



CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING
Planning Advisory Committee
ADDENDUM AGENDA

January 30, 2023, 6:00 PM
COUNCIL CHAMBER
101-225 Holditch Street,
Sturgeon Falls, ON. P2B 1T1

Click here to join Zoom meeting:

<https://us02web.zoom.us/j/2650141204?pwd=WGtldW4xbkg3ZUxWc3Zlb1hKV2VRZz09>

Dial In: 1-647-374-4685

Meeting ID: 265-014-1204

Passcode: 654321

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*8. <u>ADDENDUM</u>	
*8.1 SUBD2023/01 & ZBLA2023/01 - AMENDED PROPOSAL	<i>3</i>
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*8.3 NBMCA INSPECTION REPORT (omitted from Planning Report)	<i>38</i>



LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

La Réunion du Comité de Planification

ADDENDA ORDRE DU JOUR

le 30 janvier 2023, 18 h 00

SALLE DE CONSEIL

101-225 rue Holditch, Sturgeon Falls, ON P2B 1T1

Sturgeon Falls, ON, P2B 1T1

Participez à la réunion Zoom:

<https://us02web.zoom.us/j/2650141204?pwd=WGtldW4xbkg3ZUxWc3Zlb1hKV2VRZz09>

Numero de téléphone: 1-647-374-4685

Réunion Identification: 265-014-1204

mot de passe: 654321

	Pages
*8. <u>ADDENDA</u>	
*8.1 SUBD2023/01 & ZBLA2023/01 - APPLICATION MODIFIÉE	3
*8.2 COMMENTAIRES SUPPLEMENTAIRES	10
*8.3 RAPPORT D'INSPECTION DE L'ACNB (omis du rapport de planification)	38

Goodridge Goulet Planning & Surveying Ltd.
SURVEYOR, LAND USE PLANNING & DEVELOPMENT CONSULTING

Paul Goodridge, BSc., OLS
Ontario Land Surveyor
Land Use Planner & Development Consultants

Unit 1, 490 Main Street East, North Bay, ON P1B 1B5
paul.goodridge@ggpsltd.com (705) 493-1770
don.goulet@ggpsltd.com (705) 493-7974

January 26, 2023

Ms. Melanie Ducharme, Planner, Clerk
Municipality of West Nipissing
Suite 101, 225 Holditch Street
Sturgeon Falls, ONP2B 1T1

**Re: Amended Draft Plan of Subdivision
2400517 Ontario Limited - Rene Bertrand, President
All of Browns Island in Lake Nipissing, Geographic Township of Bertram
Municipality of West Nipissing, District of Nipissing**

Our file: 1290-21

Further to our pre-consultation negotiations, please find attached an amended draft plan of subdivision for Browns Island. In order to be fully compliant with the regulations of your zoning by-law, we have reduced the number of lots to eight new lots plus a lot for the owner's own use on the island.

To better protect the water quality of Lake Nipissing and the environment generally, as well as the views from abutting lands, we are seeking to add a special component to the concurrent zoning by-law amendment application from Rural (R) to Shoreline Residential Special (SR Sp). The single most important tool for water quality protection is the imposition of a vegetative buffer extending 15 meters back from the shore. In addition, we have confirmed with Mr. Bertrand that he will be only selling lots to people who have retained his company to build their cabins. This will ensure the new structures are built to the highest standards and will be incorporating Enviro-Septic tertiary treatment systems on each property. Mr. Bertrand is a licensed installer of this technology. The current setback for septic systems is 18 meters. We are proposing that a thirty meter (30 m) setback for septic systems be a component of the special zone category.

Attached is a copy of the amended draft plan of subdivision.

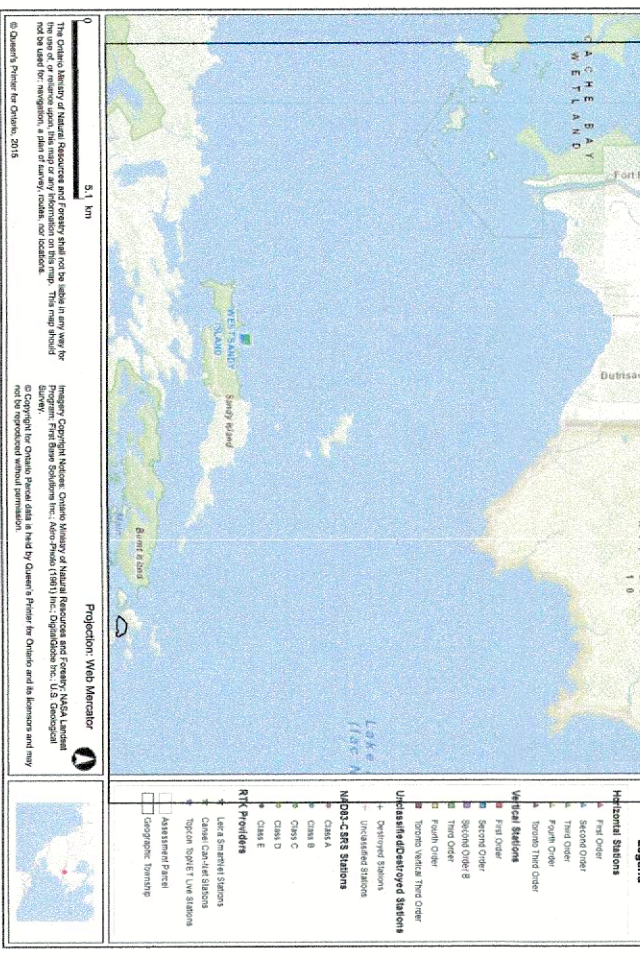
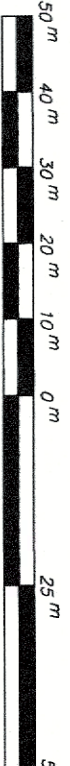
Thank you for your consideration and assistance.

Kind regards,



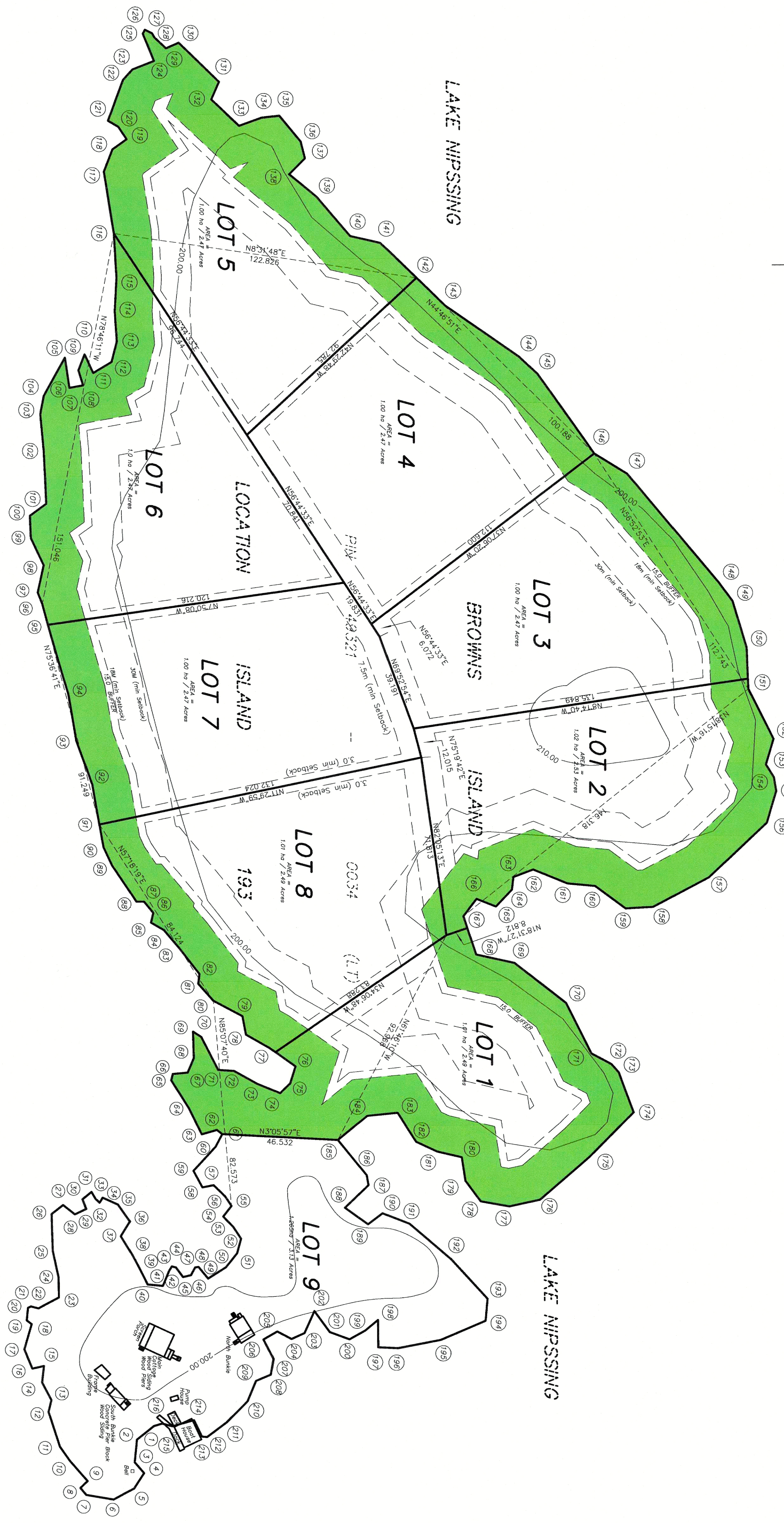
Paul Goodridge
Ontario Land Surveyor

DRAFT PLAN OF SUBDIVISION OF
ALL OF BROWNS ISLAND
LOCATION ISLAND 193
GEOGRAPHIC TOWNSHIP OF BERTRAM
MUNICIPALITY OF WEST NIPSSING
DISTRICT OF NIPSSING
PAUL GOODRIDGE, O.L.S.
2022
SCALE: 1 : 1,000



