



**CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING  
COUNCIL AND COMMITTEE OF THE WHOLE  
AGENDA**

January 17, 2023, 6:30 PM

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<b>1. <u>DECLARATIONS OF PECUNIARY INTEREST</u></b>	
<b>2. <u>ADDENDUM &amp; AGENDA</u></b>	
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	<b>Pursuant to Section 239(2) of the <i>Municipal Act (2001)</i></b>	
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**LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST**  
**RÉUNION DU CONSEIL ET COMITÉ PLÉNIER**  
**ORDRE DU JOUR**

le 17 janvier 2023, 18 h 30

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	<b>Conformément à l'article 239(2) de la <i>Loi sur les municipalités</i> (2001)</b>	
	<ul style="list-style-type: none"><li>des renseignements privés concernant une personne qui peut être identifiée, y compris des employés de la municipalité ou du conseil local;</li></ul>	
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## REQUEST FOR DELEGATION / WRITTEN SUBMISSIONS

A request for a delegation or presentation before Council must be in the form of a written submission to the Municipal Clerk. The following background information form must be duly completed and submitted by not later than 4:30 p.m. on the Wednesday prior to the requested meeting.

**PLEASE PRINT CLEARLY:**

Council Meeting Date:	JAN 17 2023		
Subject:	THANK YOU TO THE MUNICIPALITY		
Name:	DON GLENDEYING - LEO MALETTE		
Address:			
Phone:	Home:	Business / Cell:	Fax:
	705-753-0872		
E-Mail:			

Name of Group or Person(s) being represented *(if applicable)* :

WEST NIP FOOD BANK

Details of nature of the business/purpose *(additional information can be attached separately)* :

Presentation Requirements:	<input type="checkbox"/> Easel	<input type="checkbox"/> Projection Equipment
	<input type="checkbox"/> Other:	

*Please be advised that your delegation/presentation will be recorded in video and audio format as part of Council meetings and will be subject to media broadcast (Eastlink and internet). Personal information on this form will be used for the purpose of sending correspondence relating to matters before Council and Committee of the Whole. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a report that is available to the general public in a hard copy format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, C.M 56, as amended.*

**Submit your completed form to:**

Municipal Clerk  
Municipality of West Nipissing  
101 – 225 Holditch Street  
Sturgeon Falls, ON P2B 1T1  
e-mail: mducharme@westnipissing.ca  
Tel: 705-753-2250 • Fax: 705-753-3950

# FUNDRAISER



**West Nipissing Recreation Centre**

**219 O'Hara Street**

**Sturgeon Falls**

**Feb. 11, 2023 - 7:00 pm**



**Tickets are \$40.00 ea. and available at:**

**Stop & Shop  
226A King St.  
Sturgeon Falls**

**Don's Butcher Shop  
173 King St.  
Sturgeon Falls**

**\*Light lunch at 11:00pm\***

**ALL PROCEEDS TO BENEFIT THE WEST NIPISSING FOOD BANK**

# Au Château

Presentation to the  
Municipality of West  
Nipissing



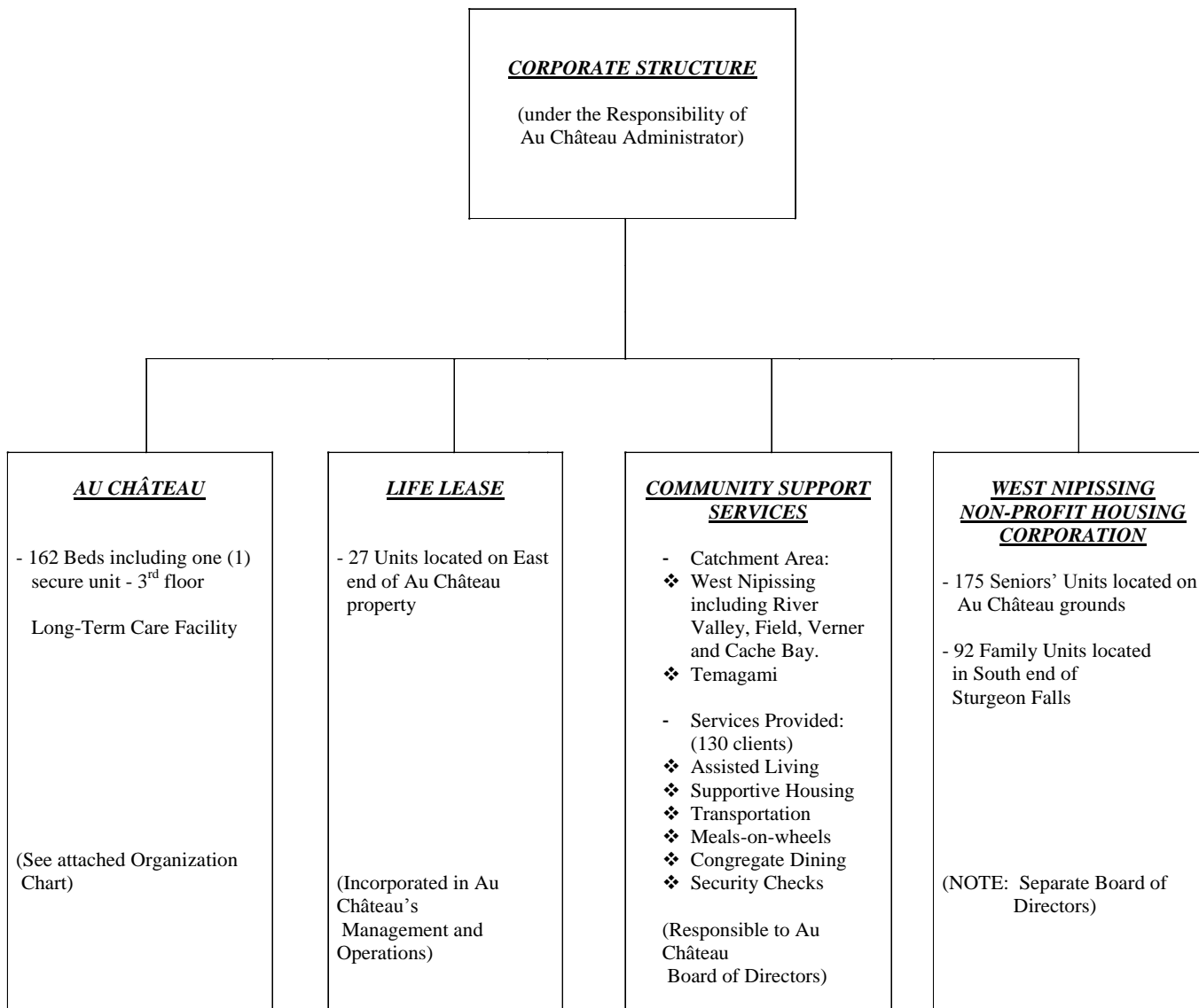
# Au Château

- Overview
- Municipal Difference
- Challenges
- Redevelopment

# Au Château

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## Overview



# Overview – Au Château

- Au Château Home for The Aged is a District Municipal home with 162 beds and classified as a “C” home. District because we are owned by the Municipality of West Nipissing and Temagami.
- Official opening of the Home took place August 26, 1964 accommodating 100 residents.
- On January 1, 1986, the home expansion project was completed which increased the number of beds to accommodate 162 residents.
- We primarily serve a francophone population in a bilingual environment since we are identified as a French Language organization by the Ministry. We are one of the few within Nipissing and Sudbury East District.

# Overall Budget

● Au Château	\$15.0 Million
● Non-Profit Housing	3.8
● Community Support Services	1.1
	<hr/>
	\$19.9 Million



# Overview

- We currently employ some 200 full-time and part-time employees. The break-down is as follows:
  - 75 Personal Support Workers
  - 35 Registered Practical Nurses
  - 10 Registered Nurses
  - 1 Nurse Practitioner
  - 24 Dietary and Cooks
  - 21 Housekeeping & Laundry
  - 6 Adjuvants
  - 12 Community Support Programs
  - 4 Maintenance
  - 12 Administration

# Overview

- In terms of dollars, our Salaries & Benefits total some \$13 million annually.
- When you factor in the OMERS pension plan for retirees, the Home represents a significant economic driver not only in the short term, but also in the long term for the Community of West Nipissing
- The Home is an extremely valuable asset for the community of West Nipissing.

# Au Château

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Municipal Difference

# Municipal Difference

- Municipal LTC Home services are established based on an understanding of local needs and managed and delivered with a local involvement, giving residents in the community assurance that appropriate and accessible services are available within their communities. We tailor our services to meet local needs.
- In a current health care environment with an emphasis on efficiency in health service delivery, Municipal Homes, in particular, are models of integration and collaboration (from Nursing Home to Non-Profit Housing to Life Lease to Community Support Services to the internal link to local Doctor's office and the hospital).

# Municipal Difference

- The willingness of municipalities to invest in long term care and be actively involved in operation homes makes a difference in seniors' lives in their communities.
- It means:
  - Care closer to home
  - Care for everyone
  - High quality care
  - Innovative and integrated care for seniors ( campus of care)
  - Strong communities
  - A strong voice for seniors
  - Good jobs and economic benefits

# Au Château

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## Challenges

# Challenges ...

- Residents living in LTC Homes represent the most vulnerable – the frail elderly. Many come from hospital with very complex care requirements but there are also ones coming from their own homes as they wished to live at home for as long as possible.
- The result is that seniors with the greatest need are the ones being admitted to LTC Homes and, accordingly, the acuity of the residents is increasing significantly.
- Six out of every 10 resident suffer from some form of dementia and that number is growing at a rate of 2.5% per year.

# Challenges ...

- Even more troubling is the huge and growing group of residents with aggressive behaviors where, on average, 46% of residents exhibit aggressive behaviours and about 11% are considered severely aggressive.
- These behaviors pose a huge risk to resident safety and well-being, both for those suffering from them and those around them, including other residents, staff and visitors.



# Challenges ...

- It can't be overstated how heavy care needs of residents are – both their physical and their mental health needs.
- Research evidence clearly shows that more staffing will mean better quality of care, better resident outcomes and greater resident safety.
- Currently, we provide on average 3.4 paid hours of direct care per resident per day. Based on Government's goal of an average of 4 hours of care per resident per day and the committed funding, the plan is to achieve this by January 2025.

# Challenges...

- Difficulty in hiring bilingual Personal Support Workers (PSW) as school enrolment has declined tremendously
- As we find it harder to recruit qualified staff, the burden on our current workers increases, making it even more difficult to recruit and retain – this has become a vicious circle.

# Solutions

- There is no magic solution. A variety of measures – policy and regulations – need to be considered and deployed and may include:
  - Offering support for training and skills upgrade
  - Targeting incentives to attract workers to our home
  - Allowing on-the-job training for PSW's
  - Work closely with local colleges to recruit to the profession
  - Recruitment campaign by our home to attract bilingual PSW's to the profession
- Provincial Government needs to develop a long-term, Integrated Health Resources strategy in close collaboration with residents, family, front-line staff and Colleges and Universities

# Solutions

- More direct care staff to better support an increasingly challenging resident population with high level of dementia care needs, including:
  - More front-line staff
  - Increased in-house behavior care expertise
  - Increased staff training and education funding
  - Increased number of designated behavior units to provide appropriate care for residents with high aggressive behaviors.

# Solutions

- What we have done:
  - In 2022, we added 6 full-time Personal Support Workers, 4 full-time Registered Practical Nurses and 1 full-time position.
  - In 2023, we added 6 full-time Personal Support Workers.
- The above represents approximately 25% increase in our full-time compliment.
- In creating full-time positions, we have depleted our part-time pool and thus when full-time need replacing, we do not have enough part-time to fill the shift.

# Au Château



Redevelopment

# Redevelopment

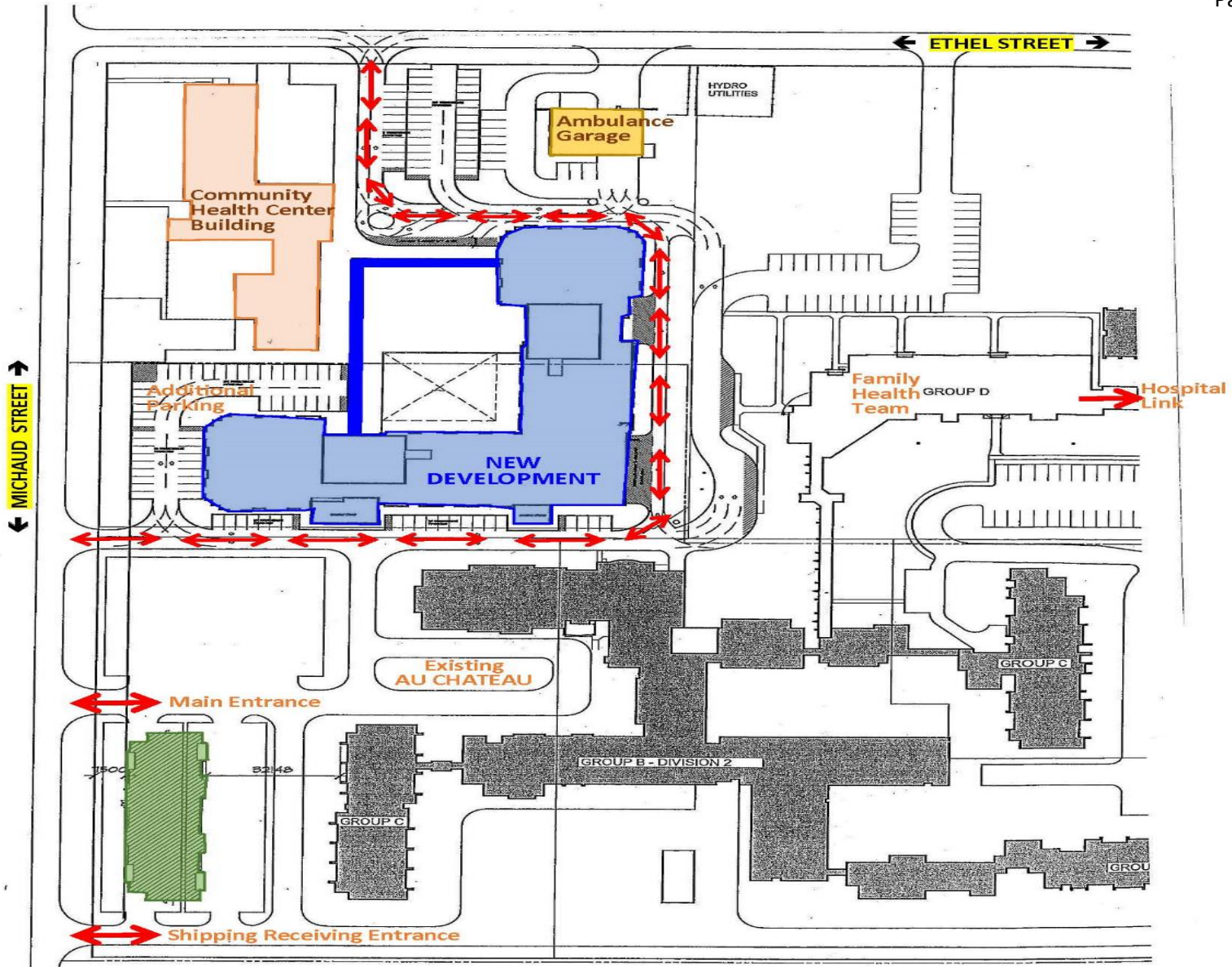
- July 2007 MOHLTC announced its LTC Home Renewal Strategy to improve the quality of LTC Homes
- Mandatory upgrades of B, C & D homes over a 10 to 18 years in 5 Phases, by year 2025. Au Château is a C facility.
- The main purpose of the new build is to improved the quality of life for all residents with a much greater size room, enhanced dining experience and emphasis on common areas.

# Redevelopment

## Changes in design standards

- Each home area to have a maximum of 32 beds with 2 pods of 16. Ultimately means a large physical facility
- Increase requirements for therapy space to a minimum of 1 per floor per Resident Home Area
- 100% of dining space per Resident Home Area
- Larger rooms for all types – Private and Basic
- Increased lighting levels
- LEED Standard designs
- Increased fire protection – sprinklers throughout





# Financial Impact

- The current estimate to build a new home is approximately \$120 million (10 years ago, the estimate was \$40 million).
- The board unanimously agreed to put on hold the project as it was deemed to be cost prohibitive due to escalating construction costs and interest rates on the rise.
- The government has recently increase their funding portion in order to ensure financial viability of the project, for projects that were already approved and ready to start construction in 2023.
- The Board will continue to evaluate the projects and dialogue with the provincial government in order to plan, effectively, for our new facility.

# Questions or Comments

- I will entertain comments or questions that you may have.
- Thank you

# PRESCRIBED PETITION FORM

**SUBMIT TO:**



Council of the Municipality of West Nipissing  
 % Municipal Clerk  
 101 - 225 Holditch Street  
 Sturgeon Falls, ON L3B 3X4

RECEIVED  
 JAN 09 2023

I/We the undersigned petition the Council of the Municipality of West Nipissing as follows:

Brief description: We are asking if you can put lights  
at the interection  
Highway 17 - Levac Rd → Drive in Road

PRINTED NAME	MAILING ADDRESS	CONTACT NUMBER	SIGNATURE
Bill Moon	29 Waterfront Dr. Cache Bay		Bill Moon
SUE MOON	Cache Bay	705-753-4635	Sue Moon
Deborah Bidul	CB Librarian	705-753-9393	D Bidul
Jesse Lark	23 Cache	705-358-2222	Jesse
Jessica Marleau	CB Post Master	705-507-7451	J. Marleau
Carm Gagnon	34 Ritchie	2059	
Shirley Voyer	57 Booth	9462	S Voyer
Jess Grassella	675 Drive In Road	4171-6059	Jess Grassella
John Desbois	675 Drive in Road	358 8207	John D
Jocelyn Giroux	61 Bain Ave Cache Bay	494-0994	Jocelyn Giroux
Melissa Gagnon	32 Bain Ave Cache Bay	249-358-8874	Melissa Gagnon
Kimberly Scott	5 Gordon St. Cache Bay	753 9287	KS Scott
Crystal Frederick	9 Waterfront Dr Cache Bay	705 477-0879	Crystal Frederick
Terri LeBreton	32 BAIN AVE CACHE BAY	705-491-2885	Terri LeBreton
David Scott	5 Gordon St Cache Bay	753 9287	David Scott

MUST BE SIGNED BY SUBMITTING REQUESTOR		
Contact Information:	Print Name: Bill & Sue MOON # 705-753-4635	Signature: JAN 10 2023 * confirmed as primary contact
Mailing Address:	Street, City, Postal Code: 2 - 92 Waterfront Dr., Cache Bay, ON	

By signing this petition, I hereby acknowledge that this petition will become part of a public record belonging to the Municipality of West Nipissing and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.



# PRESCRIBED PETITION FORM

2

**SUBMIT TO:**



Council of the Municipality of West Nipissing  
 % Municipal Clerk  
 101 - 225 Holditch Street  
 Sturgeon Falls, ON L3B 3X4

I/We the undersigned petition the Council of the Municipality of West Nipissing as follows:

Brief description: We are asking if you can put lights  
at the Intersection  
Highway 17 - Lejac Rd → Drivern Road.

