



**Corporation of the Municipality of Temagami**

**Memo No.**  
2018-M-027

**Memorandum to Council**



**Staff**



**Committee**

<b>Subject:</b>	Notice of Complete Application and Statutory Public Meeting for Zoning By-law Amendment Z-18-01
<b>Agenda Date:</b>	<b>May 24, 2018</b>
<b>Attachments:</b>	#1 Z-18-01 Application & Sketch

**RECOMMENDATION**

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

1. BE IT RESOLVED THAT Council acknowledge receipt of Zoning By-law Amendment Application File No. Z-18-01 – Krech and deems the rezoning application Z-18-01 complete;  
AND FURTHER THAT Council receive Memo No. 2018-M-027 regarding the Statutory Public Meeting for Zoning By-law Amendment – Z-18-01 – 33 & 39 White Bear Court;  
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-18-01 as June 19, 2018 at 5:00 p.m.

**INFORMATION**

The Municipality of Temagami previously received an application to deem 33 and 39 White Bear Court (Lots 24 & 25 of Plan 36M-610) to not be a part of a Registered Plan of Subdivision. A Zoning By-law Amendment application was submitted concurrently with the Deeming By-law application to amend the Comprehensive Zoning By-law 06-650. The application is included as Attachment #1.

The purpose of the Zoning By-law Amendment is to rezone the subject lands to a Rural Residential Exception (R3-4) Zone to permit the construction of a 40' x 60' Norsteel Garage (currently proposed on 39 White Bear Court) to accommodate the storage of vehicles and recreational vehicles. The proposed building is 223 square metres (2,400 square feet) and has a proposed height of 6.7 metres (22 feet).

Once the properties located at 33 and 39 White Bear Court are “merged” the proposed Norsteel Garage will be an accessory use to the existing dwelling currently located on 33 White Bear Court. The proposed accessory building will comply with the minimum required setback requirements in the Zoning By-law; however the proposed accessory building exceeds the maximum gross floor area of feet 72.5 square metres (780 square) as required in Section 7.6.2 Detached Garage a) of the Zoning By-law and exceeds the maximum height of 16.4 feet (5 metres) as required in Section 7.6.2 Detached Garage b) of the Zoning By-law. The Zoning By-law Amendment seeks permission construct a detached garage that is larger than the maximum permitted gross floor area and exceeds the maximum permitted height. An accessory building would not be permitted on 39 White Bear Court until such time the property is merged with 33 White Bear Court.

**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 Committee of the Whole meeting scheduled for June 19, 2018 at 5:00 p.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 June 28, 2018 or, if no comments are received, Council could consider the Zoning By-law Amendment at the June 19, 2018 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 Appendices to the Report.

Prepared by:

Reviewed by & Approved for Council consideration

**Tammy Lepage,  
Planning Assistant**

**Elaine Gunnell,  
Municipal Clerk**

Name & Position

Name & Position

## The Corporation of the Municipality of Temagami



**Application to Amend the Official Plan**  
**Application to Amend the Zoning By-law**

☐  
☒

PLEASE READ BEFORE COMPLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the schedules to Ontario Regulations 198/96 and 199/96 made under the Planning Act, R.S.O. 1990 as amended. In addition to this form, the Applicant will be required to submit the appropriate fee, site plan, and any additional information or studies that may be necessary to assess the

proposal. Failure to submit all of the required information may prevent or delay the consideration of the Application. If more space is required please use additional sheets. Three copies of the completed application accompanied by the fee, in the form of a cheque, are required upon submission of the application.