POINTNUMBER	NORTHING	EASTING
1	5118209.538	59154.192
2	5118202.714	59159.590
3	5118201.782	59168.689
4	5118205.565	59173.076
5	5118201.529	59179.223
6	5118193.324	59183.632
7	5118192.939	59183.932
8	5118192.891	59176.175
9	5118192.891	59176.175
10	5118175.709	59167.933
11	5118171.790	59162.299
12	5118167.345	59148.398
13	5118168.573	59143.689
14	5118164.957	59136.673
15	5118163.942	59131.091
17	5118157.597	59123.331
18	5118160.567	59113.301
19	5118158.577	59111.751
20	5118159.084	59106.794
21	5118160.267	59106.243
22	5118163.373	59106.992
23	5118171.516	59109.452
24	5118169.345	59108.975
25	5118168.883	59106.185
26	5118173.479	59106.636
27	5118213.429	59106.350
28	5118182.224	59106.7251
29	5118184.452	59106.415
30	5118186.503	59106.4248
32	5118188.067	59106.4755
33	5118189.349	59106.231
34	5118195.478	59106.486
35	5118200.304	59107.286
37	5118166.636	59107.148
38	5118204.078	59109.103
40	5118207.295	59109.593
41	5118213.458	59109.160
42	5118216.038	59109.098
43	5118217.075	59109.398
44	5118214.882	59109.813
45	5118229.288	59109.456
46	5118229.288	59109.456
47	5118227.755	59109.600
48	5118231.544	59109.283
49	5118238.822	59108.827
50	5118243.373	59108.288
51	5118244.961	59107.416
52	5118247.782	59106.322
53	5118241.110	59106.432
54	5118238.573	59105.914
55	5118233.868	59105.755
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109	5118208.578	59097.338

POINTNUMBER	NORTHING	EASTING
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112	5118194.287	59072.827
113	5118196.401	59072.078
114	5118195.584	59070.894
115	5118196.352	59069.823
116	5118196.352	59069.823
117	5118191.407	59065.083
118	5118194.873	59065.176
119	5118200.611	59063.120
120	5118197.282	59063.168
121	5118193.148	59063.179
122	5118199.283	59061.355
123	5118203.032	59061.102
124	5118207.226	59056.889
125	5118208.053	59059.340
126	5118210.965	59059.633
127	5118216.507	59060.809
128	5118211.884	59059.390
129	5118216.507	59060.809
130	5118221.533	59060.641
131	5118233.425	59061.475
132	5118243.373	59063.342
133	5118245.836	59063.902
134	5118254.868	59063.668
135	5118261.900	59062.934
136	5118270.425	59064.263
137	5118272.130	59064.701
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140	5118260.402	59061.038
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143	5118353.968	59073.822
144	5118365.389	59073.822
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146	5118373.929	59073.822
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151	5118449.511	59083.995
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LAKE NIPSSING

LAKE NIPSSING

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR PLAN IS APPROVED BY THE MUNICIPALITY OF WEST NIPSSING UNDER SECTION 51 OF THE PLANNING ACT, THIS PLAN IS VALID FROM 2022.

M. DUCHAMPE
MUNICIPAL CLERK/PLANNER
MUNICIPALITY OF WEST NIPSSING

LAND USE ANALYSIS
LOTS 1 TO 9 – SHORELINE RESIDENTIAL LOTS – 9-3000

LEGEND
1633 COULLET PLANNING AND SURVEYING LTD.
NO EVIDENCE FOUND
WITNESS
PROOF
SECTION PRODUCTION OF LINE

ELEVATIONS
ELEVATIONS ARE OF GEODETIC ORIGIN, DERIVED FROM MINISTRY OF NATURAL RESOURCES AND FORESTRY WEBSITE

METRIC
DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974261

POINT ID	NORTHING	EASTING
A.R.P. "A"	X	X
A.R.P. "B"	X	X
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

DESIGNER REFERENCE POINTS (D.R.P.) DERIVED FROM PREVIOUS (C.S.R.S.) (2021/0) CO-ORDINATES TO RURAL ACCURACY AS PER SECTION 14 (2) OF O. REG. 216/10

SECTION 51 (17) OF THE ONTARIO PLANNING ACT

(A) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY THE LOCATION, WIDTH AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION LOTS ARE NOT APPLICABLE TO 100 METRES IS ON PLAN.
(B) THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED IS SHORELINE RESIDENTIAL OR ALL ADJOINING LANDS
(C) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(D) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(E) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
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(S) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(T) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(U) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(V) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(W) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(X) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(Y) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(Z) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.

OWNERS CERTIFICATE
THIS IS TO CERTIFY THAT I, HEREBY AUTHORIZE THIS DRAFT PLAN OF SUBDIVISION TO BE SUBMITTED ON MY BEHALF

DATED JANUARY 26, 2023
2400177 ONTARIO LIMITED
PRESIDENT
I HAVE A TOWNSHIP TO BIND THE COOPERATION

SURETOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE ACCURATELY SHOWN

DATED JANUARY 26, 2023
COULLET PLANNING & SURVEYING LTD.
PAUL GOODRIDGE
ONTARIO LAND SURVEYOR

PLAN	FIELD	OFFICE	FILE
1250-21-001-009	0	0	1250-21

Goodridge Goulet Planning & Surveying Ltd.

SURVEYOR, LAND USE PLANNING & DEVELOPMENT CONSULTING

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January 26, 2023

Ms. Melanie Ducharme, Planner, Clerk
Municipality of West Nipissing
Suite 101, 225 Holditch Street
Sturgeon Falls, ONP2B 1T1

**Re: Amended Draft Plan of Subdivision – Impact Analysis
2400517 Ontario Limited - Rene Bertrand, President
All of Browns Island in Lake Nipissing, Geographic Township of Bertram
Municipality of West Nipissing, District of Nipissing**

Our file: 1290-21

Further to our pre-consultation negotiations, please find attached an amended draft plan of subdivision for Browns Island. In order to be fully compliant with the regulations of your zoning by-law, we have reduced the number of lots to eight new lots plus a lot for the owner's own use on the island.

This amended application seeks to create eight new shoreline residential cottage lots with frontages ranging from a minimum of 91.2 meters to 151.0 meters as a straight line joining the intersections of the sideline boundaries with the water's edge. The actual lineal frontage of each lot is significantly greater. The lot areas range from 1.0 to 1.02 hectares in size. The lot areas meet or slightly exceed the minimum lot areas as required in Zoning By-Law 2014/45. Further to an OMB Order, the Municipality's Official Plan permits shoreline development of lots with a minimum area of 0.4 hectares with supporting justification studies. As these lots are all well in excess of the minimum standard, the justification studies are not required.

We have included the retained land as the ninth lot on the island simply to provide a simple, registerable description of the land for future property transactions. Proposed Lot 9 has the most lineal frontage and the greatest area at 1.265 hectares. Mr. Bertrand's cottage and associated accessory structures are located on Lot 9. It is Mr. Bertrand's intention to renovate the existing cottage to serve as a summer residence for himself and family.

Brown's Island has a total area of 9.30 hectares and is located at the mouth of the Upper French River where it meets Lake Nipissing. Legal descriptions, of record in the Land Registry system state that the island is considered within Lake Nipissing. The boundaries of the French River Provincial Park place Brown's Island just within the extreme northeasterly limit of the park. Although surrounded by the Provincial Park, Brown's Island, like many other islands and land holdings in the vicinity are privately held and not subject to the Park regulations.

The lot sizes and configuration are in keeping with the nature and character of development within the Upper French River that can be categorized as primarily recreational/residential (cottage) uses. The existing development occurs on both the mainland as well on a number of the islands. Previous development proposals created many of these lots; many of which

Reference: Draft MPlan and ZBA Applications

subdivided or severed existing private land holdings on islands in exactly the same fashion as this application.

Much of the correspondence received in opposition to the original application of a total of ten lots on Brown's Island, kept quoting that ten lots meant up to twenty new residential units (two per lot). I assume that this is in response to the Province's 2012 policy decision to permit secondary dwelling units in single family, semi-detached or townhouse units or within accessory buildings. Municipality's were given the discretion to limit the application of this policy in areas under known servicing or environmental constraints. For example, if it was known that a sewer pipe was currently at or very near capacity, the Municipality could restrict or prohibit additional secondary dwelling units. The same is true for environmental constraints.

Under Section 4.1 ACCESSORY DWELLING UNIT of the GENERAL PROVISIONS section of By-Law 2014/45, the Municipality of West Nipissing permits secondary dwelling units "in any Residential Zone, and in the Rural (RU) and Agricultural One (A1) Zones... ". However, under Section 6: Residential and in particular Table 6.2 – Accessory Uses, an accessory dwelling unit in a Single Detached Dwelling or a Semi-detached Dwelling are not permitted under the Shoreline Residential (SR) zone category. (Refer to copy attached hereto.)

Accompanying our subdivision application was also a zoning by-law amendment application to re-zone Brown's Island from a Rural (RU) zone category to a Shoreline Residential Special (SR Sp) zone category. Clearly, under this zone category, no accessory dwelling units would be permitted on Brown's Island. Therefore, a total of nine cottages is the maximum use permitted under Zoning By-Law 2014/45.

