complementary industrial and commercial land uses.

The Municipality may establish specifically designated areas for industrial uses through zoning. Such areas should be designed to cluster industrial uses in one area of the community i.e. **Employment District**. Access should be controlled through such measures as definable and curbed access points, shared access or service roads for multiple developments, prescribed spacing and number of access points to each other and to intersections. Access to industrial areas shall not be permitted through a residential area.

Areas for outdoor storage, parking, loading, and waste receptacles should be visually screened or appropriately located in such a way as to not detract the traveling public or negatively affect other nearby land uses, particularly **sensitive land uses**.

Water supply and sewage disposal systems shall be installed in conformity with **Section 4.06.3** of this Plan.

Controls will be exercised to avoid excessive or distractive signage in or adjacent to industrial areas.

Where the intensification, expansion or conversion of/to an industrial uses(s) occurs, the planning review shall ensure that the lot size is adequate for all requirements of the intended use including parking, water supply and sewage disposal systems, that access will be safe and that the change will be compatible with adjacent uses.

## **5.2     Zoning By-Law**

The proposal is to re-zone the property from M2 (Heavy Industrial) to M1 (Light Industrial). The permitted uses for the Industrial Zones are attached as Figure 5. Any new development on either the severed or retained lands will be required to be in conformity with Tables 8.1, 8.2 and 8.3 of the West Nipissing zoning By-Law 2014-45.

## **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. In the Municipality of West Nipissing areas within the Hazard Zone are designated within the Site Plan Control Area.

Section 1B(g) of the Site Plan Control By-Law provides that any lands abutting a waterbody or water-course or human made hazard or natural heritage features shall be subject to the provisions of the By-Law.

## **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. Comments received are attached Appendix 1. Of note are the comments of the MTO. Notwithstanding that the property is not accessed from Front Street, MTO has indicated that they do not support the application without knowledge of the nature of the proposed development.

## **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 M2 (Heavy Industry) to M1 (Light Industry) is in general conformity with the West Nipissing Official Plan.

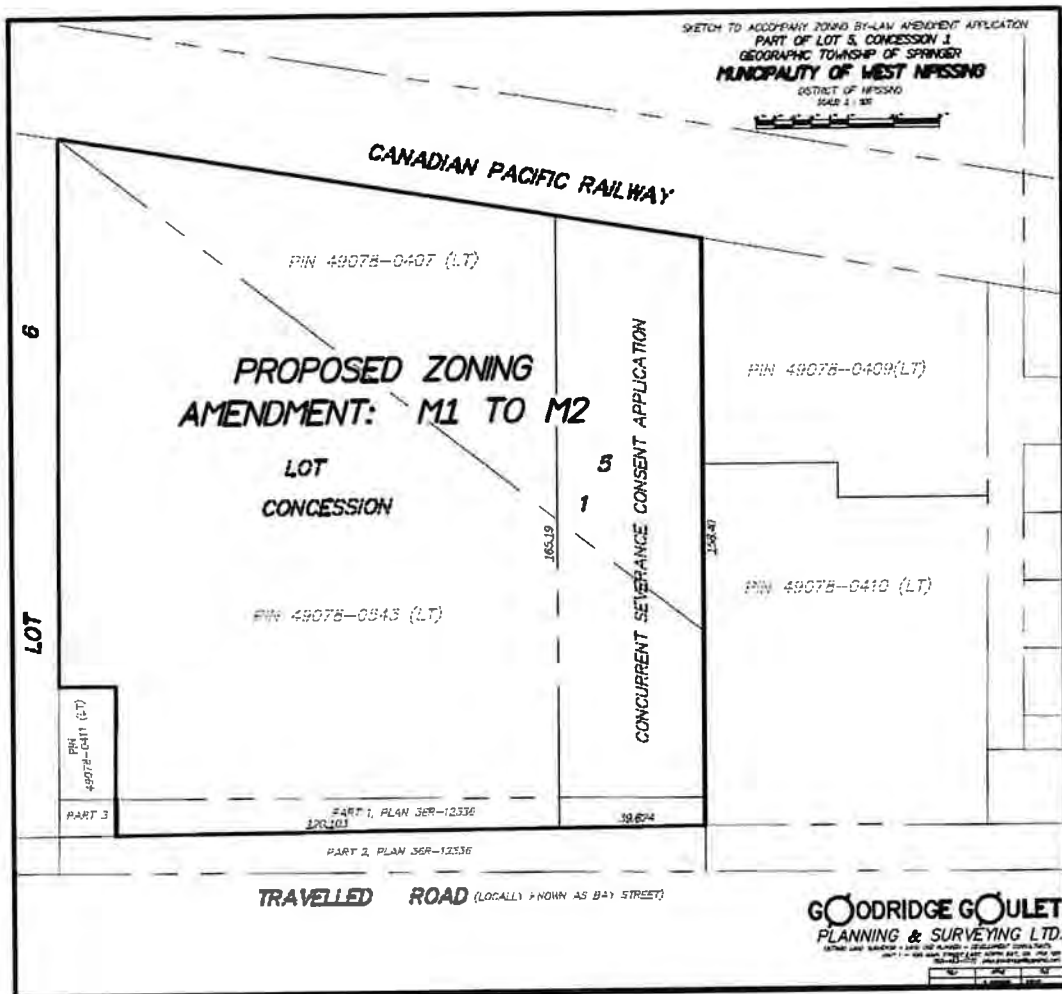
Respectfully Submitted,



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Melanie Ducharme, Planner

Figure 1 – Sketch

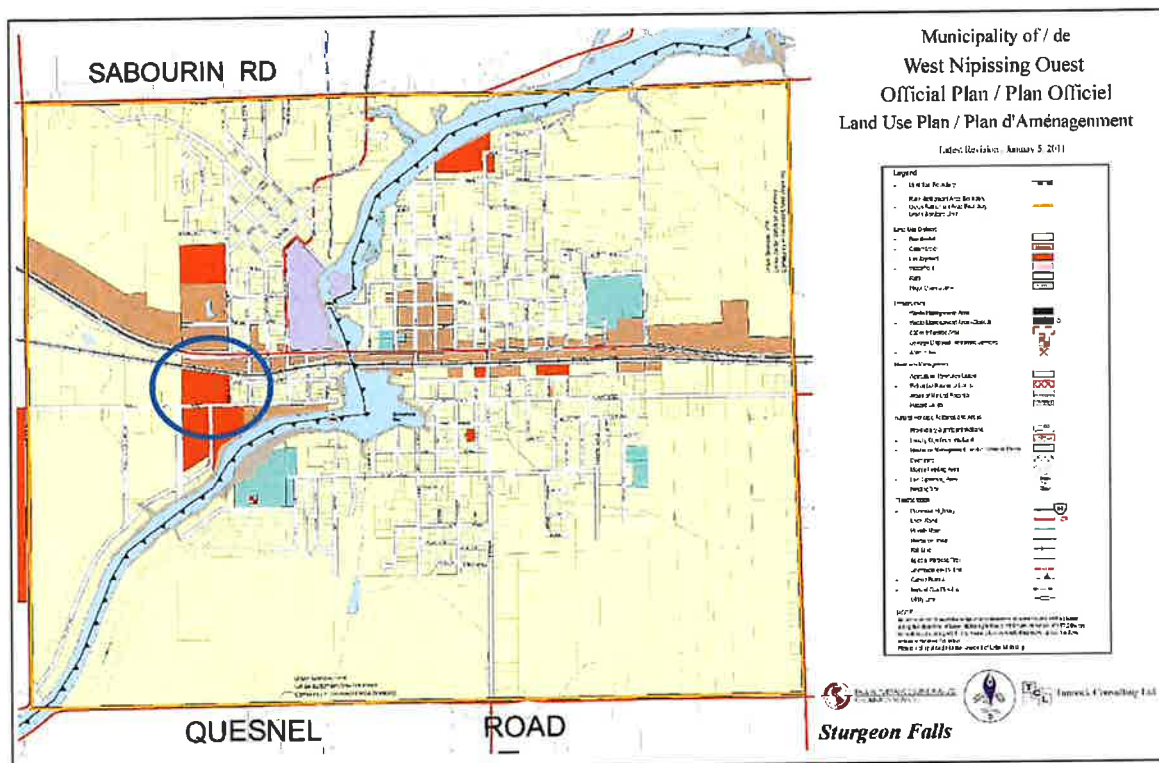




**Figure 2 – Aerial Imagery**



### Figure 3 – West Nipissing Official Plan – Land Use Schedule



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

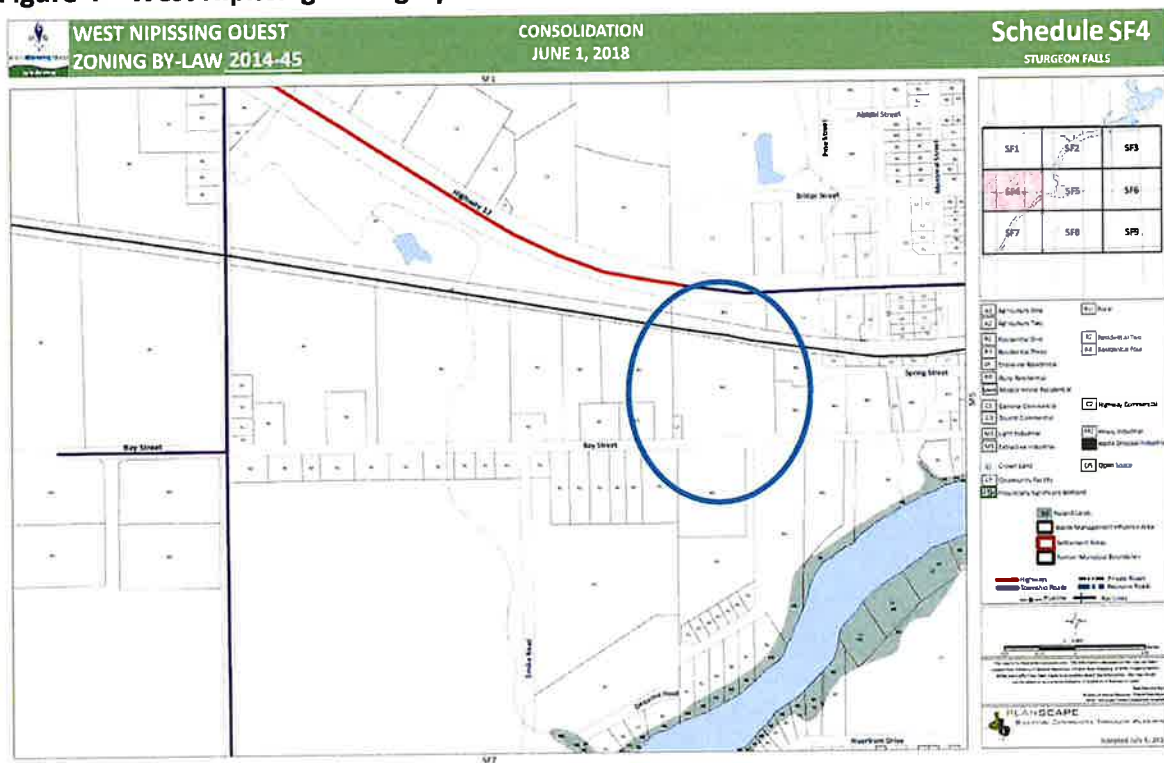


Figure 5 – Table 8.1 – Zoning By-law 2014-45

USE	ZONES			
	M1	M2	M3	M4
Abattoir		•		
Agricultural Processing Establishment	•	•		
Agricultural Produce Warehouse	•	•		
Agricultural Supply / Implement Dealer	•	•		
Assembly, Fabricating, Manufacturing or Processing Establishment		•		
Bakery	•	•		
Building Supply Establishment	•	•		
Bulk Sales Establishment		•		
Business, Professional or Administrative Office	•	•		
Concrete Plant			•	
Contractor's Establishment	•	•		
Crematorium		•		
Dry Cleaning Establishment	•	•		
Equipment Sales, Service and Rental Establishment	•	•		
Farm Supply / Implement Dealer	•	•		
Greenhouse/Nursery/Garden Centre	•	•		
Laundromat	•			
Marina	•	•		
Marina Sales and Service Establishment	•	•		
Motor Vehicle Repair and Body Shop	•	•		
Motor Vehicle Service Station	•	•		
Motor Vehicle Towing Establishment	•	•		
Motor Vehicle Washing Establishment	•	•		
Park, Public	•	•	•	•
Pit			•	
Printing and Publishing Establishment	•	•		
Quarry			•	
Salvage or Wrecking Yard		•		•
Saw Mill		•		
Self Storage Facility	•	•		
Service Establishment	•	•		
Transportation Depot	•	•		
Warehouse	•	•		
Waste Disposal Site				•
Wholesale Establishment	•	•		
Wayside Pit / Quarry	•	•	•	•



## Appendix 1 – Agency Comments



## PLANNING ADVISORY COMMITTEE

THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

### NOTICE OF **VIRTUAL** PUBLIC MEETING

**TAKE NOTICE** that the Planning Advisory Committee for the West Nipissing Municipality will hold a **virtual** public meeting in the Council Chamber of the West Nipissing Municipal Building, 225 Holditch Street in Sturgeon Falls in order to consider an application made pursuant to Section(s) 34 and/or 53 of the *Planning Act* (Ontario).

**AND TAKE NOTICE** that the **virtual** meeting will also be considered a public meeting, however, due to public health concerns regarding COVID-19, **physical attendance is strongly discouraged**. The Municipality has established protocols and requirements for the purposes of public safety which must be adhered to should any member of the public choose to attend.

This meeting will be live streamed for viewing at [www.westnipissing.ca](http://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:	<b>AUGUST 24, 2020 AT 6:00 P.M.</b>			
Zoom Meeting Link	<a href="https://us02web.zoom.us/j/83728650479?pwd=R1NvTnJUb1JwY2t8ODc3c2s4U010Zz09">https://us02web.zoom.us/j/83728650479?pwd=R1NvTnJUb1JwY2t8ODc3c2s4U010Zz09</a>			
Zoom Meeting Dial-In number & access	Phone Number 1-647-558-0588	Meeting ID 837 2865 0479	Participant #	Meeting Pwd 331695
File No.	ZBLA2020/10			
Registered Owner(s):	Al Lantelgne Steelworks Ltd.			
Purpose of Application:	Zoning Amendment Application –To amend the zoning designation from M2 (Heavy Industrial) to M1 (Light Industrial).			
Agent (s):	Goodridge, Goulet Planning & Surveying			
Address:	Vacant Land, Bay Street Sturgeon Falls			
Legal Description::	Part Lot 5, Con. 1, Part 1, 36R-12336, Springer, West Nipissing			

**SKETCH/KEY MAP:** Please refer to the sketch/key map attached for the location of the land, which is the subject of this application.

**CONCURRENT APPLICATION:** C25/20.

**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** If a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of West Nipissing in respect of the proposed zoning amendment before the approval authority gives or refuses to give a approval to the zoning amendment, the person or public body is not entitled to appeal the decision of the Municipality of West Nipissing to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) 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 LPAT Hearing in respect to the proposed zoning amendment, you must make a written request to the West Nipissing Municipality c/o Melanie Ducharme at 225 Holditch Street, Suite 101, Sturgeon Falls, P2B 1T1.

**ADDITIONAL INFORMATION** related to the proposed Zoning By-law amendment is available during regular hours at the offices of the West Nipissing Planning Committee, 225 Holditch Street, Sturgeon Falls or by email to [mducharme@westnipissing.ca](mailto:mducharme@westnipissing.ca)

Dated at the Municipality of West Nipissing this 30<sup>th</sup> day of July, 2020.

Melanie Ducharme, Municipal Clerk/ Planner

MUNICIPALITY OF WEST NIPISSING BUILDING DEPARTMENT	
<input checked="" type="checkbox"/> No concerns	
<input type="checkbox"/> Concerns/ see below comments	



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

Resolution No.

**2020 /**

**OCTOBER 20, 2020**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2020/57**, being a deeming bylaw to designate lots 170 and 171, Registered Plan 40 not to be lots on a registered plan of subdivision, shall come into force and take effect on the date it is passed.

	YEAS	NAYS
<b>DUHAIME, Yvon</b>		
<b>FISHER, Christopher</b>		
<b>LARABIE, Roland</b>		
<b>MALETTE, Léo</b>		
<b>ROVEDA, Dan</b>		
<b>Ward 7 (vacant)</b>		
<b>SÉNÉCAL, Denis</b>		
<b>SÉNÉCAL, Lise</b>		
<b>SAVAGE, Joanne (MAYOR)</b>		

**CARRIED:** \_\_\_\_\_

**DEFEATED:** \_\_\_\_\_

**DEFERRED OR TABLED:** \_\_\_\_\_





THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/57**

**BEING A DEEMING BYLAW TO DESIGNATE  
LOTS 170 & 171, REGISTERED PLAN 40  
NOT TO BE A LOT ON A REGISTERED PLAN OF SUBDIVISION**

---

**WHEREAS** the Owner of Lots 170 and 171 Registered Plan 40, (the "Lands") has applied to the Municipality to have the Lands deemed not to be lots on a Registered Plan of Subdivision pursuant to Section 50(4) of the *Planning Act*, R.S.O., c. P. 13.

**THEREFORE BE IT RESOLVED** that the West Nipissing Planning Advisory Committee recommends that Council for the Municipality of West Nipissing pass a By-law deeming lots 170 & 171, Plan 40 not to be a lot on a plan of Subdivision.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. **DEEMING:** Lots 170 and 171, Plan 40, Municipality of West Nipissing, is, pursuant to Section 50(4) of the *Planning Act*, R.S.O., 1990 C.P. 13, deemed not to be a Lot on a Registered Plan of Subdivision for the purposes of Section 50(3) of the *Planning Act* (Ontario).

**ENACTED AND PASSED THIS 6<sup>th</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

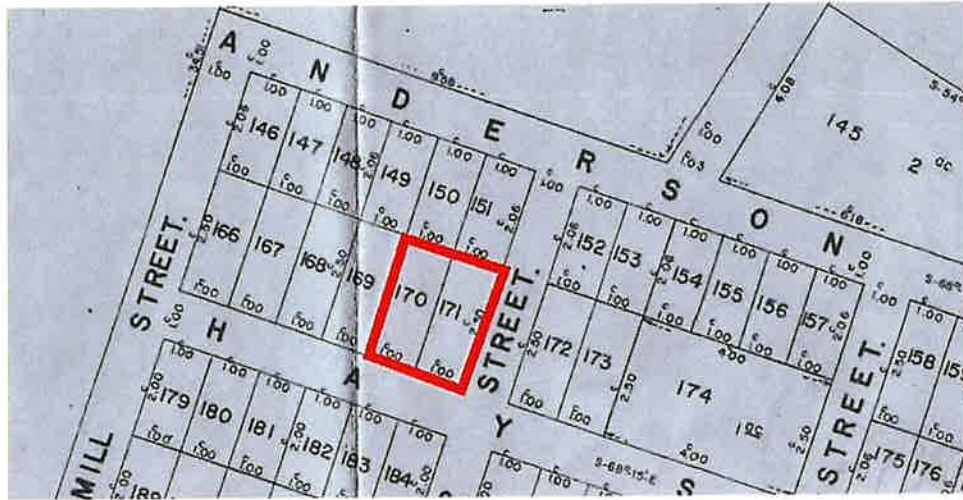
---

JOANNE SAVAGE, MAYOR

---

MELANIE DUCHARME, CLERK

**SKETCH FOR BY-LAW 2020/57**





## WEST NIPISSING PLANNING ADVISORY COMMITTEE

2020 / 026

SEPTEMBER 28, 2020

Moved by / *Proposé par* :

**"Normand Roberge"**

Seconded by / *Appuyé par* :

**"Christopher Fisher"**

**WHEREAS** the Owner of Lots 170 and 171 Registered Plan 40, (the "Lands") has applied to the Municipality to have the Lands deemed not to be lots on a Registered Plan of Subdivision pursuant to Section 50(4) of the *Planning Act*, R.S.O., c. P. 13.

**THEREFORE BE IT RESOLVED** that the West Nipissing Planning Advisory Committee recommends that Council for the Municipality of West Nipissing pass a By-law deeming lots 170 and 171, Plan 40 not to be a lot on a plan of Subdivision.

Defeated:

Deferred/Tabled:

**"Denis Sénécal"**

CHAIR

**"Melanie Ducharme"**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		



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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law 2020/61, being a by-law to amend Zoning By-law 2014/45, to rezone certain lands located on Old Highway 17, Verner from Rural Residential (RR) Zone to Rural Residential Exception Zone 3 (RR-3), shall come into force and take effect on the date it is passed

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/61**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2014/45 TO REZONE CERTAIN LANDS ON  
OLD HIGHWAY 17 FROM RURAL RESIDENTIAL (RR) TO RURAL RESIDENTIAL EXCEPTION ZONE 3 (RR-3)  
(ZONING AMENDMENT FILE NO. ZBLA 2020-11)**

**WHEREAS** the owners of the subject property have initiated an amendment to Zoning By-Law 2014-45, for the properties located on Old Highway 17, being Part of Lot 5, Concession 5, Part 3, 36R-13422, Twp. Kirkpatrick, Municipality of West Nipissing;

**AND WHEREAS** the Council of the Corporation of the Municipality of West Nipissing has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-Law;

**AND WHEREAS** it is deemed desirable to amend the zone designation shown on Schedule 'F2-1' of By-Law No. 2014/45 pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS AS FOLLOWS:**

1. Schedule 'F2-1' of By-Law No. 2014/45 is amended by changing the zoning designation of the property shown on Schedule 'A' attached hereto, which property is more particularly described as Part of Lot 5, Concession 5, Part 3, 36R-13422, Kirkpatrick Twp., Municipality of West Nipissing, shown on Schedule 'A' attached hereto from Rural Residential (RR) Zone to Rural Residential exception zone 3 (RR-3).

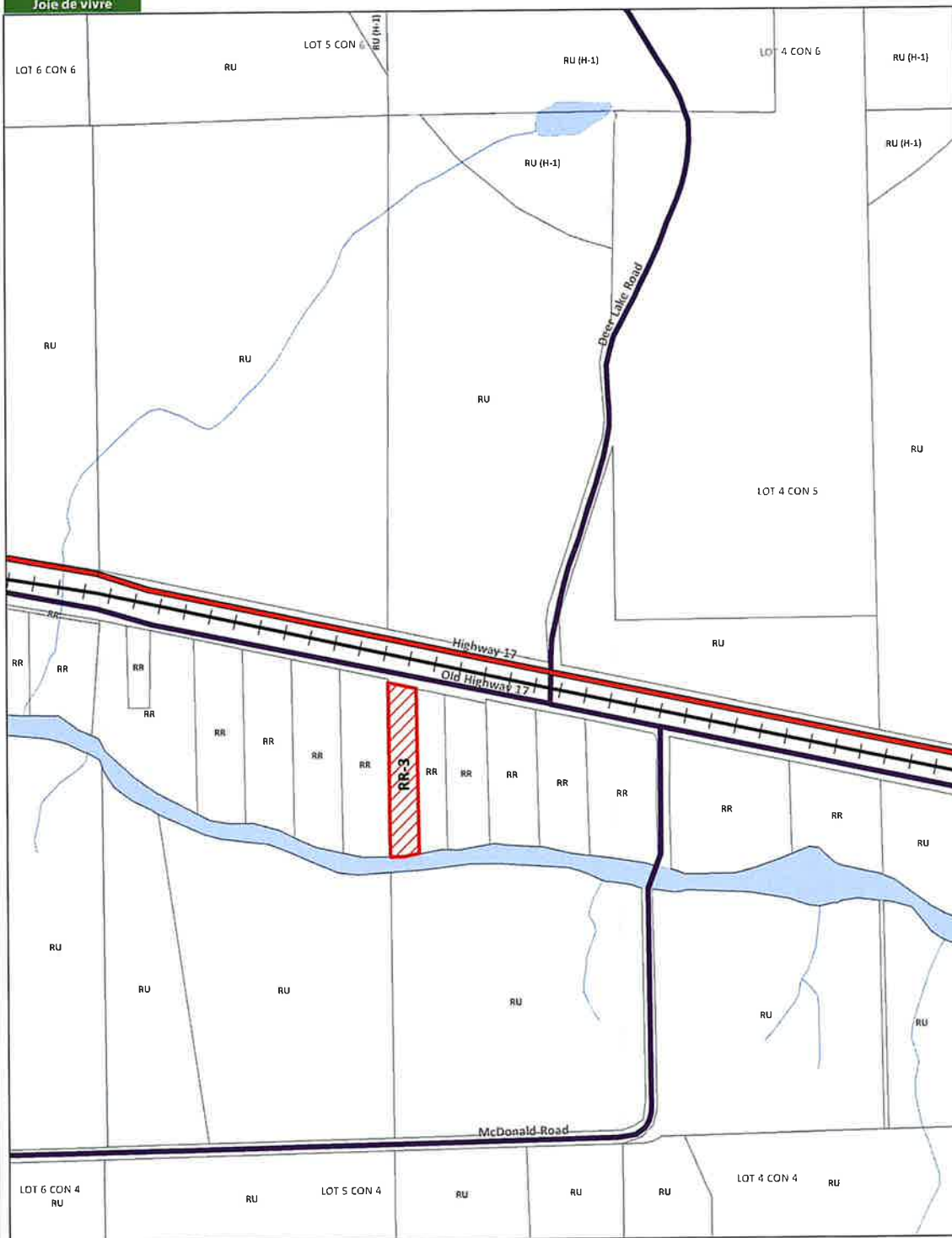
By-law	Location	Schedule	Zone	Special Provisions
2020/61	Part of Lot 5, Concession 5, Part 3, 36R-13422, Township of Kirkpatrick Municipality of West Nipissing	F2-1	RR	Permitted uses shall be as in Table 6.2 and shall also include the following: Agricultural uses, as in 3.6, but shall exclude truck gardening, animal husbandry and dairying. Greenhouse, as in 3.72 Place of Worship, as in 3.135


2. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the Planning Act, RSO 1990, Ch. P 13.

