

**Corporation of the Municipality of Temagami
Planning Advisory Committee (PAC) Meeting
Municipal Office Boardroom
May 15, 2018 at 10:00a.m.
Draft Minutes**

An audio recording of this meeting was not correctly done and will not be available through the Municipal Website.

The minutes of this Committee represent ideas or advice to Council. They do not represent decisions of Council and may require further study.

Committee Members Present: (Acting Chair) John Kenrick, Claire Rannie (By Phone), Cathy Dwyer, Jim Hasler (By Phone). Barry Graham joined meeting at 11:45.

Staff: Debbie Morrow

Absent: Barret Leudke & Tammy Lepage (With Notice)

Members of the Public: (1) B. Lowery

Call to Order & Roll Call: 10:05 a.m.

Staff called the meeting to order and read the audio recording declaration of this meeting.

Appointment of Chair for this meeting

18-39

MOVED BY: C. Dwyer

SECONDED BY: C. Rannie (By Phone)

BE IT RESOLVED THAT the Committee appointed John Kenrick as Chair for this meeting.

CARRIED

Adoption of Agenda

Amendment to Agenda: Amendment to the May 15, 2018 Agenda: inclusion of Fire Smart literature throughout Plan review. (John Kenrick delivered the Fire Smart Literature.)

18-40

MOVED BY: C. Dwyer

SECONDED BY: J. Hasler (By Phone)

BE IT RESOLVED THAT the agenda for the May 15, 2018 meeting of the Planning Advisory Committee be adopted with the addition of referencing of Fire Smart Literature in the Plan review.

CARRIED

Disclosure of Pecuniary Interest and Conflict of Interest

None.

Minutes of Previous Meeting

The Committee discussed the following amendments to the Minutes presented for April 23, 2018:

- To include names of the members of the public in attendance.

- Page 3 - 4th bullet point should read: “The Planner to review the areas that is suitable for MNR & Busby Properties.
 - 6th bullet point correction replace the word “high” with “highway”.
- Page 4 – 2nd bullet point sentence should read: “the planner to clarify the rationale for the distinction between various commercial uses within the OP and expend on the permitted use.”
 - 8th bullet point sentence should read: “the planner to consider the concept of the Mine Landing Access Point to become a separate land use zone.

18–41

MOVED BY:

SECONDED BY:

BE IT RESOLVED THAT the Minutes of the Planning Advisory Committee meeting held on April 23, 2018 be adopted with the amendments listed above.

CARRIED

Business Arising from the Minutes

None.

Unfinished Business

Review of the Official Plan

The purpose of the ongoing Official Plan review is to highlight areas for consideration for the planner and the public.

Page 6-1 Section 6.1 Introduction

- The Planner is to remove the first 2 paragraphs.
- The Planner to add in the last paragraph: last sentence: “Marten River is a dispersed community of both seasonal and permanent residential properties and significant tourist and commercial highway uses. The development pattern is dispersed low density and mainly interconnected by Hwy 11 and Hwy 64 and non- municipally maintained roads.”
- Section 6.2 “Principles & Goals” the Planner to add definition of Low Capacity and a list of Townships that it includes.
- Section 6.21 –“Land Use” the Planner to include in the first sentence after “Neighbourhood and rural”: “and continue to be characterized by dispersed low density seasonal and permanent development linked by existing roads, trails and waterways.”

Page 6-2 Section 6.2.2-“Economic”

- The Planner to add to the last sentence to “encourage Tourist Commercial development.”
- Section 6.2.3-“Environmental” the Planner to add at end of first paragraph: “The community supports the retention of older timber roads as recreational trails.”
- The Planner to add an additional bullet point: “Low intensity development while respecting the following four capacities: carry capacity of water, shoreline capacity, fisheries capacity and boat limit capacity.” This statement be added to each neighbourhood in the environmental section.
- Section 6.2.4-“Social” the Planner to add to the last sentence: “It is recognized that this community has been well established and organized before joining the Municipality.”

- Section 6.3.1-“Crown Land” the Planner to consult with the MNRF to update their policies. The Planner to ensure that Crown Land policies are clearly referenced and should be referenced in the “General” part of the Plan”.
- The Planner to include “Fire Smart Reference” in each neighbourhood where applicable.

Page 6-4 Section 6.3.2- Permitted Uses

- The Planner to review “Sleep Cabin” policies throughout the neighbourhoods.
- Section 6.3.3-“Rural Residential and Remote Residential” the Planner to list Rural Development in Special Management areas (2 areas): southwest corner of Milne Twp. and Backend of White Bear Forest.
- The Planner to include in the Glossary definitions of Special Management Areas and Integrated Management Areas.
- The Planner is to add in the 1st paragraph 2nd last sentence after in order: “to preserve low density aesthetics” instead of “conserve wilderness and semi-wilderness values.

