

***** AGENDA *****
Tuesday, January 21, 2025
****START TIME 6:30 p.m.****

1. Disclosure of pecuniary interest.
2. Committee Reports.
3. Resolution: Adopt the Minutes of the January 7, 2025 Council Meeting.
4. Resolution: Support the Powassan and District Union Public Library 2025 Budget.
5. Resolution: Approve participation in the City of North Bay's Household Hazardous Waste Program for 2025.
6. Resolution: Amend the Township of Nipissing Cemetery Committee members.
7. Resolution: Approve a Budget Preparation Policy.
8. Resolution: Approve the January Newsletter.
9. By-Law: Zoning By-Law Amendment, 707 Sunset Cove Road.
10. Correspondence.
11. Accounts to pay.
12. By-Law: Confirming Proceedings of Council at its meeting held January 21, 2025.
13. Adjournment.

Council meetings will be held in person at 2381 Highway 654, Township of Nipissing Community Centre and virtually utilizing the Zoom platform; and will be livestreamed to the Township of Nipissing YouTube channel.

<https://www.youtube.com/channel/UC2XSMZqRNHbwVppelfKcEXw>

MINUTES

TOWNSHIP OF NIPISSING

Tuesday, January 7, 2025

A regular meeting of the Township of Nipissing Council was held on Tuesday, January 7, 2025, starting at 6:30 p.m. The meeting was held in person at the Township of Nipissing Community Centre, and livestreamed to the Township of Nipissing YouTube Channel.

Present: Mayor Dave Yemm and Councillors Lisa Chalapenko, Shelly Foote, Stephen Kirkey, and James Scott.

Staff: Fire Chief-MLEO-CEMC Will Bateman, Operations Superintendent Dan MacInnis, Deputy Treasurer, Interim Deputy Clerk Kim Turnbull and Municipal Administrator-Clerk-Treasurer Kris Croskery-Hodgins.

Guests: Debbie Piper

Disclosure of pecuniary interest: None.

Presentation: Debbie Piper provided a presentation of the Powassan District Union Public Library 2025 Budget.

Committee Reports:

Councillor Shelly Foote: Township of Nipissing Recreation Committee

Councillor Steve Kirkey: Powassan and District Union Public Library Board of Management

R2025-001 S. Kirkey, J. Scott:

That the minutes of the regular Council Meeting held December 17, 2024, and the Special Council Meeting held December 19, 2024, be adopted as published. **Carried.**

R2025-002 S. Foote, S. Kirkey:

That we accept the resignation of Rob Serson from the Nipissing Township Museum Board of Management. **Carried.**

R2025-003 S. Kirkey, J. Scott:

That we accept the resignation of James Scott from the Township of Nipissing Recreation Committee; And that we appoint Tom Piper to the Township of Nipissing Recreation Committee. **Carried.**

R2025-004 S. Foote, S. Kirkey:

That we authorize the Mayor and the Municipal Administrator to sign an Ontario Transfer Payment Agreement with the Office of the Fire Marshal for a grant to increase cancer prevention in the Fire Department. **Carried.**

R2025-005 S. Kirkey, J. Scott:

That we pass By-Law Number 2025-01, being a By-Law to confirm the appointment of members to the Township of Nipissing Committee of Adjustment.

Read a first, second and third time and passed this 7th day of January, 2025. **Carried.**

R2025-006 S. Foote, J. Scott:

That we pass By-Law Number 2025-02, being a By-Law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025. Read a first, second and third time and passed this 7th day of January, 2025. **Carried.**

R2025-007 J. Scott, S. Kirkey:

That we pass By-Law Number 2025-03, being a By-Law to provide for an Interim Tax Levy. Read a first, second and third time and passed this 7th day of January, 2025. **Carried.**

R2025-008 S. Kirkey, J. Scott:

That we pass By-Law Number 2025-04, being a By-Law to appoint an auditor licensed under the Public Accountancy Act for the Township of Nipissing. Read a first, second and third time and passed this 7th day of January, 2025. **Carried.**

R2025-009 S. Kirkey, J. Scott:

That we accept the correspondence as presented. **Carried.**

R2025-010 L. Chalapenko, S. Foote:

That the statement of accounts dated: December 11, 16, 19, 20, 21 and 30, 2024 totaling \$407,517.24 be approved. **Carried.**

R2025-011 S. Foote, J. Scott;

That we pass By-Law 2025-05, being a By-Law to confirm the proceedings of Council at its meeting held on January 7, 2025. Read the first, second and third time and passed this 7th day of January, 2025. **Carried.**

R2025-012 L. Chalapenko, S. Foote:

That the meeting be adjourned. Time: 7:14 p.m. Next regular meeting to be held January 21, 2025. **Carried.**

Mayor:

Municipal Administrator:

Minutes prepared as per Section 228 (1)(a) of the Municipal Act, S.O. 2001, c. 25.
Clerk to record, without note or comment, all resolutions, decisions and other proceedings of the council.
Minutes to be approved by Council at the next regular Council Meeting.



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: January 21, 2025

NUMBER: R2025-

Moved by

Seconded by

That we approve the Powassan and District Union Public Library 2025 Budget as presented.

For Against

CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM

Carried

Mayor: Dave Yemm



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: January 21, 2025

NUMBER: R2025-

Moved by

Seconded by

That we participate in the City of North Bay Household Hazardous Waste Program for 2025 at a total cost of \$4,048.00.

For Against

CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM

Carried

Mayor: Dave Yemm



The Corporation of the
City of North Bay
200 McIntyre Street East,
P.O. Box 360
North Bay, Ontario
Canada P1B 8H8
Tel: (705) 474-0400

January 7, 2025

Nipissing Township
45 Beatty Street
Nipissing ON
P0H 1W0

Re: Participation in the City of North Bay's Household Hazardous Waste Program

The City of North Bay is once again inviting surrounding municipalities to participate in the City's Household Hazardous Waste Program.

North Bay City Council has agreed to accept household hazardous waste from participating municipalities that share in the operating and disposal costs. The cost per municipality is \$4 per dwelling based on the most up to date census.

The cost for the residents of Nipissing Township to safely dispose their hazardous waste at the North Bay HHWD is as follows:

Total Dwellings	1012
Cost Per Dwelling	\$4
Total Cost	\$4,048

Please contact me to confirm if Nipissing Township will be continuing to use the North Bay Household Hazardous Waste Depot.

Sincerely,

Victoria Thomas
Environmental Control Officer
705-474-0400 ext. 5221
victoria.thomas@northbay.ca

Township of Nipissing Corporate Policy	Approved by Council:
Policy No.: 2025-01-F	Budget Preparation Policy

PURPOSE:

Section 290(1) of the *Municipal Act, 2001* requires municipalities to prepare and adopt a budget that includes estimates of funds required to meet the municipality's requirements for the year. Under the provisions of the *Municipal Act, 2001*, the municipality is required to approve a budget that ensures the municipality has sufficient funds to pay all debts falling due within the year, amounts required for sinking funds or retirement funds and amounts required for any board, commission or other body.

