

THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI
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Notice of Statutory Public Meeting
Official Plan Amendment Application OP-18-01

Pursuant to Sections 17 and 22 of the Ontario Planning Act, R.S.O. 1990, c. P. 13 as amended

Application No.	Official Plan Amendment, Secondary Dwelling Units (OP-18-01)
Date of Notice	February 18, 2020
Applicant	The Corporation of the Municipality of Temagami
Subject Property	Municipal Wide

PURPOSE AND EFFECT:

The Corporation of the Municipality of Temagami has initiated an amendment to the Municipality of Temagami Official Plan. The Official Plan Amendment proposes new policies in the Official Plan to permit secondary dwelling units within all Neighbourhoods.

PUBLIC MEETING:

Date: March 12, 2020

Time: 6:15 p.m.

Location: Municipal Office Council Chambers, 7 Lakeshore Drive, Temagami, ON, P0H 2H0

INFORMATION, INQUIRIES AND WRITTEN SUBMISSIONS:

Inquiries and written submissions regarding the amendment should be directed to the Municipal Clerk. Additional information regarding this amendment is available for public inspection at the Municipality of Temagami Municipal Office, 7 Lakeshore Drive, Temagami, Ontario, between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Any person or agency may attend at the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment. Any person or agency may make written submissions to the Municipality of Temagami with respect to the proposed Official Plan Amendment before a decision is made on the file.

The amendment applies to the entire Municipality, as a result, no key map has been provided.

For more information about this matter, including information about your appeal rights, contact the Municipal Clerk at (705) 569-3421 or clerk@temagami.ca.

NEED TO MAKE SUBMISSIONS:

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Temagami to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Temagami before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Temagami before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

REQUESTING NOTICE OF DECISION:

If you wish to be notified of the decision of the Corporation of the Municipality of Temagami on the proposed Official Plan Amendment, you must make a written request to the Corporation of the Municipality of Temagami at 7 Lakeshore Drive, Temagami, ON, P0H 2H0.

Mailing Date of this Notice: February 18, 2020

Suzie Fournier
Municipal Clerk
(705) 569-3421
clerk@temagami.ca

Official Plan Amendment No. 3

Municipality of Temagami

DRAFT

**Amendment Number 3 to the
Official Plan of the
Municipality of Temagami**

The attached explanatory text and constituting Amendment Number 3 to the Official Plan for the Municipality of Temagami, was prepared and adopted by the Council of the Corporation of the Municipality of Temagami, by By-law Number 2020-_____ in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Mayor

Municipal Clerk

**THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI**

BY-LAW NO. 20-XXXX

Being a By-law to adopt Amendment No. 3 to the Official Plan for the Municipality of Temagami

WHEREAS The Corporation of the Municipality of Temagami is empowered to amend its Official Plan as required;

AND WHEREAS Sections 17 and 22 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provide Council such authority to amend its Official Plan;

AND WHEREAS the policies of the Official Plan of the Municipality of Temagami are approved and in force and effect at this time;

AND WHEREAS the Council of the Corporation of the Municipality of Temagami deems it necessary and desirable to adopt an amendment to the Official Plan of the Temagami;

NOW THEREFORE the Council of the Corporation of the Municipality of Temagami enacts as follows:

1. Amendment No. 3 to the Official Plan for the Municipality of Temagami, consisting of the explanatory text is hereby adopted.
2. That the Clerk of the Municipality of Temagami is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the by-law and schedule, after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

This By-law will take effect on the date of its passage, subject to the provisions of Section 34(30) and (31) of the Planning Act, R.S.O. 1990, c.P.13.

READ A FIRST TIME THIS _____ day of _____, 2020

READ A SECOND, THIRD TIME, and finally passed this _____ day of _____, 2020

Mayor

Clerk

Certification

Certified that the above is a true copy of By-law No. 2020-____ as enacted and passed by Council of the Municipality of Temagami on the ____ day of _____, 2020.

Municipal Clerk

DRAFT

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Municipality of Temagami consists of three parts:

Part A – THE PREAMBLE does not constitute part of this Amendment.

Part B – THE AMENDMENT, consisting of the text of Amendment No. __ to the Official Plan to the Municipality of Temagami. There is no map or schedule associated with the Amendment.

Part C – THE APPENDICES do not constitute part of this Amendment. The appendices contain the background material, planning considerations and public involvement associated with this Amendment.

Part A – Preamble

Purpose

The purpose of this amendment is to include policies in the Municipality of Temagami Official Plan to implement Provincial policies regarding secondary dwelling units; and to permit secondary dwelling units within all neighbourhoods in the Municipality, following direction from Council of the Corporation of the Municipality of Temagami.

This amendment implements the goals and objectives of the Official Plan by providing opportunities for a range of housing types and densities to accommodate a diversity of lifestyles, age groups, income levels and persons with special needs.

Location

Amendment No. 3 is a textual amendment and generally applies to all lands within the Municipality, therefore there is no schedule provided with the Amendment.