The Special component of our zoning by-law amendment application was designed to provide additional environmental protection for this development than would be required strictly under the provisions of By-Law 2014/45. These include the requirement for the establishment of a minimum fifteen (15) meter vegetative buffer around the proposed eight lots with allowance for a view, ventilation and access corridor and a requirement that all septic systems installed on the eight lots use a tertiary treatment system and be setback an additional twelve meters from the eighteen meter zoning requirement to a minimum thirty meters.

This development will meet or exceed the environmental protections of any other lot. to my knowledge, in the Upper French River. Mr. Bertrand fully intended from day one of this concept to insist upon any new cottage require an Enviro-Septic system (or better). Mr. Bertrand is a licensed installer for this product which is a tertiary system.

As Brown's Island will be Mr. Bertrand's summer home, he intends to only sell lots to individuals who enter into a contract with his contracting business to construct the proposed cottage. This will ensure that Mr. Bertrand, well known throughout West Nipissing as a quality builder, can control the quality and type of cottage being constructed. This project is intended to be developed slowly over time as a semi-retirement project for Mr. Bertrand.

Reference: Draft MPlan and ZBA Applications

It is a well known fact that the Upper French River is an area of archaeological potential. In fact, many studies have been conducted in this vicinity. Every study that I have read states that the study was conducted relying upon the oral historical evidence given by members of the local indigenous population. Based on their knowledge and guidance, extensive excavations and study were conducted at the three sites identified as being most likely to provide significant insights into the everyday lives and workings of the original Nipissing band. These sites included Campbell's Bay, Frank's Bay and the Frank Ridley site. The Frank Ridley site was named after the original archaeologist who conducted many of the original investigations in the French River. This particular site is also located in Frank's Bay. According to the archaeological evidence, all three sites were temporary summer habitations with the local Nipissing indigenous population (estimated at a total of between 700 to 900 over the entire Lake Nipissing) wintering with their close allies, the Huron to the south.

Had Brown's Island been known by the local indigenous population to have had any significance, I have no doubt that it would have warranted study. Even from a common sense standpoint, a 9.3 hectare (23 acre) island would not have been chosen as there was no source of fresh drinking water or sufficient area for sewage disposal. Each of the above noted identified sites are mainland locations on the banks of or in close proximity to inflowing streams. The other constraint of an island location is that, although easier to defend initially, once a beachhead has been established, there is nowhere to retreat to. Although it is likely that the indigenous population may have landed on Brown's Island, particularly at the small beach near the existing cottage, the limited time spent on the island would not have produced any evidence of significant archaeological importance.

Despite any assertions that the PPS, 2020 prohibits developments of this nature, Section 1.1.5.2 states:

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

- a) The management or use of resources;
- b) **Resource-based recreational uses (including recreational dwellings);**
- c) **Residential development, including lot creation, that is locally appropriate;...**

(My emphasis added.)

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

Prior to submittal of the application, we commissioned the North Bay-Mattawa Conservation Authority to attend on site and assess the site for septic system compatibility. Their representative walked the entire island with Mr. Bertrand and confirmed that each of the lots could support both a primary and secondary septic bed. Although they do not have jurisdiction in West Nipissing for anything other than septic system approvals, I would be surprised that

Reference: Draft MPlan and ZBA Applications

had there been an area of environmental concern on site, that nothing was reported to Mr. Bertrand or included in their correspondence.

The French River Provincial Park has designated a wide swath of land along the shores of the French River and extending inland along the major inflowing tributaries. The park protects from development an area of 73,530 hectares of land of Crown land and provides a significant area for nature conservation. Brown's Island, at 9.3 hectares of land, represents 0.01% of this land mass. Knowing that the development can occur in an environmentally responsible manner, is it logical to conclude that development of this island will negate the ability of the 73,530 hectare Provincial Park to provide adequate protection for the flora and fauna of this region?

Thank you for your consideration.

Kind regards,



Paul Goodridge
Ontario Land Surveyor

TABLE 6.2 – ACCESSORY USES

ACCESSORY USE	ZONES						
	R1	R2	R3	R4	SR	RR	MHR
Accessory dwelling unit in a Single Detached Dwelling or a Semi-detached Dwelling	●	●	●	●		●	
Boarding House		●	●			●	
Group Home	●	●	●		●	●	
Home Industry (a)						●	
Home Occupation (a)	●	●	●		●	●	●
Private Home Daycare	●	●			●	●	
Personal Storage (a)					●	●	
Bed & Breakfast Establishment	●	●			●	●	

Note: (a) provided no activity related to the use occurs within 30 metres of a navigable watercourse.

Natasha Liard

Subject: RE: Is 193 proposed application for zoning change

From: Bob Allen

Sent: January 28, 2023 11:44 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Is 193 proposed application for zoning change

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.

As an owner of island 95 on the upper French River I am opposed plan to the subdivision as this will make for much more congestion and pollution on the river.

Natasha Liard

Subject: RE: Proposed Development File #ZBLA2023/01**From:****Sent:** January 28, 2023 12:01 PM**To:** Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>**Cc:****Subject:** Proposed Development File #ZBLA2023/01

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.

Dear Ms. Ducharme,

I'm writing to express the strong opposition of my family and I to the proposed 10 lot development on Brown's Island.

My family has been spending the summer months on the French River for over 100 years, and we own a cottage on Elliot Island. Our family's long history in the area of course does not give us any more say than anyone else about what happens on the French, but it does I think give us some important perspective on the character of the community and its dwellings.

The community currently consists of unique dwellings on roomy sites with a natural aesthetic. The Brown Island proposal is inconsistent with those values. The number of lots already seems too much for that island to bear. Allowing two dwellings for each over-crowded lot will result in a development that is completely out of character for the French. Change and development are inevitable, and it would be hypocritical of us to oppose all construction and development. But the existing plan is such a marked departure from the existing character of the community that it would transform the area into something it should not be.

I am also very concerned about the environmental impact of this dense development. Others will I'm sure speak to those issues more eloquently than I. I add only that I understand that the Blanding turtle has been found on Brown Island. It's a rare turtle listed as threatened or endangered across all of its existing habitat, and at a time when climate change and so many other things are affecting our wildlife, it would be a shame for this turtle to lose more of its vital habitat to an ill-conceived development.

Thank you for your time in reading and considering my concerns and opposition to the proposed development.

Sarah Allison Mullane Becker
Elliot Island LLC

Natasha Liard

To: Melanie Ducharme
Subject: RE: Proposed Dev File #ZBLA2023/01

From:
Sent: January 29, 2023 10:18 PM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Subject: Proposed Dev File #ZBLA2023/01

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.

Dear Ms. Ducharme,

I am a cottage owner on the Upper French River. I co-own, with my sisters, Island no. WB164A- 1, tax roll no. 4852 200 00111900.0000. Under the family name of Kunkle, Guthrie and presently Bergen, we have stewarded this property, a landmark in this part of the provincial park, for more than 100 years, since 1922 and have cherished it.

I am deeply concerned and opposed to the property development on the proposed development File #ZBLA2023/01, a rezoning and plan of subdivision for Brown Island 193, to create 10 lots which can accommodate up to 2 dwellings per lot.

We strongly oppose this application for the following reasons:

- The proposed density, scale and character of the subdivision is not in keeping with the Upper French River (UFR) and appears to be at odds with policies contained in the West Nipissing Official Plan
- Concern for the cultural heritage landscape, and archaeological values of the UFR being adequately protected, conserved or enhanced by the proposed subdivision
- Concern with the sewage carrying capacity of the Island to accommodate 10 lots and up to 20 dwelling units
- Impact the proposed subdivision will have on fisheries, wildlife, areas of natural and scientific interest, endangered and threatened species, especially considering climate change.
- Impact the proposed subdivision will have on local and downstream water quality

Furthermore, if such a development is allowed to proceed it will open a precedent to more developments like this one to spread throughout the area and provincial park, opening up pathways to damage the natural ecosystem and irrevocably harm what is left of this fragile land. In short we are strongly opposed to this proposal moving forward.

I am aware of the upcoming meeting on January 30, 2023 at 6pm. Please keep me informed of any upcoming meetings pertaining to this proposal. Thank you.

Sincerely,
 Lydia Kunkle Bergen
 41 May Street, Boston, Massachusetts, 02130

Natasha Liard

Subject: RE: Brown Island meeting

From:

Sent: January 29, 2023 9:24 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Brown Island meeting

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.

Good evening,

On behalf of myself and my parents, Carolyn and Robert Allison, I would like to voice my opinion that I do not think the proposal should be granted. The Upper French River is a Heratige waterway and a provincial park that needs to be maintained not exploited. My family has been coming to the French River since 1907. Over those 100 plus years we have strived to keep the French River the beautiful place that it is. With the introduction of a "subdivision" it leaves the river open to light pollution, noise pollution, impact on wildlife especially endangered species, and pollution of the waters. I do not feel it is necessary to populate the river with one house after another. One of the beauties of the French is the open land that is maintained by not having house after house. Please do not allow this proposal.

Thank you,

Jane Allison Calcari
Marshall Island, Upper FrenchRiver.

[Sent from the all new AOL app for iOS](#)

Natasha Liard

Subject: RE: Updates

From: Doug Chamberlain

Sent: January 30, 2023 9:42 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Updates

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.

Hi Melanie

Please keep me informed about #ZBLA2023/01

I have a cottage near Browns Island.

This seems rather intense for the area.