This policy is to define the approach and establish a framework for the preparation of the Township's operating and capital budgets and approvals that contribute toward the financial sustainability of the Township by preparing budgets that reflect the following key principles:

1. Initiatives approved by Council are to be funded within the budget and planned accordingly.
2. The Township's budget will provide sufficient resources to meet its legislative and contractual obligations.
3. Council approved services and service levels are sufficiently funded through budget allocations.
4. Budgets will be prepared with the view of maximizing cost efficiencies.
5. Funding sources for capital and operating projects will maximize non-taxation revenues to the greatest extent possible, thereby minimizing impacts on property taxes.
6. Annual budgets will be consistent with Council's priorities, strategic objectives and policies.
7. Annual budgets will comply with the requirements of the *Municipal Act, 2001*.

DEFINITIONS:

1. **Municipal Act:** *Municipal Act, 2001, S.O. 2001 c. 25.*
2. **Operating Budget:** The annual Council approved plan for expenditures, revenues, staffing levels and service levels for operations of the Township for the period of January 1st to December 31st of each year.
3. **Capital Budget:** The annual Council approved plan for expenditures and revenues to acquire, construct or rehabilitate capital assets. The capital budget is distinguished from the annual operating budget which normally provides for the day-to-day expenditures of the municipality for items such as salaries, heat, hydro, maintenance, etc. The Capital Budget is provided to Council as a 10 year Capital Forecast and approved as a separate document to assist in the creation of the annual budget.
4. **Annual Inflationary Increase:** General increase in cost or price over the prior year (key indicators such as CPI, Constructions Price Index and other inflationary indices) will be considered in the development of the operating and capital budgets.

5. **Treasurer:** representing the individual appointed by Council as the Municipal Treasurer under the Municipal Act, 2001, Section 286.

BUDGET PROCESSES

In addition to direction provided by other policies, the preparation of the Township's operating and capital budgets will reflect the following approach.

A. Timelines for Budget Preparation and Approvals

The Township's budget process will reflect the following targets for preparation and approval:

- Commencement of budget preparation process by administration December-January
- First draft of budget submitted to Council February-March
- Council approval of final budget March-April

B. Personnel Costs

1. Additions to the permanent full-time staffing complement shall be disclosed as part of the annual budget process, unless previously authorized by way of Council Resolution.
2. Increases in planned part-time employee hours or overtime hours shall be disclosed as part of the annual budget process, unless previously authorized by way of Council Resolution or if offsetting savings and/or new funding sources are identified.
3. Increases in benefit coverage resulting in increased benefit rates shall be disclosed as part of the annual budget process.

C. Non-Personnel Operating Costs

1. Changes to services and service levels shall be disclosed as part of the budget process, unless previously authorized by way of Council Resolution.
2. Non-personnel operating costs are permitted to increase from the prior year's budget to reflect the Annual Inflationary Increase as determined by the Treasurer.
3. Increases in non-personnel operating costs are permitted where:
 - The increase is required as a result of changes in regulatory requirements.
 - The increase is required to address identified health and safety matters.
 - The increase results from an initiative previously authorized by Council Resolution.
4. The Treasurer or designate is authorized to make adjustments that are considered to be housekeeping in nature, including interdepartmental transfers that do not change the levy requisition.

D. One-Time Operating Costs

1. One-time operating costs shall be funded from reserves, non-taxation funding sources or cost savings identified in other areas of the Township. One-time operating costs funded through taxation shall be disclosed as part of the annual budget process.

E. One-Time Revenue Sources

1. Revenues that are not expected to be of an ongoing nature should normally be used to fund one-time operating or capital costs and not be used to fund ongoing expenditures. Where one-time revenue sources are identified that are not associated with one-time operating or capital costs, these funds should be transferred to an appropriate reserve if not spent in the year received.

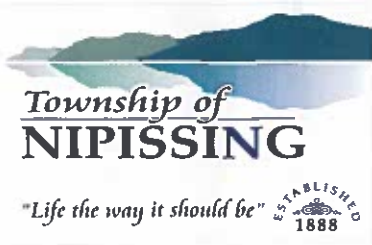
EFFECTIVE DATE

This Policy shall come into force on the day of passing.

POLICY REVIEW

This Policy shall be reviewed every term of Council.

DRAFT



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: January 21, 2025

NUMBER: R2025-

Moved by

Seconded by

That we approve the Corporate Policy – Budget Preparation Policy, Policy No. 2025-01-F.

For Against

CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM

Carried

Mayor: Dave Yemm



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: January 21, 2025

NUMBER: R2025-

Moved by

Seconded by

That we approve January Newsletter for circulation, as presented.

For Against

CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM

Carried

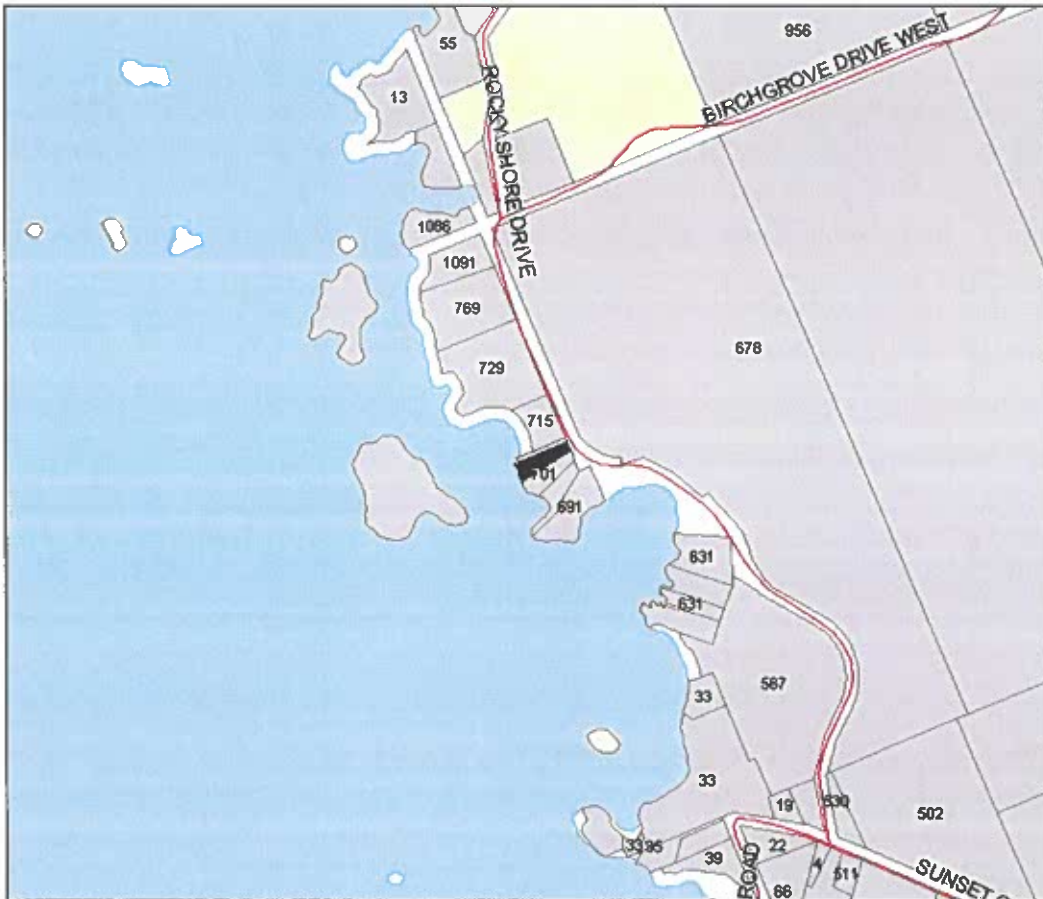
Mayor: Dave Yemm

TOWNSHIP OF NIPISSING			
Report Prepared For:	John-Paul Negrinotti	Application Number:	2025-01
Report Prepared By:	Patrick Townes, BA, BEd & Jamie Robinson, MCIP, RPP	Applicant:	Gary Gardiner
Location:	707 Sunset Cove Road	Owner:	Rhonda Levine Montagnes
Application Type:	Zoning By-law Amendment	Report Date:	January 21, 2025

A. PROPOSAL/BACKGROUND

An application for a Zoning By-law Amendment has been submitted for the subject property located at 707 Sunset Cove Road in the Township of Nipissing. The application was submitted by Gary Gardiner, on behalf of the owner, Rhonda Levine Montagnes. The general location of the subject property is shown on Figure 1.

