

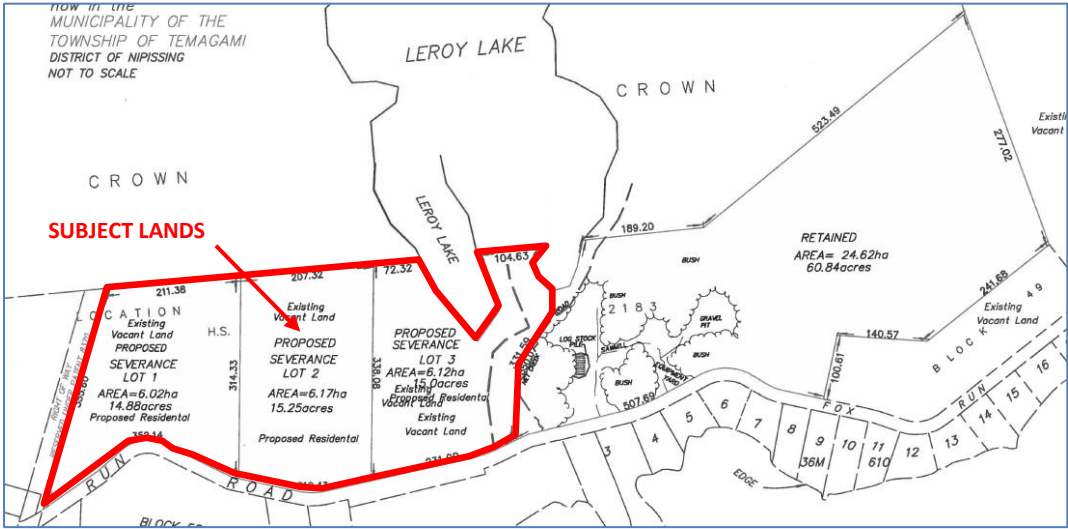
MUNICIPALITY OF TEMAGAMI			
Report Prepared For:	Tammy Lepage	Application Number:	Z-17-01
Report Prepared By:	Jamie Robinson, BES, MCIP, RPP and Patrick Townes, BA, BEd	Applicant Name:	Deloyde Development Solutions c/o Leo Deloyde
Location:	292 Fox Run Road	Owner Name:	Geromaer Inc. c/o George Leger
Report Date:	March 13, 2018	Application Type:	Zoning By-law Amendment

1.0 BACKGROUND

A Zoning By-law Amendment application has been submitted by Deloyde Development Solutions, on behalf of the owner, Geromaer Inc. The application is to rezone a portion of the subject property located at 292 Fox Run Road to facilitate the creation of three new lots, and to permit residential development on each of the three proposed new lots.

A Consent application has also been submitted concurrently by the applicant/owner which proposes to create the three new lots on the subject property. For the purposes of this Report, the proposed three new lots as shown on Figure 1 will be referred to as the subject lands. These lands are proposed to be rezoned from the Integrated Management Area (IMA) Zone to the Rural Residential Exception Three (R3-3) Zone. The remaining portion of the subject property will remain in the IMA Zone.

Figure 1: Subject Lands



The subject property is located at 292 Fox Run Road and is legally described as Cassels PT LOC HS2183 PT PCL 15812 NIP. The subject property is located within the Matabitchuan Neighbourhood and is designated as an Integrated Management Area; and is located within the Integrated Management Area (IMA) Zone in the Municipality of Temagami's Zoning By-law 06-650.

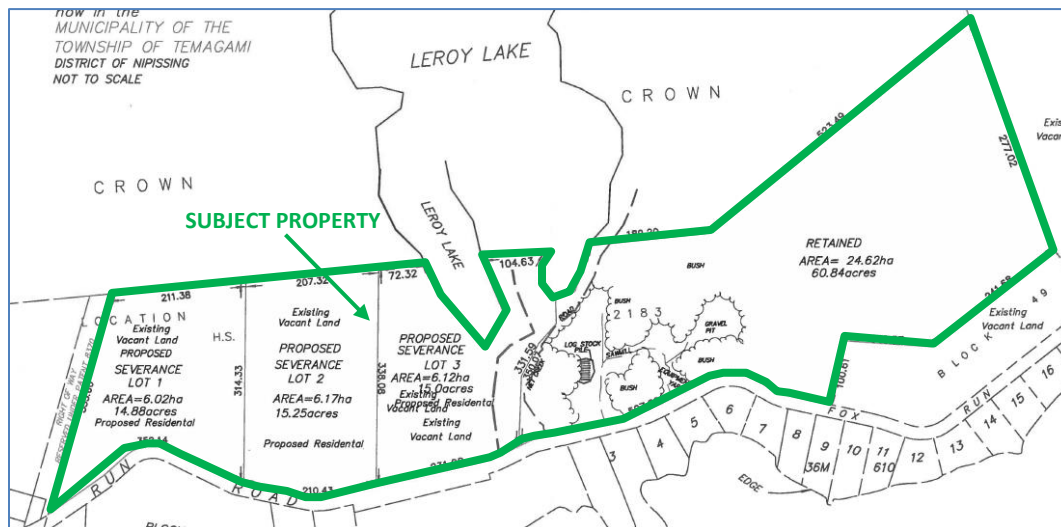
2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject property is identified on Figure 2 and is located on the north side of Fox Run Road. As noted on the application, the subject property has a lot area of 42.9 hectares (106 acres) and has a lot frontage of 1,200 metres (3,937 feet) on Fox Run Road.

