

**Corporation of the Municipality of Temagami  
Planning Advisory Committee (PAC) Meeting  
Municipal Office Boardroom  
April 23, 2018 at 10:00a.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, and Barry Graham

**Staff:** Tammy Lepage

**Absent:** Cathy Dwyer (Without Notice) Jim Hasler (Without Notice)

**Members of the Public: 2**

**Call to Order & Roll Call: 10:00 a.m.**

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

**Appointment of Chair for this meeting**

18-32

MOVED BY: B. Leudke

SECONDED BY: B. Graham

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

CARRIED

**Adoption of Agenda**

18-33

MOVED BY: B. Graham

SECONDED BY: B. Leudke

BE IT RESOLVED THAT the agenda for the April 23, 2018 meeting of the Planning Advisory Committee be adopted as revised

CARRIED

Revision is to add item 8.5 CTV press release regarding cannabis legalization

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

None.

**Minutes of Previous Meeting**

18-34

MOVED BY: B. Graham

SECONDED BY: B. Leudke

BE IT RESOLVED THAT the Minutes of the Planning Advisory Committee meeting held on April 12, 2018 be adopted as revised.

CARRIED

The Committee discussed the following amendments to the above minutes:

- Page 4 first bullet point should read: “to review the vegetative buffer, to reflect the individual neighbourhoods” and remove “by reflection of”.
  - Under “Alternate Energy Generation Systems” bullet point three the sentence should read: “and solar energy that are not on or off the “power grid”.
  - Under “Development on Private Roads” first bullet sentence should read: “Planner to review development on private road and ensure the intent of the policy is for low density and not a plan of subdivision. Staff informed the Committee that the MMA has issues with development on private roads.”
  - Under “Crown Land Policies” first bullet point to add: “To” at the beginning of the sentence; to add: “ability of” in the first sentence after: “to possibly update the ability of expansion of landowner’s...” and to remove: “for sizeable properties and development foot prints” within the same sentence and add a period after “Crown Land.”
  - The fourth black bullet point to change the word “accuracy on” to be “consistency of” and remove the word “include.” Sentence should read: “to ensure consistency of the Temagami Land Use Plan and the Crown Land Use Planning...”
  - Under “Municipal Objective for MNR” first bullet point to add after the word and: “the planner is to strengthen the policies in s.2.3...”
    - Third bullet point to add: “To clarify” at the beginning of the sentence and to add: “with the MNR” at the end of the sentence.
- Page 6 the 6<sup>th</sup> black bullet point under “Telecommunications & Utility Infrastructure” to remove “where possible” and to add the word “aesthetics” in the sentence to read: “in keeping with the aesthetics and character of the area”.

**Business Arising from the Minutes**

None.

**New Business**

**Zoning By-Law Amendment Application Z-17-01 Geromaer Inc.**

Discussion regarding deferring the zoning application until the review of the subdivision agreement for Fox Run and to ensure proper consultation to the Temagami First Nation regarding applications was performed. Staff informed the Committee the duty to consult with the First Nations was met and notification of the applications were sent via email. Further discussion took place regarding parkland dedication. Staff will provide a copy of the subdivision agreement to the Committee and staff informed the Committee this application is being considered by Council at the regular Council meeting scheduled for April 26<sup>th</sup>.

The Committee heard from a member of the public regarding this application.

The Committee passed the following resolution:

18-35

MOVED BY: B. Leudke

SECONDED BY: C. Rannie

WHEREAS the Planning Advisory Committee has reviewed the Zoning By-law Amendment Application Z-17-01;

AND WHEREAS the Planning Advisory Committee submit the following comments to Council as part of the public hearing process;

AND WHEREAS the Committee recommends in favour of rezoning the subject lands to the Rural Residential Exception Three (R-3-3) to permit the development of detached dwellings on each of the proposed lots;

AND WHEREAS confirmation from the Timiskaming Health Unit regarding potable water source be provided prior to the lots being conveyed;

NOW THEREFORE BE IT RESOLVED THAT PAC recommends to Council to approve the Z-17-01.

CARRIED

### **Unfinished Business**

#### **Update on Council's decision regarding Mining Location B**

The consensus of the Committee was to receive this item for information.

#### **Memo from the Chief Building Official regarding Second Units**

The consensus of the Committee was to receive this item for information. The consensus of the Committee is to note in the minutes that all relevant documents regarding second units, be available as part of the public record during the Official Plan review.

#### **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.*

The Committee discussed the following:

- Page 4-11 S.4.3.14 “Mainland Development”
  - The planner to clarify the status of the property located between Finlayson Park and Temagami Shores that includes mainland development.
  - The planner to review the possibility of expanding the municipal services to the jack latter beyond the Drenth properties.
- S.4.3.15 “Aesthetics View Scape Management Area” to clarify the intent of this policy. The Committee heard from a member of the public on this matter.
- Page 4-12 S.4.3.16 “Land Designated for Development” the Planner to review the report on surplus lands to see if items in the report are needed to be included/excluded in this section of the plan.
  - S.4.3.17 “Transit of Industrial /Building Supplies at Lake Access Points” the Planner to clarify specifically which access points are relevant in this section possibly (5) and list the by-laws that govern those access points.
  - The planner is to include a principle regarding load and go concepts and clarify the geography of safeguarding water quality and ease of access.
- Page 4-13 S.4.4.1.1 “Low Density Residential” the planner to include second unit policies.
  - The Planner to review the areas that is suitable for MNR & Busby properties.
- Page 4-14 S.4.4.1.2 - & S.4.4.1.3 “Medium & High density residential” the planner to review the inclusion of policies for institutional.
- Page 4-15 S.4.4.14 “Neighbourhood Commercial” the planner to review and include definitions for neighbourhood, urban and highway commercial.
  - The Planner to clarify issues surrounding fabrication, assembly and manufacturing in the urban areas.
- Page 4-16 S.4.4.3.”Urban Commercial” the Planner to clarify aggregate storage, assembly, manufacturing, fabrication, contractor’s yard, derelict vehicles and metal collection.