**Please Print and Complete or (✓) Appropriate Box(es)**

<b>SECTION 1 APPLICANT INFORMATION</b>			
1.1 Name of Owner(s). An owner's authorisation is required in Section 11.1, if the applicant is not the owner.			
Name of Owner(s) <u>James &amp; Kimberly Krech</u>		Home Telephone No. <u>[REDACTED]</u>	
Business Telephone No. <u>[REDACTED]</u>	Fax No. <u>[REDACTED]</u>	Email Address <u>[REDACTED]</u>	
Address <u>33 White Bear Cr. Temagami, Ont</u>		Postal Code <u>[REDACTED]</u>	
1.2 Agent/Applicant: Name of the person who is to be contacted about this application, if different than the owner. (This may be a person or a firm acting on behalf of the owner)			
Name of Owner(s)		Home Telephone No.	
Business Telephone No.	Fax No. <u>N/A</u>	Email Address	
Address		Postal Code	
1.3 Communications to be between the Municipality and owner _____ Applicant/Agent _____, all			
<b>2. LOCATION OF THE SUBJECT LAND (Complete applicable boxes in 2.1)</b>			
2.1 Address <u>33 White Bear Cr. Temagami</u>			
District <u>Nipissing</u>	Township <u>Temagami</u>	Former Municipality	Section or Mining Loc. No.
Concession Number (s)	Lot Number (s) <u>24/25</u>	Registered Plan No. <u>36M610</u>	Lot (s) Block(s)
Reference Plan No.	Part Number(s)	Parcel Number	Island Number
2.2 Are there any easements or restrictive covenants affecting the subject land?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes      If Yes, describe the easement or covenant and its effect.			
<b>3. NAMES AND ADDRESSES OF ANY MORTGAGES&lt; CHARGES OR OTHER ENCUMBRANCES IN RESPECT TO THE SUBJECT LANDS.</b>			
<u>Mortgage - RMG Mortgages</u>			

4. DESCRIPTION OF SUBJECT LAND & SERVICING INFORMATION (Complete each section)				
4.1 Description	Frontage (m)	255.71	255.71	
	Depth(m)	77.49	77.49	
	Area (ha)	.84	.84	
4.2 Use of Property	Existing Use(s)	Rural Residential		
	Proposed Use (s)	Rural Residential		
4.3 Access (check the appropriate space)	Provincial Highway	N/A		
	Municipal road, maintained all year	✓		
	Municipal road, seasonally maintained	N/A		
	Other public road (e.g. LRB)	N/A		
	Right of way	N/A		
	Water access (if so please describe)	N/A		
If access to the subject land is by private toad, or if "other public road" or "right of way" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year				
N/A				
If access to the subject land is by water describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.				
N/A				
4.4 Water Supply	Publicly owned and operated piped water system	N/A		
	Privately owned and operated individual well	✓		
	Privately owned and operated communal well	N/A		
	Lake or other water body	N/A		
	other means	N/A		
4.5 Sewage Disposal (check the appropriate space)	Publicly owned and operated sanitary sewage system	N/A		
	Privately owned and operated individual septic tank	N/A		
	Privately owned and operated communal septic system	✓		
	Privy	N/A		
	Other means	N/A		
4.6 Other services Check if the service is available	Electricity	✓		
	School Bussing	✓		
	Garbage Collection	✓		
5. LAND USE				
5.1 What is the existing Official Plan designation(s), of the subject land?		A-1 Rural Residential		
5.2 What is the existing Zoning?		Residential		
5.3 What is the Proposed Zoning /Official Plan designation?		A-1 Rural Residential		
5.4 Complete the following chart for all <u>existing</u> buildings or structures on the subject land				
	Building No. 1	Building No. 2	Building No. 3	Building No. 4

Type	Wood Frame Home	Wood Shed	Wood Shed	
Height	28'	8'	13' <del>to be removed</del>	
Dimensions	40' x 60'	8' x 10'	16'6" x 16'6"	
Ground Floor Area	1900 sq ft	80 sq ft	33 sq ft	
Date Constructed	2003	2005	Moved in 2010	

**5.5** Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified.

Use or Feature	On the subject Land	Within 500 meters of subject land, Unless otherwise specified (indicate approximate distance)
An agricultural operation including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilisation plant		
A provincially significant wetland (class 1,2, or 3 wetland)		N/A
A provincially significant wetland within 120 meters of the subject property		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
A active railway line, a municipal/federal airport, utility corridors, Heritage Buildings, structures, sites		

