

***** AGENDA *****

Tuesday, July 15, 2025

****START TIME 6:30 p.m.****

**Please note: Council meeting will start following the
Committee of Adjustment meeting starting at 6:00 p.m.**

1. Disclosure of pecuniary interest.
2. Staff and Committee Reports.
3. Resolution: Adopt the Minutes of the June 24, 2025 Council Meeting.
4. Resolution: Confirm appointments to the Township of Nipissing Fire Department.
5. Resolution: Approve the 2025/2026 Insurance Renewal for the Township of Nipissing.
6. Resolution: Authorize temporary maintenance option for Ruth Haven Drive.
7. By-Law: Zoning By-Law Amendment, Concession 30, Lot 7 (Ponderosa Road).
8. Correspondence.
9. Accounts to pay.
10. Closed Session:
239.(b) personal matters about an identifiable individual, including municipal or local board employees.
Purpose of the closed session:
 - i) Update about a municipal staff member.
 - ii) Update regarding ongoing public concerns submitted.
11. By-Law: Confirming Proceedings of Council at its meeting held July 15, 2025.
12. Adjournment.

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

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

Township of Nipissing Fire Department

Fire Chief Report

January 01 2025 to June 30,2025

Activations/Operations

- **Activations** 62 calls, 408.67 Hours, 12:02 Response time
 - **Medical related** 24
 - **Public Hazard (Down powerlines, trees on hydro lines)** 17
 - **Fires** 04
 - **Open air burning** 02
 - **Assist other Fire Departments** 01
 - **Vehicle Collisions** 04
 - **Smoke/Co Alarms** 02
 - **Other Responds** 03
 - **Call cancelled on route** 05

Training/Meetings/Seminars

- **On-going weekly training (Expect after long weekends)**
 - **46 sessions**
 - **75.67 total session hours**
 - **986.84 total staff hours**
 - **1 Officer Meeting**
 - **43 Training sessions**
 - **2 Work sessions**
 - **Wednesday nights, Weekends**
 - **Subjects' summary** Driving, Pump Ops, PPE, Mobile Life Fire Training, Medical
 - **Annual Self-Contained Breathing Apparatus (SCBA) & N95 mask testing** has been completed to NFPA & SCA standards
- **Conferences/workshops**
 - **NEFEC in Huntsville** 4 firefighters attended Thursday to Sunday
 - **Mutual Aid Conference-** Fire Chief Attended in March
 - **Mutual Aid Meetings in Powassan-** Fire Chief attends
 - **Labour Relations seminar-** Fire Chief & Municipal Administrator attends

- **Special or off training nights**
 - Air Brake Endorsement Course 12 Hours 4 firefighters taken and passed
 - AS&E training- March 07 firefighter attended and wrote
 - NFPA 1072 Hazmat Operations training 5 Firefighters completed

Fire Prevention/Education

- There were three requests for a safety inspections Chip Trailers, Commanda Museum.
- There are no open fire inspections or investigations
- One residential smoke/co alarm inspection was completed.
- Smoke/Co alarm program moving to change of address and summer blitz
- Attended South Shore Education Center for a fire drill

Communications

- Emergency management Prevention Week- social media
- On going public Facebook posts with safety messages
- Continued upgrades and maintenance on communication sites
- Investigating Wi-Fi calling and direct line to 911 for emergencies

Maintenance (Equipment, Stations & or Apparatus)

- **Station 1**
 - Regular Maintenance
- **Station 2**
 - Regular Maintenance
- **Pumper 1**
 - Fuel Contamination has been resolved and continued to be monitored
 - Annual Pump testing has been completed to NFPA standards
 - Warranty item has been identified and going into the dealer in July
 - Continued regular maintenance, cleaning have been taking place
- **Pumper 2**
 - Fuel Contamination has been resolved and continued to be monitored
 - Annual Pump testing has been completed to NFPA standards
 - Continued regular maintenance, cleaning have been taking place
 - Hose bed top has been sent out and returned
 - Replaced the fuel tank as it started to leak

- **Rescue 2**
 - Fuel Contamination repairs are on-going and apparatus is at dealer for repairs
 - Replaced rear tires due to cracks
 - Replaced both batteries wouldn't hold a charge
- **Tanker 1**
 - Fuel Contamination has been resolved and continues to be monitored
 - Continued regular maintenance, cleaning has been taking place
- **ERT (Trailer)**
 - Continued regular maintenance, cleaning has been taking place
- **UTV**
 - Continued regular maintenance, cleaning have been taken place
 - Tracks are getting a few wheel bearings replaced
- **Ladder Testing**
 - All ladders have been tested to NFPA standards
- **SCBA**
 - Annual Self-Contained Breathing Apparatus (SCBA) flow testing has been completed for 2025 as per NFPA
- **Small Equipment**
 - Replaced cartridges on the Inflatable PFD's
 - Continued regular maintenance, cleaning has been taking place

Will Bateman, Fire Chief, CEMC, Municipal By-Law Officer

July 9, 2025

MINUTES

TOWNSHIP OF NIPISSING

Tuesday, June 24, 2025

A regular meeting of the Township of Nipissing Council was held on Tuesday, June 24, 2025, starting at 6:30 p.m. The meeting was held in person at the Township of Nipissing Community Centre, and livestreamed to the Township of Nipissing YouTube Channel.

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

Staff: Fire Chief-MLEO-CEMC Will Bateman; Land Planning and Technology Administrator John-Paul Negrinotti; Deputy Treasurer-Office Assistant Kim Turnbull; and Municipal Administrator-Clerk-Treasurer Kris Croskery-Hodgins.

Zoom: Operations Superintendent Dan MacInnis.

Guests: Alice Newton, Account Manager, Municipal Property Assessment Corporation (MPAC).

Disclosure of pecuniary interest: None.

Mayor Yemm announced that item #5 on the agenda will be moved to the beginning of the meeting to allow Operations Superintendent MacInnis to provide input on the item.

Council received a Staff Report from Operations Superintendent Dan MacInnis, Deputy Treasurer-Office Assistant Kim Turnbull and Municipal Administrator-Clerk-Treasurer Kris Croskery-Hodgins regarding the Tender Results and Project Recommendations for Stone Cutter's Road Culvert.

R2025-118 L. Chalapenko, S. Foote:

THAT we award Tender NIP-PW-10-2025-Re-Issue for the Replacement of Stone Cutter's Road Pipe Arch Culvert to J&P Leveque Bros Haulage Ltd., for the amount of \$468,870.90, including applicable taxes;

AND THAT we defer the Bear Creek Culvert Project to the 2026 Capital Project listing, utilizing the budgeted amount of \$700,000 towards the budget overrun of the Stone Cutter's Road project and the unanticipated, unbudgeted South River Road Culvert project. **Carried.**

Dan MacInnis left the meeting.

Presentation: MPAC Account Manager, Alice Newton, provided a presentation on MPAC: Our Role in the Property Tax and Assessment System.

Alice Newton left the meeting.

Staff Reports:

Operations Superintendent Dan MacInnis: Written report.

Committee Reports:

Councillor Stephen Kirkey: PNC Police Services Board.

Mayor Dave Yemm: Golden Sunshine Municipal Non-Profit Housing Corporation Board (The Pines).

