



CITY OF TIMMINS

INFORMATION AND NOTICE OF PUBLIC MEETING

The Council of the Corporation of the City of Timmins meeting as a Committee of the Whole will hold a public meeting on Monday, February 8, 2010, at 6:00 p.m., in the Council Chambers, City Hall, 220 Algonquin Boulevard East, to consider an amendment to the Zoning By-law. The proposed amendment is detailed below.

Amendment No. 1

Owner: 1753498 Ontario Inc.

Applicant: Antonio Guidoccio

Description of Land

The subject land is located on the west side of Toke Street across from the Cochrance Temiskaming Resource Centre. The legal description and size of the land particular to this application to amend the Zoning By-law is set out below:

Part of Part 1, Plan CR-155
Part of Lot II, Concession 3, Tisdale Township
Part 1, Plan 6R-8182
Part of Parcel 2922 SWS

The subject land has a frontage 95 metres (311.62 feet), a depth of 27.87 metres (91.4 feet) and an area of 2647.65 square metres (28500 square feet).

Figure 1 shows the location of the subject lands.

Existing Land Use

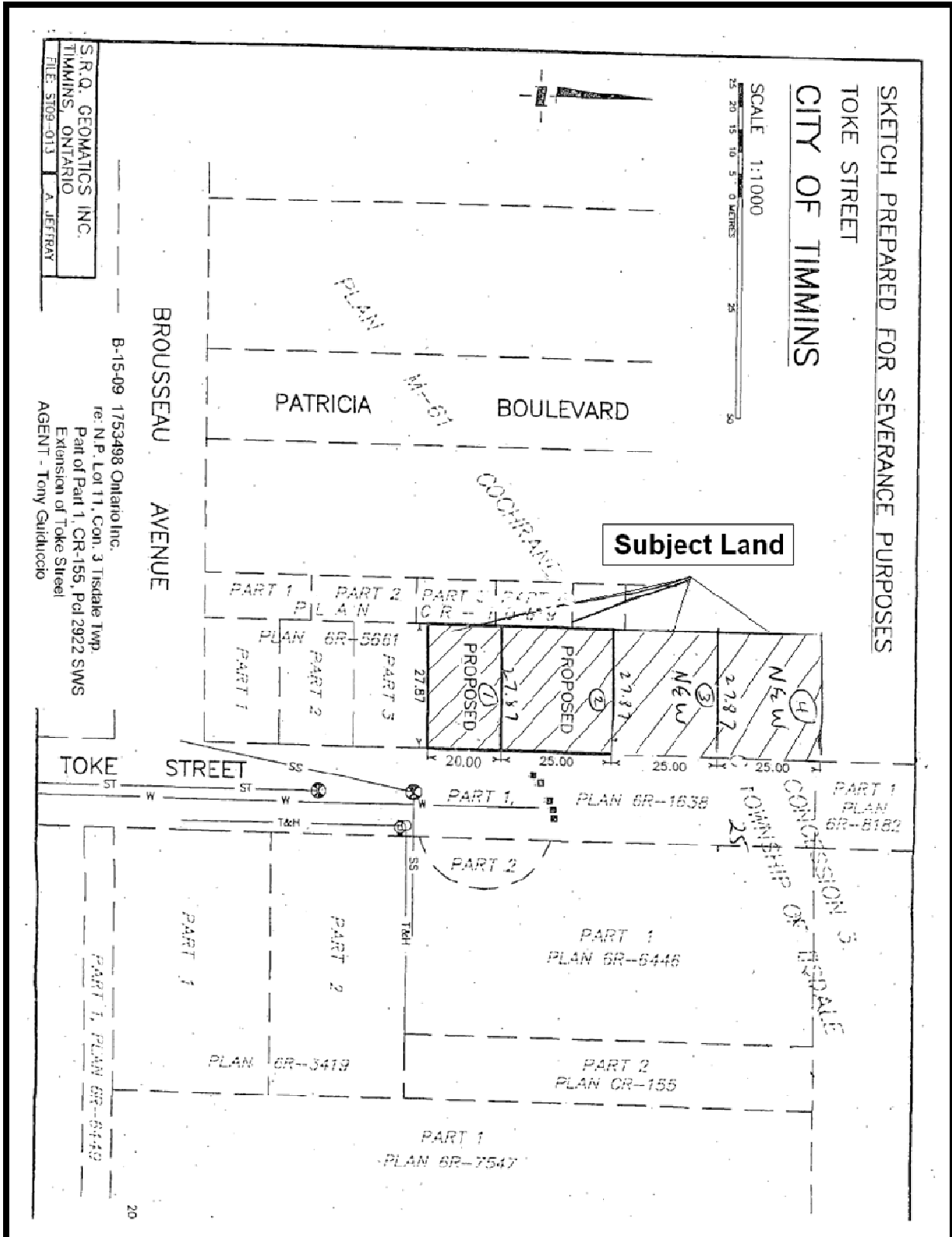
Presently, the subject land is vacant.

Proposed Land Use

The subject land was divided into four parts through the consent approval process (Committee of Adjustment), specifically, with the approval of consent applications B-15-09 to B-18-09 inclusive. Three of the residential lots have a frontage of 25 metres (82 feet), a depth of 27.87 metres (91.4 feet) and area of 696.75 square metres (7500 square feet); and the other lot having a frontage of 20 metres (65.62 feet), a depth of 27.87 metres (91.4) feet and an area of 557.4 square metres (6000 square feet). A single family dwelling is the proposed land use for each residential lot.

It is noted that Toke Street (Part 1, Plan 6R-8182) will be extended to facilitate the contemplated single family residential development.

Figure 1
Subject Lands



Zoning

Schedule 29 of Zoning By-law No. 1977-850 zones the subject land Institutional (N).

Required

For single family residential development on the four (4) proposed lots on Toke Street, Residential Low Density (R1) zoning is required.

The minimum bulk regulations of the Zoning By-law for a lot in the Residential Low Density (R1) zone, are a minimum lot frontage of 15.2 metres (50 feet) and minimum lot area of 460 square metres (5000 square feet).

Proposed Amending By-law

THAT Schedule 29 of Zoning Bylaw No. 1977-850 be amended by changing the zoning of the subject land from Institutional (N) to Residential Low Density (R1).

Purpose and Effect

The proposed amending By-law changes the zoning of the subject property from Institutional (N) to Residential Low Density (R1). The Residential Low Density (R1) zoning would permit single family residential development on the described residential lots in conformity with the Provisions for Residential Zones.

The Development and Community Services Department would appreciate receiving comments from any person or organization on these proposed changes to the Zoning By-law. Persons or organizations may submit comments to reach the undersigned whether by mail or delivery, by February 8, 2010 or attend the public meeting to make their comments to City Council.

**Janet Ronne
Development and Community Services Department
220 Algonquin Boulevard East
City Hall
Timmins, Ontario
P4N 1B3**

Additional information on the proposed changes to the Zoning By-law are available for viewing at the Development and Community Services Department between the hours of 8:30 to 12:00 a.m. and 1:00 to 4:30 p.m. at City Hall, 220 Algonquin Boulevard East, Timmins.

The Regulations of the Planning Act for Zoning By-law requires that the following statement be included in the Information and Notice of Public Meeting.

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to City Council in Committee of the Whole before the by-law is passed, the person or public body is not entitled to appeal the decision of City Council in Committee of the Whole to the Ontario Municipal Board.*
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to City Council in Committee of the Whole before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.*