**6. HISTORY OF THE SUBJECT LAND**

**6.1** Has the subject land ever been the subject of an application for approval of a previous official plan or zoning amendment? *Decision - No to temporary quansit style tent*

☐ No ☒ Yes ☐ Unknown If yes and if known, provide the details and decision of the previous application

**6.2** If this application is a re-submission or a previous consent application, describe how it has been changed from the original application *NO*

**6.3** Provide the date that the subject land was acquired by the owner *1998*

**6.4** Provide the length of time that the existing uses of the subject lands have continued (Proof may be required) *1998*

**7. CURRENT APPLICATION**

**7.1** Describe why this amendment is being requested: *To build a garage large enough to accommodate vehicles & recreational vehicles and to eliminate smaller buildings, tents & storage trailers while adding value*

**7.2** Is the subject land the subject of any other planning approvals application at this time? *esthetics to existing property.*

☐ Yes ☒ No If yes and if known specify the details and file number of the application

*N/A*

**7.3** Complete the following chart for all **proposed** buildings or structures on the subject lands

	Building No. 1	Building No. 2	Building No. 3	Building No. 4
Type	Engineered Steel			
Height	22'			
Dimensions	40' x 60'			

Ground floor area	2400 sq. ft			
Proposed Constructed Date	2018-19			

**8. SKETCH**

The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land;
- all existing and proposed buildings and structures on the subject land showing the distance of said buildings and structures from front, rear, and side lot lines
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may effect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells septic tanks, steep slopes, and narrow waterbodies:
- the existing uses on adjacent lands
- the location, width and name of any roads within or abutting the subject land: indicating whether it is an unopened road allowance, a public travelled road, a private road, a right of way
- if access to the subject land is by water only,, the location of the parking and boat docking facilities to be used,
- the location and name of any easement affecting the subject land.

**9. OFFICIAL PLAN AMENDMENT**

9.1 Does this application involve an amendment to the Official Plan? ☐ Yes ☒ No if yes complete Section 9, if no skip to Section 10

9.2 What is the purpose of the proposed Official Plan Amendment?

N/A

9.3 Does the proposed Official Plan Amendment

Change policy	<input type="checkbox"/> yes	<input type="checkbox"/> No	delete policy	<input type="checkbox"/> Yes	<input type="checkbox"/> No
replace policy	<input type="checkbox"/> Yes	<input type="checkbox"/> No	adds policy	<input type="checkbox"/> Yes	<input type="checkbox"/> No

List all policy sections to be amended

N/A

9.4 Does the proposed Official Plan amendment change a land use designation within the Official Plan

☐ Yes ☐ No

9.5 What is the proposed Official Plan designation

N/A

**10. AUTHORISATION**

10.1 If the applicant is not the owner of the land that is the subject of this application, the written authorisation of the owner that the applicant is authorised to make the application must be included with this form or the authorisation set out below must be completed.

**AUTHORISATION OF OWNER FOR AGENT TO MAKE THE APPLICATION**

I, \_\_\_\_\_, am the owner of the land that is subject of this application and I authorise \_\_\_\_\_ to make this application on my Behalf.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

**10.2** If the applicant is not the owner of the land that is the subject of this application, complete the authorisation of the owner concerning personal information set out below

**AUTHORISATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorise \_\_\_\_\_ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_

**10.3 Consent of Owner**

Complete the consent of the owner concerning personal information set out below

**CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION**

I, James Krech & Kimberly Krech, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorise and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

27 MAR 18

Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_

**11. AFFIDAVIT OR SWORN DECLARATION**

NOTE: ALL APPLICANTS SHALL ENSURE THAT A "COMPLETE APPLICATION" UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING SECTION II

I, James D Krech of the Municipality of Temagami in the Dist. of Nipissing do make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Sworn (or declared) before me

at the Municipality of Temagami

in the District of Nipissing

this 28th day of March 2018

Commissioner of Oaths \_\_\_\_\_

Applicant \_\_\_\_\_

Sammy-Melissa Mary Lepage, a Commissioner, etc.  
Province of Ontario, for the Corporation  
of the Municipality of Temagami  
Expires August 9, 2020