Figure 1: Subject Property



The subject property is a shoreline lot and has a lot frontage of approximately 51.8 metres along Lake Nipissing and has approximately 22.1 metres of frontage along Sunset Cover Road. The subject property has a lot area of approximately 2,241.2 square metres (0.55 acres). The subject property currently contains an existing single detached dwelling, as well as an existing free-standing deck structure and dock structure. The owners are proposing to construct a new single detached dwelling on the subject property.

The shoreline on the subject property contains Fish Habitat which is identified on Schedule B of the Official Plan. The owner retained FRi Corp. Ecological Services to prepare a Fish Habitat Mitigation Measures Letter, dated November 3, 2024. The Fish Habitat Mitigation Measures Letter was prepared in addition to a Fish Habitat Evaluation Report, prepared by FRi Corp. Ecological Services in 2008 for a shoreline road allowance purchase for the subject property.

The subject property is designated as Shoreline in the Official Plan and is located within the Shoreline Residential (SR) Zone in the Zoning By-law.

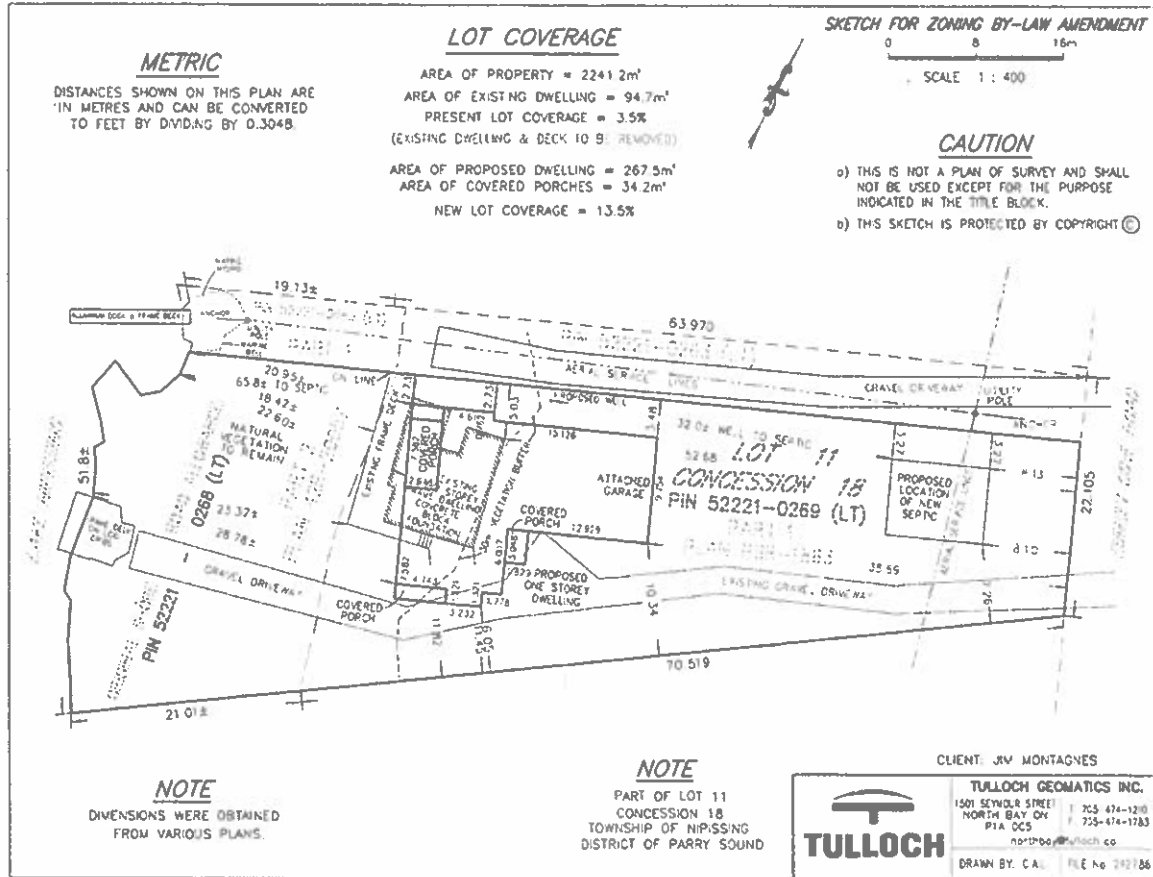
The purpose of the Zoning By-law Amendment application is to rezone the subject property to permit the development of a new one storey single detached dwelling with an attached garage and covered porches, in addition to a new septic system and well. Amendments are required to the following sections of the Zoning By-law to facilitate the new dwelling:

- Section 3.23 a) ii) – The existing single unit dwelling is legal non-complying because it does not meet the minimum setback from the normal ordinary water's edge of 30 metres. Although both the existing and proposed single unit dwellings are located 20.95 metres from the normal water's edge, the new single unit dwelling is larger and is increasing the volume in the required front yard (30 metres).
- Sections 3.37 and 3.39 – Requires all buildings (including single unit dwellings) to be located a minimum of 30 metres from a waterbody or normal ordinary water's edge. The proposed single unit dwelling is proposed to be 20.95 metres from the normal ordinary water's edge.
- Schedule B – The proposed development requires additional amendments to the following provisions for the Shoreline Residential (SR) Zone:
 - Maximum Lot Coverage of 10% - The proposed lot coverage on the subject property is 13.5%.
 - Minimum Interior Side Yard of 6 metres – The new single unit dwelling is located 2.73 metres from the northern interior lot line.
- The application also proposes to recognize Fish Habitat along portions of the shoreline in accordance with the recommendations contained within a Fish Habitat Mitigation Measures Letter. These areas will be rezoned to the Environmental Protection (EP) Zone.

An excerpt of the survey and development sketch is included in Figure 2. As shown in Figure 2, the footprint of the new proposed dwelling (301.7 square metres) is larger than the footprint of

the existing dwelling (94.7 square metres) and not including the existing frame deck, the new proposed dwelling will have similar setbacks to the shoreline and northern lot line as the existing dwelling. No changes to the existing shoreline structures are proposed.

Figure 2: Survey and Development Sketch



There is an existing Site Plan Agreement that was registered on title in 2014 following the owner's purchase of the shore road allowance. The purpose of the Agreement was to preserve and maintain the exiting vegetation in the front yard.

B. REGULATORY REVIEW & ANALYSIS

B1. Provincial Planning Statement

All applications made under the *Planning Act* must be consistent with the Provincial Planning Statement (PPS). The new PPS took effect on October 20, 2024. In the context of the PPS, the subject property is considered Rural Lands. Resource-based recreational uses (including recreational dwellings) and residential development are permitted uses within Rural Lands in the context of the PPS.