Doug

Natasha Liard

Subject: RE: Rezoning and proposed (seasonal/single detached) residential subdivision for Brown's Island #193, Bertram Township, West Nipissing

From:

Sent: January 29, 2023 5:44 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Rezoning and proposed (seasonal/single detached) residential subdivision for Brown's Island #193, Bertram Township, West Nipissing

Hi,

I would like to voice my opposition to proposed ten lot (seasonal/permanent residential) subdivision and rezoning of Brown's Island #193, Bertram Township. Please refer to my attached

I own a nearby cottage on Hunter's Bay (Bertram Township) for more than 20 years. I also visited the Upper French River as camper for mote than 20 years before owing a cottage.

Please refer to the attached list of concerns. In addition to these concerns

I would also note that the proposed development on Island 93 is directly opposite a group of camping sites on the small group of islands in direct line of site, immediately across the channel from Island 193.

This rezoning and proposed (seasonal/single detached) residential subdivision for Brown's Island #193, Bertram Township, West Nipissing will essentially destroy the nature and viability of these camp sites, which I camped on with my family prior to owning a cottage, many times.

I would like to be included and informed on the proposed development File #ZBLA2023/01 in future.

Paul Cormier

Cottage Owner & Past President of the Upper French River Cottagers Association (UFRCA)

Natasha Liard

Subject: RE: mime-attachment

-----Original Message-----

From:

Sent: January 28, 2023 2:30 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>; Leslie Dechaine <dechaine2000@yahoo.ca>

Subject: mime-attachment

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.

28, 2023

Island 94

French River

West Nipissing

Melanie Ducharme

Municipal Clerk/Planner for West Nipissing

225 Holditch Street, Suite 101

Sturgeon Falls, P2B 1T1

As a cottage land owner in West Nipissing I was appalled to learn of the application for the re zoning and subdivision of Brown Island 193.

The impact of the proposed subdivision will have a devastating effect on the entire biosphere, lithosphere and hydrosphere of the region. It has been deemed a protected area for a reason.

I have been using its water for drinking and for recreational use for 72 years. I hope my grandchildren will be able to do so in the future.

I definitely am opposed to the re zoning of this land.

Leslie Dechaine

dechaine2000@yahoo.ca

Dave Dechaine (husband)

Sent from my iPad

Sent from my iPad

Natasha Liard

Subject: RE: Zoning Application ZBLA2023/01 and concurrent subdivision application SUBD2023/01 for Island 193, Bertram Township, West Nipissing

From:

Sent: January 29, 2023 5:10 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc:

Subject: Zoning Application ZBLA2023/01 and concurrent subdivision application SUBD2023/01 for Island 193, Bertram Township, West Nipissing

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.

Dear Ms. Ducharme,

I am the owner of Island 190 on the French River and the executor of the estate of my late mother, Mrs. Betty England, the estate being the owner of Island 191 on the French River. Please accept this letter as my confirmation that I wish to be informed of the decision of the Planning Advisory Committee in the above-captioned matter which is scheduled to meet tomorrow evening. I will be making every effort to attend at the meeting. I oppose both of the Applications particularized in the subject line above, which Applications are before the Planning Advisory Committee tomorrow night. I did intend to file written submissions prior to the hearing of the Committee but for unforeseeable and unavoidable reasons was not able to do so in a timely manner. That said, I will bring a written summary of my submissions should the Committee wish to receive them to assist in their notetaking.

I trust the foregoing is satisfactory.

ROBERT ENGLAND

Partner

Miller Thomson LLP

Scotia Plaza

40 King Street West, Suite 5800

P.O. Box 1011

Toronto, Ontario M5H 3S1

View my [web page](#)



Natasha Liard

Subject: RE: Proposed application for a re zoning and subdivision of Browns Island 193

From:

Sent: January 29, 2023 8:44 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed application for a re zoning and subdivision of Browns Island 193

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.

Hello Melanie,

As a property owner on the Upper French River I am writing to express concern/opposition with the Municipality regarding the proposed development of Browns island 193. Please include and inform me on the proposed development, file #ZBLA2023/01

Attached is a PDF document, Island 193 Planning Application Concerns, expressing specific concerns regarding proposed development.

Respectfully,

Kathy Hemmerick

Natasha Liard

Subject: RE: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

From:

Sent: January 30, 2023 9:12 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

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.

Dear Ms. Ducharme,

As approx. 50 year residents of Island 79A in the Upper French River, we would like to register our opposition to the proposed subdivision of Browns Island. Unfortunately, we are unable to travel to the zoning meeting in person, but please include us among those who strongly oppose the measure. Please protect the unique nature of the French River.

Thank you,

Nelson and Brigitte Kandel

-----Original Message-----

From:

To:

Sent: Tue, Jan 24, 2023 3:53 pm

Subject: FW: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

Need you to draft an objection on behalf of my parents (coming to French for more than half a century.)

Nature of place.

Why permit this kind of massive subdivision when used previously as a single family-islands in area all now have massive restrictions (like setback from water) all to preserve area. Why permit this kind of development when all if the regulation (setback, etc.) all are to protect and preserve the area....

From:

Sent: Tuesday, January 24, 2023 2:55 PM

To:

Subject: Fwd: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

Here are the attachments.

----- Forwarded message -----

From:

Date: Tue, Jan 24, 2023 at 2:51 PM

Subject: Fwd: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH
 To:
 ----- Forwarded message -----
 From:
 Date: Sun, Jan 22, 2023 at 5:22 PM
 Subject: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH
 To:
 CC:

Greetings to Fellow Cottagers & Landowners of the Upper French River,

On behalf of a group of concerned cottagers, we would like to inform you of an application for a rezoning and plan of subdivision for Brown Island 193, to create 10 lots which can accommodate up to 2 dwellings per lot. A public meeting will be held with the Planning Advisory Committee on January 30th .

We are opposed to this application for the following reasons: (see attached PDF for more details)

- The proposed density, scale and character of the subdivision is not in keeping with the Upper French River (UFR) and appears to be at odds with policies contained in the West Nipissing Official Plan
- Concern for the cultural heritage landscape, and archaeological values of the UFR being adequately protected, conserved or enhanced by the proposed subdivision
- Concern with the sewage carrying capacity of the Island to accommodate 10 lots and up to 20 dwelling units
- Impact the proposed subdivision will have on fisheries, wildlife, areas of natural and scientific interest, endangered and threatened species, especially considering climate change.
- Impact the proposed subdivision will have on local and downstream water quality

If you share our concerns, we would ask you to do the following:

1. Send an email to Melanie Ducharme (see contact information below) PRIOR to Monday January 30th, 2023

- Express your concern/opposition with the Municipality and ask to be included and informed on the proposed development File #ZBLA2023/01
- Please include the attached PDF document expressing specific concerns, and any others you may have.

Melanie Ducharme
 Municipal Clerk/Planner for West Nipissing
[225 Holditch Street, Suite 101](https://www.westnipissing.ca/225-Holditch-Street-Suite-101)
[Sturgeon Falls, P2B 1T1](https://www.westnipissing.ca/Sturgeon-Falls-P2B-1T1)
mducharme@westnipissing.ca

2. Forward this email to any other fellow cottagers and landowners on the UFR whom you feel might share your concerns

3. Attend the public meeting on Monday January 30th at 6pm in person or virtually, or by using the telephone number and access below:

Date and Time: January 30th at 6pm
 File #: ZBLA2023/01
 YouTube

Link: <https://www.youtube.com/channel/UCG6HWMXnA-RBiH-UdZVCIHg>

Meeting

Link: <https://www.westnipissing.ca/town-hall/council/council-meetings/>

Zoom Meeting Dial-in number & access: Phone number: 1-647-558-0588 /
Meeting ID: 265 014 1204 / Participant: # / Meeting Pwd: 654321

Many thanks,
Neighbours on the UFR

--
Amanda Mainville

Natasha Liard

Subject: RE: Proposed density changes

From:

Sent: January 29, 2023 11:52 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed density changes

Hello Melanie,

I'm a member of the Hardy Bay Club and am writing to express my concern for the proposed development of Burns Island for the following reasons.

- The proposed density, scale and character of the subdivision is not in keeping with the upper French River and appears to be at odds with policies contained in the West Nipissing Official Plan (OP), the Provincial Policy Statement 2020 (PPS), and the Growth Plan for Northern Ontario (GPNO).

The upper French River is characterized by a scattering of cottage lots. This subdivision, however, proposes to concentrate 10 lots on a 9.3-hectare Island and allow for up to 20 residential dwellings (i.e., 2 dwellings per lot).

Further, the island is surrounded by the French River (waterway) Provincial Park - a Canadian Heritage River, is at the junction of two significant canoe routes, and across the water from two Provincial Park backcountry campsites.

As such, the proposed subdivision will significantly diminish visitors experience and negatively impact tourism and future economic development opportunities.

The OP, PPS and GPNO advocate for wisely managing change and recognize that long term prosperity, environmental health and social well-being should take precedence over short-term considerations.

Thank you. I hope that this request is denied.

Victoria Little

Hardy Bay Club Member

Natasha Liard

Subject: RE: Brown Island

-----Original Message-----

From:

Sent: January 29, 2023 7:36 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc:

Subject: Brown Island

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.

Dear Ms. Ducharme:

I'm writing to add my voice to those opposed to the lot development on Brown Island.

My family, dating back to my great-grandfather, James Allison, has been enjoying the beauty and recreation the French River provides for over 100 years. A fear we've shared, especially in the last decade or two, is any development that could easily diminish or destroy that enjoyment, including the pollution of its waters and defiling of its unique splendor.

We've been painfully aware of changes that have already occurred over time, such as the declining fish population due to chemical toxicity, or the negative impact of acid rain on area flora. Efforts to protect wildlife by careful stewardship, by Leonard Dokis, for example, have been commendable and demonstrate that resources can be managed successfully—if such efforts continue to be pursued. One way to work effectively at this is to prevent further threats to these resources.

