

# AGENDA

## Corporation of the Town of Moosonee

Special Meeting #03-2026  
February 10<sup>th</sup>, 2026  
5:30 p.m. Council Chambers

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This territory is the customary and traditional lands of the Omushkegowuk People since time immemorial. We acknowledge this sacred land on which the Town of Moosonee operates, within the lands protected by the James Bay Treaty – Treaty no.9. We are grateful to have the opportunity to make decisions at this table that will impact our community. *Meegwetch*

### **1. CALL TO ORDER**

### **2. REVIEW OF AGENDA**

### **3. DISCLOSURE OF PECUNIARY INTEREST**

### **4. PRESENTATION/DELEGATIONS**

→ Minor Variance Application for 10 Pisew- Patrick Townes

→ Zoning By-law Amendment Application for 40 Atim/ 28 Butcher – Patrick Townes

### **5. ADJOURNMENT**

TOWN OF MOOSONEE – COMMITTEE OF ADJUSTMENT			
Report Prepared For:	Boblin Jardino, Clerk	Owner Name:	Maackon Corporation
Report Prepared By:	Jamie Robinson, MCIP, RPP Patrick Townes, BA, BEd	Agent Name:	Matt Dellandrea
Location:	10 Pisew Street	Application Type:	Minor Variance
Application Numbers:	Minor Variance – M-2026-01	Report Date:	February 10, 2026

## RECOMMENDATION

Based on this review of the Minor Variance application, it is recommended that the Committee of Adjustment approve Minor Variance Applications M-2026-01 subject to the following:

1. That a variance be approved to permit a minimum front yard of 6.4 metres for an entry addition (dwelling) where Section 4.1.2 iii) of the Zoning By-law requires a minimum front yard of 8 metres; and,
2. That the variance only applies to the proposed entry addition (dwelling) shown on the sketch submitted with the application.

## PROPOSAL/BACKGROUND

A Minor Variance application has been submitted for the subject property located at 10 Pisew Street. The owner of the subject property is listed as Maackon Corporation and the application was submitted by Matt Dellandrea. The subject property is located in the Residential Type One (R1) Zone.

The purpose of the Minor Variance application is to permit an entry addition on the front of the existing dwelling on the subject property. The existing dwelling is located 9.5 metres (31 feet) from the front lot line. The proposed entry addition is to be located 6.4 metres from the front property line. The minimum required front yard for the R1 Zone is 8 metres in Section 4.1.2 iii) a) of the Zoning By-law.

**The variance is to permit a minimum front yard of 6.4 metres for an entry addition (part of the dwelling) where Section 4.1.2 iii) of the Zoning By-law requires a minimum front yard of 8 metres.**

The subject property is outlined in red on Figure 1 and the proposed development (entry addition outlined in green) is shown on Figure 2. The owner is proposing the entry addition on the front of the existing dwelling which is subject to the Minor Variance application. The garage addition does not require a Minor Variance.



The surrounding land uses include other residential properties and the hospital site is located to the rear of the subject property.

## **MINOR VARIANCE PLANNING CONSIDERATIONS**

The Committee of Adjustment, under Section 45(1) of the *Planning Act*, may authorize a Minor Variance from the provisions of the Zoning By-law, subject to the following considerations:

### ***1. The Variances Maintain the General Intent and Purpose of the Official Plan***

The subject property is located within the Residential designation in the Official Plan. All forms of residential development are permitted within this designation and the existing use is permitted in the context of the Official Plan.

When considering variances in residential areas, it is necessary to consider whether or not the variances will have a negative impact on the character of the neighbourhood or have negative impacts on surrounding properties. Based on the drawings provided, the proposed entry addition is modest in size and would generally occupy the space of a front porch or deck in order to provide access to the dwelling. The location of the entry addition does not impede on the driveway and does not result in the overdevelopment of the front yard. Negative impacts to adjacent properties as a result of the addition are not anticipated.

The proposed variance is in keeping with the general intent and purpose of the Official Plan.

### ***2. The Variances Maintain the General Intent and Purpose of the Zoning By-law***

The subject property is located within the Residential Type One (R1) Zone in the Zoning By-law. The existing single detached dwelling on the subject property is a permitted use in the Residential Type One (R1) Zone.

The existing dwelling on the subject property complies to all the requirements of the R1 Zone. As a result of the proposed entry addition, the dwelling will be located 6.4 metres from the front lot line, and Section 4.1.2 iii) of the Zoning By-law requires a minimum setback of 8 metres.