PRINTED NAME	MAILING ADDRESS	CONTACT NUMBER	SIGNATURE
Robin Monard	Robin 415 Booth St		<i>[Signature]</i>
Haley Coates	16 Young St		<i>[Signature]</i>
Derrick Wilkes	17 Water Front Dr		<i>[Signature]</i>
Speron Bidal	137 Drivern RD.		<i>[Signature]</i>
Haley Jenner	24 Young St.		<i>[Signature]</i>
R Voyer	57 Booth		<i>[Signature]</i>
N Pitre	17 Edward St		<i>[Signature]</i>
Anick Bureau	<del>47</del> 47 Booth		<i>[Signature]</i>
Connie Renaud	47 Anderson st		
DEBBIE DESROIS	24 YOUNG ST STREET CACHE BAY		<i>[Signature]</i>
Laurie Leblanc	31 HAY ST. CBAY		<i>[Signature]</i>
M Crispin	31 Anderson St. N.		<i>[Signature]</i>
Bill Schumann	9 Cache St		<i>[Signature]</i>

**MUST BE SIGNED BY SUBMITTING REQUESTOR**

Contact Information:	Print Name:	Signature:
Mailing Address:	Street, City, Postal Code:	

By signing this petition, I hereby acknowledge that this petition will become part of a public record belonging to the Municipality of West Nipissing and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

# PRESCRIBED · PETITION FORM

**SUBMIT TO:**



Council of the Municipality of West Nipissing  
 % Municipal Clerk  
 101 – 225 Holditch Street  
 Sturgeon Falls, ON L3B 3X4

I/We the undersigned petition the Council of the Municipality of West Nipissing as follows:

Brief description: We are asking if lights can be  
put at Intersection

PRINTED NAME	MAILING ADDRESS	CONTACT NUMBER	SIGNATURE
	Denis Beaulieu		NOELLA Pitre
	<del>100 avenue des bois</del> 100 avenue des bois		
	Noella Pitre		

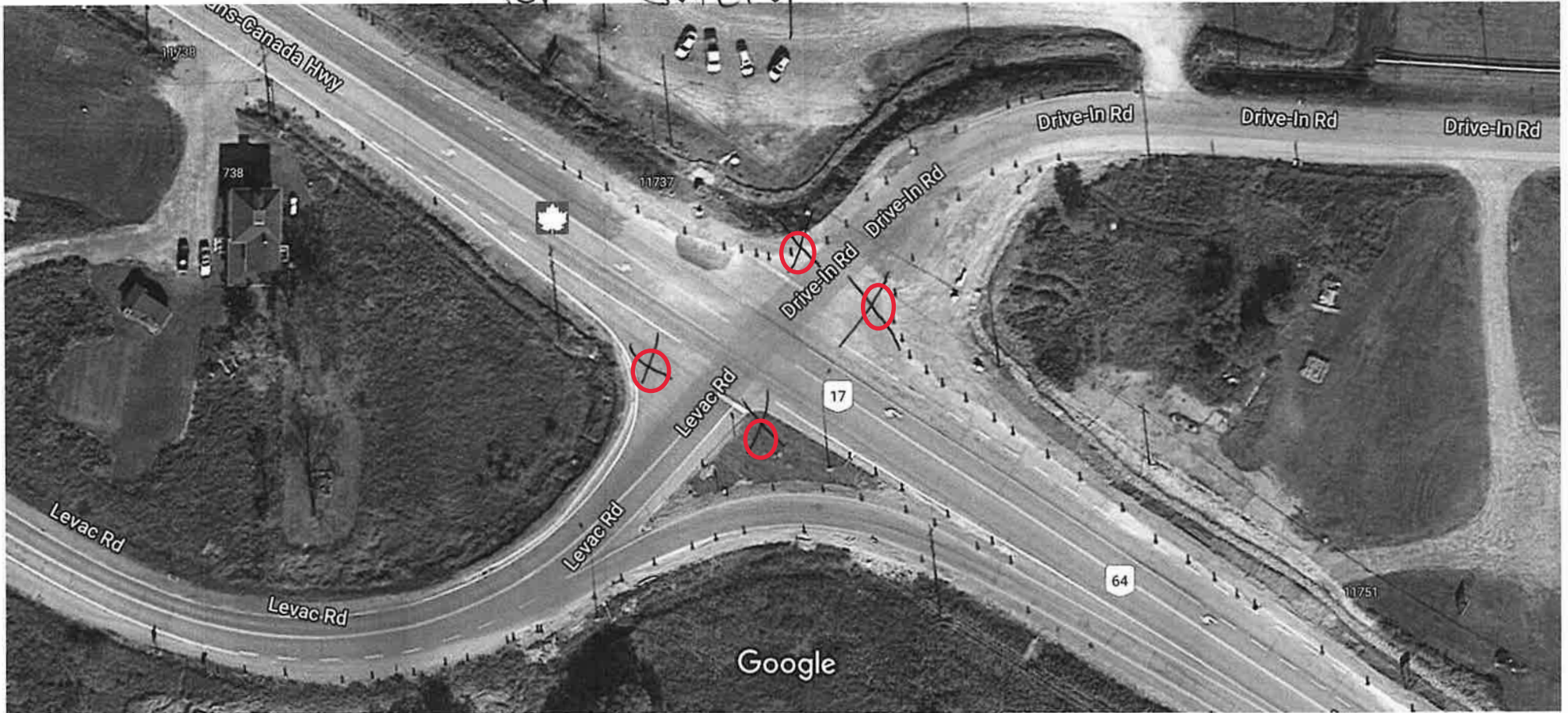
**MUST BE SIGNED BY SUBMITTING REQUESTOR**

<b>Contact Information:</b>	Print Name:	Signature:
<b>Mailing Address:</b>	Street, City, Postal Code:	

By signing this petition, I hereby acknowledge that this petition will become part of a public record belonging to the Municipality of West Nipissing and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

Google Maps

Intersection Requires Lights for Safety.



Imagery ©2022 Maxar Technologies, Map data ©2022 20 m

↗ Lights



# STAFF REPORT



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**To:** Mayor, Deputy Mayor, and Members of Council

**And to:** Jay Barbeau, Chief Administrative Officer

**From:** Melanie Ducharme, Municipal Clerk/Planner

**Department:** Planning & Building

**Subject:** Bill 23 – More Homes Built Faster Act

**Date:** January 11, 2023

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## **Recommendation:**

That the Municipality of West Nipissing support other Ontario Municipalities in opposing Bill 23, as currently written, and call upon the Province to work with Ontario municipalities as partners in further refining the *More Homes Built Faster Act* which will provide open channels of communication and consultation between the province and the municipalities in finding solutions to ensuring that every person in the Province of Ontario has a place to call home, should they so wish.

## **Background:**

The Province of Ontario introduced Bill 109, *More Homes for Everyone Act, 2022* on March 30, 2022, and it received Royal Assent on April 14, 2022, before the commenting period lapsed. The Province of Ontario introduced Bill 23, *More Homes Built Faster Act, 2022* one day following the municipal election, on October 25, 2022 and Royal Assent was granted on November 28, 2022. The omnibus bill proposes amending several existing statutes including: the Planning Act, Ontario Heritage Act, Development Charges Act, Conservation Authorities Act, and Ontario Land Tribunals Act, amongst others.

The *More Homes Built Faster Act, 2022* was introduced to support Ontario's Housing Supply Action Plan and increase housing supply in the Province, however municipalities province-wide have raised concerns as to whether these amendments will have any effect in achieving the desired goal.

The proposed changes are intended to reduce the up-front costs and “red-tape” for developers of these types of projects by removing (or limiting) public consultation, development charges, community benefit charges, parkland dedication, site plan control and potential third-party appeals. Notwithstanding that affordable housing development may become more attractive to developers with these impediments removed, most analyses have indicated that the amendments will merely serve to shift the financial burden of the increased infrastructure and capital costs to the general tax base which will have the effect of municipalities having to increase revenues through increased taxation and other user fees and levies.

The purpose of this report is to summarize the key amendments that were passed by the legislature, with a focus on the amendments that may impact current and future development in West Nipissing and surrounding areas



## **Analysis:**

### Eliminating Public Meetings for Subdivision Applications

Amendments to the Planning Act remove the requirement that approval authorities hold a public meeting in respect of a proposed subdivision. This amendment is in force as of November 28, 2022.

This change is concerning as the requirement to notify affected owners and public bodies has not been removed, only the requirement to hold a public meeting, which is the venue under which persons who have been notified would ordinarily have an opportunity to comment, ask questions and inform themselves of a proposed development. Notwithstanding the new legislation, there is nothing to prevent an approval authority from continuing to hold public meetings and it is recommended that until such time as the province provides clarity as to the new processes through written regulation, that West Nipissing continue to hold public meetings for proposed subdivisions.

### Encouraging Density

Amendments to the Planning Act encourage intensification of residential land by establishing that official plans and zoning by-laws permit up to three residential units (including any residential units in any ancillary building or structure) on a parcel of urban residential land with no minimum unit size and no more than one parking space required per residential unit. These changes over-ride current zoning by-law provisions in place and there are no appeal rights of adjacent owners or the municipality in respect of new official plan or zoning by-law policies that are passed to permit these additional units and these amendments are in force as of November 28, 2022.

This is a welcome change which will remove the need for owners to go through the re-zoning process for construction of additional dwellings in urban areas, but does not adequately address the needs of municipalities like West Nipissing, where rural development equals or exceeds urban development. Rural owners will still need to apply for additional dwellings. It is recommended that future updates to the Comprehensive Zoning By-Law extend the same permitted uses to property owners in the Rural, Rural Residential and Shoreline Residential areas.

### Limiting Site Plan Control

Amendments to the Planning Act include exempting residential development with 10 or fewer residential units from site plan control, which exemption applies to pending applications as well as applications filed on or after November 28, 2022.

While West Nipissing does not apply Site Plan Control to residential properties on a regular basis as do many municipalities, the ability to do so in areas where there may be a concern as to the development such as shorelines or in areas where there are known Natural Heritage Features, will no longer be available. The only option to protect those Natural Heritage Features will be to deny the development or to impose controls through zoning.

### Restricting Third-Party Appeals

Amendments to the Planning Act remove and limit the right of third-party appellants to appeal a minor variance and consent (severance) decisions (the owner of a property, the municipality and certain specified persons and public bodies still have the right to appeal). These amendments have come into force and are retroactive, applying to third-party appeals that were not scheduled for a hearing on the merits before October 25, 2022. There are no changes to the right of third parties to appeal official plans or official plan amendments or zoning by-law amendments.

Assumedly, purpose of this amendment is to eliminate NIMBY (Not in My Back Yard) appeals which can hold up development for extended periods of time, however legitimate third-party appeals will no longer be permitted, which may have the effect of creating advantage for approval authorities and developers whose regard for the general public's interest may not be a priority.

#### Streamlining the Ontario Land Tribunal (“Tribunal”) Process

Amendments to the Ontario Land Tribunal Act, 2021, which have not yet come into force, and which will come into force on a day to be named by proclamation of the Lieutenant Governor will:

- expand the Tribunal's authority to dismiss appeals without a hearing, particularly those brought for the sole purpose of delay;
- strengthen the Tribunal's authority to order an unsuccessful party in a proceeding to pay a successful party's costs if it is felt that the appeal or the appellant's conduct meets the threshold of unreasonable, frivolous or vexatious or bad faith.
- Prioritize the resolution of specified classes of proceedings;

#### Requiring Municipalities to Refund Application fees

One of the changes will require municipalities to refund all or portions of development application fees to developers whose applications are not processed in a timely manner. Many municipalities have indicated that this will create financial hardship both through loss of revenue through refunds and by having to increase staffing to process applications within the stipulated time lines.

It is not anticipated that this change will have any impact on West Nipissing as applications are generally processed in a timely manner.

#### Scaling Back Development Charges

Amendments to the Development Charges Act, 1997, which came into force on November 28, 2022, unless otherwise noted, exclude exempt “affordable residential units” and “attainable residential units,” non-profit housing developments and inclusionary zoning residential units from development charges. Some of these exemptions are not yet in force and will come into force on a day to be named by proclamation of the Lieutenant Governor.

West Nipissing does not currently have a Development Charges By-Law but any future consideration of such a by-law will be limited by the changes.

#### Parkland Dedication

Amendments to the Planning Act, which came into force on November 28, 2022, unless otherwise noted, will establish caps on the maximum amount of land that can be conveyed or paid in lieu and establish new triggers for calculating the required parkland contribution or payment in lieu. These amendments are not yet in force. The changes will also require municipalities to spend or allocate at least 60 per cent of their parkland reserve funds at the beginning of each year (to start in 2023).

West Nipissing does not currently collect Parkland fees on developments other than new residential subdivisions and has always worked with developers to negotiate location and size of dedication, so the changes will have little effect except that 60% of current and future parkland reserves will have to be allocated annually.

#### Redefining the Role of Conservation Authorities

Amendments to the Conservation Authorities Act will redefine the scope of, and limit, conservation authorities' ability to review or comment on a development application, including any supporting studies made under a “prescribed Act.” This will impact development applications that would have received

conservation authority comments on municipal and “other” programs and services as defined in the Conservation Authorities Act.

Currently, the Municipality of West Nipissing does not fall into the jurisdictional boundary of either the Sudbury or North Bay-Mattawa Conservation Authority with regard to matters other than issuance and inspection of permits for on-site sanitary services. Currently, West Nipissing is reliant on expensive third-party studies and limited assistance from provincial ministries in navigating environmental matters.

### **Financial Consideration and Local Impacts:**

Many cities which rely heavily on Development Charges, Site Plan Fees, Community Development Charges and Parkland Dedication Fees will feel the impact of the new legislation more than smaller municipalities such as West Nipissing where most infrastructure costs are already being borne by the tax levy as opposed to larger centres where “development pays for development”. These larger centres will see a reduction in revenues which will have to be added to the general tax levy and some municipalities have forecasted that taxes will double as a result.

West Nipissing has enjoyed unprecedented growth over the past few years, with multiple developments including subdivisions, multi residential dwellings, which trend appears to be continuing for the foreseeable future. Notwithstanding the increased development in both single family and multi-family residential dwellings, there remains a significant gap in the housing supply for geared-to-income and affordable single-family housing. Aside from changes which will permit additional dwellings on existing properties and removing appeal rights, it is not anticipated that the changes to the various acts will incentivize local developers to construct more affordable housing.

Further, the changes will limit the Municipality in the future in considering the implementation of development charges and will remove the municipality’s ability to control residential development in sensitive areas through the implementation of Site Plan control.

### **Conclusion:**

While the vast majority of the changes will not, at this time, have a significant effect on how West Nipissing does business in relation to development, however with its neighbours in both directions impacted as well as most other communities in the Province, it is unknown what the “trickle-down” effect will be as municipalities province-wide grapple with significantly reduced revenues and increased responsibilities. While all municipalities acknowledge that housing is a priority and support the Province’s objectives of increasing efficiencies and removing barriers to creating affordable housing, many municipalities are calling on the province to re-think the legislation as it relates to reduced revenues and their inability to fund the required infrastructure to meet the Province’s housing targets without those revenues.

In addition, by removing the oversight of the Conservation Authority, many municipalities will lose the ability to protect their natural heritage features (wetlands, green belts, species at risk, etc.) and will have to rely on third-party consultant studies to guide development decisions. This is a responsibility that West Nipissing already bears and the frustration of navigating environmental concerns without support can prove both daunting and expensive. This, coupled with no ability to impose Site Plan Control, to ensure that such sensitive areas are protected, seems irresponsible in light of ongoing concerns world-wide about climate change.

Lastly, by removing the right to public consultation on new subdivisions, the public's right to appeal on severances and minor variances is contrary to the premise of open and transparent government.

**Attachments:**

Schedule "A" – Correspondence

**Reference Material:**

<https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-23>

[https://www.amo.on.ca/sites/default/files/assets/DOCUMENTS/Submissions/SC\\_HICP-LTR\\_AP\\_AMO\\_Submission\\_Bill%2023\\_More\\_Homes\\_Built\\_Faster\\_Act\\_20221116.pdf](https://www.amo.on.ca/sites/default/files/assets/DOCUMENTS/Submissions/SC_HICP-LTR_AP_AMO_Submission_Bill%2023_More_Homes_Built_Faster_Act_20221116.pdf)

Sent via email to: [schicp@ola.org](mailto:schicp@ola.org)

November 16, 2022

Laurie Scott, MPP, Haliburton—Kawartha Lakes—Brock  
Chair, Standing Committee on Heritage, Infrastructure and Cultural Policy  
c/o Isaiah Thorning, Committee Clerk  
Whitney Block, Room 1405  
99 Wellesley Street W  
Toronto, ON  
M7A 1A2

**Re: AMO Submission on Bill 23, *More Homes Built Faster Act, 2022***

Dear Committee Chair Scott and Members of the Committee,

Attached is AMO's submission to the Committee on Bill 23.

The submission reiterates the municipal commitment to working with the Government to increase the supply of housing and to improve housing affordability in Ontario. It acknowledges positive aspects of the Bill and plan. It also outlines serious concerns about the Bill, which will have the effect of undermining the financial capacity of municipalities to support growth and diminishing essential environmental protections.

Preliminary analysis of the Bill indicates the transfer of up to \$1 billion a year in costs from private sector developers to property taxpayers without any likelihood of improved housing affordability. Similarly, the bill's provisions designed to reduce environmental protection will benefit developers in the short term, with costs to the public and homeowners that cannot be calculated.

Members of the Committee and all Members of the Provincial Parliament will need to consider in whose interest they govern. Bill 23, as drafted, benefits private interests at the expense of public interests – at the expense of property taxpayers and Ontario's natural environment.

The submission recommends that certain provisions be removed or deferred pending focused consultation.

AMO's submission concludes with an appeal to the Government, noting that solutions to the housing crisis can be found in collaboration, cooperation, and innovation. It is time for Ontario to work with all of its housing partners toward advances in land use planning and an integrated approach to environmental, social and economic policy that allows Ontario to take its place ahead of competing jurisdictions.

Yours truly,

A handwritten signature in black ink, appearing to read "Colin Best", with a long, sweeping horizontal flourish extending to the right.

Colin Best  
AMO President  
Halton Regional Councillor

- c. Ontario MPPs  
AMO Board of Directors



# *Bill 23, More Homes Built Faster Act, 2022 and plan*

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AMO Submission to the Standing Committee on Heritage,  
Infrastructure and Cultural Policy

November 16, 2022



## Summary

The Association of Municipalities of Ontario (AMO) commends the government for recognizing it has a role to play in addressing the national housing crisis.

AMO and its member municipal governments have been sounding the alarm on housing affordability for years. That's why AMO released the ["Blueprint for Action: An Integrated Approach to Address the Ontario Housing Crisis"](#) in February 2022. It contains 55 recommendations for provincial action to address housing supply and housing affordability along with many other recommendations for the federal and municipal governments, and the development industry.

Municipalities are eager to increase the supply of housing, especially housing options that have been historically ignored by the development industry.

Bill 23 includes several important provisions that will advance provincial and municipal housing supply goals including gentle density and increased capacity at the Ontario Land Tribunal. AMO supports those elements of the Bill as they reflect current municipal planning practice innovations and ideas advanced by the municipal sector and others committed to improving housing supply and affordability.

AMO also supports elements of the Plan that address much needed provincial action to address the gaps in provincial services that limit growth, such as access to schools.

AMO looks forward to working with the government's new Housing Supply Action Plan Implementation Team on measures intended to improve housing supply and affordability.

Provisions of the bill that advance and modernize Ontario's land use planning framework are supported. Those that turn back the clock on planning, access to affordable housing, environmental protection, green building practices, and sustainable infrastructure financing are not supported and should be removed from the Bill or deferred pending focused consultation.

Current residents and businesses, the next generation of homeowners and renters, and the hundreds of thousands of newcomers who will make Ontario home will demand livable and safe communities with adequate amenities and a healthy and sustainable environment in which to thrive and prosper. That is not the future that Bill 23 will provide.

The province has offered no evidence that the radical elements of the bill will improve housing affordability. It is more likely that the bill will enhance the profitability of the development industry at the expense of taxpayers and the natural environment.

This submission outlines key areas of concern and recommends that a number of provisions should be removed, including those that shift the costs of growth to property taxpayers; those that undermine good planning practices and community livability; and those that increase risks to human and environmental health.





## Key Areas of Concern

Many of the proposed changes under Bill 23 create more problems than they solve, and will negatively impact housing affordability across Ontario for three reasons:

1. The bill proposes changes to infrastructure financing that would shift costs from developers to municipalities based on a faulty assumption that savings will be passed on to new homeowners and renters, (i.e., that house prices are determined by the cost of inputs rather than market forces). Unless fully offset with a new source of municipal infrastructure funding, this departure from the principle that growth pays for growth will result in property tax increases and service reductions. Preliminary analysis indicates that Bill 23, if enacted, would reduce the municipal resources available to service new developments by more than \$5.1 billion over the next 9 years. This estimate includes a reduction of over \$400 million for community housing during the same period.
2. By making changes to municipal governance and municipal planning approvals, the legislative proposals strip municipalities of the tools required to manage growth deliberately and responsibly, with potentially negative impacts for the liveability of Ontario's communities.
3. The legislation will create serious risks to the environment and human health at a time when the impacts of climate change are evident and urgent. The proposed changes to how municipalities approve development and manage where and how growth occurs signal a move away from environmental protection when it is needed most.

