



Corporation of the Municipality of Temagami

Memo No.
2018-M-004

Memorandum to Council

Staff
 Committee

Subject: PAC Recommendation on Zoning By-law Amendment Application No. Z-16-02 – Temagami Bays Development Corporation

Agenda Date: January 16, 2018

Attachments:

RECOMMENDATION –

That Council receive this memo for information:

Recommendation of Planning Advisory Committee (PAC):

WHEREAS at the Planning Advisory Committee (PAC) meeting held on January 9, 2018 the Committee reviewed the Zoning By-law Amendment Application Z-16-02 and comments received; AND WHEREAS as per the Terms of Reference the Committee may meet prior to the public hearing to submit comments to Council;

AND WHEREAS the Committee recommends in favour of:

- Rezoning the subject lands to the Remote Residential Exception Four (R2-4) to permit the development of detached dwellings on each of the proposed lots;
- Rezoning of a portion of the subject lands to Community Use Exception One (CU-1) to facilitate water access and the establishment of a municipal launch;
- Rezoning of a portion of the subject lands to Open Space Exception One (OS-1) to protect an area of the site known to contain archaeological and cultural heritage features;

NOW THEREFORE BE IT RESOLVED THAT that Council receive Memo 2018-M-004; AND FURTHER THAT if Council deems it desirable to approve the application at their next regular Council meeting.

INFORMATION

At the January 9, 2018 meeting PAC the Committee reviewed the Zoning By-law Amendment application and comments received in coming to their decision. The Committee members discussed the correspondence received from Julie Robinson, of the Ministry of Natural Resources and Forestry and had concerns with the 300 metres setback from the normal high water mark for septic's systems and 30 metres vegetative cover over fish habitat. The Committee further clarified that at the Committee of Adjustment meeting held on December 14, 2017, the applicants had performed an updated Environmental Impact Study that address those concerns. The findings of the study is that a 20 metres vegetative cover over fish habitat is sufficient to protect the habitation, which currently exist.

The Committee passed the following motion:

18-03

MOVED BY: B. Leudke

SECONDED BY: B. Graham

BE IT RESOLVED THAT *the Planning Advisory Committee submit the following comments to Council as part of the public hearing process:*

That the Committee recommends in favour:

- *Rezoning the subject lands to the Remote Residential Exception Four (R2-4) to permit the development of detached dwellings on each of the proposed lots;*

- *Rezoning of a portion of the subject lands to Community Use Exception One (CU-1) to facilitate water access and the establishment of a municipal launch;*
- *Rezoning of a portion of the subject lands to Open Space Exception One (OS-1) to protect an area of the site known to contain archaeological and cultural heritage features;*

AND FURTHER THAT *these comments be submitted to the public hearing on the matter.*

CARRIED

Prepared by:

Reviewed and approved for Council consideration by:

Tammy Lepage, Planning Assistant	Debby Burrows Chair	Elaine Gunnel, Municipal Clerk
Name, Position	Name, Position	Name, Position
On behalf of the Planning Advisory Committee		