



Corporation of the Municipality of Temagami

Memo No.
2018-M-028

Memorandum to Council

Staff
 Committee

Subject:	Notice of Complete Application and Statutory Public Meeting for Zoning By-law Amendment Z-18-02
Agenda Date:	May 24, 2018
Attachments:	#1 Z-18-02 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-18-02 – Pandolfo and deems the rezoning application Z-18-02 complete;
AND FURTHER THAT Council receive Memo No. 2018-M-028 regarding the Statutory Public Meeting for Zoning By-law Amendment – Z-18-02 – 6501 Highway 11 North;
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-18-02 as June 19, 2018 at 5:00 p.m.

INFORMATION

The application to amend the Zoning By-law is included as Attachment #1.

The purpose of the Zoning By-law Amendment is to permit the construction of a 52’ x 32’ Garage/Shop (currently being proposed to be placed in the front yard) to accommodate the storage of vehicles and recreational vehicles. The proposed building is 148 square metres (1600 square feet) and has a proposed height of 4.6 metres (15 feet).

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 15 square metres (161 square feet) as required in Section 6.04.(b) of the Zoning By-law. The proposed garage/shop is to be located in the front yard and is seeking relief of Section 6.04 (d) of the Zoning By-Law. The Zoning By-law Amendment seeks permission to construct a garage/shop that is larger than the maximum permitted gross floor area and for the garage/shop to be located in the front yard.

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 Council 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

2-18-02

**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)

SECTION 1 APPLICANT INFORMATION			
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) John & Diane Pandolfo		Home Telephone No. [REDACTED]	
Business Telephone No	Fax No.	Email Address [REDACTED]	
Address [REDACTED]		Postal Code P0H 2H0	
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) Sabrina Pandolfo		Home Telephone No. [REDACTED]	
Business Telephone No	Fax No.	Email Address [REDACTED]	
Address [REDACTED]		Postal Code P0H 2H0	
1.3 Communications to be between the Municipality and owner John & Diane Pandolfo Applicant/Agent Sabrina Pandolfo, all Both the Agent & Owner			
2. LOCATION OF THE SUBJECT LAND (Complete applicable boxes in 2.1)			
2.1 Address 6501 Highway 11 North / Temagami, Ontario / Canada			
District Nipissing	Township Strathcona	Former Municipality	Section or Mining Loc. No. LOC PV 11
Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s) Block(s)
Reference Plan No.	Part Number(s)	Parcel Number 17556	Island Number
2.2 Are there any easements or restrictive covenants affecting the subject land?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, describe the easement or covenant and its effect.			
Transcanada Pipeline Easment across east end of the property behind the fourplex dwelling unit.			
3. NAMES AND ADDRESSES OF ANY MORTGAGES< CHARGES OR OTHER ENCUMBRANCES IN RESPECT TO THE SUBJECT LANDS.			
N/A			

4. DESCRIPTION OF SUBJECT LAND & SERVICING INFORMATION (Complete each section)				
4.1 Description	Frontage (m)	300 feet / 91.44 meters		
	Depth(m)	300 feet / 91.44 meters		
	Area (ha)	2.07 acres / .84 Hectares		
4.2 Use of Property	Existing Use(s)	Multi Residential / Apartment Complex		
	Proposed Use (s)	Multi Residential / Apartment Complex		
4.3 Access (check the appropriate space)	Provincial Highway	Highway 11		
	Municipal road, maintained all year	N/A		
	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	N/A		
	Privately owned and operated communal well	One well supplies all units		
	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	One Septic system for all units		
	Privy	N/A		
	Other means	N/A		
4.6 Other services Check if the service is available	Electricity	Yes - Hydro One		
	School Bussing	N/A		
	Garbage Collection	Yes - Municipal		
5. LAND USE				
5.1 What is the existing Official Plan designation(s), of the subject land? Integrated Management Area				
5.2 What is the existing Zoning? Highway Commercial				
5.3 What is the Proposed Zoning /Official Plan designation? Highway Commercial / Integrated Management Area				
5.4 Complete the following chart for all existing buildings or structures on the subject land				
	Building No. 1	Building No. 2	Building No. 3	Building No. 4

Type	Dwelling / Fourplex	Detached Garage / Shop	Well Shed	
Height	25 ft	15ft	10ft	
Dimensions	30 X 60	24 X 60	8 X 10	
Ground Floor Area	1800 sq feet	1440 sq feet	80 sq feet	
Date Constructed	1976	1992	1992	

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	No	No
A landfill	No	No
A sewage treatment plant or waste stabilisation plant	No	No
A provincially significant wetland (class 1,2, or 3 wetland)	No	No
A provincially significant wetland within 120 meters of the subject property	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within 1 kilometre of the subject land	No	No
A active railway line , a municipal/federal airport, utility corridors, Heritage Buildings, structures, sites	Pipeline	Railway - Approxiamtely 420 Meters Pipeline - Easment on Property

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?

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 April 7, 2017

6.4 Provide the length of time that the existing uses of the subject lands have continued (Proof may be required) Since Built in 1976

7. CURRENT APPLICATION

7.1 Describe why this amendment is being requested:

To construct an additional Garage / Shop - This will allow for tenant accessory use - The current shop is used by the property owner.