## 1. Shifting the Cost Burden of Growth

### DEVELOPMENT CHARGES

Development charges are designed to help municipalities pay for a portion of the capital infrastructure required to support new growth. Premised on the widely accepted principle that growth should pay for growth, development charges help to ensure that existing taxpayers are not required to subsidize costs of the infrastructure or services needed to support new residents and businesses.

Bill 23 proposes a suite of changes to the *Development Charges Act*, that will shift the cost of growth onto municipalities and property taxpayers including, but not limited to:

- Removing housing services from the list of eligible development charge services
- Excluding the cost of studies and cost to acquire land for specific services from eligible costs that can be recouped by development charges
- Reducing development charges on rental housing, based on the number of bedrooms
- Requiring a mandatory 5-year phase in of development charge rates for by-laws approved after June 1, 2022
- Exempting development charges for affordable housing, attainable residential units, non-profit housing developments and inclusionary zoning residential units
- Increasing the historic service level standard period from 10 to 15 years.



The Housing Supply Action Plan sets the ambitious target of building 1.5 million homes by 2031, with 1.23 million in Ontario's 29 largest communities. If Bill 23 passes, AMO estimates that development charges in these communities will drop by at least \$5.1 billion – or \$569 million per year in today's dollars. This includes revenue losses from the following sources:

- Ineligibility of the cost of studies: \$117 million
- Ineligibility of the cost of housing services: \$426 million
- Discounts for rental units: \$1,189 million
- Exemptions for affordable units: \$3,385 million

This preliminary estimate only partially accounts for the impact of Bill 23, as tight timelines have meant AMO is unable to estimate revenue losses resulting from significant elements such as the mandatory phase-in of development charges, the ineligibility of the value of land, or the extension of the service level standard period from 10 to 15 years. When taken together, these factors could put the cost of Bill 23 for municipal taxpayers at closer to \$1 billion annually.

While AMO supports the province's stated housing objectives, changes that shift the burden of cost from developers to taxpayers, including low-income taxpayers, cannot be supported. The proposed changes will significantly impact how municipal governments fund growth, resulting either in significant increases to property taxes or cuts to existing services and a loss of frontline workers.

Without evidence that the province will fully offset the cost of Bill 23 provisions that shift costs from the development industry to municipalities, these radical changes should be deleted from the Bill including the entirety of Schedule 3.

AMO has [called upon the province](#) to provide major infrastructure funding to support the government's housing supply goals as set out in Bill 23. If the government wants to increase the supply of housing in Ontario, it will need to make a major investment in municipal infrastructure and it has the means to do so.

## **PARKLAND DEDICATION**

Parkland dedication levies exist to ensure that municipal park systems grow alongside other community developments. Increasing the supply and mix of housing is an important goal that we all share, however, sufficient access to parks and greenspace cannot be overlooked as we try to create meaningful alternatives to single-family dwellings.

Bill 23 proposes changes that will reduce a municipality's ability to provide for local parks, negatively impacting the function and enjoyment of our communities with a number of changes, including but not limited to:

- Capping the amount of land or equivalent value at 10% or 15% for sites under or over 5 ha, respectively
- Reducing the maximum alternative dedication rate (high density development) to 1 ha/600 units for land and 1 ha/1000 units for cash in lieu
- Allowing encumbered land and privately owned publicly accessible spaces to be eligible for parkland credits.



Bill 23, as proposed, will reduce the amount of quality, safe, accessible parkland available to these growing communities and cost municipalities even more money. These provisions should be removed from the bill.

## IMPACT ON HOUSING SERVICES

Changes in Bill 23 also limit the tools available to municipalities to support homeless and underhoused people and families, some of the most vulnerable people in our communities. Currently, municipal governments can include housing services in their development charge fees, which are then used to improve and increase the community housing facilities municipalities operate.

According to provincial Financial Information Return data, from 2015 to 2019, municipalities collected nearly \$150 million for housing services. Should this Bill pass unamended, that funding will no longer be available to support housing services for vulnerable populations. Unless fully offset with new provincial funding, these provisions contradict the government's goal of improving housing and addressing homelessness.

## 2. Undermining Planning and Community Livability

Provincial statutes and policies are implemented locally through municipal official plans and land use control instruments. Lower and upper-tier municipalities collaborate extensively on managing local planning policy matters, with upper-tier municipalities often responsible for coordinating and managing infrastructure servicing and planning.

Bill 23 fundamentally alters the municipal role and responsibilities in planning by proposing a suite of changes to the *Municipal Act*, *Planning Act*, *Heritage Act*, *Ontario Land Tribunal Act*, and *Conservation Authorities Act* that limit municipalities' ability to manage growth in a holistic and efficient way that reflects local realities. These include, but are not limited to:

- Reducing or eliminating the planning roles of some upper-tier municipalities
- Limiting local powers regarding the demolition and conversion of residential rental properties
- Proposing new rules around heritage properties
- Limiting third-party appeals to the OLT of official plans and amendments, zoning by-laws and amendments, consents, and minor variances
- Changing existing zoning by-laws to allow up to 3 residential units per lot "as of right," with no local ability to regulate minimum dwelling size or parking requirements beyond 1 space/unit
- Exempting developments under 10 units from the site plan control process
- Repealing certain provisions respecting public meetings for draft plan of subdivision.

## REGIONAL/COUNTY PLANNING

The significant restrictions to the roles of some upper-tier municipalities breaks the logical link between planning for development and servicing development. These changes may lead to uncoordinated and inefficient growth with the potential for higher infrastructure costs. It also risks building housing without access to coordinated services, amenities and essential infrastructure.

Supporting rapid growth efficiently requires a high degree of coordination. This coordination ensures that investments made today can leverage future growth and that assets can be managed for maximum performance. Upper-tier municipalities do this currently by coordinating local plan alignment and managing servicing for maximum effect. Breaking this link is counterintuitive and will lead to inefficiency, confusion and potential gaps in the infrastructure required to support local growth.

Bill 23 should be amended to restore the growth management planning function for the seven named upper-tier municipalities. Consideration must be given to how lower-tier municipalities will be able to pay for the costs and build capacity associated with bringing upper-tier municipality and conservation authority expertise in-house.

## DEVELOPMENT APPROVALS PROCESS

The elimination of public meetings for approval of a draft plan of a subdivision and the exemption of site plan control requirements for projects with fewer than 10 residential units will impact the ability for municipalities and the public to bring up substantial issues with planning proposals. Small, rural and remote communities will be particularly impacted by the restrictions on projects with fewer than 10 residential units given the typical scale of development in these communities.

When considered in isolation, these changes may seem to improve the process, but the cumulative impact of less public consultation, limiting third-party appeal rights, and the steep reduction of regional coordination and service planning will significantly and negatively impact how municipal governments conduct land use planning. The government should refer these provisions of the Bill to its Housing Supply Action Plan Implementation Team before they are passed into law.

## 3. Exacerbating Risks to the Environment and Human Health

Across the province, municipalities work closely with 36 Conservation Authorities (CAs). Those that are covered by CAs rely on their expertise to undertake watershed-based programs to protect people and property from flooding and other natural hazards, and to conserve and protect natural resources for their economic, social, and environmental benefits.

Healthy, well-connected ecosystems serve as valuable green infrastructure that provide essential services to residents (e.g., stormwater retention) and can be difficult and costly to replicate with traditional built infrastructure. Ontario's natural environment does not recognize municipal boundaries and municipalities are not well suited to monitor and evaluate ecological functions. Municipalities do not have a watershed-scale perspective that spans political boundaries and considers the impacts of changes in land use and climate change on the natural environment. As our communities grow, the demand for parkland and connected natural spaces will grow as well.



The proposed changes to the *Conservation Authorities Act* and the *Planning Act* under Bill 23 severely impact the ability of Conservation Authorities to work with municipalities to understand and mitigate environmental, human health and natural heritage risks by:

- Exempting some development from permits under the *Planning Act* where certain conditions are met
- Requiring CAs to issue permits for projects subject to a Community Infrastructure and Housing Accelerator and allowing the Minister to review/amend any conditions attached to those permits
- Prohibiting CAs and municipalities from entering Memorandums of Understanding for any program or service outside of matters relating to Mandatory Programs and Services
- Imposing limits on CA appeals of land use planning decisions to only matters with respect to natural hazard policies in provincial policy statements
- Enabling the Minister to direct a CA to maintain its fees charged for programs and services at current levels
- Eliminating the ability for municipalities to integrate their environmental green standards through site plan control.

AMO shares the concerns expressed by Conservation Ontario that the changes proposed in Bill 23 will not meet the goals for increasing housing supply and will instead increase the risks to life and property for Ontario residents. The diminished role of CAs could also lead to more development being located in natural hazards, higher costs as a result of property damage due to flooding or other climate change events, increased burden on municipal partners, and the decline of the ecosystem approach currently applied through the established integrated watershed management lens.

Municipalities have successfully relied on the benefits of a long-standing conservation authority partnership which has used local watershed science to guide decision-making. Bill 23 places new responsibilities on municipalities related to natural hazards and natural resources that they are unprepared for and under-resourced to take on.

As proposed, Bill 23 removes the ability for municipalities to shape the amount, location and type of green space in their communities through site plan control. Combined with the prohibition for municipalities to enter into a Memorandum of Understanding for CAs to deliver Category 2 and 3 municipal programs and services on behalf of the municipality will adversely impact municipal budgets and could increase the potential for delay and poorer environmental outcomes. If so, this will undo the significant recent progress to improve how CAs and municipalities work together.

AMO recommends that Schedule 2 of this bill be removed and that the productive Ministry-led Conservation Authority Working Group be re-established to consider appropriate changes to support the Housing Supply Action Plan without sacrificing the environment.



## Conclusion

The assertion that the nationwide housing affordability crisis is the product of Ontario's land use planning and environmental protection framework, and municipalities slow to approve planning applications is objectively false.

For decades, Ontario's housing supply in high growth regions has been determined by developers and land speculators managing supply to optimize price, and those who view housing units as solely an investment. No one anticipated the massive shift in demand resulting from COVID-19.

Ontario's goal of an additional 1.5 million homes is laudable and probably achievable. Schemes designed to incentivize developers at the expense of property taxpayers and the natural environment will not get the job done. Previous governments have downloaded costs to municipalities and cut environmental protections to disastrous effect. At some point the bill will come due, and there will be a heavy price to pay.

Instead, the solutions can be found in collaboration, cooperation, and innovation. It is time for Ontario to work with all of its housing partners toward advances in land use planning and an integrated approach to environmental, social and economic policy that allows Ontario to take its place ahead of competing jurisdictions and to allow Ontario to maintain its status as a favoured destination for people and investment.

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto (Ontario) M7A 2J3  
Tél. : 416 585-7000



Ontario

234-2022-5420

November 30, 2022

Colin Best  
President  
Association of Municipalities of Ontario  
[amopresident@amo.on.ca](mailto:amopresident@amo.on.ca)

Dear Colin Best:

I am writing to you today in the spirit of the long-standing partnership between Ontario and the Association of Municipalities of Ontario.

Since the day our government took office, we have been steadfast in our support and empowerment of our municipal partners. Working together, Ontario has provided tens of billions of dollars in new funding to support municipal services and build critical infrastructure, spurring job creation and creating the conditions for long-term economic growth.

During the COVID-19 pandemic, governments rightly put politics aside to work together as a unified team. That is why our government, in partnership with the federal government, was proud to provide over \$4 billion to Ontario's municipalities through the Safe Restart Agreement to address pandemic-related pressures, including for public transit, shelters and other operating costs. In fact, this funding provided one of the largest investments the province has ever made in the housing and homelessness sector.

I am writing today to address municipal feedback regarding Bill 23, the *More Homes Built Faster Act*. In particular, I would like to address the suggested impact the legislation could have on the ability of municipalities to fund infrastructure and services that enable housing.

The central intention of Bill 23 is to build more homes that are attainable for our growing population by discounting and exempting municipal fees and taxes for affordable, non-profit and purpose-built rental housing, and new homebuyers who otherwise face these significant costs. For example, municipal fees and taxes currently add an average of \$116,900 to the cost of a single-family home in the Greater Toronto Area before a single shovel is in the ground. That's the size of a down payment for many families, and puts the dream of homeownership out of reach for thousands of Ontarians.

I know that you and your membership share our goal of building communities that are welcoming to all residents, including new Canadians – towns and cities where everyone can have a place to call home and the dream of home ownership is kept alive. That is why our decision to rein in unsustainable and out-of-control municipal fees on new homebuyers is the right thing to do, and that is why our position on Bill 23 will not waver.



-2-

At the same time, it is critical that municipalities are able to fund and contract road, water, sewer, and other housing enabling infrastructure and services that our growing communities need. There should be no funding shortfall for housing enabling infrastructure as a result of Bill 23, provided municipalities achieve and exceed their housing pledge levels and growth targets. That's why we are taking immediate action to launch a third-party audit of select municipalities to get a factual understanding of their finances, including their reserve funds and development charge administration. Together, we can use this process to get the facts, make improvements, and better serve taxpayers by exploring alternative tools for growth to appropriately pay for growth rather than continuing to raise development fees on new homebuyers.

As we undertake this work together, we are committing to ensuring municipalities are kept whole for any impact to their ability to fund housing enabling infrastructure because of Bill 23.

Furthermore, as good partners and in recognition of most municipalities making best efforts to accelerate the issuance of housing permits and approvals to meet and exceed their pledge targets, the government will introduce legislation that, if passed, would delay the implementation of development application refund requirements set out in Bill 109 by six months, from January 1, 2023 to July 1, 2023.

The federal government shares our objective of building 1.5 million homes in Ontario over the next 10 years, particularly at a time when it has set ambitious new targets for immigration. The majority of these newcomers will be welcomed to Ontario in search of jobs and opportunity. To this end, the province looks forward to working with our municipal partners to ensure we receive a proportional share of the federal government's new \$4 billion national Housing Accelerator Fund. We also expect that all municipalities will make an application to the federal Housing Accelerator Fund for funding that will support housing enabling infrastructure and relieve municipal charges levied on new homebuyers.

Together, we will ensure we can achieve our shared goal of building desperately needed homes. A strong partnership between the Province of Ontario and municipalities is critical if we are to solve our housing supply crisis – and we look forward to continuing our work together.

Sincerely,



Steve Clark  
Minister

- c. The Honourable Doug Ford, Premier of Ontario  
The Honourable Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
The Honourable Peter Bethlenfalvy, Minister of Finance  
The Honourable Caroline Mulroney, Minister of Transportation  
The Honourable Kinga Surma, Minister of Infrastructure  
The Honourable Prabmeet Sarkaria, President of the Treasury Board  
Brian Rosborough, Executive Director, AMO





## Clerks and Bylaw

November 17, 2022

SENT VIA E-MAIL TO:

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
[Steve.Clark@pc.ola.org](mailto:Steve.Clark@pc.ola.org)

Dear Minister Clark:

Re: Bill 23 "More Homes Built Faster Act, 2022"

On behalf of the Council of The Corporation of Norfolk County, please be advised that Council passed the following resolution at the November 16, 2022 Council-in-Committee meeting:

**Resolution No. 13**

**Moved By:** Mayor Martin

**Seconded By:** Councillor Columbus

WHEREAS on October 25, 2022, the Provincial government introduced Bill 23 known as the "More Homes Built Faster Act, 2022";

AND WHEREAS the overall stated purpose of Bill 23 is to introduce several legislative changes to increase housing supply throughout Ontario and to achieve the province's goal of 1.5 million homes over the next ten years;

AND WHEREAS the proposed changes include significant changes to six pieces of legislation including but not limited to development charges reform, diminished role of conservation authorities, removal of legislated planning responsibilities from some upper-tier municipalities, removal of public consultation in relation to subdivisions, adjusting the rights of appeal by third parties, and adjusting how growth-related capital infrastructure is paid for;

AND WHEREAS commenting timelines for these new proposed changes is constricted with some comments due on November 24, 2022, for many of the proposed changes;

November 30, 2022

Hon. Steve Clark  
Ontario Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3  
Via Email: [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Re: **Bill 23, More Homes Built Faster Act**

Dear Minister Clark,

Town of Orangeville acknowledges Bill 23, titled the More Homes Built Faster Act, 2022 is part of a long-term strategy to provide attainable housing options for families across Ontario. We at the Town understand that Bill 23 is focused on the provincial government's stated goal of having 1.5 million homes built over the next 10 years and aims to do so by reducing bureaucratic costs and delays in construction. While the Province's goals to resolve the housing crisis in the next decade is ambitious and necessary, it could potentially have unintended long-term financial and planning related consequences on municipalities, such as the Town of Orangeville.

On behalf of the Town of Orangeville Council, I put forward a list of concerns of potential unintended consequences arising from Bill 23:

1. Bill 23 could have a direct impact on the state of good repair mandate rolled out by the province in their recent legislation, O.Reg. 588/17. If growth is no longer paying for growth, that means **we may have to reallocate some of our lifecycle asset management dollars**, as required by the same legislation, towards growth related infrastructure.
2. Although we support the overarching message and intention of Bill 23 as it relates to housing affordability, we do question whether **overall quality of life and affordability of our citizens would be severely impacted due to higher taxes** and user fees. The Town of Orangeville has limited cost-recovery avenues, meaning Bill 23 may require cost-recovery within the recent Asset Management plan, resulting in a more significant infrastructure funding gap. This situation will be further exasperated if specific provisions of Bill 23 dilute our ability to cover infrastructure improvements through Development Charges.
3. Town of Orangeville is a fast-growing community with a comprehensive economic outlook for Industrial and Commercial developments. This could be compromised if we find ourselves having to **levy higher development charges for industrial, commercial and institutional (ICI) developments to mitigate loss of Residential Development Charges**.

4. Under the current climate of impending global inflation, the Town is already struggling to keep its service levels affordable. Without any direct financial incentive from the province such as interest-free loans from Infrastructure Ontario, **we will lose our ability to build capacity for growth in service areas like Water and Wastewater.**
5. Improving residential development efficiencies and costs by limiting the role and scope of Conservation Authorities (CA) in the planning approval process is unclear. Like many municipalities, Orangeville relies on Conservation Authority support to provide guidance on natural hazard avoidance and ecological protection to ensure that the provincial policy framework around these issues is upheld in our planning decisions. **If CAs are removed from this advisory role, we must find alternative means in assuring such policies remain adhered-to.** It is unclear how this would improve approval timing efficiencies or save costs to residential developments. It could inevitably shoulder more costs to development in subsidizing municipal costs and/or consultant peer review support.
6. Orangeville supports the province's objectives of lowering costs and improving efficiency for residential development to deliver more housing to Ontarians; However, like many municipalities, our challenges for facilitating more housing within our community are not simply costs and process inefficiencies for developments. Instead, we are challenged by our limited municipal land availability and servicing capacity constraints. We ask that the province **explore actionable measures and tangible resource deployment to support our efforts to increase our land supply and infrastructure servicing capacity.**

According to the Association of Municipalities of Ontario's (AMO) recent submission to the Steering Committee of Bill 23, it states "The province has offered no evidence that the radical elements of the bill will improve housing affordability. It is more likely that the bill will enhance the profitability of the development industry at the expense of taxpayers and the natural environment." As the frontline level of government, municipalities are also eager to resolve the housing crisis and are the most informed on what is needed to create complete communities that Ontarians want and expect. We ask that the province view us as one of the strategic partners in further refining the More Homes Built Faster Act, and open more robust channels of communication and consultation.

Sincerely,



Lisa Post  
Mayor

CC Doug Ford, Premier of Ontario  
The Honourable Michael Parsa, Associate Minister of Housing  
The Honourable Sylvia Jones, Dufferin-Caledon Member of Provincial Parliament  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities



MUNICIPALITY OF  
**North Perth**  
[www.northperth.ca](http://www.northperth.ca)

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

To: Hon. Doug Ford, Premier  
 Hon. Steve Clark, Minister of Municipal Affairs and Housing  
 Hon. Michael Parsa, Associate Minister of Housing

December 6, 2022

**RE: Bill 23 More Homes Built Faster Act**

The Municipality of North Perth appreciates that housing is a top priority for the Province and shares the desire for more homes, especially affordable homes. However, following a high-level review of the proposed legislation, the Municipality of North Perth believes that Bill 23 will do little to accomplish this goal.

Firstly, we appreciate the opportunity to provide comments on this matter, but find it important to acknowledge that staff and Council of the Municipality require more than 30 days to digest and respond to a complex piece of legislation affecting nine existing Acts.

