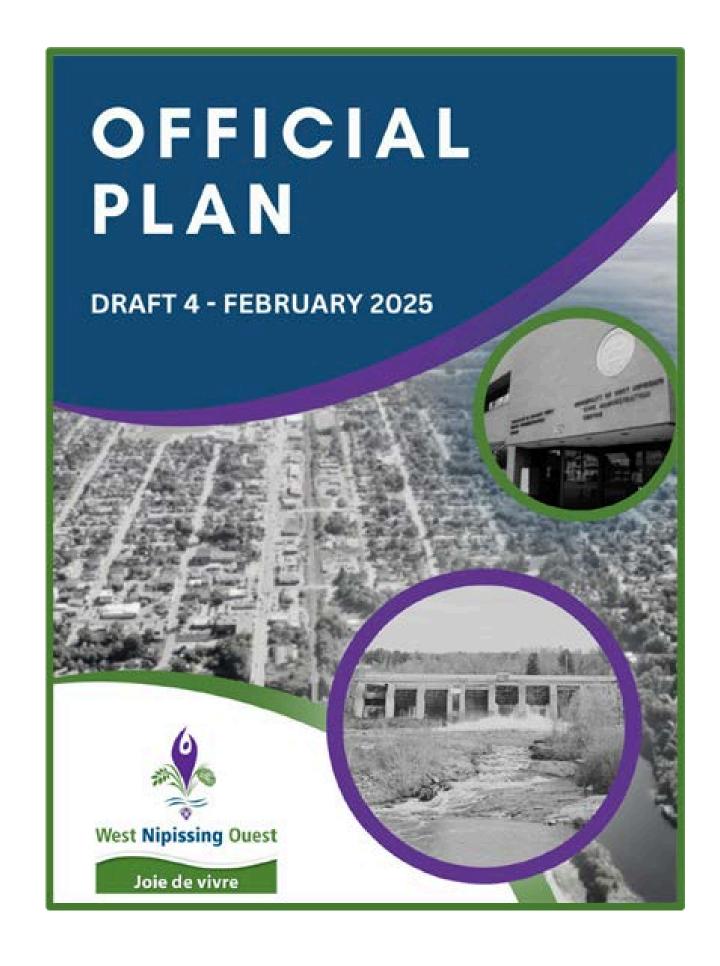


Welcome

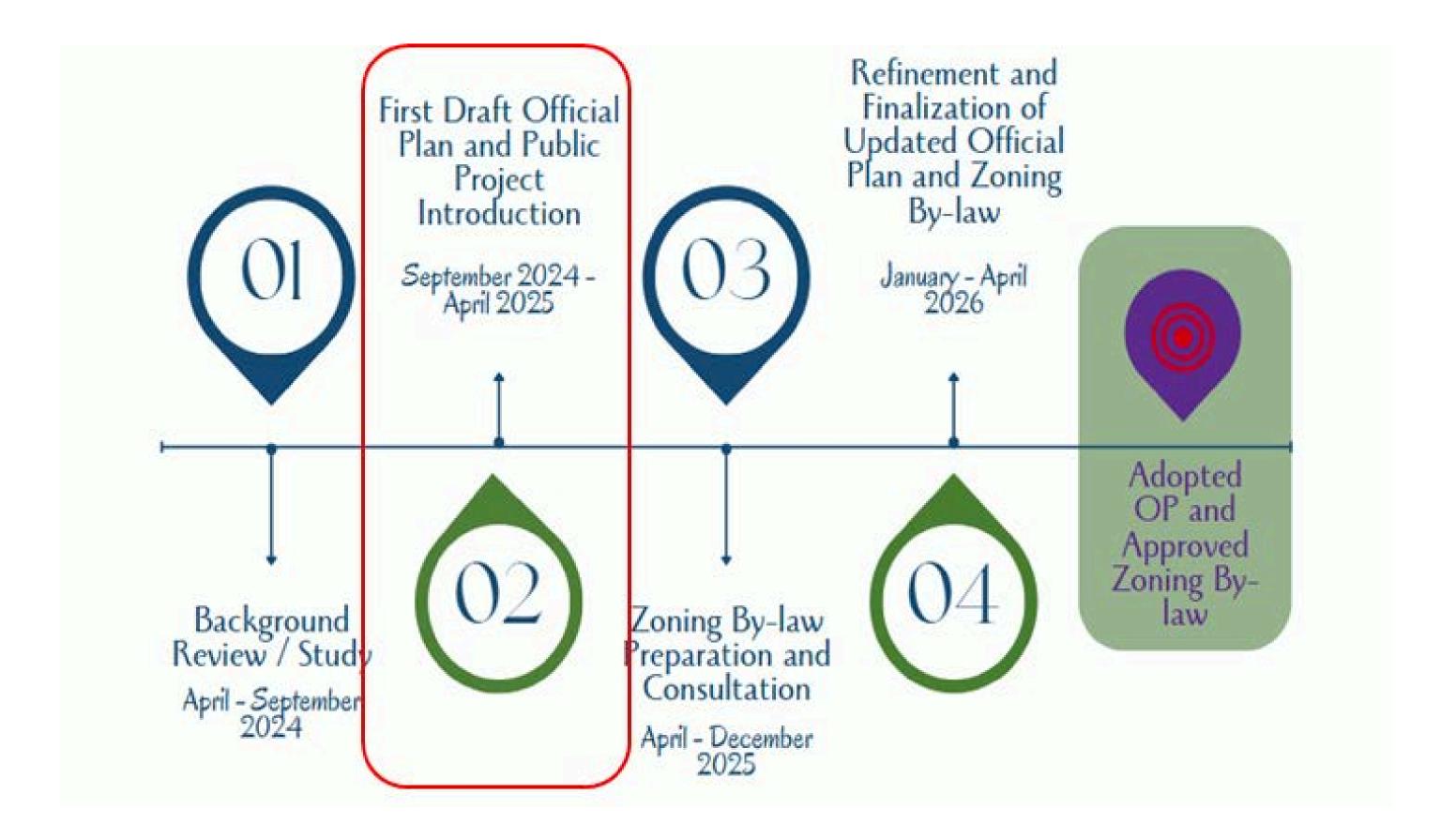
West Nipissing Draft Official Plan Open House





Project Purpose

- Complete a new Official Plan for West Nipissing
- Update West Nipissing's Zoning By-law



Purpose of Today

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

Project Work Completed to Date



- Initial meeting with staff
- Consultant team municipal tour
- Preparation of Public Engagement Plan
- Document Review and Analysis of Background Planning Documents
- Pre-consultation meeting with Ministry of Municipal Affairs and Housing (MMAH)
- Gathering of mapping information data sets
- Preparation of Issues Identification Report
- Presentation to the Project Advisory Committee in August 2024
- Presentation to Council September 17, 2025
- Working session with the Project Advisory
 Committee on February 25, 2025
- Release of the Draft Official Plan, March 5, 2025
- March Consultation Events March 26 and 27



