

**Corporation of the Municipality of Temagami
Planning Advisory Committee (PAC) Meeting
Municipal Office Boardroom
February 22, 2018 at 10:00a.m.
MINUTES**

An audio recording of this meeting has been made and is available through the Municipal Website.
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Committee Members Present: (Chair) Debby Burrows, Claire Rannie (By Phone), Barret Leudke, John Kenrick, Jim Hasler (By Phone), Cathy Dwyer (Arrived at 10:12 a.m) & Lorie Hunter

Staff: Tammy Lepage

Absent: Barry Graham (With Notice)

Members of the Public: 3

Call to Order and Roll Call: 10:00 a.m.

The Chair read the audio recording declaration of this meeting.

Adoption of Agenda

18-11

MOVED BY: J. Kenrick

SECONDED BY: B. Leudke

BE IT RESOLVED THAT the revised agenda for the February 22, 2018 meeting of the Planning Advisory Committee be adopted as presented.

CARRIED

Disclosure of Pecuniary Interest and Conflict of Interest

None.

Minutes of Previous Meeting

18-12

MOVED BY: J. Kenrick

SECONDED BY: B. Leudke

BE IT RESOLVED THAT the Minutes of the Planning Advisory Committee meeting held on January 23, 2018 be adopted as presented.

CARRIED

Business Arising from the Minutes

None.

Unfinished Business

Draft Official Plan Terms of Reference Version 3

The committee discussed the following changes to the Terms of Reference:

- Under s. 1.2 “Geographic/Regional Location” should read as: “The geographic township is comprised of all land within the geographic townships etc.” and add: “the east half of Clement and Scholes”.
- Under s. 1.3 should read as: “It is an urban and rural area primarily located on Lake Trout Lakes etc.”

- Under s.1.4.1 should read as:” permits through the Wildland Fire Risk Reduction through the MNRW Wildland Fire Risk Assessment Mitigation.”
- Under s.1.4.2 to include Geothermal policies
- Under s.2.2.2. should read: “In addition to rationalize potential direction for growth, setting intensification, redevelopment, density targets, identify opportunities for efficient use of land, and efficiency of the infill council requires a detailed review exercise be completed as part of this Official Plan program. This exercise will be applying, at a minimum, the criteria outlined in the Provincial Policy Statement, 2014 along with other local considerations. This exercise will have some reflection and be consistent with demand of the local economic.”
- Under s.2.3.3 Correct the Typo “Capitol” should read as “Capital” and add an “s” to “Economic Development plans”
- Under s.3.1 Duties of the Planning Committee add: “ make recommendations to Council”
- Under s.3.3 a) change the wording “and/or” to “and” and also correct the s.3.3 f) Statutory Meeting only in the town of Temagami

Due to technical difficulties the audio recording for the beginning of this meeting was not recorded and the recorder was replaced.

- Under s. 3.4 1st Paragraph should read: “Council requires, as part of the Official Plan program that the Planner work with the Planning Advisory Committee (PAC) acting as the “Steering Committee”.
- Under s. 3.6 should read: “Through the Municipality the Planner is encouraged to contact the Temagami First Nation to participate in the project through i.e. the External Relations Committee or by any other mechanism.”
- Under s.5.1 wording change from “its” to his/her and should read as: “The Planner, at his/her expense etc.”

The Committee discussed that the Draft T& R be sent to the MMA for review.

The Committee discussed the zoning by-law constraints and that the zoning by-law is to be amended concurrently with the Official Plan.

Discussion on ways to achieve a better collaboration with the Temagami First Nation (TFN). The Committee was not unanimous in coming to a decision of how the TFN should be represented during the OP review process. The Committee discussed that the Planner will be involved all throughout the collaboration efforts. Staff is to confirm if any correspondence has been sent to the Temagami First Nations regarding PAC’s recommendation to Council and who would be selected to sit on the External Relations Committee.

The Committee did not have consensus regarding changing the PAC composition and the process of accomplishing this change. Further discussion the amalgamation document that set the precedent for PAC composition and was emulated in the Official Plan.

Discussion took place regarding the TFN and finding out the land code/claims.

Staff is to provide an update at the next meeting regarding if any correspondence was sent to the TFN.

Discussion on the PAC Composition

The Committee discussed the importance of having new members. The Committee heard public comments regarding the background information on the motion presented to Council that was defeated by recorded vote. Further discussion regarding not offsetting the balance of the 50% representation from Lake Temagami. The Committee did not have consensus at this time. Staff will prepare a draft motion outlining the relevant section of the Official Plan,

ensuring within the body of the motion that the composition reflects a fundamental agreement at amalgamation and that Council consider an amendment to the by-law. Staff will provide the draft motion at the next PAC meeting.

The Committee also discussed that meetings are open to the public and anyone can make written/verbal comment submissions or attend any/all meetings.

Review of the Official Plan (OP)

The Chair informed the Committee that her conversation with Ms. W. Kauffman of Ministry of Municipal Affairs (MMA), the Municipalities OP is the most complex OP. The Committee did not have consensus regarding the policy duplicates in each neighbourhood be removed, and only keep the exceptions in each.

