



SIoux LOOKOUT

Hub of the North

The Corporation of the
Municipality of Sioux Lookout
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Committee of Adjustment and Consent Granting Authority

AGENDA

SIoux LOOKOUT COMMITTEE OF ADJUSTMENT AND CONSENT GRANTING AUTHORITY

Tuesday, February 15, 2022 – 5:00 PM Zoom Virtual Meeting

1. **DETERMINATION OF QUORUM**

- 1.1 Determination of Quorum
- 1.2 Updates

2. **CALL MEETING TO ORDER**

- 2.1 Motion to open the meeting
- 2.2 Motion to excuse Members

3. **AGENDA**

- 3.1 Committee Meeting of February 15, 2022
 - 3.1.1 Review/Correction to the Agenda
 - 3.1.2 Motion to Approve Agenda as Submitted/Amended

4. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE
THEREOF**

5. **MINUTES**

- 5.1 Committee Meeting of October 19, 2021
 - 5.1.1 Review/Correction to the Minutes
 - 5.1.2 Motion to Approve Minutes as Submitted/Amended
 - 5.1.3 Business Arising from the Minutes

6. **DELEGATIONS**

None

7. **APPLICATIONS**

7.1 Minor Variance Application M01-2022 received from Bob Michieli to seek relief from the parking requirements of the Zoning By-law to permit the construction of an addition on the subject property located at 79 Queen Street.

7.1.1 Comments

7.2 Minor Variance Application M03-2022 received from Matthew Turner on behalf of Sioux Lookout First Nations Health Authority (SLFNHA) to seek relief from the minimum rear yard requirements of the Zoning By-law on the subject property at 40 King Street.

7.2.1 Comments

8. **OLD BUSINESS**

9. **NEW BUSINESS**

10. **ADJOURN**

Motion to adjourn.

MINUTES

SIoux LOOKOUT COMMITTEE OF ADJUSTMENT and CONSENT GRANTING AUTHORITY

Zoom Virtual Meeting
October 19, 2021 – 5:00 PM

1. DETERMINATION OF QUORUM

1.1 Determination of Quorum – quorum was met

1.2 Updates and introductions
None

2. CALL MEETING TO ORDER

COMMITTEE MEMBERS

Donna Brunton
Cllr. Don Fenelon
Cllr. Cory Lago

Chair, Committee Member
Vice Chair, Committee Member
Committee Member

STAFF

Kristen Bartmann
Silvia Jakobs

Planning Coordinator, Secretary Treasurer
Development Services Administrative Assistant,
Recording Secretary

PUBLIC

Andrew Simpson
Barb Molstad

Applicant (C06-2021)

2.1 Motion to Open the Meeting

Motion No. A41-2021

Moved by: Cory Lago
Seconded: Don Fenelon

THAT the Sioux Lookout Committee of Adjustment meeting of October 19, 2021
be declared open and called to order at 5:05 p.m.

3. **AGENDA**

Motion to approve Agenda as submitted for the October 19, 2021 meeting.

Motion No. A42-2021

Moved by: Don Fenelon
Seconded: Cory Lago

THAT the Sioux Lookout Committee of Adjustment approve the October 19, 2021 Agenda as amended.

CARRIED

4. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None

5. **MINUTES**

5.1 Motion to approve the Minutes of Committee Meeting of September 21, 2021

Motion No. A43-2021

Moved by: Don Fenelon
Seconded: Cory Lago

THAT the Sioux Lookout Committee of Adjustment approve the September 21, 2021 Minutes as amended.

CARRIED

6. **BUSINESS FROM PREVIOUS MINUTES**

None

7. **DELEGATIONS**

None

8. **APPLICATION**

COMMITTEE OF ADJUSTMENT

The Chair announced that this is a Public Hearing to hear comments on a Consent Application. The Committee will hear comments and evaluate written submissions. The Committee makes the final decision. There is a 20-day appeal period from the date after the decision was provided. Any person who objects to the proposed Consent may do so in writing to the Secretary-Treasurer of the Committee and must attach the fee required for the appeal. This appeal will be forwarded to the Local Planning Appeal Tribunal for their review.

8.1 Consent Application C06-2021, Andrew Simpson, for the subject property known as PT Location CL14150 BEING PT LT 4 RANGE 4 IN THE RESERVE DRAYTON BEING PT 1 PLAN 23R11319

Donna asked Kristen to provide the presentation on the Consent application. Kristen read the presentation and shared the screen.

An application for Consent has been submitted by Andrew Simpson for the purpose of severing the subject property on Mill Road into four new equal sized lots. Currently the subject lands are vacant. Mr. Simpson, the owner of the subject lands, is proposing to retain one of the lots and sell the other three if the Consent application is approved. The proposed lots are to have an area of 2.5 acres and a lot frontage of 50 metres on Mill Road.



The subject lands are located in the Drayton Area and are designated Rural Residential. The subject lands are also zoned Rural Residential.

The proposed lot severance is consistent with the PPS and conforms to the Official Plan. The proposed severance also complies with the requirements of the Zoning By-law.