There is an existing sawmill, equipment yard and gravel pit situated on the subject property. The surrounding land uses include the following:

- North: Crown Land and Leroy Lake
- East: Vacant lands and shoreline residential lots
- South: Shoreline residential lots and Cassells Lake
- West: Vacant Lands and shoreline residential lots

Figure 2: Subject Property



3.0 PROPOSAL

The purpose of the application is to rezone the subject lands to the R3-3 Zone. The IMA Zone does not permit new detached dwellings and therefore the rezoning application is required to permit detached dwellings on each of the proposed three new lots.

The subject lands are representative of the three new proposed lots which are subject to a concurrent Consent application. A Zoning By-law Amendment is a recommended condition

of provisional consent for the concurrent Consent application. The proposed lot layout on the subject lands is shown on Figure 3; and the proposed lot statistics are shown in Table 1.

Figure 3: Proposed Lot Layout

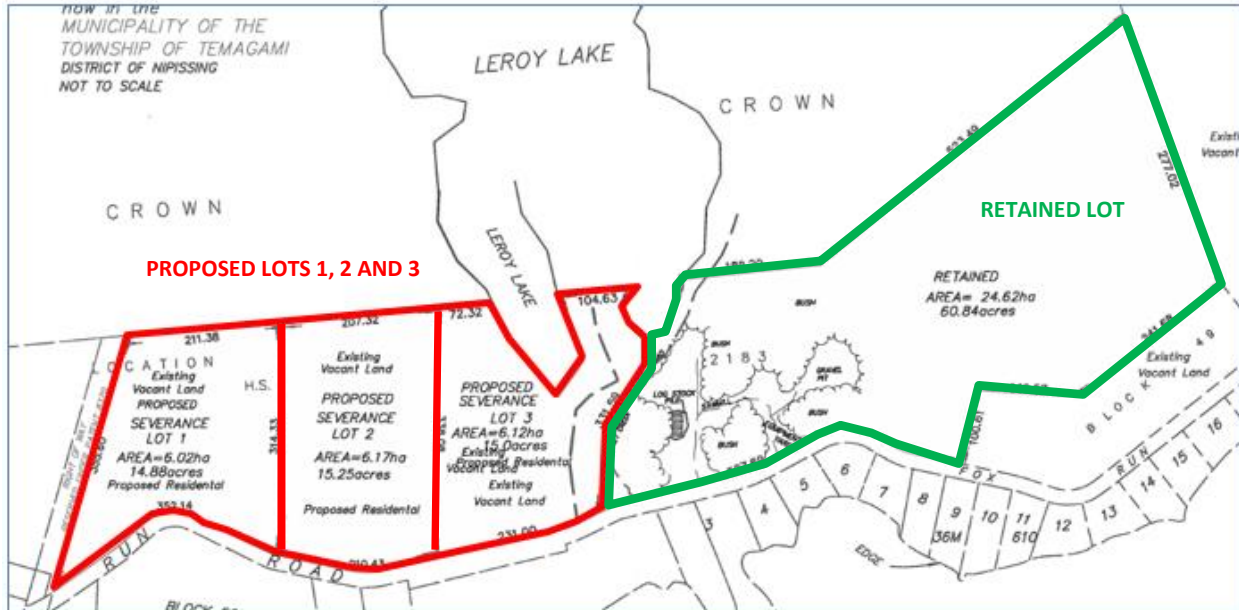


Table 1: Proposed Lot Statistics

Lot	Lot Area	Lot Frontage
Lot 1	6.0 ha (14.9 ac)	300 m
Lot 2	6.2 ha (15.3 ac)	200 m
Lot 3	6.1 ha (15.0 ac)	225 m
Retained Lot	24.6 ha (60.8 ac)	470 m

An exception to the R3 Zone is required because each of the proposed three new lots exceed the maximum lot area in the Zoning By-law. Furthermore, each of the proposed three lots will be serviced by private water supply and sewage disposal systems following construction of a detached dwelling.