Date: March 26, 2025

Time: 6:30 – 8:30 PM, formal presentation at 7 PM Location: Club de l'Amitié, 11795 Highway 64, Verner



Date: March 27, 2025

Time: 3:00 – 5:00 PM, formal presentation 3:30 PM Location: Club d'Âge d'Or, 65 rue Jarbeau, Field



Date: March 27, 2025

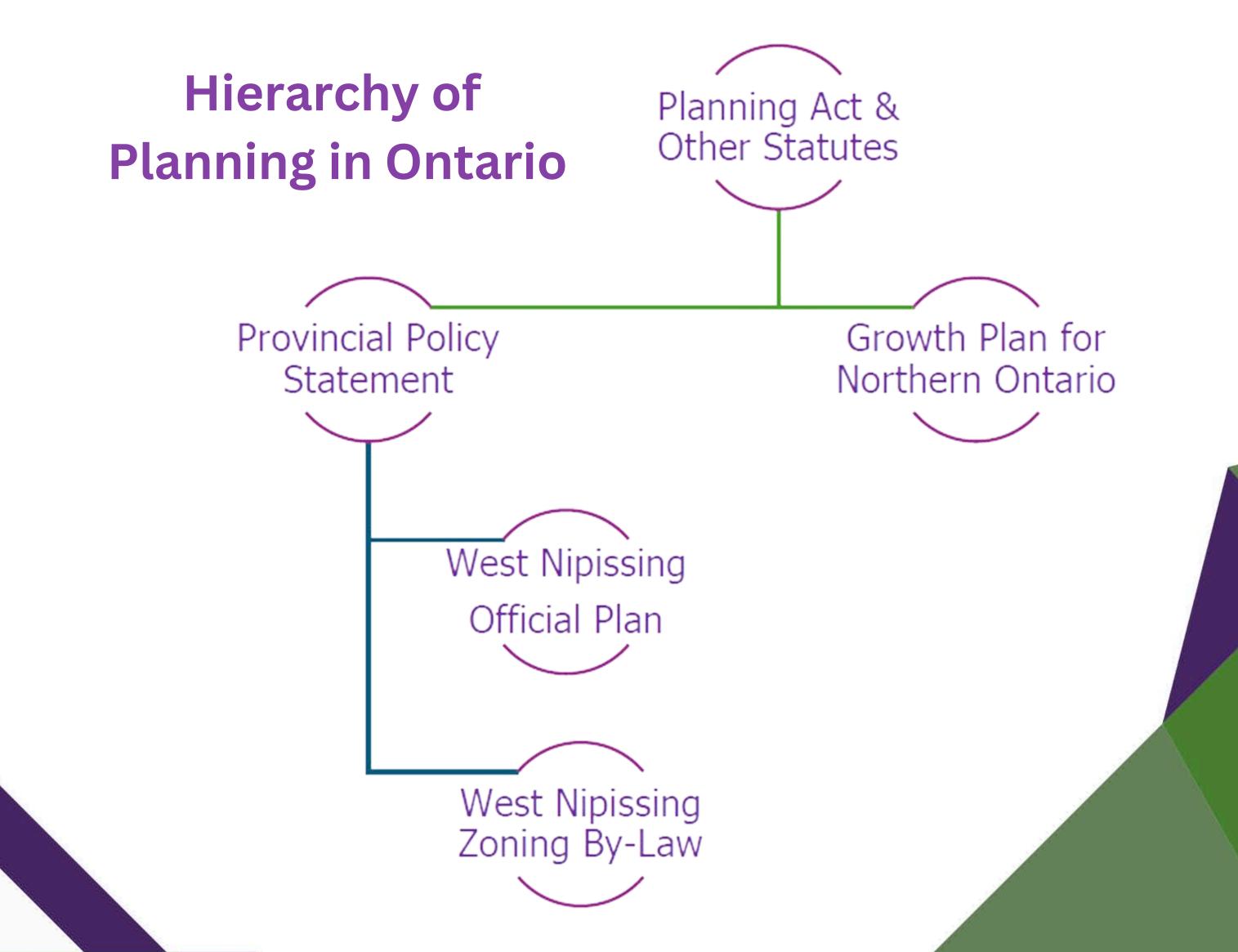
Time: 6:30 - 9:00 PM, formal presentation 7:30 PM

Location: Council Chambers, 225 Holditch, Sturgeon Falls



Official Plans

- An Official Plan (OP) is intended as a "motherhood" policy document that provides direction based on principles and objectives of how your want your communities to function and grow.
- The Planning Act requires an OP to be updated every 5 years, or a new one every 10 years.
- The current OP was written in 2011.
- This will be a "new" OP.



Structure of the New Draft Official Plan



1. Basis of the Official Plan

 Sets up the foundational elements of the Official Plan like legislative authority

2.General Development Policies

 Speaks to elements in the community that cross land use designations like roads

3.Land Use Designations

Provides policies related to development by land use designation

4.Land Use Policy Overlays

New section to add policies to specific areas

5. Community Design and Housing

 Policies related to community design, character, safety and arts and culture

6.Resource Management

• Policies to protect natural heritage and cultural resources

7. Protection Public Health and Safety

Policies to protect from natural and human made hazards

8.Interpretation and Implementation

Where the tools of implementation are described

9.Definitions



Official Plan Schedules (Mapping)

Schedule A: Land Use

 Where you find what land use designation your property is located in

Schedule B: Natural Heritage Features

 Shows Provincial Significant Wetlands, woodlots, conservation reserves etc.

Schedule C: Development Constraints

 These are where man-made and natural hazards are shown

Schedule D: Transportation and Infrastructure

Provides a look at the key elements of the transportation network

Appendix A: Wildland Fire Risk

 This is a provincial requirement and is an appendix as the mapping is updated regularly by the province and can be updated in the appendix without amending the Official Plan itself



Key Official Plan Changes for Comment

Agricultural Lands:

 Agricultural lands have been updated to reflect a Agricultural Systems Approach as required by the Province

Land Use Overlays:

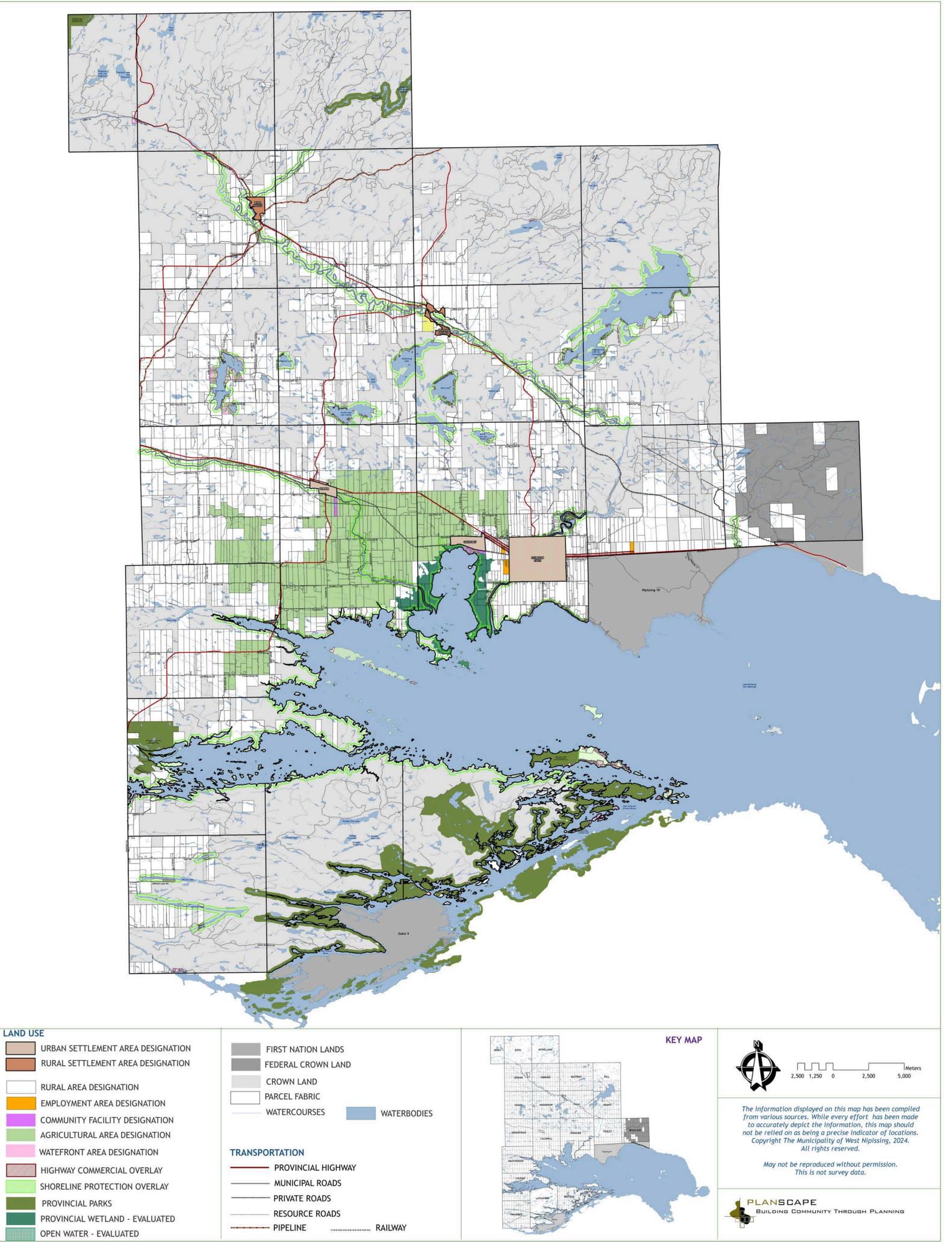
- Shoreline Protection Overlay
- Highway Commercial Overlay
- Special Policy Area (Weyehaeuser Lands)

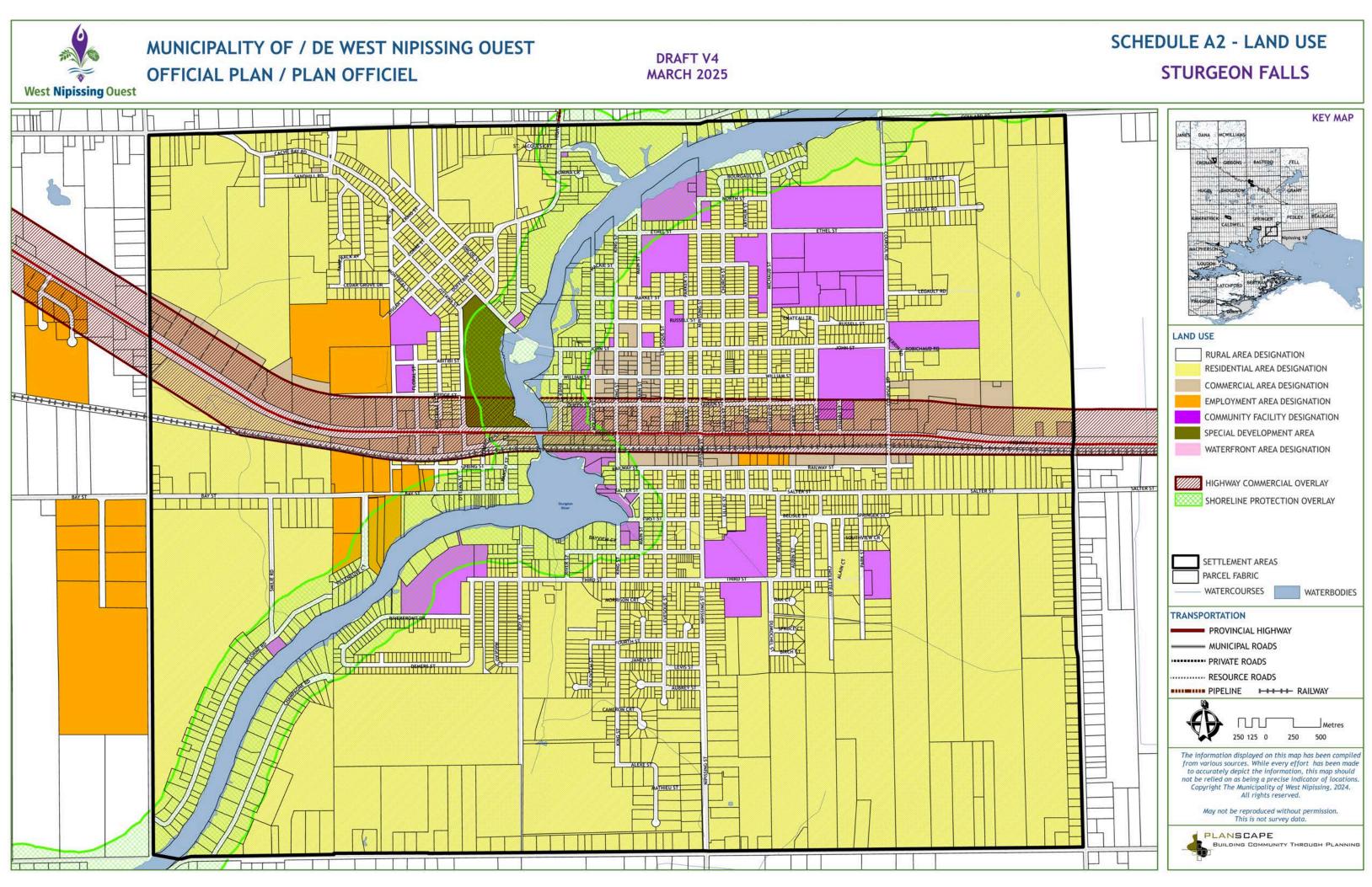
Additional Dwelling Units:

- One primary dwelling + two additional residential units permitted on lands permitting residential uses
- This is a requirement of the Province in an effort to meet housing targets

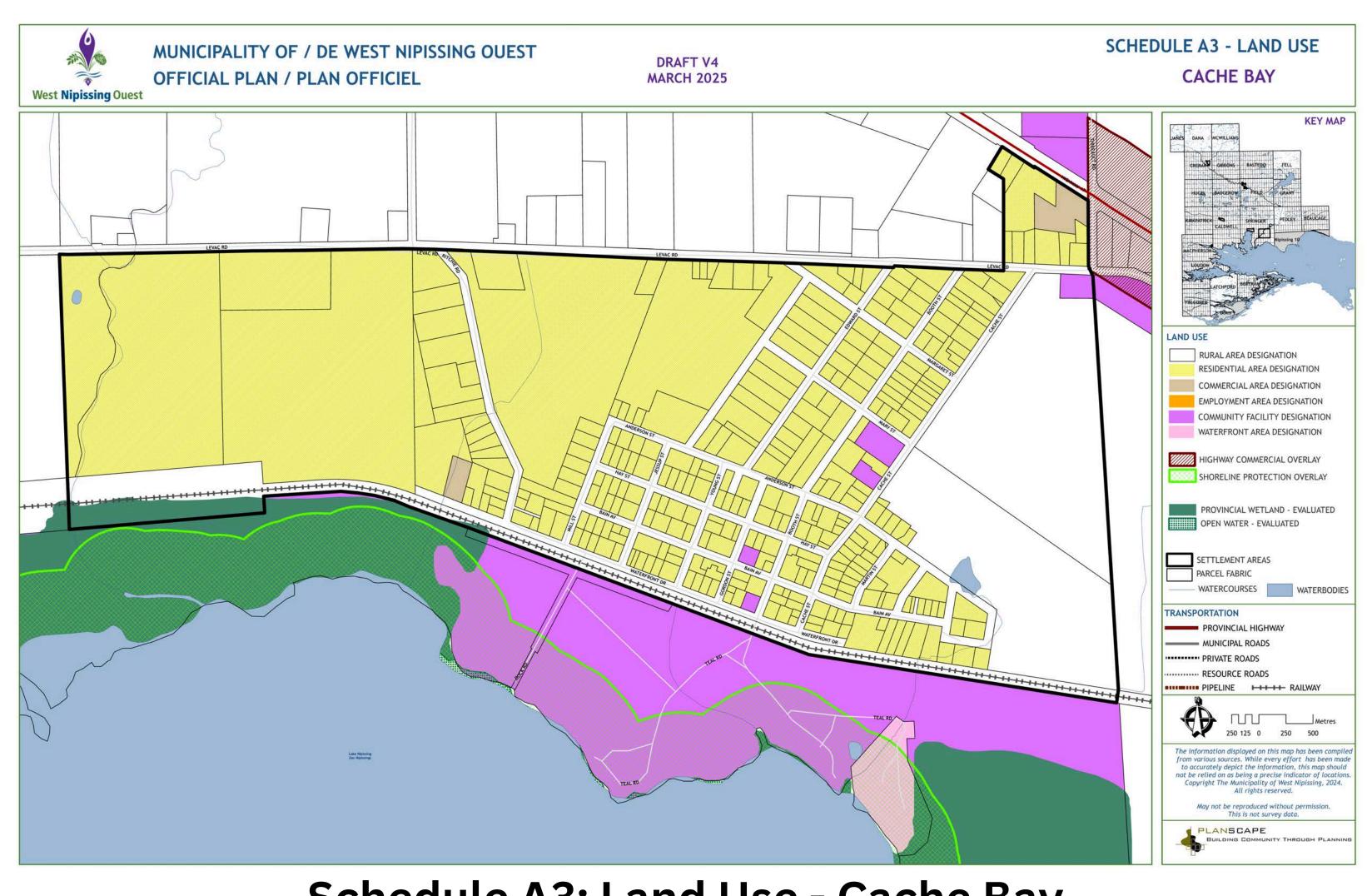
SCHEDULE A1 - LAND USE



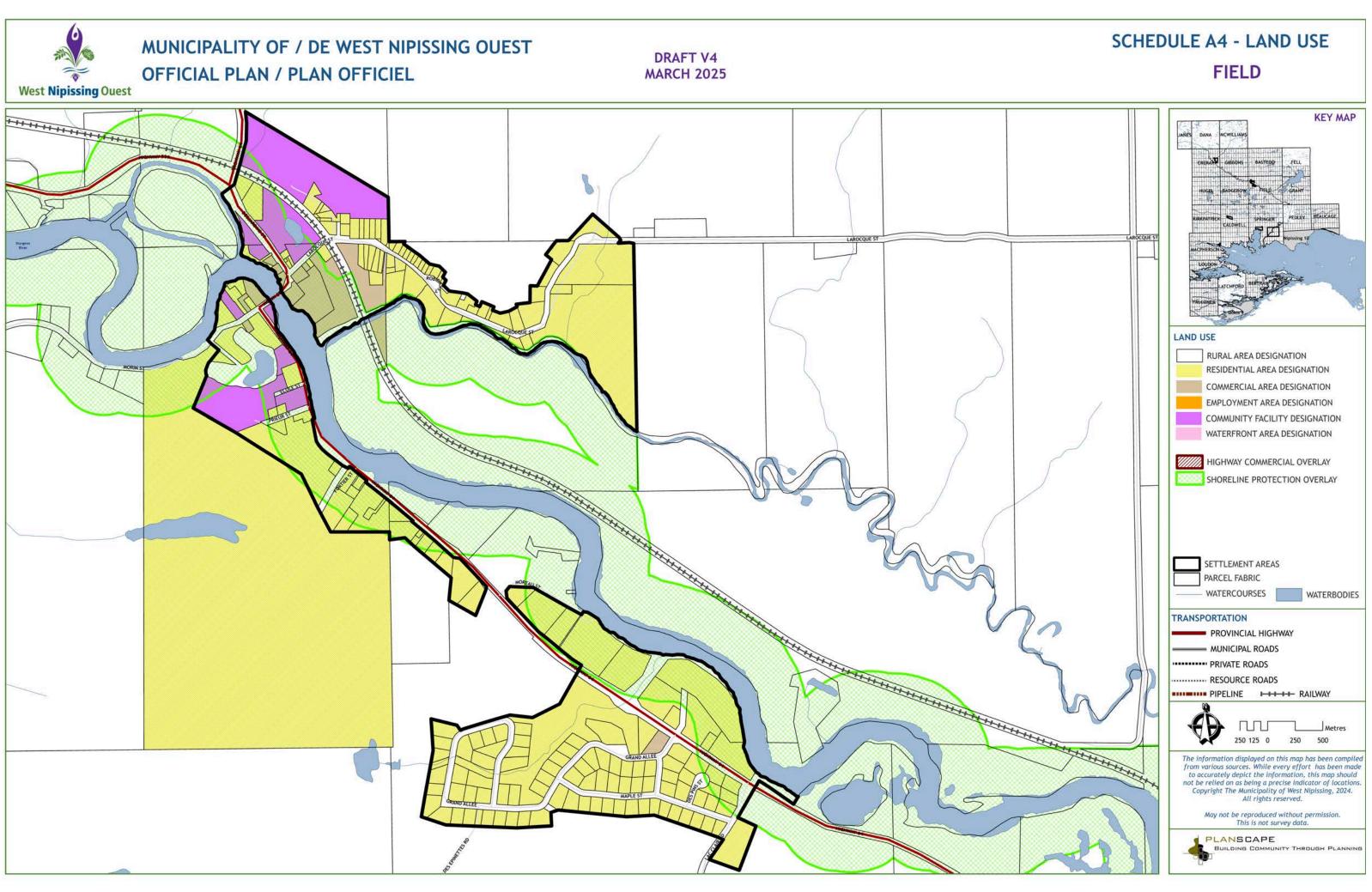




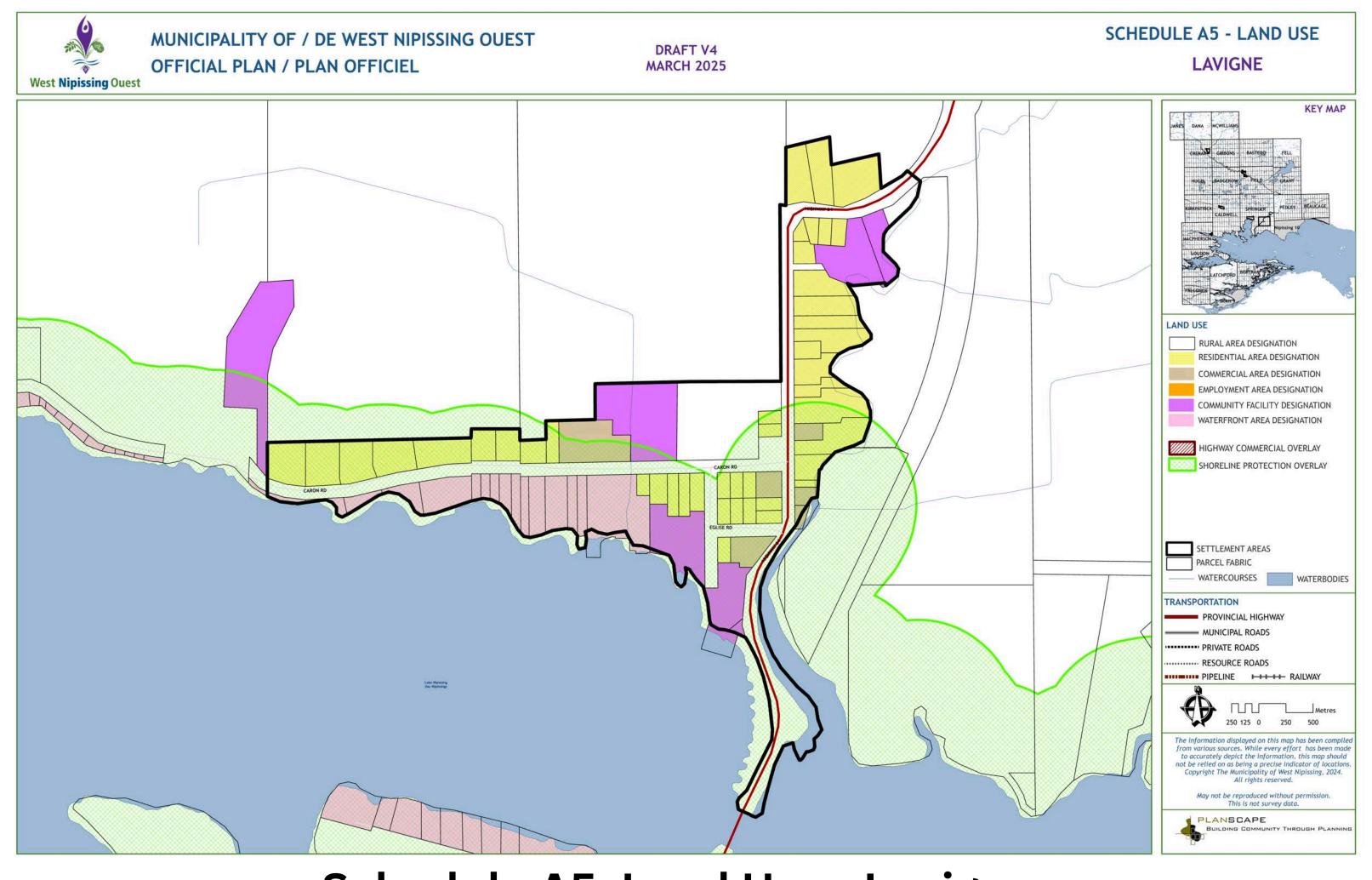
Schedule A2: Land Use - Sturgeon Falls



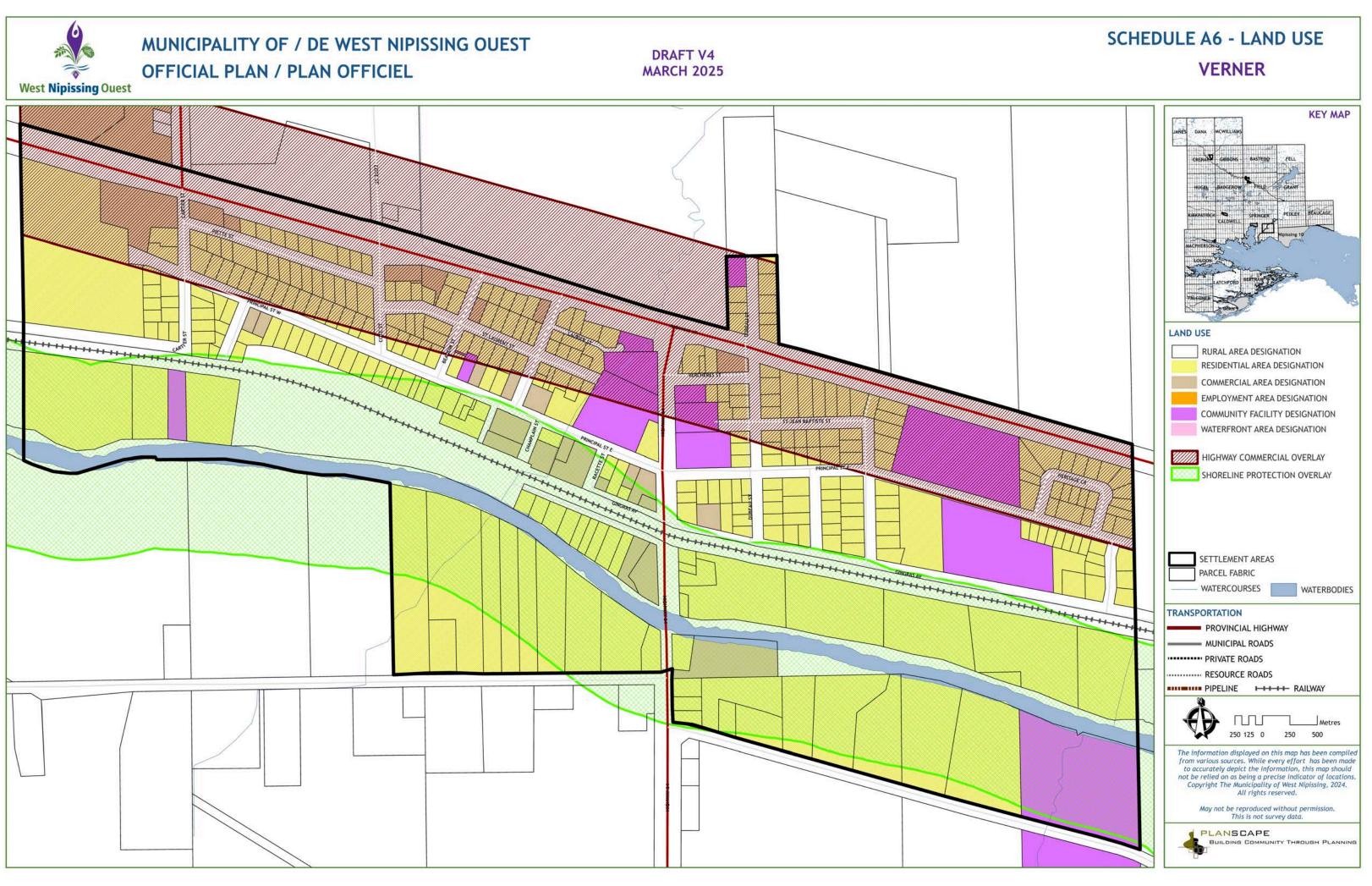
Schedule A3: Land Use - Cache Bay



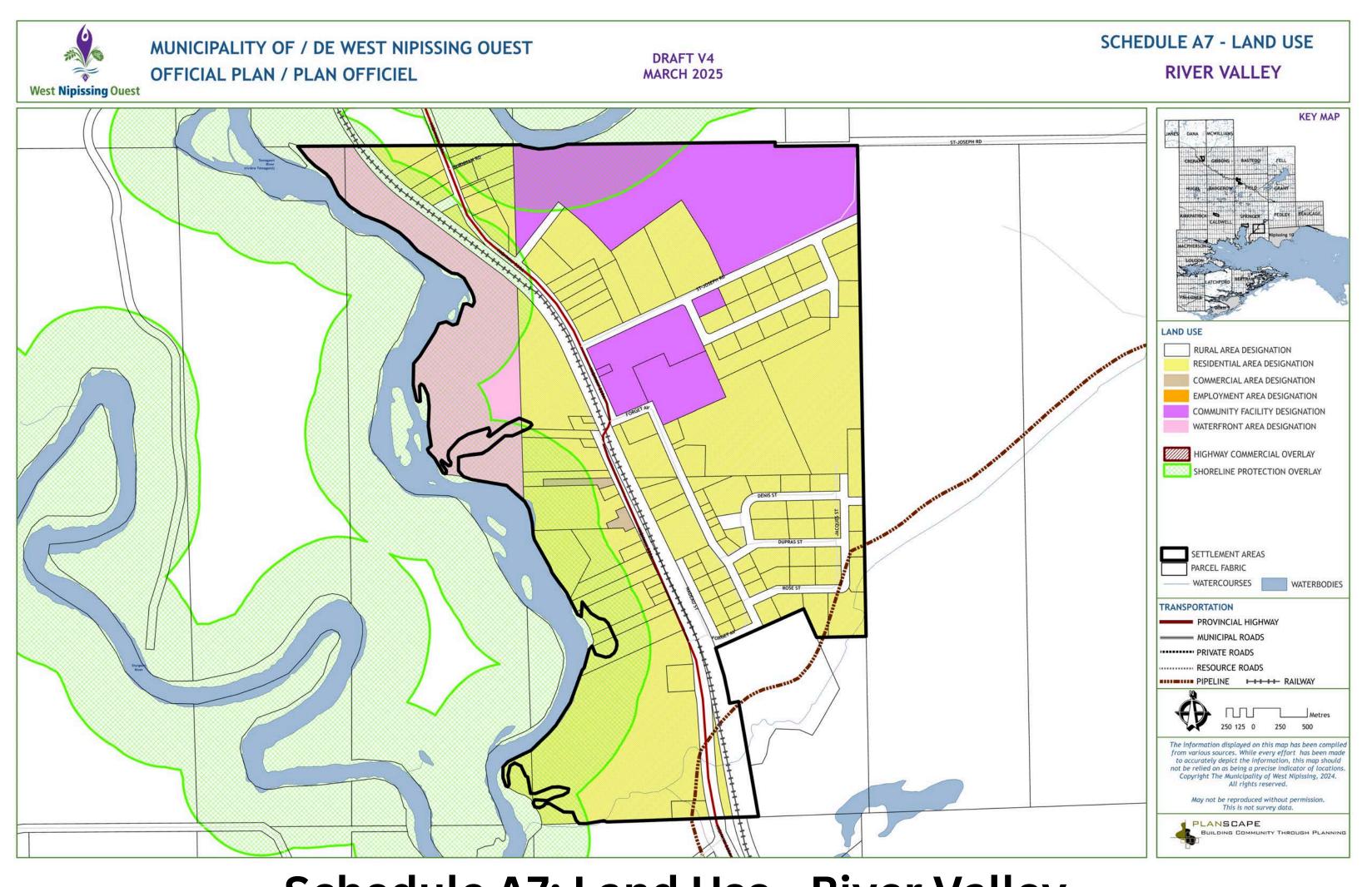
Schedule A4: Land Use - Field



Schedule A5: Land Use - Lavigne

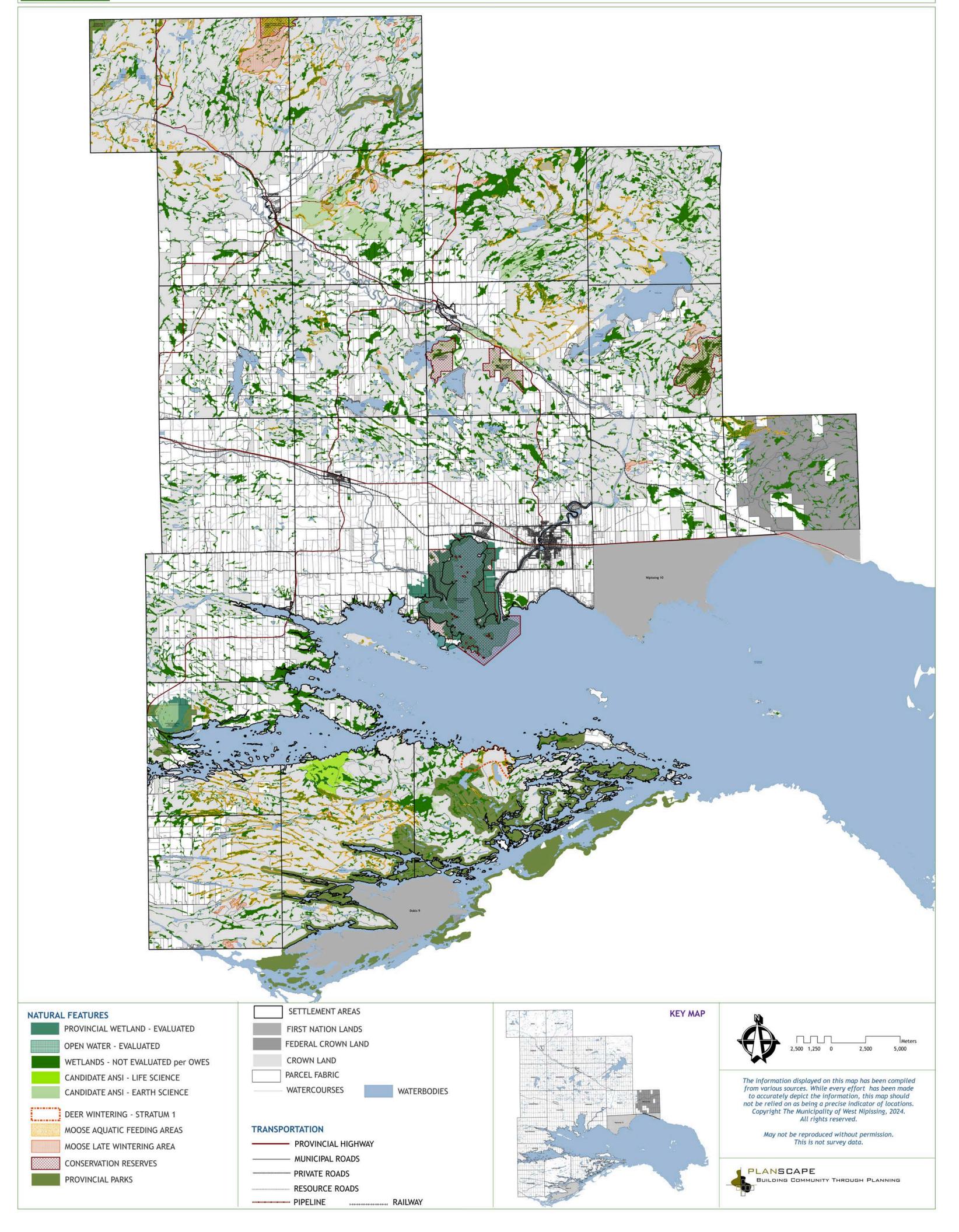