With this in mind, and in the interest of natural preservation, I strongly urge you to deny the lot development on Brown Island.

Sincerely,

Bill McCoy, cottager on Island 127

Sent from my iPhone

Natasha Liard

Subject: RE: Proposed development on Browns Island

From:

Sent: January 28, 2023 10:52 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed development on Browns Island

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.

Ms. Ducharme,

As a landowner on the French River, I am writing to oppose the rezoning and development of Browns Island.

The French River is a regional and national treasure. It should be preserved through limited development and the greatest attention to open land and water. To allow this type of development at the mouth of the French would be a serious departure from the tradition of protecting the beautiful river and islands.

Please do not allow this to happen.

Respectfully,

Tom McCoy
Cottager on Island #127, French River

Natasha Liard

Subject: RE: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

From: Finley McEwen

Sent: January 29, 2023 8:37 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

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.

Hi Melanie I am a property owner on the Upper French River and am writing to express concern about the above zoning application. The application does not appear to comply with applicable zoning or the official plan and the impact of this exceedance cant be mitigated due to the unique features of the area. The increased boat traffic would permanently and negatively impact the natural environment and the ability of people to use the river as a canoe route. Attempts to mitigate the impact through restrictions on the type or number of boats to service the proposed new buildings would not be enforceable. Increased noise, visual impact and population density due would cause permanent damage to the surrounding area. In all likelihood, efforts to handle the sewage would involve importing fill which damages the natural heritage features and results in the introduction of invasive species. The Official Plan and zoning provisions should be strictly enforced and the application should be rejected.

Thank you

Regards

Finley McEwen

Natasha Liard

Subject: RE: File ZBLA2023/01

-----Original Message-----

From:

Sent: January 28, 2023 2:16 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: File ZBLA2023/01

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.

Dear Ms. Ducharme,

I am grateful that you are collecting input from French River cottage owners about the above noted file proposal. As a nearby cottage owner who appreciates the French River's open spaces, quiet, natural beauty and undeveloped areas I am very distressed that a development of this size on Brown Island would destroy the character of this treasured location. Environmentally I can only imagine that the impact would similarly be disastrous for the loons, turtles, birds and other wildlife of the area. This seems to be a matter of putting commercial endeavors above preserving the existing well-being of a place beloved to many of us who have cottaged on the French River for generations. Though we understand change occurs we would appreciate more careful thought be given to the nature of such change that affects current owners more than unknown new cottagers on what would be quite a crowded island.

I hope my concerns, and those of my family who are also worried, will be considered.

Sincerely, Kathryn Mullane, Island 127

Sent from my iPhone

Natasha Liard

Subject: RE: Proposed rezoning of Browns Island 1933, development file #ZBLA2023/01

----- Original message -----

From:

Date: 2023-01-28 10:08 a.m. (GMT-05:00)

To: ducharme@westnipissing.ca

Subject: Proposed rezoning of Browns Island 1933, development file #ZBLA2023/01

Hi Melanie,

My name is Stephen Nicholls, I am a land owner on Fishermans Island WB200-94. I strongly oppose the rezoning and sub-diving of Browns Island 193. We chose the Upper French River for it's clean water, seclusion, beautiful landscape, abundant nature, and thriving fishery and approving the rezoning and subdividing of Browns Island 193 would be a huge step backwards on the all reasons why we chose to reside on the Upper French River. It would be a sad day and a blemish to the Upper French River which it could never recover from if the proposed rezoning and subdividing of Browns Island 193 were to be approved. It's too bad some people care more about lining their pockets than they do the beauty of the Upper French River.

Feel free to contact me if you need more info.

Thanks

Stephen Nicholls

Natasha Liard

Subject: RE: Planning Application for Rezoning of Island #193 Comments

From:

Sent: January 30, 2023 9:06 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Fwd: Planning Application for Rezoning of Island #193 Comments

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.

Good Morning Melanie,

I have added 2 paragraphs to my previous submission for the Planning Committee meeting tonight. I have rewritten the submission adding the 3rd and 4th paragraphs starting with.

"The guiding legislation....."

Would it be possible to use my amended submission or could you add them if you have already processed?

Thank you

Sherrill

From:

Sent: Friday, January 27, 2023, 9:17 PM

To: mducharme@westnipissing.ca <mducharme@westnipissing.ca>

Subject: Planning Application for Rezoning of Island #193 Comments

Dear Melanie,

Thank you for the opportunity to comment on the Proposal to Amend the Zoning on Island 193 in the Upper French River. I hope to attend the meeting virtually but wish to ensure my comments are heard.

Dear Council of the Municipality of West Nipissing

I am requesting that Council NOT APPROVE the amended zoning designation or the proposed subdivision of Island 193 at this time or in its present form.

I've been a cottage owner on the Upper French River for over 40 years. In 1986, it was officially recognized as Canada's first Heritage River. In 1989, the French River Provincial Park was established providing the opportunity for all Ontarians to experience the French River, the Voyageur Route to the west and to preserve the history and protect the environment for future generations. During discussions when the Park was formed, First Nations people were assured that no more land would be released for private ownership. Current property owners would be allowed to develop their existing properties recognizing the historical significance of the French River and the sensitive nature of the land, water and whole ecosystem.

The guiding legislation for Ontario parks, the Provincial Parks and Conservation Reserves Act 2006, c.12,s.5(2) provides permanent protection for representative ecosystems, biodiversity, and provincially significant elements of Ontario's natural and culture heritage.

I would argue that a subdivision development of a whole island in an area recognized as part of our natural and cultural heritage, would be in contravention of this Act and should not be approved.

I share the concerns expressed by the Upper French River Cottager's Association and thank them for their diligence.

The number and density of cottage lots proposed for Island #193 is certainly not in keeping with other islands on the Upper French River.

Was the intent of the survey to create environmentally sound cottage lots for development or to maximize profit?

Two dwellings allowed on each cottage lot of 0.7 Ha doesn't leave any room for wildlife habitat.

Was consideration given to providing a sheltered dock area for each cottage lot during the drawing up of the survey?

Dangerous wind, waves and weather are a part of cottaging on the French River and Lake Nipissing.

The proposed lots would be accessible and could possibly be used 8 months of the year. What services is the Municipality of West Nipissing prepared to provide in return for taxes? Fire protection, Garbage, a Dump, Police protection, emergency evacuation????

Most of these islands have little soil and very limited capacity to handle grey water/waste or accommodate septic systems. The transportation of large quantities of granular material by barge and moved across the island results in the destruction of native flowers and plants and trees. Even foot traffic is detrimental to tree roots.

I request that the Municipality give this proposal a "sober second thought". Impact Assessments requested by the Upper French River Cottagers Association would allow them to make knowledgeable decisions. A reduction in the number of lots and a portion of the island set aside for wildlife that have historically used Brown's Island might be a good start for 2400517 Ontario Ltd.

Thank You for your consideration,
Sherrill Richards

Sherrill Richards
1371 Hemlock Road
Municipality of Powassan
Trout Creek, On
P0H 2L0

Natasha Liard

Subject: RE: proposed development**From:** Pam Shyatt**Sent:** January 30, 2023 9:58 AM**To:** Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>**Subject:** proposed development

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.

To all who will be impacted by this proposal...

My name is Pamela Moore Shyatt. I am a US citizen, living in South Carolina.

Since 1965, my family has owned a cottage on Island #148 (Cleland Island).

However, our family roots go back much farther, when in the late 1920's, my grandfather, William Moore...a high school principal from Ohio...purchased our acreage along with the acreage that was subsequently owned by North Bay and Keystone Lodge businessman, Bill Kennedy. The Kennedy acreage is now owned by Wendy Kennedy Sadler.

I am 70 years old, and up until Covid, our "camp", which my father named "Diastole" (the moment when the beating heart is at rest), was a yearly, glorious refuge for our family. We now have 5th generation "cottagers", who are learning to love this island as much as those of us who have been blessed to experience it for decades.

Our cottage is non-hydro, utilizes a "gray-water" system designed and installed by my father, Douglas Moore, relies on propane for cooking, refrigeration, and hot water. We are careful in our garage disposal, and transport recyclables back to our homes in the states. The presence of loons...which we don't experience in the states and which could be negatively impacted by such development, is a rare but fragile treasure. We take our stewardship of the island very seriously!

I am letting you know this, because I want to emphasize how very special the French River is to our family, and how a decision to subdivide Brown Island could impact the health of the river now, as well as create the precedent allowing for future, similar, dense developments to be considered and approved.

Years ago, when the French River was declared a Provincial Park, we noticed an increase of boat traffic and people enjoying weekend time on the water. While we do not like having the very large (and noisy) "cigarette boats" passing by, we also know that the land and water are protected, due to the vast amount of land that was designated as "crown" land. Cottages are sprinkled throughout the river, and many of the cottages have been in the same families for many years. There is a unique heritage to the upper French River that cannot be dismissed.

For these, and so many other reasons, I (and my many family members) ask that this proposal be rejected. I would hope that the love and care we, as Americans, intend to continue giving back to the French River proves to be an even stronger motivation on the part of all the Canadians who consider this area, and its environment, a national treasure worth preserving.

Please keep me informed of the outcome of this meeting and any developments going forward. The Moore Family cherishes our northern "piece of heaven" and wants to see it's beauty maintained and enhanced for generations to come.

Thank you for your consideration...

Pamela Moore Shyatt

Natasha Liard

Subject: RE: Concerns regarding proposed development File #ZBLA2023/01

From:

Sent: January 30, 2023 8:09 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc:

Subject: Concerns regarding proposed development File #ZBLA2023/01

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.