10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorisation of the owner concerning personal information set out below

**AUTHORISATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorise \_\_\_\_\_ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

**10.3 Consent of Owner**

Complete the consent of the owner concerning personal information set out below

**CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION**

I, James Krech & Kimberly Krech, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorise and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

27 MAR 18

Date

Signature of Owner

**11. AFFIDAVIT OR SWORN DECLARATION**

NOTE: ALL APPLICANTS SHALL ENSURE THAT A "COMPLETE APPLICATION" UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING SECTION II

I, Kimberly Krech of the Municipality of Temagami in the District of Nipissing make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Sworn (or declared) before me

at the Municipality of Temagami

in the District of Nipissing

this 28th day of March 2018

Commissioner of Oaths

Applicant

Tammy-Melissa Mary Lepage, a Commissioner, etc.,  
Province of Ontario, for the Corporation  
of the Municipality of Temagami  
Expires August 9, 2020

## 12. Check List

Applicants check list: **HAVE YOU REMEMBERED TO ATTACH:**

- 3 copies of the complete application form
- 3 copies of the required sketch
- 2 copies of any required technical or justification study
- the required fee, cheque payable to the Municipality of Temagami

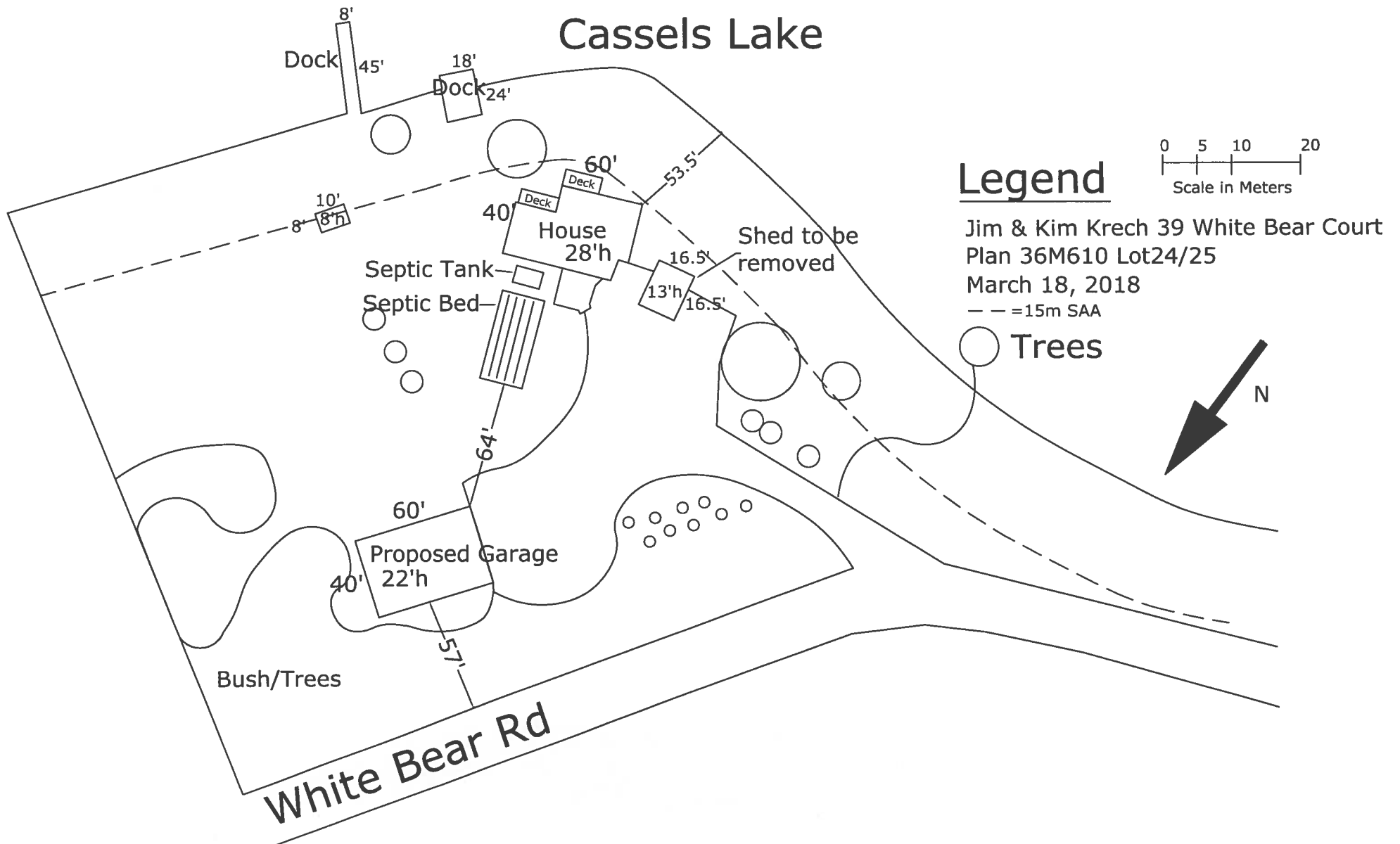