Schedule A6: Land Use - Verner

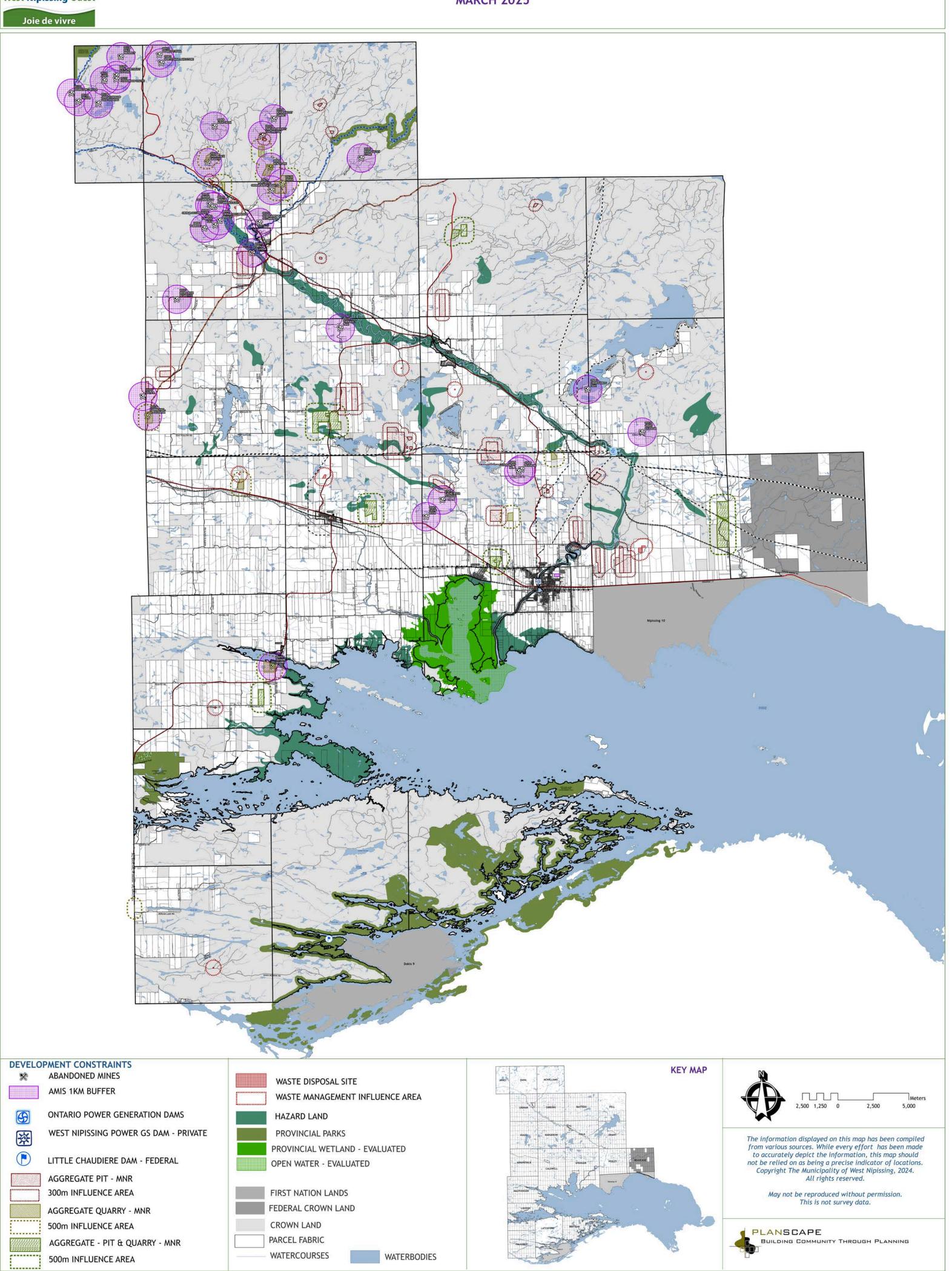


Schedule A7: Land Use - River Valley

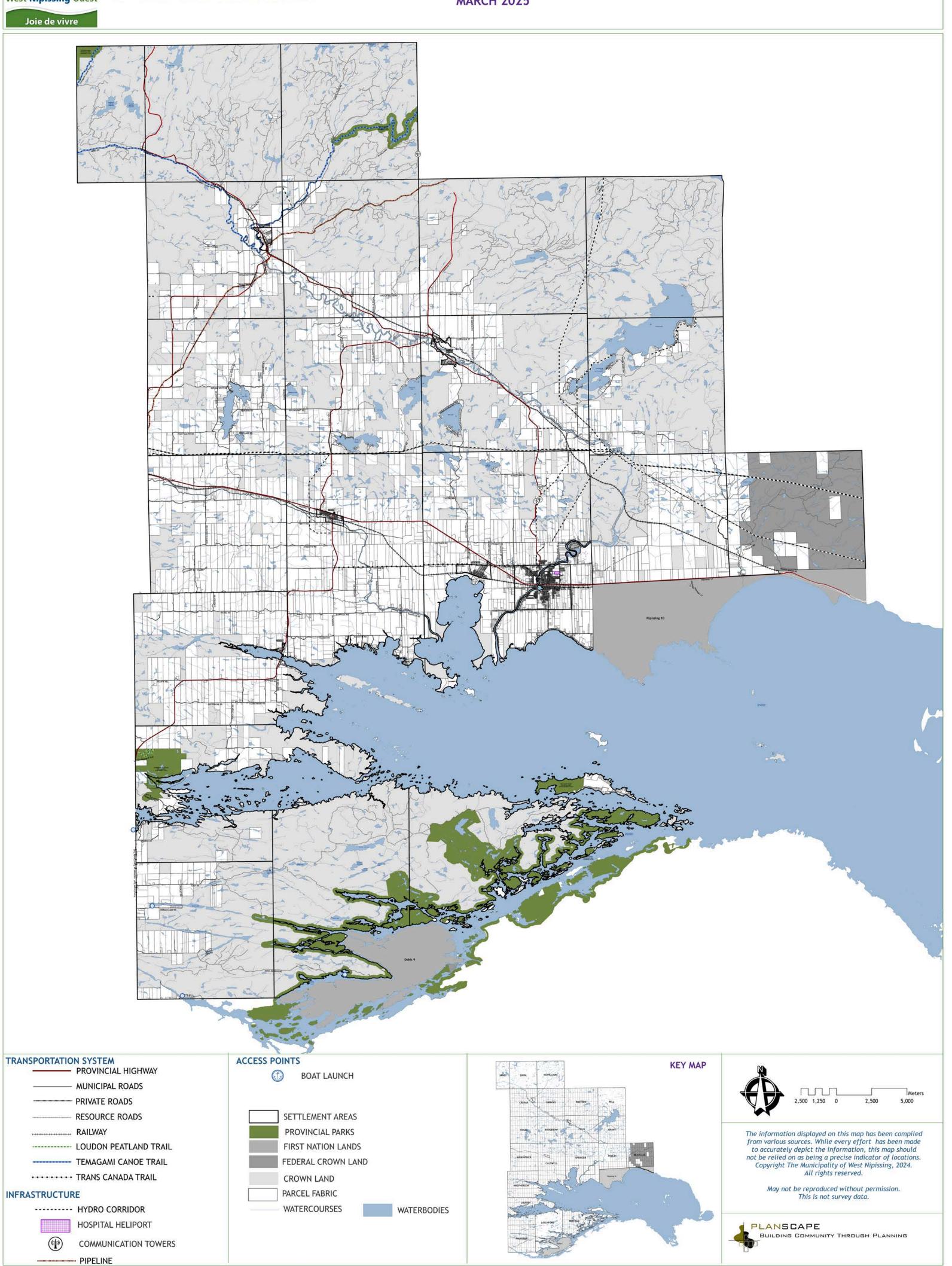














Engagement Questions for Consideration

- Do you have any comments or suggestions regarding the Visions and Guiding Principles on the Draft Official Plan?
- Do you have an experience with public utilities or infrastructure that you feel is informative to help shape relevant policies?
- Do you have any questions or concerns or advice regarding the new proposed land use overlays?