North Perth was disappointed to learn that Bill 23 received Royal Assent on November 28, 2022, despite the Province extending the comment period to December 9<sup>th</sup>. The Municipality feels that this further proves that although municipalities are the most informed on local housing issues, the Province does not view them as a strategic partner in solution finding and action. As outlined below, the Municipality of North Perth has several concerns to date with the legislation.

The bill, as it is currently written, would eliminate the charges that developers currently pay toward housing. This will eliminate hundreds of millions of dollars that municipalities rely on for housing programs and dramatically reduce municipal affordable housing efforts.

Development Charges (DC) are designed to help municipalities pay for a portion of the capital infrastructure required to support new growth, to ensure that existing taxpayers are not required to subsidize costs of the infrastructure or services needed to support new residents and businesses. Without a new revenue stream to offset DC payments, the legislation hampers the ability of



MUNICIPALITY OF  
**North Perth**  
[www.northperth.ca](http://www.northperth.ca)

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

municipalities to fund and deliver growth-related infrastructure. The changes to the Development Charges Act fundamentally impacts municipalities' ability to ensure growth pays for growth.

The changes to the various Acts have significant financial impacts on Ontario's municipalities along with their respective taxpayers. It is anticipated that these changes will put additional pressure on property taxes and water and wastewater rates. Property taxes and user fees are crafted to fund projects and programs that communities need, however adding more costs to existing property owners will increase their costs and could negatively impact their ability to keep their current housing affordable. Provincial legislation should not unduly burden homeowners and renters to guarantee the long-term success of solving the housing crisis.

Municipalities are extremely limited in the ways that they can collect revenue, relying on transfers from other levels of government to mitigate property tax rate increases, fund critical infrastructure and balance annual budgets. Municipalities already face an infrastructure funding gap that requires additional financial investments, resources and supports. Planning for increasing additional dwelling units will place more strain on water and wastewater systems which will require upgrading to increase capacity. This will require additional financial resources to manage, at a time when municipalities are already facing increased budgetary pressures due to inflationary costs, increased citizen expectations and the transfer of responsibilities from the Province. Without additional funding or resources from the Province to offset these costs, municipalities will have little option but to put these costs back on the taxpayer.

The amendment that all DC by-laws passed after January 1, 2022 (previously June 1, 2022) must be phased-in for the first five years that the by-law is in force will have an overall negative consequence to the goal of building more housing. The phase-in will delay necessary infrastructure projects to unlock growth while also providing incentives for development projects to be delayed until a new by-law is enacted.

Growth-related infrastructure often centres on the infrastructure itself, but a critical piece towards infrastructure is the land required to build. Land represents a significant cost for some municipalities in the purchase of property to provide





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services to new residents. This is a cost required due to growth and should be funded by new development. Studies, such as Official Plans, are required to establish when, where and how a municipality will grow. These growth-related studies should remain funded by growth. Master Plans and environmental assessments are essential to understand the servicing needs that development will place on hard infrastructure; again, these are necessary studies to inform the servicing required to establish the supply of lands for development. This would restrict the supply of serviced land and would contradict the province's intent to create additional housing units.

Parkland dedication levies exist to ensure that municipal park systems grow alongside other community developments. Increasing the supply and mix of housing is an important goal that we all share; however, sufficient access to parks and greenspace cannot be overlooked as we try to create meaningful alternatives to single-family dwellings. Municipalities already face challenges with the supply of adequate parkland due to the rising costs of land and current limitations under the Planning Act relative to municipal parkland standards. Upper-tier and single-tier municipalities across the province utilize DCs to help fund the construction of new affordable housing units with the goal of providing affordable housing to those in need. The removal of housing services and limiting the tools available to municipalities to support homeless and underhoused people and families will reduce municipality participation in creating affordable housing units, putting further burden on municipal taxpayers.

In order for the Province to successfully achieve the goal of building 1.5 million homes within the next ten years, municipalities must be viewed as strategic partners. As the frontline level of government, municipalities are also eager to resolve the housing crisis and are the most informed on what is needed to create complete communities that the people of Ontario want and expect.

Please consider revisions to the regulations in Bill 23 for more meaningful review and consultation with stakeholders and input from municipalities, and conduct thorough analyses of both short and long-term impacts. To ensure informed implementation of this proposal, alternatives to improve the legislation to effectively create more attainable housing for Ontario need to be considered.



MUNICIPALITY OF  
**North Perth**  
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Phone: 519-291-2950

Toll Free: 888-714-1993

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Kasenberg'. The signature is fluid and cursive, with a large initial 'T' and 'K'.

Todd Kasenberg, Mayor  
Municipality of North Perth  
330 Wallace Ave. N Listowel, ON N4W 1L3  
[toddkasenberg@northperth.ca](mailto:toddkasenberg@northperth.ca)

CC:  
MPP Matthew Rae  
Environmental Registry of Ontario  
All Ontario Municipalities

**The Corporation of the City of Cambridge  
Corporate Services Department  
Clerk's Division  
The City of Cambridge  
50 Dickson Street, P.O. Box 669  
Cambridge ON N1R 5W8  
Tel: (519) 740-4680 ext. 4585  
[mantond@cambridge.ca](mailto:mantond@cambridge.ca)**

December 21, 2022

**Re: City of Cambridge - Opposition to Bill 23, More Homes Built Faster Act**

**Municipalities of Ontario,**

At the Special Council Meeting of December 15, 2022, the Council of the Corporation of the City of Cambridge passed the following Motion:

Moved By: Councillor Roberts

Seconded By: Councillor Hamilton

**Whereas** the More Homes Built Faster Act received Royal Assent on November 28, 2022; and

**Whereas** these changes that will have significant impacts on several provincial Acts and in turn, significant and longstanding impacts on Ontario municipalities; and

**Whereas** the Act defines affordable housing as 80% of the market rate; and

**Whereas** a definition of affordability which is tied to a percentage of market rates remains largely unaffordable for many; and

**Whereas** the province has restricted the use of inclusionary zoning by limiting it to 5% of dwellings within a development, thereby limiting affordable housing opportunities; and

**Whereas** the province has restricted the use of inclusionary zoning by capping the time to remain affordable at 25 years, thereby limiting the longevity of housing affordability; and

**Therefore, be it resolved that** the Cambridge City Council requests that the provincial definition of affordable be based on income and not market rates, and



**Be it further resolved that** the Cambridge City Council requests that the provincial limitation of 5% of the use of inclusionary zoning within a development be increased; and


**Be it further resolved that** the Cambridge City Council requests that the provincial timelines regarding the use of inclusionary zoning affordable housing be increased beyond 25 years;

**Be it further resolved that** the Cambridge City Council requests that the Province reconsider how the More Homes Built Faster Act, 2022, will negatively impact environmental protection, heritage preservation, public participation, and loss of farmland; and

**Be it further resolved that** Cambridge City Council also supports the resolution passed on December 8, 2022 by the Ontario Big City Mayors regarding the More Homes Built Faster Act.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton  
City Clerk

Cc: (via email)  
Hon. Premier Ford  
Ministry of Municipal Affairs and Housing  
Ontario MP's and MPP's  
Association of Municipalities of Ontario  
All Ontario Municipalities  
City of Cambridge Council

**Legislative Services**

Town of Newmarket  
395 Mulock Drive  
P.O. Box 328 Station Main  
Newmarket, ON L3Y 4X7

clerks@newmarket.ca  
tel.: 905-895-5193  
fax: 905-953-5100

December 15, 2022

Sent via email

**RE: Bill 23, More Homes Built Faster Act, 2022**

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I am writing to advise you that at the Council meeting held on December 12, 2022, Council adopted the following recommendations regarding the above referenced matter:

Whereas the Government of Ontario recently passed Bill 23, More Homes Built Faster Act, 2022 without providing meaningful or adequate opportunity for municipalities to provide input on ways to increase the supply of housing and to improve housing affordability in Ontario while ensuring the financial capacity of municipalities to support growth and protection of the environment; and,

Whereas Bill 23 will have significant negative impact on heritage housing, green standards, environmental protection of wetlands, conservation, social housing and other significant areas of concern; and,

Whereas a preliminary analysis of Bill 23 by the Association of Municipalities of Ontario (AMO) indicates the transfer of up to \$1 billion a year in costs from private sector developers to property taxpayers without any likelihood of improved housing affordability while also undermining environmental protection; and,

Whereas the Town of Newmarket has been specifically identified as a growth area, with a target to introduce 12,000 new homes by 2031, despite a lack of sewage capacity until the southern solution as mandated by the province is completed; and,

Whereas municipal estimates vary between a property tax impact of Bill 23 between five and 15 per cent; and,

Whereas a growing number of municipalities have joined in expressing their concern with the negative impacts of Bill 23;



**Legislative Services**

Town of Newmarket  
395 Mulock Drive  
P.O. Box 328 Station Main  
Newmarket, ON L3Y 4X7

clerks@newmarket.ca  
tel.: 905-895-5193  
fax: 905-953-5100

Therefore be it resolved,

1. That the Town of Newmarket formally express its opposition to Bill 23 in its current form and that this resolution be forwarded to the Premier, the Minister of Municipal Affairs and Housing Steve Clark, and MPP Newmarket-Aurora Dawn Gallagher-Murphy; and,
2. That the Town of Newmarket formally submits its inability to meet the stated target of 12,000 new homes by 2031; and,
3. That a copy of this resolution also be sent to the Association of Municipalities of Ontario, and all Ontario municipalities.

Yours sincerely,

A handwritten signature in black ink that reads "Kiran Saini".

Kiran Saini  
Deputy Clerk

Copy:  
Association of Municipalities of Ontario  
All Ontario municipalities



Legislative Services  
 Michael de Rond  
 905-726-4771  
 clerks@aurora.ca

Town of Aurora  
 100 John West Way, Box 1000  
 Aurora, ON L4G 6J1

November 23, 2022

The Honourable Doug Ford, Premier of Ontario  
 Premier's Office, Room 281  
 Legislative Building, Queen's Park  
 Toronto, ON M7A 1A1

**Delivered by email**  
**premier@ontario.ca**

Dear Premier:

**Re: Town of Aurora Council Resolution of November 22, 2022; Re: Motion 7.2 – Mayor Mrakas – Opposition to Bill 23, More Homes Built Faster Act, 2022**

Please be advised that this matter was considered by Council at its meeting held on November 22, 2022, and in this regard, Council adopted the following resolution:

**Whereas Bill 23, the More Homes Built Faster Act, omnibus legislation that received first reading in the provincial legislature on October 25, 2022, proposes changes to nine Acts. Many of these proposed changes are significant and will restrict how municipalities manage growth through implementation of the official plan and the ability to provide essential infrastructure and community services; and**

**Whereas the effect of Bill 23 is that the Conservation Authority will no longer be able to review and comment on development applications and supporting environmental studies on behalf of a municipality; and**

**Whereas Bill 23 proposes to freeze, remove, and reduce development charges, community benefits charges, and parkland dedication requirements; and**

**Whereas Bill 23 will remove all aspects of Site Plan Control of some residential development proposals up to 10 units. Changes would also remove the ability to regulate architectural details and aspects of landscape design;**

- 1. Now Therefore Be It Hereby Resolved That the Town of Aurora oppose Bill 23, More Homes Built Faster Act, 2022, which in its current state will severely impact environmental protection, heritage preservation, public participation, loss of farmland, and a municipality's ability to provide future services, amenities, and infrastructure, and negatively impact residential tax rates; and**

Town of Aurora Council Resolution of November 22, 2022  
Opposition to Bill 23, More Homes Built Faster Act, 2022  
November 23, 2022

2 of 2

- 2. Be It Further Resolved That the Town of Aurora call upon the Government of Ontario to halt the legislative advancement of Bill 23, More Homes Built Faster Act, 2022 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision-making for housing growth that meets local needs will be reasonably achieved; and**
- 3. Be It Further Resolved That a copy of this Motion be sent to The Honourable Doug Ford, Premier of Ontario, The Honourable Michael Parsa, Associate Minister of Housing, The Honourable Steve Clark, Minister of Municipal Affairs and Housing, Peter Tabuns, Interim Leader of the New Democratic Party, local Members of Parliament Tony Van Bynen for Newmarket–Aurora and Leah Taylor Roy for Aurora–Oak Ridges–Richmond Hill, and all MPPs in the Province of Ontario; and**
- 4. Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.**

The above is for your consideration and any attention deemed necessary.

Yours sincerely,



Michael de Rond  
Town Clerk  
The Corporation of the Town of Aurora

MdR/lb

Copy: Hon. Michael Parsa, Associate Minister of Housing  
Hon. Steve Clark, Minister of Municipal Affairs and Housing  
Peter Tabuns, Interim Leader, New Democratic Party  
Tony Van Bynen, MP Newmarket–Aurora  
Leah Taylor Roy, MP Aurora–Oak Ridges–Richmond Hill  
All Ontario Members of Provincial Parliament  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities



Office of the City Clerk

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December 15, 2022

Via email: [premier@ontario.ca](mailto:premier@ontario.ca)

**The Honourable Doug Ford**  
**Premier of Ontario**  
 Legislative Building  
 Toronto, ON M7A 1A1

Dear Premier:

**Re: Kingston City Council Meeting, December 6, 2022 – New Motion 2 – Bill 23,  
 More Homes Built Faster Act, 2022**

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At the regular meeting on December 6, 2022, Council approved New Motion 2 with respect to request to the Bill 23, More Homes Built Faster Act, 2022. At the same meeting, the following resolution was approved:

**Whereas** this is the first opportunity for the newly elected City of Kingston's Municipal Council to comment on the Provincial Government's Bill 23, More Homes Built Faster Act, 2022 which received royal assent on November 28, 2022; and

**Whereas** Bill 23 will negatively impact municipalities' ability to manage growth, fund essential services and provide new infrastructure for the community resulting in fewer affordable housing units and putting pressure on the municipal tax rate by freezing, reducing, and exempting fees and development charges; and

**Whereas** Bill 23 will have a negative environmental impact by removing the Conservation Authority's ability to review and consult on development's impacting natural heritage and conservation; and

**Whereas** Bill 23 will result in reduced parkland for municipalities; and

**Whereas** Bill 23 will open up the Greenbelt for development when the Greenbelt should remain an environmentally protected area so it can continue to help with flood control, provide clean air, and protect us from natural disasters;

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The Corporation of the City of Kingston  
 216 Ontario Street, Kingston, ON K7L 2Z3  
 Phone: (613) 546-4291 ext. 1247      Fax: (613) 546-5232      [jbolognone@cityofkingston.ca](mailto:jbolognone@cityofkingston.ca)

**Therefore Be It Resolved That** the Corporation of the City of Kingston formally opposes Bill 23, More Homes Built Faster Act, 2022, including the legislative changes that significantly reduce the of the role of the Conservation Authorities, which provide valuable consultation advice and technical support to municipalities to ensure housing is built in a safe way and does not cause any unintended environmental consequences; and

**That** the City of Kingston formally request that the Province provides;

1. Funding be put in place for municipalities to replace the loss in development charges and revenue, also that the province should provide funding for municipalities to offer and build affordable housing which could include units at 50% market value and geared to income, and funding be available to municipalities to compensate for the reduction of parkland conveyance to allow the city to acquire the needed parkland; and
2. A process to have methods to encourage underutilized privately owned lands within the municipal boundary; and

**That** the Corporation of the City of Kingston request the provincial government undertake consultation to allow municipalities the much needed time to review the impact of the Regulations associated with Bill 23 once issued and be provided a minimum of 90 days to review and report back to the province with comments and suggestions regarding the Regulations; and

**That** a copy of this Motion be sent to Hon. Doug Ford (Premier of Ontario), Hon. Steve Clark (Minister of Municipal Affairs and Housing), Hon. Victor Fedeli (Chair of Cabinet), Hon. Sylvia Jones (Deputy Premier), Hon. Michael Parsa (Associate Minister of Housing), Hon. Graydon Smith (Minister of Natural Resources and Forestry), Peter Tabuns (Interim Leader of the New Democratic Party), John Fraser (Interim Leader of the Liberal Party), Mike Schreiner (Leader of the Green Party), Ted Hsu (MPP for Kingston and the Islands), ROMA, Ric Bresee (MPP for Lennox & Addington) and John Jordan (MPP for Kingston, Frontenac & Lanark); and

**That** a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities.

Premier Ford

- 3 -

December 6, 2022

Yours sincerely,



John Bolognone  
City Clerk  
/nb

- C.C. Minister of Municipal Affairs & Housing Steve Clark
- Hon. Victor Fedeli, Chair of Cabinet
- Hon. Sylvia Jones, Deputy Premier
- Hon. Michael Parsa, Associate Minister of Housing
- Hon. Graydon Smith, Minister of Natural Resources & Forestry
- Peter Tabuns, Interim Leader of the New Democratic Party
- John Fraser, Interim Leader of the Liberal Party
- Mike Schreiner, Leader of the Green Party
- Ted Hsu, MPP for Kingston & the Islands
- John Jordan, MPP for Kingston, Frontenac Lanark
- Ric Bresee, MPP for Lennox & Addington
- AMO
- ROMA
- All Ontario Municipalities





## Council Resolution

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Moved By Ostrander

Agenda Resolution Number  
Item 12.b 2022-12-14- 708

Seconded By Logel

Council Date: December 14, 2022

Page 1 of 2

**Whereas** Northumberland County supports action to increase the supply of housing for Ontarians and specifically to address the affordable housing crisis in Ontario; and

**Whereas** The Government of Ontario introduced Bill 23, *More Homes Built Faster Act, 2022* on October 25, 2022 and the Bill received Royal Assent on November 28, 2022, providing insufficient time for newly elected municipal councils to provide fulsome feedback; and

**Whereas** Municipalities across the province have identified significant financial, environmental, public consultation, and heritage impacts related to the measures identified in Bill 23; and

**Whereas** The proposed change to subsection 2(4) of the *Development Charges Act, 1997* to remove "Housing Services" from the list of services that can be funded through development charges would result in the immediate removal of the housing services portion of the Northumberland County Development Charge and result in an estimated funding gap of approximately \$17 million over the next 7 years for financing an estimated 250 new affordable units; and

**Whereas** At current building levels, an estimated 27% increase to the County portion of property taxes would be required to maintain planned investments and services, with additional tax implications anticipated for local lower-tier municipalities;

**Be It Resolved That** the Council of the Corporation of the County of Northumberland calls upon the Government of Ontario to pause implementation of Bill 23, and engage in meaningful engagement with municipalities and other key stakeholders to address identified concerns in order to achieve the shared goal of increasing housing supply and improving affordability and sustainability; and



# Council Resolution

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Agenda Resolution Number  
Item 12.b 2022-12-14- 768

Council Date: December 14, 2022

Page 2 of 2

**Be It Further Resolved That** a copy of this resolution be sent to The Honourable Doug Ford (Premier of Ontario), The Honourable Steve Clark (Minister of Municipal Affairs and Housing), The Honourable Michael Parsa, (Associate Minister of Housing), the Honourable David Piccini (Minister of the Environment, Conservation and Parks and MPP for Northumberland - Peterborough South), the Association of Municipalities of Ontario (AMO), and to all Ontario municipalities; and

**Be It Further Resolved That** County Council direct staff to provide information on the County website regarding the estimated impacts of Bill 23 on the County levy."

Recorded Vote  
Requested by \_\_\_\_\_  
Councillor's Name

Deferred \_\_\_\_\_  
Warden's Signature

Carried Wanda Piccini  
Warden's Signature

Defeated \_\_\_\_\_  
Warden's Signature

AND WHEREAS given the enormity of the proposed changes and potential long-term financial impacts to municipalities, including Norfolk County, additional time is needed to review, engage, and analyze the proposal to provide informed feedback;

NOW THEREFORE BE IT RESOLVED THAT

1. the County formally request the Ministry of Municipal Affairs and Housing extend the commenting period for all components of the proposed Bill 23 to at least January 15, 2023 to allow for a more informed consultation period.
2. That the Mayor be directed to submit a letter on behalf of Norfolk County Council to the Ontario Minister of Municipal and Affairs MP, and local MPP, expressing concerns with the proposed legislation as detailed in staff memo CD-22-110, and the letter be circulated to all municipalities in the Province of Ontario.

**Carried.**

Should you have any questions regarding this matter or should you require additional information, please contact the Office of the County Clerk at 519-426-5870 x. 1261, or email: [Clerks@norfolkcounty.ca](mailto:Clerks@norfolkcounty.ca).