Comments were received from two Sioux Lookout residents. These comments were attached to the end of the planning report for the Committee's review. Various concerns were noted, with the primary land use planning concerns related to the orientation of the lots along Mill Road. Staff note that the proposed lots do meet the minimum lot area requirements of the RR Zone and are consistent with or are larger than existing lots. The proposed lots have frontage on an existing road that is greater than the frontage required by the Zoning By-law. The proposed lots are oriented in an east-west fashion in order to have frontage on Mill Road and this orientation is consistent with other lots along Mill Road, as there are existing east-west oriented lots on the east side of Mill Road.

Staff are recommending that this consent application be approved with the recommended conditions of provisional consent, which includes the requirement of payment of cash in lieu of parkland and confirmation that the proposed lots comply to the Zoning By-law.

Provincial Policy Statement (PPS)

The proposed application is consistent with the PPS.

Official Plan

The subject lands are located in the Drayton Area of the Official Plan and are designated Rural Residential. The proposed application for Consent conforms to the Official Plan.

Zoning By-law

The subject lands are zoned Rural Residential (RR). The RR Zone requires a minimum lot area of 1 hectare (2.5 acres) and a frontage of 40 metres. The proposed lots will meet the lot size and lot frontage provisions of the Zoning By-law. The Zoning By-law also requires that new development must be accessed by an improved public road. All four proposed lots have frontage on Mill Road, which is an open publically maintained road.

Committee Comments

Donna reported on her site visit to the subject property. The proposed lots are appropriately sized for the Rural Residential (RR) Zone. They are accessed by the existing municipal road. There will be private sewer and water. There are no significant heritage and cultural features and the property has compatible land uses. It is consistent with the surrounding area. The proposal meets with the Official Plan and the requirements of the Zoning By-law. The frontage is 50 metres which is more than the required 40 metres. Donna asked the committee members to share their view point.

Cory visited the site. The lots need to go east west to get access to Mill Road. It appears that the proposal falls within the parameters of the PPS, Official Plan and Zoning By-law.

Don also visited the site. Don asked what the applicant intends to do with the run-off water. Donna said that there is ditching on Mill Road. So depending on the slope, there may have to be additional ditching.

Cory referred to one of the concerns regarding looping on Moonshadow Road. This is a private road onto evergreen. Because it is very narrow Cory asked if there could potentially be some issues in the future. Donna asked Kristen to share the comments that were received.

Comments from the Public

Bob David, a nearby resident, is supportive of the development of the proposed lot, however, he felt that the orientation of the proposed severed lots does not fit into the character of the neighborhood. Instead of being oriented in an east west direction, the proposed lots should be severed in a north south direction. Bob is also concerned about public safety in regards to traffic on the road and maximum privacy. Bob suggested that Evergreen Road be extended giving better access particularly for first response.

Randy Wilson, also a resident in the area, is concerned about the potential increase in traffic and noise. He was also concerned that additional dwellings will negatively affect area property values because the appeal of the neighborhood is that it is rural and quiet.

Donna spoke to the committee. The lots are quite large. Donna doubts that anyone that purchases the lots would not clear them completely. Anyone that is moving into the area would be looking for a rural environment and they would hopefully keep the vegetation. Both of the comments that were received referred to multi residential type dwellings. Donna explained that the Zoning By-law will essentially identify the building envelope on that property and what is permitted. The property is zoned Rural Residential and is limited to single detached dwellings and

accessory buildings with setbacks and the impact should be minimal. Cory also added that the Official Plan does not permit multiunit residential buildings in the Rural Residential (RR) designation.

Donna added that the Mill Dental Clinic and two home businesses are based in the area. Consideration needs to be given to future developments in regards to traffic. Donna asked Jody to comment on the potential “looping” of Mill Road. Moonshadow Road is a private right of way that provides access to three properties. The Evergreen Road and the private road, Moon Shadow Road, do not line up and if there was to be a loop then a road would have to cut into the property. This is not something that the Municipality would look into.

Comments from the Applicant

Donna asked the Applicant if he had any comments. Andrew Simpson thanked the Committee for their time. Donna explained that the concerns that have been submitted are relevant but that Andrew’s proposal is more than in keeping than what is required.

Comments from Internal Staff

None

Comments from Agencies

None

Recommendation

The Committee members acknowledged the application, and unanimously stated there were no objections or concerns regarding this consent application.

8.2 Motion to approve Consent Application C06-2021 (Simpson), being an application to create four new lot on the subject lands, be approved.

Motion No. A44-2021

Moved by: Don Fenelon
Seconded: Cory Lago

THAT the Sioux Lookout Committee of Adjustment approve Consent Application C06-2021 with the following conditions.

- a. The original executed Transfer/Deed form, a duplicate original and one photocopy for our records.

- b. A Schedule to the Transfer/Deed form on which is set out the entire legal description of the parcel in question, and
- c. A reference plan of survey which bears the Land Titles Office registration number and signature as evidence of its deposit therein, illustrating the parcel to which the consent approval relates; and
2. The Transfer/Deed form noted shall not identify the Transferor and Transferee as the same person.
3. Payment of Cash in Lieu of parkland prior to final approval.
4. Confirmation that the proposed lots comply to the Zoning By-law.
5. That the applicant obtain approval from the NWHU.

CARRIED

9. Old Business

None

10. New Business

One consent application and one minor variance application pending.

11. Motion to Adjourn

Motion No. A45-2021

Moved by: Cory Lago
Seconded: Don Fenelon

ADOPTED AS PRESENTED THIS _____ day of _____ 2021

Donna Brunton, Chair

Kristen Bartmann, Secretary-Treasurer