- The Planner to review the list of permitted uses in: tourist commercial, highway commercial, business retail services, tourism to see if the list needs to be broadened.
- Page 4-18 S.4.4.5 “Tourism Commercial” the Planner to clarify the rationale for the distinction between various commercial uses within the OP and expand on the permitted use.
- Page 4-20 S.4.4.6 “Industrial” the Planner to clarify the definitions of industrial, manufacturing, and fabricating.
- Page 4-21 S.4.4.6.2 “Special Policy Area” the Planner to clarify “Schedule A/SPA1” and locate the schedule and is this area needed within the urban area. The Committee heard from a member of the public regarding this matter.
- Discussion for the Planner to incorporate the Northern Ontario Growth Plan policies and ensure consistency.
- Page 4-24 S.4.4.10 & 4.4.11 “Integrated & Special Management Area” the Planner to review with the Ministry of Natural Resources & Forestry (MNRF) and ensure consistency.
- Page 5-1 s 5.1 “Introduction” Lake Temagami
  - The planner to review the first paragraph and replace the word “actively”.
  - The planner to review and take into considerations residence concerns, with the restrictions on buildings.
  - The Planner is to review the minimum lot sizes for severances.
- Page 5-2 S.5.2 “Principle and Goals” The last sentence in the second paragraph, the planner to consider the concept of the Mine Landing Access Point to become a separate land use zone.
  - The Planner to review with the MNRF the Temagami Land Use Plan (TLUP)
  - The Planner to review the duty to consult with Temagami First Nation.
- *Barry Graham excused himself at 11:46 a.m. and returned 11:51*
  - s.5.2.1 “Land Use” fifth bullet the planner is to make reference to second unit policies with regards to using existing building stock for development.
- Page 5-3 S.5.2.3 “Economic” the Planner is to embellish on this policy to encourage economic development.
  - s.5.2.3 “Environmental” the Planner is to add archeological & heritage known sites.
- Page 5-4 s.5.3.1 “Crown Land” the Planner to provide the MNRF Crown Land use policies for updating.
- Page 5-6 s.5.3.3 “Rural Residential and Remote Residential” the Planner is to add/and define rural and remote residential in the OP & Zoning By-Law.

*The Committee recessed for lunch at 12:02 and reconvened at 1:02 p.m.*

- Page 5-9 s.5.3.5 “Number of Sleep Cabins Permitted on a Lot” the Planner to review and clarify sleep cabin policies in this section.
  - s.5.3.7.1 “Number of Lots Permitted from Patented or Crown Land” the Planner is to review by neighbourhood the purpose of non-cumulative and cumulative lots permitted from patented or Crown Land.
- Page 5-10 S.5.3.8 & 5.3.9 “Home Occupation & Home Industry” the consensus of the Committee is to make note for the planner to review previous minutes regarding this clarification.
- Page 5-11 S.5.3.10 “Shoreline Structures” the Planner to review vagaries within this policy.

- S.5.3.11 “Prohibited Uses” the planner to demonstrate the need for exceptions within the last paragraph.
  - The Planner to clarify travel trailer & prohibited uses canvas storage portable garages.
  - The Planner to clarify the Lake Temagami policies on mainland development.
- Page 5-13 S.5.3.13 “Telecommunications and Utility Infrastructure” the Planner to include solar, wind and geothermal policies for on and off grid.
- Page 5-14 S.5.3.17 “Skyline Reserve” the Planner to review existing land use permits to be converted to patents Land Leases.
  - The Committee heard from a member of the public regarding the history of the 2km land development restriction.
  - The Planner to review and pose the question whether an exception on the 2km setback be appropriate for the Temagami Access Road.

*Barry Graham excused himself 1:49 and returned 1:50*

- Page 5-15 s.5.3.18 “Contractors Yard” the planner to review the policies and make it more accommodating.
- Page 5-16 s.5.3.19 “Transit of building materials at Lake Access Points”
  - The Planner to add a principle regarding impeding access to public docking space and the use be more of a drop and go.
  - The Planner to review/clarify the contractor’s yard as set out in the Lake Temagami Access Point Plan and clarify the policy.
- Page 5-21 s.5.4.6.4 “Conversion of Youth Camps to Tourist Commercial Uses” the planner to improve the definitions tourism commercial and tourist commercial youth camps.

The consensus for next meeting is to read from Page 6-1 to 7-22.

**Items for Information**

18-36

MOVED BY: B. Leudke

SECONDED BY: B. Graham

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

Items for Information were:

- Correspondence received from the Ministry of Municipal Affairs dated March 5, 2018 Bill 139
- Temagami Land Use Plan
- CLUPA
- Official Plan Amendment Process.
- CTV

**CARRIED**

**Items for next agenda**

- Official Plan

**Set Meeting Date**

18-37

MOVED BY: B. Leudke

SECONDED BY: B. Graham

BE IT RESOLVED THAT the next Planning Advisory Committee Meeting be scheduled for May 15, 2018 at 10:00 am.

CARRIED

**Meeting Adjournment**

18-38

MOVED BY: B. Leudke

SECONDED BY: B. Graham

BE IT RESOLVED THAT the April 23, 2018 meeting be adjourned at 2:05 p.m.

CARRIED