### CONSENT OF OWNER – SITE VISIT

I, James & Kimberly Krech, am the owner of the land that is subject of this application and I authorise municipal staff, committee of adjustment members, and council members to enter onto the property to gather information necessary for assessing this application.

27 MAR 2018

Date [Redacted]

[Redacted Signature]  
Signature





(705) 647-6223  
Fax (705) 647-8851

## Pedersen Construction (2013) Inc.

Hwy. 11 & 65 West, P.O. Box 2409, New Liskeard, Ontario P0J 1P0

E-mail: [info@pedersenconstruction.ca](mailto:info@pedersenconstruction.ca)

March 19, 2018

Municipality of Temagami  
Temagami, Ontario

**Attention: Kim Krech**

Dear Kim,

**Re: Budget Price - concrete slab - 40' x 60'**

We are pleased to submit the following for your consideration:

- 1) Supply engineered drawing for slab.
- 2) Excavate for granular base.
- 3) Supply, level and compact 36" of granular B and 6" of granular A.
- 4) Supply and install vapour barrier.
- 5) Place 2" HI40 rigid insulation below slab.
- 6) Supply and place anchor bolts.
- 7) Form and pour 6" thick concrete slab including 24" x 24" perimeter beam c/w 4-15m rebar continuous and 10m stirrups 24" c/c. Also include MAC 360FF fibermesh reinforcement, machine polishing and concrete sealer.
- 8) Sawcut for control joints.
- 9) Install 4" weeping tile around perimeter of slab.
- 10) Install perimeter rigid insulation. ( 2" thick x 48" wide)
- 11) Rough grading.

**BUDGET PRICE \$66,000.00**

**Notes:**

- 1) Permit by others.
- 2) H.S.T. extra.

Thank you for the opportunity to quote.

