



Corporation of the Municipality of Temagami

Memo No.  
2018-M-010

Memorandum to Council

Staff  
 Committee

<b>Subject:</b>	Deem Completion for Application Z-17-01 - Geromaer Inc /Statutory Public Meeting and Notice of Public Hearing for Consent Application C-17-04 – Deloyde Development Solutions, on behalf of Geromaer Inc.
<b>Agenda Date:</b>	March 13, 2018
<b>Attachments:</b>	#1 Z-17-01 Application & Sketch #2 C-17-04 – Application & Sketch

**RECOMMENDATION**

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

1. BE IT RESOLVED THAT Council acknowledge receipt of Consent Application File No. C-17-04 & Zoning By-law Amendment Application File No. Z-17-01 – Geromaer Inc. and deems application Z-17-01 complete;  
AND FURTHER THAT Council receive Memo No. 2018-M- regarding the Statutory Public Meeting for Zoning By-law Amendment – Z-17-01 – 292 Fox Run;  
NOW THEREFORE BE IT RESOLVED THAT Council set the date and time for the statutory public meeting for Zoning By-law Amendment File No. Z-17-01 as Tuesday, April 17, 2018 at 5:30 p.m.

**INFORMATION**

The Municipality of Temagami has received an application for consent to create three new lots (plus one retained) located at 292 Fox Run. Submitted concurrently with the consent application was an application to amend the Comprehensive Zoning By-law 06-650. The application is included as Attachment #1. The subject lands are described as HS2183, 292 Fox Run, herein referred to as “the subject lands.”

The purpose of the requested amendment is to rezone the subject lands from Integrated Management Area (IMA) Zone to Rural Residential (R3-Exception 3) Zone to facilitate the creation of the three new lots.

The consent application is provided as Attachment #2.

**COMPLETE APPLICATION**

In accordance with the *Planning Act*, Council must deem the application complete. The Planning Consultant has reviewed the ZBA application and has confirmed it is complete. To meet the *Planning Act* and advertising requirements, the public meeting could be held 21 days from the date Council receives this memo and deems the application complete as per Section 34 (10.4):

*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 is at Council’s discretion. The Public meeting could be held on the date of the regular Committee of the Whole meeting scheduled for April 17, 2018 at 5:30p.m.. The public meeting will allow Council to obtain the comments and views 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 hearing. A subsequent staff report, incorporating comments received in writing or at the public meeting and any subsequent recommendations from the Planning Advisory Committee (PAC), should be prepared to assist Council’s decision.

Council will have the option of considering the proposed By-law Amendment at the subsequent regular Council meeting scheduled for April 26<sup>th</sup>, 2018 or, if no comments are received, Council could consider it at the April 17<sup>th</sup> meeting.

**PAC REVIEW**

In By-Law No. 14-1198 Adopted Terms of Reference for Standing Advisory Committees, PAC can review the ZBA request prior to the public hearing on the matter and submit Committee comments to Council in the form of a resolution as part of the Public Hearing and/or meet subsequent to the Public meeting and submit any Committee resolutions to the Planning Assistant to be included in the Planning Consultant’s Report to Council, and such resolutions shall also be included as Appendixes to the Report.

**PARKLAND**

By-Law No.15-1265 Cash in Lieu of Parkland states:

*Notwithstanding Section 3 of this by-law, the following shall be exempt from the requirement for parkland or cash in lieu thereof:*

- a) Creation of three (3) or less lots through consent;*
- b) Consents to convey lots separately in accordance with subsection 50.3(b) of the Act (commonly known as “technical severances for lots that have “merged on title”).*

Prepared by:

Reviewed by & Approved for Council consideration

**Tammy Lepage,  
Planning Assistant**

**Elaine Gunnell,  
Municipal Clerk**

Name & Position

Name & Position