Sincerely,

Teresa Olsen  
County Clerk  
Norfolk County

CC:

- Leslyn Lewis, M.P., Haldimand-Norfolk  
[leslyn.lewis@parl.gc.ca](mailto:leslyn.lewis@parl.gc.ca)
- Bobbi Ann Brady, M.P.P., Haldimand-Norfolk  
[BABrady-CO@ola.org](mailto:BABrady-CO@ola.org)
- All Ontario municipalities

# STAFF REPORT




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**TO:** Mayor and Council

**AND TO:** Jay Barbeau, CAO

**FROM:** Shawn Remillard, C. Tech. Manager, Public Works

**DATE:** January 9, 2023

**RE: PUBLIC WORKS, WINTER MAINTENANCE OPERATIONS**

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As requested by the CAO and Council, the manager of Public Works has prepared and will be presenting a brief overview of our current Public Works winter maintenance operations. Public Work's goal is to provide a consistent and sustainable level of service to our residents and ensuring Public Safety by meeting or exceeding the current Minimum Maintenance Standards.

The topics of discussion will be as follows:

1. **MUNICIPAL ACT, ONTARIO REGULATION 239/02, MINIMUM MAINTENANCE STANDARDS FOR MUNICIPAL HIGHWAYS**
  - a. Patrolling
  - b. Weather Monitoring
  - c. Snow Accumulation
  - d. Ice Formation (abrasives are winter sand with 5% salt mixture)
  - e. Significant Weather Event
    - means an approaching or occurring *weather hazard* with the potential to pose a significant danger to users of highways within a municipality
    - weather Hazard means the weather hazards determined by environment Canada as meeting the criteria for the issuance of an alert under its Public Weather Alerting Program
    - declared by CAO (or designate), Public Works Manager (or designate), Roads Superintendent (or designate)
    - declaration and end of significant weather event would be advertised on our Municipal web site and social media page
2. **ADDITIONAL SERVICES**
  - a. Municipal Parking Lots
  - b. Winter Maintenance of Private Roads (as per current Policy #2006/418)
    - Point Road
    - Prang's Lane
    - Pellerin Road
    - Argo Road
    - St-Jean Road
  - c. Fire Stations
  - d. Cemeteries
  - e. Land Fills

- f. Private Organizations
    - Club D'Age D'or (River Valley)
    - Church Parking area (Field)
    - St-Marguerite D'Youville (Verner)
    - Club 50 (Cache Bay)
    - Club de L'amitie (Verner)
    - Centre Communautaire Lavigne (Sanding)
- 3. SNOW REMOVAL (GENERALLY - AS TIME PERMITS)**
- a. Main Street (Front to John/Market)
  - b. King Street (Front to John/Market)
  - c. Principale (Cartier to Arena)
  - d. Paquette
  - e. Beaudin
  - f. Municipal Parking Lots
  - g. Hwy 17 (Champlain Bridge to Coursol)
  - h. Hwy 64 (Hwy 17 to Cache Bay Road)
  - i. Michaud/Ethel (school zones)
  - j. John Street (River to Coursol in phases as time permits)
  - k. Nipissing (John to Salter+/-)
  - l. Sight line issues per Service Request
- 4. CVOR AND HIGHWAY TRAFFIC ACT, ONTARIO REGULATION 555/06, HOURS OF SERVICE**
- a. Commercial Vehicle Operator Registration and Municipal Vehicles with 4500KG GVW
  - b. HOS (24-hour clock)
  - c. Municipalities have some exemptions for emergencies "imminent danger"
- 5. IMPORTANT NOTES/CHALLENGES IMPACTING WINTER OPERATIONS**
- a. Plowing and sanding higher traffic areas during the day is inefficient and significantly increases municipal liability and risk of accident/incident
  - b. Additional Services and their respective timing
  - c. Deploying too early into a weather event will result in accumulation/snow pack/icy conditions on the front-end road segments
  - d. Drivers need 10 and 8 consecutive hours of off duty time every day
  - e. Equipment break down
  - f. Staffing issues/illness
  - g. Illegal parking
  - h. Obstructing, Encumbering or Fouling of Highways/Sidewalks/Bridges with snow
  - i. Collective Agreement Winter Maintenance vs. Overtime Clause
  - j. Requests for clearing wind row/bank from private driveway ends. Not a sustainable LOS with current equipment and staff levels

**6. WINTER MAINTENANCE PLOWING AND SANDING SEQUENCES IN EXISTING THREE PUBLIC WORKS BASE AREAS**

a. Field Area

- Route 1 – Grader
- Route 2 – Combination Dump Body spreader with reversible plow
- Route 3 – Combination Dump Body spreader with reversible plow
- Route 4 –  $\frac{3}{4}$  Ton pick up with plow

b. Sturgeon Falls Area

- Route 1 – Combination Dump Body spreader with one-way plow
- Route 2 – Combination Dump Body spreader with one-way plow
- Route 3 – Grader
- Route 4 – Grader
- Route 5 – Loader with hydraulic snow blade
- Route 6 – Single Axle Combination Dump body spreader, one-way plow
- Route 7 – Sidewalk Machine
- Route 8 – Combination Dump Body spreader with one-way plow
- Route 9 –  $\frac{3}{4}$  Ton pick up with plow
- Route 10 – Loader with hydraulic snow blade
- Route 11 – Sidewalk Machine
- Route 12 –  $\frac{3}{4}$  Ton pick up with plow

c. Verner Area

- Route 1 – Grader
- Route 2 – Combination Dump Body spreader with reversible plow
- Route 3 – Combination Dump Body spreader with one-way plow
- Route 4 – Combination Dump Body spreader with one-way plow
- Route 5 – Combination Dump Body spreader with one-way plow
- Route 6 – Loader with hydraulic snow blade

Regards,

Shawn Remillard, C.Tech  
Manager, Public Works



## CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

### MINUTES OF THE COUNCIL MEETING

January 3, 2023, 6:30 PM

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Members Present:	Mayor Kathleen Thorne-Rochon	Councillor Kaitlynn Nicol
	Councillor Kris Rivard	Councillor Anne Tessier
	Councillor Daniel Gagné	Councillor Fern Pellerin
	Councillor Roch St. Louis	Councillor Jérôme Courchesne

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Members Absent:	Councillor Jamie Restoule
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#### 1. DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of pecuniary interest.

#### 2. ADDENDUM & AGENDA

##### 2.1 **Adopt the Agenda**

Resolution # 2023/01

Moved by: Councillor Roch St. Louis

Seconded by: Councillor Jérôme Courchesne

**BE IT RESOLVED THAT** the Agenda for the meeting of Council held on January 3, 2023 be approved, as presented.

**CARRIED**

#### 3. COMMITTEE OF THE WHOLE

##### 3.1 **General Government Committee**

##### a. Demonstration of municipal website and CGIS

The Communications Team highlighted their role within the corporation, indicating the various facets for which they are responsible while also liaising with internal departments to provide assistance and guidance, when needed. As keepers of the municipal website, their goal is to make the site user friendly across all platforms (PC, tablet and phone) and to ensure that is a trusted hub of relevant and current information for the general public. A demonstration of the municipal website followed, focusing on it's functionality and the wealth of information available to everyone.

The Director of Corporate Services demonstrated "CGIS" to Council indicating that it a software application that provides quick access to property related information. The application has multiple layers of information such as drains, curb-stops, transportation, service requests, permits, complaints, etc.; and is used by multiple departments. As a type of database for capturing specific details for specific properties; the application can be helpful in tracking and responding to resident's inquiries and/or requests.

##### b. Motion for Recess

Resolution # 2023/02

Moved by: Councillor Anne Tessier

Seconded by: Councillor Roch St. Louis

**MOTION FOR RECESS:**

**BE IT RESOLVED THAT** at approximately 7:58 PM, a motion was tabled for a 10 minute recess.

**CARRIED**c. Discussion on Honourariums / Stipends

The current policy and a memo from the Director of Corporate Services was shared with Council outlining the honorarium expenditures to date (2019 - 2022). As indicated in the memo, a significant portion of the honorarium payouts are attributable to the Economic Development Committee, the Committee of Adjustment and the Planning Advisory Committee. The CAO indicated that the policy was established in 2019 by the previous Council and any amendments thereto is a council decision. Discussion ensued, following which staff was directed to research what other municipalities are providing as remuneration to members of their boards and committees. The matter will be brought back at a future meeting for further discussion.

d. Status report on Vehicle for Hire / Taxi By-Law

A recap of the past memos and a proposed by-law were shared with Council for discussion purposes. The CAO indicated that the previous Council agreed to move forward with the development of a comprehensive by-law regulating all types of vehicle for hire; which process would include a consultation component. Current Council has the option to change the direction and development of the vehicle for hire by-law if they so choose or they may proceed as previously decided. The CAO provided some historical details as to the regulating, licensing and enforcing of the past taxi by-law. Following discussions, Council agreed to the development of a comprehensive by-law for the safety and security of all it's residents and directed staff to move forward as necessary. The CAO added that one (1) in-person meeting and one (1) virtual meeting be organized to collect comments and input from both residents and services providers in the community.

e. Creation of an ad-hoc committee to review Procedural By-Law

A memo was provided by the CAO, where it was recommended that the composition of the ad-hoc committee to review the Procedural By-Law consist of the Mayor, Deputy Mayor and 1 additional Councillor to be appointed. Councillors Gagné and Tessier voiced interest in participating in the ad-hoc committee. Following discussion, Council agreed with the composition of the ad-hoc committee including the addition of Councillors Gagné and Tessier. The committee will meet to collaboratively review and enhance the Procedural By-Law. When ready an amended Procedural By-Law will be brought back to Council for discussion, review and given the opportunity to make further revisions, as may be suggested.

f. Re-establishment of Youth Advisory Committee

Director Stephan Poulin shared that the Youth Advisory Committee has been un-existent for the past 6-7 years; during which time there were unsuccessful attempts to revive it. There is renewed interest from both Council and the community members to bringing this committee back to life. Many councillors supported the important initiative to keep the youth involved and connected in their communities and we should be engaging our youth and giving them a platform so they can tell us what they want, what interests them, etc.. Mr. Poulin indicated that we need to investigate / compare what other municipalities are



doing; following which we can bring forward Terms of Reference for review and options for Council to consider.

g. Creation of Community Services Committee(s)

The Mayor sought Council's feedback on the option of establishing a Community Service Committee. The committee would meet to discuss and explore matters of the arts and culture, leisure, sports and such which could be expanded/enhanced in the communities. Council agreed with the proposal and a resolution will be brought back at the next meeting to authorize the creation of a Community Services Committee.

**4. CORRESPONDENCE and ACCOUNTS**

**4.1 December-20-2022 - Council Minutes**

Resolution # 2023/03

Moved by: Councillor Kaitlynn Nicol

Seconded by: Councillor Daniel Gagné

**BE IT RESOLVED THAT** the minutes of Council held on December 20, 2022, be adopted, as presented.

**CARRIED**

**4.2 Receive WN Public Library Board minutes of September 8, 2022**

Resolution # 2023/04

Moved by: Councillor Kaitlynn Nicol

Seconded by: Councillor Jérôme Courchesne

**BE IT RESOLVED THAT** the minutes of the West Nipissing Public Library Board held on September 8, 2022 be received.

**CARRIED**

**5. NOTICE OF MOTION**

**6. NEW BUSINESS**

**6.1 Authorization to hire of a Full-Time By-Law Enforcement Officer**

Resolution # 2023/05

Moved by: Councillor Daniel Gagné

Seconded by: Councillor Kaitlynn Nicol

**WHEREAS** at the meeting held on December 20<sup>th</sup>, 2022 Council discussed the Municipal By-Law Enforcement Officer position and, in particular a recommendation to hire one (1) full-time officer instead of two (2) part-time officers;

**BE IT RESOLVED THAT** Council for the Municipality of West Nipissing authorizes the Director of Corporate Services to proceed with advertising and hiring of 1 full-time Municipal By-Law Enforcement Officer.

**CARRIED**

**6.2 Authorization to rescind the municipal Vaccination Policy**

Councillor Tessier read a statement for the record.

Resolution # 2023/06

Moved by: Councillor Daniel Gagné

Seconded by: Councillor Kaitlynn Nicol

**WHEREAS** at the meeting held on December 20<sup>th</sup>, 2022, Council agreed with staff's recommendation to rescind the municipal Vaccination Policy No. 2022/18

**BE IT THEREFORE RESOLVED THAT** the Vaccination Policy No. 2022/18 is hereby rescinded, effective immediately.

**CARRIED**

**6.3 Authorization for staff to submit a grant application to Hydro One - Energizing Life Community Fund**

Resolution # 2023/07

Moved by: Councillor Roch St. Louis

Seconded by: Councillor Jérôme Courchesne

**WHEREAS** at the meeting held on December 20<sup>th</sup>, 2022 Council was informed of the opportunity to submit a grant application to the **HYDRO ONE - ENERGIZING LIFE COMMUNITY FUND** which supports community projects promoting physical, psychological, and emotional wellbeing in communities across Ontario.

**BE IT RESOLVED THAT** Council for the Municipality of West Nipissing authorizes the Director of Economic Development and Community Services to submit a funding application to **HYDRO ONE - ENERGIZING LIFE COMMUNITY FUND** for a Community Garden Project.

**CARRIED**

**6.4 Resolution to set the composition of the West Nipissing OPP Detachment Board**

Resolution # 2023/08

Moved by: Councillor Jérôme Courchesne

Seconded by: Councillor Anne Tessier

**BE IT RESOLVED THAT** the preferred composition of the West Nipissing OPP Detachment Board shall be comprised of the following members:

Total Board Members	Council Members	Community Representatives	Provincial Appointee
<b>5</b>	<b>2</b>	<b>2</b>	<b>1</b>

**CARRIED**

**7. ADDENDUM****8. INFORMATION, QUESTIONS & MAYOR'S REPORT****8.1 Mayor's Report**

The Mayor gave a brief report.

9. **ADJOURNMENT**

9.1 **Adopt Confirmatory By-law**

Resolution # 2023/09

Moved by: Councillor Anne Tessier

Seconded by: Councillor Jérôme Courchesne

**BE IT RESOLVED THAT** By-Law No. **2023/01**, being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its meeting held on the 3rd day of January, 2023, shall come into force and take effect on the date it is passed.

**CARRIED**

9.2 **Adjourn the meeting**

Resolution # 2023/10

Moved by: Councillor Jérôme Courchesne

Seconded by: Councillor Anne Tessier

**BE IT RESOLVED THAT** the meeting of Council held on January 3, 2023 be adjourned.

**CARRIED**

<b>Section:</b>	<b>S</b>	<b>Policy Number:</b>	2023/ <span style="background-color: yellow;">    </span>
<b>Department:</b>	All Departments	<b>Effective Date:</b>	
<b>Subject:</b>	<b>SERVICE REQUEST AND COMPLAINTS POLICY</b>	<b>Revision Date:</b>	

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**OBJECTIVE:**


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The Municipality of West Nipissing is committed to providing fair, respectful, and timely resolutions to requests and complaints from members of the public. The objective is to uphold a high level of service and to support continuous organizational improvement.

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**SCOPE:**


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This policy outlines how the Municipality addresses and resolves Service Requests, Formal Complaints, and Notice of Claims made by members of the public in relation to municipal services, infrastructure, or personnel.

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**DEFINITIONS:**


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“**Complainant**” or “**Client**” means a member of the public submitting a complaint or request regarding the Municipality of West Nipissing.

“**Complaint**” means an expression of dissatisfaction related to the service, actions or lack of actions by a municipal staff member in connection with the delivery of services to the public. Complaints may relate to the actions of an individual or a policy, process or procedure. A complaint is distinct from a Service Request, Notice of Claim, enquiry, feedback, or suggestion.

“**Employee**” means any paid employee, including, but not limited to, full-time, part-time, paid apprenticeships, and seasonal employees.

“**Enquiry**” means a general or specific request for information regarding a municipal service made by a member of the public that is resolved at the point of service delivery.

“**Municipality**” means the Corporation of the Municipality of West Nipissing.

“**Notice of Claim**” means a notification that a claim is being made against the Municipality. It is filed by a person who believes the Municipality has been negligent in its maintenance of municipal facilities, roads, sewers, and has caused them injury or property damage.

“**Service Request**” means a request made by a member of the public for a specific service, or to notify the Municipality that a scheduled service was not provided on time.

“**Support Team**” means Municipal employees who tend to calls, emails, online submissions, or in-person visits from the public to the Municipality.

“**Unreasonable Request**” means a request that is deemed to consume a disproportionate amount of staff time and resources, and/or to be discriminating, harassing or violent in nature. The Municipality complies with its

*Workplace Violence and Harassment Policy* as well as the *Occupational Health and Safety Act, Human Rights Code* to protect workplace harassment from all sources.

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**POLICY STATEMENTS:**

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- 1.1 The Municipality will receive Requests, Complaints, and Notices in an accessible and transparent way.
- 1.2 Any member of the public can submit a Service Requests, Complaint or Notice, using the established procedure, and it will be reviewed in accordance with this policy.
- 1.3 The Municipality will make every effort to resolve matters in a timely manner, using the established procedure.
- 1.4 The Municipality will ensure that this policy is accessible to the public.
- 1.5 The Municipality will ensure that all staff are aware of this policy and its procedures, provide staff training if required, and incorporate it as part of the new staff orientation process.
- 1.6 All formal complaints will be treated in a confidential manner to protect the complainant's privacy in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, subject to the need to disclose information as may be necessary in order to properly investigate the matter. The Municipality will also protect the privacy of any employee who is the subject of a complaint except when required to address the immediate complaint or address any labour relation issue(s) that may arise out of the said complaint.
- 1.7 Complaints received anonymously, or on behalf of an unidentified third party, or with an incomplete Formal Complaint form, will not be addressed. The client will be notified where possible.

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**SERVICE REQUEST PROCEDURE:**

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- 2.1 Service Requests can help resolve matters related, but not limited to: animals; garbage and recycling; municipal property damage or maintenance; road maintenance; trees; drainage and ditches; water and sewer services; and by-law enforcement.

Members of the public can also make enquiries, provide feedback or offer suggestions using the Service Request procedure.

- 2.2 ***Procedure for submitting a Service Request***

Individuals can report an issue or submit a request using one of the following options:

- online form at [westnipissing.ca/service-request](http://westnipissing.ca/service-request);
- by email to [support@westnipissing.ca](mailto:support@westnipissing.ca);
- by phone during regular business hours at 705-753-2250;
- by phone after hours at 705-753-1170 (for municipal emergencies only); or
- in-person at the Municipal office.

### 2.3 **Procedure for receiving a Service Request**

The client will receive an immediate written or verbal acknowledgment upon submitting a Service Request confirming that the request has been received. Following a submission, clients will only be contacted if more information is required by the Support Team.

In most cases, within two (2) business days of receiving the request, a member of the Support Team will document the issue using the Municipality's integrated data management system (CGIS). Entries recorded in the management system are assigned to the appropriate department in order of priority.

For issues requiring immediate attention, the appropriate Department Head will be contacted by a member of the Support Team as soon as possible.

### 2.4 **Disclaimer**

- a) Requests made by members of the public using social media platforms, made directly to members of Council, or made to staff members outside of work may not get documented or be addressed. Where possible, the client will be notified and encouraged to use the proper procedure.

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## **COMPLAINT PROCEDURE:**

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### 3.1 **Note: this Complaint procedure is not meant to address:**

- Service Requests, Notice of Claims, enquiries, feedback, suggestions;
- issues already addressed by legislation, or an existing Municipal By-law, Policy or Procedure; or
- a decision of Council or a decision of a standing Committee of Council.

### 3.2 **Procedure for submitting a Complaint**

Prior to submitting a complaint, individuals are encouraged to determine whether their issue is a complaint, request for service, enquiry, feedback, or suggestion.

A complaint may be given verbally (in person or telephone) or in writing. While verbal complaints are taken seriously, they are not considered formal complaints.

If the complainant is not satisfied with how their verbal complaint was resolved, then they may submit a Formal Complaint. Written complaints may be submitted using the prescribed Formal Complaint Form, attached hereto as Appendix A, or in another written format. Complaints should include the following information:

- the specific details of what happened;
- where did it occur (if applicable);
- date of occurrence including the time, day, month and year;
- who was involved;
- what outcome is being sought; and
- complainant's contact information.