Page 6-5 Section 6.3.3.1 Rural Residential

- The Planner is to remove the last sentence beginning with Plan of subdivision in the first paragraph 2nd sentence.
- The Planner to change the Last bullet point to read: “Utilisation of existing vegetation and topography to minimise erosion control.”
- The Planner to include a bullet point for “Fire Smart” information.

Page 6-6 Section 6.3.3.2- Remote Residential

- The Planner to add another bullet point referencing the Capacity Measures to be respected: carrying capacity of water, shoreline capacity, fisheries capacity and boat limit capacity.

A member of the public spoke to a matter concerning Dock Suitable Location Studies.

- Page 6-7 the 7th bullet point the Planner to change the sentence to read: “Demonstrated suitable location of dock with consideration of neighbours and approval of local authorities.”

Page 6-8 Section 6.3.4- Sleep Cabins

- The Planner to consider each neighbourhoods concerns during the public meeting, with respect to sleep cabins policies.

Page 6-9 Section 6.3.6 New Development

- The Planner to remove the 2nd paragraph and place in the general section for MNRF policies.
- Section 6.3.7.1 the Planner to include the number of Lots permitted from Patented or Crown Land.
- The Planner to review cumulative in some sections and not in others.
- The Planner to make reference of “Density” as to lots sizes and quantity.

Page 6-10 Sections 6.3.8 Home Occupations and 6.3.9 Home Industry

- The Planner to review Home Occupation & Home Industry policies.

Page 6-11 Section 6.3.10- Shoreline Structures

- The Planner to make note during public meeting regarding shoreline development (i.e. boathouses) per neighbourhood.
- Section 6.3.11- “Prohibited Uses” Discussion about two places in Marten River area that have mobile homes are Land O Lakes and Red Cedar Camp. The Planner to add this in s.6.3.11 after Marten River Neighbourhood.
- Consideration should be used versus Regulating Mobile Home Trailer Park.

- Planner to review S. 8 Special Provisions in the Zoning By-Law.

Page 6-12 Section 6.3.13- Telecommunications and Utility Infrastructure

- Paragraph should read: “Telecommunications and utility infrastructure is encouraged throughout the Marten River Neighbourhood. Where possible the Municipality will request that telecommunication towers be unobtrusive as possible.”
- Section 6.3.14- “Parks/Conservation Reserves” the Planner to change the last sentence should read: “Marten River Provincial Park; however, will continue to work with the municipality to identify and address and concerns.”

Page 6-13 Section 6.3.16- Bed and Breakfast Establishments

- The Planner to review Bed and Breakfast restrictions throughout the OP.

Page 6-14 Section 6.3.19-Transit of Industrial/Building Supplies

- The Planner to add at the end of 2nd paragraph the following: “A contractor’s yard cannot impede public access.”
- The Planner to add to the last sentence after access points: “as a reference to adhere to.”
- Section 6.14 Land Use Designations
- The Planner to add the definition of Integrated Management Area and Special Management Area.
- Section 6.4.1-Integrated Management Area
- The Planner to add the areas that it applies to with a brief description and listing by name of these areas to be included.

Page 6-15 Section 6.4.2- Special Management Area

- The Planner to add areas referred to by name and exclude Sisk Township.

Page 6-16 Section 6.4.3-Protected Area

- The Planner to add: Marten River Provincial Park as the only area.

Page 6-17 Section 6.4.5 – Industrial

- The Planner to add definition of Light Industrial and Heavy Industrial.
- General discussion that the Industrial terminology is dealt with in the Zoning Bylaws.

Page 6-19 Continuation of Section 6.4.6.2 – New Tourist Commercial Uses

- The Planner to review new versus expansion with regards to Tourist Commercial.
- The Planner to change the 7th Bullet point to read: “Demonstrated suitable location of dock with consideration of neighbours and approval of local authorities.”
- The Planner to add the following as a separate bullet point: “respect of the 4 capacity measures- water carrying capacity, shoreline capacity, fisheries capacity and boat limit capacity.”

Page 6-20 Section 6.4.6.3 – Conversions of Tourist Commercial Uses

- The Planner to change the Title: Conversion of Tourist / Youth and Youth/Tourist Commercial Uses.
- The Planner to replace the wording throughout the paragraphs to reflect Tourist /Youth and Youth/Tourist.