Section 3.6 of the PPS includes policies for sewage, water and stormwater. Section 3.6.6.4 of the PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or

feasible, individual on-site sewage services and individual on-site water services may be permitted. The owner is proposing a private septic system and well on the subject property.

Section 4.1 of the PPS includes policies regarding natural heritage. In accordance with Section 4.1.6 of the PPS, development and site alteration are not permitted in Fish Habitats except in accordance with Provincial and Federal requirements. Further, Section 4.1.8 of the PPS states that development and site alteration are not permitted on 'adjacent lands' to natural heritage features and areas, unless the ecological function of the adjacent lands has been evaluated, in addition to demonstrating that there will be no negative impacts on the natural features or on their ecological functions.

FRi Corp. Ecological Services completed a Fish Habitat Mitigation Measures Letter, dated November 3, 2024, in support of the proposed Zoning By-law Amendment. The Letter determined that the shoreline area of the subject property is suitable for walleye spawning habitat and therefore, those areas are to be rezoned to the Environmental Protection (EP) Zone in the implementing Zoning By-law to protect these areas on the shoreline. Further, the Fish Habitat Mitigation Measures Letter included recommendations to mitigate the potential negative impacts on the Fish Habitat, including:

- During construction, disturbed soils must be isolated from the shoreline to prevent erosion and sediment transport. This can be accomplished by installing temporary sediment fencing to contain any sediment.
- Topography can also be utilized to prevent erosion and sediment transport (i.e. water cannot flow uphill).
- Disturbed soil areas can be treated with straw scattered over the disturbed soil areas as an effective mitigation measure to prevent laminar flows and erosion.
- Encouraging vegetation cover on disturbed soils through planting and seeding.
- Maintenance of all erosion control measures until such time as there are no disturbed soil areas.
- From a design perspective, opportunities to improve on the site would be to locate eavestrough downspouts on the non-lakeside of the structure to direct water away from the lake and incorporate a French drain or subsurface dry well system to prevent overland stormwater flow.

The Letter concludes that with the mitigation recommendations implemented and given that there are no in-water works proposed, the proposed development is not anticipated to negatively impact the fish habitat areas. It is recommended that the mitigation measures outlined in the Letter be included in the text of the Site Plan Agreement.

Section 5.2 of the PPS provides policies that address natural hazards, where development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or property damage. Prior to obtaining a building permit for the proposed single detached dwelling, the owner shall provide confirmation that the new dwelling

is located above the flood elevation of Lake Nipissing of 197.25 metres Canadian Geodetic Datum and located beyond the five-metre wave uprush area. Based on the proposed location shown on the proposed plan, the proposed location is no closer than the existing and it appears as though this elevation can be met through the construction details of the dwelling.

The proposed Zoning By-law Amendment is consistent with the PPS.

B2. Township of Nipissing Official Plan

The subject property is designated as Shoreline in the Official Plan. The proposed development of a single detached dwelling is a permitted use in accordance with the Official Plan.

Section 2.4.3.6 a) of the Township of Nipissing Official Plan states that in order to protect and preserve water quality, all new shoreline development shall be subject to a vegetative buffer of 30 metres, that is to be maintained between the shoreline and any development on the lot. The vegetative buffer shall only be interrupted for a pathway not to exceed 4 metres in width to provide access to the water. Due to the size and shape of the subject property, a 30 metre setback from Lake Nipissing is difficult to achieve given the size of the proposed dwelling. The owner has sited the proposed single unit dwelling in an area that appears to limit the amount of required site alteration and tree removal to occur.

It is the intent of the Official Plan to limit vegetation removal within 30 metres of a shoreline. The existing single detached dwelling is located within 30 metres and has legal non-complying status. If a new single detached dwelling was constructed beyond 30 metres from the shoreline on the subject property, tree removal at a new location that has not been previously disturbed or developed would be required. It is our opinion that there is a greater public interest in locating the proposed dwelling in the existing cleared area of the site in order to negate the need for additional tree removal. In short, we believe it is appropriate in this instance to avoid the need for further tree removal by providing relief to the front yard setback requirement, matching the existing setback from the lake.

Section 2.4.5 of the Official Plan contains policies pertaining to residential development within the Shoreline designation, noting all development shall be setback 30 metres from the shoreline. As referenced, the subject property is small and the proposed development is located as far back from the shoreline as possible, due to the size and shape of the subject property, as well as due to the size of the proposed dwelling. It is noted that the location of the proposed septic system meets and exceeds the 30 metre requirement.

Section 5.4.1 of the Official Plan includes policies regarding Fish Habitat. Development and site alteration is not permitted, except in accordance with Provincial and Federal requirements. On adjacent lands, development and site alteration shall only be permitted if it is demonstrated there will be no negative impacts on the Fish Habitat. Adjacent lands are defined as lands within 120 metres of known Fish Habitat.

FRi Corp. Ecological Services completed a Fish Habitat Mitigation Measures Letter, dated November 3, 2024, in support of the proposed Zoning By-law Amendment. The Letter determined that the shoreline area of the subject property is suitable for walleye spawning

habitat and therefore, those areas are to be rezoned to the Environmental Protection (EP) Zone in the implementing Zoning By-law to protect these areas on the shoreline. Further, the Fish Letter included recommendations to mitigate the potential negative impacts on the Fish Habitat, which are outlined in the PPS section of this Report.

The Letter concludes that with the mitigation recommendations implemented and given that there are no in-water works proposed, the proposed development is not anticipated to negatively impact the fish habitat areas. It is recommended that the mitigation measures outlined in the Letter be included in the text of the Site Plan Agreement.

The proposed Zoning By-law Amendment conforms to the Official Plan.

B3. Zoning By-Law 2020-20

The subject property is located within the Shoreline Residential (SR) Zone. The subject property currently contains an existing legal non-complying dwelling, as well as associated shoreline structures. The proposed development for a single detached dwelling is a permitted use within the SR Zone pursuant to the Township of Nipissing Zoning By-Law.

The purpose of the Zoning By-law Amendment application is to rezone the subject property to permit the development of a new one storey single detached dwelling with an attached garage and covered porches, in addition to a new septic system and well. Amendments are required to the following sections of the Zoning By-law to facilitate the new dwelling:

- Section 3.23 a) ii) – The existing single unit dwelling is legal non-complying because it does not meet the minimum setback from the normal ordinary water's edge of 30 metres. Although the existing and proposed single unit dwelling is located 20.95 metres from the normal water's edge, the new single unit dwelling is larger and is increasing the volume in the required front yard (30 metres).
- Sections 3.37 and 3.39 – Requires all buildings (including single unit dwellings) to be located a minimum of 30 metres from a waterbody or normal ordinary water's edge. The proposed single unit dwelling is proposed to be 20.95 metres from the normal ordinary water's edge.

The purpose and intent of the above provisions in the Zoning By-law regarding setbacks from the shoreline are to ensure an adequate setback from a shoreline for new development, including septic systems, and to preserve the area of land between development and the shoreline to promote a natural state adjacent to the shoreline. The existing front yard setback is not being reduced, and the owner has proposed the new dwelling at the same setback as the existing dwelling which has legal non-complying status from a zoning perspective. The existing front yard is to be maintained and the additional volume within the required front yard is not anticipated to impact the character and view from the lake or have a negative impact on adjacent landowners.