Yours truly,

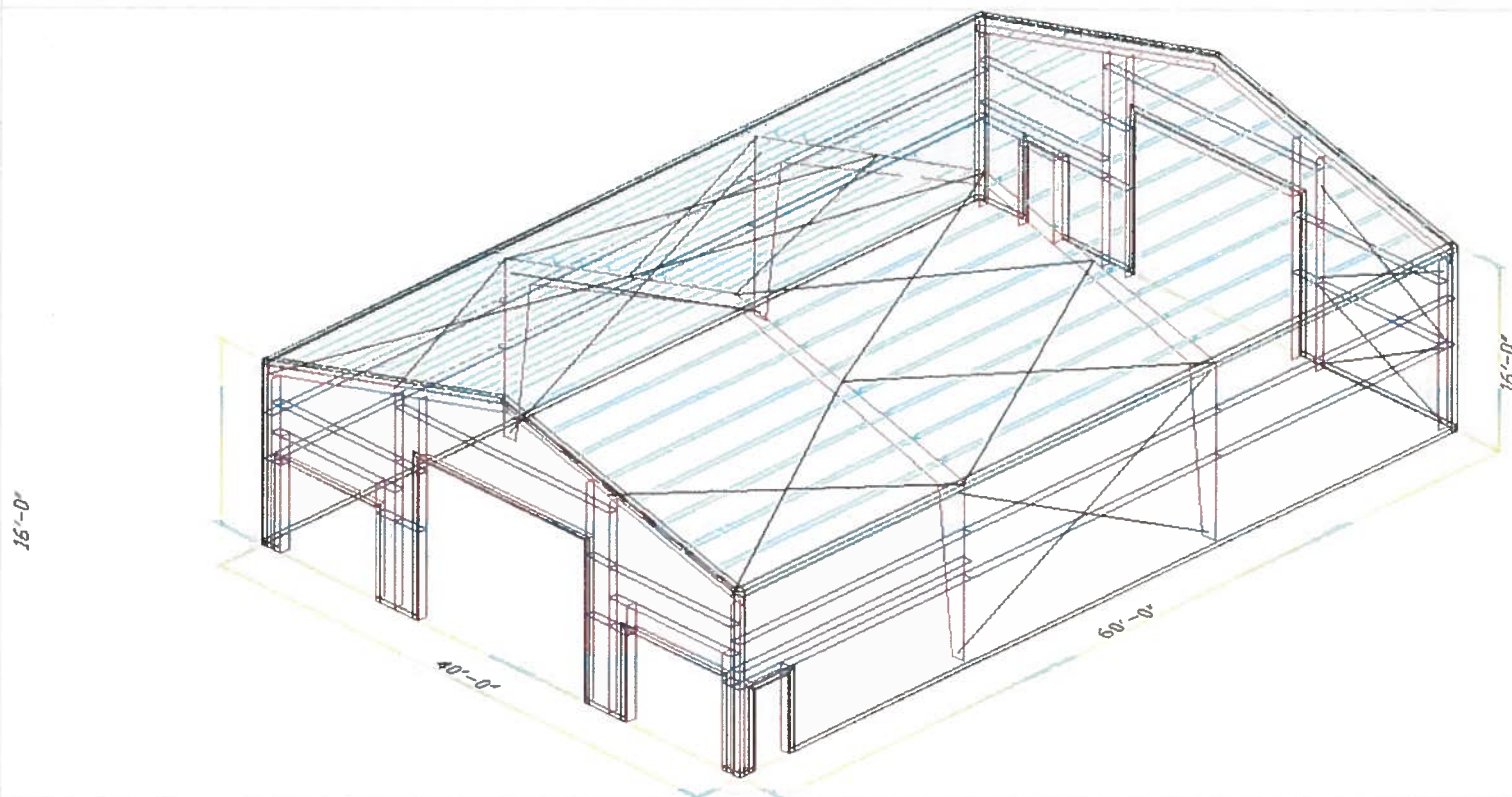
  
Alec Pedersen

## Norsteel Quote

Client		Job Site	Width	Length	Eve Height	Slope	Date Created	Date Expired
Jim Krech		Tamagami, Ontario K0L1T0	40'	60'	16'	4:12	02/28/2018	03/07/2018
Framed Openings		Included in all Packages:					Building Cost:	\$ 36,989.00
Overhead Openings	(2) 14'w x14'h (2) 8'w x 8'h	Primary Framing	Rigid Frames and End Wall Frames				Insulation R20/R13	\$ 5,605.39
Service Door 3'7" Wx7'2"H	2	Secondary Framing	Purlins, Girt & Eave Struts				Freight	Included
Windows	0	Wall and Roof Sheeting	26 Gauge Galvanized Coloured Cladding, 26 Gauge GALVALUME Roof Sheeting.				Taxes	Extra
Code:	NBC 10, BCBC 12	Engineered Drawing	3 sets of engineered stamped drawings included				Estimated Date of Delivery:	6-8 weeks
Wind Speed:	90	Assembly Manuals	Included					
Wind Exposure:	R1	We do not provide:	Building Foundation/Installation services					
Roof Snow Load:	51.8300		Doors and Windows					
Live Load:	20.00							
Collateral Load:	3							
Closed?:	2							
Seismic Zone:	F							
Seismic Coef:	0.150							