Tom Piper: Eastholme Home for the Aged Board of Management (written report).

R2025-119 S. Kirkey, J. Scott:

That the minutes of the regular Council Meeting held June 24, 2025, be adopted as published.

Carried.

R2025-120 S. Foote, L. Chalapenko:

THAT we authorize the Municipal Administrator's attendance at the 2025 Annual Municipal Finance Officer's Association Conference and Training Workshops. **Carried.**

R2025-121 J. Scott, S. Kirkey:

WHEREAS a formal procedure providing guidance on the Township Road Side Brushing Program is a best practice to educate and inform the public and ensure a structured implementation of the program for staff;

NOW THEREFORE the Council of the Township of Nipissing approves Policy No. 2025-02-PW, Road Side Brushing Procedure, effective upon passing. **Carried.**

R2025-122 S. Foote, S. Kirkey:

That we receive the correspondence report as presented. **Carried.**

R2025-123 L. Chalapenko, J. Scott:

That the statement of accounts dated: June 7, 12, and 19, 2025.

Totaling \$262,668.73 be approved. **Carried.**

R2025-124 S. Kirkey, S. Foote:

That we pass By-Law 2025-20, being a By-Law to confirm the proceedings of Council at its meeting held on June 24, 2025.

Read the first, second and third time and passed this 24th day of June, 2025. **Carried.**

R2025-125 L. Chalapenko, J. Scott:

That the meeting be adjourned. Time: 7:26 p.m. Next regular meeting to be held July 15, 2025.

Carried.

Mayor:

Municipal Administrator:

Minutes prepared as per Section 228 (1)(a) of the Municipal Act, S.O. 2001, c. 25.

Clerk to record, without note or comment, all resolutions, decisions and other proceedings of the council.

Minutes to be approved by Council at the next regular Council Meeting.



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: July 15, 2025

NUMBER: R2025-

Moved by

Seconded by

THAT we confirm the appointment of Firefighters to the Township of Nipissing Fire Department as listed on Appendix A, attached to this Resolution.

For Against

CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM

Carried

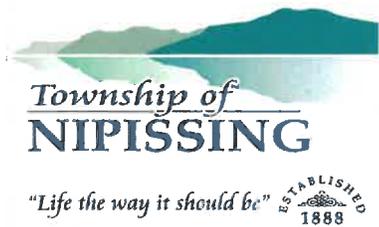
Mayor: Dave Yemm

Township of Nipissing Fire Department Roster

Barry, Andrew
Bonnell, Craig
Matt Curran
Cangiano, Brandon
Carmody-Chalapenko, Mya
Chalapenko, Liam
Chapman, Jennifer
Chapman, Richard
DeOliveira, Joe
Duchesne, Derick
Foote, Chris
Gauthier, Cody
Jeschke, Stephan
Klunder, John
Mitchell, Justin
Perrin, Stuart
Rice, Ryan
Rowe, Mike
Scott, Denise
Scott, James
Serson, Robby
Southall, Maddy
Tomlinson, John
Vandermeulen, Jamie
Vince, Ariawna

Schedule "A" to Resolution R2025-

Passed July 15, 2025



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: July 15, 2025

NUMBER: R2025-

Moved by

Seconded by

THAT we approve the 2025-2026 Insurance renewal provided by Intact Public Entities for the Township of Nipissing.

For Against

CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM

Carried

Mayor: Dave Yemm



The Corporation of the Township of Nipissing
45 Beatty Street
Nipissing ON P0H 1W0
Telephone 705-724-2144 Fax 705-724-5385
www.nipissingtownship.com

REPORT TO COUNCIL

Date: July 10, 2025
From: Dan MacInnis, Operations Superintendent
Kris Croskery-Hodgins, Municipal Administrator-Clerk-Treasurer
Re: Request for Repairs to Ruth Haven Drive

Background:

Surface treatment along the treated portion of Alsace Road has been postponed to 2026 due to unanticipated large culvert failures and associated expenses in 2025. A section at the turn around of Ruth Haven Drive, approximately 40 metres, has deteriorated and a culvert has failed requiring attention. This is a non-budgeted expense.

OPTIONS:

- A) Replacement of the culvert, dig out of 40 metres of the roadway, application of gravel to create a stable base. Surface treatment to be applied during the Alsace Road Surface Treatment project phase associated with the location of Ruth Haven Drive.

Approximate cost: \$16,000.00

- B) Hot patch with a roller without the required repairs to the road bed. This is a temporary patch that may not withstand the winter maintenance and traffic until the required construction can be completed with the Alsace Road Surface Treatment project phase associated with the location of Ruth Haven Drive is completed.

Approximate cost: \$8,500.00

Recommendation:

Staff recommend option A. This will provide the road bed improvement required for future resurfacing and ensure a stable base.

Respectfully,

Dan MacInnis, Operations Superintendent
Kris Croskery-Hodgins, Municipal Administrator-Clerk-Treasurer

Attachments: Photo 1, Photo 2



Sent from my iPhone

Photo 1



Photo 2

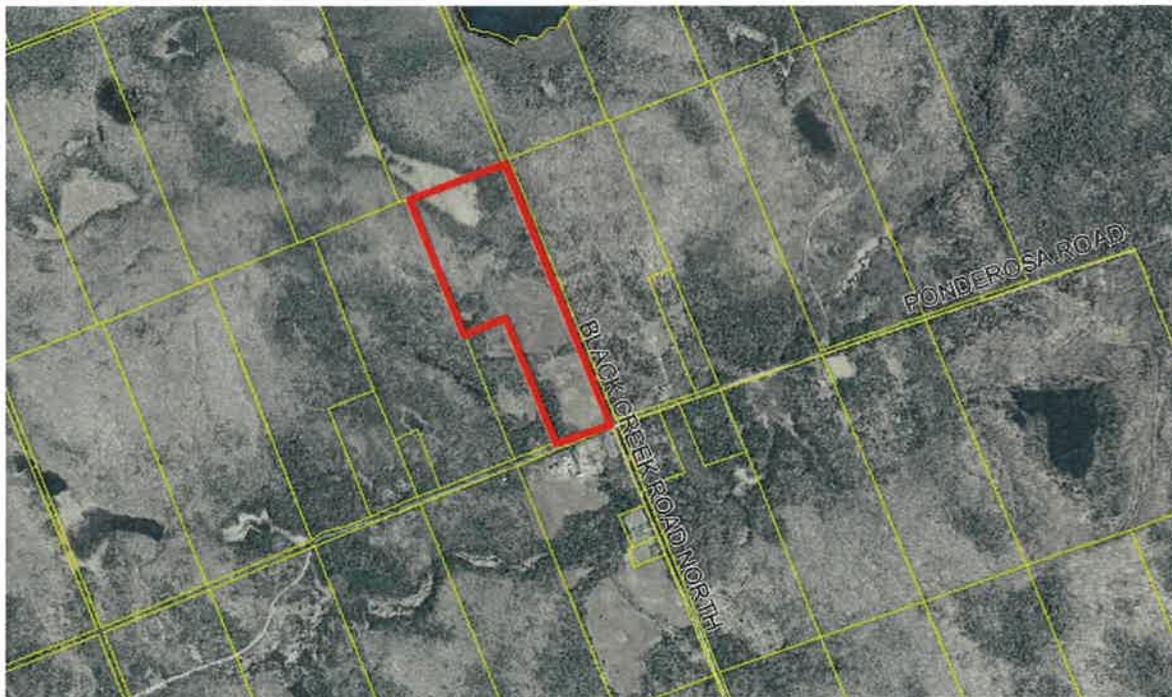


TOWNSHIP OF NIPISSING			
Report Prepared For:	John-Paul Negrinotti	Application Number:	_____
Report Prepared By:	Jamie Robinson MCIP, RPP and Patrick Townes, BA, BEd	Applicant:	Emily and Cody Holley
Location:	Part Lot 30, Concession 7 Ponderosa Road	Owner:	Lawrence Gauthier
Application Type:	Zoning By-law Amendment	Report Date:	July 15, 2025