4.0 POLICY AND REGULATORY CONSIDERATIONS

4.1 Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) was approved on April 30, 2014 by the Ministry of Municipal Affairs and Housing and is applicable to the subject lands. The subject lands and surrounding area are considered Rural Lands in accordance with the PPS, and Section 1.1.5.2 recognizes limited residential development as a permitted use. The proposed application to rezone the subject lands to permit residential development is consistent with the PPS.

4.2 Municipality of Temagami Official Plan

The subject lands located within the Matabitchuan Neighbourhood and are designated as Integrated Management Area in the Official Plan. The Matabitchuan Neighbourhood is characterized by dispersed residential development, tourist commercial activities and resource extraction all linked to a less developed hinterland by existing roads, trails, portages and waterways.

The permitted uses of the Matabitchuan Neighbourhood are listed in Section 7.3.2 of the Official Plan, and include permanent or seasonal detached dwelling units. The subject lands are to be used for residential purposes, including the construction of detached dwellings.

The subject lands are designated as an Integrated Management Area in the Official Plan. Uses permitted within this designation are included in Section 7.4.1 of the Official Plan and are limited to existing and new private residential development. Again, the proposal is to rezone the subject lands to facilitate residential development, which conforms to the policy direction provided in the Official Plan.

Policies regarding land use compatibility are included in Section 2.19 of the Official Plan. It is noted that the Retained Lot contains a sawmill and a small gravel pit. It is our understanding that this is a small operation in terms of intensity and was originally established when Fox Run Road was being constructed. These uses are permitted within the IMA Zone and it is our opinion that residential uses on the subject lands will be compatible with this existing use, along with the surrounding shoreline residential properties along the south side of Fox Run Road.

Based on our review, the proposed rezoning to permit residential uses on the subject lands conforms to the relevant policies of the Official Plan.

4.3 Municipality of Temagami Zoning By-law

The subject lands are currently located within the IMA Zone in the Municipality's Comprehensive Zoning By-law. The permitted uses for the IMA Zone are included in Section 7.3.1 of the Zoning By-law, and includes the following:

- conservation
- hunt camps
- recreational trails
- huts and warm-up shelters
- commercial timber harvesting, mining and aggregate extraction
- permanent dwelling unit or seasonal dwelling unit and accessory buildings and structures existing on the date of adoption of this By-law

New permanent dwelling units or seasonal dwelling units are not permitted within the IMA Zone, therefore the rezoning is required to facilitate the proposed three new lots and to permit the construction of detached dwelling on each lot. The area is characterized as a rural area and the adjacent properties are zoned R3, therefore the R3 Zone is appropriate for the subject lands.

A zoning compliance review of the proposed three new lots and one retained lot is included in Table 2. The zone requirements for the R3 Zone are included in Section 7.6.2 of the Zoning By-law.

Table 2: R3 Zoning Compliance

R3 Standard	R3 Requirement	Lot 1	Lot 2	Lot 3	Compliant
Minimum Lot Frontage	50.0 m	300 m	200 m	225 m	Yes
Minimum Lot Area	1.0 ha with a drilled well	6.02 ha (14.88 ac)	6.17 ha (15.25 ac)	6.12 ha (15.0 ac)	Yes
Maximum Lot Area	1.5 ha	6.0 ha (14.9 ac)	6.2 ha (15.3 ac)	6.1 ha (15.0 ac)	No – Lot 1, Lot 2 and Lot 3 do not comply

It is noted that there have been no specific building plans provided at present time. Future building and structure construction on the subject lands will have to comply with the zone standards of the R3 Zone, including lot coverage, yard setbacks, maximum gross floor area and maximum size requirements for accessory buildings and structures.

An exception to the R3 Zone is also required to permit lots that exceed the maximum lot area of 1.5 hectares. The proposed lot sizes are appropriate for the rural area. The R3-3 Zone will include a maximum lot area of 6.5 hectares.

6.0 RECOMMENDATIONS

The proposed rezoning of the subject lands to facilitate residential development on the proposed three new lots which are subject to a concurrent Consent application conforms the policy direction in the Official Plan and is consistent with the PPS. On this basis, it is recommended that Council approve the Zoning By-law Amendment by enacting the By-law attached to this Report.

Respectfully submitted,



Jamie Robinson, BES, MCIP, RPP
Partner