



## Corporation of the Municipality of Temagami

**Memo No.**  
2020-M-133

### Memorandum to Council

☒ **Staff**  
☐ **Committee**

**Subject:** Statutory Public Meeting for Zoning By-law Amendment – ZBA-20-01 – Hull  
Subject Property: 2 Sunset Crescent

**Agenda Date:** October 8, 2020

**Attachments:** ZBA-20-01 Application, Sketch and By-Law No. 14-1177

### **RECOMMENDATION**

This memorandum is to recommend that Council consider the following motion:

BE IT RESOLVED THAT Council receive Memo 2020-M-133 regarding Statutory Public Meeting for Zoning By-law Amendment – ZBA-20-01- Hull, for the subject property located at 2 Sunset Crescent;

AND FURTHER THAT Council acknowledges receipt of Zoning By-Law Amendment – ZBA-20-01 - Hull, and deems the application complete;

AND FURTHER THAT Council set the date and time for the Statutory Public Meeting for Zoning By-Law Amendment - ZBA-20-01 - Hull. The first available date for the Statutory Public Meeting can be held on the same day as the regular Council meeting on Thursday, October 29, 2020 at 6:00 p.m.

AND FURTHER THAT a secondary date of November 19, 2020 at 6:00 p.m. be scheduled if the Statutory Public Meeting is unable to be held on October 29, 2020.

### **INFORMATION**

The Municipality has received an application to amend the Comprehensive Zoning Bylaw 06-650 for the subject property located at 2 Sunset Crescent. The purpose of the amendment is to rezone the subject property from the Medium Density Residential Exception One (RM-1) Zone to a site specific Urban Commercial Exception (UC) Zone to permit the proposed commercial use in one of the units, and to recognize the existing residential use in the other two units. A commercial use is not permitted within the RM-1 Zone.

To meet the *Planning Act* and advertising requirements, the Statutory Public Meeting is recommended to be held on October 29, 2020, which is the same day as the regular Council meeting. An alternative date of November 19, 2020 is recommended if required.

### **COMPLETE APPLICATION**

In accordance with the *Planning Act*, a Zoning By-law Amendment must be deemed as a complete application. MHBC Planning have reviewed the Zoning By-law Amendment application and have recommended that the application be deemed complete and that the Statutory Public Meeting be scheduled. The Planning Consultants has reviewed the Zoning By-law amendment application and have confirmed it is complete. Under the *Planning Act*, a notice of Statutory Public Meeting must be circulated to the prescribed persons at least 20 days prior to the meeting. The application is required to be deemed complete as per Section 34 (10.4) of the *Planning Act*:

*Within 30 days after the person or public body that makes the application for an amendment to a by-law pays any fee under section 69, the council shall notify the person or public body that the information and material required under subsections (10.1) and (10.2), if any, have been provided, or that they have not been provided, as the case may be. 2006, c. 23, s. 15(4).*

## **PUBLIC MEETING**

Setting a date for the Statutory Public Meeting is at Council's discretion. The Statutory Public Meeting could be held at the earliest on the date of the regular Council meeting scheduled for October 29, 2020 at 6:00 p.m. An alternative date is recommended for November 19, 2020 at 6:00 p.m. if required, which is the date of a subsequent regular Council meeting.

The Statutory Public Meeting will provide an opportunity for Council to obtain the comments from the public and public agencies. The public can also submit comments in writing before the meeting, to be included in the meeting package or read out at the meeting. A subsequent staff report, incorporating comments received prior to or at the Statutory Public Meeting will be prepared to address the comments, if required.

## **PLANNING ADVISORY COMMITTEE (PAC) REVIEW**

If Council deems it desirable to have the Planning Advisory Committee (PAC) review and submit comments, prior to the Statutory Public Meeting, Council can direct the PAC to hold a meeting. In By-Law No. 14-1198 Adopted Terms of Reference for Standing Advisory Committees, PAC can review the Zoning By-law Amendment prior to the Statutory Public Meeting on the matter and submit Committee comments to Council in the form of a resolution as part of the public record and for consideration at the Statutory Public Meeting. These comments would be included in the Planning Consultant's Report to Council, and such resolutions shall also be included as Appendixes to the Report.

Council will have the option of considering the proposed By-law Amendment at the October 29, 2020 meeting if no comments are provided. If a subsequent report is required to address comments from the Statutory Public Meeting, a recommendation report can be prepared for the November 19, 2020 meeting.

Context Map:



- Subject land is highlighted

**Prepared and Submitted by:**

**Reviewed by:**

**Reviewed and Accepted for  
Council Consideration by:**

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