**ENACTED AND PASSED THIS 20<sup>th</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION  
AND THE HANDS OF ITS PROPER OFFICERS.**

\_\_\_\_\_  
JOANNE SAVAGE, MAYOR

\_\_\_\_\_  
MELANIE DUCHARME, CLERK



 LANDS TO BE REZONED FROM RURAL RESIDENTIAL (RR) TO RURAL RESIDENTIAL EXCEPTION THREE (RR-3)

MUNICIPALITY OF WEST NIPISSING OUEST  
GEOGRAPHIC TOWNSHIP OF KIRKPATRICK - SCHEDULE F2-1

THIS IS SCHEDULE 'A' TO  
BY-LAW NO. 2020- 61 PASSED THIS  
20th DAY OF OCTOBER 2020.

PART OF LOT 5, CONCESSION 5  
PART 3, 36R-13422  
GEOGRAPHIC TOWNSHIP OF KIRKPATRICK  
MUNICIPALITY OF WEST NIPISSING OUEST



THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY.  
FOR EXACT BOUNDARY INTERPRETATIONS,  
PLEASE CONTACT THE MUNICIPALITY OF WEST NIPISSING OUEST

JOANNE SAVAGE, MAYOR

MELANIE DUCHARME, CLERK





**WEST NIPISSING PLANNING ADVISORY COMMITTEE**  
**ZBLA2020/11**

Resolution No.

**2020/ 027**

**SEPTEMBER 28, 2020**

Moved by / *Proposé par* :

**"Normand Roberge"**

Seconded by / *Appuyé par* :

**"Dan Roveda"**

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-Law 2014-45 for the property located at Old Highway 17, Verner, Ontario;

**AND WHEREAS** written concerns and objections were received:

☒ YES or ☐ NO

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ RECOMMENDS or ☐ DOES NOT RECOMMEND

That the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at Old Highway 17 as follows:

1. Schedule **F2-1** 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 Part of Lot 5, Concession 5, Part 3, 36R-13422, Former Township of Kirkpatrick, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached hereto from RR (Rural Residential) to RR-3 (Rural Residential exception zone 3) to permit a 12 unit supported living facility (group home).
2. For the purposes of this By-Law, the definition of Group Home for the RR-Exception Zone 2 shall be amended as follows:

**GROUP HOME** A dwelling unit, including accessory dwelling units, in which up to twelve (12) residents (excluding staff) live under responsible supervision consistent with the specific requirements of the residents.

3. The **Accessory Uses** of the **RR-Exception Zone 3** shall be as in Table 6.2 and shall also include the following:  
**Agricultural Uses** as in 3.6, but shall exclude truck gardening, animal husbandry and dairying  
**Greenhouse**, as in 3.72;  
**Place of Worship**, as in 3.135
4. A Buffer Area be established on the east and west property boundaries and that the property be placed under Site Plan Control and enter into a Site Plan Control Agreement prior to issuance of any building permit.

Defeated:	
Deferred/Tabled:	

**"Denis Sénécal"**

CHAIR

**"Melanie Ducharme"**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		

# PLANNING REPORT

**Proposed Plan of Zoning Amendment File No. ZBLA2020/11**

**Applicant: Genesis Village of Hope Inc.**

**Property: Vacant Land – Old Highway 17, Verner**

**Date: September 28, 2020**



**West Nipissing Ouest**

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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 vacant property located at on Old Highway 17, Verner, Ontario. The application is being put forward by the owner, Genesis Village of Hope Inc. (Niluka Johnson).

## 2. SITE AND BACKGROUND INFORMATION

The subject property is vacant land located on the south side of Old Highway 17. The property has frontage on Old Highway 17 and on the Veuve River. The property is approximately 1.6 hectares having 61m (200') of frontage on both the road and the river. The property is approximately 262m in depth (826') in depth. The lot was created by a consent application no. C33/13.

## 3. DEVELOPMENT PROPOSAL

The owner is proposing to re-zone the property from RU (Rural Zone) to RR-2 (Rural Residential Exception Zone 2) in order to establish a 12 unit supported living units which will include living quarters for staff/owners as well as common space (community hub) and a place of worship (chapel).

- (a) For the purposes of this By-Law, the permitted uses of the **RR Exception Zone 2** shall include all permitted uses of Table 6.1.
- (b) The definition of Group Home for the **RR-Exception Zone 2** shall be amended as follows:  
  
**GROUP HOME** Dwelling units including accessory dwelling units, in which up to twelve (12) residents (excluding staff) live under responsible supervision consistent with the specific requirements of the residents.
- (c) The **Accessory Uses** of the **RR-Exception Zone 2** shall be as in Table 6.2 and shall also include the following:
  - **Agricultural Uses** as in 3.6, but shall exclude truck gardening, animal husbandry and dairying
  - **Greenhouse**, as in 3.72;
  - **Place of Worship**, as in 3.135

## 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.

#### **1.1.4 Rural Areas in Municipalities**

***Rural areas are important to the economic success of the Province and our quality of life.***

*Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.*

*Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.*

***1.1.4.1 Healthy, integrated and viable rural areas should be supported by:***

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*

#### **1.4 Housing**

***1.4.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:***

- a) *permitting and facilitating:*
- 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

## **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. Group Homes and assisted living facilities are permitted uses in all of the residential zones in West Nipissing, as illustrated below.

#### **Table 3.1**

<b>Table 3.1 - Permitted Land Uses in Designated Urban and Rural Settlement Areas and the Rural Area</b>				
<b>Land Use Category<sup>1</sup></b>	<b>Urban Settlement Area</b>	<b>Rural Settlement Area</b>	<b>Rural Area</b>	
			<b>Waterfront District</b>	<b>Rural District</b>
<b>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)</b>	<b><u>Residential District:</u></b> <ul style="list-style-type: none"> <li>• full range of low, medium and high density housing types</li> <li>• specialized housing types: group homes, crisis care, social assisted</li> </ul>	<b><u>Residential Uses:</u></b> <ul style="list-style-type: none"> <li>• full range of low and medium density housing types</li> <li>• specialized housing types: group homes, crisis care, social assisted (excluding high density)</li> </ul>	<b><u>Residential Uses:</u></b> <ul style="list-style-type: none"> <li>• seasonal and</li> <li>• permanent residential uses</li> </ul>	<b><u>Rural District:</u></b> <ul style="list-style-type: none"> <li>• limited low density (single and two unit housing)</li> <li>• specialized housing types: group homes, crisis care, social assisted (excluding high density)</li> </ul>

### **3.06.8**

#### **1. Residential Areas**

*Residential areas shall be designed to be safe and livable. In the design of residential areas or neighbourhoods, or in the review of related planning applications, the Municipality shall consider the following design criteria:*

- Residential developments of different heights and densities may be permitted where the scale and character is in keeping with existing or planned surrounding residential heights and densities;
- Group building projects shall be permitted where the zoning by-law is amended to accommodate such developments and where there are adequate water supply and sewage disposal systems;

## **5.2 Zoning By-law 2014-45**

The proposal is to re-zone the property from RR (Rural Residential) to RR-2 (Rural Residential Exception Zone 2). The permitted uses for the Rural Residential Zone is attached as Figure 5. The proposal will also include specific uses from the RU zone including **Agricultural Uses**, excluding truck gardening, animal husbandry and dairying as well as **Place of Worship** and **Greenhouse**

## **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. In the Municipality of West Nipissing areas within the Hazard Zone are designated within the Site Plan Control Area.

## **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. Comments received are attached 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 RR (Rural Residential) to RR-2 (Rural Residential Exception Zone 2) is in general conformity with the West Nipissing Official Plan.

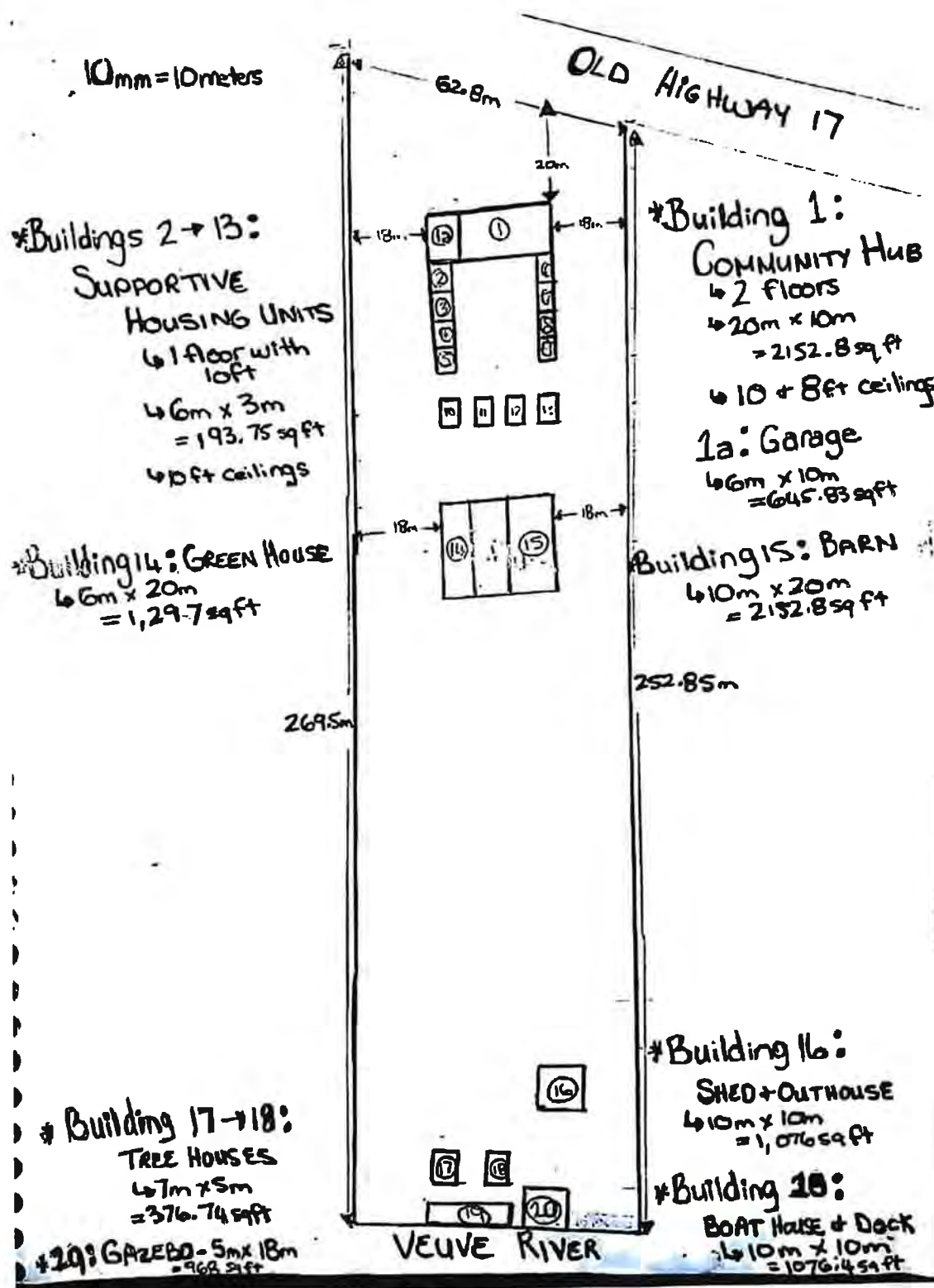
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Melanie Ducharme', written over a horizontal line.

---

Melanie Ducharme, Planner

Figure 1 – Sketch



**Figure 2 – Aerial Imagery**



Figure 3 – West Nipissing Official Plan – Land Use Schedule

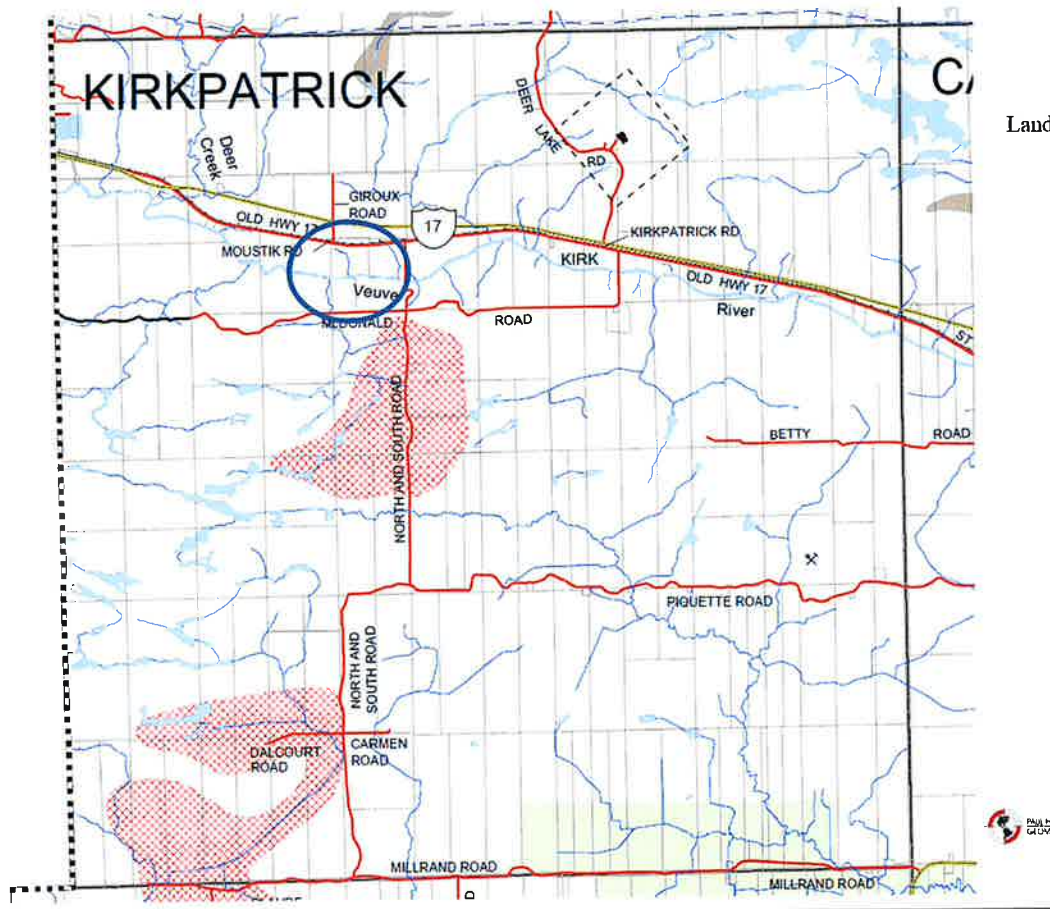
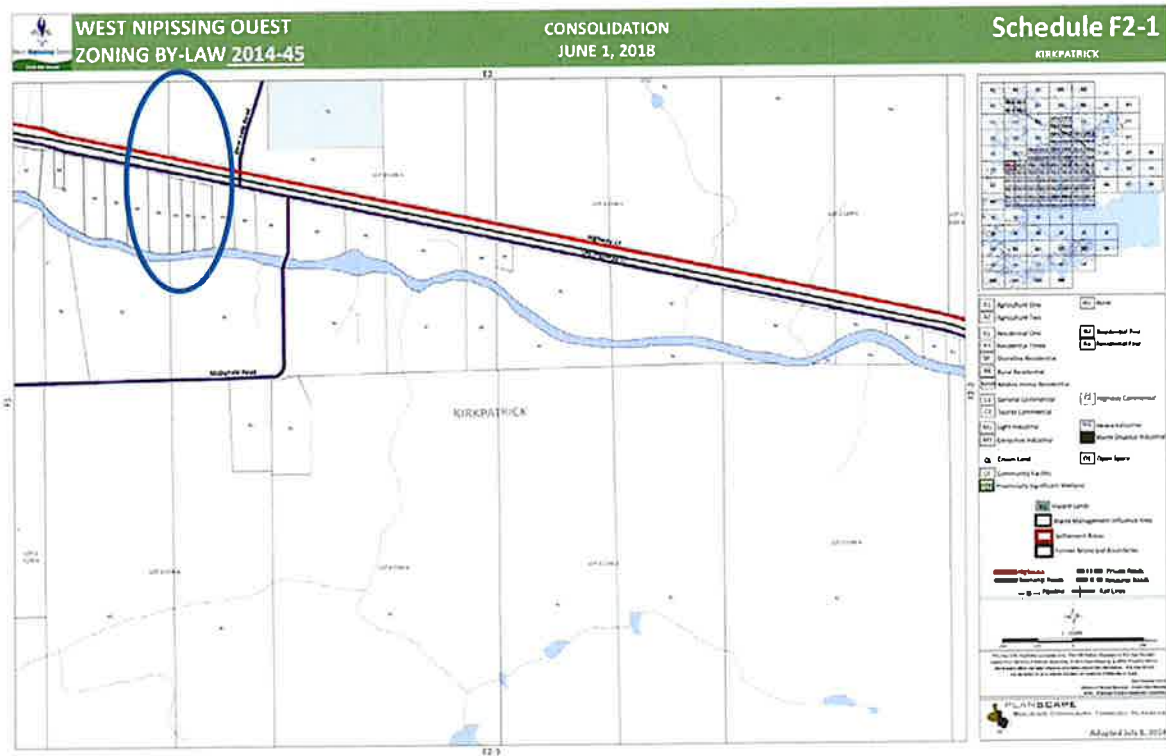


Figure 4 – West Nipissing Zoning By-law No. 2014-45





## Appendix 1 – Agency Comments



### COMITÉ D'AMÉNAGEMENT DU TERRITOIRE

LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

#### AVIS DE RÉUNION PUBLIQUE VIRTUELLE

**VOYEZ AVISÉ** que le Comité d'aménagement du territoire de Nipissing Ovest tiendra une réunion virtuelle dans la Salle du Conseil au bureau de la Municipalité de Nipissing Ovest situé à 225 rue Holditch, Sturgeon Falls afin de considérer une demande déposée selon Article(s) 34 et/ou 53 de la *Loi sur l'aménagement du territoire de l'Ontario*.

**DE PLUS SOYEZ AVISÉ** que la réunion virtuelle sera également considérée comme une réunion publique, cependant, en raison de préoccupations de santé publique concernant COVID-19, la présence physique du public est fortement déconseillée. La Municipalité a établi des protocoles et des exigences aux fins de la sécurité publique qui doivent être respectés si un membre du public choisit d'y assister.

Cette réunion sera diffusée en direct pour visionner à [www.westnipissing.ca](http://www.westnipissing.ca). De plus, toute personne souhaitant faire une représentation orale peut participer à la réunion publique virtuelle en cliquant sur le lien inclus ci-dessous ou en composant le numéro de téléphone et utiliser le code d'accès indiqué ci-dessous.

Date et Heures:	<b>LE 28 SEPTEMBRE, 2020 A 18H00</b>			
Lien pour réunion Zoom:	<a href="https://us02web.zoom.us/j/87467761117?pwd=QnJtWUdsdXMvSk02ZkQ3dlZlOCtEZz09">https://us02web.zoom.us/j/87467761117?pwd=QnJtWUdsdXMvSk02ZkQ3dlZlOCtEZz09</a>			
Détails de la réunion	Numéro de téléphone	Code de la réunion	Participant	Mot de passe
Zoom & accès	1 647 558 0588	837 2865 0479	#	654321
No. du dossier	ZBLA2020/11			
Propriétaires:	Genesis Village of Hope Inc./ Niluka Johnson			
Raison pour demande:	Modifier la désignation de zonage de RR (Rural Residential) à RR-3 (Rural Residential exception zone 3) pour permettre 12 unités pour résidence avec assistance (foyer de groupe).			
Agent (s):	N/A			
Adresse:	Old Highway 17 Rd, Verner ON			
Description légale:	Partie du Lot 5, Con. 5, Partie 3, 36R-13422, canton Kirkpatrick, West Nipissing			

**IL'IMPORTE QUI** peut être présent à la réunion et faire une présentation par écrit ou orale soit pour appuyer ou pour opposé la modification proposée.

**RENSEIGNEMENT PUBLIC** Si une personne/le public ne fait aucune soumission orale à la réunion publique ou ne fait aucune soumission par écrit à la Municipalité du Nipissing Ovest traitant de la modification du zonage proposée avant que l'autorité ayant le pouvoir d'approuver appuie ou refuse la modification de zonage, la personne/le public n'a pas le droit d'interjeter un appel de la décision prise par la Municipale de Nipissing Ovest à la Le Tribunal d'appel de l'aménagement local et ne peut pas être ajouté(e) comme faisant parti de l'audience d'un appel devant Le Tribunal d'appel de l'aménagement local à moins que la Tribunal trouve qu'il à des raisons valables pour en faire ainsi.

**IL VOUS VOULEZ** être avisé de la décision du Comité ou d'une audience possible de Le Tribunal d'appel de l'aménagement local traitant de la modification proposée de zonage, il vous faut faire demande par écrit à la Municipalité de Nipissing Ovest a/s Melanie Ducharme au 225 rue Holditch, Local 101, Sturgeon Falls ON, P2B 1T1.

**DES INFORMATIONS SUPPLÉMENTAIRES** rattachés à la modification du Règlement de zonage proposé sont disponibles pendant les heures régulières au bureau de Planification de Nipissing Ovest, au 225 rue Holditch, Sturgeon Falls ON ou par courriel [mducharme@westnipissing.ca](mailto:mducharme@westnipissing.ca) signé à la Municipalité de Nipissing Ovest le 8 septembre, 2020.

Melanie Ducharme, Greffière/Planificatrice municipale

MUNICIPALITY OF WEST NIPISSING	
BUILDING DEPARTMENT	
<input checked="" type="checkbox"/> No concerns	
<input type="checkbox"/> Concerns - see below comments	



**Appendix 2 – Public Comments**

see attached.

September 21, 2020

The Municipality of West Nipissing  
101-225, Holditch St.  
Sturgeon Falls, Ontario, Canada  
P2B 1T1  
Attn: Planning Advisory Committee

**Re: Public Meeting on September 28, 2020 regarding a Zoning Amendment Application, File No. ZBLA2020/11**

As the owners of directly abutting lands, we are responding to your notification regarding the application for a zoning amendment for the lands at Part Lot 5, Con. 5, Part 3, 36R-13422, Kirkpatrick Twp., West Nipissing. The proposed amendment and resultant development cause us significant concern given that the development does not fit within the general land use of the area and has the potential for significant environmental and community disruption. We are disappointed that the developer proposing the exception does not appear to have been fully transparent in their application with respect to the full extent of the development being proposed as is evident in their website at <https://www.genesisvillageofhope.ca/>. The hand-drawn site plan with the application only represents a portion of the full development and unfortunately, since it is not drawn to scale, does not accurately represent the size or density of development being proposed. In reviewing the actual development being proposed for this site from the developer's website, a number of significant concerns are raised and discussed below:

- 1) **Proposed Development does Not Meet the Definition nor the Intent of a Group Home Designation** –Section 3 Definitions of the West Nipissing Zoning Bylaw states the following:

*"3.74 GROUP HOME: a single housekeeping unit in a single detached dwelling or an accessory dwelling unit in which three to ten residents, excluding staff or receiving family, live under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under Federal or Provincial statutes."*<sup>1</sup>

Clearly a development including 42 units (28 of which are independent houses), a 5,000 sq.ft. community centre, a large barn, a hobby farm, etc. does not meet the definition of a "Group Home". These definitions are established in direct correlation with the type of zoning where said designation is a permissible use, to ensure any proposed

<sup>1</sup> Section 3, Page 14 of the West Nipissing Zoning Bylaw  
[http://www.westnipissingouest.ca/images/docs/Planning/Zoning\\_By-law\\_Consolidation\\_01-Jun-2018.PDF](http://www.westnipissingouest.ca/images/docs/Planning/Zoning_By-law_Consolidation_01-Jun-2018.PDF)

development is consistent with the overall area and land use in which it is being proposed to be developed.

In addition, Section 4.8 Group Home of the zoning bylaw states:

*"4.8 Group Home:*

*4.8.1 Where a Group Home is a permitted use, the following provisions shall apply:*

- a) A group home shall only be permitted within a single detached dwelling; and*
- b) All the provisions of the respective zone in which a group home is located shall be complied with."<sup>2</sup>*

The proposed development does not meet, nor even come remotely close to meeting, the above two stated requirements. Again, these requirements are established in a zoning bylaw to ensure the specific types of uses are permitted within land use designations where they are consistent with the neighbouring land uses. Allowing the proposed development to be categorized as a "Group Home" and then further allowing its development in a Rural Residential zoned area is completely inappropriate.

2) **Density of the Proposed Development** – In reviewing the developers' website, it would appear that the full build out for the site is considerably more extensive than what is currently being presented by the applicant. Based on their website, the full development includes:

- A 5,000 sq. ft. community centre (not the 2,100 sq. ft. as put forward in the site plan)
- 42 housing units including 28 individual small house units and 14 barn house units (again, the majority of which are not delineated in the site plan)
- A Garage
- Gardens for growing vegetables and fruits
- A green house
- A hobby farm containing fenced off areas (not in the site plan)
- A Large barn housing livestock (not fully delineated in the site plan)
- Fire pit
- Basketball court
- Gazebo
- A boat house & dock
- A shed & outhouse

<sup>2</sup> Section 4.8, Pages 33 and 34 of the West Nipissing Zoning Bylaw  
[http://www.westnipissingouest.ca/images/docs/Planning/Zoning\\_By-law\\_Consolidation\\_01-Jun-2018.PDF](http://www.westnipissingouest.ca/images/docs/Planning/Zoning_By-law_Consolidation_01-Jun-2018.PDF)

Not only is this an extensive list of onsite features, but based on a 4 acre property size, it will result in an extremely dense development that will not meet the current density provisions in the West Nipissing Zoning bylaw as well as exceeds the maximum number of accessory buildings permitted on a lot in any Residential Zone<sup>3</sup>.