Complaints must be filed within thirty (30) days after the alleged event. This time limitation may be extended, when conditions exist to justify an extension.

Written complaints are to be submitted to the Chief Administrator Officer (CAO), using the prescribed Formal Complaint Form, attached hereto as Appendix A, either:

- by email to [jbarbeau@westnipissing.ca](mailto:jbarbeau@westnipissing.ca)
- through the “Formal Complaint Form” on the municipal website;
- by mail at 225 Holditch Street, Suite 101, Sturgeon Falls, ON P2B 1T1;
- by fax at 705-753-3950; or
- in-person at the Municipal Office.

### 3.3 ***Procedure for receiving a Complaint***

- a) The client will receive a verbal or written acknowledgment that the complaint has been received.
- b) In most cases, within three (3) business days of receiving the complaint, the CAO or designate, will communicate with the client. The CAO and/or related department may request to meet with the client to resolve the complaint. In most cases, a full response will be given to the client, in writing, within thirty (30) days. The response will include any actions the Municipality has or will take moving forward, or the reasons why the complaint is considered unreasonable, if applicable.
- c) If an agreement or understanding cannot be reached between the complainant and the CAO, the client may contact the Ontario Ombudsman. The Ombudsman will independently receive, review, and investigate complaints, and provide a report of its activities and investigations. This step may only be taken once all steps above have been exhausted.

### 3.4 ***Disclaimers***

- a) Complaints received anonymously, or on behalf of an unidentified third party, or with an incomplete Formal Complaint Form, will not be addressed. The client will be notified where possible.
- b) All formal complaints will be dealt with in a confidential manner according to the *Municipal Freedom of Information and Protection of Privacy Act*. Information will be collected, used and disclosed in accordance with the Act.

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## **NOTICE OF CLAIMS PROCEDURE:**

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- 4.1 A Notice of Claim is filed by a person who believes the Municipality has been negligent in its maintenance of municipal facilities, roads, sewers, and has caused them injury or property damage. Examples include, but are not limited to: slip and falls; vehicle damage; sewer backups; flood damage; and water pipe issues.

#### 4.2 **Procedure for submitting a Notice of Claim**

Prior to submitting a claim, members of the public are advised to consult with their insurance company or insurance representative for advice on how to deal with the injury or damage. A claimant's coverage may be more extensive than what they can recover from the Municipality.

Notice of Claims may be submitted to the Clerks Department using the prescribed form attached hereto as Appendix B:

- by email to [support@westnipissing.ca](mailto:support@westnipissing.ca);
- by mail at 225 Holditch Street, Suite 101, Sturgeon Falls, ON P2B 1T1;
- by fax at 705-753-3950; or
- in-person at the Municipal Office.

As per Section 44 of the *Municipal Act, 2001*, complaints must be filed within 10 days after the alleged event (with some exceptions).

#### 4.3 **Procedure for receiving a Notice of Claim**

In most cases, within ten (10) business days of receiving the complaint, a member of the Clerks Department will provide written acknowledgment to the client.

Upon receipt, the Clerks Department will inform the affected department for further investigation. Where insurance or legal entities are involved, the Municipality's insurance broker will also be notified.

A member of the Clerks Department will communicate with the client in writing once a conclusion has been reached.



SCHEDULE "A" to Municipal Policy # 2023/ [redacted] on Service Requests and Complaints



## FORMAL COMPLAINT FORM

COMPLAINANT INFORMATION	
Name of Complainant	Report Completed by (if different from Complainant)
Phone	Email
EVENT INFORMATION	
The specific details of your complaint	
Where it occurred (if applicable)	
Date and time of occurrence	
Who was involved	
What outcome is being sought	
ACKNOWLEDGEMENT	
Date	Signature
<b>Disclaimers</b> a) Complaints received anonymously, or on behalf of an unidentified third party, or with an incomplete Formal Complaint Form, will not be addressed. The client will be notified where possible. b) All formal complaints will be dealt with in a confidential manner according to the <i>Municipal Freedom of Information and Protection of Privacy Act</i> . Information will be collected, used and disclosed in accordance with the Act.	
<b>Submit your completed form to</b> Chief Administrative Officer E-mail: <a href="mailto:hr@westnipissing.ca">hr@westnipissing.ca</a> Municipality of West Nipissing, 225 Holditch St. Suite 101, Sturgeon Falls, ON P2B 1T1 Fax: 705-753-3950 · Tel: 705-753-2250	

SCHEDULE "B" to Municipal Policy # 2023/ on Service Requests and Complaints



# NOTICE OF CLAIM

PLEASE PRINT CLEARLY:			
Name:			
Mailing Address:	Street, City, Province and Postal Code:		
Telephone:	Home:	Business or Cell:	Fax:
E-Mail:			
Date of Incident:		Time of Incident:	_____ AM _____ PM
Location of Incident/Accident:			
<b>Details of Incident/Accident:</b> <i>(i.e. Was the area under construction? What were the weather conditions? Additional information such as photos or other documentation can be attached separately.)</i>			
Police Department notified ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	IF "yes", Incident Report #:	
<i>Personal information on this form is collected under the authority of the Municipal Act and Insurance Act of Ontario and used to process insurance claims and will be safe guarded under the Municipal Freedom of Information and Protection of Privacy Act.</i>			
CLAIMANT ACKNOWLEDGEMENT:			
Date:	Signature:		
<b>Submit your completed form to:</b>		Municipal Clerk Municipality of West Nipissing 101 – 225 Holditch Street, Sturgeon Falls, ON P2B 1T1 E-mail: mducharme@westnipissing.ca Tel.: 705-753-2250 • Fax: 705-753-3950	
<b>VISIT ... <a href="http://www.westnipissingouest.ca">www.westnipissingouest.ca</a></b>			
<b>DISCLAIMER:</b> <i>The completion and submission of this form does not constitute liability on the part of the Municipality of West Nipissing. The Municipality accepts no liability or responsibility for the content provided in this form.</i>			

MUNICIPAL OFFICE USE ONLY:		CLAIM NO.:
Received by:	Date:	Impacted Department:



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

**BY-LAW 2023/02**

**BEING A BY-LAW TO BORROW MONEY TO MEET CURRENT EXPENDITURES**

**WHEREAS** the Council of the Corporation of the Municipality of West Nipissing deems it necessary to utilize the credit line/operating loan for the current year under the provisions of the *Municipal Act*, 2001, S.O. 2001, as amended;

**AND WHEREAS** Section 407 (1) of the *Municipal Act*, 2001, S.O. 2001, as amended, provides authority for a council by By-law to authorise the Head of Council and the Treasurer to borrow from time to time, until property taxes and other sources of revenues are collected, such sums as the council considers necessary to disburse in a timely manner, the current expenditures of the Corporation for the current year;

**AND WHEREAS** the total amount which may be borrowed from all sources at any one time to meet the current expenditures of the Corporation, except with the approval of the Ontario Municipal Board, is limited by Section 407 (2) of the *Municipal Act*.

**NOW THEREFORE** the Council of the Corporation of the Municipality of West Nipissing enacts as follows:

1. The Mayor and the Treasurer of the Corporation are hereby authorized on behalf of the Corporation, to utilize the credit line, from the National Bank of Canada, hereinafter referred to as "the Bank", a sum or sums not exceeding in the aggregate \$5,000,000.00. A portion of the \$5,000,000.00 has been allocated to the following:
  - a) The West Nipissing Environmental Services ..... \$ 100,000.00
2. All sums borrowed from the Bank, for any or all the purposes mentioned in the *Municipal Act*, 2001, S.O. 2001, as amended, shall, with interest thereon, be a charge on credit line usage on a daily basis.
3. The terms and operating credit may be reviewed periodically by the Bank, including, without limitation, annual reviews.
4. The Treasurer is hereby authorized and directed to apply in payment of all sums borrowed under the authority of this By-law, as well as all other sums borrowed in this year and any previous years, from the Bank for any purposes mentioned in the *Municipal Act*, 2001, S.O. 2001, as amended, together with interest thereon, all of the monies collected or received from any other source, which may lawfully be applied for such purpose.
5. This By-law shall come into force and take effect on the day it is passed.
6. That By-law **2022/11** is hereby repealed.

**ENACTED AND PASSED THIS 17<sup>th</sup> DAY OF JANUARY 2023 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

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KATHLEEN THORNE-ROCHON, MAYOR

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MELANIE DUCHARME, CLERK



## BY-LAW 2023/03

### BEING A BY-LAW TO LEVY INTERIM TAXES FOR 2023

**WHEREAS** Section 317 of the *Municipal Act, S.O. 2001, c. 25*, as amended, provides that the Council of a local municipality, before the adoption of the estimates for the year under Section 317, may pass a by-law levying amounts on the assessment of the property in the local municipality rateable for local municipal purposes. The amount levied on a property shall not exceed the prescribed percentage or 50 per cent if no percentage is prescribed, of the total amount of taxes for municipal and school purposes levied on the property for the previous year.

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

#### 1. Interim Levy

1.1 That an interim tax levy for the year 2023 be charged on all classes of taxable properties in the Municipality, and that the amount levied on each property shall not exceed 50 per cent of the total previous year's taxes.

#### 2. Due Dates

2.1 The said interim tax levy shall become due and payable **in two (2) instalments** as follows:

2.1.1 March 30, 2023

2.1.2 May 25, 2023

#### 3. Notice of Taxes

3.1 The Tax Collector shall, no later than twenty-one days prior to the due date of the first instalment, mail or cause to be mailed to the address of the residence, place of business or other designate address of each person taxed, a notice setting out the rates used in calculating the taxes, the respective dates by which they are to be paid to avoid penalty, and the particulars of the penalties imposed by this by-law for default.

#### 4. Payment and Collection

4.1 Immediately after the due dates stated in Section 3 of this by-law, the Tax Collector shall immediately collect at once, by distress or otherwise under the provisions of the statutes, all such instalments or parts thereof that have not been paid on or before the respective dates provided, together with the said percentage penalty charges as they are incurred.

4.2 The Tax Collector and the Treasurer are hereby authorized to accept part payment from time to time on account of any taxes, and to give a receipt for such part payment provided that acceptance of any such part payment shall not affect the collection of any percentage penalty charge imposed and collectable under this by-law with respect to non-payment of taxes or of any instalment thereof.

#### 5. Method of Payment

5.1 Taxes shall be payable to **The Corporation of the Municipality of West Nipissing** and are payable:

- i) at the municipal office at 101-225 Holditch Street, Sturgeon Falls, ON, P2B 1T1, by mail, by cash, by cheque or by debit card;
- ii) at any financial institution; or
- iii) by Internet or telebanking.

5.2 Pre-Authorized Tax Payment Plan

The Municipality of West Nipissing offers three convenient pre-authorized payment plan options:

- 1) Twelve (12) month plan:
  - Annual taxes owing are withdrawn over 12 months on the 1<sup>st</sup> of every month
- 2) Instalment Plan:
  - Annual taxes owing are withdrawn four times a year on the instalment due dates

**NOTE:** Plan options 1 and 2 are available to those ratepayers with no outstanding tax arrears

- 3) Arrears Plan:
  - Twelve (12) monthly withdrawals
  - Subject to penalty and interest on any balance outstanding on the first of every month.

## **6. Default of Payment**

- 6.1 Non-payment of any part of the instalment, due by the dates stated in Section 2.0.0 shall constitute a default.
- 6.2 In default of payment of any part of the instalment by the day named for payment thereof, the subsequent instalment or instalments shall forthwith become due and payable.

## **7. Penalty and Interest Charges**

- 7.1 On all taxes of the interim levy, which are due and payable on **March 30, 2023**, a penalty of **1.25%** shall be added on **April 1, 2023** and of the first of every month thereafter that the taxes remain in default until December 31<sup>st</sup>, 2023.
- 7.2 On all taxes of the interim levy which are due and payable on **May 25, 2023**, a penalty of **1.25%** shall be added on **June 1, 2023** and on the first of every month thereafter that the taxes remain in default until December 31<sup>st</sup>, 2023.
- 7.3 **Interest**, at the rate of **1.25%** per month will be added on all amounts of taxes in default on **January 1, 2023** and on the first day of each and every month the default continues.
- 7.4 Penalties and interest added on all taxes in default, shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid interim tax levy.

## **8. Force and Effect**

- 8.1 This by-law shall take force and effect on the day of its final passing.
- 8.2 All by-laws and parts of by-laws inconsistent with this by-law are hereby rescinded.

**ENACTED AND PASSED THIS 17<sup>th</sup> DAY OF JANUARY, 2023 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

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KATHLEEN THORNE-ROCHON, MAYOR

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MELANIE DUCHARME, CLERK

# STAFF REPORT



**TO:** Council and Jay Barbeau, CAO

**FROM:** Shawn Remillard, Manager – Public Works  
Melanie Ducharme, Clerk

**DATE:** January 13, 2023

**RE:** **PROPOSED AMENDMENTS TO THE TRAFFIC & PARKING BY-LAW**

**BY-LAW 2019-60** regulates Traffic and Parking in the municipality. This by-law addresses important matters pertaining to municipal roads, placement of stop signs, speed limits, parking restrictions and much more. The following are rationale and proposed amendments to the by-law that seek to improve the safety and security of vehicular traffic as well as the safety and security of municipal properties and equipment.

## **(1) OVERNIGHT PARKING IN PUBLIC PARKING LOTS / MUNICIPAL FACILITIES / SIDE OF ROADS**

The Municipality maintains multiple public parking lots, as well as numerous facilities (arenas), for which we are responsible for winter maintenance. Staff is recommending that overnight parking be strictly prohibited in any of the public parking lots and municipal facilities. Parked vehicles create a nuisance as snow removal and sanding around parked vehicle is inefficient and slows down the process. Risk of damage to private vehicles and municipal equipment increases significantly becoming a liability and also contributes to the potential liability for slip/trip/fall injuries due inability to properly remove snow and sand.

Section 5.2 of the Traffic and Parking By-Law strictly restricts parking during overnight hours (12 midnight to 7 AM) in the winter season (between Nov-1<sup>st</sup> and March 31<sup>st</sup>) on municipal roads. Again, vehicles parked on the side of the road leads to inefficient snow removal and slows down the process. Likewise these vehicles also create a liability for damage to private vehicle and as well as damage to municipal equipment.

### **RECOMMENDATION:**

Staff is recommending an amendment to Schedule “**B**” of the Traffic and Parking By-Law which would strictly prohibit overnight parking in any public parking lot and any municipal facility lot during the winter season. The amendment would also permit the Municipality to tow, at owner’s expense, any vehicle which is illegally parked overnight in these lots in order to permit efficient and unobstructed snow removal and sanding in these lots.

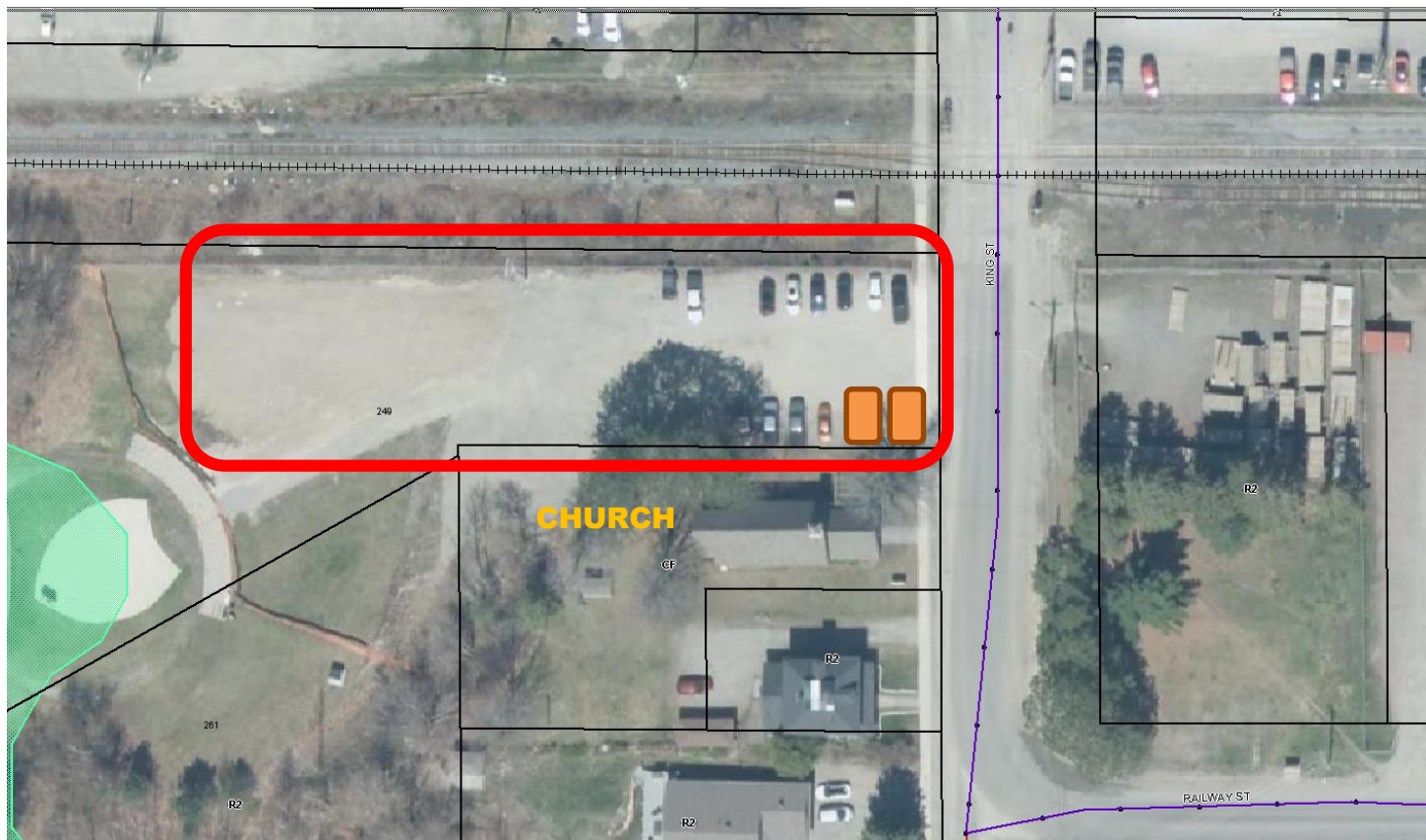



**LOCATION OF DOWNTOWN MUNICIPAL PARKING LOTS:**



**(2) DESIGNATION OF ACCESSIBLE PARKING SPOTS – SOUTH KING STREET PARKING LOT**

The Municipality received a request from the Anglican Church located at 253 King Street requesting that two (2) Accessible Parking spots be designated in the public parking lot adjacent to their church at 249 King Street. Staff is agreeable to designating two (2) accessible parking spots in the south King Street Parking Lot. (see photo below)



 Proposed two (2) accessible parking areas. Both areas would be marked with proper signs, no asphalt markings due to gravel parking lot.