A. PROPOSAL/BACKGROUND

An application for a Zoning By-law Amendment has been submitted for the subject lands located on Ponderosa Road, which are legally described as Lot 30, Concession 7 in the Township of Nipissing. There is no municipal address for the subject lands. The application was submitted by Emily and Cody Holley who are applying on behalf of the owner, Lawrence Gauthier. The subject lands are outlined in red on Figure 1.

Figure 1: Subject Lands



The surrounding land uses primarily include rural residential, rural land uses, and forested areas. The subject lands are currently vacant and there is one existing driveway located on Ponderosa Road.

The applicants are submitting the Zoning By-law Amendment application to satisfy the following condition of the approved Consent Application C2025-02:

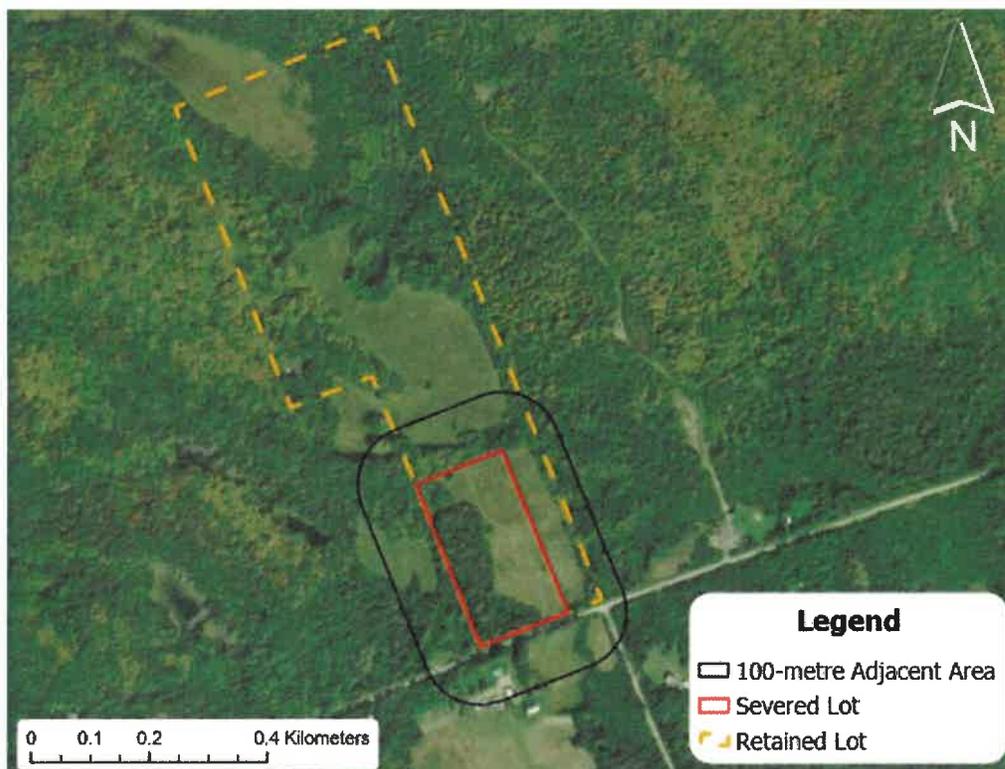
- g) Approval of a Zoning By-law Amendment to implement the recommendations contained within the Scoped Environmental Impact Study and the Level 2 Wildland Fire Risk Assessment; and to recognize the reduced lot frontage on the proposed Retained Lot; and,*

The purpose of the proposed Zoning By-law Amendment includes the following:

- Implement recommendations from the scoped Environmental Impact Study, including rezoning a 20-metre buffer area from a wetland feature on the Severed Lot and recognizing existing and proposed driveway locations;
- Implement recommendations from the Level 2 Wildland Fire Risk Assessment, including requiring a 30-metre setback for development from the higher-risk forest types present on the Severed Lot;
- To permit a reduced lot frontage on the Retained Lot of 50 metres (proposed at 54 metres) where the Zoning By-law requires a minimum lot frontage of 60 metres; and,
- To recognize existing and proposed driveway locations on the Severed Lot and Retained Lot.

The proposed Retained Lot and the proposed Severed Lot are shown on Figure 2.

Figure 2: Proposed Retained and Severed Lots



The subject lands are primarily designated as Rural in the Official Plan. There are lands designated as Environmental Protection on the northern portion of the subject lands and on adjacent lands, generally to the east. These lands are identified as unevaluated wetlands in the Official Plan. The unevaluated wetland features are located within the Environmental Protection (EP) Zone in the Zoning By-law and the remainder of the subject lands are located within the Rural (RU) Zone. The subject lands are also identified as containing an extreme risk in regard to Wildland Fire as identified on Appendix B to the Official Plan.

As a result of the unevaluated wetland features on portions of the subject lands and on adjacent lands (within 120 metres) an Environmental Impact Study was completed to review the natural features and their ecological functions. This is a policy requirement because the unevaluated wetland features are greater than two hectares in size.

A Level 2 Wildland Fire Risk Assessment was completed due to the extreme risk rating on the subject lands and surrounding area.

The proposed Zoning By-law Amendment implements the conclusions and recommendations contained within the Environmental Impact Study and the Level 2 Wildland Fire Risk Assessment, and rezones portions of the subject lands to the Environmental Protection (EP) Zone to prohibit development in specific areas.