The proposed shop/garage will be 50' X 32' and approximately 15' in height. **IN THE FRONT YARD.**

7.2 Is the subject land the subject of any other planning approvals application at this time?

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

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	Garage / Shop			
Height	15'			
Dimensions	50' X 32'			

Ground floor area	1600 sq feet			
Proposed Constructed Date	As soon as possible			

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?

9.3 Does the proposed Official Plan Amendment
 Change policy yes No delete policy Yes No
 replace policy Yes No adds policy Yes No

List all policy sections to be amended

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

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, John Pandolfo and Diane Pandolfo, am the owner of the land that is subject of this application and I authorise Sabrina Pandolfo to make this application on my Behalf.

May 10, 2018
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, John Pandolfo and Diane Pandolfo, 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 Sabrina Pandolfo 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 May 10, 2018

[Redacted Signature]
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, John Pandolfo and Diane Pandolfo, 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.

Date May 10, 2018

[Redacted Signature]
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, Sabrina Pandolfo 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 10th day of May 2018

[Signature of Elaine Gunnell]
Commissioner of Oaths

[Redacted Signature]
Applicant Agent
[Initials]

Elaine Gunnell, Commissioner, etc.,
Clerk of the
Municipality of Temagami

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

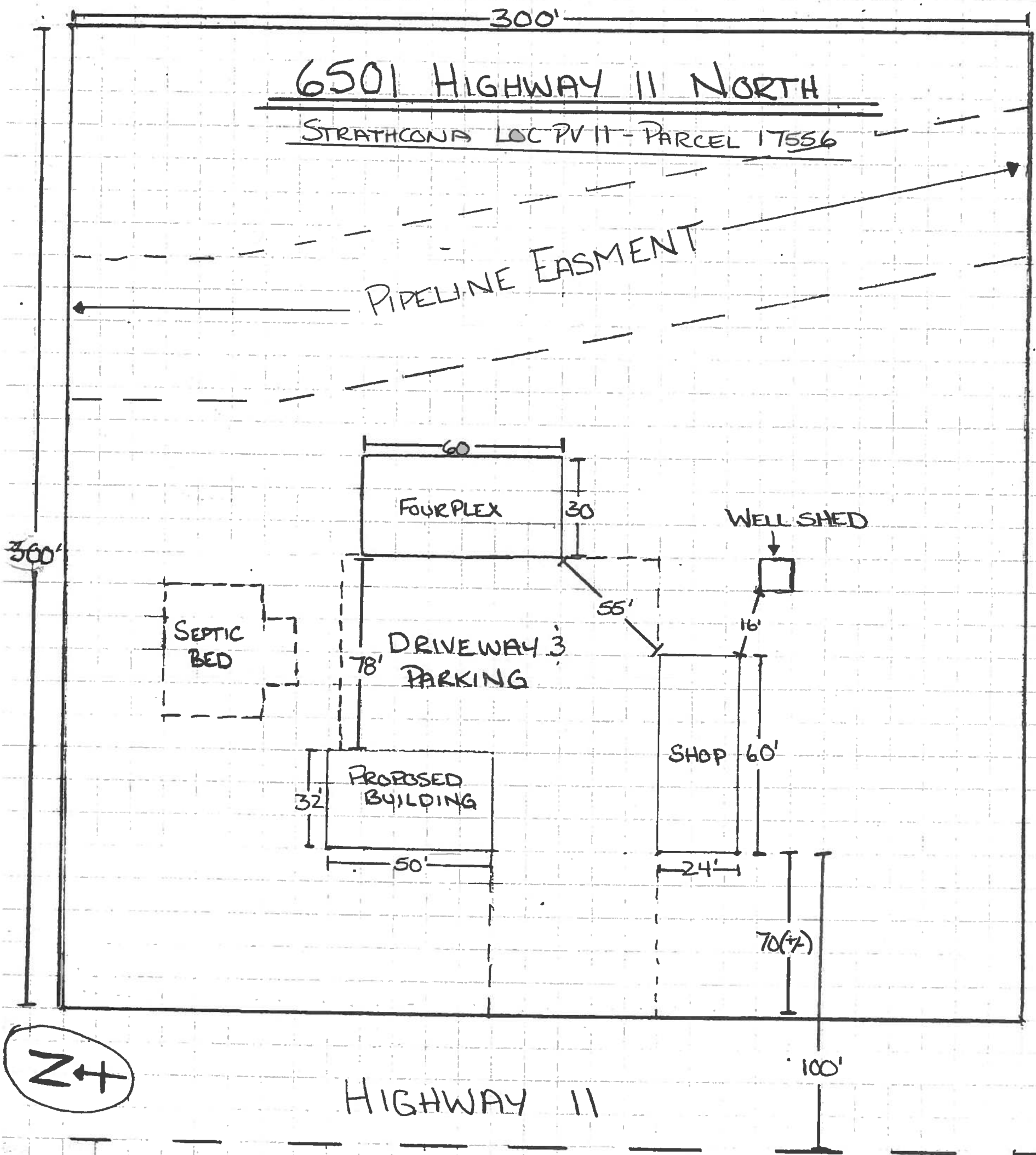
CONSENT OF OWNER – SITE VISIT

I, JOHN & DIANE RANDOLFO, 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.

May 10, 2018
Date

x ~~John Randolph~~
x ~~Diane Randolph~~
Signature

HIGHWAY COMMERCIAL
SABRINA PANDOLEO
MAY 10, 2018



□ = 10 FEET (APPROX)