- 3) **Outhouse and Sanitation Issues** - The full development being proposed for this site causes us significant concerns with respect to the provision of proper sanitation services. The information provided indicates an "outhouse", however, the development being proposed would require an extensive sanitation system. Based on our understanding of the North Bay Mattawa Conservation Authority's (NBMCA's) On-site Sewage System program and specific knowledge of the soils in this area which are heavy clay with a very high T-Time, this development would require an extensive septic system to be able to properly manage the raw sewage and greywater that would be generated by this development which could be upwards of 10,000 Litres per day. Given the location of the current "outhouse", without a proper sanitation system in place, this would result in a significant wastewater discharge, including raw sewage, directly into the Veuve River. This discharge would have a significant, and negative environmental impact to the river and its associated downstream ecosystem for miles. There is also mention that each of the housing units will have their own washroom facilities (Note: that is at least 42 separate washroom facilities), however, how the sanitation will be managed is not put forward. We raise this as a significant concern because based on the density of this development, the number of housing units and potential full-time occupants (as well as day traffic), the space required, dedicated to sanitation, would be several acres for a septic bed (even with enhanced treatment technologies) resulting in a direct conflict for space with other proposed development features. In other words, the site is grossly undersized to allow for proper sanitation for the proposed development.
- 4) **Site Safety and Security** – There is no mention in their application regarding measures that will be put in place regarding site safety and security. This raises concerns for 2 reasons. First, given the remoteness of the area and the occupants likely inexperience with wildlife in this part of Ontario, the occupants could be put at significant risk, especially if the sanitation facilities are at some distance from the residences and would need to be traversed at night; and, 2) according to the developers website, the occupants could have intellectual and/or developmental disabilities which could present a potential security risk to individuals off-site should proper security features not be put in place. What further remains unclear is how the direct supervision that is required on a Group Home zoning is going to be provided to residents living in individual units with no direct connection to supervisory staff.

<sup>3</sup> Section 4.2.5, Page 27 of the West Nipissing Zoning Bylaw  
[http://www.westnipissingouest.ca/images/docs/Planning/Zoning\\_By-law\\_Consolidation\\_01-Jun-2018.PDF](http://www.westnipissingouest.ca/images/docs/Planning/Zoning_By-law_Consolidation_01-Jun-2018.PDF)

- 5) **Lack of Appropriate Parking Infrastructure Identified** – As mentioned above, with a full build out there would be a minimum of 42 housing units with at least that many people living on site at any given time, in addition to the website promoting “Day Program to resident and neighbouring youth needing a day program”, a minimum of 12 parking spots would be required as per West Nipissing Zoning Bylaw for a Group Home which is not currently provided for in the site plan not including parking to accommodate day programming. Given the space constraints of the site, we are concerned that parking/overflow parking could result on Old Highway 17 resulting in significant safety concerns in the area, as this highway is not designed to accommodate long-term parking on the roadway shoulder.
- 6) **Potential Commercial Activity on Site is not Consistent with RR zoning** – the developers website for this project makes reference to the growing of vegetables and harvesting of eggs to provide a source of income for residents which implies commercial activity which is not consistent with a Group Home, nor is it consistent with an RR zoning.
- 7) **Hobby Farm and Manure Management** – the development proposes the construction of a “large barn” and “fenced off area for the housing of livestock”. Given the requirements for manure management, a minimum 40 metre setback from the property line is required (as per West Nipissing Zoning Bylaw<sup>4</sup>). The long and narrow configuration of the site (the site is only 60m wide) would not allow for this setback requirement to be met resulting in potentially significant off-site impacts to the abutting properties.
- 8) **Municipal and Utility Infrastructure** – The proposed site does not currently have access to any type of municipal infrastructure or utilities including water supply, sewer, hydro, gas, etc. For the type of development being proposed, obtaining all these services on-site, for the magnitude of the proposed development, could have detrimental offsite impacts. For example, the need for a drilled well capable of supplying up to 10,000L per day could have a negative impact to neighbouring wells and/or the ability for future build out of neighbouring properties. In addition, we believe the electrical demand for the proposed development has been severely underestimated and since there is no hydro available at the road, additional ground based solar structures will be required, contributing to the already over burdened developable area on the site. In addition, the developer has presented no information regarding supply of back-up power should the solar facilities not generate sufficient electricity. Does this mean a diesel generator on-site running 24/7?

In conclusion we commend the developer for their interest in developing such a facility, but raise serious concerns about the extent of the development and the constraints presented by the current site. The extensive list of services, features and infrastructure being promoted by

<sup>4</sup> Table 6, Page 51 of the West Nipissing Zoning Bylaw Appendices  
[http://www.westnipissingouest.ca/images/docs/Planning/W\\_Nipissing\\_Appendices\\_2015.pdf](http://www.westnipissingouest.ca/images/docs/Planning/W_Nipissing_Appendices_2015.pdf)

the developer cannot be adequately accommodated on such a small property without potentially severe environmental and community impacts. As a landowner in the Municipality of West Nipissing, we respectfully request planning staff to work with the developer to find a property that is much more suited to the type of development that that is actually being proposed.

Sincerely,

Frank McKay





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**From:** Roxanne Proulx <roxanne\_proulx@live.ca>  
**Sent:** September 22, 2020 9:23 PM  
**To:** Melanie Ducharme <mducharme@municipalldty.westnipissing.on.ca>  
**Subject:** Opposition letter, File ID ZBLA2020/11

Hi Mrs. Melanie Ducharme ; municipal clerk/planner and to whoever else this may concern,

We are writing this letter to express our strong opposition towards the zoning amendment application and also towards the project in general that Genesis Village of Hope Inc is proposing for the property at Part Lot 5, Conc. 5, Part 3, 36R-13422 Kirkpatrick Two of West Nipissing on Old Hwy 17.

We are the property owners directly beside this property and have multiple concerns regarding this project.

Our main concern has to do with the proximity of this project to our family residence. This project would greatly affect the safety and privacy of our residence and our family.

Safety : from what we gathered on the information of this project, from their business website, the type of people who will be living at this residence poses a safety risk. There is talk about having troubled youth living here. We have 2 small children and the idea of having multiple troubled youth so close to us is a concern. The safety of our property is also a concern. Regardless the type of people living at this residence, the amount of people can pose a safety risk to our family and property.  
If this project were to go through, what do they propose for the safety of their neighbours?  
Do they intend to fence their entire property?

Privacy : we are not just talking about adding 1 couple or 1 family as our neighbours. We are talking about multiple people living and working here. We bought our property in the hopes of raising our family in a quiet country setting, in a rural area, on a dirt road with minimal neighbours around! Again, do they intend to fence their entire property?

Another major concern is how this project/residence will look compared to the houses in the area. We don't believe this is the ideal location for a project of this magnitude. It's a rural setting and they are talking about adding approx 18 buildings to the property with more coming at later phases!

The noise and smell are another concern. There is a talk about adding a hobby farm on the property. I'm not sure how many animals and what kind they intend to have but it will surely affect the noise and smell in the area. Noise will also greatly be affected just by the sheer number of people living and working at this residence.

The value of our home will most likely also be greatly affected by this. If ever we wanted to sell in the future, no one will want to buy a quiet, country home beside a community living residence.

Thank you for taking the time to read this opposition letter. We hope to hear more news regarding this project and we will be attending the virtual meeting on Sept 28.

Jacques & Roxanne Proulx  
property owners at 556 Old Hwy 17

CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING /  
LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

**MINUTES OF THE COUNCIL MEETING  
HELD ON TUESDAY, OCTOBER 6, 2020 AT 6:30 PM**

**PRESENT:** MAYOR JOANNE SAVAGE  
COUNCILLOR YVON DUHAIME  
COUNCILLOR CHRISTOPHER FISHER  
COUNCILLOR ROLAND LARABIE  
COUNCILLOR LÉO MALETTE  
COUNCILLOR DAN ROVEDA  
COUNCILLOR DENIS SÉNÉCAL  
COUNCILLOR LISE SÉNÉCAL  
(Ward 7 - vacant)

**ABSENT:**

**VIRTUAL ZOOM MEETING / RÉUNION VIRTUELLE PAR ZOOM**

**A) DECLARATION OF PECUNIARY INTEREST / DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES**

There were no pecuniary interests declared.

**B) AGENDA and ADDENDUM / ORDRE DU JOUR et ADDENDA**

**B-1** A resolution was passed to approve the Addendum.

**No. 2020/261** Moved by: Councillor Roveda  
Seconded by: Councillor Malette

**BE IT RESOLVED THAT** the Addendum for the meeting of Council held on October 6, 2020 be adopted as  
☒ presented / ☐ amended. **CARRIED**

**B-2** A resolution was passed to adopt the Agenda.

**No. 2020/262** Moved by: Councillor Roveda  
Seconded by: Councillor Malette

**BE IT RESOLVED THAT** the Agenda for the meeting of Council held on October 6, 2020 be adopted as  
☒ presented / ☐ amended. **CARRIED**

**C) DELEGATIONS & PETITIONS / DÉLÉGATIONS ET PÉTITIONS**

**C-1** WN Chamber of Commerce – Waterfront Properties (Presenter: Stuart Seville )

Mr. Stuart Seville made a presentation to Council regarding the West Nipissing Waterfront Reclamation Project. Mr. Seville indicated specific sites which have been identified to be significant in terms of redevelopment. Mr. Seville made reference to the former Dutrisac Camp site as well as the Weyerhaeuser property. Councillors were in support of the initiative, however reserved making any commitment until such time as Council receives a report on the municipality's properties.

**D) CLOSED MEETING / RÉUNION À HUIS CLOS (1)**

**D-1** Resolution passed to proceed into closed meeting.

**No. 2020/263** Moved by: Councillor Malette  
Seconded by: Councillor L. Sénécal

**BE IT RESOLVED THAT** we proceed into closed meeting as authorized in Section 239 (2) of the Municipal Act, to discuss the following:

- (C) a proposed or pending acquisition or disposition of land by the municipality of local board;  
(i) Villeneuve Court

**CARRIED**

D-2 Resolution passed to adjourn the closed session.

No. 2020/264 Moved by: Councillor Fisher  
Seconded by: Councillor D. Sénécal

BE IT BE IT RESOLVED THAT the Closed meeting of Council held on October 6, 2020 be adjourned at 7:55 PM in order to proceed with the regular meeting

CARRIED

## COMMITTEE OF THE WHOLE MEETING / COMITÉ PLÉNIER

### E-1) GENERAL GOVERNMENT / GOUVERNEMENT GÉNÉRAL

E-1(a) Discussion re: CAO job description (J. Savage)

The Mayor sought direction on the process to change the job description of the Chief Administrative Officer. The CAO explained how the position has evolved over the years as the business of the corporation has changed. Mr. Barbeau explained that adjustments for accuracy would not necessarily change the job description. During a brief discussion, it was generally agreed that the current job description of the CAO was satisfactory and that small changes for accuracy would not necessarily need to return to Council.

E-1(b) HR Staffing Report

The Treasurer provided an update on Human Resources. The Mayor requested that a closed session be held to obtain greater detail on certain positions.

E-1(c) Reinstatement of interest and penalties and other collection matters

Council received information from the Treasurer concerning the reinstatement of interest and penalties which had been held in abeyance since the beginning of the pandemic. Council requested that a communication strategy be undertaken to ensure that all residents are informed of the reinstatement.

E-1(d) Requests for Relief on Water Bills

The Treasurer sought direction with respect to requests from certain businesses for reduction in the flat-rate fees for water during the periods which businesses may have been shut down during the pandemic lock-down. In light of assistance provided by other levels of government, the Treasurer sought direction from Council as to whether the Municipality wishes to provide further assistance to landlords and local businesses. Following a discussion, Council was divided equally on whether or not to provide such assistance, thus quashing the initiative.

E-1(e) Clarification re: Point-of-Order

Council discussed the CAO's memo clarifying how points of order are used during a meeting.

E-1(f) Cancellation of RFP for Strategic Plan

The Treasurer sought direction from Council regarding postponement of the Strategic Plan for this year, given the circumstances. Council was agreeable to the postponement for the time being but that it be revisited in January.

E-1(g) Counter Offer to purchase property behind Bay Street

Council considered a counter-offer on lands located behind 69 Bay Street. Following discussion, Council was not agreeable to reducing the purchase price.

E-1(h) Offer to purchase land – Industrial Park

Council considered an offer to purchase for the remaining lot in the industrial park. Following discussion, Council agreed that the lands be re-appraised in order to update the value given the improvements. Concurrently, staff was asked to bring back the Feasibility Study which was prepared last term for discussion and review by Council.

**E-1(i) Changes to the Integrity Commissioner By-Law (C. Fisher)**

Councillor Fisher requested changes to the Integrity Commissioner by-law to require the IC to be compliant with the by-law and further that complaints by a council member against another council member should be made public for the purpose of transparency. Following discussion,

**MOTION FOR EXTENSION:** At approx. 9:36 PM, a motion was tabled to extend the meeting beyond the regular curfew time in order to proceed with time sensitive items.

Moved by: Councillor Roveda

Seconded by: Councillor Fisher

**DEFEATED**

**E-1(j) Changes to the Procedural By-Law re: Calling of Special / Emergency Meetings (D. Roveda)**

↳ *Item carried to next council meeting.*

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Lise Sénécal,  
Chair

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Melanie Ducharme,  
Clerk

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**E-2 PLANNING / PLANIFICATION ..... *NIL***

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**E-3 EMERGENCY MEASURES AND PUBLIC SAFETY / MESURES D'URGENCE ET SÉCURITÉ PUBLIQUE**

**E-3(a) COVID-19 Update (verbal)**

↳ *Item carried to next council meeting.*

**E-3(b) School Crossings / Student Safety (J. Savage)**

↳ *Item carried to next council meeting.*

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Christopher Fisher,  
Chair

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Melanie Ducharme,  
Clerk

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**E-4 ECONOMIC DEVELOPMENT / DÉVELOPPEMENT ÉCONOMIQUE ..... *NIL***

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**E-5 SOCIAL SERVICES AND HEALTH / SERVICES SOCIAUX ET SANTÉ ..... *NIL***

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**E-6 SEWER AND WATER / LES ÉGOUTS ET L'EAU ..... *NIL***

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**E-7 ENVIRONMENTAL / L'ENVIRONNEMENT ..... *NIL***

## REGULAR COUNCIL / SÉANCE RÉGULIÈRE

### F) PLANNING / PLANIFICATION

- F-1** By-Law **2020/50** to assume lands for highway purposes (Poirier Rd – Verner) *(carried – Sept-15 mtg)*  
↳ *Item carried to next council meeting.*
- F-2** By-Law **2020/53** to assume lands for highway purposes (Laurin Rd, Verner)  
↳ *Item carried to next council meeting.*
- F-3** By-Law **2020/54** to amend the Zoning By-Law at 37 Tomiko Road (from RU to C1-3)  
↳ *Item carried to next council meeting.*
- F-4** By-Law **2020/55** to amend the Zoning By-Law at 12127 Hwy 17 (from R4 to C2)  
↳ *Item carried to next council meeting.*
- F-5** By-Law **2020/56** to amend the Zoning By-Law on Bay St. (from M2 to M1)  
↳ *Item carried to next council meeting.*
- F-6** By-Law **2020/57** to deem lots 170 and 171 to not be registered on subdivision plan (Cache Bay)  
↳ *Item carried to next council meeting.*

### G) CORRESPONDENCE AND ACCOUNTS / COMPTES ET COURRIER

- G-1** Resolution to adopt the minutes of a Council meeting.  
↳ *Item carried to next council meeting.*
- G-2** Resolution to adopt the minutes of the Planning Advisory Committee meeting.  
↳ *Item carried to next council meeting.*
- G-3** Resolution to receive the minutes of the following boards/committees.  
↳ *Item carried to next council meeting.*
- G-4** Resolution to receive the JULY 2020 disbursement sheets.  
↳ *Item carried to next council meeting.*

### H) UNFINISHED BUSINESS / AFFAIRES EN MARCHE ..... **NIL**

### I) NOTICE OF MOTION / AVIS DE MOTIONS

### J) NEW BUSINESS / AFFAIRES NOUVELLES

- J-1** By-Law **2020/51** to amend Procedural By-Law re: Electronic Participation. *(carried – Sept-15 mtg)*  
↳ *Item carried to next council meeting.*



- J-2** Resolution to sign the Solid Waste Collection and Landfill Site Management Agreement *(carried – Sept-15 mtg)*  
↳ *Item carried to next council meeting.*
- J-3** Resolution to award tender for exterior improvements to the Recreation Center  
↳ *Item carried to next council meeting.*
- J-4** Resolution to award quotation for the supply of a Tandem Diesel Snowplow-Dump-Spreader Truck  
↳ *Item carried to next council meeting.*
- J-5** By-Law **2020/58** to amend the Traffic and Parking By-Law  
↳ *Item carried to next council meeting.*
- J-6** Resolution to declare vacant land on Villeneuve Court as surplus.  
↳ *Item carried to next council meeting.*
- J-7** By-Law **2020/59** to transfer land on Villeneuve Court.  
↳ *Item carried to next council meeting.*

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**K) ADDENDUM / ADDENDA**

- ↳ *Item carried to next council meeting.*

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**L-1) INFORMATION & QUESTIONS / INFORMATION ET QUESTIONS**

- L-1(a)** No Mayor's report.

**L-2) Closed Meeting / Réunion à huis clos (2)**

- ↳ *Item carried to next council meeting.*

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**M) ADJOURNMENT / AJOURNEMENT**

- M-1** By-law **2020/60** passed confirming the proceedings of Council at its meeting held on October 6, 2020.

**No. 2020/265** Moved by: Councillor D. Sénécal

Seconded by: Councillor Malette

**BE IT RESOLVED THAT** By-law No. **2020/60** being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its meeting held on the 6<sup>th</sup> day of October, 2020, shall come into force and take effect on the date it is passed.

**CARRIED**

- M-2** Resolution passed to adjourn the meeting of Council.

**No. 2020/266** Moved by: Councillor L. Sénécal

Seconded by: Councillor D. Sénécal

**BE IT RESOLVED THAT** the meeting of Council held on October 6, 2020 be adjourned.

**CARRIED**

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JOANNE SAVAGE  
MAYOR

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MELANIE DUCHARME  
CLERK

CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING /  
LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

**MINUTES OF THE COUNCIL MEETING  
HELD IN COUNCIL CHAMBERS  
VIRTUAL ZOOM MEETING  
ON TUESDAY, SEPTEMBER 15, 2020 AT 6:30 PM**

**PRESENT:** MAYOR JOANNE SAVAGE  
COUNCILLOR YVON DUHAIME  
COUNCILLOR CHRISTOPHER FISHER  
COUNCILLOR ROLAND LARABIE  
COUNCILLOR LÉO MALETTE  
COUNCILLOR DAN ROVEDA  
COUNCILLOR DENIS SÉNÉCAL  
COUNCILLOR LISE SÉNÉCAL  
(Ward 7 - vacant)

**ABSENT:**

**VIRTUAL MEETING / RÉUNION VIRTUELLE**

**A) DECLARATION OF PECUNIARY INTEREST / DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES**

There were no pecuniary interests declared.

**B) AGENDA and ADDENDUM / ORDRE DU JOUR et ADDENDA**

**B-1** A resolution was passed to approve the Addendum.

**No. 2020/251** Moved by: Councillor Malette  
Seconded by: Councillor Roveda

**BE IT RESOLVED THAT** the Addendum for the meeting of Council held on September 15, 2020 be adopted as ☒ presented / ☐ amended.

**CARRIED**

**B-2** A resolution was passed to adopt the Agenda.

**No. 2020/252** Moved by: Councillor Fisher  
Seconded by: Councillor Malette

**BE IT RESOLVED THAT** the Agenda for the meeting of Council held on September 15, 2020 be adopted as ☒ presented / ☐ amended.

**CARRIED**

**C) DELEGATIONS & PETITIONS / DÉLÉGATIONS ET PÉTITIONS**

**C-1** Presentation of Annual Integrity Commissioner (IC) Report (Presenter: Patrice Cormier)

M Patrice Cormier provide Council with his annual report covering from March 1, 2019 to February 29<sup>th</sup>, 2020. Each Councillor had an opportunity to ask the IC questions and obtain clarification on the process.

**COMMITTEE OF THE WHOLE MEETING / COMITÉ PLÉNIER**

**D-1) ECONOMIC DEVELOPMENT / DÉVELOPPEMENT ÉCONOMIQUE**

**D-1(a)** CANO Follow-Up – Financial Statements

The audited financial statements from le CANO were shared with Council in accordance with the terms and conditions of the Municipality's agreement.

Joanne Savage,  
Chair

Stephan Poulin,  
Director of Economic Development and  
Community Services

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**D-2) PLANNING / PLANIFICATION**

**D-2(a) Promenade du Lac – Update & Remediation Options**

Council discussed the ongoing issue of Promenade du Lac. Staff advised that due to the circumstances of 2020, the appraisal has been delayed. Council briefly discussed the history of the situation and requested that staff work to expedite the matter with a view of bringing back a report by end of October.

Denis Sénécal,  
Chair

Melanie Ducharme,  
Municipal Planner

**MOTION FOR RECESS:** at 8:10 PM, Council agreed to a 10 minute recess and then continue with discussions.

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**D-3) EMERGENCY MEASURES AND PUBLIC SAFETY / MESURES D'URGENCE ET SÉCURITÉ PUBLIQUE**

**D-3(a) Dogsled Signs re: Cost of signs / installation**

The Manager of Public Work provided Council with an update informing them of the cost of the signs and that public works could do the installation. Council was in agreement with the installations of the signs in the requested locations.

Christopher Fisher,  
Chair

Melanie Ducharme,  
Clerk

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

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**D-5) PUBLIC WORKS / TRAVAUX PUBLICS**

**D-5(a) Quesnel Road – Concerns re: Speed Limit**

The Manager of Public Works provided an update and information concerning existing signage and speed limits on Quesnel Road. A vehicle data logger has been installed in order to provide staff with data as to actual vehicle counts and speeds. Mr. Remillard indicated that signage is adequate and that this is an enforcement issue. Council also discussed speed on the river and the Manager indicated that signage has been obtained and is ready to install.

**D-5(b) Report re: Advanced green light at intersection of Front and Coursol Streets *(J. Savage)***

The Manager reported that the advance green is currently programmed for east-bound traffic which is greater than west bound. Changing the direction of the advance green would likely create congestion at that intersection. Mr. Remillard also indicated that a left-turn lane would alleviate the issue, but would come with a significant cost. Mr. Remillard has discussed the matter with MTO who have indicated that a Traffic Impact Study would be required. Following discussion, Council was in agreement to move forward with addressing the problem and the Manager was requested to obtain a Traffic Impact Study.

**D-5(c)** Update re: Verner Sidewalk (J. Savage)

The Manager provided an update on the Verner Sidewalk. The MOECC approvals have not yet been obtained and there is no assurance it will be immediately forthcoming. The manager recommended postponing the project if approvals aren't received shortly as sidewalk construction in cold weather would not be ideal. Nipissing Street is ready to move forward as there are no approvals required for this sidewalk. Following assurance from the Treasurer that the additional funds can be obtained to complete both projects, Council agreed to move forward with Nipissing Street and to complete Verner as well, if approvals can be obtained.

**D-5(d)** Capital Update

The Manager of Public Works provided an update on 2020 capital projects and Councillors were provided with opportunity to ask questions on specific projects.

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Yvon Duhaime,  
Chair

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Jean-Pierre (Jay) Barbeau,  
Chief Administrative Officer

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**D-6) COMMUNITY SERVICES / SERVICES COMMUNAUTAIRES**

**D-6(a)** Cache Bay Trailer Park

The Director of Community Services provided Council with information concerning the Cache Bay Trailer Park. The current operator has indicated that he will not be continuing and requested direction from Council as to the future disposition of the park, whether Council wishes to issue a new RFP for an operator or to shut it down. Following discussions it was agreed that the municipality move forward with an RFP for a short term in order to provide the municipality with opportunity to examine options for the future.

**D-6(b)** Community Events / COVID-19 concerns

The Director sought direction from Council on the proposed cancellation of traditional community activities such as the kid's safe halloween, Christmas parade, seniors supper. Following discussion, Council was in agreement to cancel the indoor events for 2020 given the COVID situation and the director will bring back options in October as to whether the parade could proceed in some fashion given the physical distancing requirements.

**D-6(c)** Keeping Town Green and Clean (J. Savage)

↳ It was agreed that this matter be carried to the next Community Services meeting.

**D-6(d)** Public Beaches – By-Law to minimize disturbances (D. Roveda)

↳ It was agreed that this matter be carried to the next Community Services meeting.

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Jeremy Séguin,  
Chair

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Stephan Poulin,  
Director of Economic Development and  
Community Services

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**D-7) SEWER AND WATER / LES ÉGOUTS ET L'EAU**

**D-7(a)** Water Financial Plan

The Treasurer provided a brief background to the water financial plan and the legislative requirements for preparing the plan. The plan, while not a budget, does provide framework and guiding principles for the ongoing operation of the municipal water operations over the next six years. Following discussion, Council supported the Plan.