B. POLICY & REGULATORY REVIEW

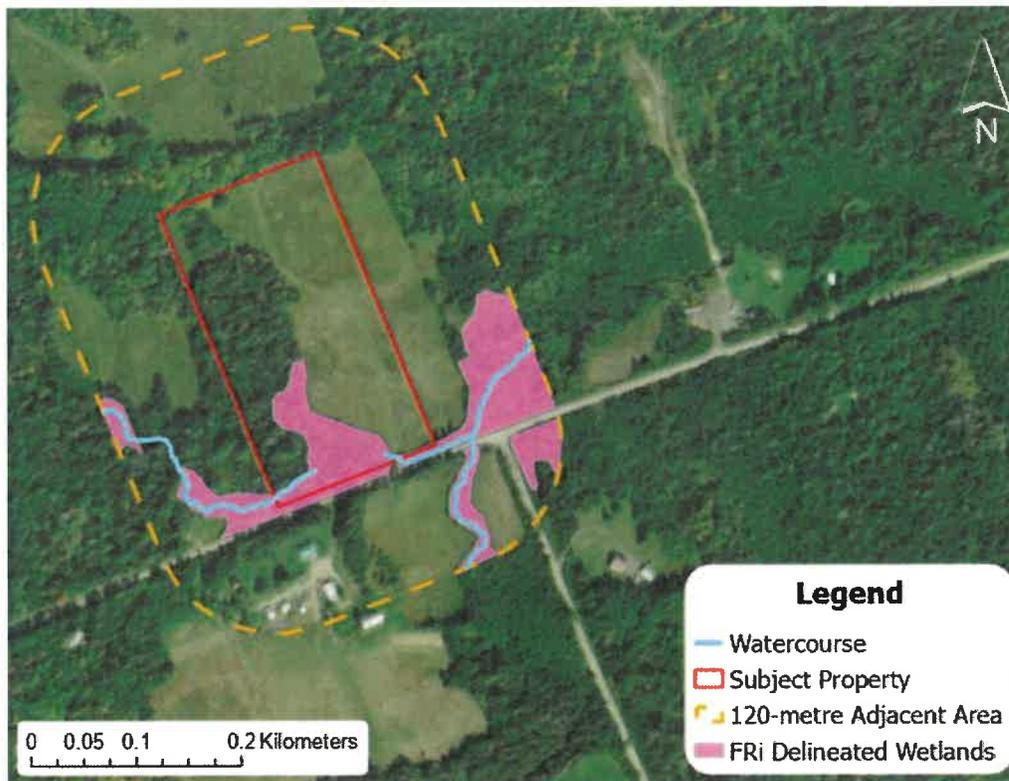
B1. Provincial Planning Statement

All applications made under the *Planning Act*, must be consistent with the Provincial Planning Statement (PPS). The subject lands are considered Rural Lands in the context of the PPS. Section 2.6.1 c) identifies residential development, including lot creation that is suitable for the provision of appropriate sewage and water systems, as a permitted use within Rural Lands. The development of rural residential uses on the subject lands are permitted in the context of the PPS.

Section 2.1 of the PPS provides for the long-term protection of Ontario's natural heritage features and areas. Section 2.1.8 of the PPS also states that that development and site alteration is not permitted on 'adjacent lands' to natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. There are unevaluated wetlands identified on the northern portion of the subject lands and on adjacent lands to the east of the subject lands. A Scoped Environmental Impact Study was prepared by FriCorp Ecological Services to review the unevaluated wetlands adjacent to the proposed Severed Lot. The investigation identified additional wetland features on the subject lands, including lands on both the Retained Lot and the Severed Lot, adjacent to Ponderosa Road. In this case, the Environmental Impact Study resulted in an expanded wetland boundary following the site-specific investigation that was completed by the consultant.

The identified wetland boundaries adjacent to Ponderosa Road are shown on Figure 3.

Figure 3: Identified Wetland Boundaries (Environmental Impact Study)



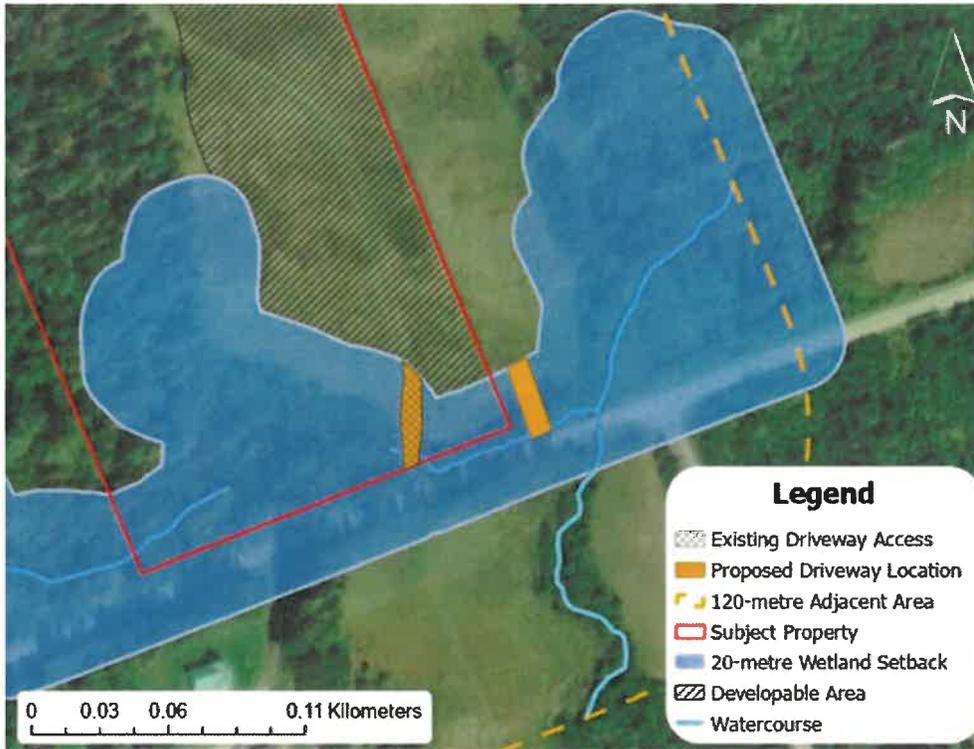
The recommendations contained within the Scoped Environmental Impact Study recommend a new driveway location for the Retained Lot and also recommends a minimum setback for development of 20 metres from the boundary of the wetlands. The new wetland boundary and the required minimum setback of 20 metres are to be rezoned to the Environmental Protection (EP) Zone. The driveway locations (existing and proposed) are also to be recognized in the site-specific rezoning based on the recommendations contained within the Environmental Impact Study that was completed.

There is also an unevaluated wetland feature identified on the northern portion of the subject lands, on the proposed Retained Lot. It does not appear that the Environmental Impact Study included recommendations for setbacks from this feature, thus a minimum setback of 120 metres is recommended to be also included in the Environmental Protection (EP) Zone.

The resulting area to be outside the proposed Environmental Protection (EP) Zone due to the presence of wetland features and their associated buffer areas is large enough to accommodate future building envelopes on the proposed lots.

The existing and proposed driveway locations are shown on Figure 4.

Figure 4: Existing and Proposed Driveway Locations



Section 3 of the PPS contains policies that address natural and human-made hazards. There are no natural or human-made hazards identified on the subject lands.

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

B2. Township of Nipissing Official Plan

The subject lands are primarily designated as Rural in the Official Plan on Schedule A of the Official Plan. There are lands designated as Environmental Protection on the northern portion of the subject lands and on adjacent lands, generally to the east. These lands are identified as unevaluated wetlands in the Official Plan on Schedule B of the Official Plan. The subject lands are also identified as containing an extreme risk in regard to Wildland Fire as identified on Appendix B to the Official Plan.

Section 2.2.2 of the Official Plan permits residential uses in the Rural designation. The future development of single detached dwellings on the proposed lots are permitted in the Rural designation.