Page 7-1 Section 7.0- Matabitchuan Neighbourhood

- CALA representative will be forwarding some information regarding plan review.
- Section 7.1 “Introduction” the Planner to remove the first two paragraphs.
- The Planner to add in the 4th paragraph: “Rabbit Lake Access Point”.
- The Planner to remove the last 2 sentences. (Begins with The full environment and social

Page 7-2 Section 7.2.3 – Environmental

- The Planner to add in the 2nd paragraph: “It is the goal of the Municipality to work with the forestry operators and government agencies with respect to the location of forest access roads, timing of forestry operations, harvesting conditions and rehabilitation issues which may impact and to ensure old timber trails and logging roads are retained for recreational experience of this neighbourhood.”

- Section 7.3.1- Crown Land

- The Planner to update/review with the MNRF.

Page 7-4 Section 7.3.2 Permitted Uses

- The Planner to add in the 3rd bullet point: “review of sleeps cabins as part of public consultation meetings.”

Page 7-5 Continued Section 7.3.3 Rural Residential and Remote Residential

- The Planner to add: “bed and breakfast and sleep cabins to be reviewed at public consultation meetings.”

- Section 7.3.3.1 Rural Residential

- The Planner to add bullet point referencing “Fire Smart Information” and the 4 Capacity Measures: water carrying capabilities, shoreline capabilities, fisheries capabilities and boat limit capabilities.

Page 7-6 Continued Section 7.3.3.1- Rural Residential

- The Planner to change the first bullet point to read: “Demonstrated suitable location of dock with consideration of neighbours and approval of local authorities.”

Page 7-8 Section 7.3.4 Sleep Cabins

- The Planner to review this policy during the public consultation meetings.

Page 7-9 Section 7.3.6 New Development

- The Planner to remove last paragraph and add to the issues table for discussion during public meeting.

Page 7-10 Section 7.3.7.1 Number of Lots Permitted from Patented or Crown Land

- The Planner to review Cumulative versus Non-Cumulative.

Page 7-11 Section 7.3.10 – Shoreline Structures

- The Planner to review and add this policy to the issues table.

- Section 7.3.11 – Prohibited Uses

- The Planner to add definition of Multi Unit Residential Structures.
- The Planner to review regulating Mobile Home Trailer Park.
- Review of Zoning By-law for this area.

Page 7-12 Section 7.3.12 – Services and Utilities

- The Planer to add: Fire Smart Information.
- Section 7.3.13 – Telecommunications and Utility Infrastructure
- The Planner to change the paragraph to read: “Telecommunications and utility infrastructure is encouraged throughout the Matabitchuan Neighbourhood. Where possible the Municipality will request that such infrastructure be as unobtrusive as possible.”

Section 7.3.14 – Parks/Conservation Reserves

- The Planner to list: White Bear Conservation Area and Lorraine Lake Special Management Area. (To be confirmed with the MNRF about Lorraine Lake Special Management Area)
- General Discussion about not intermixing Parks and Conservation Areas.

Page 7-13 Section 7.3.16 – Bed and Breakfast Establishments

- The Planner to review this policy and add to the issues table.

Page 7-14 Section 7.13.18 Contractor's Yard

- The Planner to add a separate bullet point: "Public Access not to be blocked" and "Storage to not impede on Public Access"

Page 7-15 Section 7.4.1 – Integrated Management Area

- The Planner to change the 3rd paragraph to read: "Commercial timber harvesting, and aggregate extraction and mining are also encouraged, but they shall be carefully managed in order to ensure compatibility with other permitted uses."

Page 7-17 Section 7.4.3 – Protected Area

- The Planner to add the definition of protected areas and add the list of names i.e. White Bear Forest, etc.

Page 7-18 Section 7.4.5 – Industrial

- The Planner to remove the last sentence in the 2nd paragraph.

Page 7-20 Continued Section 7.4.6.2 New Commercial Uses

- The Planner to add bullet point: "Respecting the 4 Capacity Measures-water carrying capability, shoreline capability, fisheries capability and boat limit capability."

Page 7-21 Section 7.4.6.4 – Conversion of Youth Camps to Tourist Commercial Uses

- The Planner to change the title to: "Conversion of Youth Camps to Tourist Commercial Uses and Tourist Commercial to Youth Camps uses."
- The Planner to replace the wording throughout the policy.

Items for next agenda

- Official Plan

Set Meeting Date

18-42

MOVED BY: B. Graham

SECONDED BY: C. Dwyer

BE IT RESOLVED THAT the next Planning Advisory Committee Meeting be scheduled for June 6, 2018 at 10:00 am.

CARRIED

Meeting Adjournment

18-43

MOVED BY: C. Dwyer

SECONDED BY: B. Graham

BE IT RESOLVED THAT the May 15, 2018 meeting be adjourned at 1:43 p.m.

CARRIED