The general intent and purpose of the minimum front yard and setbacks from the front lot line is to ensure that buildings and structures are adequately setback from a lot line abutting a road, to maintain the character of an area, to limit impacts on surrounding and adjacent properties and to promote safe operations within the Town road allowance.

Based on the drawings provided, the proposed entry addition is modest in size and would generally occupy the space of a front porch or deck in order to provide access to the dwelling. The location of the entry addition does not impede on the driveway and does not result in the overdevelopment of the front yard. Negative impacts to adjacent properties as a result of the addition are not anticipated.

The proposed variance is in keeping with the general intent and purpose of the Zoning By-law.

### *3. The Variances are Desirable for the Development of the Lands*

Based on the requested variance, the proposed entry addition is modest in size and does not appear to have a negative impact on surrounding properties. The variance and the buildings on the subject property are desirable.

### *4. The Variances are Minor in Nature*

The proposed variances can be considered minor based on a review of the three previous tests. Based on the information provided and a review of the aerial imagery, it appears as though there will be no negative impacts on surrounding land uses and the addition does not result in the overdevelopment of the front yard and does not impact parking.

## **SUMMARY**

Following our review, it is our conclusion that the proposed variance meets the applicable four tests under the *Planning Act*. It is recommended that the proposed Minor Variance application be approved for the following:

1. That a variance be approved to permit a minimum front yard of 6.4 metres for an entry addition (dwelling) where Section 4.1.2 iii) of the Zoning By-law requires a minimum front yard of 8 metres; and,
2. That the variance only applies to the proposed entry addition (dwelling) shown on the sketch submitted with the application.

TOWN OF MOOSONEE – COUNCIL			
Report Prepared For:	Boblin Jardino, Clerk	Owner Name:	Ontario Northland Transportation Commission (ONTC)
Report Prepared By:	Jamie Robinson, MCIP, RPP and Patrick Townes, BA, BEd	Applicant Name:	Pomerleau Inc.
Location:	40 Atim Road and 28 Butcher Road	Application:	Zoning By-law Amendment
Application Numbers:	Z-2026-01	Report Date:	February 10, 2026

### RECOMMENDATION

THAT Council receives the Planning Report for the Zoning By-law Amendment Application ZBA-2026-01 application for the properties located at 40 Atim Road and 28 Butcher Road, dated February 10, 2026, for information purposes; and,

THAT Council approves Zoning By-law Amendment Application ZBA-2026-01 and passes By-law No. 02-2026.

### OVERVIEW/PROPOSAL

The Town of Moosonee has received a Zoning By-law Amendment application for the subject properties located at 40 Atim Road and 28 Butcher Road. Although the lands subject to the application are technically two separate properties, the properties are operated together and are currently used as a rail logistics terminal which is considered to be an industrial use. For the purposes of this Report, the specific area on the subject properties to be rezoned will be referred to as the subject lands.

The application has been submitted by Pomerleau Inc. on behalf of the owner, Ontario Northland Transportation Commission (ONTC). The purpose of the application is to legalize an existing temporary storage dome building on the subject property. The subject property is split zoned. There were two temporary storage dome buildings constructed on the subject property, one is located within the Residential Type One (R1) Zone and the other is located within the Heavy Industrial (M2) Zone. The storage dome buildings are permitted within the M2 Zone but are not permitted within the R1 Zone. The effect of the application is to rezone the entirety of the subject properties to the M2 Zone to reflect the existing industrial use close to the railway.