\_\_\_\_\_  
Dan Roveda,  
Chair

\_\_\_\_\_  
Jean-Pierre (Jay) Barbeau,  
Chief Administrative Officer

**D-8) ENVIRONMENTAL / L'ENVIRONNEMENT ..... NIL**

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**MOTION FOR EXTENSION:** A motion was tabled to extend the meeting beyond the regular curfew time in order to proceed with time sensitive items.

Moved by: Councillor Larabie

Seconded by: Councillor Roveda

**CARRIED**

**REGULAR COUNCIL / SÉANCE RÉGULIÈRE**

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**E) PLANNING / PLANIFICATION**

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**E-1** Approve By-Law 2020/50 to assume and dedicate lands for highway purposes (Poirier Rd – Verner)

↳ *It was agreed that this matter be carried to the next Council meeting.*

**F) CORRESPONDENCE AND ACCOUNTS / COMPTES ET COURRIER**

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**F-1** A resolution was passed to adopt the minutes of a Council meeting.

**No. 2020/253** Moved by: Councillor L. Sénécal

Seconded by: Councillor Roveda

**BE IT RESOLVED THAT** the minutes of the meeting of Council held on September 1, 2020 be adopted, as  
☒ presented / ☐ amended. **CARRIED**

**F-2** Resolution to receive the JULY disbursement sheets.

↳ *It was agreed that this matter be carried to the next Council meeting.*

**G) UNFINISHED BUSINESS / AFFAIRES EN MARCHÉ ..... NIL**

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**H) NOTICE OF MOTION / AVIS DE MOTIONS**

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**I) NEW BUSINESS / AFFAIRES NOUVELLES**

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**I-1** Resolution to sign the Solid Waste Collection and Landfill Site Management Agreement

↳ *It was agreed that this matter be carried to the next Council meeting.*

**I-2** Resolution passed to adopt the Water Financial Plan

**No. 2020/254** Moved by: Councillor Duhaime

Seconded by: Councillor Malette

**WHEREAS** at a Committee of the Whole meeting held on September 15<sup>th</sup>, 2020, the Sewer and Water Committee recommended that the Water Financial Plan be approved as presented;

**BE IT RESOLVED THAT** the Municipality of West Nipissing Water Financial Plan 202-301A confirms the financial viability of the water supply;

**BE IT FURTHER RESOLVED THAT** Council approves the Water Financial Plan 202-301A;

**BE IT FINALLY RESOLVED THAT** staff be authorized to table the Water Financial Plan in accordance with O. Reg. 453/07 with the Ministry of Municipal Affairs and Housing.

**CARRIED**

- I-3 Resolution passed to approve By-Law **2020/51** to amend Procedural By-Law re: Electronic Participation.

↳ *It was agreed that this matter be carried to the next Council meeting.*

- I-4 Resolution passed to proclaim September 25<sup>th</sup> as Journée Franco-Ontariens(ennes)

**No. 2020/255**    Moved by:    Councillor Malette  
                         Seconded by:    Councillor Duhaime

**BE IT RESOLVED THAT** the Mayor be authorized to proclaim September 25<sup>th</sup>, 2020 as « **FRANCO-ONTARIAN DAY / JOUR DES FRANCO-ONTARIENS ET DES FRANCO-ONTARIENNES** » in the Municipality of West Nipissing

**CARRIED**

- I-5 Resolution to support - Chatham-Kent.

↳ *It was agreed that this matter be carried to the next Council meeting.*

- I-6 Resolution to support - Grey County

↳ *It was agreed that this matter be carried to the next Council meeting.*

- I-7 Resolution passed to award the quotation for the sidewalk upgrades on Nipissing and Principale East St.

↳ Refer to the Addendum Section

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**J)    ADDENDUM / ADDENDA**

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- I-7 Resolution passed to award the quotation for the sidewalk upgrades on Nipissing and Principale East St.

**No. 2020/256**    Moved by:    Councillor Duhaime  
                         Seconded by:    Councillor Larabie

**WHEREAS** quotations were requested for sidewalk upgrades on Nipissing Street and Principal Street East in the Municipality of West Nipissing;

**AND WHEREAS** three (3) quotations were received on September 11<sup>th</sup>, 2020;

**AND WHEREAS** the quotations have been reviewed by the EXP. and the award being recommended herein consists of the best price meeting all of the specifications;

**AND WHEREAS** Council concurs with the recommendation received;

**BE IT THEREFORE RESOLVED THAT** the quotation for sidewalk upgrades on Nipissing Street and Principal Street East be awarded to **LABELLE BROTHERS CONSTRUCTION**, having submitted the lowest quotation of \$317,630.50, plus H.S.T., meeting all the specifications.

**CARRIED**

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**K)    INFORMATION & QUESTIONS / INFORMATION ET QUESTIONS**

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- K-1    The Mayor gave her report.

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**L)    CLOSED MEETING / RÉUNION À HUIS CLOS**

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- L-1    A resolution was passed to proceed into closed meeting.



**No. 2020/257**    Moved by:    Councillor Malette  
                         Seconded by:    Councillor Fisher

**BE IT RESOLVED THAT** we proceed into closed meeting as authorized in Section 239 (2) of the Municipal Act, to discuss the following:

- (C)    a proposed or pending acquisition or disposition of land by the municipality or local board;  
      (i)    Villeneuve Court

**CARRIED**

**L-2**    A resolution was passed to adjourn the closed session.

**No. 2020/258**    Moved by:    Councillor Fisher  
                         Seconded by:    Councillor Malette

**BE IT BE IT RESOLVED THAT** the Closed meeting of Council held on September 15th 2020 be adjourned at 10:47 PM in order to proceed with the regular meeting

**CARRIED**

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**M)    ADJOURNMENT / AJOURNEMENT**

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**M-1**    A resolution was passed to adopt By-law **2020/52** confirming the proceedings of Council at its meeting held on September 15, 2020.

**No. 2020/259**    Moved by:    Councillor Fisher  
                         Seconded by:    Councillor Malette

**BE IT RESOLVED THAT** By-law No. **2020/52** being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its meeting held on the 15<sup>th</sup> day of September 2020, shall come into force and take effect on the date it is passed.

**CARRIED**

**M-2**    A resolution was passed to adjourn the meeting of Council.

**No. 2020/260**    Moved by:    Councillor Fisher  
                         Seconded by:    Councillor Malette

**BE IT RESOLVED THAT** the meeting of Council held on September 15<sup>th</sup>, 2020 be adjourned.

**CARRIED**

---

JOANNE SAVAGE  
MAYOR

---

MELANIE DUCHARME  
CLERK



## MINUTES

**Municipality of West Nipissing  
Meeting for the Planning Advisory Committee  
On August 24, 2020 at 06:00 PM  
Chair: Denis Sénécal**

**PRESENT:** Yvon Duhaime  
Chris Fisher  
Fernand Pellerin  
Normand Roberge  
Dan Roveda  
Joanne Savage  
Denis Sénécal

**ABSENT:**

### 1. CALL TO ORDER

### 2. DECLARATION OF PECUNIARY INTEREST

### 3. APPROVAL OF AGENDA

#### RESOLUTION #2020/016

Moved by: Fernand Pellerin

Seconded by: Yvon Duhaime

That the Agenda for the meeting of August 24, 2020, be approved, as presented.

**CARRIED**

### 4. MINUTES

#### RESOLUTION #2020/017

Moved by: Yvon Duhaime

Seconded by: Fernand Pellerin

That the Minutes of meeting held on July 20, 2020 be adopted, as presented.

**CARRIED**

### 5. DEEMING BY-LAW APPLICATION DBL 2020-02- COUTU, HENRY & WRIGHT, JOAN

#### RESOLUTION #2020/018

Moved by: Fernand Pellerin

Seconded by: Yvon Duhaime

**WHEREAS** the Owner of Lots 41 and 42 Registered Plan 36M-598, (the "Lands") has applied to the Municipality to have the Lands deemed not to be lots on a Registered Plan of Subdivision pursuant to Section 50(4) of the *Planning Act*, R.S.O., c. P. 13.

**THEREFORE BE IT RESOLVED** that the West Nipissing Planning Advisory Committee recommends that Council for the Municipality of West Nipissing pass a By-law deeming lots 41 and 42, Plan 36M-598 not to be a lot on a plan of Subdivision.

**CARRIED**

**6. ZONING AMENDMENT APPLICATION NO. ZBLA2020/07-1451692 ONTARIO INC. (Mike Savage)**

**RESOLUTION #2020/019**

Moved by: Yvon Duhaime

Seconded by: Fernand Pellerin

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-law 2014-45;

**AND WHEREAS** written concerns and objections were received: ☐ Yes ☒ No

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ **RECOMMENDS**  
☐ **DOES NOT RECOMMEND**

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at 12127 Highway 17 as follows:

1. Schedule **G5-4** 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 Part of Lot 1, Concession 1, Part 1, 36R-5763, Former Township of Springer, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached hereto from R4 (Residential, four) to C2 (Highway Commercial) to expand existing commercial operation.

**CARRIED**

**7. ZONING AMENDMENT APPLICATION NO. ZBLA2020/08-HOLLAND, RUSSELL**

**RESOLUTION #2020/020**

Moved by: Yvon Duhaime

Seconded by: Fernand Pellerin

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-law 2014-45;

**AND WHEREAS** written concerns and objections were received: ☐ Yes ☒ No

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒ **RECOMMENDS**  
☐ **DOES NOT RECOMMEND**

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at 37 Tomiko Road, as follows:

1. Schedule **E5-2** 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 Part of Lot 2, Concession 1 and 2, Former Township of Field, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached

hereto from RU (Rural) to C1-3 (General Commercial exception 3).

**CARRIED**

**8. ZONING AMENDMENT APPLICATION NO. ZBLA2020/09-ROY, YVES & DIANE**

**RESOLUTION #2020/021**

Moved by: Fernand Pellerin

Seconded by: Yvon Duhaime

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-law 2014-45;

**AND WHEREAS** written concerns and objections were received: ☐ Yes ☒ No

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒  
☐

**RECOMMENDS**

**DOES NOT RECOMMEND**

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at Munroe Road, as follows:

1. Schedule D1 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 Part of Lot 12, Concession 4, Former Township of Hugel, Municipality of West Nipissing, shown as hatched on Schedule 'A', attached hereto from M3 (Industrial Extractive) to Lots 1-4, RR (Rural Residential), Lot 5, RR-2 (Rural Residential Exception Zone 2) and lands east of creek RU (Rural) subject to obtaining a Record of Site Condition and MTO approval for Access to lands east of the creek.

**CARRIED**

**9. ZONING AMENDMENT APPLICATION NO. ZBLA2020/10-AL LANTEIGNE STEELWORKS LTD.**

**RESOLUTION #2020/022**

Moved by: Yvon Duhaime

Seconded by: Fernand Pellerin

**WHEREAS** a public meeting was held for the purpose of amending Zoning By-law 2014-45;

**AND WHEREAS** written concerns and objections were received: ☐ Yes ☒ No

**BE IT RESOLVED** THE WEST NIPISSING PLANNING ADVISORY COMMITTEE

☒  
☐

**RECOMMENDS**

**DOES NOT RECOMMEND**

that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to rezone the property located at Bay Street, as follows:

1. Schedule SF4 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 Part of Lot 5, Concession 1, Part 1, 36R-12336, Former Township of Springer, Municipality of West Nipissing, shown as hatched on

Schedule 'A', attached hereto from M2 (Heavy Industrial) to M1 (Light Industrial) creek.

**CARRIED**

## **10. ADJOURNMENT**

### **RESOLUTION #2020/023**

Moved by: Yvon Duhaime

Seconded by: Fernand Pellerin

That the West Nipissing Planning Advisory Committee meeting be adjourned to September 28, 2020 in the Council Chambers (Lower Level) of the West Nipissing Municipal Building.

**CARRIED**



## WEST NIPISSING PLANNING ADVISORY COMMITTEE

Resolution No.

**2020 /025**

**September 28, 2020**

Moved by / *Proposé par* :

**"Joanne Savage"**

Seconded by / *Appuyé par* :

**"Fernand Pellerin"**

**BE IT RESOLVED** that the Minutes of meeting held on August 24, 2020, be adopted, as presented.

**"Denis Sénécal"**

CHAIR

**"Melanie Ducharme"**

SECRETARY

	Yeas	Nays
Duhaime, Yvon		
Fisher, Christopher		
Pellerin, Fernand		
Roberge, Normand		
Savage, Joanne		
Sénécal, Denis		
Roveda, Dan		





## **MINUTES**

**Municipality of West Nipissing  
Meeting of the Committee of Adjustment  
On August 24, 2020 at 7:00 PM  
Chair: Normand Roberge**

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**PRESENT:** Christopher Fisher  
Fernand Pellerin  
Normand Roberge  
Roger Gagnon  
Denis Senecal

**ABSENT:**

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### **CALL TO ORDER**

#### **RESOLUTION #2020/050**

Moved by: Fernand Pellerin

Seconded by: Roger Gagnon

That the Agenda for the Committee of Adjustment meeting of August 24, 2020 be approved, as presented.

**CARRIED**

### **MINUTES**

#### **RESOLUTION #2020/051**

Moved by: Roger Gagnon

Seconded by: Fernand Pellerin

That the Minutes of the Committee of Adjustment meeting held on July 20, 2020, be adopted, as presented.

**CARRIED**

### **APPLICATIONS FOR MINOR VARIANCE AND CONSENT**

#### **C22/2020 Application for Consent by Shawn Aubin-Owners**

A consent application made by Shawn Aubin for the creation of a new lot at 8 Lac Clair Road, legally described as Pt of Lot 12, Concession 5, Parts 1 and 2, 36R-11837, Township of Springer, Municipality of West Nipissing.

#### **RESOLUTION #2020/052**

Moved by: Fernand Pellerin

Seconded by: Roger Gagnon

#### **CONDITIONS:**

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before August 24, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.

5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
6. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply.

**CARRIED**

**C23/2020 Application for Consent by Normand Liard-Owner**

A consent application made by Normand Liard for the creation of a new lot on 311 Pike Lake Rd, legally described as Lot 11, Concession 2, Township of Bastedo, Municipality of West Nipissing.

**RESOLUTION #2020/053**

Moved by: Roger Gagnon

Seconded by: Fernand Pellerin

**CONDITIONS:**

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before August 24, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.

**CARRIED**

**C24/2020 Application for Consent by 1395559 Ontario Inc. (Michel Renaud)-Owner**

A consent application made by 1395559 Ontario Inc. (Michel Renaud) for the creation of a new lot on 90 Bay Street, legally described as Part of Lot 5, Concession A, Township of Springer, Municipality of West Nipissing.

**RESOLUTION #2020/054**

Moved by: Denis Senecal

Seconded by: Roger Gagnon

**CONDITIONS:**

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before August 24, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.

5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
6. That the owner shall obtain and file a Record of Site Condition in the Environmental Site Registry.
7. That the owner shall obtain an entrance permit in accordance with By-law 2017-39.
8. The owner shall grant to Greater Sudbury Hydro, an easement in the amount of 3.0m across the frontage of the severed and retained lands.
9. The owner shall undertake an amendment to the West Nipissing official Plan and Zoning By-law to remove the property from the Employment Area and rezone to R1 exception zone for the construction of a new single family dwelling.

**CARRIED**

**C25/2020 Application for Consent by Al Lanteigne Steelworks Ltd.-Owner**

A consent application made by Al Lanteigne Steelworks Ltd. for the creation of a new lot on lands on Bay Street, legally described as Part of Lot 5, Concession 1, Township of Springer, Municipality of West Nipissing.

**RESOLUTION #2020/055**

Moved by: Roger Gagnon

Seconded by: Denis Senecal

**CONDITIONS:**

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before August 24, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5. The owner shall grant to Greater Sudbury Hydro, an easement in the amount of 3.0m across the frontage of the severed and retained lands.

**CARRIED**

**C26/2020 Application for Consent by 1751097 Ontario Limited (Brian Roth)-Owner**

A consent application made by 1751097 Ontario Limited (Brian Roth) for an addition to a lot on lands at 696 Laplage Road, legally described as Part of Lot 2, Con. C, Township of Caldwell, Municipality of West Nipissing.

**RESOLUTION #2020/056**

Moved by: Denis Senecal

Seconded by: Roger Gagnon

**CONDITIONS:**

1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality;
2. Confirmation that all property taxes are paid up to date;
3. That all conditions be met on or before August 24, 2021 being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.

5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
6. That an easement be granted to Bell Canada in the amount of 10m for existing overhead services.
7. That a Pin Consolidation be filed in the Land Registry Office in order to consolidate the lot addition.

**CARRIED**

#### **ADJOURNMENT**

**RESOLUTION #2020/057**

Moved By: Roger Gagnon

Seconded by: Denis Senecal

That the West Nipissing Committee of Adjustment meeting be adjourned to September 28, 2020 in the Council Chambers of the West Nipissing Municipal Building.

**CARRIED**



## WEST NIPISSING COMMITTEE OF ADJUSTMENT

Resolution No.

2020 / 058

September 28, 2020

Moved by / *Proposé par* :

« Christopher Fisher »

Seconded by / *Appuyé par* :

« Denis Senecal »

**BE IT RESOLVED** that the Minutes of the Committee of Adjustment meeting held on August 24, 2020, be adopted, as presented.

“Normand Roberge”

CHAIR

“Melanie Ducharme”

SECRETARY

NAMES	YEAS	NAYS
Fisher, Christopher		
Gagnon, Roger		
Pellerin, Fernand		
Roberge, Normand		
Sénécal, Denis		

**Minutes of the Regular Meeting  
of the Board of Management of Au Château  
held by conference call  
on June 17, 2020 at 12:00 noon**

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PRESENT: MEMBERS :	Lise Senécal	Chair
	Yvon Duhaime	
	Jacques Dupuis	Administrator / Secretary
	Léo Malette	Vice-Chair
	Dan O'Mara	
	Joanne Savage	
	Nicole Janson	Recording Secretary

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Due to COVID-19, the meeting was held by conference call and presided by Administrator in the physical absence of the Chair.

**01. Meeting called to order**

Meeting was called to order.

**02. Declaration of Conflict of Interest**

No declaration of conflict of interest declared.

**03. Adoption of Agenda**

Resolution No. 30

Moved by : Joanne Savage

Seconded by : Léo Malette

BE IT RESOLVED THAT the Agenda of the Regular Meeting on June 17, 2020 be approved as amended at 12:00 pm.

Carried

**04. Adoption of Minutes**

Resolution No. 31

Moved by : Dan O'Mara  
Seconded by : Joanne Savage

BE IT RESOLVED THAT the Minutes of the Regular Meeting held May 20, 2020 be approved as presented.

Carried

**05. New Business:**

**a) Health & Safety Committee Meeting Minutes**

The Health and Safety Committee Meeting Minutes were accepted as presented and the following resolution was adopted:

Resolution No. 32

Moved by : Léo Malette  
Seconded by : Dan O'Mara

BE IT RESOLVED THAT the Minutes of the Joint Health and Safety Committee have been received.

Carried

**b) Canadian Armed Forces Report**

The report was provided to the Board for information purposes. After review of the report it was determined that most of the issues were related to infection control and staffing.

**c) C.D. Howe Crisis Working Group Report**

Administrator highlighted key issues in the report that need to be addressed by the government in the Long-term care sector.

**d) Pandemic Plan**

The Board was provided with the Pandemic Plan to enlighten them on the measures in place in case of a pandemic outbreak in the Home.



e) **Staffing Update – Month of May**

The monthly staffing report was provided to the Board for an update on the staffing situation and highlighted Helping Hands relief for staff.

f) **Staff Testing**

Administrator informed the Board that as per Directives, staff testing is recommended to be done twice in the month of June having the first wave held two weeks ago with results being all negative for COVID-19. Since this is a recommendation and not mandatory only 13 staff members were not tested in the first wave. The second wave of testing is scheduled for next week. All testing is being done in-house. No Directive yet from the government if continued testing will be required.

g) **Strategic Plan**

Administrator informed the Board that the request for the extension of 5 years and funding to remain status quo has been approved by Senior Management who will be presenting this recommendation to their Board for final approval.

Further discussion was held and it was agreed to delay the request for funding from the government until such time a response from DNSSAB has been received regarding the 102 bed shelter.

h) **Resuming visits in LTC**

The Home will resume visits as per the Ministry's Directive with strict measures in place to ensure the health and safety of residents and staff. He further explained the process that the Home will be adopting to also ensure equity and compliancy.

06. **Unfinished Business:**

a) **Financial Report**

After clarification of a few items, the Financial Report was accepted as presented and the following resolution was adopted:

Resolution No. 33

Moved by : Yvon Duhaime

Seconded by : Léo Malette

BE IT RESOLVED THAT the Financial Report be accepted as presented.

Carried

**b) Administrative Report**

There being no further discussion other than what was presented on the report, the Administrative report was adopted as presented and the following resolution was passed:

Resolution No. 34

Moved by : Joanne Savage  
Seconded by : Yvon Duhaime

BE IT RESOLVED THAT the Administrator's Report be accepted as presented.

Carried

**07. In-Camera Session**

None

**08. Other Business / Information Items**

**a) Next Meeting**

The next meeting is scheduled for September 16<sup>th</sup>, 2020 at 12:00 noon.

**b) Information Items**

None provided.

**09. Adjournment**

Resolution No. 35

Moved by : Yvon Duhaime  
Seconded by : Dan O'Mara

BE IT RESOLVED THAT the meeting now adjourn at 1:05 pm.

Carried

Chair

Administrator / Secretary

**MINUTES OF THE WEST NIPISSING OPP SERVICES BOARD MEETING  
HELD IN THE STURGEON FALLS LIBRARY AUDITORIUM  
ON WEDNESDAY, MARCH 11, 2020, at 6:30 P.M.**

**Members present:**

Christopher Fisher (Chair)  
Denis Sénécal (Vice Chair)  
Roch St-Louis

**Regrets:**

**Staff present:**

Mélanie Hébert (Secretary)  
Inspector Michael Maville

**House Keeping:**

- Election of Chair & Vice Chair

Mayor Joanne Savage sent an email regarding provincial appointees, other committees have also been waiting for provincial appointees for several months we shouldn't wait, we shall continue to conduct as a 3-person board, in the meantime.

**No. 2020/01 Moved by:** Denis Sénécal

**Seconded by:** Roch St-Louis

**WHEREAS** Section 36(1) AND 36(2) of the Police Services Act (Ontario) provides that the members of the Police Board shall elect one of themselves as chair, and, when the chair is absent tough illness or otherwise, the Committee may appoint another member to act as Vice Chair;

**BE IT RESOLVED THAT** Christopher Fisher be appointed as Chair of the West Nipissing OPP Services Board and that Denis Sénécal be appointed as Vice Chair.

**CARRIED**

**2. Adoption of the Consent Minutes**

**No. 2020/02 Moved by:** Roch St-Louis

**Seconded by:** Denis Sénécal

**BE IT RESOLVED THAT** the minutes of the West Nipissing OPP Services Board held on January 15, 2020, be adopted as presented.

**CARRIED**

3. Declaration of Pecuniary Interest

4. Adoption of the Agenda

**No. 2020/03 Moved by:** Denis Sénécal **Seconded by:** Roch St-Louis  
**BE IT RESOLVED** that the agenda for the WEST NIPISSING OPP SERVICE BOARD meeting of March 11, 2020, be adopted, as presented.

**CARRIED**

5. Business Arising Out of the Minutes.

- Communication by-law
  - As per section 10 we need it, it is to be discussed at the next meeting.

6. OAPSB 2020 Spring Conference

- May 27-30, 2020
- Marriott Downtown at CF Toronto Eaton Centre
- Early Bird Registration - Expires March 20, 2020

There is money available in the budget if anyone wishes to participate at the OAPSB Annual General Meeting in Toronto at the end of May.

7. OAPSB Website – E-Learning

- We are now members of the OAPSB, under section 10 of our procedure by-law we are required to do training, once they bring back training in the spring we will be able to count it as our training for the year.

8. Approval of 2019 minutes

- May 8<sup>th</sup>, 2019

**No. 2020/04 Moved by:** Roch St-Louis

**Seconded by:** Denis Sénécal

**BE IT RESOLVED THAT** the minutes of the West Nipissing OPP Services Board held on May 8, 2019, be adopted as presented.

**CARRIED**

- May 15<sup>th</sup>, 2019

**No. 2020/05 Moved by:** Roch St-Louis

**Seconded by:** Denis Sénécal

**BE IT RESOLVED THAT** the minutes of the West Nipissing OPP Services Board held on May 15, 2019, be adopted as presented.

**CARRIED**

- May 15<sup>th</sup>, 2019 – Closed

**No. 2020/06 Moved by:** Roch St-Louis

**Seconded by:** Denis Sénécal

**BE IT RESOLVED THAT** the CLOSED minutes of the West Nipissing OPP Services Board held on May 15, 2019, be adopted as presented.

**CARRIED**

- May 21<sup>st</sup>, 2019 – AD HOC

**No. 2020/07 Moved by:** Roch St-Louis

**Seconded by:** Denis Sénécal

**BE IT RESOLVED THAT** the AD HOC meeting minutes of the West Nipissing OPP Services Board held on May 21, 2019, be adopted as presented.

**CARRIED**

- June 3, 2019 – Special

**No. 2020/08 Moved by:** Denis Sénécal

**Seconded by:** Roch St-Louis

**BE IT RESOLVED THAT** the minutes of the SPECIAL meeting of the West Nipissing OPP Services Board held on June 3, 2019, be adopted as presented.

**CARRIED**

- June 3, 2019 – Special closed

**No. 2020/09 Moved by:** Roch St-Louis

**Seconded by:** Denis Sénécal

**BE IT RESOLVED THAT** the minutes of the SPECIAL CLOSED meeting of the West Nipissing OPP Services Board held on May 15, 2019, be adopted as presented.