- Schedule B – The proposed development requires additional amendments to the following provisions for the Shoreline Residential (SR) Zone:
 - Maximum Lot Coverage of 10% - The proposed lot coverage on the subject property is 13.5%.
 - Minimum Interior Side Yard of 6 metres – The new single unit dwelling is located 2.73 metres from the northern interior lot line.

To facilitate the proposed development a reduced interior side yard setback of 2.73 metres is requested (6 metres is required under the SR Zone) from the northern lot line and an increased lot coverage of 13.5% is also requested (a maximum of 10% is permitted under the SR Zone).

Regarding the proposed reduced northern interior side yard setback of 2.73 metres, it is noted that this is a slightly larger setback than the existing legal non-complying dwelling. It is also noted that the proposed 2.73 metre setback will occur along a portion of the northern-facing wall of the proposed dwelling. The remainder of the north-facing wall will provide approximately a 3.48 metre setback.

The general purpose and intent of the required interior side yard setback is to provide an adequate separation distance for the access and building separation between properties. Considering the setback is similar and slightly greater than the existing setback along the property line, there are no anticipated negative impacts to access or impacts on adjacent properties.

The general intent and purpose of the maximum permitted lot coverage requirement is to ensure that properties are not over-developed and that there is adequate outdoor amenity space. The lot area of the subject property is 2,241.2 square metres and the proposed dwelling is 301.7 square metres, which represents a lot coverage of 13.5%. With the proposed dwelling, there will be 1,939.5 square metres of outdoor amenity space provided for the use and enjoyment of the owner. It is the opinion of staff that the subject property will not be overdeveloped. Additionally, there is space for parking on the subject property.

- The application also proposes to recognize Fish Habitat along portions of the shoreline in accordance with the recommendations contained within a Fish Habitat Mitigation Measures Letter. These areas will be rezoned to the Environmental Protection (EP) Zone.

Due to the size and shape of the subject property, the owner has attempted to maximize the setbacks from the shoreline as much as possible in order to limit tree removal, as the proposed dwelling will be located in the same area as the existing dwelling. Based on aerial imagery, the subject property appears to contain quite a bit of existing tree cover. Based on the size of the proposed dwelling, tree removal may be required to accommodate a larger setback from the shoreline and additional relief from the Zoning By-law may also be required such as reduced southern interior side yard and rear yard setbacks. While the required setbacks are proposed to be reduced, there are still areas to remain in a naturalized state along the shoreline and there is mitigation measures recommended in the Fish Habitat Mitigation Measures Letter to protect the

fish habitat areas. The draft Zoning By-law Amendment shows the areas that are to be rezoned to the Environmental Protection (EP) Zone to implement the mitigation measures recommended in the Fish Habitat Mitigation Measures Letter. The remainder of the subject property is to be rezoned to a Special Zone to recognize the site-specific amendments.

C. RECOMMENDATION

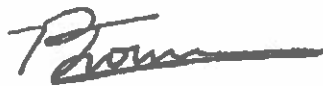
As outlined in this Report, the proposed Zoning By-law Amendment has been reviewed within the context of the applicable policies of the PPS and the Official Plan, and it has been determined that the proposed development is consistent with the PPS and confirms to the Official Plan.

Based on the proposed location of the dwelling, the owner cannot achieve the minimum setbacks and maximum permitted lot coverage as required in the Zoning By-law. Although the proposed dwelling is much larger than the existing dwelling, the owner is proposing to locate the new single unit dwelling in a location that maintains the existing front yard setback from the shoreline and is located in an area where trees have already been removed. Additionally, adequate outdoor amenity space will still be provided despite the proposed increase in lot coverage.

There is an existing Site Plan Agreement registered on title for the subject property. It is recommended that the Site Plan Agreement be updated to include the mitigation measures outlined in the Fish Habitat review and for the new drawing to be added to the Agreement.

It is recommended that Council receive this Report and pass the Zoning By-law Amendment application, in accordance with the draft Zoning By-law Amendment.

MHBC PLANNING



Patrick Townes, BA, BEd
Associate



Jamie Robinson, BES, MCIP, RPP
Partner

Corporation of the Township of Nipissing
707 Sunset Cove Road

BY-LAW NO. 2025 - 06

“Being a By-law to Amend Zoning By-law 2020-20, as amended”

WHEREAS the Corporation of the Township of Nipissing has received an application to amend Zoning By-law 2020-20 as amended;

AND WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, authorizes the Council of a municipality to pass Zoning By-laws to regulate the use of land, buildings or structures in accordance with Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13.

NOW THEREFORE the Council of the Corporation of the Township of Nipissing enacts that By-law 2020-20, as amended is hereby amended as follows:

1. Section 5.20 shall be added following Section 5.19. Section 5.20 shall read as follows:

“5.20 SPECIAL ZONE NO.20 (707 Sunset Cove Road)

Notwithstanding any other provision of this By-law, on the property located at 707 Sunset Cove Road, in the Township of Nipissing, the following applies:

5.20.1 Zone Boundaries

The zone boundaries of the Special Zone No. 20 (SZ 20) and the Environmental Protection (EP) Zone are identified on the Schedule A1 to this By-law.

5.19.2 Regulations

Within the Special Zone No. 20 (SZ 20), the following provisions shall apply:

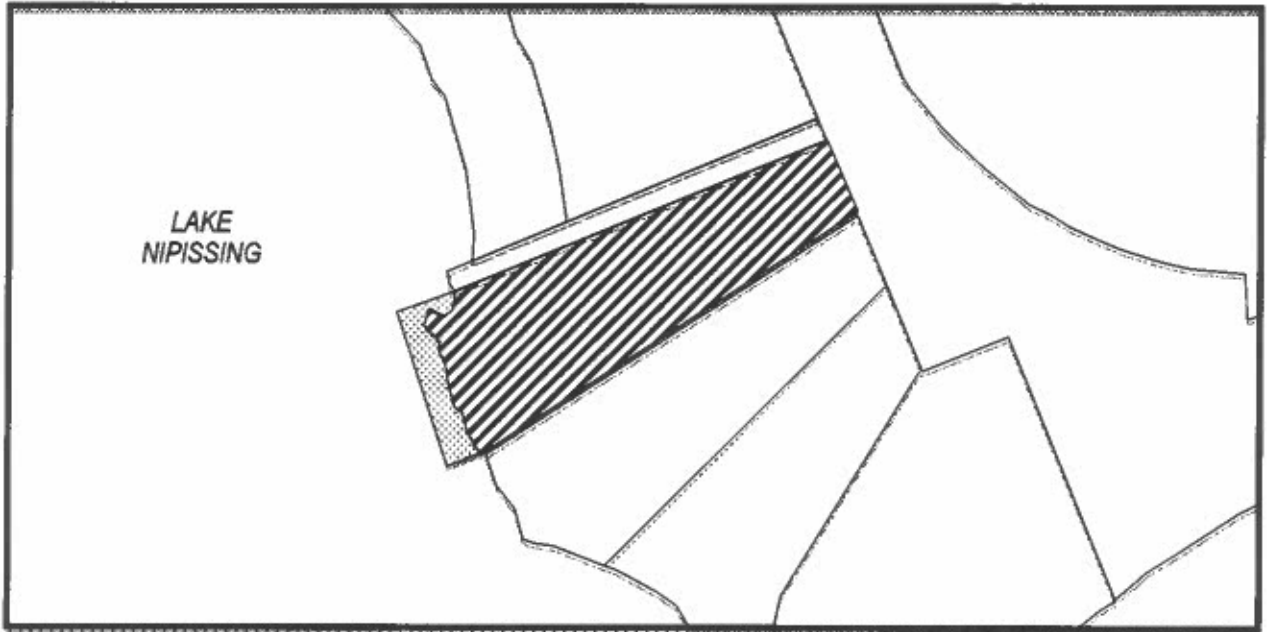
- a) The minimum setback for a single unit dwelling shall be 20 metres from any water body or normal ordinary water’s edge.*
 - b) The minimum interior side yard setback for a single unit dwelling shall be 2.7 metres from the northern interior lot line.*
 - c) The maximum permitted lot coverage shall be 13.5%.*
2. Schedule A to Zoning By-law 2020-20 shall be amended in accordance with Schedule ‘A1’, attached hereto.