Good morning Ms Ducharme,

My name is Catherine Tokarz. My husband, John, and I own a property on Cleland Island on the Upper French River.

We are opposed to the proposed development on Browns Island for a number of reasons which are outlined and summarized in the attached document prepared by the Upper French River Cottagers Association.

We believe strongly that the protection of the heritage and beauty of the area as well as the impact on water quality and biodiversity must be thoroughly examined and assessed prior to any decisions being made regarding the proposed development.

We are requesting that our views be taken into account by the Planning Advisory Committee for the West Nipissing Municipality in its consideration of this proposal and ask that you please keep us informed of any decision of the Committee and possible Ontario Land Tribunal Hearing in respect to the proposed zoning amendment.

With kind regards,

Catherine Tokarz

Natasha Liard

Subject: RE: Proposed development file#ZBLA2023/01

From:

Sent: January 27, 2023 5:03 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed development file#ZBLA2023/01

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.

Dear Melanie,

I am writing to indicate that I am opposed to the development of the above file on the Upper French River. I see no reason why this property should be rezoned to a proposed 10 lots with 20 structures which would be more fit for an semi-urban environment than a remote heritage river. It should be noted that this proposal is located in an area where there are no municipal services, no policing, no fire service, no cell service, no electricity, and no potable water. This property is surrounded by crown land and bordering the French River Provincial Park which is home to a vast number of significant species including bald eagles which have seen a significant resurgence in the past three years. It may be assumed that this development will have a negative impact on these park values through increased recreational use, noise, and pollution.

If West Nipissing is going to support subdivision and rezoning then they should be prepared to enforce mitigation of construction and increased use. The municipality must also supply all the necessary services to support the safety of new inhabitants including appropriate fire and policing services and telecommunications.

Concerned neighbour,

Daniel Waters

Natasha Liard

Subject: RE: Brown Island subdivision opposition

From:

Sent: January 29, 2023 3:45 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Brown Island subdivision opposition

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.

Dear Ms. Ducharme,

Please allow me to voice my strong opposition to the proposed 10-lot development on Browns Island. The density is worrying for me, and I protest on behalf of the park's endangered species, Blanding's Turtle and Asprey, and all other species that make their life in the area and downstream. I don't see how this development proposal is in keeping with the established values of the historically important French River Park.

For years I've watched the madness of the out-of-control development on Lake Rosseau, in Muskoka, which famously ignores building codes and environmental restrictions, not to mention the decibels of helicopters, water planes, and cigar boats booming across the lake and disturbing the shoreline with their wakes.

If there must be development on Browns Island, may I please advocate for an environmental assessment and for a smaller scale to the development. It seems unreasonable to develop 10 lots on one island. How could this proposed development possibly keep the island's natural landscape while considering First Nations, wildlife, and canoeists like myself, who has stopped by the island on many occasions and heard the call the the resident Asprey.

Thank you for your time in considering my protest. Is it possible for you to send me updates on this project?

Best Regards,

Barb Webb

Natasha Liard

Subject: RE: Note In Refute of Brown Island Project

From: martha mullane

Sent: January 30, 2023 11:13 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Note In Refute of Brown Island Project

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.

To Municipal Clerk & Other Interested Parties,

My name is Martha Mullane Loftus and I am a long-time visitor to the Upper French River. My family has had a (McCoy) cottage on Bragdon Island for more 100 years and my extended family have visited the Upper French for a lot longer than that. We are invested with our whole hearts to the area and are extremely dismayed to learn about the projected rezoning and plan for subdivision for Brown Island.

My concerns range from proposed density, scale, and character of the subdivision (which appears to be at odds to the West Nipissing Official Plan) to the concern for the change in cultural heritage, landscape, and spirit that this project would bring.

Most importantly, however, I am VERY concerned about the environmental impact on the area which is tantamount to the preservation of this natural habitat. The impact that this project will have on the fisheries, wildlife, local and downstream water quality will be irreversible. And then there is the sewage?!?! I have no doubt that you are fully aware of the magical environmental space that the French River is, in great part due to the natural habitat and the wildlife, fish and water which all are in great jeopardy with such a huge project. Progress is part of life, but to add such a HUGE development with life-altering impact on the environment feels unethical.

I plead for you to think about the environmental impact that this development will have and hope that you seriously consider the ways in which the French River will be altered horrifically with such a massive project. There undoubtedly are pressures that make one think that this project is feasible, but a project of this size will permanently change the environment that should be a priority in all of our minds given the ways that climate change is already working its ugly curse.

Thank you for your time and energy to thoughtfully consider this proposal.

Best,

Martha Mullane Loftus

Natasha Liard

Subject: RE: Proposed Development of Island 193

From: Wendy Kennedy Sadler

Sent: January 30, 2023 1:43 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Development of Island 193

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.

Ms Ducharme,

I'm writing to you to express my extreme concern that such a proposal for such dense development would be considered within the boundaries of the French River Provincial Park and the Canadian Historical River System. The campsites across from Island 193 would no longer be have any privacy/seclusion, and certainly not in keeping with the Parks mandate.

The Heritage Rivers System has been focusing on reconciliation with local Indigenous people and ensuring access and enjoyment of the natural environment that it strives to maintain in its historical state. I'm not sure that this proposal in anyway helps achieve this mandate. The very fact that this type of development will be visible and dramatically increase water traffic and human impact on the historical Primary Route of both Hudson Bay & the North West Trading Company is in contradiction to the Heritage River mandate .

Please reconsider this irreversible and irresponsible dense development and its numerous direct & indirect negative consequences on the land and water for eternity. Approval of this plan would not prove to be a positive legacy.

Please include me on any further notices and/or developments related to this project.

Kindest regards,

Wendy Kennedy Sadler

Natasha Liard

Subject: RE: Brown Island 193 Objection**From:** Karen Simpson**Sent:** January 30, 2023 12:48 PM**To:** Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>**Subject:** Brown Island 193 Objection

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.

Good afternoon Melanie,

I know I'm getting this email to you quite late but I hope it's not too late. As a long-time property owner on the Upper French River, I'd like to note my objection to the proposed subdivision of Brown Island 193. The density, scale and character is not in keeping with the Upper French River and its designation as a Canadian Heritage River System body of water.

As the first Heritage River to be designated, the historical significance of the French River is undeniable. The goals of the program for the decade ahead (advancing indigenous reconciliation on canadian heritage rivers, strengthening the canadian heritage rivers network, excellence in river management and conservation, and engaging canadians in celebrating and stewarding heritage rivers) must be considered hand in hand with development proposals.

I will also note that the Upper French River is home to some of the most well preserved Indigenous pictograph sites in the country (<https://albinger.files.wordpress.com/2019/08/kennedy-island-picto-article-nick-adams.pdf>).

Setting the precedent of heavily subdividing recreational waterfront properties on the Upper French River (and the severe environmental impact of that) threatens all of the Heritage River goals outlined above. The West Nipissing building and planning office provides alternative appropriate ways to build and expand property ownership in a way respectful of the Heritage River designation without heavily subdividing natural space.

Please see the attached PDF outlining a number of additional concerns I share with other property owners of the Upper French River. I ask that I be kept informed of the ongoing status of the file (#ZBLA2023/01).

Thank you kindly for your consideration,
Karen

October 26, 2022

Goodridge Goulet Planning & Surveying Ltd.
490 Main Street East, Unit
North Bay, ONTARIO P1B 1B5

Attention: Don Goulet

**RE: On-site Sewage System Review – Planning Act Proposal - Rene & Rachel Bertrand
Brown's Island, Lake Nipissing
Municipality of West Nipissing (formerly Bertram Township)
Our File No.: PPOS01-WN-22**

The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application for the review of a planning proposal to create a ten-lot subdivision, each lot approximately 1ha in size, on Lake Nipissing, on Brown's Island. See attached sketch. The following comments are based on Part 8 (Sewage Systems) of Ontario Regulation 332/12 (Building Code). The investigation undertaken by NBMCA, and any conclusions or recommendations made herein reflect NBMCA's judgment based on information provided on the application and a site inspection conducted on October 13, 2022.

When assessing a lot for the placement of a sewage system we must be aware of any constraints to development. We are aware of the following constraints:

- The floodplain of Lake Nipissing (197.25m.a.s.l.). It is our understanding that, as per the Official Plan, development is permitted in the floodplain provided that the minimum elevation of all building openings is above the 197.25m CGD elevation.
- Setbacks for structures (which includes sewage systems) as per the Municipality's zoning by-law 2014-45 are to be 18m from the highwater mark.

A site inspection was undertaken on the property on October 13, 2022. There were some areas of environmental constraint such as steep slopes (lot # 2 & 10) and floodplain areas (lot 2-3) which may impact access; however, it is anticipated that these issues can be avoided or overcome. Lot #1 consisted of a cottage, two bunkies and a boathouse. Sewage System Permit 04-BE-09 was issued for this development. There was adequate room to accommodate a replacement Class 4F sewage system should one be required in the future. Lots 2-10 were vacant. Each of these lots had suitable room to accommodate an initial and a replacement Class 4F sewage system based on 3-bedroom single-family dwelling with a floor area of less than 200m² and 20 fixture units. Sizing calculations are based on fully raised system with a percolation rate of 50.

Please be advised that prior to any development on the proposed lots a Sewage System Permit is required under Ontario Regulation 332/12 of the Ontario Building Code.

It is our understanding that you have not yet submitted a Planning Act application to the Municipality of West Nipissing, the approval authority. The information contained in this letter can be used in support of your application to them. Should there be any development constraints identified during the planning process, a re-evaluation of your property may be necessary.

continued on page 2.....

