

**Corporation of the Municipality of Temagami  
Planning Advisory Committee (PAC) Meeting  
Municipal Office Boardroom  
November 22, 2017 at 1:00p.m.  
MINUTES**

An audio recording of this meeting has been made and is available through the Municipal Website.

**Committee Members Present:** (Acting Chair) John Kenrick, Claire Rannie (By Phone), Barret Leudke, Jim Hasler (By Phone) and Barry Graham

**Staff:** Tammy Lepage

**Absent:** Cathy Dwyer (With Notice), Debby Burrow (with Notice)

**Members of the Public: 2**

**Call to Order: 1:00 p.m.**

The support staff called the meeting to order and the consensus of the Committee is to appoint John Kenrick as Acting Chair for this meeting.

**Adoption of Agenda**

17-32

MOVED BY: B. Graham

SECONDED BY: B. Leudke

BE IT RESOLVED THAT the revised agenda for the November 22, 2017 meeting of the Planning Advisory Committee be adopted as presented.

CARRIED

Revision is to add item 6.4 Discussion on retaining services from a Planner and/or Consultant.

**Audio Recordings**

The Committee discussed audio recordings of committee meetings and passed the following motion:

17-33

MOVED BY: B. Graham

SECONDED BY: B. Leudke

BE IT RESOLVED THAT this meeting of the Planning Advisory Committee meeting be audio recorded and that members of the public and presenters be notified that the meeting is being recorded and that for the purpose of this meeting they may request to have their comments not be recorded;

AND FURTHER THAT the Committee hereby requests Council to add committee meetings to its Audio Recording Policy for recording meetings, making the recordings available to the public through the Municipal website, and retention of the recording

CARRIED

**Minutes of Previous Meeting**

17-34

MOVED BY: C. Rannie

SECONDED BY: B. Leudke

BE IT RESOLVED THAT the Minutes of the Planning Advisory Committee meeting held on October 30, 2017 be adopted as revised.

CARRIED

Revision is to remove the duplicate word “reduced” and add a “d” to the word “increase” on page 2 first paragraph. Revision is to also add L. Hunter as being present in the header “Committee Members Present”.

## **Disclosure of Pecuniary Interest and Conflict of Interest**

None.

## **Business Arising from the Minutes**

Staff informed the Committee regarding all items that were requested in the last set of Minutes, have been provided within the package for this meeting.

Further discussion took place regarding the planning inspection budget and the consensus of the Committee is to reduce that budget to \$5,000.

## **Unfinished Business**

### **Planning Act Tariff of Fees Schedule A to By-law No. 06-684**

Discussion took place regarding comparing our fees to other rural communities similar to ours. The consensus of the committee is not to increase the Planning Tariff of Fees Schedule.

### **Discussion on Mining Location B**

Discussion took place regarding the above and the merits of the non-development on mainland. The Committee did not have consensus as to the duty to consult with the property owners, and whether or not property owners have a legal right to develop on their property.

M. Cummings, Chief Building Official gave a bit of history on the consultation process during the Zoning By-law implementation and informed the Committee that according to the mailing list print out from 2006 all landowners were sent the draft Zoning By-law. He confirmed by reviewing the mailing list that staff provided to the Committee that the current owner, at the time, Ms. B. Boysen Bruce did receive a copy of the publication. He further explained that the publication of the draft Zoning By-law was mailed out December 21, 2006 prior to adoption and it resembled a newspaper article similar to the Temagami Times. He explained further that the Municipality only received 8 returns and Ms. Boysen Bruce publication was not listed as returned. He further informed the Committee that he was certain that the mainland development originated from the Ministry of Natural Resources and Forestry Land Use Plan.

Mr. Kenrick gave a brief history on mainland development, and the Crown's policies. Further discussion took place regarding mainland development and staff will bring the information below back to the Committee at a later date.

After carefully discussing the issue the majority of members would like to recommend to Council to seek a legal opinion on the following items:

1. Does the status of the buildings have any bearings on the permitted uses on the site?
2. Seek an opinion from a professional planner regarding the above property.

### **Clarification from Jamie Robinson regarding OP Amendment or ZBL Amendment**

The Committee received this item for information.

### **Clarification from the Clerk regarding External Relations Committee structure as per the MOU**

The Committee received this item for information. The consensus of the Committee is to recommend to Council to adopt this consultation process for the 2017-2018 OP review and to request, through the MOU Committee that TFN & TAA establish an External Relations Committee. The External Relations Committee will review the Draft OP and provide comments/concerns.

### **Discussion on retaining a Planner vs. Consultant for the OP review**

Staff informed the Committee that hiring a Consultant in a firm who specializes in OP can be quite costly vs. hiring a Planner on contract. Staff further informed the Committee that a Planner retained on

contract can also accomplish alternate policies that need to be in place such as the Community Improvement Plan and Archaeological policies. The Committee heard public comments regarding background information for hiring a Planner on contract vs. a Consulting firm.

Further discussion took place as to the challenges the Municipality faced when looking at hiring a Planner vs. a Planning Assistant. Staff informed the Committee, that instead of hiring a planner/consultant for the Official Plan Review, hiring a consultant for drafting and implementing a Community Improvement Plan, and have a planning consultant on retainer during that time to deal with planning related matters, it would be cost effective to have one individual on short term contract, that can do the tasks required. Further discussion took place to see if a planner can be retained on short term contract and that heavy emphasis be placed on their past experience on the development/review of complex official plans. The consensus of the Committee is to recommend to Council consider hiring a planner on contract and passed the following motion:

17-35

MOVED BY: J. Hasler

SECONDED BY: B. Leudke

WHEREAS the Municipality would be hiring a consultant for the Official Plan review and a consultant for the Community Improvement Plan and uses a consulting firm for other planning related matters;

AND WHEREAS it may be beneficial to hire a Full-Time Planner on contract for 18months to 2 years to accomplish these projects and mentor the Planning Assistant on regular planning matters;

AND WHEREAS the qualification should emphasise their past experience regarding official plan development/review and zoning by-law development/review;

NOW THEREFORE BE IT RESOLVED THAT the Planning Advisory Committee recommends to Council to consider hiring a planner on contract.

CARRIED

### **Items for next agenda**

- OP review
- Terms of Reference

### **Set Meeting Date**

The consensus of the Planning Advisory Committee is that the next meeting be scheduled for after the Christmas holidays.

### **Meeting Adjournment**

17-36

MOVED BY: B. Leudke

SECONDED BY: B. Graham

BE IT RESOLVED THAT the November 22, 2017 meeting be adjourned at 2:24 p.m.