Section 4.22.1 of the Official Plan include policies regarding Wildland Fire. In areas identified on Appendix 'B' as having a hazardous forest type, development application must be supported by a risk assessment that identifies mitigation measures. A Level 2 Wildland Fire Risk Assessment was completed by FriCorp Ecological Services. An Assessment was undertaken on the forest

composition, and associated fuel types on and adjacent to the proposed Severed Lot. Below are the mitigation measures that were recommended:

- Maintain a 30-metre development setback from the edge of the pine ecosites (Zone 2).
- Clear all vegetation within 10-metres of development (Zone 1).
- Targeted clearing of dead and dying trees or insect damaged spruce within 30-metres of development (Zone 2).
- Prune dead branches within 2-metres of the forest floor within 30-metres of the development setback (Zone 2).
- Keep grasses mowed and watered within 30-metres of development to reduce ladder fuels (Zone 2).
- Revegetation with native hardwood species – deciduous trees and shrubs are appropriate within the 10-metre area adjacent to development (Zone 1).
- Clearing of trees and vegetation related to reducing wildland fire fuels should occur between October 1st and March 31st to protect migratory birds and other wildlife values.
- The existing access to the roadway and driveway is appropriate to maintain, other clearing within the wetland should be avoided.

Based on the recommendations contained within the completed Assessment, it is recommended that the above referenced areas be included in the Environmental Protection (EP) Zone to prohibit development in accordance with the assessment. The resulting building envelope on the subject lands is shown in green on Figure 5.

Figure 5: Recommended Building Envelope (Wildland Fire Risk Assessment)



Section 5 contains Natural Heritage Feature policies. Section 5.2 of the Official Plan applies to lands adjacent to Natural Heritage Features. Section 5.2.1 of the Official Plan provides that adjacent lands are the lands relevant to which impacts of a development must be considered. Development and site alteration on adjacent lands is not permitted unless it has been demonstrated through the completion of an Environmental Impact Study that there will be no negative impacts on the natural features and their ecological functions. This is a policy requirement because the adjacent wetland features are greater than two (2) hectares in size.

A Scoped Environmental Impact Study was prepared by FriCorp Ecological Services to review the unevaluated wetlands adjacent to the proposed Severed Lot. The recommendations of the Environmental Impact Study are referenced in the PPS section of this report and recommend that the identified wetlands and associated setback areas be protected. This is implemented through the proposed Environmental Protection (EP) Zone on the subject lands. The applicant has also demonstrated that there are building envelopes and driveway locations for the proposed lots from an environmental perspective.

The proposed Environmental Protection (EP) Zone, inclusive of the recommendations from the Environmental Impact Study and the Level 2 Wildland Fire Risk Assessment is shown on the draft Zoning By-law Amendment schedule.

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

B3. Township of Nipissing Zoning By-law 2020-20

The subject lands are primarily located within the Rural (RU) Zone. The wetlands on the northern portion of the subject lands are located within the Environmental Protection (EP) Zone that reflect the mapped unevaluated wetland features in the Official Plan. Adjacent lands are also located within the EP Zone.

As a result of the recommendations contained within the Environmental Impact Study and the Level 2 Wildland Fire Risk Assessment, the Environmental Protection (EP) Zone on the subject lands is proposed to be expanded. Despite the expanded Environmental Protection (EP) Zone, the proposed Severed Lot and Retained Lot will both have adequate building envelopes and access will be achieved through the recommended driveway locations.

The proposed lots exceed the minimum lot size for the RU Zone, however as indicated in Table 2, the proposed Retained Lot does not meet the minimum lot frontage requirement for the RU Zone. A Zoning By-law Amendment is also required to permit the reduced lot frontage.

Table 1: Zoning Review

Provision	RU Zone Minimum	Retained Lot	Severed Lot
Minimum Lot Frontage	60 metres	<u>54 metres</u>	160 metres
Minimum Lot Area	0.8 hectares	26.42 hectares	4.7 hectares

It is recommended that a minimum lot frontage of 50 metres be included in the draft Zoning By-law Amendment document for the proposed Retained Lot. Despite the reduced lot frontage, there is adequate access to the proposed Retained Lot and there does not appear to be any safety concerns as a result of the proposed driveway locations. The configuration of the proposed lots, including the lot frontages, were required to provide building envelopes on both the Retained and Severed Lots.

The proposed Retained Lot and the driveway locations are incorporated in the draft Zoning B-law Amendment as Special Zones.

C. RECOMMENDATION

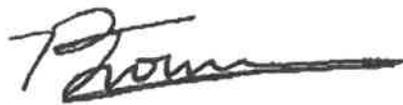
Following the review of the Zoning By-law Amendment application and the supporting technical studies, it is recommended that the proposed Zoning By-law Amendment to satisfy a condition of provisional consent be approved, and that the draft Zoning By-law Amendment be passed.

The proposed Environmental Protection (EP) Zone on the subject lands implements the recommendations of the Environmental Impact Study and the Level 2 Wildland Fire Risk Assessment that were completed. The proposed and existing driveway locations are also recognized in the proposed amendment along with the reduced lot frontage for the Retained Lot. There are adequate building envelopes on the proposed lots.

Overall, the proposed application represents good land use planning and is consistent with the PPS and conforms to the Official Plan.

Respectfully submitted,

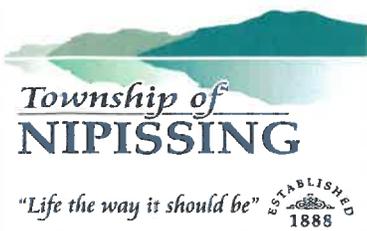
MHBC PLANNING



Patrick Townes, BA, BEd
Associate



Jamie Robinson, BES, MCIP, RPP
Partner



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: July 15, 2025

NUMBER: R2025-

Moved by

Seconded by

That we pass By-Law Number 2025-21, being a By-Law to amend Zoning By-Law 2020-20, as amended;

Read a first, second and third time and passed this 15th day of July, 2025.

For Against

CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM

Carried

Mayor: Dave Yemm

**Corporation of the Township of Nipissing
Part Lot 30, Concession 7, Ponderosa Road**

BY-LAW NO. 2025 - 21

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

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

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

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

1. That Section 5.21 shall be added following Section 5.20. Section 5.21 shall read as follows:

“5.21 SPECIAL ZONE NO.21 (Part Lot 30, Concession 7, Ponderosa Road)

Notwithstanding any other provision of this By-law, on the property located on Part Lot 30, Concession 7, Ponderosa Road, in the Township of Nipissing, the following applies:

5.21.1 Zone Boundaries

The zone boundaries of the Special Zone No. 21 (SZ 21) are identified on Schedule A1 to this By-law. The permitted uses and regulations of the Rural (RU) Zone shall apply to Special Zone No. 21 (SZ 21).

5.21.2 Regulations

Within the Special Zone No. 21 (SZ 21), the following provisions shall apply:

- a) A minimum lot frontage of 50 metres.”*

2. That Section 5.22 shall be added following Section 5.21. Section 5.22 shall read as follows:

“5.22 SPECIAL ZONE NO.22 (Part Lot 30, Concession 7, Ponderosa Road)

Notwithstanding any other provision of this By-law, on the property located on Part Lot 30, Concession 7, Ponderosa Road, in the Township of Nipissing, the following applies:

5.22.1 Zone Boundaries

The zone boundaries of the Special Zone No. 22 (SZ 22) are identified on the Schedule A1 to this By-law.