### To see photos of our buildings:

- Please follow this link to our website building gallery: <http://norsteelbuildings.ca/gallery/>
- Or our Facebook page: [www.facebook.com/NorsteelBuildingsLimited/](http://www.facebook.com/NorsteelBuildingsLimited/)



### Get to know Norsteel:

#### **Recipient of the following awards:**

- **Top 100 Metal Builders in North America (voted by Metal Construction News 5 years in a row)**
- **Top Builder (2010, 2011, 2012, 2013, 2014, 2015, 2016)**
- **Million Dollar Award (2010, 2011, 2012, 2013, 2014, 2015)**

Norsteel was built on honesty and integrity. Serving the commercial, industrial, and residential markets for over a decade, Norsteel specializes in a variety of different building applications, from commercial garages, to industrial warehouses, to sports facilities.

### Basic Components of a Steel Building

**Although there are a lot of different components in a Steel Structure, Steel Buildings are Basically comprised of:**

- **Primary Framing**
  - Columns and Rafters (Rigid Frames)
  - Post and Beam Endwalls
- **Secondary Framing:**
  - Wall "Z" Girts,
  - Roof "Z" Purlins, and
  - Eave "C" Purlin
- **Roof and Wall Sheeting**
  - 26 Gauge Galvalume Roof: Standard Screw Down or 24 Gauge Galvalume Standing Seam Roof
  - 26 Gauge Galvanized Wall Panels
- **Bracing**
- **Trim**



## Interior Finishing Options

### Steel Liner Panels

- Available in a variety of colors
- 24 or 26 Gauge Galvanized Steel
- Available in 7'9" Wall only or full Wall and Roof



Full Roof and Wall Liner Panel



7'9" Wall Liner Panels

### Laminated Insulation:



### Wood Frame with sheetrock



### Lofts & Mezzanines

- Minimum recommended Wall Height at 16' H
- Pre Engineered STEEL Mezzanine integrated into the design