**CARRIED**

- September 4, 2019

**No. 2020/10 Moved by:** Denis Sénécal

**Seconded by:** Roch St-Louis

**BE IT RESOLVED THAT** the minutes of the West Nipissing OPP Services Board held on September 4, 2019, be adopted as presented.

**CARRIED**

All minutes were signed and approved, Mélanie will scan them and send them off to Council.

9. Other

- a) Community safety and well-being plan

- A board presence is optional as long as there's an OPP presence, Inspector Maville is a part of the committee. Everything is moving along great the plan is going to be well done. Next meeting is set for the end of March.

b) Regional Round Table Discussion

- We sent out a letter to the regional round table discussion back in February as we would like to keep our board since we are different from other boards and municipalities in the region because of our size, staffing and service. The municipality and Mayor Joanne also sent in a letter for support.
- Chris and Inspector Maville, participated at the regional round discussion conference in Sudbury, and we have a good chance of keeping our board.
- Later on we could possibly join the zone board to see how other boards function.

c) Police services act

- The Ontario Police Services act is being re written since the last one dates from 1999, once released, we will have 45 days to comment on the draft. The draft should be released for commenting sometime in March of 2021. Once the draft becomes available, a special meeting will be called in order for us to comment.

d) 911 missed calls

- 911 missed call resolution was sent to Council, it was deferred by the OPP in search for municipal support as they are currently billed for missed 911 calls.
- Resolution is to ask the government and smartphone companies to dismiss user error calls, this could reduce calls by thousands.
- We are indifferent on the matter since the OPP is already doing that, we don't fully understand the resolution, it may pertain more to the southern part of Ontario.

## 10. OPP Business / Report

- **OPP Report**
  - The detachment is doing very well and is at 100% capacity. This data only represents West Nipissing not including the highways within the municipality. It was noted the fact that we do not have historical data, which means the % is off so the stats aren't very useful for the moment, but as of June 2020 we will have a year of data to compare to.
- **OPP Media Release**
  - We currently don't have access to media release from the OPP. We would like to know what's going on, and it is Maville's job to bring it to the board. Moving forward Inspector Maville will forward all Media releases to Mélanie and she will pass it around to the board members.

## 11. Chiefs' Memo

- Chief's Memo's is great information regarding changes to policing, moving forward all memo's will be sent out by email to be discussed at the meeting.
  - Digital Motorized Snow Vehicle Operator's Licence
  - Special Investigations Unit Act In-force Date
  - Bill C-75 changes to s.145 of the Criminal Code

## 12. Board Summary

- Grants
  - If we want more grants as they come along, we can apply and some grants are free. We currently don't need anything if we would want to enhance we could. We still have money from the Ride program grant, but grant money eventually runs out.
- Building tender
  - Chris will follow up with the municipality to see where we're at with the building tender since construction is set to begin this spring/summer.

## 13. Adjournment

**No. 2020/11 Moved by: Roch St-Louis**

**Seconded by: Denis Sénécal**

**BE IT RESOLVED** the meeting of the West Nipissing OPP Services Board held on March 11, 2020, be adjourned at 8.p.m.

**CARRIED**



Chris Fisher - Chair



Mélanie Hébert - Secretary



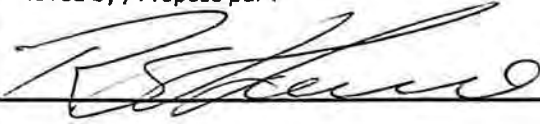
WEST NIPISSING OPP SERVICE BOARD

Resolution No.

2020 / 02

July 16, 2020

Moved by / Proposé par :



Seconded by / Appuyé par :



**BE IT RESOLVED THAT** the minutes of the meeting of the West Nipissing OPP Service Board held on March 11, 2020, be adopted, as ~~is~~ presented / ~~is~~ amended.



Chair



Secretary

Names	YEAS	NAYS
Fisher, Christopher	✓	
Sénécal, Denis		
St-Louis, Roch	✓	

**The West Nipissing Public Library Board  
Le conseil de la bibliothèque publique de Nipissing Ouest**

**Regular Board Meeting Minutes  
Thursday, June 11<sup>th</sup> 2020 at 3:00 p.m. through ZOOM**

**Present:** S. Friedrich, S. Pilon, A. Langevin, J. Séguin, D. Venne

**Staff:** É. Keenan

**1. Call to order**

Meeting called to order by chair at 3:10

**2. Approval of the agenda for regular Board Meeting of agenda**

MOTION #20-35

MOVED BY J. Seguin

SECONDED BY S. Pilon that the agenda be approved as amended adding

10. b) Keebee quote

10. c) Re opening plan phase 2

CARRIED

**3. Declaration of any conflicts of interest**

None

**4. Approval of the minutes of the previous meeting:**

a) Approval of minutes of meeting held on February 13, 2020

MOTION #20-36

MOVED BY S. Pilon

SECONDED BY D. Venne that the minutes of the board meeting held on February 13<sup>th</sup> 2020, be approved as presented

CARRIED

b) Approval of minutes of meeting held on May 7, 2020

MOTION #20-37

MOVED BY D. Venne

SECONDED BY J. Seguin that the minutes of the board meeting held on May 7<sup>th</sup> 2020, be approved as presented

CARRIED

c) Approval of minutes of meeting held on May 9, 2020

MOTION #20-38

MOVED BY J. Seguin

SECONDED BY S. Pilon that the minutes of the board meeting held on May 9<sup>th</sup> 2020, be approved as presented

CARRIED

**5. Business arising from the minutes**

None

**6. Correspondence**

None

**7. Treasurer's Report**

a) Approval of disbursements for the month of February

MOTION #20-39

MOVED BY J. Seguin

SECONDED BY D. Venne that the expenditures for the month of February 2020 in the amount of \$11,367.29 for cheques #6341 to #6362 inclusive be approved and that fees and fines in the amount of \$977.40 be acknowledged

CARRIED

b) Approval of disbursements for the month of March

MOTION #20-40

MOVED BY S. Pilon

SECONDED BY D. Venne that the expenditures for the month of March 2020 in the amount of \$7,986.32 for cheques #6363 to #6379 inclusive be approved and that fees and fines in the amount of \$706.25 be acknowledged

CARRIED

c) Approval of disbursements for the month of April

MOTION #20-41

MOVED BY D. Venne

SECONDED BY J. Seguin that the expenditures for the month of April 2020 in the amount of \$10,158.15 for cheques #6380 to #6391 inclusive be approved and that fees and fines in the amount of \$367.17 be acknowledged

CARRIED

d) Approval of disbursements for the month of May

MOTION #20-42

MOVED BY S. Pilon

SECONDED BY J. Seguin that the expenditures for the month of May 2020 in the amount of \$1,592.05 for cheques #6392 to #6399 inclusive be approved and that fees and fines in the amount of \$402.20 be acknowledged

CARRIED

S. Friedrich joined the meeting at 3:30 p.m.

e) Report on Financials

The CEO presented the financials to date and shared that everything is pretty well on track. The chair shared with the Board that there is more research to do in regards to the reserve. The vice-chair talked about the information she acquired about the library's accounts while visiting the bank. She told the Board that there was no need to invest the reserve as the main account was already receiving .95% interest due to amount in the account. Investing the amount would only be a .5% difference. The chair explained that the Board needed to create a new motion to direct the CEO not to invest the reserve into an open GIC. The Board discussed the possibility of reinvesting the current investment expiring in August of 2020. The Board agreed that the total amount of the expiring investment should be reinvested for another two years.

MOTION #20-43

MOVED BY J. Seguin

SECONDED BY D. Venne that the GIC expiring in August 2020 be reinvested for another two years

CARRIED

MOTION #20-44

MOVED BY S. Pilon

SECONDED BY S. Friedrich that considering new information, the Board wishes to not invest the balance in a GIC but rather keep it in the library's main account

CARRIED

f) Student

The CEO shared that the Library had been approved for funding from Canada Summer Jobs. She explained that our current student could really use the extra hours and that using the funding for the current student could help the library financially due to the recent budget cuts.

**8. Report of Board Members' Advocacy Activities**

None

**9. Branch Reports**

a) River Valley

The CEO informed the Board that a decision should be reached next week on whether our employee for River Valley will be able to enter the library. If the school board does not wish to allow it, the employee will complete her hours in Sturgeon Falls.

**10. Report of the CEO:**

a) Logo

The CEO mentions the possibility of changing the current logo. The current one has been with the Library for a long time, it is not user friendly with all marketing software, and will fit in perfectly with all the coming changes. The CEO offers that the Library could hold a contest over the summer to help us with the designing process. The Board agreed.

b) Keebee quote

The CEO presented a quote provided by Keebee for the children section renovations in Sturgeon Falls. She explained what the quote includes. J. Seguin asked if there will be any changes to other branches. The CEO mentioned that some small purchases have been made in Cache Bay and Verner, also that Cache Bay has requested some paint for the section.

MOTION #20-45

MOVED BY S. Pilon

SECONDED BY S. Friedrich that the Board approves the children's section project by Keebee in the amount of \$10,848.00 that will be taken from the \$25,000 budgeted from the reserve

CARRIED

c) Re opening plan phase 2

After the news from the Provincial government on June 9<sup>th</sup> 2020 to move to Phase 2 of the reopening stage. Public Libraries are now allowed to let the public in for limited services. The CEO shared the updates to West Nipissing Public Library's reopening plan.

MOTION #20-46

MOVED BY D. Venne

SECONDED BY J. Seguin that the CEO's report be received

CARRIED

## **11. Report of the Standing Committees**

None

## **12. Policy Review & Updates**

a) GOV 12 Board Members' Code of Conduct  
Differed to next meeting

b) SSE 1 Emergency Procedures

MOTION #20-47

MOVED BY D. Venne

SECONDED BY S. Pilon that the Board approve policy SSE 1 Emergency Procedures as presented

CARRIED

c) SSE 2 Workplace Violence & Harassment

MOTION #20-48

MOVED BY J. Seguin

SECONDED BY S. Friedrich that the Board approve policy SSE 2 Workplace Violence and Harassment as presented

CARRIED

**13. Review of Plans (i.e. Action Plan, Strategic Plan, etc)**

**a) Strategic Plan update**

The CEO and the vice-chair have met a few times to begin the Strategic plan. The Board wishes to have the plan completed by the end of the year. The CEO suggested that she finishes the plan draft by the end of June and send it to the Board to look over during the summer and discuss at the next meeting in September.

**14. New Business**

None

**15. Date & Time of Next Meeting**

Thursday, September 10, 2020, (time TBD)

**16. Adjournment**

MOTION # 20-49

MOVED BY S. Friedrich that the meeting be adjourned at 4:20 p.m.

CARRIED

Anne Langwin  
Chair

Emili Han  
Secretary

September 10, 2020  
Date

September 10 2020  
Date



MINUTES OF PROCEEDINGS

**REGULAR BOARD MEETING – WEDNESDAY JUNE 24, 2020  
1:30 PM VIA TELECONFERENCE**

**MEMBERS PRESENT:**

Mayor Dean Backer (East Nipissing)  
Councillor Mac Bain – (North Bay)  
Mayor Jane Dumas (South Algonquin)  
Councillor Terry Kelly (East Ferris)  
**Councillor Mark King - Chair (North Bay)**  
Councillor Chris Mayne (North Bay)  
Councillor Dave Mendicino (North Bay)  
Mayor Dan O'Mara (Temagami)  
**Councillor Dan Roveda Vice Chair (West Nipissing)**  
Councillor Scott Robertson (North Bay)  
Representative Amanda Smith (Unincorporated)  
Councillor Bill Vrebosch (North Bay)

**REGRETS:**

**STAFF ATTENDANCE:**

Catherine Matheson, CAO  
Marianne Zadra, Executive Coordinator and Communications  
Melanie Shaye, Director of Corporate Services  
David Plumstead – Manager Planning, Outcomes & Analytics  
Justin Avery, Manager of Finance  
Stacey Cyopeck, Manager, Housing Programs  
Pierre Guenette, Manager, Housing Operations  
Lynn Demore-Pitre, Director, Children's Services  
Michelle Glabb, Director, Social Services and Employment



Dawn Carlyle, Project Manager

Guest: Jennifer Hamilton McCharles – North Bay Nugget  
Steve Merkley, Nipissing EMS Deputy Chief

**CALL TO ORDER**

The regular Board Meeting was called to order at 1:35 PM by Chair Mark King.

**DECLARATION OF CONFLICTS OF INTEREST**

Representative Amanda Smith declared a conflict with item 8.3 as the organization she works for receives funding through this HCF.

**ADOPTION OF THE ROLL CALL**

**Resolution No. 2020-75**

**Moved by:** Bill Vrebosch

**Seconded by:** Chris Mayne

**That the Board of Directors accepts the Roll Call as read for the Regular Board meeting of June 24, 2020.**

***Carried.***

**CHAIR'S REMARKS**

The Chair welcomed everyone to the last scheduled board meeting before the summer break. He spoke to members about the challenges and changes resulting from COVID-19. He mentioned the closure of the COVID responsive shelter at the Pete Palangio Arena, and how there is no further funding coming from the federal and provincial governments at this time to support the shelter. He also spoke about the idea of using policing dollars for social programs. He cited an article stating there were 2700 mental health calls in North Bay alone, to which police responded. He referred to the busy agenda and indicated that AMO is coming up in August and briefly talked about the areas to be presented at the delegations. He thanked staff for hard work and wished everyone a restful summer.

**ADOPTION OF THE AGENDA**

**Resolution No. 2020-76**

**Moved by:** Dan O'Mara

**Seconded by:** Dave Mendicino

**That the Board accepts the agenda for the Regular Board meeting of June 24, 2020.**

***Carried.***

**APPROVAL OF MINUTES**

**Resolution No. 2020-77-A**

**Moved by:** Terry Kelly

**Seconded by:** Chris Mayne

**THAT the Board adopts the minutes of the proceedings of the Regular Board meeting of May 27, 2020.**

***Carried.***

**Resolution No. 2020-77-B**

**Moved by:** Jane Dumas

**Seconded by:** Dan Roveda

***Resolved* THAT the Board adopt the minutes of the proceedings of the Community Services Committee meeting of May 27, 2020.**

***Carried.***

**DELEGATIONS**

There were no delegations.

**CAO VERBAL UPDATE**

**Resolution No. 2020-78**

**Moved by:** Mac Bain

**Seconded by:** Scott Robertson

**That the District of Nipissing Social Services Administration Board (DNSSAB) receives the CAO Report for June 24, 2020.**

CAO Catherine Matheson indicated that due to the full agenda she won't be speaking about the reports already contained in the Board package.

She notified the Board that DNSSAB has agreed to provide the City of North Bay with its Community Safety and Well-being Plan as a fee for service. The fee will allow DNSSAB to recover the cost of resources required to complete the plan. She explained the contract began as an RFP but that was taken down and the DNSSAB was sole sourced due to its community

services with the city.

There was discussion about how this is handled in other districts. In response to a question about whether DNSSAB would be doing this for other municipalities, she responded affirmatively if cost recovery is viable.

***Carried.***

## **6.2 B07-20 COVID-19 - Organizational Risk Management Activities and Alternative Business Operating Models - Post Pandemic**

**Moved by:** Jane Dumas

**Seconded by:** Dan O'Mara

The CAO talked about the unusual circumstances locally and across the province due to the pandemic. This report identifies the risk based model we've been using, and what the DNSSAB plans to do moving into the future. An OMSSA survey indicated 83% are looking at ways to work differently post pandemic. Reasons include footprints/space, client outcomes, and financial savings. We are proposing looking at alternative use for Main Street location, and that would be brought back before the end of the year.

There was discussion about how the Main Street site could be leveraged to get some additional social housing projects and that the building's tenants and nearby property/business owners may have input before a decision is made about the Main Street site.

### **MOTION: #2020-79**

**That the District of Nipissing Social Services Administrative Board (DNSSAB) accepts Briefing Note B07-20; COVID-19 Organizational Risk Management Activities and Alternative Business Operating Models Post Pandemic; and**

**THAT alternative business operating models post pandemic be developed based upon lessons learned from risk management activities and in line with the principles of innovation, service excellence, efficiency, and cost containment; and**

**THAT the alternative business operating models be presented to the Board for consideration prior to year-end.**

***Carried***

**CONSENT AGENDA - Reports for Information Only**  
**Resolution No. 2020-80**

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**Moved by:** Scott Robertson

**Seconded by:** Chris Mayne

**That the District of Nipissing Social Services Administration Board (DNSSAB) receives Consent Agenda Items 7.4 and 7.5 for information purposes only.** [Items 7.1, 7.2 and 7.3 were pulled for further discussion.]

**7.4 B02-20 Mental Health Supports for DNSSAB Employees**

**7.5 CS06-20 Child Care Sector Funding – Impact on Nipissing’s EarlyON and Child Care Sector**

*Carried.*

**7.1 HS23-20 Low Barrier Shelter – Status Report - Dan Roveda asked that it be pulled.**

Housing Programs Manager Stacey Cyopeck reviewed the history of the COVID response shelter and how it has been supported. The current operator is NMHHSS. The residents also receive auxiliary services and meals and Nurse Health Practitioners have been providing health related information for residents and staff. On average 27 residents per night (22 male and 5 female) have been using the shelter. This number dropped in June to 24. The current operator is continuing until closing the morning of July 7<sup>th</sup>. DNSSAB has been advocating to provincial and federal governments for funding but DNSSAB has yet to receive any assurances that funding is forthcoming. There was further discussion about the recognized need in the community, the number of people using the shelter not from the area, the challenges with repatriation during a pandemic and the precarious housing of those who prefer to live without formal shelter in the summer. Anecdotally, 5-10 residents have moved onto permanent housing. The Chair indicated high ODSP numbers in the District are impacting the number of homelessness.

The CAO indicated there has been regular contact with the Ministry of Municipal Affairs and Housing as well as a sub-committee of the Ministry and that those discussions have been going well. She added that a comprehensive report on shelter system with respect to the gaps that have been identified will be brought back to the Board, and these thoughts will be included.

**7.2 B01-20 Items for AMO Delegation - Dan Roveda asked that it be pulled.**

The CAO indicated the team is getting ready for the virtual conference and asked for feedback. Some potential areas for advocacy have been identified and referred to Dave Plumstead, who highlighted the key point of advocacy for each topic as outlined in the report.

The delegations will be submitted upon any further direction from Board. There was some discussion about the lack of municipally elected officials with NOSDA and concerns the property tax payer doesn’t have a voice at NOSDA. The CAO indicated the NOSDA bylaws will be reviewed at the AGM.

**7.3 EMS02-20 EMS New Structure - Dan Roveda asked to have it pulled.**

Dave Plumstead Manager Planning, Outcomes & Analytics and EMS Liaison introduced the briefing paper and detailed report. This is the first update on the new structure. A reduction in overtime is being noticed and the additional presence in satellite communities is proving beneficial. Steve Merkley from EMS says this is part of the plan and improvements in oversight have been noticed.

There was discussion about the consolidation of Temagami. Dave indicated work on the structure is being done over the summer for discussions in September about the best options and delivery of EMS in the future. Steve adds they've taken over all operations in Temagami under this new structure.

**Moved by:** Dan O'Mara

**Seconded by:** Terry Kelly to accept the removed items for information.

***Carried.***

**MANAGERS REPORTS****HS09-20 RFP for Transitional Housing Operator****RESOLUTION: #2020-81**

**Moved by:** Scott Robertson

**Seconded by:** Dan Roveda

**That the Board (DNSSAB) authorizes staff to enter into an agreement with the successful proponent to operate the Gateway House – 16 unit transitional housing project, as outlined in report HS09-20.**

The CAO indicated that NMHHSS the successful proponent who will be operating the project and thanked the province for 1.2M in capital funding.

There was a question about where the \$2.2M in funding annually to run the low barrier shelter will be coming from since the Ministry of Health does not traditionally fund the DNSSAB. Finance Manager Justin Avery explained about \$650K has been found within the budget and that more funding will be sourced. The CAO added that DNSSAB continues to advocate strongly for funding for the entire portfolio. The Healthy Communities Fund and reserve contributions are the only areas funded by municipalities.

***Carried***

**HS22-29 EOI for Increasing Affordable Housing****RESOLUTION: #2020-82**

**Moved by:** Scott Robertson

**Seconded by:** Terry Kelly

**That the Board (DNSSAB) approves the release of an Expression of Interest to solicit conceptual affordable housing development plans in the District of Nipissing as outlined in report HS22-20.**

It was suggested that any property DNSSAB or municipalities may have available could be added to the EOI to entice developers. CAO says this will be better articulated in the EOI and can be included in discussions with developers. It was clarified that the document can be shared and made public after the Board meeting. Several members indicated this is would be welcome in their municipalities.

***Carried***

**8.3 B06-20 Policy Report on Healthy Community Fund**

**RESOLUTION: #2020-83**

**Moved by:** Chris Mayne

**Seconded by:** Mac Bain

[Amanda Smith was moved to the meeting room at 2:59 PM due to a declared conflict of interest. ]

**That the District of Nipissing Social Services Administration Board reviews the options for distributing this year's Healthy Communities Fund (HCF) as outlined in B06-20 and approves option #1 which is recommended by staff.**

***Carried***

[Amanda Smith returned at 3:01 PM]

**DNSSAB By Laws (PRESENTATION)**

**RESOLUTION: #2020-84**

**Moved by:** Dan Roveda

**Seconded by:** Dan O'Mara

**That the Board (DNSSAB) accepts the presentation on the Revised DNSSAB By Laws for information.**

Corporate Services Director Melanie Shaye reviewed the changes to the by law through a slide presentation – and a review of the key points already existing in the by laws.

***Carried***

**Policy New Committee Structure Terms of Reference**

**RESOLUTION: #2020-85**

**Moved by:** Mac Bain

**Seconded by:** Dave Mendicino

**That the Board (DNSSAB) accepts the Committee of the Whole - Terms of Reference as outlined in report B05-20.**

***Carried.***

**Move in Camera**

**RESOLUTION: #2020-86**

**Moved by:** Terry Kelly

**Seconded by:** Bill Vrebosch

**That the District of Nipissing Social Services Administrative Board (DNSSAB) moves in-camera at 3:14 PM to discuss a position or plan used in negotiation and a personnel matter.**

***Carried.***

**IN CAMERA MINUTES ARE FILED SEPARATELY**

**Adjourn In Camera**

**RESOLUTION: #2020-87**

**Moved by:** Dan O'Mara

**Seconded by:** Chris Mayne

**That the District of Nipissing Social Services Administrative Board (DNSSAB) adjourns in-camera at 4:52PM.**

**Approve in Camera**

**RESOLUTION: #2020-87**

**Moved by:** Amanda Smith

**Seconded by:** Bill Vrebosch

**That the District of Nipissing Social Services Administrative Board (DNSSAB) approves the action/direction agreed to in-camera.**



**NEW BUSINESS**

There was no new business raised.

**NEXT MEETING DATE**

Special Meeting Monday, July 29 starting at 3:00 PM via videoconference.

**ADJOURNMENT**

**Resolution No. 2020-88**

**Moved by:** Jane Dumas

**Seconded by:** Bill Vrebosch

**RESOLVED that the Board meeting be adjourned at 4:54 PM.**

***Carried.***

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MARK KING  
CHAIR OF THE BOARD

---

CATHERINE MATHESON  
SECRETARY OF THE BOARD

Minutes of Proceedings Recorder: Marianne Zadra, Executive Coordinator



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

Resolution No.

**2020 /**

**OCTOBER 20, 2020**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** the accounts payables disbursement sheets for **JULY** and **AUGUST 2020** be received, as presented.

	YEAS	NAYS
<b>DUHAIME, Yvon</b>		
<b>FISHER, Christopher</b>		
<b>LARABIE, Roland</b>		
<b>MALETTE, Léo</b>		
<b>ROVEDA, Dan</b>		
<b>Ward 7 (vacant)</b>		
<b>SÉNÉCAL, Denis</b>		
<b>SÉNÉCAL, Lise</b>		
<b>SAVAGE, Joanne (MAYOR)</b>		

**CARRIED:** \_\_\_\_\_

**DEFEATED:** \_\_\_\_\_

**DEFERRED OR TABLED:** \_\_\_\_\_

**Janice Dupuis**

---

**Subject:**

**FW: A message from the Minister of Infrastructure**

**From:** Minister of Infrastructure <[Minister.MOI@ontario.ca](mailto:Minister.MOI@ontario.ca)>

**Date:** October 13, 2020 at 6:20:10 AM PDT

**To:** Joanne Savage <[jsavage@municipality.westnipissing.on.ca](mailto:jsavage@municipality.westnipissing.on.ca)>

**Subject:** A message from the Minister of Infrastructure

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Her Worship Joanne Savage  
Mayor  
Municipality of West Nipissing  
[jsavage@westnipissing.ca](mailto:jsavage@westnipissing.ca)

Dear Mayor Savage:

On behalf of the Ministry of Infrastructure, I would like to thank you for participating in the 2020 Association of Municipalities Ontario (AMO) Annual Conference. It was a pleasure to meet with you and your delegation.

I appreciated our discussion about funding options to address an aging bridge in your community. On January 17, 2020, eligible communities received confirmation of their individual OCIF formula investments for 2020. We are updating the design of OCIF to make sure funding is targeted to where it is needed most and to maximize the value of our shared investments. We will continue to work with AMO and municipalities on developing the re-focused OCIF.

Additionally, the Infrastructure Ontario (IO) Loan Program offers affordable long-term fixed-rate loans to eligible public sector clients and non-profit organizations, allowing them to build, modernize and renew their infrastructure. Infrastructure projects range from revitalization of roads, bridges, recreation complexes, and affordable housing projects to the purchase of assets such as fire trucks and energy efficient street lighting.

