



## **NOTICE OF DECISION**

1. Application No.: C-19-03 (Consent Application)
2. Applicant/ Owners: Ian Carswell and Shona Amyotte
3. Date of Hearing: June 25, 2020
4. Date of Decision: June 25, 2020
5. Date of Notice of Application: June 8, 2020
6. Zoning: Remote Residential (R1) Zone – Lake Temagami
7. Designation: Special Management Area (Lake Temagami Neighbourhood)
8. Location and Legal Description of Subject Lands: 348 Lake Temagami Island 1197 and legally described as PCL 17012 SECONDED BY NIP; SUMMER RESORT LOCATION HS2104 CYTHIA FORMING PART OF ISLAND 1197 OR HORSESHOE ISLAND IN LAKE TEMAGAMI AS IN NP9070

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### 9. Decision

The purpose of the application is to sever the subject lands into two parcels that would legally separate two existing dwellings. The lots are proposed to have a lot area of approximately 1.2 hectares; and are proposed to have lot frontages of approximately 87 metres and 72 metres on Lake Temagami. Following the proposed consent application, each of the proposed lots will also contain accessory buildings and its own dock. No new development is being proposed as a result of this application. The applicants have also submitted a concurrent Minor Variance application (MV-19-04)

### **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT THE REQUEST BE:**

- ☐ Granted subject to no conditions
- ☐ Refused
- ☐ Deferred
- ☐ Adjourned
- ☐ Granted subject to the following conditions:

- 1) Preparation of an updated Reference Plan, in substantial compliance with the application sketch, to the satisfaction of the Municipality;

- 2) That a Site Plan Agreement be entered into with the Municipality for both Lots #1 and Lot #2;
- 3) That the Site Plan Agreements include the following clause: The property is located within an area of high archaeological potential. If artifacts are uncovered on the property, the owners shall contact the Ministry of Tourism, Culture and Sport, as well as Temagami First Nation, to determine whether or not a licensed archaeologist needs to attend the site;
- 4) Confirmation that Proposed Lot #1 (western lot) has a lot frontage of 80 metres or greater and that Proposed Lot #2 (eastern lot) has a lot frontage of 65 metres or greater in accordance with Minor Variance application MV-19-04; and,
- 5) Any other standard conditions of the Municipality.

10. Reasons:

The Committee of Adjustment has reviewed this application in accordance with the *Planning Act* and has made its decisions for the following reasons:

- Based on the review of the Consent application C-19-03 submitted by Ian Carswell and Shona Amyotte, the application is consistent with the PPS, and conforms to the Growth Plan and the Municipality's Official Plan.

11. Comments received in writing and verbally at the meeting related to:

- Letter from Victoria Winsor, on behalf of Temagami First Nation dated October 31, 2019 – Letter provides a summary of the surrounding sites related to the TFN/TAA traditional land use and notes that the subject property is identified as a high potential archaeological area and registered border sites.
- Email from Paul Tamburro, on behalf of the Temagami Lakes Association dated June 10, 2020 – No objections.
- Email from Nick Roche dated June 8, 2020 – No objections and requested copy of decisions.
- Email from Robin Koistinen, on behalf of Temagami First Nation dated June 9, 2020 – Requested clarification on the process of reviewing building permits in order to ensure contents of the Site Plan Agreement are adhered to.

12. The comments received had the following effect on the decision:

- The committee considered the comments in coming to their decision.

Concur in the decision:

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Cathy Dwyer, Chair

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Barry Graham, Member

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Bruce Rice, Member

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Gary Cline, Member

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Ken Ballentine, Member

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Nicole Brooker, Member

### 13. Notice for Last Day of Appeal

The last day for appealing this decision to the Local Planning Appeal Tribunal is **[20 days following date of Notice]**. The notice of appeal should be sent to the Municipality of Temagami. It must, (1) set out the reasons for the appeal, and (2) be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act in the amount of \$300.00, payable to the Minister of Finance, Province of Ontario.

Only individuals, corporations or public bodies may appeal decisions in respect of applications for Consents to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

**Date of Notice: June \_\_, 2020**

**Certified by:**

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Suzie Fournier, Clerk