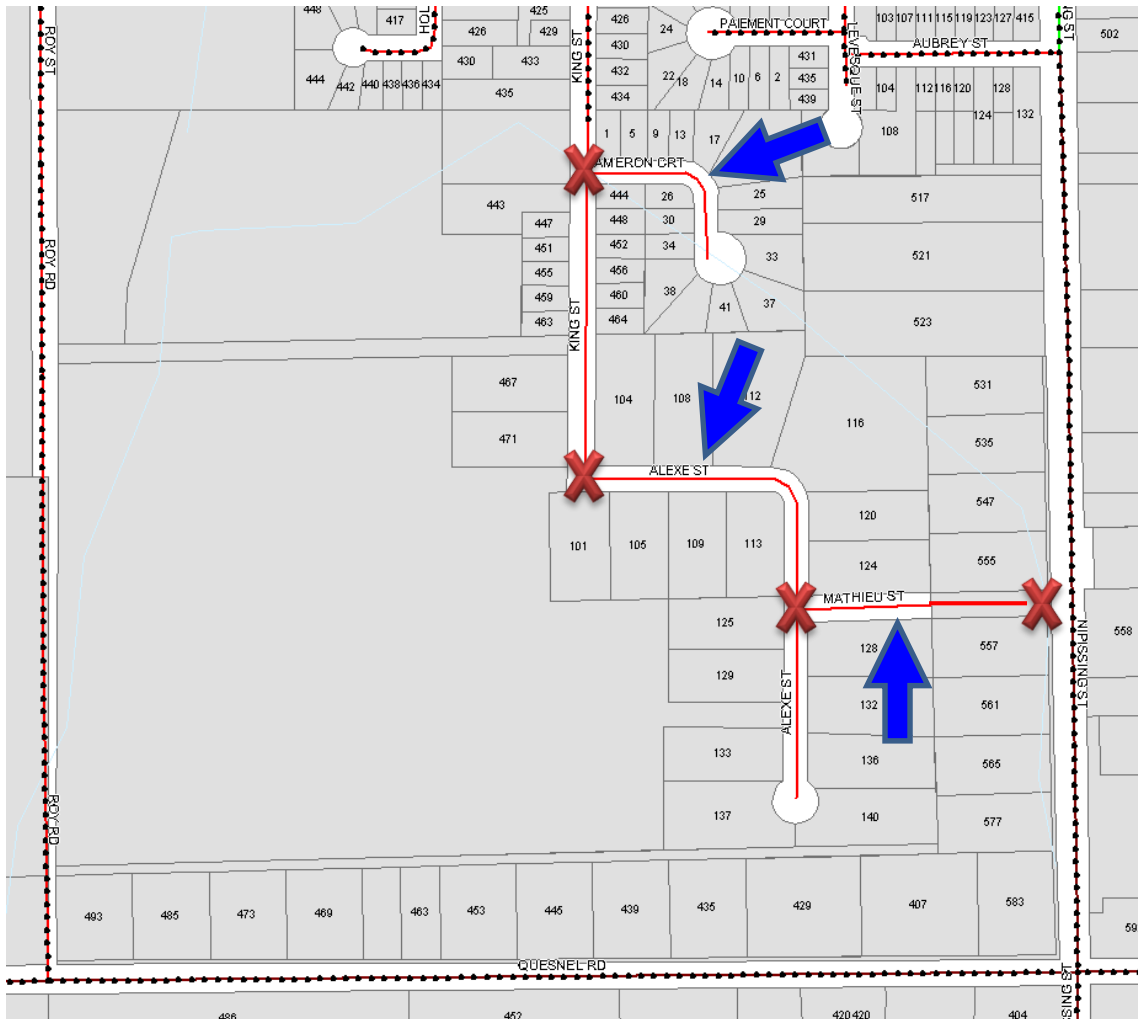
**RECOMMENDATION:**

Staff is recommending an amendment to Schedules “H” of the Traffic and Parking By-Law to permit the designation of two (2) Accessible parking spots in the south King Street municipal parking lot. The accessible parking spots will be located in the south-west corner of the lot.



### (3) ADDITION OF STOP SIGNS

A new subdivision has been established in the Quesnel and Nipissing area of the Municipality; which lead to the development of new roads as well as the installation of stop signs to control traffic flow in the area.



#### RECOMMENDATIONS:

- (A) Staff is recommending amendments to Schedule “F” of the Traffic and Parking By-Law to add the newly created roads to the list of maintained roads and to set the speed limit on said roads; being Cameron Court, Alexe Street and Mathieu Street
- (B) Staff is also recommending amendments to Schedule “D” of the Traffic and Parking By-Law to identify the newly installed stop signs at:
- (i) intersection of King and Cameron,
  - (ii) intersection of King and Alexe,
  - (iii) intersection of Alexe and Mathieu,
  - (iv) intersection of Mathieu and Nipissing



## BY-LAW 2023/04

### BEING A BY-LAW TO AMEND BY-LAW 2019/60, AS AMENDED, TO REGULATE TRAFFIC AND PARKING IN THE MUNICIPALITY OF WEST NIPISSING

**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** the following section be added to Section 32; which shall form part of this By-law:

#### **32.3 TOWING**

A Police Officer or a Municipal By-Law Enforcement Officer appointed to enforce the provisions of this By-law, upon discovery of a vehicle parked or standing contrary to the provisions of this By-law, may cause the vehicle to be moved or taken to and placed or stored in a suitable place and all costs for removing, care and storage thereof, if any, a lien upon the vehicle which may be enforced in the manner provided by *Repair and Storage Liens Act*, R.S.O. 1990, c.R.25.

2. **THAT** Schedule “**B**” of By-law 2019/60, as amended, be repealed and replaced with Schedule “**B**” attached hereto; which shall form part of this By-law:
- (a) addition of municipal properties where overnight parking is restricted based on signage:
- (i) Sturgeon Falls Arena/Recreational Complex
  - (ii) Verner Arena
  - (iii) Queen & Holditch Parking Lot
  - (iv) Queen & King Parking Lot
  - (v) Holditch Parking Lot
  - (vi) King Street
3. **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) addition of stop sign at the intersection of King Street and Cameron Court
- (b) addition of stop sign at the intersection of King Street and Alexe Street
- (b) addition of stop sign at the intersection of Mathieu Street and Nipissing Street
- (c) addition of stop sign at the intersection of Mathieu Street and Alexe Street
4. **THAT** Schedule “**F**” of By-law 2019/60, as amended, be repealed and replaced with Schedule “**F**” attached hereto; which shall form part of this By-law:
- (a) to set the speed limit on Cameron Court to 40 kms / hr. (entire road)
- (b) to set the speed limit on Mathieu Road to 40 kms / hr. (entire road)
- (c) to set the speed limit on Alexe Street to 40 kms / hr. (entire road)
- (d) to set the speed limit on Lachance Road to 40 kms / hr. (entire road)
5. **THAT** Schedule “**H**” of By-law 2019/60, as amended, be repealed and replaced with Schedule “**H**” attached hereto; which shall form part of this By-law:
- (a) designate two (2) accessible parking spots in the south King Street parking lot.
6. **THAT** this by-law shall take effect on the date it is enacted.

**ENACTED AND PASSED THIS 17th DAY OF JANUARY 2023, AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS OFFICERS.**

\_\_\_\_\_  
KATHLEEN THORNE-ROCHON  
MAYOR

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

REVISED: **JAN-17-2023**

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "B" to BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60**

➔ (i) **PARKING PROHIBITED/RESTRICTED AT SPECIFIED PLACES AT STATED TIMES OR WHERE SIGNS ARE ON DISPLAY** (Sections 4.3 and 5.1)

HIGHWAY	SIDE	FROM	TO	DAYS OR TIME OR BOTH	PERIOD
John	North	Arthur	Church	8 AM – 4:30 PM	Monday-Friday
Levesque	East	Market	100 meters North of Market	8 AM – 4:30 PM	Monday-Friday
Levesque	West	Market	100 meters North of Market	8 AM – 4:30 PM	Monday-Friday
Main	East	Ethel	200 meters South of Ethel	8 AM – 4:30 PM	Monday-Friday
Ethel	North	Main	Nipissing	9 AM – 3 PM	Nov. 1- Mar. 31
Holditch	East	William	Queen	8 AM – 6 PM	1 hour
Holditch	East	Hwy. 17	for 30 meters North	8 AM – 5 PM	30 min.
Holditch	East	South boundary of property abutting LCBO	6 parking spaces	8 AM – 4:30 PM	Monday-Friday 30 min.
Holditch	East	End of no parking zone (north of 170 m from Front St.)	21.5 meter northerly	8 AM – 6 PM	Monday-Friday
King	East	Mackie	Market	8 AM – 5 PM	1 hr.
King	East	John	Front	8 AM – 6 PM	2 hrs.
King	West	John	Front	8 AM – 6 PM	2 hrs.
Lac Clair	East/West	100m north of entrance to Lac Clair Beach	100m south of entrance to Lac Clair Beach	ALL	ALL
Main	East	John	Front	8 AM – 6 PM	2 hrs.
Main	West	15 meters in front of Main Entrance	École Secondaire Franco-Cité	9 AM – 3 PM	2 hrs.
Main	West	John	Front	8 AM – 6 PM	2 hrs.
Marleau	North and South	Nipissing	15 meters westerly	ALL	ALL
Nipissing	East and West	Marleau	15 meters northerly	ALL	ALL
Queen	South	Holditch	Levesque	8 AM – 6 PM	2 hrs.
Queen	North	Holditch	Levesque	8 AM – 6 PM	2 hrs.
William	North	Holditch	Levesque	8 AM – 6 PM	2 hrs.
William	South	Holditch	Levesque	8 AM – 6 PM	2 hrs.
HIGHWAY		SIDE		BETWEEN	
Nil		Nil		Nil	
MUNICIPAL PROPERTY		LOCATION		BETWEEN	PERIOD
Lac Clair Beach		1169 Lac Clair Road, Field		10 PM – 8 AM	10 hrs.
Sturgeon Falls Beach		North End of Main Street, Sturgeon Falls		10 PM – 8 AM	10 hrs.
St-Jean Beach		St-Jean Road, Verner		10 PM – 8 AM	10 hrs.
Sturgeon Falls Arena/Complex		216 John Street, Sturgeon Falls		Midnight – 7 AM	7 hrs.
Verner Arena		80 Gingras Avenue, Verner		Midnight – 7 AM	7 hrs.
Queen & Holditch Parking Lot		217 Holditch Street, Sturgeon Falls		Midnight – 7 AM	7 hrs.
Queen & King Parking Lot		217 King Street, Sturgeon Falls		Midnight – 7 AM	7 hrs.
Holditch Parking Lot		Plan 11 – Lot 7 & Pt Lot 8 (adjacent LCBO)		Midnight – 7 AM	7 hrs.
King Street South Parking Lot		249 King Street, Sturgeon Falls		Midnight – 7 AM	7 hrs.

REVISED: **JAN-17-2023**

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "B" to BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60**

➔ **(ii) RESTRICTED PARKING 9:00 P.M. to 7:00 A.M. – COMMERCIAL MOTOR VEHICLES AND TRAILERS**  
 (Sec. 5.3)

HIGHWAY		SIDE		BETWEEN	
Nil		Nil		Nil	

➔ **(iii) ANGLE PARKING AT ANY TIME** (Section 6.1)

HIGHWAY		SIDE	BETWEEN
Russell Street		South	South side of Russell at Main
Main		West	West side from Market St. (100 m. north)
180 Nipissing St.		East	William Street and John Street

➔ **(iv) RESTRICTED PARKING AT ANY TIME** (Section 7.1)

HIGHWAY		SIDE	FROM	TO	
Front		South	Coursol	Floral	
Front		North	Coursol	Floral	

➔ **(v) EXCESS LOADS – PARTS OF HIGHWAYS EXCEPTED** (Sections 8.1 and 21.3)

HIGHWAY		FROM	TO	
Front (Hwy 17)		Bridge	Coursol	
Hwy 64		Front	Sabourin	

➔ **(vi) U-TURNS PROHIBITED** (Sec. 23.2)

Intersection John and King				
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➔ **(vii) RESTRICTED MOVEMENT** (Section 23.3)

HIGHWAY	DIRECTION OF TRAVEL	RESTRICTION	TIMES	
Main at Front	South	No left turn	Any time	

➔ **(viii) SPECIAL CIRCUMSTANCES PARKING**

HIGHWAY		SIDE	FROM	TO	PERIOD
Holditch		East	John	Mackie	Parking permitted on paved boulevard from May to November

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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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

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Municipality of West Nipissing  
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**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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
<b>Cameron Court and King Street</b>	<b>Westbound on Cameron Court</b>	<b>Sturgeon Falls</b>
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
Cockburn Road and Sweet Grass (Nipissing First Nation)	Northbound and Southbound on Cockburn Road	Springer
Comeau Road and Eugene Road	Westbound on Comeau Road	Caldwell
Concord Road and Fort Road	Westbound on Concord Road	Springer
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



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Municipality of West Nipissing  
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**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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
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 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

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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
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**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
Fourth Street and Levesque Street	Eastbound and Westbound on Fourth Street	Sturgeon Falls
Fourth Street and Nipissing Street	Eastbound on Fourth Street	Sturgeon Falls
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
Industrial Park Road and Bay Street	Northbound on Industrial Park Road	Springer
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



REVISED: **JAN-17-2023**

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
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**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
John Street and Nipissing Street	Eastbound and Westbound on John Street	Sturgeon Falls
King Street and Alexe Street	Southbound on King Street	Sturgeon Falls
King Street and Fourth Street	Northbound and Southbound on King Street	Sturgeon Falls
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
Lever Drive and Hwy 64	Westbound on Lever 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

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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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
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
Mathieu Street and Nipissing Street	Eastbound on Mathieu Street	Sturgeon Falls
Mathieu Street and Alexe Street	Westbound on Mathieu Street	Sturgeon Falls
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

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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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
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
Paiement Court and Levesque Street	Eastbound on Paiement 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

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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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
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 Coté Street	Eastbound on Piette Street	Caldwell
Piette Street and Amour Road	Westbound on Piette Street	Caldwell
Pike Lake Road and Hwy 64	Westbound on Pike Lake Road	Bastedo
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

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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "D" TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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
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 St-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 St-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



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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE “D” TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60, AS AMENDED**

**STOPS AT INTERSECTIONS (Sec. 26.1)** See Section 26.2 re: Stop signs in MTO road allowances

<b>COLUMN 1 – INTERSECTION</b>	<b>COLUMN 2 – FACING TRAFFIC</b>	<b>TOWN(SHIP)</b>
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
Sweet Grass ( <i>Nipissing First Nation</i> ) and Cockburn Road	Northbound and Southbound on Cockburn Road	Springer
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

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Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "F" TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60**

**HIGHER OR LOWER RATES OF SPEED THAN THAT PRESCRIBED  
BY THE HIGHWAY TRAFFIC ACT (Section 31.1)**

ROAD NAME	FROM	TO	MAXIMUM RATES OF SPEED KMS PER HOUR	TOWN(SHIP)
<i>All other streets and roads within <u>Caldwell Township</u></i>			60 kms per hour	Caldwell
<i>All other streets and roads within <u>Field Township</u></i>			60 kms per hour	Field
<i>All other streets and roads within former <u>Town of Sturgeon Falls</u> limits</i>			40 kms per hour	Sturgeon Falls
<i>All streets and roads in <u>all other Townships</u> not mentioned herein</i>			60 kms per hour	ALL townships
<i>All streets and roads in former <u>Town of Cache Bay</u></i>			40 kms per hour	Cache Bay
Arcand Road	Levac Road	Highway 17	50 kms per hour	Springer
Alexe Street	All of the road	- - -	40 kms per hour	Sturgeon Falls
Bay Street	Town limits	End of road	40 kms per hour	Springer
Burnt Lake Road	Highway 64	West end of road	50 kms per hour	Springer
Cameron Court	All of the road	- - -	40 kms per hour	Sturgeon Falls
Caron Road	Highway 17	End of Road	40 kms per hour	Caldwell
Champagne Rd.	Quesnel Road	End of road	40 kms per hour	Springer
Chebogan Road	Crystal Falls Gen. Store	Lake Chebogamog	60 kms per hour	Field
Cockburn Road	Garden Village Rd.	Stevens Road	50 kms per hour	Springer
Cockburn Road	Conc. B & C. Line	150 met. South of Conc. B & C Line	40 kms per hour	Springer
Coursol Road	Salter Street	Goulard Road	40 kms per hour	Springer
Coursol Road	John Street	Ethel Street	40 kms per hour	Springer
Coyote Ridge Road	Crystal Falls Road	South End of Road	50 kms per hour	Springer
Crystal Falls Road	Highway 64	Sturgeon River Bridge	60 kms per hour	Field
Crystal Falls Rd.	Line between Lot 2 & 3 Field Twp.	East end of Road	50 kms per hour	Springer
De l'Étang Road	Sabourin Road	Levert Drive	50 kms per hour	Springer
Delorme Road	Leblanc Road	Smylie Road	40 kms per hour	Springer
Des Cèdres	Grande Allée	Des Érables	40 kms per hour	Field
Des Pins	Maple Street		40 kms per hour	Field
Drive in Road	Town limits	Highway 17	40 kms per hour	Springer
Dutrisac Road	Highway 17	Pierre Road	60 kms per hour	Springer
Dutrisac Road	Pierre Road	Promenade du Lac	40 kms per hour	Springer
Église Road	Highway 17	Caron Road	40 kms per hour	Caldwell
Evansville Drive	Goulard Road	End of Road	40 kms per hour	Springer
Fort Road	Lalande Road	South end of Road	50 kms per hour	Springer
Front St. East – Highway 17	East Town	West Town Limits	50 kms per hour	Sturgeon Falls
Gareau Road	Hwy 575	East end of Road	40 kms per hour	Badgerow
Garden Village Road	Dutrisac Road	Cockburn Road	60 kms per hour	Springer
Garden Village Road	150 meters West of Boundary Line	Springer Twp. and Indian Reserve Line	60 kms per hour	Springer
Gauthier Road	Highway 17	West end of Road	60 kms per hour	Springer
Glenrock Road	Marleau West	End of Road	40 kms per hour	Springer
Golf Course Road	Highway 17	Goulard Road	50 kms per hour	Springer
Goulard Road	Golf Course Road	Coursol Road	50 kms per hour	Springer
Grande Allée	Highway 64	Coursol Road	40 kms per hour	Field
Guenette Road	Levac Road	Veuve Road	60 kms per hour	Springer
Highway 64	Highway 17	Sabourin Road	50 kms per hour	Sturgeon Falls
Lac Clair Road	Highway 17	Lafond Road	60 kms per hour	Springer
Lac Clair Road	Lafond Road	Highway 64	50 kms per hour	Springer
Lac Deux Mille	Marleau Road	End of Road	40 kms per hour	Springer
Lachance Road	Coursol Road	End of Road	40 kms per hour	Springer
Lafond Road	Lac Clair Rd. West	End of Road	50 kms per hour	Springer

REVISED: **JAN-17-2023**

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE "F" TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60**

**HIGHER OR LOWER RATES OF SPEED THAN THAT PRESCRIBED  
BY THE HIGHWAY TRAFFIC ACT (Section 31.1)**

ROAD NAME	FROM	TO	MAXIMUM RATES OF SPEED KMS PER HOUR	TOWN(SHIP)
Lalande Road	Leblanc Road	Fort Road	50 kms per hour	Springer
Lapointe Road	Crystal Falls Road	Lot 4, Conc. 2	40 kms per hour	Field
Larocque Street	Highway 64	Patenaude Road	40 kms per hour	Field
Laronde Road	All of Road	---	50 kms per hour	Springer
Leclair Road	Beaudry Road	Highway 64	70 kms per hour	Caldwell
Leblanc Road	South End of Road	North End of Road	50 kms per hour	Springer
Legault Road	All of Road	---	50 kms per hour	Springer
Lalande Road	Leblanc Road	Fort Road	50 kms per hour	Springer
Lapointe Road	Crystal Falls Road	Lot 4, Conc. 2	40 kms per hour	Field
Larocque Street	Highway 64	Patenaude Road	40 kms per hour	Field
Laronde Road	All of Road	---	50 kms per hour	Springer
Leclair Road	Beaudry Road	Highway 64	70 kms per hour	Caldwell
Leblanc Road	South end of Road	North End of Road	50 kms per hour	Springer
Legault Road	All of Road	---	50 kms per hour	Springer
Levac Road	Highway 17	Arcand Road	50 kms per hour	Springer
Levac Road	Arcand Road	Beaudry Road	70 kms per hour	Springer
Lever Drive	Highway 17	to East End	50 kms per hour	Springer
McDonald Road	from the westerly limit of Kirkpatrick Township	Old Highway 17	50 kms per hour	Kirkpatrick
Malette Road	Marleau West	End of Road	40 kms per hour	Springer
Maple Street	Grande Allée	Clear Lake Road	40 kms per hour	Field
Marleau Road	Nipissing	West End of Marleau	50 kms per hour	Springer
Marleau Road	Nipissing	East End of Marleau	40 kms per hour	Springer
Mathieu Street	Nipissing	Alexe Street	40 kms per hour	Sturgeon Falls
Maurice Road	All of Road	---	40 kms per hour	Springer
Nipissing Street	Quesnel Road	Marleau Road	60 kms per hour	Springer
Nipissing Street	Town Limits	Quesnel Road	50 kms per hour	Springer
Nipissing Street	Boundary line with Town of Sturgeon Falls	South limit of Nipissing St.	60 kms per hour	Springer
North Shore Road	Clear Lake Road	Lot 13 Conc. 2	40 kms per hour	Field
Perrin Road	All of Road	---	50 kms per hour	Springer
Pierre Road	All of Road	---	40 kms per hour	Springer
Promenade du Lac	All of Road	---	40 kms per hour	Springer
Quesnel Road	East limit of Road	Champagne Road	60 kms per hour	Springer
Quesnel Road	Champagne Road	100 meters northeast of Old Sunbeam Hotel	50 kms per hour	Springer
Quesnel Road	100 meters northeast of Old Sunbeam Hotel	South-west limit of Road	25 kms per hour	Springer
Rivet Street	Coursol Road	End of Road	40 kms per hour	Springer
Robichaud Road	All of Road	---	50 kms per hour	Springer
Roy Road	Town limits	Quesnel Road	50 kms per hour	Springer
Sabourin Road	Highway 64	De L'Étang Road	40 kms per hour	Springer
Sabourin Road	Highway 64	Drive In Road	40 kms per hour	Springer
Salter Street	Dutrisac Road	Coursol Road	40 kms per hour	Springer
Salter Street	Dutrisac	Golf Course Road	50 kms per hour	Springer
Sandhill Road	All of Road	---	50 kms per hour	Springer
Smylie Road	Bay Street	Delorme Road	40 kms per hour	Springer
South Shore Road	Clear Lake Road	Lot 13 Conc. 2	40 kms per hour	Field
Stevens Road	All of Road	---	40 kms per hour	Springer
Stewart Road	Highway 64	Highway 17	60 kms per hour	Springer
Thibault Road	Levac Road	North End of Road	50 kms per hour	Springer
Vachon Road	Drive In Road	North End of Road	50 kms per hour	Springer
Verner - Urban Area		---	40 kms per hour	Caldwell
Villeneuve Road	Marleau West	Lac Deux Mille	50 kms per hour	Springer