I want to make sure municipalities are aware of this financing option to support their infrastructure projects. For more information, you may wish to contact Jennifer Hutcheon at Infrastructure Ontario. She can be reached by email:  
[Jennifer.hutcheon@infrastructureontario.ca](mailto:Jennifer.hutcheon@infrastructureontario.ca).

Thank you again for meeting with me. I look forward to continuing to work with you in the future.

Sincerely,

The Honourable Laurie Scott  
Minister of Infrastructure

**Confidentiality Warning:** This e-mail contains information intended only for the use of the individual(s) named above. If you have received this e-mail in error, we would appreciate it if you could advise us



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

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT THEREFORE RESOLVED THAT** By-law **2020/51**, being a by-law to amend By-Law 2019/94, as amended, to include provisions for electronic participation for Council, Local Boards and Other Committees, shall come into force and take effect on the date it is passed.

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_

## **BY-LAW 2020/51**

### **BEING A BY-LAW TO AMEND PROCEDURAL BY-LAW 2019-94 TO INCLUDE PROVISIONS FOR ELECTRONIC PARTICIPATION FOR COUNCIL, LOCAL BOARDS AND OTHER COMMITTEES**

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**WHEREAS** the Council of the Municipality of West Nipissing enacted and passed By-law No. 2019-94, a by-law to govern the proceedings of Council, Standing Committees, and Other Committees and Boards of Council;

**AND WHEREAS** Council enacted and passed By-law No. 2020/25 to amend the Procedural By-law to include provisions to permit electronic participation of members, including in-camera sessions for emergency during a declared emergency;

**AND WHEREAS** Bill 197, an Act to amend various statutes in response to COVID-19 and to enact, amend and repeal various statutes, was passed by the legislature on July 21, 2020, which grants the ability to provide for electronic participation in meetings after the declared emergency has been lifted, pending an amendment to the Procedural By-law;

**AND WHEREAS** Council of the Municipality of West Nipissing wishes to exercise this discretionary authority, to implement measures to allow for electronic participation by members under certain circumstances, providing for transparency and accountability to the public while ensuring the health and safety of its members, staff and the public;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING HEREBY ENACTS AS FOLLOWS:**

1. THAT subsection 2.6 of Procedural By-law No. 2019- 94, as amended, entitled Electronic Meeting Participation during Emergency be hereby deleted and replaced with the following:
  - 2.6 Electronic Meeting Participation (Council, Local Boards and Other Committees)
    - 2.6.1 That while every effort shall be made by Members to attend meetings physically in person, during the following circumstances members of Council, Local Boards and Other Committees may participate by electronic video teleconferencing or by telephone means in a meeting to the extent and in the manner set out in this By-law:
      - a) It is not safe or possible to attend an in-person meeting due to a natural weather event;
      - b) Health and safety restrictions as determined the CAO or the West Nipissing Emergency Control Group;
      - c) Restrictions or guidelines set out by the North Bay Parry Sound District Health Unit, the Ontario Provincial Police or the Province of Ontario; or
      - d) The activation of the Emergency Control Group or a declared emergency by any level of government or health unit.
      - e) unforeseen circumstances (family emergency, etc.,) where a member is unable to attend, in person, however wishes to participate;
    - 2.6.2 Members participating electronically are required to use their municipally issued equipment. Should any member use their own personal equipment (i.e. phone and/or computer), they shall do so at their own expense.
    - 2.6.3 Members participating electronically shall use their best efforts to participate using the video conferencing platform being used by the Municipality; however it is acknowledged that internet service may be interrupted during a meeting or inadequate to sustain participation and such member may be required to participate by telephone.

- 2.6.4** Members shall advise the Clerk, or designate, as soon as practicable prior to the scheduled meeting of his/her intent to participate electronically. In all cases, staff will accommodate electronic participation on a best effort basis and subject to available resources that may be required for the delivery of competing essential municipal services. All efforts will be made to ensure meetings are live streamed and recorded as provided for in Section 28 hereof.
- 2.6.5** Members participating electronically will count towards quorum and have the ability for full participation including ability to vote in both public and closed session (in-camera) meetings. Voting may take place by way of roll call, or in an alternate method authorized by the Chair, ensuring that Members and the public are aware of how each member votes.
- 2.6.6** In the event of a technical failure during the meeting, a recess of not more than 10 minutes can be taken to allow staff to reinstate the electronic participation. If a member can no longer participate by electronic means, it will not affect the validity or continuation of the meeting or decisions. If a quorum is lost, the meeting will be deemed to be adjourned.
- 2.6.7** Electronic participants are permitted to participate in Closed Session (In-Camera) session meetings. In the case that Members participate electronically in closed sessions, all Members must attest to the fact that they recognize they will be in a closed session and are able to ensure confidentiality.
- 3.** THAT By-law No. 2020-25 be hereby repealed.
- 4.** THAT this By-law shall come into full force and effect on the date of final passage hereof at which time all By-laws and/or resolutions that are inconsistent with the provisions of this By-law and the same are hereby repealed or rescinded insofar as it is necessary to give effect to the provisions of this By-law.

**ENACTED AND PASSED THIS 20<sup>th</sup> DAY OF OCTOBER 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

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JOANNE SAVAGE  
MAYOR

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MELANIE DUCHARME  
CLERK



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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** the Mayor and Chief Administrative Officer be authorized to sign the 2020 Solid Waste Collection and Landfill Site Management Agreement with West Nipissing Environmental Services for the Municipality of West Nipissing.

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_





## **-- 2020 AGREEMENT --**

# **SOLID WASTE COLLECTION AND LANDFILL SITE MANAGEMENT**

**BETWEEN:**

**THE WEST NIPISSING ENVIRONMENTAL SERVICES**

**AND:**

**THE MUNICIPALITY OF WEST NIPISSING**

- 
1. The West Nipissing Environmental Services (WNES) agrees to provide
    - Curbside residential solid waste collection for Sturgeon Falls, Cache Bay, Springer, Field, Crystal Falls, and Pedley
    - Curbside residential and commercial recycling collection from Verner, Sturgeon Falls, Cache Bay, Springer, Field, Crystal Falls, and Pedley, including seasonal recycling collection from designated areas
    - Recycling collection and diversion activities from outlying Municipally maintained recycling depots at the Field Landfill site, Verner Landfill site, Lavigne Landfill site, Kipling Landfill site, River Valley Landfill site, Muskasung Landfill site, Field Public Works yard, Verner arena, North Monetville Fire Hall, and Crystal Falls
    - Operation of the Municipal landfill site on Landfill Site Road, Sturgeon Falls. This includes, but is not limited to, collection of revenue at the gate, supervising of loads, site maintenance, covering waste and ensuring compliance with all legislative requirements.
    - Operation of the Material Recovery Facility on Landfill Site Road. This includes, but is not limited to, processing all recycled materials and storage of materials.
  2. The West Nipissing Environmental Services shall provide management services to The Municipality of West Nipissing's Solid Waste department. The Municipality shall assume 30% of the Manager's salary. Through the Municipal Solid Waste department, WNES is responsible for the management of all landfill sites recycling activities, inquiries from public, co-ordination with other government agencies, and ensure compliance with all respective legislation and by-laws.

3. The fees for 2020 shall be \$1,133.705.00
4. The fees shall be renewed on an annual basis. The West Nipissing Environmental Services is to provide The Municipality of West Nipissing with a budget and proposed fee structure prior to January 31 of each year.
5. The parties agree to meet from time to time, as required, to review and update this agreement.
6. This agreement can be terminated by either party thirty (30) days after the delivery of a written notice.

DATED THIS \_\_\_\_<sup>th</sup> DAY OF OCTOBER, 2020.

**THE WEST NIPISSING  
ENVIRONMENTAL SERVICES**

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**THE CORPORATION OF THE  
MUNICIPALITY OF WEST NIPISSING**

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Ginette Rochon  
Chair

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Joanne Savage  
Mayor

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Raymond Marleau  
Director

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Jean-Pierre (Jay) Barbeau  
Chief Administrative Officer

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Date

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Date



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

Resolution No.

**2020 /**

**OCTOBER 20, 2020**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**WHEREAS** tenders were requested for exterior improvements to the West Nipissing Recreation Centre;

**AND WHEREAS** four (4) tenders were received;

**AND WHEREAS** the tenders have been reviewed by the Perry & Perry Architects Inc. and the award being recommended herein consists of the best price meeting all of the specifications;

**AND WHEREAS** Council concurs with the recommendation received;

**BE IT THEREFORE RESOLVED THAT** the tender for exterior improvements to the West Nipissing Recreation Centre be awarded to **VENASSE BUILDING GRP. INC.**, having submitted the lowest quotation of \$295,000.00, plus H.S.T., meeting all the specifications.

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

**CARRIED:** \_\_\_\_\_

**DEFEATED:** \_\_\_\_\_

**DEFERRED OR TABLED:** \_\_\_\_\_



Municipality of West Nipissing  
101-225 Holditch Street  
Sturgeon Falls, ON P2B 1T1

<b>Project :</b>	<b>WN RECREATION CENTRE EXTERIOR IMPROVEMENTS</b>	
<b>Closing Information :</b>	<b>September 22, 2020 @ 2:00 PM</b>	
<b>Opened By :</b>	<b>Alisa Craddock                      and                      Stephan Poulin                      and                      Jonny Belanger</b>	
<b>Name</b>	<b>Date Received</b>	<b>Bid Submission</b>
VENASSE BUILDING GRP. INC.	September 22, 2020	\$295,000.00
CAPITAL CONSTRUCTION	September 22, 2020	\$299,126.00
NORTHWALL	September 22, 2020	\$360,731.28
BUILD NORTH	September 22, 2020	\$402,265.00
0		\$0.00
0		\$0.00
0		\$0.00



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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**WHEREAS** quotes for the purchase of a Tandem Diesel “one way” Snow Plow and Combination Dump Body/Spreader Truck were requested by the Public Works Department;

**AND WHEREAS** two (2) quotations were received;

**AND WHEREAS** the quotations have been reviewed and the award being recommended herein consists of the best price meeting all of the specifications;

**AND WHEREAS** Council concurs with the recommendation received;

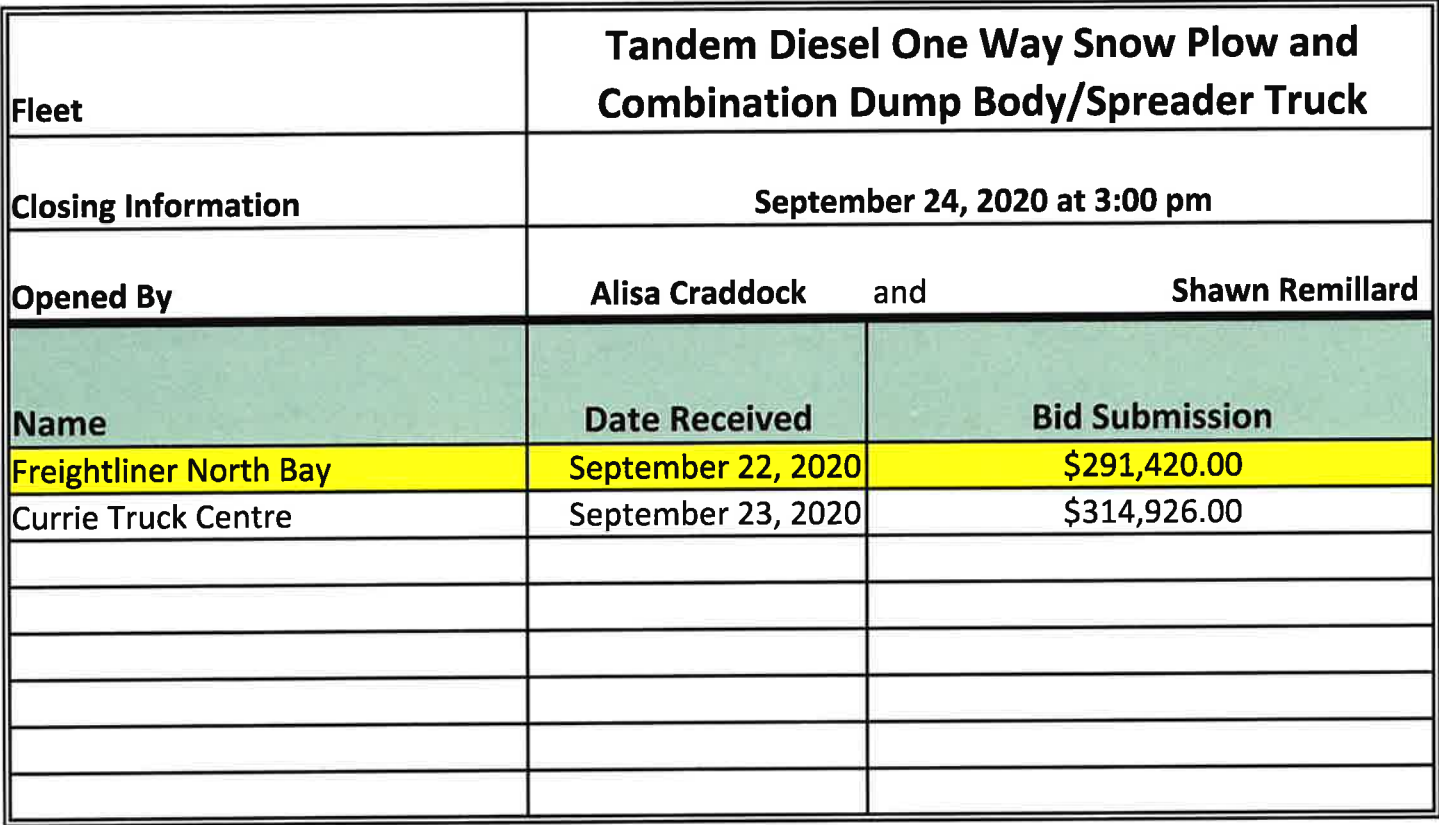
**BE IT THEREFORE RESOLVED THAT** the quotation for the of a new Tandem Diesel “one way” Snow Plow and Combination Dump Body/Spreader Truck for the Public Works Department be awarded to **FREIGHTLINER NORTH BAY**, having submitted the lowest quotation of \$291,420.00 meeting all the specifications.

	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 ( <i>vacant</i> )		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_





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

Resolution No.

**2020 /**

**OCTOBER 20, 2020**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** By-law **2020/58**, being a by-law to amend By-Law 2019/60, being a by-law to regulate traffic and parking in the Municipality of West Nipissing, shall come into force and take effect on the date it is passed.

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

**CARRIED:** \_\_\_\_\_

**DEFEATED:** \_\_\_\_\_

**DEFERRED OR TABLED:** \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING  
LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

**BY-LAW 2020/58**

**BEING A BY-LAW AMEND BY-LAW 2019/60 TO REGULATE TRAFFIC  
AND PARKING IN THE MUNICIPALITY OF WEST NIPISSING**

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**WHEREAS** Council deems it expedient to amend certain Schedules of By-Law 2019/60;

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING ENACTS THAT BY-LAW 2019/60, AS AMENDED, BE AMENDED AS FOLLOWS:**

1. **THAT** Schedule “**D**” of By-law 2019/60, as amended, be repealed and replaced with Schedule “**D**” attached hereto which shall form part of this By-law:
  - (a) add stop sign at the corner of Concord Road and Fort Road (*westbound on Concord Rd.*)
  - (b) add stop sign at the corner of Industrial Park Road and Bay Street (*northbound on Industrial Park Rd.*)
2. **THAT** this by-law shall take effect on the date it is enacted.

**ENACTED AND PASSED THIS 6<sup>th</sup> DAY OF OCTOBER 2020, AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS OFFICERS.**

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JOANNE SAVAGE  
MAYOR

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MELANIE DUCHARME  
MUNICIPAL CLERK



Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2020/58**  
**AMENDING BY-LAW 2019/60**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Abitibi Street and Ottawa Street	Eastbound on Abitibi Street	Sturgeon Falls
Abitibi Street and Montreal Street	Westbound on Abitibi Street	Sturgeon Falls
Adelard Road at Hwy 539	Northeast bound on Adelard Road	Crerar – River Valley
Alphonse Road at Hwy 539	Eastbound on Alphonse Road	Crerar
Anderson Street and Young Street	Eastbound on Anderson Street	Cache Bay
Anderson Street and Cache Street	Eastbound on Anderson Street	Cache Bay
Andre-Lyne Road and Leclair Road	Southeast bound on Andre-Lyne Road	Caldwell
Arbour Road and Eugene Road	Northbound on Arbour Road	Caldwell
Arcand Road and Hwy 17	Northbound on Arcand Road	Springer
Arcand Road and Levac Road	Southbound on Arcand Road	Springer
Arthur Street and John Street	Northbound and Southbound on Arthur Street	Sturgeon Falls
Arthur Street and Ethel Street	Southbound on Arthur Street	Sturgeon Falls
Arthur Street and Front Street – Hwy 17	Southbound on Arthur Street	Sturgeon Falls
Arthur Street and Railway Street	Northbound on Arthur Street	Sturgeon Falls
Arthur Street and Salter Street	Northbound and Southbound on Arthur Street	Sturgeon Falls
Arthur Street and Queen Street	Northbound and Southbound on Arthur Street	Sturgeon Falls
Arthur Street and William Street	Northbound and Southbound on Arthur	Sturgeon Falls
Ashburton Road and Larocque Street	Northbound on Ashburton Road	Field
Aubin Street and Third Street	Southbound on Aubin Street	Sturgeon Falls
Aubrey Street and Levesque Street	Westbound on Aubrey Street	Sturgeon Falls
Aubrey Street and Nipissing Street	Eastbound on Aubrey Street	Sturgeon Falls
Aurele Street and Principal West Street	Northeast bound on Aurele Street	Caldwell
Avenue du Lac and Poirier Road	Northbound on Avenue du Lac	Caldwell
Ayotte Road at Hwy 539	Westbound on Ayotte Road	Crerar
Bain Avenue and Mill Street	Westbound on Bain Avenue	Cache Bay
Bain Avenue and Jessup Street	Eastbound and Westbound on Bain Avenue	Cache Bay
Bain Avenue and Young Street	Eastbound on Bain Avenue	Cache Bay
Bain Avenue and Gordon Street	Eastbound and Westbound on Bain Avenue	Cache Bay
Bain Avenue and Booth Street	Eastbound and Westbound on Bain Avenue	Cache Bay
Bain Avenue and Cache Street	Eastbound and Westbound on Bain Avenue	Cache Bay
Balsam Court and Tamarack Avenue	Northbound on Balsam Court	Sturgeon Falls
Bay Street and Leblanc Road	Eastbound and westbound on Bay Street	Springer
Bear Lake Road and Deer Lake Road	Southbound on Bear Lake Road	Hugel
Beaudin Street and Hwy 17	Northbound on Beaudin Street	Caldwell
Beaudin Street and Principal West Street	Southwest bound on Beaudin Street	Caldwell
Beaudry Road and Hwy 17	Northbound on Beaudry Road	Caldwell
Beaudry Road and Leclair Road	Southbound on Beaudry Road	Caldwell
Beaudry Road and Levac Road	Northbound on Beaudry Road	Caldwell
Belanger Street and Salter Street	Northbound and Southbound on Belanger Street	Sturgeon Falls
Belanger Street and Third Street	Southbound on Bélanger Street	Sturgeon Falls
Belisle Street and Belanger Street	Westbound on Belisle Street	Sturgeon Falls
Bellefeuille Road and Giroux-Vezina Road	Northbound on Bellefeuille Road	Gibbons
Betty Road and Hwy 64	Eastbound on Betty Road	Caldwell
Booth Street and Anderson Street	Northbound on Booth Street	Cache Bay
Booth Street and Hay Street	Northbound and Southbound on Booth Street	Cache Bay
Booth Street and Waterfront Road	Southbound on Booth Street	Cache Bay
Booth Street and Mary Street	Southwest bound on Booth Street	Cache Bay
Booth Street and Levac Road	Northeast bound on Booth Street	Cache Bay
Boulay Road and Hwy 17	Southbound on Boulay Road	Caldwell
Bourbonnais Road and Hwy 539	Northbound on Bourbonnais Road	Gibbons
Bowes Road and Pine Poultry Road	Westbound on Bowes Road	Hugel

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2020/58**  
**AMENDING BY-LAW 2019/60**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Bradley and St-Joseph	Northbound on Bradley	Crerar
Bridge Street and Montreal Street	Eastbound and Westbound on Bridge Street	Sturgeon Falls
Burnham Road and Hwy 539	Southwest bound on Burnham Road	Crerar – River Valley
Burnt Lake Road and Hwy 64	Eastbound on Burnt Lake Road	Springer
Cache Bay Road and Lisgar Street	Southeast and Northwest bound on Cache Bay Road	Sturgeon Falls
Carmen Road and North & South Road	Westbound on Carmen Road	Kirkpatrick
Caron Road and Hwy 64	Eastbound on Caron Road	Macpherson
Carrie Street and Front Street Hwy 17	Southbound on Carrie Street	Sturgeon Falls
Carrie Street and John Street	Northbound on Carrie Street	Sturgeon Falls
Carrie Street and Queen Street	Northbound and Southbound on Carrie Street	Sturgeon Falls
Carrie Street and William Street	Northbound and Southbound on Carrie Street	Sturgeon Falls
Cartier Street and Hwy 17	Northbound on Cartier Street	Caldwell
Cayouette Road and Larocque Street	Southbound on Cayouette Road	Field
Champagne Road and Quesnel Road	Southbound on Champagne Road	Springer
Champlain St and Principal East Street	Northeast bound on Champlain Street	Caldwell
Chebogan Road and Tomiko Road	Southeast bound on Chebogan Road	Field
Cholette Avenue and Third Street	Northbound on Cholette Avenue	Sturgeon Falls
Chretien Road and Michel Road	Southbound on Chretien Road	Macpherson
Chretien Road and Millrand Road	Northbound on Chretien Road	Macpherson
Church Street and Ethel Street	Northbound and Southbound on Church Street	Sturgeon Falls
Church Street and Front Street (Hwy 17)	Southbound on Church Street	Sturgeon Falls
Church Street and John Street	Northbound and Southbound on Church Street	Sturgeon Falls
Church Street and Queen Street	Northbound and Southbound on Church Street	Sturgeon Falls
Church Street and Mackie Street	Northbound and Southbound on Church Street	Sturgeon Falls
Clark Street and Front Street Hwy 17	Southbound on Clark Street	Sturgeon Falls
Clark Street and John Street	Northbound and Southbound on Clark Street	Sturgeon Falls
Claude Road and Michel Road	Southbound on Claude Road	Macpherson
Claude Road at Millrand Road	Northbound on Claude Road	Macpherson
Comeau Road and Eugene Road	Westbound on Comeau Road	Caldwell
<b>Concord Road and Fort Road</b>	<b>Westbound on Concord Road</b>	<b>Springer</b>
Corbett Road at Hwy 539	Westbound on Corbett Road	Crerar
Coté Street and Hwy 17	Northbound on Coté Street	Caldwell
Coursol Road and Front Street (Hwy 17) -- Traffic Lights	Northbound and Southbound on Coursol Road	Sturgeon Falls
Courchesne Road and Hwy 64	Northbound on Courchesne Road	Macpherson
Courchesne Rd and Lafrenière Road	Westbound on Courchesne Road	Macpherson
Coursol Road and John Street	Northbound and Southbound on Coursol Road	Sturgeon Falls
Coursol Road and Salter Street	Southbound on Coursol Road	Sturgeon Falls
Coutu Road and Hwy 64	Westbound on Coutu Road	Macpherson
Coyote Ridge Rd and Shoreline Road	Northbound on Coyote Ridge Road	Field
Craig Street and Cache Bay Road	Southwest bound on Craig Street	Sturgeon Falls
Crosby Rd and Rainville Road	Southeast bound on Crosby Road	Caldwell
Crystal Falls Road and Hwy 64	Westbound on Crystal Falls Road	Field
Crystal Falls Road and Richer Road	Northwest bound on Crystal Falls Road	Field
Dalcourt Road and North & South Road	Eastbound on Dalcourt Road	Kirkpatrick
Danis Road and Tomiko Road	Southeast bound on Danis Road	Field
Deer Lake Road and Hwy 17	Southbound on Deer Lake Road	Kirkpatrick
Deer Lake Road and Kipling West Road	Northbound and Southbound on Deer Lake Road	Hugel
De l'Étang Road and Levert Road	Northbound on De l'Étang Road	Springer
Delorme Road and Leblanc Road	Westbound on Delorme Road	Springer
De la Montée Road and Hwy 575	Northbound and Southbound on De la Montée Road	Badgerow
Demers Street and Third Street	Northbound on Demers Street	Sturgeon Falls