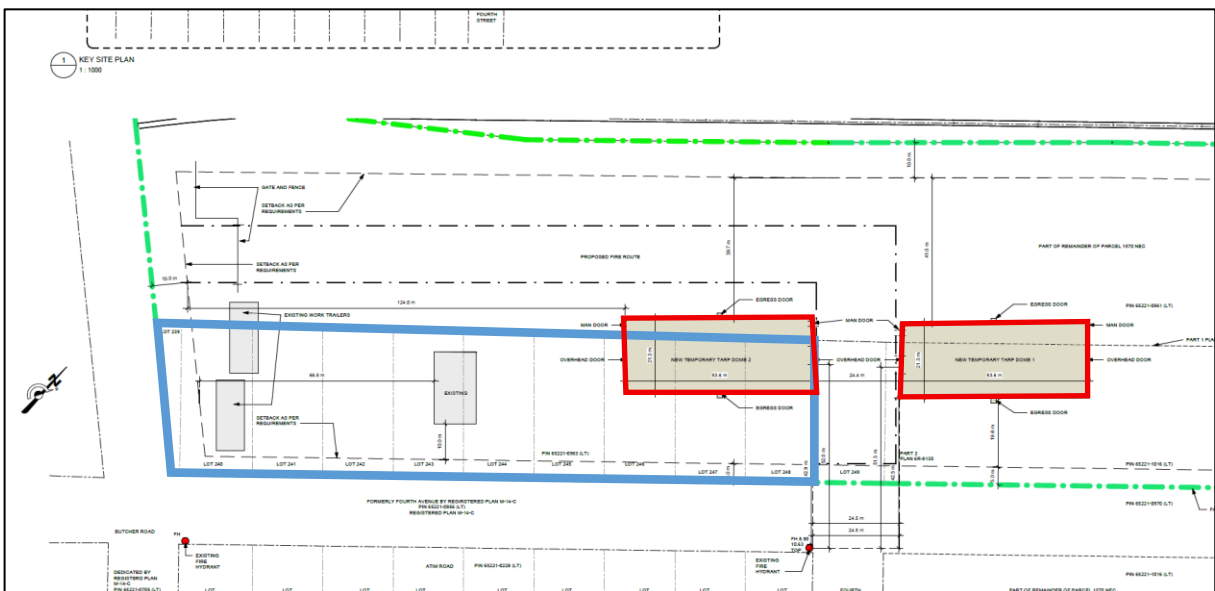
The location of the subject lands and the area to be rezoned from the R1 Zone to the M2 Zone is shown on Figure 1.

Figure 1: Subject Lands to be Rezoned



The subject properties occupy a larger area than shown on Figure 1 and stretch along the railway. There are existing buildings and structures on the subject properties, in addition to the two temporary storage dome buildings that were constructed. An excerpt of the site plan drawing that was submitted with the application is included in Figure 2. The subject lands are outlined in blue on Figure 2, which is representative of the area on the subject properties that is currently located within the R1 Zone. The location of the two temporary storage buildings are outlined in red.

Figure 2: Site Plan and Area to be Rezoned



The surrounding land uses include residential houses further setback from the railway area, the railway and the police station. The storage buildings are used for storage and other uses associated with the hospital build.

The subject property is located within the Transportation and Service designation in the Official Plan.

### **PLANNING POLICY ANALYSIS**

The following sections provide a broad overview of the relevant land use planning policies that apply to the subject lands.

#### **Provincial Planning Statement**

The Provincial Planning Statement (PPS) is a document that provides policy direction on matters of provincial interest concerning land use planning. Ontario has a policy-led planning system, and the PPS sets the foundation for regulating the development and use of land in the Province. Policies are set out to provide for appropriate development while also protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. When making land use planning decisions, Planning Authorities must ensure that decisions are consistent with the PPS. The subject lands are located within the Moosonee Townsite boundary which is a Settlement Area. Settlement Areas are intended to be the focus of growth and their vitality and regeneration will be promoted, as referenced under Section 2.3.1.1 of the PPS.

Section 2.3.1.2 of the PPS requires that development within the Settlement Areas shall be based on a density and mix of land uses and efficiently use land and resources; optimize existing and planned infrastructure and public service facilities; support active transportation; are transit-supportive, as appropriate; and are freight-supportive. The subject lands are located adjacent to the railway and are currently used for industrial related uses and activities.

Policies regarding land use compatibility, including major facilities and sensitive land uses are included in Section 3.5 of the PPS. The proposed rezoning is to expand the existing industrial zoning which is currently existing on the majority of the properties, to recognize the existing uses and activities that have been occurring on the properties and the subject lands adjacent to the railway. The properties and the subject lands are designated in the Official Plan to permit industrial land uses.

Section 3.6.2 of the PPS states that municipal sewage services and municipal water services are the preferred form of servicing for Settlement Areas to support the protection of the environment and minimize potential risks to human health and safety. It is understood that there are no water or sewer connections proposed for the storage buildings.

Section 4 of the PPS contains policies that address the wise use and management of resources. Section 4.1 of the PPS includes policies related to natural heritage features and states that the ecological function and the biodiversity of the natural heritage system should be maintained, restored, and where possible, improved, recognizing linkages between and among natural heritage feature areas. There are no natural heritage features identified on the subject lands or on adjacent lands.

The proposed Zoning By-law Amendment application is consistent with the policies of the PPS.

### Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario, released March 3, 2011, is a 25-year plan that provides policies and guidance around key growth management goals including:

- Diversifying of traditional resource-based industries
- Workforce education and training
- Integration of infrastructure investments and planning
- Tools for Indigenous peoples' participation in the economy

The Growth Plan also encourages the development of service hubs in the north so that housing and service delivery can occur in a coordinated manner. It is anticipated that the proposed development will contribute and result in investment for economic growth in the Town.