REVISED : JAN-17-2023

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE “H” TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60**

**ENFORCEMENT OF ACCESSIBLE PARKING FOR DISABLED PERSONS,  
EMERGENCY ENTRANCES/EXITS AND EMERGENCY VEHICLE PARKING**  
**LIST OF MUNICIPAL PROPERTIES AND PRIVATE PROPERTIES**  
( Section 4.1 (p), 12.3(a), 14.2 )

**(A) ACCESSIBLE PARKING SPACES**

**MUNICIPAL PROPERTIES:**

- on William Street – Southwest corner of William Street and King Street *(beside Post Office)*
- on Queen Street – Southeast corner of Queen Street and King Street *(1 space)*
- on Queen Street – Municipal Parking lot *(Northwest corner - 1 space)*
- on Holditch Street - Municipal Parking lot *(3 spaces)*
- on Holditch Street – 1<sup>st</sup> space of 30-minute limited spots in the municipal parking lot *(abutting LCBO)*
- West Nipissing Recreation Centre, 219 O’Hara Street, Sturgeon Falls *(2 spaces)*
- on Main Street, 202 Main Street, Sturgeon Falls
- on Holditch Street - Police and Fire parking lot
- Minnehaha Bay Marina, 300 King Street, Sturgeon Falls *(1 space)*
- on Front Street – Municipal parking *(west end – Sturgeon Falls Library)*
- Sturgeon Falls Arena, 210 Clark Street, Sturgeon Falls *(1 space)*
- on King Street – Northwest corner of King Street and John Street *(2 spaces - beside Church)*
- on William Street – Northwest corner of William Street and Holditch Street *(1 space - beside Church)*
- on Front Street – West side *(Welcome Center)*
- Verner Arena, 80 Principale Street East, Verner *(north side)*
- Verner Municipal Office, 11790 Highway 64, Verner *(west side)*
- Field Public Library, 110 Morin Street, Field *(north side)*
- Lavigne Community Centre, Highway 64 South, Lavigne *(2 spaces – west side)*
- on King Street – Northeast side at 154 King Street, Sturgeon Falls *(2 spaces – beside Community Living Centre)*
- **on King Street – Municipal Parking Lot - Southeast corner *(2 spaces)***

**PRIVATE PROPERTIES:**

- West Nipissing General Hospital: (i) 172 Ethel Street, Sturgeon Falls  
(ii) 725 Coursol Road, Sturgeon Falls
- Our Lady of Sorrows School, 680 Coursol Road, Sturgeon Falls
- Community Living West Nipissing Administration Office, 75 Railway Street, Sturgeon Falls
- Au Chateau Home for the Aged and adjoining apartment buildings:
  - (i) Au Chateau (main building), 100 Michaud Street, Sturgeon Falls
  - (ii) Villa du Loisir, 106 Michaud Street, Sturgeon Falls
  - (iii) Domaine Leclair, 711 Coursol Road, Sturgeon Falls
  - (iv) Terrace d’Or / Life Lease, 713 Coursol Road, Sturgeon Falls
  - (v) Villa Joie de Vivre, 715 Coursol Road, Sturgeon Falls
- Dr. P.J. Allaire – Optometrist, 101 John Street, Sturgeon Falls *(west side)*
- Gervais Restaurant & Tavern, 169 C Front Street, Sturgeon Falls *(south side)*
- The Beer Store, 100 Front Street. Sturgeon Falls *(north side – 1 space)*
- RX Drug Mart, 228 King Street, Sturgeon Falls *(west side)*
- Caisse Populaire Alliance Ltée., 241 King Street, Sturgeon Falls *(west side)*
- Canadian Tire, 12011 Highway 17 East, Sturgeon Falls *(south side)*
- LCBO, 55 Front Street, Sturgeon Falls *(west side)*
- Tim Hortons: (i) 82 Front Street, Sturgeon Falls *(west side)*  
(ii) 647 Coursol Road, Sturgeon Falls *(east side)*
- Verner Pharmacy (1338413 Ontario Ltd.), 26 Principale Street East, Verner *(west side – 2 spaces)*
- Verner FoodTown, 4 Principale Street, Verner *(north side)*
- Caisse Populaire Alliance Ltée., 8 Grande Allée, Field *(south side)*
- Sturgeon Falls Home Hardware Building Center, 118 Front Street, Sturgeon Falls *(north side)*
- McDonald’s Restaurant, 195 Front Street, Sturgeon Falls *(east side)*
- CO-OP Gas Bar, 10401 Highway 17, Verner *(south side)*
- METRO Grocery Store, 203 Front Street, Sturgeon Falls *(east side)*
- NO FRILLS (Paul and Nancy’s), 12035 Highway 17, Sturgeon Falls *(south side)*
- Royal Canadian Legion, 201 River Street, Sturgeon Falls *(south side)*
- Centre de santé communautaire de Nipissing Ouest *(east and west sides)*

REVISED : JAN-17-2023

Municipality of West Nipissing  
**TRAFFIC and PARKING BY-LAW**  
**SCHEDULE “H” TO BY-LAW 2023/04**  
**AMENDING BY-LAW 2019/60**

**ENFORCEMENT OF ACCESSIBLE PARKING FOR DISABLED PERSONS,  
EMERGENCY ENTRANCES/EXITS AND EMERGENCY VEHICLE PARKING**  
**LIST OF MUNICIPAL PROPERTIES AND PRIVATE PROPERTIES**  
( Section 4.1 (p), 12.3(a), 14.2 )

**(B) EMERGENCY ENTRANCES/EXITS**

**MUNICIPAL PROPERTIES:**

- All municipal properties with emergency entrances/exits.

**PRIVATE PROPERTIES:**

- Nipissing District Housing Corporation emergency entrances at :
  - (i) Villa Aubin, 145 Holditch Street, Sturgeon Falls
  - (ii) Bellevue Apartments, 19 William Street, Sturgeon Falls
- West Nipissing General Hospital:
  - (i) 725 Coursol Road, Sturgeon Falls
  - (ii) 172 Ethel Street, Sturgeon Falls
- Au Chateau Home for the Aged and adjoining apartment buildings:
  - (i) Au Chateau (main building), 100 Michaud Street, Sturgeon Falls
  - (ii) Villa du Loisir, 106 Michaud Street, Sturgeon Falls
  - (iii) Domaine Leclair, 711 Coursol Road, Sturgeon Falls
  - (iv) Terrace d’Or / Life Lease, 713 Coursol Road, Sturgeon Falls
  - (v) Villa Joie de Vivre, 715 Coursol Road, Sturgeon Falls
- RX Drug Mart, 228 King Street, Sturgeon Falls
- Royal Canadian Legion, 201 River Street, Sturgeon Falls

**(C) EMERGENCY VEHICLE PARKING**

**MUNICIPAL PROPERTIES:**

- All municipal Emergency Vehicle Parking.

**PRIVATE PROPERTIES:**

- West Nipissing General Hospital, 725 Coursol Road, Sturgeon Falls
- Au Chateau Home for the Aged and adjoining buildings:
  - (i) Au Chateau (main building), 100 Michaud Street, Sturgeon Falls
  - (ii) Villa du Loisir, 106 Michaud Street, Sturgeon Falls
  - (iii) Domaine Leclair, 711 Coursol Road, Sturgeon Falls
  - (iv) Terrace d’Or / Life Lease, 713 Coursol Road, Sturgeon Falls
  - (v) Villa Joie de Vivre, 715 Coursol Road, Sturgeon Falls
- Tim Hortons:
  - (i) 82 Front Street, Sturgeon Falls
  - (ii) 647 Coursol Road, Sturgeon Falls
- Canadian Tire, 12011 Highway 17 East, Sturgeon Falls
- METRO Grocery Store, 203 Front Street, Sturgeon Falls
- NO FRILLS (Paul and Nancy’s), 12035 Highway 17, Sturgeon Falls
- Royal Canadian Legion, 201 River Street, Sturgeon Falls

# STAFF REPORT



**TO:** Council and Jay Barbeau, CAO

**FROM:** Shawn Remillard, Manager – Public Works

**DATE:** January 11, 2023

**RE:** **PROPOSED CLOSURE OF A PORTION OF WILLIAM STREET**

The following are concerns pertaining to the ongoing maintenance of a portion of William Street, starting at westerly limit of 20 William Street heading towards River Street (*photos attached*):

- Operational and public safety concerns, grader travels wrong way on one-way segment to clear William Street top end
- Winter maintenance is challenging due to steep gradient
- Liability for slip and falls or MVAs
- Severe rutting promotes snow pack and ice build up
- In need of Capital works for brushing, drainage and resurfacing \$15K

## **RECOMMENDATION:**

Recommend closing the problematic portion by by-law, potential summer use only for pedestrians, town core access for Economic Development new walking trail system.

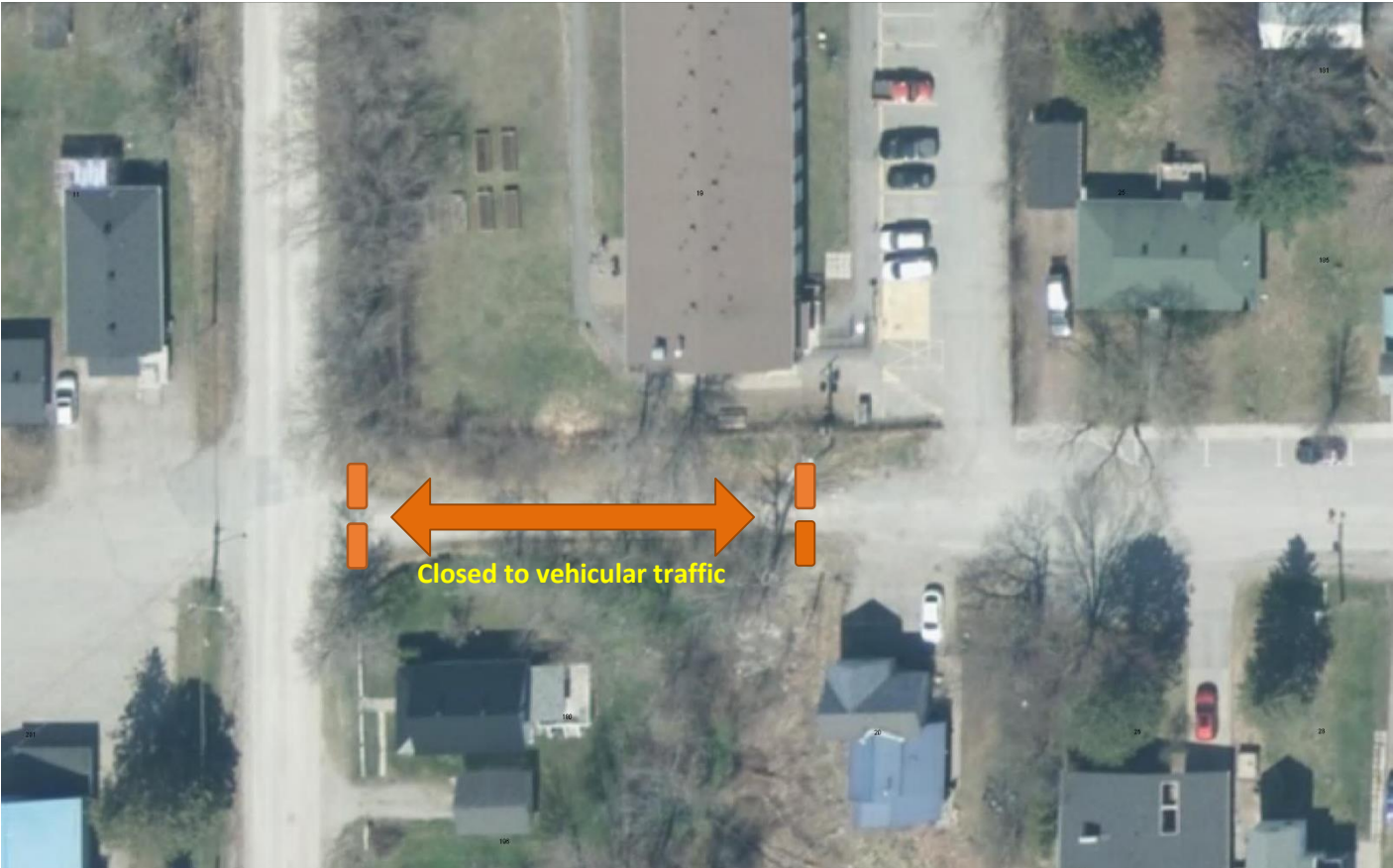
Joie de vivre




[www.westnipissingouest.ca](http://www.westnipissingouest.ca)



WILLIAM STREET (photos)



 Proposed decorative concrete block location

# STAFF REPORT



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**TO:** Council and Jay Barbeau, CAO

**FROM:** Shawn Remillard, Manager – Public Works

**DATE:** January 13, 2023

**RE:** **REQUEST FOR EXEMPTION FOR PUSHING SNOW ACROSS GOULARD ROAD**

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The Municipality established **By-Law no. 2006/63** which prohibit the obstructing, encumbering or fouling of highways/roadways or bridges with snow or any other matter.

The Public Works Department has concerns with granting an exemption based on the following:

- non-compliance to our current by law
- traffic safety concern with proximity to Coursol corner
- traffic safety concern with fouling or encumbering Goulard road
- potential drainage issues during spring thaw
- potential equipment damage and operator safety concerns
- precedent setting, as many others have requested exemptions in the past and were denied for the same reasons
- non-compliance with the *Highway Traffic Act*

Joie de vivre



[www.westnipissingouest.ca](http://www.westnipissingouest.ca)

**Janice Dupuis**

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**Subject:** Demande d'entretien téléphonique urgente  
**Attachments:** Entente dépôt neige 2022-2023.pdf; Annexe1.jpg

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**From:** Projets Multi Domaines <[projets@multidomaines.ca](mailto:projets@multidomaines.ca)>  
**Sent:** December 2, 2022 8:53 AM  
**To:** Melanie Ducharme <[mducharme@municipality.westnipissing.on.ca](mailto:mducharme@municipality.westnipissing.on.ca)>  
**Subject:** Demande d'entretien téléphonique urgente

**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.

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Bonjour Mme. Ducharme, nous sommes nouvellement propriétaire du Domaine de maison mobile situé au 280 Goulard Road à Strurgeon Falls.

J'ai parlé avec M. Rémillard aux travaux publics de notre problématique avec le déneigement en début de semaine. Nous aimerions être entendu au conseil de la ville, afin que vous puissiez comprendre la situation. Le déneigeur qui effectuait le déneigement de la rue du parc l'an dernier pour l'ancien propriétaire le faisait pour 800 \$ plus taxes et il poussait la neige en face du Parc de l'autre côté dans le fosset comme il n'y a pas de place dans le Parc pour la mettre.

Ce même déneigeur n'a pas voulu reprendre le contrat cette année, et avons réussi à en trouver un au coût de 139.50 \$ par visite pour pousser la neige de la rue, s'il se fie au nombre de fois qu'ils sont sortis déneiger l'an dernier la facture tournera autour de 4185 \$ pour cette portion. À ce coût, il y a un frais de 119.50 \$ par visite, pour sortir la neige donc un autre 3585\$, comme il n'y a aucun endroit dans le Domaine. Nous ne pouvons pas nous permettre de payer 7770 \$ pour le déneigement d'une si petite rue, on parle de 10 fois plus cher que l'année dernière. Pour votre information nous avons reçu une autre offre de services plus cher que celle que nous avons approuvée.

Nous avons donc parlé avec M. Goulard propriétaire du terrain à l'avant de notre Parc, et avons signé une entente que vous trouverez en attachement, afin de pouvoir pousser la neige sur son terrain qui se trouve en face de notre Domaine, voir photo ci-jointe à l'annexe 1.

Nous demandons donc une dérogation afin que vous accordiez cette requête, de notre côté nous garantissons qu'il n'y aura pas de neige laissée sur le chemin principal et que l'entreprise Seguin Trucking & Sons mandaté pour notre déneigement, sera bien avisée à cet effet.

Merci pour votre compréhension et au plaisir !



**Stéphanie Lupien**

Chargé de projets chez Multi Domaines & Investissement Éric Lachapelle  
T. 450 312-3612, poste 222 / 1-877-745-5043  
201-4583, rue des Fleurs, Terrebonne, QC, J6V 1T1





ANNEXE 1



**LETTRE D'ENTENTE HIVER 2022-2023**

**INTERVENUE ENTRE**

Goulard Lumber 1971 Ltd. Représenté par M. Gaétan Goulard ci-après désigné « propriétaire terrain »

ET

Multi Domaines Inc. Représenté par Stéphanie Lupien ci-après désigné « requérant »

**OBJET : Autorisation à mettre la neige sur terrain privée**

**CONSIDÉRANT** Qu'aucun emplacement au 280 Goulard Road soit disponible pour mettre la neige lors du déneigement.

**LES PARTIES CONVIENNENT DE CE QUI SUIT**

Le propriétaire du terrain en face du Domaine de maison mobile autorise que le déneigeur du Domaine de maison mobile puisse aller y déposer la neige.

L'entreprise désigné à cet effet va s'assurer de ne pas laisser de neige sur le chemin qu'il traversera.

En Annexe 1 le plan ci-joint du Domaine avec l'emplacement ou la neige sera déposé.



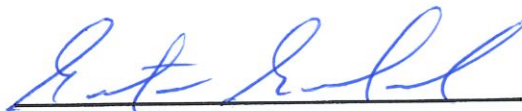


EN FOI DE QUOI, les parties ont signé à  
Sturgeon falls, le 25 novembre 2022.

GOULARD LUMBER 1971 LTD. MULTI DOMAINES INC.



**Stéphanie Lupien**  
Chargée de Projets



**Gaétan Goulard**  
Propriétaire



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

## **BY-LAW 2023/05**

**BEING A BY-LAW OF THE MUNICIPALITY OF WEST NIPISSING  
TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS MEETING  
HELD ON THE 17th DAY OF JANUARY, 2023**

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**WHEREAS** the Municipality of West Nipissing deems it desirable to confirm the proceedings of Council at its meeting held on the 17th day of JANUARY 2023, and each motion, resolution and other action passed and taken by the Council at its said meeting, is except where their prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.

The Mayor of the Municipality and the proper officer of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approval where required and except where otherwise provided, the Mayor and the Clerk or Deputy Clerk is hereby authorized and directed to affix the Corporation Seal of the Municipality to all such documents.

**ENACTED AND PASSED THIS 17th DAY OF JANUARY 2023 AS WITNESSED BY THE SEAL OF THE CORPORATION AND THE HANDS OF ITS PROPER OFFICERS.**

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KATHLEEN THORNE-ROCHON  
MAYOR

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MELANIE DUCHARME  
CLERK