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2020/58**  
**AMENDING BY-LAW 2019/60**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Denis Street and Dupras Street	Southbound on Denis Street	Crerar – River Valley
Denis Street and Jacques Street	Eastbound on Denis Street	Crerar – River Valley
Dennonville Road and St-Joseph	Southbound on Dennonville Road	Gibbons
Desaulniers Road and Hwy 539	Northeast bound on Desaulniers Road	Gibbons
Des Cèdres and Maple Road	Southwest bound on rue des Cèdres	Field
Des Épinettes Road and Grande Allée	Northeast bound on Des Épinettes Road	Field
Des Érables Street and Gingras Street	Southbound on Des Érables Street	Caldwell
Des Érables Street and Principale Street East	Northbound and Southbound on Des Érables Street	Caldwell
Desgroseilliers Street and Belisle Street	Northbound on Desgroseilliers Street	Sturgeon Falls
Desgroseilliers Street and Salter Street	Northbound on Desgroseilliers Street	Sturgeon Falls
Desgroseilliers Street and Springer Street	Southbound on Desgroseilliers Street	Sturgeon Falls
Des Pins Street and Maple Street	Southwest bound on Des Pins Street	Field
Dock Road and Waterfront Drive	Northbound on Dock Road	Cache Bay
Domina Crescent and Dovercourt Street	Westbound on Domina Crescent	Sturgeon Falls
Douglas Road and Hwy 64	Westbound on Douglas Road	Falconer
Dovercourt Road and Cache Bay Road	Southbound on Dovercourt	Sturgeon Falls
Dovercourt Road and Hwy 64 (Toronto Street)	Northbound on Dovercourt	Sturgeon Falls
Dovercourt Road and Niko Crescent	Northbound on Dovercourt	Sturgeon Falls
Drive-In Road and Hwy 17	Southwest bound on Drive-In Road	Cache Bay
Dubeau Street and Gingras Avenue	Southbound on Dubeau Street	Caldwell
Dubeau Street and Principale East Street	Northbound and Southbound on Dubeau Street	Caldwell
Duck Creek Rd and Lafrenière Road	Northbound on Duck Creek Road	Macpherson
Dufferin Street and Cache Bay Road	Northeast bound and Southwest bound on Dufferin Street	Sturgeon Falls
Dufferin Street and Ottawa Street	Northeast bound and Southwest bound on Dufferin Street	Sturgeon Falls
Dufferin Street and Simcoe Street	Northeast bound and Southwest bound on Dufferin Street	Sturgeon Falls
Dufferin Street and Toronto Street	Northeast bound on Dufferin Street	Sturgeon Falls
Dumouchel Street and Third Street	Northbound on Dumouchel Street	Sturgeon Falls
Du Moulin Road at St-Joseph Road	Northbound on Du Moulin Road	Crerar – River Valley
Dupras Street at Forget Avenue	Westbound on Dupras Street	Crerar – River Valley
Dupras Street and Jacques Street	Eastbound on Dupras Street	Crerar – River Valley
East Road and Hwy 64	Westbound on East Road	Falconer
École Street and Hwy 64	Northeast bound on École Street	Field
Edward Street and Anderson Street	Southwest bound on Edward Street	Cache Bay
Edward Street and Levac Road	Northeast bound on Edward Street	Cache Bay
Église Road and Hwy 64	Eastbound on Église Road	Macpherson
Ethel Street and Michaud Street	Eastbound and Westbound on Ethel Street	Sturgeon Falls
Ethel Street and Coursol Road	Eastbound on Ethel Street, Northbound and Southbound on Coursol	Sturgeon Falls
Ethel Street and Nipissing Street	Eastbound and Westbound on Ethel Street	Sturgeon Falls
Eugene Road and Hwy 64	Northbound on Eugene Road	Caldwell
Evansville Drive and Goulard Road	Southbound on Evansville Drive	Springer
Evansville Drive –End of Crescent	Eastbound toward start of Crescent- Evansville Road	Springer
First Street and Main Street	Westbound on First Street	Sturgeon Falls
First Street and Nipissing Street	Eastbound on First Street	Sturgeon Falls
Floral Street and Bridge Street	Southbound on Floral Street	Sturgeon Falls
Forget Avenue and Hwy 539	Westbound on Forget Road X 2	Crerar – River Valley
Fortier Street and Hwy 64	Eastbound on Fortier Street	Field
Fourth Street and King Street	Eastbound and Westbound on Fourth Street	Sturgeon Falls
Fourth Street and Levesque Street	Eastbound and Westbound on Fourth Street	Sturgeon Falls
Fourth Street and Nipissing Street	Eastbound on Fourth Street	Sturgeon Falls



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**TRAFFIC and PARKING BY-LAW**  
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**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Frappier and Munroe Road	Southbound on Frappier Road	Crerar
Fraser Road and Hwy 539	Southwest bound on Fraser Road	Hugel
Front Street (Hwy 17) and Coursol Road --Traffic Lights	Eastbound and Westbound on Front Street	Sturgeon Falls
Front Street (Hwy 17) and King Street --Traffic Lights	Eastbound and Westbound on Front Street	Sturgeon Falls
Front Street (Hwy 17) and Nipissing Street --Traffic Lights	Eastbound and Westbound on Front Street	Sturgeon Falls
Fryer Road and East Road	Southbound on Fryer Road	Falconer
Gabriel Road and Laplage Road	Eastbound on Gabriel Road	Caldwell
Gagné Street and Larocque Street	Northeast bound on Gagné Street	Field
Garden Village Rd and Dutrisac Road	Westbound on Garden Village Road	Springer
Gauthier Road and Beaudry Road	Eastbound and Westbound on Gauthier Road	Caldwell/Springer
Gauthier and Hwy 17	Eastbound on Gauthier Road	Springer
Gignac Road and Hwy 539	Northbound on Gignac Road	Gibbons
Gingras Avenue and Hwy 17	Eastbound on Gingras Road	Caldwell
Gingras Avenue and Hwy 64	Westbound on Gingras Avenue	Caldwell
Giroux Road and Hwy 17	Southbound on Giroux Road	Kirkpatrick
Giroux-Vezina Road and Hwy 64	Eastbound on Giroux-Vezina	Bastedo
Giroux-Vezina Road and Hwy 539	Westbound on Giroux-Vezina	Gibbons
Goegan Road and Rainville Road	Southbound on Goegan Road	Caldwell
Golf Course Road and Hwy 17	Northbound and Southbound on Golf Course Road	Springer/Pedley
Glenrock Road and Marleau Road	Northbound on Glenrock Road	Springer
Gordon Street and Hay Street	Northbound on Gordon Street	Cache Bay
Gordon Street and Waterfront Drive	Southbound on Gordon Street	Cache Bay
Grande Allée and Grande Allée	Southwest bound on Grande Allée	Field
Grande Allée and Des Cèdres	Southeast bound on Grande Allée	Field
Grande Allée and Hwy 64	Northeast bound on Grande Allée	Field
Guillemette Road at Hwy 539	Eastbound on Guillemette Road	Crerar
Hay Street and Mill Street	Westbound on Hay Street	Cache Bay
Hay Street and Jessup Street	Eastbound and Westbound on Hay Street	Cache Bay
Hay Street and Cache Street	Eastbound on Hay Street	Cache Bay
Hector Road and Hwy 539	Southbound on Hector Road	Crerar – River Valley
Herard Street and Hwy 64	Northeast bound on Herard Street	Field
Heritage Cresc. and Principale E. Street	Southbound on Heritage Crescent X 2	Caldwell
Highway 64 and Rivière Street	Southeast bound on Highway 64	Caldwell
Hillman Road and Old Aubin Road	Westbound on Hillman Road	Macpherson
Holditch Street and Front Street (Hwy 17)	Northbound and Southbound on Holditch Street	Sturgeon Falls
Holditch Street and King Street	Eastbound on Holditch Street	Sturgeon Falls
Holditch Street and John Street	Southbound on Holditch Street	Sturgeon Falls
<b>Industrial Park Road and Bay Street</b>	<b>Northbound on Industrial Park Road</b>	<b>Springer</b>
Janen Street and King Street	Westbound on Janen Street	Sturgeon Falls
Janen Street and Levesque Street	Eastbound on Janen Street	Sturgeon Falls
Jarbeau Street and Larocque Street	Southbound on Jarbeau Street	Field
JB Alain Street and Springer Street	Northbound on JB Alain Street	Sturgeon Falls
Jessup Street and Anderson Street	Northbound on Jessup Street	Cache Bay
Jessup Street and Waterfront Drive	Southwest bound on Jessup Street	Cache Bay
John Street and Coursol Road	Eastbound on John Street	Sturgeon Falls
John Street and King Street	Eastbound and Westbound on John Street	Sturgeon Falls
John Street and Main Street	Eastbound and Westbound on John Street	Sturgeon Falls
John Street and Michaud Street	Eastbound and Westbound on John Street	Sturgeon Falls
John Street and Nipissing Street	Eastbound and Westbound on John Street	Sturgeon Falls
King Street and Fourth Street	Northbound and Southbound on King Street	Sturgeon Falls

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**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
King Street and Front Street (Traffic Lights)	Northbound and Southbound on King Street	Sturgeon Falls
King Street and John Street	Northbound and Southbound on King Street	Sturgeon Falls
King Street and Market Street	Eastbound and Westbound on Market Street	Sturgeon Falls
King Street and Railway Street	Northbound on King Street	Sturgeon Falls
King Street and Second Street	Northbound and Southbound on King Street	Sturgeon Falls
King Street and Third Street	Northbound and Southbound on King Street	Sturgeon Falls
King Street and William Street	Northbound and Southbound on King Street	Sturgeon Falls
King Street and Queen Street	Northbound and Southbound on King Street	Sturgeon Falls
Kipling East Road and Sunny Ridge Road	Westbound on Kipling East Road	Hugel
Kipling East Road and Hwy 575	Eastbound on Kipling East Road	Badgerow
Kipling West Road and Hwy 539	Westbound on Kipling West Road	Hugel
Kirkpatrick Street and Hwy 17	Northbound on Kirkpatrick Street	Kirkpatrick
Kirkpatrick Street and Old Hwy 17	Southbound on Kirkpatrick Street	Kirkpatrick
Labelle Road and Golf Course Road	Westbound on Labelle Road	Pedley
Lac Clair Road and Hwy 17	Southbound on Lac Clair Road	Springer
Lac Clair Road and Hwy 64	Northeast bound on Lac Clair Road	Field
Lac Deux Milles Road and Marleau Road	Southwest bound on Lac Deux Milles Road	Springer
Lachance Drive and Coursol Road	Westbound on Lachance Drive	Springer
Lafond Road and Lac Clair Road	Eastbound on Lafond Road	Springer
Laframboise Road and Danis Road	Southwest bound on Laframboise Road	Field
Lafrenière Road and Hwy 64	Westbound on Lafrenière Road	Macpherson
Lafrenière Road and Hwy 64	Northbound on Lafrenière Road	Macpherson
Lakewood Road and Hwy 64	Eastbound on Lakewood Road	Macpherson
Landfill Site Road and Hwy 17	Southbound on Landfill Site Road	Pedley
Laplage Road and Leclair Road	Northbound on Laplage Road	Caldwell
Lapointe Road and Crystal Falls Road	Southbound on Lapointe Road	Field
Larabie Street and St-Joseph Road	Northbound on Larabie Street	Crerar
Larocque Street and Hwy 64	Southwest bound on Larocque Street	Field
Laronde Road and Cache Bay Road	Northbound on Laronde Road	Springer
Laurier Street and Paquette Street	Westbound on Laurier Street	Caldwell
Laurin Road and Hwy 575	Westbound on Laurin Road	Badgerow
Leblanc Road and Drive-In Road	Northbound and Southbound on Leblanc Road	Springer
Leblanc Road and Hwy 17	Northbound and Southbound on Leblanc Road	Springer
Leblond Road and Giroux-Vezina Road	Southbound on Leblond Road	Bastedo
Leclair Road and Hwy 64	Eastbound and Westbound on Leclair Road	Caldwell
Leclair Road and Levac Road	Northbound on Leclair Road	Caldwell
Leduc Road and Hwy 539	Northbound on Leduc Road	Gibbons
Leduc Road and Hwy 575	Southbound on Leduc Road	Badgerow
Legault Road and Coursol Road	Westbound on Legault Road	Springer
Lemieux Road Hwy 64	Westbound on Lemieux Road	Loudon
Levac Road and Beaudry Road	Westbound on Levac Road	Springer
Levac Road and Cache Street	Eastbound on Levac Road	Cache Bay
Levert Drive and Hwy 64	Westbound on Levert Drive	Springer
Levac Road and Hwy. 17	Eastbound on Levac Road	Cache Bay
Levac Road and Beaudry Road	Westbound on Levac Road	Caldwell
Levesque Street and Front Street (Hwy 17)	Southbound on Levesque Street	Sturgeon Falls
Levesque Street and John Street	Northbound and Southbound on Levesque Street	Sturgeon Falls
Levesque Street and First Street	Northbound and Southbound on Levesque Street	Sturgeon Falls
Levesque Street and Market Street	Northbound and Southbound on Levesque Street	Sturgeon Falls
Levesque Street and Queen Street	Northbound and Southbound on Levesque Street	Sturgeon Falls
Levesque Street and Railway Street	Northbound on Levesque Street	Sturgeon Falls
Levesque Street and Salter Street	Northbound and Southbound on Levesque Street	Sturgeon Falls

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**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Levesque Street and Second Street	Northbound on Levesque Street	Sturgeon Falls
Levesque Street and Third Street	Northbound and Southbound on Levesque Street	Sturgeon Falls
Levesque Street and William Street	Northbound and Southbound on Levesque Street	Sturgeon Falls
Lillie Street and Railway Street	Northbound on Lillie Street	Sturgeon Falls
Lillie Street and Salter Street	Northbound and Southbound on Lillie Street	Sturgeon Falls
Levis Street and Levesque Street	Westbound on Levis Street	Sturgeon Falls
Levis Street and Nipissing Street	Eastbound on Levis Street	Sturgeon Falls
Lisgar Street and Cache Bay Road	Northeast bound and Southwest bound on Lisgar Street	Sturgeon Falls
Lisgar Street and Dovercourt Street	Eastbound on Lisgar Street	Sturgeon Falls
Lisgar Street and Montreal Street	Northbound and Southbound on Lisgar Street	Sturgeon Falls
Lorne Street and Cache Bay Road	Northeast bound on Lorne Street	Sturgeon Falls
Lorne Street and Ottawa Street	Southwest bound on Lorne Street	Sturgeon Falls
Mackie Street and Church Street	Eastbound and westbound on Mackie Street	Sturgeon Falls
Mackie Street and Nipissing Street	Westbound on Mackie Street	Sturgeon Falls
Mageau Street and Roy Street	Eastbound on Mageau Street	Sturgeon Falls
Mageau Street and Third Street	Northbound on Mageau Street	Sturgeon Falls
Main Street and Ethel Street	Northbound and Southbound on Main Street	Sturgeon Falls
Main Street and Front Street (Hwy 17)	Southbound on Main Street	Sturgeon Falls
Main Street and John Street	Northbound and Southbound on Main Street	Sturgeon Falls
Main Street and Market Street	Northbound and Southbound on Main Street	Sturgeon Falls
Main Street and Railway Street	Northbound on Main Street	Sturgeon Falls
Main Street and Russell Street	Northbound and Southbound on Main Street	Sturgeon Falls
Main Street and Third Street	Southbound on Main Street	Sturgeon Falls
Maple Street and Grande Allée	Northwest bound on Maple Street	Field
Marier Road and Munroe Road	Southbound on Marier Road	Crerar
Margaret Street and Booth Street	Northwest bound on Margaret Street	Cache Bay
Margaret Street and Cache Street	Southeast bound on Margaret Street	Cache Bay
Market Street and Arthur Street	Eastbound on Market Street	Sturgeon Falls
Market Street and Church Street	Eastbound and Westbound on Market Street	Sturgeon Falls
Market Street and Holditch Street	Westbound on Market Street	Sturgeon Falls
Market Street and King Street	Northbound and Southbound on King Street	Sturgeon Falls
Market Street and Main Street	Eastbound and Westbound on Market Street	Sturgeon Falls
Market Street and Nipissing Street	Eastbound and Westbound on Market Street	Sturgeon Falls
Marleau Road and Nipissing Street	Westbound on Marleau Road	Springer
Martin Street and Bain Avenue	Southbound on Martin Street	Cache Bay
Martin Street and Cache Street	Northwest bound on Martin Street	Cache Bay
Mary Street and Edward Street	Northwest bound on Mary Street	Cache Bay
Mary Street and Cache Street	Southeast bound on Mary Street	Cache Bay
Maurice Street and Cockburn Road	Northbound on Maurice Street	Springer
McDonald Road and North-South Road	Eastbound and Westbound on McDonald Road	Kirkpatrick
McDonald Road and Old Hwy 17 Road	Northbound on McDonald Road	Kirkpatrick
McKee Crescent and Fourth Street	Southbound on McKee Crescent	Sturgeon Falls
Memquisit Lodge Road and Hwy 64	Westbound on Memquisit Lodge Road	Loudon
Mercer Lake Road and Hwy 64	Westbound on Mercer Lake Road	Falconer
Michaud Street and Ethel Street	Northbound and Southbound on Michaud Street	Sturgeon Falls
Michaud Street and Front Street (Hwy 17)	Southbound on Michaud Street	Sturgeon Falls
Michaud Street and John Street	Northbound and Southbound on Michaud Street	Sturgeon Falls
Michaud Street and North Street	Northbound and Southbound on Michaud Street	Sturgeon Falls
Michaud Street and Queen Street	Northbound and Southbound on Michaud Street	Sturgeon Falls
Michaud Street and Salter Street	Southbound on Michaud Street	Sturgeon Falls
Michel Road and Hwy 64	Eastbound on Michel Road	Macpherson
Mill Street and Ritchie Street	Southbound on Mill Street	Cache Bay

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COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Millrand Road and Hwy 64	Eastbound on Millrand Road	Macpherson
Monroe Road and Hwy 539	Eastbound on Monroe Road	Crerar
Montreal Street and Lisgar Street	Eastbound and Westbound on Montreal Street	Sturgeon Falls
Moose Point Road and Tomiko Road	Southbound on Moose Point Road	Grant
Moreau Road and Hwy 64	Southwest bound on Moreau Road	Field
Morley Drive and East Road	Northbound on Morley Drive	Falconer
Morrison Court and King Street	Westbound on Morrison Court	Sturgeon Falls
Moustik Road and Hwy 17	Northbound on Moustik Road	Kirkpatrick
Moustik Road and Old Hwy 17	Southbound on Moustik Road	Kirkpatrick
Muskosung Lake Road and Hwy 575	Northbound on Muskosung Lake Road	Badgerow
Musky Island Road and Hwy 64	Southeast bound on Musky Island Road	Loudon
Nadeau Road and Forget Road	Southbound on Nadeau Road	Crerar- River Valley
Needs Road and Giroux-Vézina Road	Southbound on Needs Road	Gibbons
Niko Crescent and Dovercourt Road	Southbound on Dovercourt Road	Sturgeon Falls
Nipissing Street and Ethel Street	Northbound and Southbound on Nipissing	Sturgeon Falls
Nipissing Street and Front Street (Hwy 17) – Traffic Lights	Northbound and Southbound on Nipissing Street	Sturgeon Falls
Nipissing Street and John Street	Northbound and Southbound on Nipissing Street	Sturgeon Falls
Nipissing Street and Salter Street	Northbound and Southbound on Nipissing Street	Sturgeon Falls
Nipissing Street and Third Street	Northbound and Southbound on Nipissing Street	Sturgeon Falls
Norland Road and Sunny Ridge Road	Eastbound on Norland Road	Hugel
North Street and Church Street	Westbound on North Street	Sturgeon Falls
Northshore Road and Lac Claire Road	Northeast bound on Northshore Road	Field
North-South Road and Millrand Rd	Southbound on North-South Road	Caldwell
North-South Rd & Old Hwy 17	Northbound on North-South Road	Caldwell
North & South Rd – Piquette Road	Southbound on North & South Road	Caldwell
O'Brien Road and Laplage Road	Northeast bound on O'Brien Road	Caldwell
Oak Court and Dumouchel Street	Westbound on Oak Court	Sturgeon Falls
Old Aubin Road and Hillman Road	Northbound on Old Aubin Road	Macpherson
Old Aubin Road and Hwy 64	Westbound on Old Aubin Road	Macpherson
Old North Road and Kipling West Road	Southbound on Old North Road	Hugel
Olivier Road and Hwy 64	Westbound on Olivier Road	Caldwell
Ottawa Street and Cache Bay Road	Northeast bound on Ottawa Street	Sturgeon Falls
Ottawa Street and Front Street	Southbound on Ottawa Street	Sturgeon Falls
Ottawa Street and Lisgar Street	Southeast bound and northwest bound on Ottawa Street	Sturgeon Falls
Ottawa Street and Ottawa Street	Southeast bound on Ottawa Street	Sturgeon Falls
Ottawa Street and Pembroke Street	Eastbound on Ottawa Street	Sturgeon Falls
Ottawa Street and Bay Street	Southbound on Ottawa Street	Sturgeon Falls
Ouellette Crescent and Fourth Street	Southbound on Ouellette Crescent	Sturgeon Falls
Palement Court and Levesque Street	Eastbound on Palement Court	Sturgeon Falls
Paquette Street and Hwy 17	Northbound on Paquette Street	Caldwell
Paquette Street and Principale East Street	Southwest bound on Paquette Street	Caldwell
Paradis Road and Kipling East Road	Southbound on Paradis Road	Hugel
Park Street and Salter Street	Northbound on Park Street	Sturgeon Falls
Parker Street and Front Street (Hwy 17)	Southbound on Parker Street	Sturgeon Falls
Parker Street and First Street	Southbound on Parker Street	Sturgeon Falls
Parker Street and John Street	Northbound and Southbound on Parker	Sturgeon Falls
Parker Street and Market Street	Northbound and Southbound on Parker Street	Sturgeon Falls
Parker Street and Queen Street	Northbound and Southbound on Parker Street	Sturgeon Falls
Parker Street and Railway Street	Northbound on Parker Street	Sturgeon Falls
Parker Street and Salter Street	Northbound and Southbound on Parker Street	Sturgeon Falls
Parker Street and Second Street	Southbound on Parker Street	Sturgeon Falls



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COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Parker Street and William Street	Northbound and Southbound on Parker Street	Sturgeon Falls
Pellerin Road and Alouette Road	Private Road with stop sign	Caldwell
Pembroke Street and Bay Street	Southbound on Pembroke Street	Springer
Pembroke Street and Front Street	Northbound on Pembroke Street	Sturgeon Falls
Perrin Road and Robichaud Road	Northbound on Perrin Road	Springer
Pierre Road and Dutrisac	Eastbound on Pierre Road	Springer
Piette Street and Côté Street	Eastbound on Piette Street	Caldwell
Piette Street and Street Amour Road	Westbound on Piette Street	Caldwell
Pike Lake Road and Hwy 64	Westbound on Pike Lake Road	Bastado
Pilon Street and Principale East Street	Northeast bound on Pilon Street	Caldwell
Pine Poultry Road and Deer Lake Road	Eastbound on Pine Poultry Road	Hugel
Pine Ridge Road and Chebogan Road	Southwest bound on Pine Ridge Road	Field
Pine Street and Cache Bay Road	Northbound on Pine Street	Sturgeon Falls
Pine Street and Lisgar Street	Southeast bound on Pine Street	Sturgeon Falls
Pine Street and Dufferin Street	Southeast bound on Pine Street	Sturgeon Falls
Pine Street and Ottawa Street	Northbound on Pine Street	Sturgeon Falls
Piquette Road and Hwy 64	Eastbound on Piquette Road	Caldwell
Piquette Road and North & South Road	Westbound on Piquette Road	Kirkpatrick
Plante Road and Hwy 64	Eastbound on Plante Road	Macpherson
Poirier Road and Hwy 64	Westbound on Poirier Road	Caldwell
Principal West St and Cartier Street	Westbound and Eastbound on Principale W. Street	Caldwell
Prieur Street and Hwy 64	Eastbound on Prieur Street	Field
Promenade du Lac and Dutrisac Road	Eastbound on Promenade du Lac	Springer
Putman Road and Corbett Road	Northbound on Putman Road	Crerar
Queen Street and Clark Street	Eastbound on Queen Street	Sturgeon Falls
Queen Street and Holditch Street	Eastbound and Westbound on Queen Street	Sturgeon Falls
Queen Street and King Street	Eastbound and Westbound on Queen Street	Sturgeon Falls
Queen Street and Main Street	Eastbound and Westbound on Queen Street	Sturgeon Falls
Queen Street and Michaud Street	Eastbound and Westbound on Queen Street	Sturgeon Falls
Queen Street and Nipissing Street	Eastbound and Westbound on Queen Street	Sturgeon Falls
Quesnel Road and Nipissing Street	Eastbound and Westbound on Quesnel Road	Springer
Racette Street and Principale East Street	Northeast bound on Racette Street	Caldwell
Railway Street and Main Street	Eastbound and Westbound on Railway Street	Sturgeon Falls
Railway Street and Nipissing Street	Eastbound and Westbound on Railway Street	Sturgeon Falls
Rainville Road and Eugene Road	Eastbound and Westbound on Rainville Road	Caldwell
Rainville Road and Hwy 64	Westbound on Rainville Road	Caldwell
Rainville Road and Laplage Road	Eastbound and Westbound on Rainville Road	Caldwell
Remillard Road at Hwy 539	Eastbound on Remillard Road	Crerar
Richer Road and Crystal Falls Road	Southeast bound on Richer Road	Field
Riding Stable Road and Hwy 17	Southbound on Riding Stable Road	Pedley
Ritchie Street and Levac Road	Northbound on Ritchie Street	Cache Bay
River Street and John Street	Northbound on River Street	Sturgeon Falls
River Street and Third Street	Southbound on River Street	Sturgeon Falls
Riverfront Drive and Demers Street	Eastbound on Riverfront Drive	Sturgeon Falls
Riverview Court and Bourgault Street	Northwest bound on Riverview Court	Sturgeon Falls
Rivet Street and Coursol Road	Westbound on Rivet Street	Springer
Rivière Street and Hwy 64	Southeast bound on Rivière Street	Caldwell
Rivière Veuve Road and Laplage Road	Eastbound and Westbound on Rivière Veuve Road	Caldwell
Roberge Road and Leclair Road	Northbound on Roberge Road	Caldwell
Robert Road at Hwy 539	Westbound on Robert Road	Crerar
Robichaud Road and Coursol Road	Westbound on Robichaud Road	Springer
Robitaille Road and Moose Point Road	Eastbound on Robitaille Road	Grant