Read a first, second and third time on this 21st day of January, 2025.

Dave Yemm, Mayor

Kris Croskery-Hodgins
Municipal Administrator-Clerk-Treasurer

Schedule A1 to By-law No. 2025 - 06



Lands to be rezoned from the Residential Shoreline (RS) Zone to the Special Zone No. 20 (SZ 20)



Lands to be rezoned to the Environmental Protection (EP) Zone



TOWNSHIP OF NIPISSING

CORRESPONDENCE

January 21, 2025

1. 2025 FONOM Conference Registration – May 5-7, held in North Bay.
2. Northern Ontario Service Deliverers Association (NOSDA), Media Release – New report highlights staggering growth in homelessness across Northern Ontario (a copy of the full report is available at the Township Office) and NOSDA Homelessness Research– Key Messages.
3. Crime Stoppers -January is Crime Stoppers month, this year's theme, "Empowering through Education, Preventing through Action!"
4. Resolution from the Town of Kearney regarding the changes to the Planning Act through the More Homes Built Faster Act, 2022 and Cutting Red Tape to Build More Homes Act, 2024.
5. Minutes from the Township of Nipissing Recreation Committee held January 6, 2025.



The 2025 Annual FONOM Conference

will be held in North Bay, Ontario

May 5th – May 7th, 2025

We will host over 300 delegates, which include Northern Ontario municipal politicians, senior municipal leaders, provincial ministers, and government staff.

Participating in the conference is an excellent opportunity for vendors, suppliers, and professionals to reach out to local decision-makers and show their support for Northern Ontario.



May 5, 6 and 7, 2025 at the **Best Western** 700 Lakeshore Dr, North Bay, Ontario

Delegate Registration Form

(Please complete ONE FORM for each person attending)

Name: _____
 Title/Position: _____
 Municipality or Organization: _____
 Address: _____
 Postal Code: _____ E-mail: _____
 Tel: _____ Fax: _____ Cell: _____

Full Delegate Package Includes all meals (2 breakfasts, 3 lunches, 4 breaks, Welcome Reception on Monday and Banquet on Tuesday), Trade Show, all sessions/workshops and a delegate kit.	By April 4 <input type="checkbox"/>	\$400
	After April 4 <input type="checkbox"/>	\$440
One Day – Monday, May 5 Includes lunch, afternoon break and Welcome Reception, all sessions on Monday, Trade Show and a delegate kit.	By April 4 <input type="checkbox"/>	\$180
	After April 4 <input type="checkbox"/>	\$210
One Day – Tuesday, May 6 Includes breakfast, lunch, morning & afternoon breaks, all sessions/workshops, Ministers' Forum on Tuesday, Trade Show and a delegate kit. Does NOT include Banquet ticket – order below.	By April 4 <input type="checkbox"/>	\$190
	After April 4 <input type="checkbox"/>	\$220
One Day – Wednesday, May 7 Includes breakfast, lunch, morning break and a delegate kit. Also includes the FONOM Annual Business Meeting if you are a FONOM member and several sessions.	By April 4 <input type="checkbox"/>	\$180
	After April 4 <input type="checkbox"/>	\$210
Extra Banquet Ticket Any banquet attendee can note special dietary requirements below:	<input type="checkbox"/>	\$165
(Payable to the City of North Bay)	Total	\$
	HST - 13%	\$
	Final Total	\$

Send payment and completed form to: The City of North Bay
 200 McIntyre Street East
 North Bay, ON P1B 8V6

Inquiries: Carrie
 Arts, Culture, & Recreation
 Tel: (705) 474-0626 ext. 2329
 Email: fonom@northbay.ca

Please register by April 4th to obtain early bird rate. Your sent registration form by this deadline will guarantee the lower price. Payment must be received by the first day of the conference. Cancellation Policy: Registration fees, less a \$50 administration charge, are refundable only if written notification is received by Friday, April 4th. No refunds will be made after April 4th, 2025, however substitutions may be made without financial penalty.

FONOM collects, uses and discloses the information requested to promote the interests of the municipal sector. It may also be shared with selected third parties to generate operating revenues for FONOM. Under the Federal Personal Information Protection and Electronic Documents Act (PIPEDA) some of the information may constitute personal information. By filling out this form you agree that all personal information provided by you on the form may be collected, used and disclosed by FONOM for all purposes described above.



**MEDIA RELEASE
FOR IMMEDIATE RELEASE**

New report highlights staggering growth in homelessness across Northern Ontario

Report reveals 204 per cent surge in homelessness since 2016 in the North, calls for urgent \$11-billion investment to achieve functional zero chronic homelessness by 2035

The Northern Ontario Service Deliverers Association (NOSDA), in collaboration with the Association of Municipalities of Ontario (AMO) and the Ontario Municipal Social Services Association (OMSSA), has partnered with HelpSeeker to release a groundbreaking report on Ontario's homelessness crisis.

The report, "[Municipalities Under Pressure: The Human and Financial Cost of Ontario's Homelessness Crisis](#)," quantifies the current and projected scope of homelessness, outlines the financial investments needed to achieve functional zero chronic homelessness by 2035, and identifies the funding gap across all levels of government.

"It is deeply concerning that homelessness has increased by 204% in Northern Ontario and that it could increase to 26,663 people by 2035. The impacts on our communities have been devastating. Municipalities cannot face this alone. We need all orders of government to step up and make real commitments to end chronic homelessness across the province. We need decisive action, now."

~ **Michelle Boileau**, NOSDA Chair and Mayor, City of Timmins

"As the Mayor of the largest urban municipality in the most southern area of Northern Ontario, I am amazed, yet sadly not surprised to see the findings laid out in the HelpSeeker report and thank NOSDA, AMO, and OMSSA for partnering on this project to provide real data on the human and financial cost of Ontario's homelessness crisis. Regardless of how much progress we seem to make, it appears that the homelessness crisis is not going away, and while it may look different in some communities than others, it is something that can only be addressed through the continued collaboration of all levels of government to fund meaningful change."

~ **Jamie McGarvey**, Mayor of the Town of Parry Sound



Key findings for Northern Ontario are alarming:

- Known homelessness has surged by 204 per cent since 2016, increasing from 1,771 people to 5,377 in 2024
- Without significant government investment, homelessness in the region could climb to between 10,674 and 26,633 people by 2035.
- The challenges in Northern Ontario are amplified by geographic isolation, limited public transportation, inadequate infrastructure, and systemic inequities, including the over representation of Indigenous populations in homelessness.