The Committee heard public comments regarding the history of the creation of the policies.

The Committee further heard public comments regarding the PAC composition.

Staff is to review with the MMA on how this can be accomplished.

B. Leudke excused himself at 11:25 returned at 11:27

D. Burrows excused herself at 11:26 and returned at 11:28

The Committee paused for Lunch at 12:23p.m.

The committee discussed the following revisions to the Official Plan:

- Section A is the rationale for the OP, and has multiple values. Section A is the guiding principle and vision of the OP.
- Section A.1.7 Forest Management Plan for Temagami Management Unit needs to be updated.
- Section regarding “Tenets of Temagami” and if this section still has merit. The Committee discussed that correspondence be sent to make the community aware that the process for review the Official Plan has commenced.
- The Committee discussed that the Map of the neighbourhoods be provided at each meeting for visual reference.

The meeting reconvened 1:02 p.m.

- Part B Section 2.2 update the population and number of households.
- Section 1.1 Purpose “have regard for aboriginal and treaty rights” Discussion took place regarding the quote above and to ensure the text reflects the correct legal terminology.
 - Bullet point one change to “establish and foster the vision for the future Temagami.”
 - Bullet point two change to “promote an orderly pattern of development”
 - Bullet point five should read “Maintain the balance of social economic and environmental interest and list the current items and include age and recreational resources.
 - “Protection from the impacts of development on adjacent properties” to be a separate bullet point.
- Section 1.2 Goals and Objectives bullet point one should read as: “to create the necessary communication infrastructure to support a diverse economy.”
- Bullet point two should read as: “to ensure that development operates within the limits of the sustainability and remove “the local definition of”.
- Remove the paragraph at the beginning on page 2-2 “Future monitoring of this Plan...”
- Section 2.2, 2.2.1 & 2.2.2, needs updating with the correct statistics from Statistics Canada and MPAC.

- Page 2-5 under “Rural “Garden suites & apartments in houses are permitted in the rural areas.” Staff read out the definition of Garden suites.
- Page 2-6 third paragraph polices are good and that it’s the zoning by-law that is restrictive.
- Add the definition for manufacturing, commercial, garden suites, sleep cabin, boathouses & second units.
- Review the economic development plans to ensure accuracy on pages 2-6 to 2-7.

The Committee discussed reading up to the first neighbourhood for discussion at the next meeting.

Discussion took place regarding second unit policies and that within the current OP some of these policies are already mentioned.

Update on Official Plan Housekeeping Amendment re: Second Units

The Chair read out the Memorandum received from staff regarding the second units and that the second unit policies were not part of the last OP review.

Discussion took place regarding the merits of an Open House before the Statutory Public Meeting, as Open Houses allow for the public to be able to have a dialogue regarding policies and have an opportunity to ask questions regarding those policies. Further discussion took place that during a statutory public meeting dialogue with the public doesn’t take place. The Committee did not have consensus regarding Open Houses and will await for the Planning Consultant’s report prior to making their recommendation to Council.

Staff will provide the Planning Consultants once this report is received and staff is to add it to the Agenda for discussion at the next meeting.

Further discussion took place to gain clarification from the Ministry of Municipal Affairs (MMA) and staff will draft a letter requesting clarification regarding this policy. Discussion took place to gain further clarification on the procedures for second units as some Official Plans and zoning by-law prohibits structures from becoming second units within shoreline areas. The Committee reviewed the email provided by Christopher Brown from MMA dated September 29, 2017 and is satisfied that a letter is not to be drafted.

Discussion took place that second unit policies should not be delayed as mandated by the legislation to be added to the Official Plan.

The Committee heard public comments regarding this matter.

Update on hiring a planner

Staff informed the Committee that no further updates can be given at this time and that staff will gain clarification from the Clerk and provide an update at the next meeting.

Staff excused herself at 12:15 and returned 12:16.

Items for Information

18-13

MOVED BY: B. Leudke

SECONDED BY: J. Kenrick

BE IT RESOLVED THAT the information item be noted, filed, and recorded in the minutes of this meeting.

Items for information were:

- Correspondence from the Christopher Brown, Ministry of Municipal Affairs dated February 9, 2018 regarding proper terminology for a 10 year review vs. 5 year.
- Minor Variance Application Spreadsheet

CARRIED

Items for next agenda

- Planning Consultants report on second units
- Update on hiring a planner
- Review the OP document
- Review changes on the Terms of Reference
- Review second units

Set Meeting Date

18-14

MOVED BY: B. Leudke

SECONDED BY: L. Hunter

BE IT RESOLVED THAT the next Planning Advisory Committee Meeting be scheduled for March 13@ 10:00 am.

CARRIED

Meeting Adjournment

18-15

MOVED BY: B. Leudke

SECONDED BY: L. Hunter

BE IT RESOLVED THAT the February 22, 2018 meeting be adjourned at 2:01p.m.

CARRIED