5.22.2 Regulations

Within the Special Zone No. 22 (SZ 22), the following provisions shall apply:

- a) Only a driveway shall be permitted.*
3. Schedule A to Zoning By-law 2020-20 shall be amended in accordance with Schedule 'A1', attached hereto.

Read a first, second and third time, and passed this 15th day of July, 2025.

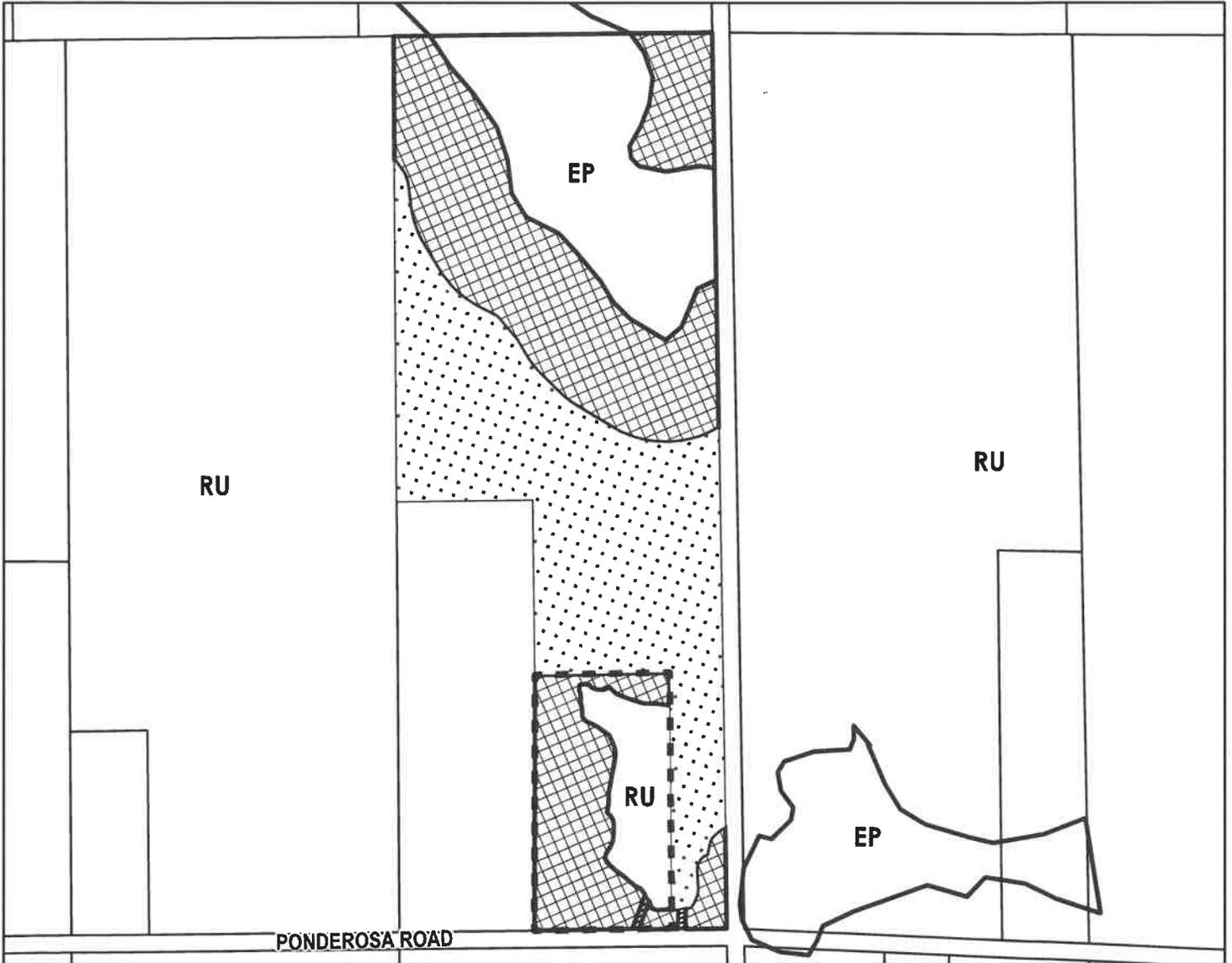
Dave Yemm, Mayor

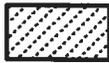
Kris Croskery-Hodgins
Municipal Administrator-Clerk-Treasurer

Schedule 'A1'



Lot 30, Concession 7
Township of Nipissing
District of Parry Sound



-  Lands to be rezoned from the Rural (RU) Zone to the SZ 22 Zone
-  Lands to be rezoned from the Rural (RU) Zone to the SZ 21 Zone
-  Lands to be rezoned from the Rural (RU) Zone to the Environmental Protection (EP) Zone

This is Schedule 'A' to Zoning By-law 2025-21
Passed this 15th day of July, 2025

Mayor

Clerk

NOTICE OF A COMPLETE APPLICATION AND A PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT

PLEASE TAKE NOTICE that The Corporation of the Township of Nipissing has received an application to amend Zoning By-law 2020-20. The application was deemed complete on June 23, 2025. The application affects lands located on the subject property locally known Concession 30 Lot 7 (Ponderosa Road) and is legally described as Parcel 8029 Section NS, PIN 52222-0045(LT).

The applicant is submitting the Zoning By-law Amendment application to satisfy the conditions of approved Consent Application C2025-02. The purpose of the proposed amendment includes the following:

- Implement recommendations from the scoped Environmental Impact Study, including rezoning a 20-metre buffer area from a wetland feature on the Severed Lot and recognizing existing and proposed driveway locations;
- Implement recommendations from the Level 2 Wildland Fire Risk Assessment, including requiring a 30-metre setback for development from the higher-risk forest types present on the Severed Lot; and,
- To permit a reduced lot frontage on the Retained Lot of 54 metres where allow for the reduced lot frontage of 54 meters on the proposed retained lot, where the Zoning By-law requires a minimum lot frontage of 60 metres.

AND PURSUANT to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office, between the hours of 8:30 am to 12:00 pm and 12:30 pm to 4:30 pm on regular weekdays. Please contact the Land Planning & Technology Administrator to arrange to review this file.

FURTHER TAKE NOTICE that the Council for The Corporation of the Township of Nipissing will be holding a Public Meeting under Section 34 of the Planning Act, R.S.O. 1990, Chapter 13, as amended, to inform the public of a proposed Zoning By-law Amendment.

DATE AND LOCATION OF PUBLIC MEETING

Date: July 15, 2025
Time: 6:30 p.m.
Location: Township of Nipissing Community Centre, 2381 Highway 654

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATIONS

A Key Map showing the land to which the proposed amendment applies is provided as part of this Notice. The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Zoning By-law Amendment. Any person who participates in the meeting shall be afforded an opportunity to make representations in respect of the application, in accordance with the above measures. Council will then use the information collected at this meeting to make a decision on the Zoning By-law Amendment.

Should you desire to express your approval or objection to the application, you may submit comments in writing to the below contact in advance of the Public Meeting. Please provide written comments by July 14, 2025.