While Northern Ontario has seen steeper proportional increases, other regions in Ontario are also grappling with severe growth:

- Known homelessness outside Northern Ontario has risen by 46 per cent since 2016, from 52,032 people to 76,140 in 2024.
- Projections estimate homelessness outside the North could rise to 117,448-267,633 people by 2035, depending on economic conditions and policy interventions.

The report models a 10-year investment scenario to achieve functional zero chronic homelessness across the province. This scenario requires:

- \$11 billion over 10 years: \$7.7 billion for one-time capital investments and \$329 million annually for operational costs.

Additionally, the report explores solutions for addressing the pressing issue of encampments through a fixed investment scenario:

- \$2 billion in targeted funding: \$810 million for one-time capital investments and \$151 million annually for operations.

Recognizing the unique challenges of Northern Ontario, the report recommends allocating up to 20 per cent of these investments to address regional capacity gaps, infrastructure deficits, and the disproportionate impact on Indigenous populations.



About NOSDA:

The Northern Ontario Service Deliverers Association was formed to develop a co-operative and collaborative approach with municipalities and municipal organizations, to facilitate the consolidated municipal delivery of services in Northern Ontario. NOSDA is intended to create a political forum for reviewing and developing both policies and program delivery issues from a Northern perspective.

For more information, please contact:

Fern Dominelli
Executive Director, NOSDA
fern.dominelli@nosda.net | 705-665-2944
www.nosda.net

JJ Blower
Communications Officer
District of Parry Sound Social Services Administration Board
jblower@psdssab.org | 705-746-7777 Ext. 5264
www.psdssab.org

NOSDA Homelessness Research – Key Messages

- The Northern Ontario Service Deliverers Association (NOSDA), in collaboration with the Association of Municipalities of Ontario (AMO) and the Ontario Municipal Social Services Association (OMSSA), has partnered with HelpSeeker to release a groundbreaking report on Ontario's homelessness crisis.
- Northern communities face an especially urgent crisis, known homelessness has risen by an estimated 204% since 2016, growing from 1,771 people to 5,377 people in 2024.
- In Northern Ontario, without significant provincial action starting now, this number could grow to 15,000 in the next decade.
 - The number of people experiencing known homelessness annually in Northern Ontario could range from 10,674 to 26,633 by 2035, depending on economic conditions.
- Indigenous People are disproportionately affected, representing nearly 45% of people experiencing chronic homelessness in northern communities.
 - Tailored investments in culturally safe, Indigenous-led housing solutions, as well as strategies to stabilize populations locally and reduce service migration, are critical to ensuring that northern communities are equitably supported within this broader response.
- In Northern Ontario, the average wait time on the Community Housing (RGI) Waitlist is 38 months.
 - Northern Ontario has some of the highest percentages of housing in need of major repairs, with smaller communities experiencing even greater challenges. In many cases, over 50% of housing units require major repairs, and for some communities, the figure reaches as high as 70% to 80%.
- Homelessness is increasing three times faster in rural communities, and four times faster in northern communities.
 - Transportation Barriers and limited public services in Northern Ontario make accessing shelters, healthcare, and supports particularly challenging, which worsens housing instability.

- While Ontario municipalities are stepping in to help, provincial and federal governments are not doing their part.
 - Municipal spending on homelessness and housing programs has increased substantially in recent years, more than doubling since 2020 to over \$2.1 billion in 2024, representing 51.5% of the total reported funding across all three levels of government.
 - Meanwhile, recent provincial and federal investments are nominal.
- A fundamentally new approach is needed focusing on long-term housing solutions instead of temporary emergency measures and enforcement:
 - HelpSeeker research estimates that \$11 billion over 10 years could end chronic homelessness by boosting the supply of affordable housing, improving transitional and supportive services, and enhancing prevention programs.
 - To largely address encampments, around \$2 billion over 8 years is needed.
 - Recognizing the unique challenges faced by Northern Ontario, it is suggested that up to 20% of the \$2 Billion to end encampments, be allocated to address capacity gaps, issues created by geographic isolation, and the overrepresentation of Indigenous populations in homelessness.
 - In addition to representing a significant proportion of service need, encampments in Northern Ontario are shaped by distinct local factors, including geographic isolation, higher construction costs, and limited shelter capacity. For example, northern construction costs average \$500 per square foot for a standard 700-square-foot unit, resulting in \$350,000 per unit. To ensure equitable funding, funding formulas must reflect these cost disparities, ensuring that resources are sufficient to address regional variations without placing undue strain on local systems.
- Recent provincial investments in affordable housing and emergency shelters are appreciated but are insufficient.
- NOSDA members are ready to work with the province on a new approach that would actually solve this crisis.



P.O. Box 382
North Bay, ON P1B 8H5
705.497.5555 Ext. 7507
admin@nearnorthcrimestoppers.com

January 6, 2025

Dear Mayor and Councilors,

Every January, Crime Stoppers Month is recognized worldwide for its vital role in community safety. This year's theme, "Empowering through Education, Preventing through Action!" reflects our mission to Stop, Solve, and Prevent Crime Together across our region's municipalities.

For 2025, we are not requesting a formal "Proclamation." Instead, we ask for your help amplifying awareness by sharing our messaging in newsletters, on social media, and on community electronic boards using the attached digital images. This effort is especially important as we've seen a significant rise in virtual tips, underscoring the value of robust digital engagement.

As you know, Near North Crime Stoppers (NNCS) serves the Districts of Nipissing and Parry Sound as a registered charitable program, enhancing safety through anonymous tips. Since our inception in 1988, NNCS has received over 23,600 tips, leading to 1,827 arrests, \$4.4 million in recovered property and cash, and nearly \$58 million in drugs seized from our communities.

In 2025, NNCS is launching a new campaign offering a guaranteed \$2,000 reward for tips leading to arrests involving fentanyl or firearms in drug-related offences. This initiative reflects our commitment to addressing critical safety concerns and will be posted publicly across our virtual platforms.

The success of Crime Stoppers relies on community engagement, with municipalities like yours playing a key role. By recognizing and supporting Crime Stoppers, you help advance your Community Safety and Well-Being Plans, ensuring safer communities for all.

Please feel free to contact us for more information, to arrange a presentation, or to request promotional items and road signs. Thank you for your continued support in making our region a safer place.

Sincerely,

Brandon Fenton
Chair

Mary Houghton
Executive Secretary



Town of Kearney

COUNCIL RESOLUTION # 2024 - 398

Date: December 19, 2024

MOVED BY:

- Beaucage, Keven
- Pateman, Heather
- Rickward, Michael – Deputy Mayor
- Sharer, Jill

SECONDED BY:

- Beaucage, Keven
- Pateman, Heather
- Rickward, Michael – Deputy Mayor
- Sharer, Jill

WHEREAS the Council of the Corporation of the Town of Kearney has received a communication from the Minister of Municipal Affairs and Housing, Paul Calandra, regarding changes to the Planning Act through the More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act, 2024;

AND WHEREAS this announcement from Minister Calandra does not fully address the needs of Rural or Northern municipalities;

NOW THEREFORE BE IT RESOLVED that Council confirms their desire for the attached letter to be sent to the Minister of Municipal Affairs & Housing, Paul Calandra; MPP Graydon Smith; MP Scott Aitchison; Premier Doug Ford; AMO; FONOM; ROMA and to affected municipalities in Rural/Northern Ontario for their support.