Basis

The Provincial Policy Statement (2014), the Strong Communities through Affordable Housing Act (2011), and the Promoting Affordable Housing Act (2016) provide direction to Municipalities to ensure that their planning documents (Official Plans and Zoning By-laws) provide for opportunities for the development of affordable housing in the form of second units (secondary dwelling units).

In adopting this Official Plan Amendment, Council relies on the following basis:

- The Provincial Policy Statement (2014) which speaks to the accommodation of an appropriate range and mix of residential, including second units (secondary dwelling units), affordable housing and housing for older persons;
- Bill 140, The Strong Communities through Affordable Housing Act, 2011 which came into effect on January 1, 2012. This Bill made changes to the Planning Act, expanding on the affordable housing options by requiring that municipalities set policies that would allow second units (secondary dwelling units) in new and existing developments provided that they are in appropriate areas;
- Bill 7, The Promoting Affordable Housing Act, 2016, and Ontario's Long Term Affordable Housing Strategy Update, which expanded and enhanced the range of land use planning and municipal finance tools that municipalities can use to build more affordable market housing; and
- The Municipality of Temagami's Official Plan which sets out policies to promote affordable housing.

- A desire by the Municipality to permit secondary dwelling units on waterfront properties meeting lot area and lot frontage specification.

The Provincial policy framework related to promoting affordable housing encourages and requires Municipalities to permit secondary dwelling units in some form, at the discretion of the Municipality within their planning documents. Council has provided direction to permit secondary dwelling units in the form of accessory apartments in all neighbourhoods of the Municipality, including shoreline properties.

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Part B – The Amendment

1.0 Introductory Statement

Part B – The Amendment, consisting of the following text constitutes Amendment No. 3 to the Official Plan for the Municipality of Temagami.

2.0 Details of the Amendment

The Official Plan of the Municipality of Temagami is amended in accordance with the following:

A) Revision to text within Section 2.2.2 Housing as follows:

(red text represents additions or deletions)

Housing in the rural areas is currently limited to single detached dwelling units, in keeping with the existing character of the area and in recognition of the servicing constraints. The policies of this Plan contemplate the possible introduction of higher density residential uses in the form of condominium and similar developments, subject to the policies of this Plan. Garden suites and Secondary Dwelling Units ~~apartments-in-houses~~ are not permitted in the rural area.

Secondary Dwelling Units may be permitted in single detached dwellings or in a building or structure ancillary to a single detached dwelling within the rural area (including shoreline properties) provided that:

- All requirements of the Zoning By-law, including the provisions to govern compatibility with the principal dwelling and surrounding land uses, as well as the size of the Secondary Dwelling Unit and other standards including the Building Code and other relevant municipal and provincial regulations can be satisfied;
- It has been determined that on-site servicing, including a septic system and private wells, have sufficient capacity for the Secondary Dwelling Unit.
- A Secondary Dwelling Unit shall not be permitted in the front yard as defined by the Zoning By-law.

The Zoning By-law shall contain provisions to regulate the establishment of Secondary Dwelling Units.

New residential development may occur in rural areas through limited severances on existing patented lots and by the creation of new lots from Crown land in a manner that allows for the conservation of wilderness and semi-wilderness values; and considers the impact of adjacent uses.

B) Revise all references to “Accessory Apartments” to read “Secondary Dwelling Units”.

C) Include Secondary Dwelling Unit as a permitted use in various designations

Sections 4.3.3, 5.3.2, 5.3.3, 6.3.2, 6.3.3, 7.3.2, 7.3.3 & 8.3.2, 8.3.3 shall be amended by including “Secondary Dwelling Unit” as a permitted accessory use.

D) Implement a maximum number of year round residents per lot by amending various sections pertaining to Sleep Cabins

Add the following provision to Sections 4.3.5, 5.3.5, 6.3.5, 7.3.5 and 8.3.5,

~~A sleep cabin with bathroom and kitchen facilities is deemed to be a Secondary Dwelling Unit.~~

C) Delete definition of ‘Apartments-in-House’ from Appendix C

~~Apartments-in-House—These are second self-contained units in detached or semidetached houses in a residential zone serviced by a publicly owned or operated sewage system and which satisfy special provisions of the Ontario Building Code and the Fire Code.~~

D) Add new definition of ‘Secondary Dwelling Unit’ to Appendix C

~~Secondary Dwelling Unit - A self-contained residential unit with a private kitchen, bathroom facilities and sleeping areas created by an interior renovation or exterior addition to the primary dwelling unit or accommodated within an accessory building or part thereof. Such residential unit is an accessory use to the main dwelling.~~

All other policies of the Official Plan of the Municipality of Temagami shall apply.

3.0 Implementation and Interpretation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment. In all other respects the provisions of the Municipality of Temagami Official Plan shall apply.

Upon approval of this Amendment, Council shall consider an implementing Zoning By-law.

The provisions of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

Part C – The Appendices