If you wish to be notified of the decision of the Council of The Corporation of the Township of Nipissing on the proposed Zoning By-law Amendment, you must make a written request (with forwarding addresses) to the Land Planning & Technology Administrator of the Township of Nipissing at the Township of Nipissing Office, 45 Beatty Street, General Delivery, Nipissing, Ontario, P0H 1W0. Telephone (705) 724-2144 or email at edo@nipissingtownship.com.

If a person or public body would otherwise have the ability to appeal the decision of the Council of The Corporation of the Township of Nipissing to the Ontario Land Tribunal but the person or public body

does not make an oral submission at a Public Meeting or make written submissions to The Corporation of the Township of Nipissing before the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submission to The Corporation of the Township of Nipissing before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

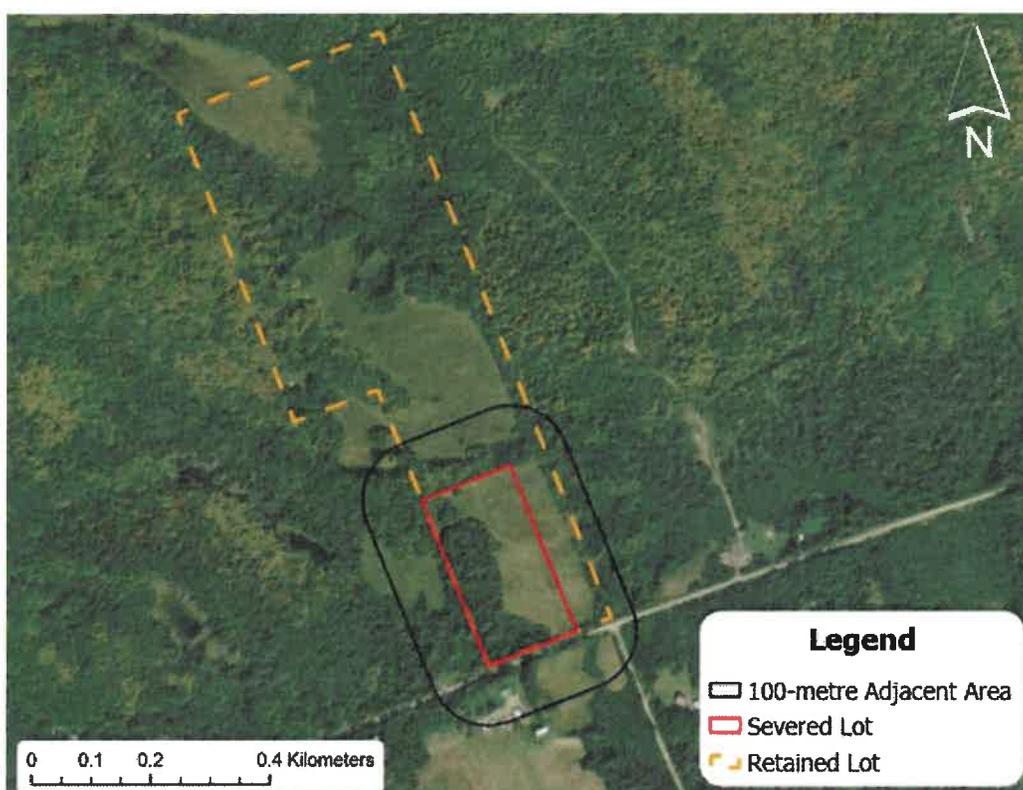
Mailing Date of this Notice: June 23, 2025

John-Paul Negrinotti, Land Planning & Technology Administrator, Township of Nipissing

KEY MAPS SUBJECT LANDS



Proposed Lot Configuration





TOWNSHIP OF NIPISSING CORRESPONDENCE

July 15, 2025

- 1.** Almaguin Highlands Secondary School – Appreciation/Thank You Note.
- 2.** The Corporation of the Town of Cobourg – Ontario’s Bill 5 and its Impact on the Local Food System and the Environment.
- 3.** Ministry of Emergency Preparedness and Response – The Emergency Management and Civil Protection Act (EMCPA) requires each Municipality to develop and implement an Emergency Management (EM) Program.
- 4.** Minutes of the Nipissing Township Museum Board held July 2, 2025.

*On behalf of the students, families and staff of Almaguin
Highlands Secondary School, we extend our heartfelt thanks for
your generous support and unwavering commitment to the success of
our graduating students.*

Wishing you and your loved ones a safe, restful, and joyful summer.



The Corporation of the Town of Cobourg

Resolution

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

Town of Cobourg
55 King Street West,
Cobourg, ON, K9A 2M2
clerk@cobourg.ca

Delivered via email
Doug.fordco@pc.ola.org
premier@ontario.ca

July 4, 2025

RE: Ontario's Bill 5 and its Impact on the Local Food System and the Environment

Please be advised that the Town of Cobourg Council, at its meeting held on June 25, 2025, passed the following resolution:

WHEREAS a significant amount of farmland is already lost each year to development pressures; and

WHEREAS food systems depend on healthy ecosystems, which are already under significant threat in Ontario due to a host of human-caused threats to wildlife and habitat; and

WHEREAS Ontario Bill 5 significantly undermines ecological protections and local decision making, both of which are essential to local food systems and food security; and

WHEREAS the existing Provincial Planning Statement emphasizes the need for agricultural impact and environmental assessments; supports broad community consultation; and encourages municipalities to explore alternative areas before developing prime agricultural land; and

WHEREAS development of housing and important resources are possible without sacrificing the long-term health of our food systems, environment, and democratic norms.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Cobourg opposes Bill 5 in its current form, and calls upon the Government of Ontario to



The Corporation of the Town of Cobourg

Resolution

strive to uphold the long-term health of our food systems, environment, and democracy in any future version of this bill; and

FURTHER RESOLVED that this motion be circulated to Premier Doug Ford and all Ontario municipalities.

Sincerely,

A handwritten signature in black ink that reads "Kristina Lepik".

Kristina Lepik
Deputy Clerk/Manager, Legislative Services

cc. All Ontario Municipalities

**Ministry of Emergency
Preparedness and Response**

25 Morton Shulman Ave,
Toronto, ON M3M 0B1

**Ministre de la Protection civile et
de l'Intervention en cas d'urgence**

25, av. Morton Shulman,
Toronto, ON M3M 0B1



June 30, 2025

Township of Nipissing

Dear Will Bateman - CEMC:

Emergency Management Ontario (EMO) is proud to support your efforts to deliver on our common mission to ensure Ontarians are safe, practiced and prepared before, during and after emergencies.

The Emergency Management and Civil Protection Act (EMCPA) requires each municipality to develop and implement an Emergency Management (EM) program that includes:

- Municipal hazard and identification risk assessment;
- Municipal critical infrastructure list;
- Municipal emergency plan;
- Program By-law;
- Annual Review;
- Annual training;
- Annual exercise;
- Public education program;
- An Emergency Operations Center;
- A Community Emergency Management Coordinator;
- An Emergency Management Program Committee;
- A Municipal Emergency Control Group (MECG) and;
- An Emergency Information Officer.