Page - 2 -

Should you have any questions regarding the above information, please do not hesitate to contact me at (705) 471-3010. Thank you for the opportunity to comment.

Yours truly,

A handwritten signature in red ink that reads "Kristopher Rivard". The signature is written in a cursive style with a large, stylized 'K' and 'R'.

Kristopher Rivard

Inspector: On-site Sewage Systems

Encl. (2)

METRIC
DISTANCES AND ELEVATIONS
SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048.

POINTNUMBER	NORTHING	EASTING
1	5118209.638	591154.192
2	5118202.714	591159.590
3	5118201.782	591168.689
4	5118205.565	591173.076
5	5118201.529	591179.223
6	5118193.324	591183.632
7	5118182.379	591181.767
8	5118179.993	591178.967
9	5118182.891	591176.175
10	5118175.709	591167.933
11	5118171.790	591162.299
12	5118167.345	591148.398
13	5118168.573	591143.689
14	5118164.857	591136.673
15	5118165.577	591130.065
16	5118160.872	591131.091
17	5118157.597	591123.331
18	5118160.567	591113.301
19	5118158.577	591111.751
20	5118159.084	591106.794
21	5118160.267	591106.243
22	5118163.373	591102.482
23	5118171.616	591102.670
24	5118171.516	591094.552
25	5118169.345	591083.975
26	5118168.853	591069.185
27	5118173.479	591065.636
28	5118178.222	591069.350
29	5118182.734	591067.251
30	5118181.252	591063.404
31	5118184.853	591060.415
32	5118186.503	591063.248
33	5118188.067	591064.755
34	5118189.349	591062.731
35	5118195.478	591065.486
36	5118200.304	591072.286
37	5118196.638	591078.148
38	5118201.269	591085.644
39	5118204.076	591091.103
40	5118207.295	591097.593
41	5118208.168	591098.160
42	5118216.036	591092.098
43	5118217.075	591090.398
44	5118218.687	591090.813
45	5118221.432	591094.659
46	5118204.666	591093.952
47	5118226.394	591090.803
48	5118227.755	591090.660
49	5118231.544	591095.283
50	5118238.822	591090.827
51	5118243.373	591095.289
52	5118244.981	591079.415
53	5118241.793	591074.616
54	5118237.794	591070.508
55	5118241.110	591066.322
56	5118238.573	591062.432
57	5118233.888	591057.914
58	5118229.419	591058.755
59	5118225.785	591052.107
60	5118234.767	591042.456
61	5118237.478	591037.464
62	5118235.330	591035.812
63	5118229.238	591037.526
64	5118224.210	591027.187
65	5118217.128	591015.828
66	5118217.726	591013.747
67	5118223.705	591012.836
68	5118226.161	591007.073
69	5118225.841	590996.461
70	5118229.137	590998.620
71	5118235.907	591011.796
72	5118242.391	591012.242
73	5118251.706	591017.417
74	5118260.836	591021.178
75	5118264.861	591017.263
76	5118267.051	591010.526
77	5118256.345	591002.943
78	5118247.180	590997.705
79	5118245.790	590990.294
80	5118234.099	590984.074
81	5118228.970	590977.292
82	5118228.578	590973.338
83	5118220.093	590962.406
84	5118214.397	590955.721
85	5118209.228	590952.733
86	5118210.154	590948.813
87	5118206.424	590944.315
88	5118203.374	590944.311
89	5118213.575	590929.693
90	5118190.277	590922.482
91	5118188.673	590913.302
92	5118185.897	590897.413
93	5118179.439	590879.794
94	5118176.452	590861.290
95	5118168.232	590833.313
96	5118166.005	590824.943
97	5118164.107	590820.395
98	5118166.655	590809.468
99	5118161.525	590798.699
100	5118161.197	590789.698
101	5118167.787	590784.930
102	5118166.837	590764.086
103	5118165.500	590749.109
104	5118166.987	590741.681
105	5118175.555	590728.501
106	5118176.475	590732.681
107	5118177.348	590738.516
108	5118182.871	590737.542
109	5118180.994	590731.524

POINTNUMBER	NORTHING	EASTING
110	5118183.460	590725.226
111	5118186.895	590732.612
112	5118194.287	590728.227
113	5118196.401	590720.078
114	5118195.584	590707.994
115	5118196.352	590694.623
116	5118195.412	590676.837
117	5118191.401	590652.083
118	5118194.873	590643.176
119	5118200.611	590639.120
120	5118197.282	590634.168
121	5118193.148	590631.729
122	5118199.283	590615.355
123	5118203.032	590611.202
124	5118211.690	590607.820
125	5118207.226	590596.889
126	5118208.083	590595.340
127	5118210.965	590596.733
128	5118211.884	590598.390
129	5118216.507	590602.809
130	5118221.533	590600.641
131	5118237.715	590616.315
132	5118234.665	590623.347
133	5118245.836	590633.902
134	5118254.868	590630.668
135	5118261.900	590629.934
136	5118270.425	590640.263
137	5118272.130	590647.010
138	5118265.765	590653.381
139	5118276.867	590662.478
140	5118290.381	590678.248
141	5118302.402	590681.038
142	5118316.840	590695.050
143	5118328.286	590706.158
144	5118357.968	590726.676
145	5118365.389	590733.622
146	5118387.931	590755.599
147	5118401.108	590773.732
148	5118437.671	590817.164
149	5118443.232	590824.745
150	5118448.921	590843.400
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152	5118459.529	590880.016
153	5118456.463	590890.288
154	5118459.680	590895.301
155	5118460.628	590900.829
156	5118466.769	590913.473
157	5118433.308	590935.414
158	5118410.850	590947.186
159	5118399.947	590947.723
160	5118387.665	590938.664
161	5118376.456	590937.590
162	5118362.762	590932.015
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164	5118354.280	590939.979
165	5118347.812	590948.765
166	5118339.975	590943.645
167	5118334.649	590950.559
168	5118339.806	590965.900
169	5118355.268	590969.300
170	5118370.749	590974.915
171	5118385.915	591005.718
172	5118393.960	591009.998
173	5118396.964	591013.341
174	5118402.887	591029.377
175	5118395.165	591037.447
176	5118364.988	591064.203
177	5118352.814	591066.807
178	5118341.240	591064.752
179	5118335.107	591056.463
180	5118333.687	591047.041
181	5118323.828	591044.706
182	5118315.370	591040.816
183	5118307.968	591029.225
184	5118295.841	591030.398
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186	5118295.443	591054.113
187	5118296.181	591058.119
188	5118286.736	591067.132
189	5118296.015	591073.801
190	5118301.787	591089.434
191	5118312.650	591073.646
192	5118329.158	591087.708
193	5118343.780	591103.759
194	5118343.000	591112.589
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203	5118270.154	591117.292
204	5118264.965	591119.583
205	5118259.188	591116.598
206	5118253.739	591119.772
207	5118257.782	591127.511
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210	5118247.368	591144.483
211	5118238.910	591152.867
212	5118230.866	591158.752
213	5118228.812	591158.590
214	5118225.673	591151.978
215	5118217.052	591154.351
216	5118212.978	591153.219

**ADDITIONAL INFORMATION REQUIRED
UNDER THE PLANNING ACT.**

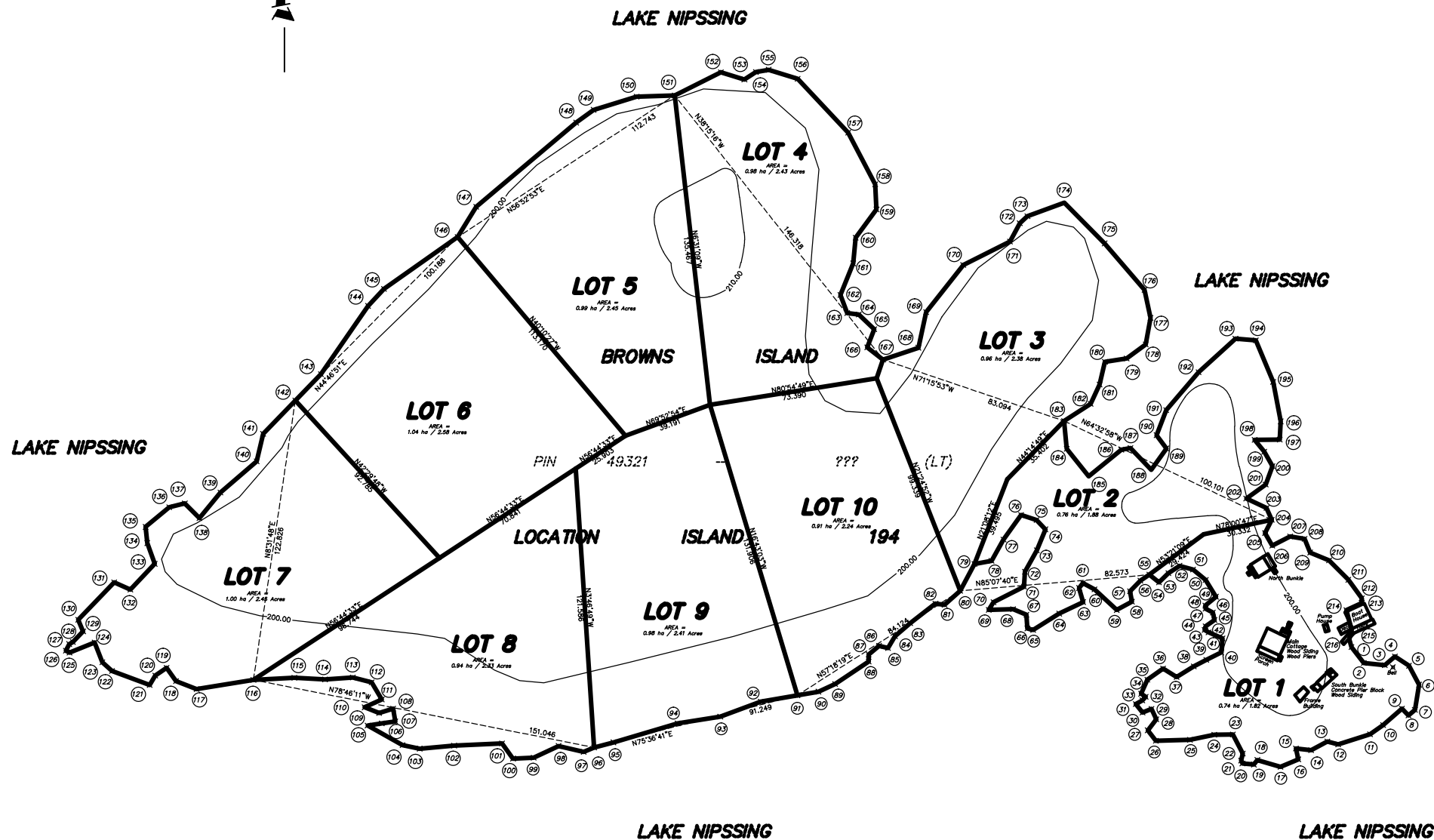
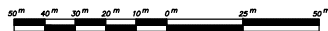
- (a) SEE PLAN
(b) SEE PLAN
(c) SEE PLAN
(d) SEE PLAN (LAND USE ANALYSIS)
(e) NORTH - RURAL RESIDENTIAL
SOUTH - RURAL RESIDENTIAL
EAST - RURAL RESIDENTIAL / SURGEON RIVER
WEST - RURAL RESIDENTIAL
(f) SEE PLAN
(g) SEE PLAN
(h) TREATED SURFACE WATER OR INDIVIDUAL DRILLED WELLS
(i) SANDY LOAM
(j) YEAR ROUND ROAD MAINTENANCE, HYDRO, BELL & GARBAGE
(k) NIL