CARRIED 

DEFEATED _____

Recorded Vote Requested by: _____

Recorded Vote:	For	Opposed
Beaucage, Keven	<input type="checkbox"/>	<input type="checkbox"/>
Pateman, Heather	<input type="checkbox"/>	<input type="checkbox"/>
Philip, Cheryl – Mayor	<input type="checkbox"/>	<input type="checkbox"/>
Rickward, Michael – Deputy Mayor	<input type="checkbox"/>	<input type="checkbox"/>
Sharer, Jill	<input type="checkbox"/>	<input type="checkbox"/>



8 Main Street, P.O. Box 38, Kearney, Ontario POA-1M0
Ph.# (705) 636-7752 Fax # (705) 636-0527
<https://townofkearney.ca> email admin@townofkearney.ca

December 19, 2024,

Dear Hon. Paul Calandra, Minister of Municipal Affairs and Housing,

Thank you for your recent communication regarding the changes to the Planning Act through the More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act, 2024.

While we appreciate the government's efforts to address the housing supply crisis by promoting the creation of additional residential units (ARUs), we must express our concerns about the applicability of these changes in rural municipalities.

The "as-of-right" permission to develop up to three units per lot is only permitted in urban areas where municipal servicing is provided. In these areas, the demand for housing is high, and land is scarce. However, in rural municipalities, where population density is lower and land availability is not typically a constraint, these changes do not apply.

Rural municipalities often struggle with infrastructure limitations, specifically with water supply, sewage systems, and transportation networks. While these changes the Province has made does cut red tape for urban areas of Ontario, they do not address constraints rural municipalities deal with when trying to increase density without municipal servicing. Additionally, the increased residential density permitted by the amendments may not be compatible with the rural character and lifestyle that residents value.

We believe that a one-size-fits-all approach to ARU development may inadvertently overlook the distinct needs of rural communities. As municipalities in rural, Northern Ontario have before, we urge the government to consider creating tailored policies that recognize the specific conditions and requirements of rural areas, ensuring that any regulatory changes support sustainable and contextually appropriate growth.

We appreciate the opportunity to provide our feedback and look forward to working collaboratively with the Ministry of Municipal Affairs and Housing to develop solutions that are beneficial to all Ontarians and where they choose to live.

Sincerely,

Mayor, Cheryl Philip

On behalf of the Council of the Corporation of the Town of Kearney

MINUTES

Township of Nipissing Recreation Committee
January 6, 2025

A meeting of the Township of Nipissing Recreation Committee was held on Monday, January 6, 2025 starting at 6:30 p.m.

The meeting was held in person at the Township of Nipissing Community Centre, and livestreamed to the Township of Nipissing YouTube Channel.

Present: Councillor Lisa Chalapenko, Councillor Shelly Foote, Councillor James Scott, Andrew Barry, Calista Bateman, Margaret Hughes, and Kathy Shaw

Staff: Will Bateman, Fire Chief, CEMC, Municipal By-law Officer and Kim Turnbull, Deputy Treasurer, Interim Deputy Clerk, Interim Secretary

Regrets: Julie Mahoney

Absent: Leanne MacKenzie

Disclosure of pecuniary interest: None.

MOTION NUMBER 2025-01

Moved by: Shelly Foote

Seconded by: Calista Bateman

THAT we accept the resignation of James Scott from the Township of Nipissing Recreation Committee, effective immediately. **Carried.**

MOTION NUMBER 2025-02

Moved by: Marg Huges

Seconded by: Andrew Barry

THAT we appoint Lisa Chalapenko as the Chairperson of the Recreation Committee for the Township of Nipissing for 2025. **Carried.**

Councillor Lisa Chalapenko assumed the role of Chairperson.

MOTION NUMBER 2025-03

Moved by: Kathy Shaw

Seconded by: Shelly Foote

THAT the Minutes of the December 2, 2024 Recreation Committee Meeting are approved as circulated. **Carried.**

Discussion:

- a) Bottle Drive: Total collection \$656.10
 - \$301.40 from Wolfe Lake
 - \$354.70 from Bear Creek
 - Collection is from November and December. Collection was completed by Lisa, James, Shelly and Will.

- b) Winter Cards - Volunteers
 - Winter Cards, drop-in cards beginning January 9th to March 20th every second Thursday from 2:00 p.m. – 4:00 p.m. at the Township of Nipissing Community Centre.
 - Coffee, tea and water to be provided.
 - James is available to cover the first two dates, Lisa and Will to assist.
 - Not all residents have Facebook to learn about the event, look at placing the flyer at

- the local stores, post office and the Community Centre/Fitness centre.
 - Event will also be included in the upcoming Winter Newsletter.
- c) Family Day Discussion – Volunteers – February 16th
- Event scheduled 6:00 p.m. – 8:00 p.m., with fireworks at 7:00 p.m.
 - D.J. has been confirmed for the event.
 - Activities to include: hot chocolate, large soccer ball as a back-up, rink preparations are underway, roasting marshmallows, Timbits, and fire pits.
 - Volunteers – Shelly, Calista, Andrew, Lisa and Will
- d) Volunteers for 2025 Events:

Winter Cards – James, Lisa and Julie
Family Skate – February 16th – Shelly, Calista, Andrew, Lisa and Will
Spaghetti Dinner – March 1st – Shelly, Calista, James, Kathy and Julie
Trivia Night – March 29th – Kristin and Lisa
Easter Scavenger Hunt – April 19th – Shelly, Calista, Kathy, Marg and James to provide cookies with notice.
Baking Event – May 10th – Julie and Kris
Youth Soccer – May 15th (first night) Andrew, Will and Kim
Teen Dance – June 13th – Julie and Kim
Canada Day Event – June 28th – Andrew, Shelly, Will and Kim
Music Market – July 24th - Lisa
Drop-In Sports Night - August 21st – Will
Movie in the Park – September 6th – Will, Shelly and Andrew
Fall Community Celebration/Trunk Sale – September 13th – James and Lisa
Teen Dance – October 24th – Julie and Kim
Cooking Class – Date TBC – Will and Kim
Christmas Baking – December 6th – Julie and Kris

Commanda Community Update:

- The New Year's Eve Dance was a success with 100 attendees.
- The first jam session was hosted on the first Saturday of the month.
- January 16th Yoga begins, all events can be found on their Facebook page.

MOTION NUMBER 2025-04

Moved by: Andrew Barry

Seconded by: Shelly Foote

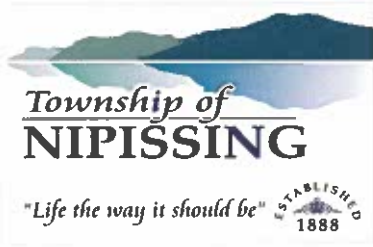
That the Meeting is hereby adjourned at 7:02 p.m. Next Meeting to be held February 3, 2025

Carried

Chairperson:

Secretary:

Minutes prepared as per Section 228 (1)(a) of the Municipal Act, S.O. 2001, c. 25.
Clerk to record, without note or comment, all resolutions, decisions and other proceedings of the council.
Minutes to be approved by the Board at the next scheduled Board Meeting.



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: January 21, 2025

NUMBER: R2025-

Moved by

Seconded by

**That the statement of accounts dated:
January 4, 7, 8, and 15, 2025**

Totaling \$170,806.95 be approved.

For Against

**YEMM
CHALAPENKO
FOOTE
KIRKEY
SCOTT**

Carried

Mayor: Dave Yemm