

**Corporation of the Municipality of Temagami
Planning Advisory Committee (PAC) Meeting
Municipal Office Boardroom
January 9, 2018 at 1:00p.m.
Draft Minutes**

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

These 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: (Chair) Debby Burrows, Claire Rannie (By Phone), Barret Leudke, John Kenrick (By Phone) Jim Hasler, Cathy Dwyer, and Barry Graham

Staff: Tammy Lepage

Absent: 0

Members of the Public: 2

Call to Order: 1:01 p.m.

Adoption of Agenda

18-01

MOVED BY: J. Hasler

SECONDED BY: B. Graham

BE IT RESOLVED THAT the agenda for the January 9, 2018 meeting of the Planning Advisory Committee be adopted as presented.

CARRIED

Disclosure of Pecuniary Interest and Conflict of Interest

None.

Minutes of Previous Meeting

18-02

MOVED BY: J. Hasler

SECONDED BY: B. Graham

BE IT RESOLVED THAT the Minutes of the Planning Advisory Committee meeting held on November 22, 2017 be adopted as presented.

DEFERRED

The minutes are to be brought back at the next meeting with the revisions listed below:

- A header should be placed on the Minutes noting that they have been recorded;
- Under “Discussion on Mining Location B” more clarification is to be added regarding M. Cummings clarification on the history on the consultation process during the Zoning By-law implementation, when the mail out was sent out and add who was the owner of the property at that time.
- Revision to paragraph 1 under “Discussion on Mining Location B” should read: “Discussion took place regarding the above and the merits of the historical band on mainland development and the need for development growth and employment based economy. Further discussion took place regarding the duty to consult with the property owners, and whether or not property owners have a legal right to develop on their property.”

- Revision to paragraph 4 under “ Discussion on Mining Location B” should read: “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. “
- Revision to paragraph 2 under “Discussion on retaining a Planner vs. Consultant for the OP Review should read: “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.”

Business Arising from the Minutes

None.

Unfinished Business

Discussion on Mining Location B – Memo 2017-M-109

The Chair informed the Committee that she has received an email that was forwarded by Mr. Graham to act on behalf of Mr. O’Shea’s. This letter will be provided to the Committee at a future meeting. The Committee discussed Memo 2017-M-109 and recommended that this memo should be removed from Council’s agenda until further information is received. Staff to provide the following list of information by the end of February:

- To verify why the property is being taxed as residential
- All PAC minutes pertaining to Mining Location B
- All Reports and Memos to Council regarding the above
- Amalgamation document
- Original schedules to the Official Plan
- All documents to and from Mr. O’ Shea
- Letter from the town to the MNR
- Clarification of the size of the property
- Any planning applications submitted by the property owner
- Who proposed the zoning SMA
- Letters supporting or opposing the Zoning of the property

New Business

Temagami Bays Zoning By-Law Amendment Application

The Committee reviewed the Zoning By-law Amendment application and comments received in coming to their decision. 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

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 buffer to for the 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.

Items for next agenda

- Terms of Reference for the Official Plan
- Discussion concerning the OP review

Set Meeting Date

18-04

MOVED BY: B. Graham

SECONDED BY: J. Hasler

BE IT RESOLVED THAT the next Planning Advisory Committee Meeting be scheduled for January 23, 2018 @ 1:00 pm.

CARRIED

Meeting Adjournment

18-05

MOVED BY: B. Graham

SECONDED BY: J. Hasler

BE IT RESOLVED THAT the January 9, 2018 meeting be adjourned at 1:49 p.m.

CARRIED