### Town of Moosonee Official Plan

The subject lands are located within the Transportation and Service designation in the Official Plan. The permitted uses for this designation are included in Section 5.3.2 of the Official Plan:

*Permitted uses in the Transportation & Service designation include transportation facilities and industries, warehouses, manufacturing, producing, fabricating, ancillary offices, short-term staff accommodation as a temporary use, municipal sewage treatment plant, municipal water treatment plant, municipal works yards, public uses and similar uses.*

The storage buildings are used for storage and other uses associated with the hospital project. This general use is permitted within the Transportation and Service designation.

Section 4.6 requires that all new developments within 100 metres of the rail line shall require noise and vibration studies to be completed to the satisfaction of the Town to assess potential impacts and recommend mitigation measures. It is understood that the railway at this location is primarily used for loading and drop-off purposes. The subject properties are zoned to permit industrial uses and buildings associated with the railway use. As a result, no study has been required in this instance. The owners are required to enter into a Site Plan Control Agreement and if any future studies are required, this can be administered at this stage.

The Zoning By-law Amendment conforms to the Official Plan.

### Town of Moosonee Zoning By-law

The subject lands are currently zoned the R1 Zone. As mentioned, the balance of the properties are located within the M2 Zone. One of the storage buildings is located within the area zoned R1 and therefore the Zoning By-law Amendment was required. The storage buildings are not permitted within the R1 Zone. Based on a review of the current uses on the properties, the M2 Zone is appropriate considering the existing industrial uses and activities on the properties and the abutting railway. These lands are designated in the Official Plan for industrial uses.

## COMMENTS

No comments have been received prior to the preparation of this Report.

## SUMMARY

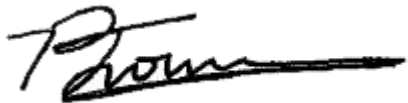
The purpose of the application is to legalize an existing temporary storage dome building on the subject property. The subject property is split zoned. There were two temporary storage dome buildings constructed on the subject property, one is located within the Residential Type One (R1) Zone and the other is located within the Heavy Industrial (M2) Zone. The storage dome buildings are permitted within the M2 Zone but are not permitted within the R1 Zone. The effect of the application is to rezone the entirety of the subject property to the M2 Zone to reflect the existing industrial use close to the railway.

Based on a review of the existing uses and activities on the properties, it is appropriate for the subject lands to also be zoned M2 to permit industrial uses. The lands are not planned for residential uses, and the lands are designated for industrial uses in the Official Plan.

The application is consistent with the policies of the PPS and conforms to the Official Plan. It is recommended that Council pass a By-law to approve the Zoning By-law Amendment. A draft By-law has been prepared and is attached to this Report.

Respectively submitted,

## MHBC PLANNING



Patrick Townes, BA, BEd  
Planning Consultant  
MHBC Planning



Jamie Robinson, BES, MCIP, RPP  
Planning Consultant  
MHBC Planning

## ATTACHMENTS

1. Draft Zoning By-law Amendment

# Corporation of the Town of Moosonee

## BY-LAW No. 02-2026

### BEING A BY-LAW TO AMEND ZONING BY-LAW 37-07 FOR THE PROPERTIES LOCATED AT 40 ATIM ROAD AND 28 BUTCHER ROAD

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**WHEREAS** By-law No.37-07, as amended is the Comprehensive Zoning By-law governing the lands located within the Town of Moosonee; and,

**AND WHEREAS** the Council of The Corporation of the Town of Moosonee, having received and reviewed an application to amend By-law No. 37-07 for 40 Atim Road and 28 Butcher Road, within the Town of Moosonee, is in agreement with the proposed changes;

**AND WHEREAS** authority is granted under Section 34 of the *Planning Act* R.S.O. 1990, c.P.13, as amended;

**NOW THEREFORE** the Council of The Corporation of the Town of Moosonee enacts as follows:

- 1.0 THAT Zoning By-law No. 37-07 is amended as follows:
    - a) THAT Schedule A-1 Land Use to By-law No. 37-07, as amended, is hereby amended by changing the zone category on a portion of the properties located at 40 Atim Road and 28 Butcher Road, from the 'Residential Type One (R1) Zone' to the 'Heavy Industrial (M2) Zone' in accordance with Schedule "A" attached hereto.
  - 2.0 THAT Schedule "A" attached hereto forms part of this By-law.
  - 3.0 THAT this By-law shall come into force and take effect pursuant to the provisions and regulations made under the *Planning Act*. R.S.O., 1990, c.P.13, as amended.
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**READ a first and second time  
This 10<sup>th</sup> day of February 2026**