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COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Rochon Road at Hwy 539	Southeast bound on Rochon Road	Crerar
Rose Street and Forget Road	Westbound on Rose Street	Crerar- River Valley
Roy Road and Quesnel Road	Southbound on Roy Road	Springer
Roy Street and Third Street	Northbound and Southbound on Roy Street	Sturgeon Falls
Russell Street and Arthur Street	Eastbound and Westbound on Russell Street	Sturgeon Falls
Russell Street and Clark Street	Westbound on Russell Street	Sturgeon Falls
Russell Street and Church Street	Eastbound and Westbound on Russell Street	Sturgeon Falls
Russell Street and Coursol Road	Eastbound on Russell Street	Sturgeon Falls
Russell Street and Holditch Street	Westbound on Russell Street	Sturgeon Falls
Russell Street and King Street	Eastbound and Westbound on Russell Street	Sturgeon Falls
Russell Street and Levesque Street	Eastbound on Russell Street	Sturgeon Falls
Russell Street and Michaud Street	Eastbound on Russell Street	Sturgeon Falls
Russell Street and Nipissing Street	Eastbound and westbound on Russell Street	Sturgeon Falls
Russell Street and Parker Street	Westbound on Russell Street	Sturgeon Falls
Salter Street and Desgroseilliers Street	Eastbound and Westbound on Salter Street	Sturgeon Falls
St-Amour Road and Principale West	Northbound on St Amour Road	Caldwell
St-Jacques Court and Highway 64	Eastbound on St-Jacques Court	Sturgeon Falls
St-Jean Baptiste Street and Dubeau Street	Westbound on St Jean Baptiste	Caldwell
St-Jean Road and Alouette Road	Northbound on St Jean Road	Caldwell
St-Joseph Road at Hwy 539	Westbound on St Joseph Road	Crerar
St-Laurent Street and Beaudin Street	Eastbound and Westbound on Street Laurent Street	Caldwell
St-Laurent Street and Coté Street	Westbound on St Laurent Street	Caldwell
St-Laurent Street and Paquette Street	Eastbound and Westbound on Street Laurent Street	Caldwell
Sabourin Road and Drive-in Road	Westbound on Sabourin Road	Springer
Sabourin Road and Hwy 64	Eastbound and Westbound on Sabourin	Springer
Sabourin Road and Sandhill Road	Westbound and Eastbound on Sabourin	Springer
Salter Street and Main Street	Eastbound and Westbound on Salter Street	Sturgeon Falls
Salter Road and Dutrisac Road	Eastbound and Westbound on Salter Street	Springer
Salter Street and Coursol Street	Eastbound and Westbound on Salter Street	Sturgeon Falls
Salter Street and Nipissing Street	Eastbound and Westbound on Salter Street	Sturgeon Falls
Sandhill Road and Cache Bay Road	Northbound and Southbound on Sandhill Road	Sturgeon Falls
Sandhill Road and Sabourin Road	Northbound on Sandhill Road	Sturgeon Falls
Sandhill Road and Tamarack Avenue	Southbound and Eastbound on Sandhill Road	Sturgeon Falls
Sandy Falls Road and Hwy 17	Southbound on Sandy Falls Road	Pedley
Savignac Road and Leclair Road	Northbound on Savignac Road	Caldwell
Savignac Road and Rainville Road	Southbound on Savignac Road	Caldwell
Second Street and Nipissing Street	Eastbound on Second Street	Sturgeon Falls
Shoreline Rd and Crystal Falls Road	Westbound on Shoreline Road	Field
Shushwap Road and Lemieux Road	Southbound on Shushwap Road	Loudon
Simcoe Street and Lisgar Street	Northwest bound on Simcoe	Sturgeon Falls
Simcoe Street and Toronto Street	Southeast bound on Simcoe Street	Sturgeon Falls
Smylie Road and Bay Street	Northbound on Smylie Road	Springer
Southshore Road and Lac Claire Road	Southeast bound on Southshore Road	Field
Southview Crescent and Park Street	Westbound on Southview	Sturgeon Falls
Spring Street and Pembroke Street	Westbound on Spring Street	Sturgeon Falls
Springer Street and Park Street	Eastbound and Westbound on Springer Street	Sturgeon Falls
Stevens Road and Cockburn Road	Eastbound on Stevens Road	Springer
Stewart Road and Hwy 17	Westbound on Stewart Road	Springer
Stewart Road and Hwy 64	Eastbound on Stewart Road	Springer
Stewart Road and Lac Clair Road	Eastbound and Westbound on Stewart Road	Springer
Stewart Road and Leblanc Road	Eastbound and Westbound on Stewart Road	Springer
Sunny Ridge Road and Kipling West	Southbound on Sunny Ridge Road	Hugel

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COLUMN 1 – INTERSECTION	COLUMN 2 – FACING TRAFFIC	TOWN(SHIP)
Sylvestre Street and Gingras Avenue	Southbound on Sylvestre Street	Caldwell
Sylvestre Street and Principale East Street	Northbound on Sylvestre Street	Caldwell
Tamarack Avenue and Cedar Grove Drive	Southbound on Tamarack Avenue	Sturgeon Falls
Tamarack Avenue and Sandhill Road	All way	Sturgeon Falls
Teal Road and Waterfront	Northbound on Teal Road	Cache Bay
Telesphore Street and Gingras Avenue	Southbound on Telesphore Street	Caldwell
Thibault Road and Levac Road	Southbound on Thibault Road	Springer
Thibault Road and Stewart Road	Northbound and Southbound on Thibault	Springer
Thibault Road and Hwy 17	Northbound and Southbound on Thibault Road	Cache Bay
Third Street and Dumouchel Street	Eastbound on Third Street	Sturgeon Falls
Third Street and Belanger Street	Westbound on Third Street	Sturgeon Falls
Third Street and Park Street	Eastbound on Third Street	Sturgeon Falls
Third Street and King Street	Eastbound and Westbound on Third Street	Sturgeon Falls
Third Street and Levesque Street	Eastbound and Westbound on Third Street	Sturgeon Falls
Third Street and Nipissing Street	Eastbound and Westbound on Third Street	Sturgeon Falls
Third Street and Roy Street	Eastbound and Westbound on Third Street	Sturgeon Falls
Third Street and Demers Street	Westbound exit of SF Wastewater Treatment Plant	Sturgeon Falls
Tomiko Road and Crystal Falls Road	Southbound on Tomiko Road	Field
Toronto Street and Cache Bay Road	Southwest on Toronto Road	Sturgeon Falls
Trail End's Road and Dokis Road	Southwest bound on Trail End's Road	Falconer
Trottier Road and Hwy 64	Northbound on Trottier Road	Macpherson
Vachon Road and Drive-in Road	Southbound on Vachon Road	Springer
Vachon Road and Stewart Road	Northbound and Southbound – Both Sides	Springer
Vercheres Street and Hwy 64	Westbound on Vercheres Street	Caldwell
Victoria Street and Third Street	Northbound on Victoria Street	Sturgeon Falls
Villeneuve Crt and Bay Street	Northbound on Villeneuve Court	Sturgeon Falls
Waterfront Drive and Cache Street	Westbound on Waterfront Drive	Cache Bay
William Street and Holditch Street	Eastbound and Westbound on William Street	Sturgeon Falls
William Street and Nipissing Street	Eastbound and Westbound on William Street	Sturgeon Falls
William Street and King Street	Eastbound and Westbound on William Street	Sturgeon Falls
William Street and River Street	Westbound on William Street	Sturgeon Falls
William Street and Clark Street	Eastbound on William Street	Sturgeon Falls
William Street and Church Street	Eastbound and Westbound on William Street	Sturgeon Falls
William Street and Main Street	Eastbound and Westbound on William Street	Sturgeon Falls
William Street and Michaud Street	Eastbound and Westbound on William Street	Sturgeon Falls
Young Street and Bain Street	Southwest bound on Young Street	Cache Bay
Young Street and Hay Street	Southwest bound on Young Street	Cache Bay
Young Street and Waterfront Drive	Southbound on Young Street	Cache Bay



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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**WHEREAS** at a meeting held on October 20, 2020, the Council for the Municipality of West Nipissing recommended the disposition of certain municipally owned lands located on the west side of Villeneuve Court Street, Sturgeon Falls;

**AND WHEREAS** the lands described as Part of Lot 5, Con. A, being Part of Parts 1 and 2, 36R-10926, Township Springer, now the Municipality of West Nipissing, District of Nipissing and as more particularly shown in blue hatch marks on the attached Schedule "A" must first be declared surplus by the Corporation of the Municipality;

**BE IT RESOLVED THAT** Part of Lot 5, Con. A, Being Part of Parts 1 and 2, 36R-10926, Township of Springer, now the Municipality of West Nipissing, District of Nipissing, is hereby declared as surplus.

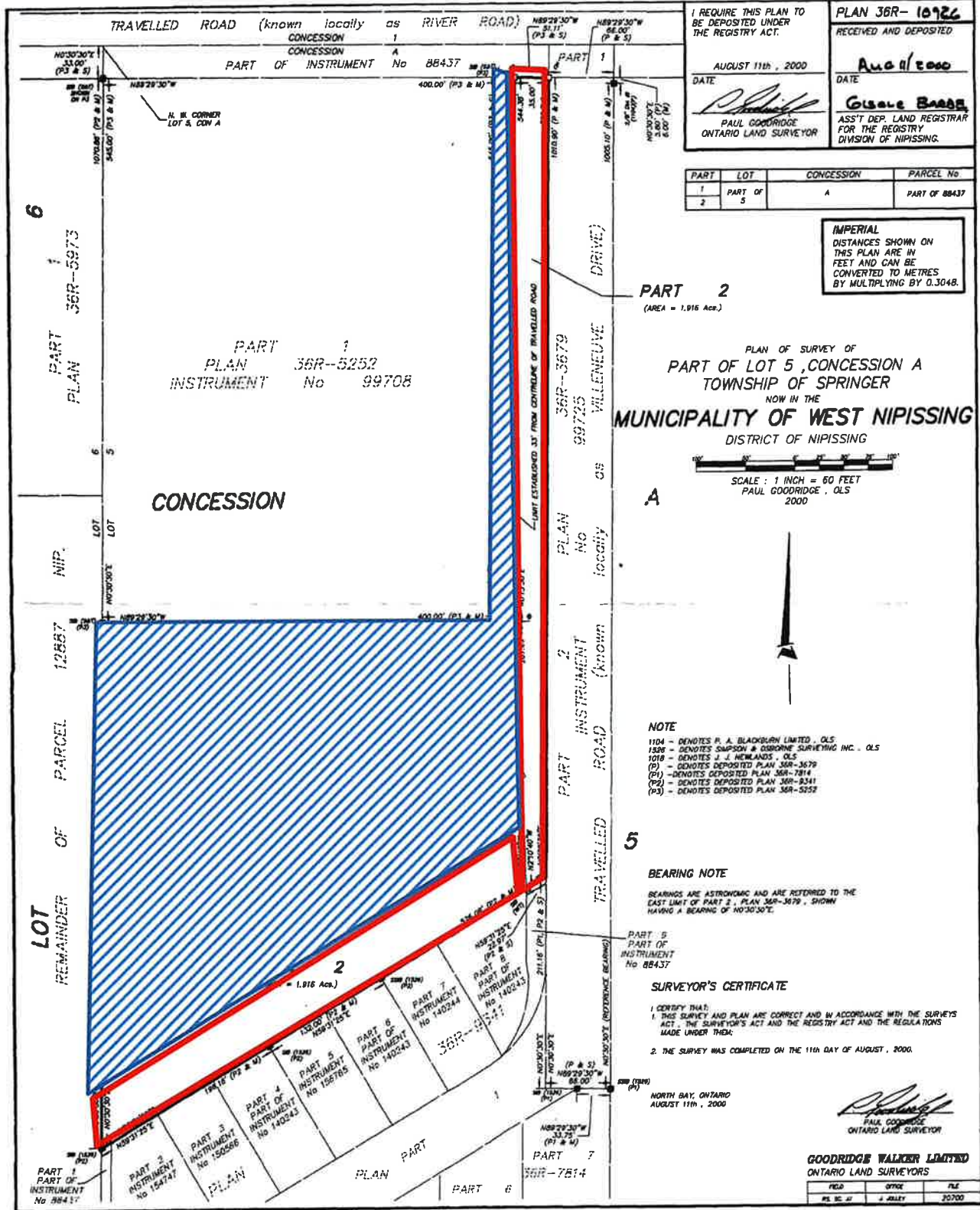
	YEAS	NAYS
DUHAIME, Yvon		
FISHER, Christopher		
LARABIE, Roland		
MALETTE, Léo		
ROVEDA, Dan		
Ward 7 (vacant)		
SÉNÉCAL, Denis		
SÉNÉCAL, Lise		
SAVAGE, Joanne (MAYOR)		

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_

# SCHEDULE 'A'







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

**2020/**

**OCTOBER 20, 2020**

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**WHEREAS** the Council for the Municipality of West Nipissing has recommended the transfer of certain municipally owned lands located described herein and more particularly shown on Schedule "A" to By-Law No. 2020/59;

**AND WHEREAS** the property must first be declared surplus by the Corporation of the Municipality;

**BE IT RESOLVED THAT** the easterly 30m extending from Bay Street to the Sturgeon River of the property described as Part of PIN No. 49085-0207(LT), Part of Lot 5, Concession A, being Part 3 & 4, 36R-\_\_\_\_\_, as in NB103122, except Pt1, 36R-12073 former Twp. Springer, now Municipality of West Nipissing, District of Nipissing (the "Lands"), is hereby declared as surplus.

**BE IT FURTHER RESOLVED THAT** By-law **2020/59**, being a by-law to authorize the transfer of the Lands for the consideration of \$75,000.00 plus HST, in the Township of Springer, Municipality of West Nipissing, District of Nipissing; which shall come into force and take effect on the date it is passed.

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

**CARRIED:** \_\_\_\_\_

**DEFEATED:** \_\_\_\_\_

**DEFERRED OR TABLED:** \_\_\_\_\_



THE CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

**BY-LAW 2020/59**

**BEING A BY-LAW TO AUTHORIZE THE SALE OF LAND  
BEING PART OF LOT 3, CON. 1, PART 3 & 4, PLAN 36R-\_\_\_\_\_,  
BEING THE EASTERLY 30m OF PIN NO. 49085-0207  
SPRINGER TOWNSHIP, MUNICIPALITY OF WEST NIPISSING, DISTRICT OF NIPISSING  
(EAST SIDE VILLENEUVE COURT)**

WHEREAS the Municipality of West Nipissing has entered into an Agreement of Purchase and sale for the disposition of the easterly 30m (100') of the property located on the east side of Villeneuve Court, being Part of PIN No. 49085-0207;

**WHEREAS** the lands described herein have been declared surplus by the Corporation of the Municipality of West Nipissing on October 20, 2020, by resolution no. 2020/\_\_\_\_\_;

**AND WHEREAS** the Corporation of the Municipality of West Nipissing has agreed to sell the lands described as follows:

The easterly 30m extending from Bay Street to the Sturgeon River  
of the property described as Part of Lot 5, Concession A  
being Part 3 & 4, 36R-\_\_\_\_\_  
as in NB103122, except Pt1, 36R-12073  
former Twp. Springer, now Municipality of West Nipissing

and more particularly shown on the attached Schedule "A".

**NOW THEREFORE** the Corporation of the Municipality of West Nipissing hereby enacts as follows:

1. That the Mayor and the Clerk be authorized on behalf of the Corporation of the Municipality of West Nipissing to transfer the following lands:

The easterly 30m extending from Bay Street to the Sturgeon River  
of the property described as Part of Lot 5, Concession A  
being Part 3 & 4, 36R-\_\_\_\_\_  
as in NB103122, except Pt1, 36R-12073  
former Twp Springer, now Municipality of West Nipissing

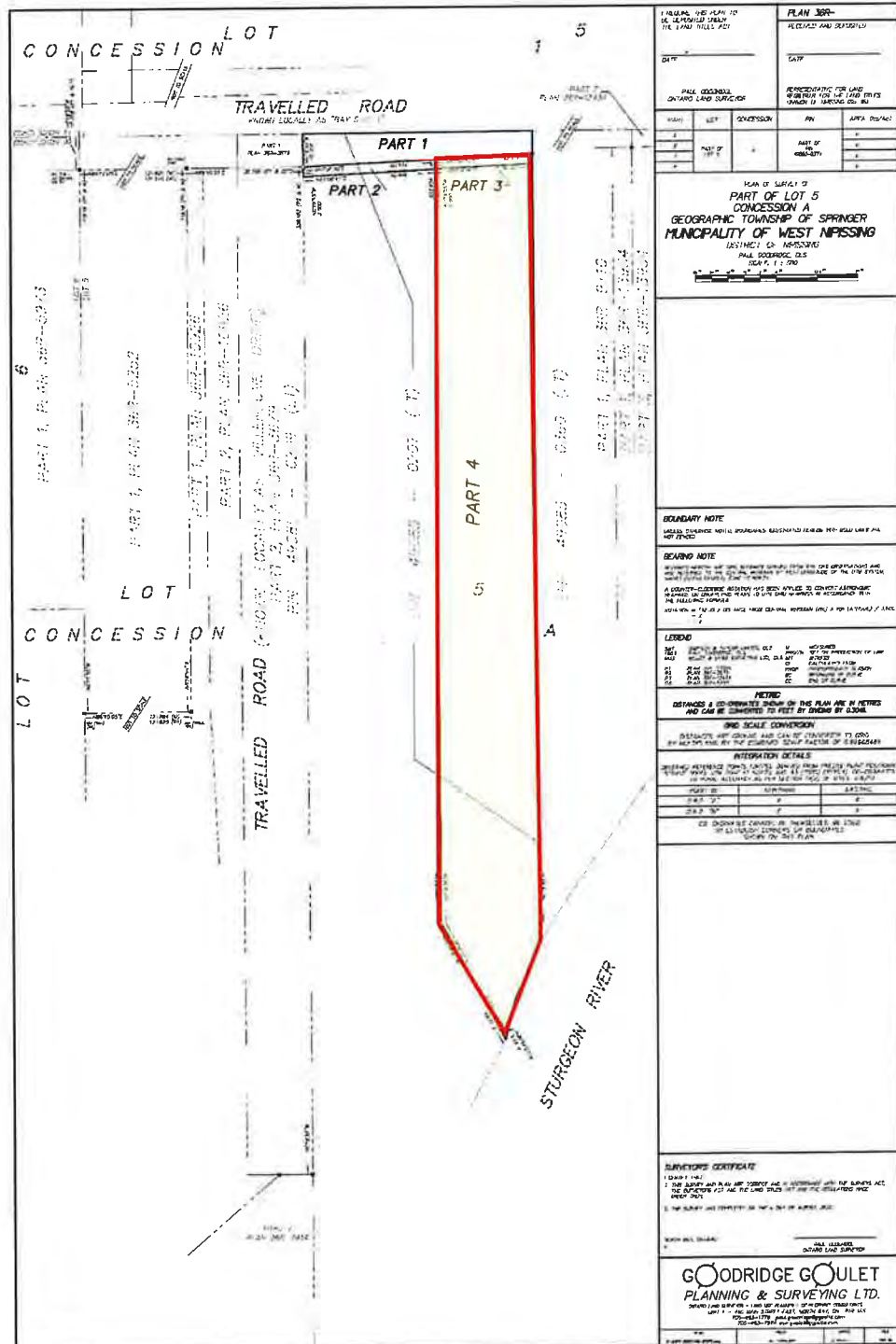
Being vacant lands located on Railway Street, Sturgeon Falls To 1729513 Ontario Limited  
for the sum of Seventy Five Thousand Dollars (\$75,000.00) plus Harmonized Sales Tax.

**ENACTED AND PASSED THIS 20<sup>th</sup> DAY OF OCTOBER, 2020 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

\_\_\_\_\_  
JOANNE SAVAGE  
MAYOR

\_\_\_\_\_  
MELANIE DUCHARME  
CLERK

BEING A BY-LAW TO AUTHORIZE THE SALE OF LAND  
BEING PART OF LOT 3, CON. 1, PART 3 & 4, PLAN 36R-\_\_\_\_\_,  
BEING THE EASTERLY 30m OF PIN NO. 49085-0207  
SPRINGER TOWNSHIP, MUNICIPALITY OF WEST NIPISSING, DISTRICT OF NIPISSING  
(EAST SIDE VILLENEUVE COURT)





**OCTOBER 20, 2020**

Moved by / Proposé par :

Seconded by / Appuyé par :

**WHEREAS** section 319 (1) of the *Municipal Act, S.O. 2001, Chapter 25 as amended* provides that the Council of a Municipality shall, for the purpose of relieving financial hardship, pass a by-law for deferral or cancellation of, or other relief in respect of, tax increases on property in the residential property class for owners who are, or whose spouses or same-sex partners, are low-income seniors or low-income persons with disabilities as are both defined in the said by-law;

**AND WHEREAS** the Municipality of West Nipissing passed by-law **2020/38** for this purpose;

**BE IT RESOLVED THAT** the taxes be written off in the aggregate amount of \$2,367.61 for 14 properties.

WRITE OFF BILLING 2020 ELDERLY/ DISABLED TAX RELIEF BY-LAW 2020/38								
	ROLL #	Variance	Deductible	Amount	Refund	Municipal	Education	TOTAL
1	030-015-00369	73.48	30.00	43.48	43.48	38.06	5.42	43.48
2	040-001-15600	104.17	30.00	74.17	74.17	64.92	9.25	74.17
3	040-001-38210	286.51	30.00	256.51	256.51	224.53	31.98	256.51
4	040-002-06800	955.85	30.00	925.85	300.00	262.60	37.40	300.00
5	040-002-18600	195.95	30.00	165.95	165.95	145.26	20.69	165.95
6	040-002-37400	77.54	30.00	47.54	47.54	41.61	5.93	47.54
7	060-001-42900	183.81	30.00	153.81	153.81	134.63	19.18	153.81
8	060-001-34250	181.24	30.00	151.24	151.24	132.38	18.86	151.24
9	060-002-01900	464.89	30.00	434.89	300.00	262.60	37.40	300.00
10	070-00231305	133.61	30.00	103.61	103.61	90.69	12.92	103.61
11	090-001-10820	469.16	30.00	439.16	300.00	262.60	37.40	300.00
12	110-001-15940	316.88	30.00	286.88	286.88	251.11	35.77	286.88
13	120-001-04100	100.86	30.00	70.86	70.86	62.03	8.83	70.86
14	180-001-01600	143.56	30.00	113.56	113.56	99.40	14.16	113.56
TOTALS:					2,367.61	2,072.42	295.19	2,367.61

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_



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

Resolution No.

2020 /

OCTOBER 20, 2020

Moved by / *Proposé par* :

Seconded by / *Appuyé par* :

**BE IT RESOLVED THAT** the Mayor be authorized to proclaim November 1<sup>st</sup> to November 7<sup>th</sup>, 2020 as  
« **NATIONAL FRANCOPHONE IMMIGRATION WEEK / SEMAINE NATIONALE DE L'IMMIGRATION  
FRANCOPHONE** » in the Municipality of West Nipissing.

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

CARRIED: \_\_\_\_\_

DEFEATED: \_\_\_\_\_

DEFERRED OR TABLED: \_\_\_\_\_

# PROCLAMATION



## NATIONAL FRANCOPHONE IMMIGRATION WEEK ( Nov-1<sup>st</sup> to Nov-7<sup>th</sup> , 2020 )

## SEMAINE NATIONALE DE L'IMMIGRATION FRANCOPHONE ( du 1<sup>er</sup> au 7-novembre 2020 )

**WHEREAS** National Francophone Immigration Week is celebrated throughout Canada with the slogan "My francophone colour"; and

**WHEREAS** taking note with appreciation, that Immigration, Refugees and Citizenship Canada strongly believes that attracting, integrating and retaining French-speaking immigrants outside Québec contributes to enhancing the vitality of communities by strengthening Canada's linguistic duality and increasing diversity within the communities, provinces and territories; and

**WHEREAS** considering the relation between French-speaking immigrants and the vitality of the Francophone community and the community of West Nipissing at large; and

**WHEREAS** bearing in mind the positive impact that French-speaking immigrants bring to the Municipality of West Nipissing.

**NOW THEREFORE**, I, Joanne Savage, Mayor of the Municipality of West Nipissing, do hereby proclaim the week of November 1 to November 7, 2020 as **NATIONAL FRANCOPHONE IMMIGRATION WEEK** in the Municipality of West Nipissing.

**ATTENDU QUE** la Semaine nationale de l'immigration francophone est célébrée dans tout le Canada avec le slogan « Ma couleur francophone » et

**ATTENDU QU'EN** notant avec reconnaissance qu'Immigration, Réfugiés et Citoyenneté Canada croit fermement que le fait d'attirer, d'intégrer et de maintenir sur place des immigrants francophones hors Québec contribue à améliorer la vitalité des communautés en renforçant la dualité linguistique du Canada et en augmentant la diversité au sein des communautés, des provinces et des territoires; et

**ATTENDU QU'EN** considérant la relation qui existe entre les immigrants francophones et la vitalité de la communauté francophone et la communauté de Nipissing Ouest en général; et

**ATTENDU QU'EN** tenant compte de l'impact positif que les immigrants francophones ont sur la Municipalité de Nipissing Ouest;

**PAR CONSÉQUENT**, je, Joanne Savage, mairesse de la Municipalité de Nipissing Ouest, proclame, par la présente, que la semaine du 1er Novembre au 7 novembre 2020 est la **SEMAINE NATIONALE DE L'IMMIGRATION FRANCOPHONE** dans la Municipalité de Nipissing Ouest.

Dated this 20<sup>th</sup> day of October, 2020.

Daté ce 20<sup>e</sup> jour d'octobre 2020.

Joanne Savage, Mayor / Maire

# Joie de vivre



[www.westnipissingouest.ca](http://www.westnipissingouest.ca)