- Free Standing / Self Supporting Mezzanine out of wood



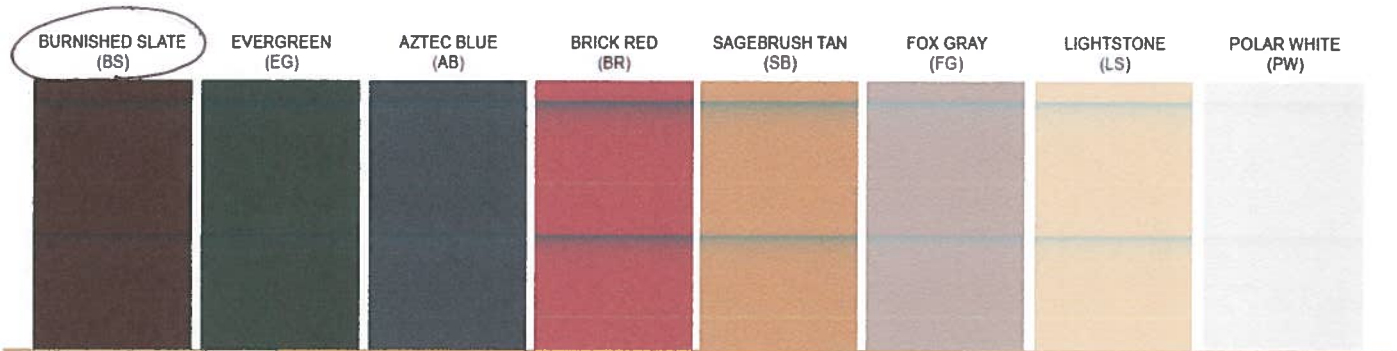
## STANDARD PANEL PAINT SYSTEMS

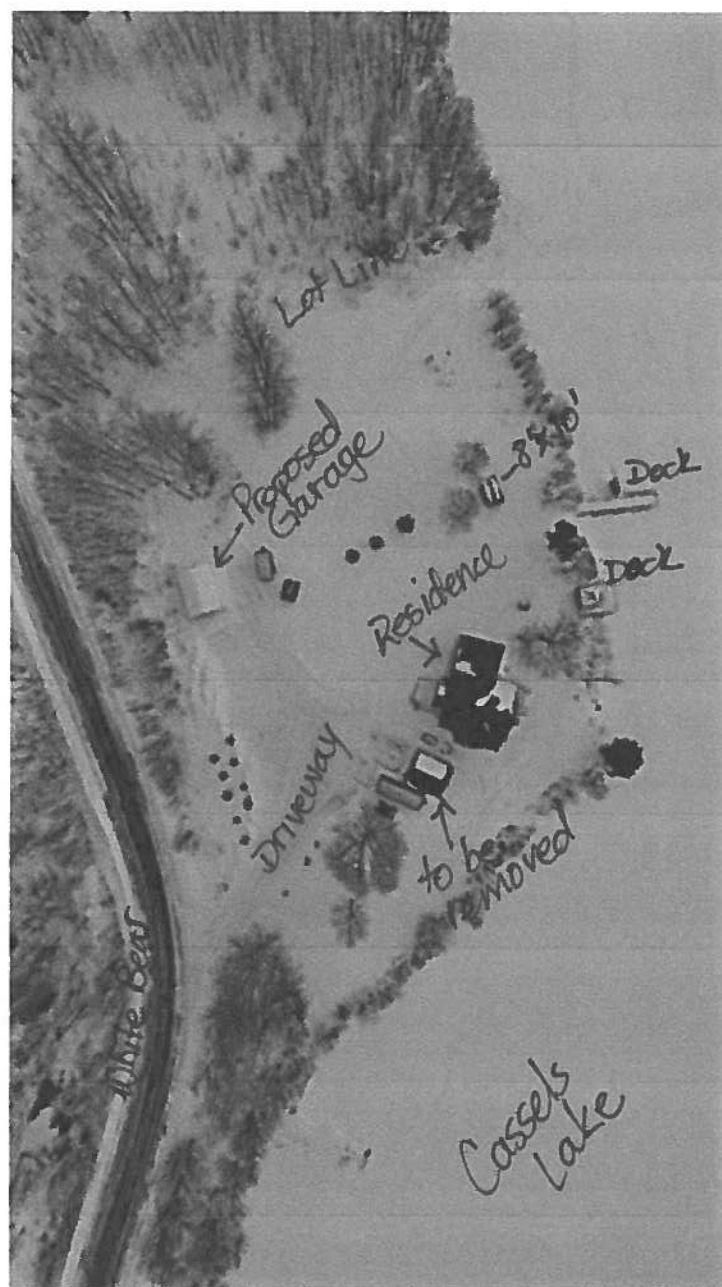
Exterior painted roof and wall panels are precision roll formed from pre-painted galvanized or Galvalume® coils. The metal is first subjected to a strenuous cleaning process followed by the application of an oven-cured primer. Next the finish coat is applied under constant monitoring for proper cure temperature and color uniformity. Before panels are formed, the finished coil is subjected to stringent quality control tests including: physical bend resistance, impact resistance, and film thickness, hardness, gloss, and color. The standard paint system is an industry proven Silicone-Polyester coating. Silicone-Polyester is a recognized standard of product quality for exterior building systems. Printed colors are matched as closely as possible. Exact color match should be made from metal chip samples.

\*Liner panels for wall and roof are normally provided in a 28 gage panel coated with a highly serviceable interior grade white polyester coating. Liner panels are for inside use and are not intended to be exposed to the effects of weather or sunlight. All painted wall and trim products are painted with the same high quality paint system described here. Galvalume® Trim may be available at a slight increase in price.

\*Backer side primer colors may vary.

### SILICONIZED POLYESTER







Location of  
Proposed  
Garage

(will replace tent)



← Shed 16'6" x 16'6"  
to be removed







Lot Line