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Mayor – Wayne Taipale

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Clerk – Bobbylyn Jardino

**READ a third time and finally passed  
this 10<sup>th</sup> day of February 2026**

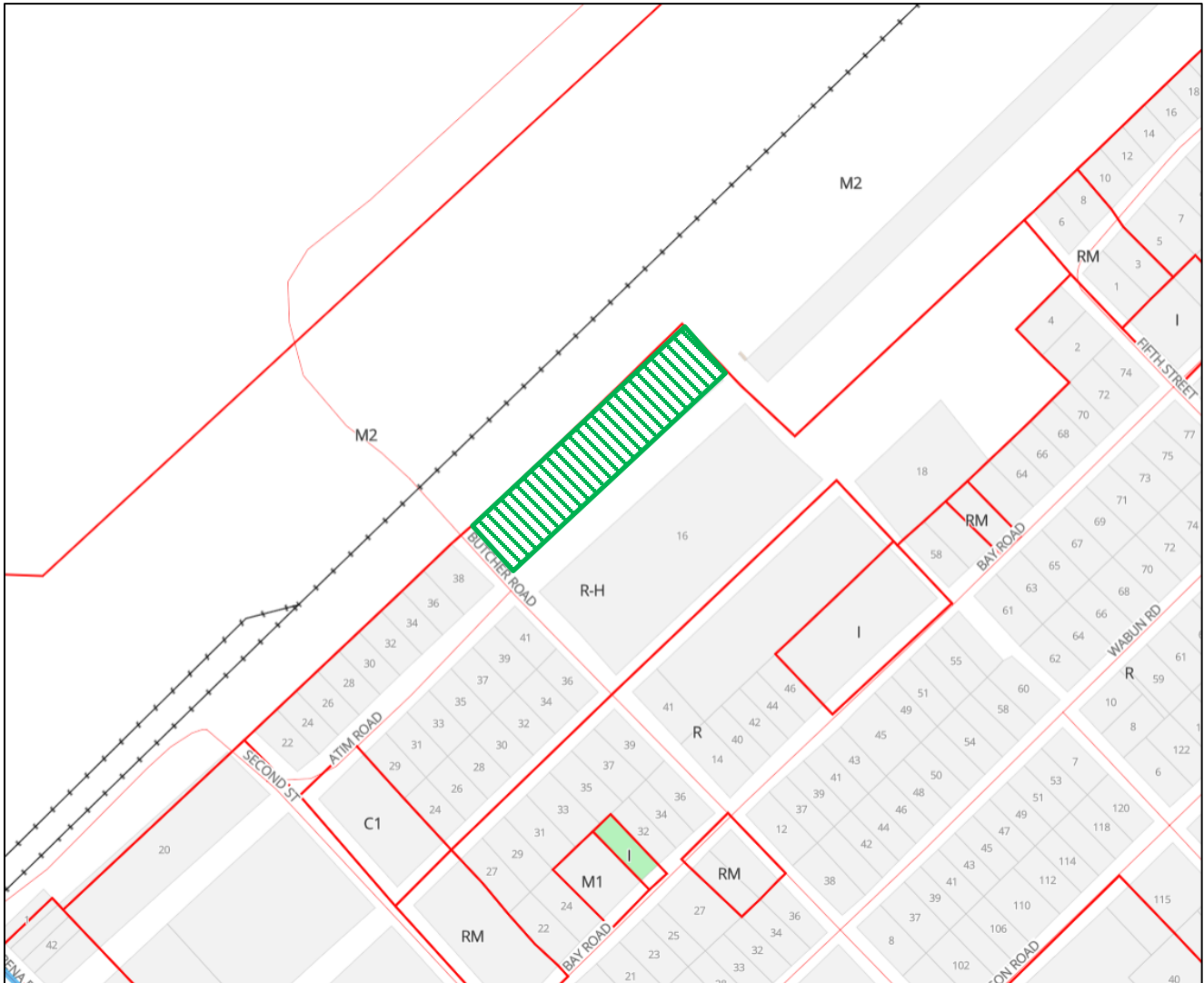
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Mayor – Wayne Taipale

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Clerk – Bobbylyn Jardino

Schedule A to By-law No. 02-2026



Lands to be rezoned from the Residential Type One (R1) Zone to the Heavy Industrial (M2) Zone