LAND USE ANALYSIS

LOTS 1 TO 8 - RURAL ESTATE LOT RESIDENTIAL - 2.32 ha

TOTAL AREA OF SUBDIVISION = 2.32 ha

DRAFT PLAN OF SUBDIVISION OF
ALL OF BROWNS ISLAND
LOCATION ISLAND 194
GEOGRAPHIC TOWNSHIP OF BERTRAM
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING
PAUL GOODRIDGE, O.L.S.
2012
SCALE: 1 : 1,000



BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTH LIMIT OF PLAN 36R-8241 SHOWN HAVING A BEARING OF N89°43'20"E.

ELEVATIONS

ELEVATIONS ARE OF GEODETIC ORIGIN, DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK.

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED 2022 THIS DRAFT PLAN IS APPROVED BY DISTRICT OF NIPISSING UNDER SECTION 51 OF THE PLANNING ACT. THIS _____ DAY OF _____, 2022.

M. DUCHARME
PROFESSIONAL LAND USE PLANNER
MUNICIPALITY OF WEST NIPISSING

LAND USE ANALYSIS

LOTS 1 TO 10 - SHORELINE RESIDENTIAL LOTS -

LEGEND

1663 GOODRIDGE AND GOULET PLANNING AND SURVEYING LTD.
OU ORIGIN UNKNOWN
NEF NO EVIDENCE FOUND
P PLAN X
P1 PLAN X
WT WITNESS
M MEASURED
PRODN SET ON PRODUCTION OF LINE

METRIC
DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974281

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM RTK GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST LONGITUDE OF THE UTM SYSTEM, NAD83 (CSRS) (2021.0) ZONE 17 NORTH.

A COUNTER-CLOCKWISE ROTATION HAS BEEN APPLIED TO CONVERT ASTRONOMIC BEARINGS ON UNDERLYING PLANS TO UTM GRID BEARINGS AND HAS BEEN CALCULATED IN ACCORDANCE WITH THE FOLLOWING FORMULA:
ROTATION = (X x DISTANCE FROM CENTRAL MERIDIAN (km) x (tan LATITUDE) / 3,600
= X

INTEGRATION DETAILS

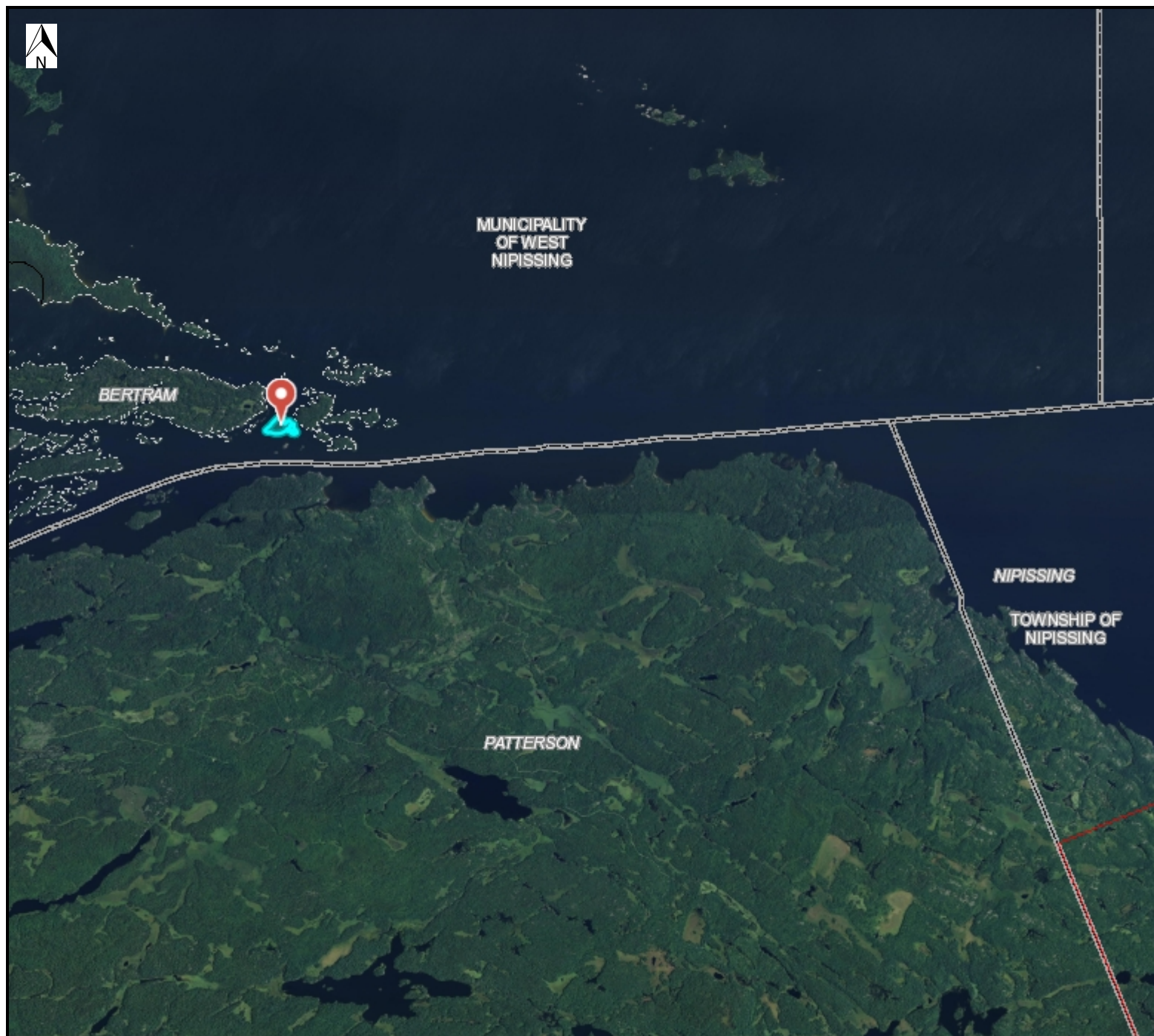
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM PRECISE POINT POSITIONING SERVICE (PPP'S) UTM ZONE 17 NORTH, NAD 83 (CSRS) (2021.0) CO-ORDINATES TO RURAL ACCURACY AS PER SECTION 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
O.R.P. "A"	X	X
O.R.P. "B"	X	X








CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SECTION 51 (170 OF THE ONTARIO PLANNING ACT

(A) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AND ONTARIO LAND SURVEYOR, ARE AS SHOWN ON PLAN.
(B) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS ARE AS SHOWN ON PLAN.
(C) A KEY PLAN OF A SCALE NOT LESS THAN 1 CM TO 100 METRES IS ON PLAN.
(D) THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED IS SHORELINE RESIDENTIAL.
(E) THE EXISTING USES OF ALL ADJOINING LANDS NORTH - WATER (LAKE NIPISSING)
EAST - WATER (LAKE NIPISSING)
SOUTH - WATER (LAKE NIPISSING)
WEST - WATER (LAKE NIPISSING)
(F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN.
(G) NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS, WOODED AREAS WITHIN OR ADJACENT TO THE LAND AND PROPOSED TO BE SUBDIVIDED ARE SHOWN ON



LEGEND

-  NBMCA
-  Subwatershed (IWMS)
- Road
 -  Road
 -  Highway
-  CONFIDENTIAL DO NOT PRINT - MF 2009
-  Municipal Boundary
-  Geographic Township

NOTES

