



## **Municipality of Wawa**

### **Staff Report - Maury O'Neill, CAO-Treasurer**



<b>For: Mayor and Council</b>	<b>Report No.: CAO 2021-06</b>
<b>Date: June 1, 2021</b>	<b>Council Meeting Date: June 1, 2021</b>

### **RED PINE EXPLORATION INC. – TEMPORARY ZONING BY-LAW**

#### **Staff Recommendation**

**THAT** Council receive Report No. CAO 2021-06 dated June 1, 2021, and approve the following staff recommendations;

- a) A By-Law to amend Zoning By-Law No. 2821-15 to permit Mining Claims MC SSM 3455, Pcl 5136 AWS and SSM 59662, Pcl 1148 MICH for a temporary period of up to 36 months (three-years) to be used for residential dwelling units, mobile home work camps (trailers), as an additional permitted use on the property which is Zoned Rural (RU) effective from the time the By-Law is passed.
- b) The owner of the property may apply to the Municipality for an additional three (3) year extension to the temporary zoning approval period.
- c) A Site Plan Agreement and By-law will be forwarded to the Council Meeting on June 15, 2021, setting out the conditions of the use of the land as follows;
  - 1) All buildings and structures will require an approved building permit from the Municipality of Wawa prior to construction.
  - 2) The Owner will enter into an Agreement with the Municipality to dispose of all sanitary sewer and pay all required applicable fees.
  - 3) The Owner will enter into an Agreement with the Municipality to dispose of all construction debris and refuse at the Wawa Landfill and will be responsible for paying any and all applicable municipal landfill dumping fees.
  - 4) The Owner must agree that the bunkhouse facility authorized by this Agreement is subject to Municipal Council approval and upon expiry of the temporary zoning by-law, the use shall cease and desist, and all buildings and facilities shall be removed from the subject lands. Furthermore, no subsequent use of the subject lands shall be permitted without an amendment to the timeline of this Agreement.
  - 5) Minor modifications made to this Site Plan Agreement may be approved without amendment to this Agreement with the authorization of the Chief Administrative Officer. Major modifications, as determined by the Chief Administrative Officer, will require a Resolution approved by Wawa Municipal Council.

## **Report Purpose**

To provide a recommendation to Municipal Council regarding an application requesting a Temporary Use Zoning By-law at Mining Claims owned by Red Pine Explorations on Surluga Road, formerly Citadel Gold Min. to permit the property to be used for temporary camp accommodations in the form of mobile dwelling units.

## **Background**

### **A) REQUEST FOR TEMPORARY ZONING AMENDMENT**

The subject property is owned by Red Pine Exploration Inc. the Agent representing this zoning application is Tania Poehlman of "In Good Standing Inc."

The applicant wishes to establish temporary housing accommodations on the mining property for up to 24 persons including kitchen and ancillary uses. The temporary exploration camp will assist the Owner to hire and house drillers and workers involved in exploration activities.

The prefabricated units to be used to house employees have been engineered designed and will require municipal building department approval prior to use.

The property is currently Zoned RURAL (Ru) under By-law 2821-15. The property has always been used historically and continuously for mineral exploration and mining purposes, therefore, the use is considered permitted as a "legal non-conforming use.

The Owner and Agent are requesting a Temporary Zoning Amendment for a three-year period with the intention that they may request Municipal Council with an additional three-year extension if the Owner requires.

### **B) PUBLIC COMMENTS**

#### ***i) Public Comments***

No comments were received for or against the Zoning application.

#### ***ii) Algoma Public Health Comments***

Algoma Public Health Inspector Mariah Tremblay provided a letter dated March 25, 2021, to Red Pine Exploration advising that there are no issues regarding the supply of water or sewage on-site and that the Owner's plans for a private water supply and sewage disposal system were satisfactory.

No other agency comments were received.

### **C) WAWA ZONING BY-LAW (2821-15) – PLANNING REQUIREMENTS**

In the ZBL and under Section 2.7, Council may provide temporary use permissions in accordance with Section 39 of the Planning Act and shall be identified in a similar manner to an exception zone. Existing Zoning By-law regulations include the following paragraphs.

### **D) OTHER PLANNING REGULATORY CONSIDERATIONS**

#### **i) Provincial Policy Statement (2020)**

The new Provincial Policy Statement came into effect on May 1, 2020. The following statement from the Policy may be applicable and relevant to this request:

1.3.1.0 Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of economic activities and ancillary uses, and consider the needs of existing and future businesses.

2.4.2.1 Mineral mining operations and petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

2.4.2.2 Known mineral deposits, known petroleum resources and significant areas of mineral potential shall be identified and development and activities in these resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; orb) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.

#### **ii) Wawa Official Plan**

The Wawa Official Plan does provide Council with the authority to pass temporary use zoning by-laws and require site plan agreements, as per By-law 771-91. Since the application is an exception to the existing zoning on the property, there are no policies in the Official Plan that impact the proposed amendment.

### **E) PROPOSED TEMPORARY ZONING BY-LAW/SITE PLAN AGREEMENT**

The proposed amendment to the property reflects the housing and temporary accommodation undersupply in Wawa, especially impacted by the mining industries growth in Wawa and Area over the past two years.

In the past, the company would rent, lease and/or purchase housing in Wawa for its workforce. As Red Pine's workforce is expanding, and the availability of housing units has diminished in Wawa the need for an alternative form of housing for the mining company is necessary. The addition of a work camp on-site is appropriate as a temporary use.

A Site Plan Agreement and By-law will be forwarded to the Council Meeting on June 15, 2021, setting out the conditions of the use of the land in an approved Site Plan to be executed by both the Municipality and the Owner will include the following conditions;


- 1) All buildings and structures will require an approved building permit from the Municipality of Wawa prior to construction.
- 2) The Owner will enter into an Agreement with the Municipality to dispose of all sanitary sewer and pay all required applicable fees.
- 3) The Owner will enter into an Agreement with the Municipality to dispose of all construction debris and refuse at the Wawa Landfill and will be responsible for paying any and all applicable municipal landfill dumping fees.
- 4) The Owner must agree that the bunkhouse facility authorized by this Agreement is subject to Municipal Council approval and upon expiry of the temporary zoning by-law, the use shall cease and desist, and all buildings and facilities shall be removed from the subject lands. Furthermore, no subsequent use of the subject lands shall be permitted without an amendment to the timeline of this Agreement.
- 5) Minor modifications made to this Site Plan Agreement may be approved without amendment to this Agreement with the authorization of the Chief Administrative Officer. Major modifications, as determined by the Chief Administrative Officer, will require a Resolution approved by Wawa Municipal Council.

### Options/Conclusion

Municipal Council has the following options to consider regarding the request for a Temporary Zoning By-Law Amendment;

- a) Approve the application for a site specific Temporary-Use Zoning By-Law to permit work camp accommodations on-site for a three-year period, subject to a one-time extension for an additional three years.
- b) Approve the application and alter the length of time the temporary zoning is approved for (e.g. one or two years).
- c) Deny the application.

Staff recommends that Wawa Mayor and Council select option a) above.

Submitted By: 

Maury O'Neill  
CAO-Treasurer