- Do you have any concerns about how your natural and cultural heritages resources are protected now?
- In your experience, are the natural and man0made hazards present in the municipality adequately addressed to protect public health and safety?
- Do you have input on how new lots are created in each land use designation?

How to Provide Feedback



- We have provided some engagement questions to prompt some thinking on the Official Plan, but please feel free to provide all comments you feel are relevant.
- Comment Sheets are provided. Please fill one out and drop it in the drop box before leaving.
- You can also return comment sheets and / or email comments to officialplan@westnipissing.ca.
- Requested comment deadline is April 17, 2025.
- Visit https://www.westnipissing.ca/official-plan-and-zoning-by-law-update/ for more information and additional electronic ways to provide comment.
- Drop or mail hard copy comments to the Municipal Office located at 225 Holditch Street, Sturgeon Falls, open Monday to Friday, 8:30 AM to 4:30 PM.

Comments requested by April 17, 2025



Project Next Steps

- Following the March Consultation Events, the Draft OP will be updated and sent as Draft Final to MMAH for review and comment.
- A final statutory public meeting to approve the OP following MMAH comments will be held once MMAH comments are received.
- During MMAH's review time, we will begin the next step of the larger project, which is beginning the process of updating the zoning by-law.

Thank you for attending

Thank you for taking the time to participate in this project. Your feedback is important and appreciated.

Project and municipal staff are on hand to answer questions, so please don't hesitate to ask for help, clarification or additional context.