Emergency Management Ontario (EMO) assists municipalities by making available our Field Officers and other resources to provide advice and guidance, deliver training, participate in exercises, and other advisory services including annually advising municipalities on achieving their EMCPA requirements.

Thank you for sharing your EM program related information and the effort undertaken to do so. Upon review of the documentation submitted, EMO is pleased to advise that our assessment indicates that your municipality has satisfied all thirteen (13) program elements required under the EMCPA 2024.

Congratulations on your municipality's efforts in meeting your EMCPA requirements in 2024.

You may also be interested in learning of the following information for further context:

- 423 of 444 municipalities sought EMO's advice on their progress to meet their EMCPA requirements in 2024, of which 418 were advised they appeared to satisfy their EMCPA requirements.
- Of the 5 municipalities who were advised they did not appear to meet all 13 program elements required under the EMCPA, the most prevalent reasons were:
 - Not conducting an annual exercise as prescribed;
 - CEMC did not complete training;
 - Not completing the annual MCEG training; and/or
 - Not completing an annual review of their EM program.

There is nothing more important than the safety and wellbeing of our families and loved ones, and the importance of ensuring that your municipality is as prepared as possible for any potential emergency cannot be understated.

Once again, EMO is here to assist municipalities in achieving their EMCPA requirements. For further information or if you have any questions or concerns about this letter, please contact our Field Officer assigned to your Sector; their contact information is below.

Name: Diane Ploss

Email: diane.ploss@ontario.ca

Phone: 437-424-9433

Sincerely,

Heather Levecque
Assistant Deputy Minister, Operations Division
Ministry of Emergency Preparedness and Response

cc: Mayor Tom Piper

MINUTES

Nipissing Township Museum Board of Management
July 2, 2025

A regular meeting of the Nipissing Township Museum Board of Management was held on Wednesday, July 2, 2025 starting at 6:00 p.m.

The meeting was held in person at the Township of Nipissing Community Centre, 2381 Hwy 654.

Present: Chair Jane Aultman, Mayor Dave Yemm, Gladys Bateman, Mary Heasman, Councillor Stephen Kirkey, and Debbie Renette.

Staff: Gillian Bernas, Museum Manager; Kris Croskery-Hodgins, Municipal Administrator-Clerk-Treasurer and acting Secretary to the Museum Board

Disclosure of pecuniary interests – none

MOTION NUMBER 2025 - 19

Moved by: Dave Yemm

Seconded by: Steve Kirkey

That we approve the Minutes of the Nipissing Township Museum Board Meeting held June 4th, 2025, as presented. **Carried.**

Staff Updates:

- **Building & Maintenance**

- The Office/Candy Store building has been given the ok from the Engineer to open for the season with a requirement for some block bracing work be completed. Until that is completed, staff may be in the building and one person may use the washroom, when required. Public occupancy is not permitted until the repairs are completed. A contractor has been reached and a scheduled time is pending.
- A temporary display of candy and merchandise has been set up in the Church building as well as the cash register and debit machine.

- **Event Planning:**

- **Powassan & District Library** - Museum exhibit was successful. Games night had a lower than expected attendance but the reasons could have been the weather and scheduling. Snakes and Ladders and the Biodiversity Card games were available along with other games provided by the Library. The gift bag of candy was donated to the Library for use in future events.
- **SummerFest** – discussion about staff and Board members attending the event hosted by the Commanda Museum on Saturday July 26th
- Gillian to check on the space available for the Museum to use at the event, tent from the Fire Department will be available for use.
- Event runs from noon – 8 p.m.
- Discussion about participation in a lip synch for staff and Board members following the event if this occurs, more information to be researched by Debbie Renette.

- **Tea & Talk** – presenters have been secured, food items have been sourced and the assembly of the food will be done at the Museum according to orders. Board members and community volunteers will provide support.
- **Activity Days** – 2 activities have been scheduled for the summer.
- Butter making is being offered July 19th with a \$5 cost per participant to cover expected costs.
- Basket making is being offered August 7th with a \$10 cost per participant to cover expected costs.
- **Stitch and Sip in the Gazebo** – to be offered each Wednesday afternoon of the season from 1-3 p.m. for drop in attendance. Work on the crazy quilt is available or people are welcome to bring their own projects and socialize. There is no cost for this event.

MOTION NUMBER 2025-20

Moved by: Mary Heasman

Seconded by: Gladys Bateman

THAT the Nipissing Township Museum host two activity days on Saturday July 19th and Thursday August 7th, 2025;

AND THAT the funds from the Museum Program budget be used to purchase supplies for the event. **Carried.**

- **Artifact Status Report** – Cataloguing into PastPerfect has been paused at this time during exhibit planning.
 - Artifacts have been moved and some have been included from the Community Centre storage.
 - Two items have been offered to the museum, an outboard motor from 1960 and a paper mache duck decoy. These items will have a motion for action on the next Board Agenda.
- **Exhibits:**
 - Interactive questions and answers have been created for set-up on the tables for visitors to learn about maple syrup production.
 - Artifacts that relate to maple syrup production will be featured at the event and a display has been created in the Hardware Store.
- **Strategic Plan Update**
 - New merchandise has been received and displayed for sale.

MOTION NUMBER 2025-21

Moved by: Dave Yemm

Seconded by: Debbie Rennette

That the Board meeting is hereby adjourned at 6:29 p.m. Next meeting will be held Wednesday, August 6th, 2025 at 6:00 p.m. **Carried.**

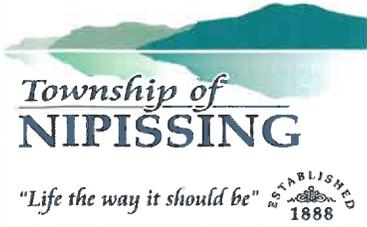
Chairperson:

Secretary:

Minutes prepared as per Section 228 (1)(a) of the Municipal Act, S.O. 2001, c. 25.

Clerk to record, without note or comment, all resolutions, decisions and other proceedings of the council.

Minutes to be approved by the Board at the next scheduled Board Meeting.



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: July 15, 2025

NUMBER: R2025-

Moved by

Seconded by

**That the statement of accounts dated:
June 21, 24, 26, 27, 28, July 2, 5, 8, and 10, 2025.**

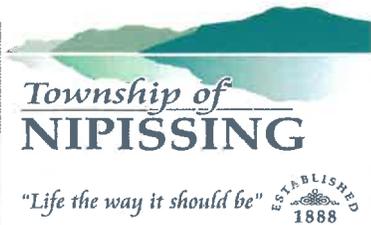
Totaling \$520,884.91 be approved.

For Against

**YEMM
CHALAPENKO
FOOTE
KIRKEY
SCOTT**

Carried

Mayor: Dave Yemm



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: July 15, 2025

NUMBER: R2025-

Moved by:

Seconded by:

That this part of our meeting will be closed to the public as authorized by Section 239(2)(b) of the Municipal Act, 2001, c. 25, for consideration of the following subject matter:

- (b) personal matters about an identifiable individual, including municipal or local board employees.**
 - 1. Council to receive an update regarding a staff member.
 - 2. Council to receive an update regarding a formal complaint regarding public safety concerns.

Time: p.m.

For Against

**CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM**

Carried

Mayor: DAVE YEMM