

**Official Plan Amendment No. 3**

**Municipality of Temagami**

**Amendment Number 3 to the  
Official Plan of the  
Municipality of Temagami**

The attached explanatory text and constituting Amendment Number 3 to the Official Plan for the Municipality of Temagami, was prepared and adopted by the Council of the Corporation of the Municipality of Temagami, by By-law Number 21-1556 in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

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Mayor

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Municipal Clerk

**THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI**

**BY-LAW NO. 21-1556**

**A By-law to adopt Amendment No. 3 to the  
Official Plan for the Municipality of Temagami.**

**WHEREAS** The Corporation of the Municipality of Temagami is empowered to amend its Official Plan as required;

**AND WHEREAS** Sections 17 and 22 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provide Council such authority to amend its Official Plan;

**AND WHEREAS** the policies of the Official Plan of the Municipality of Temagami are approved and in force and effect at this time;

**AND WHEREAS** the Council of the Corporation of the Municipality of Temagami deems it necessary and desirable to adopt an Amendment to the Official Plan of the Temagami;

**AND WHEREAS** a public meeting was held in accordance with the provisions of the *Planning Act*, R.S.O. 1990.

**AND WHEREAS** changes have been made to the Official Plan Amendment following the public meeting and Council has determined that no further notice is required to be given;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Temagami enacts as follows:

1. Amendment No. 3 to the Official Plan for the Municipality of Temagami, consisting of the explanatory text is hereby adopted.
2. That the Clerk of the Municipality of Temagami is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the by-law and schedule, after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

This By-law will take effect on the date of its passage, subject to the provisions of Section 17 and 22 of the Planning Act, R.S.O. 1990, c.P.13.

READ A FIRST AND SECOND TIME on the 15<sup>th</sup> day of April, 2021.

READ A THIRD TIME and finally passed this 15<sup>th</sup> day of April, 2021.

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Dan O'Mara, Mayor

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Suzie Fournier, Municipal Clerk

**Certification**

Certified that the above is a true copy of By-law No. 21-1556 as enacted and passed by Council of the Municipality of Temagami on the 15<sup>th</sup> day of April, 2021.

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Suzie Fournier, Municipal Clerk

## THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Municipality of Temagami consists of three parts:

**Part A** – THE PREAMBLE does not constitute part of this Amendment.

**Part B** – THE AMENDMENT, consisting of the text of Amendment No. 3 to the Official Plan to the Municipality of Temagami. There is no map or schedule associated with the Amendment.

**Part C** – APPENDIX 1 does form part of this Amendment. The Appendix is the tracked changes version of the Official Plan that incorporates the Amendments to the Official Plan

## **Part A – Preamble**

### **Purpose**

The purpose of this Amendment is to include policies in the Municipality of Temagami Official Plan to implement Provincial policies regarding secondary dwelling units; and to permit secondary dwelling units within all neighbourhoods in the Municipality, following direction from Council of the Corporation of the Municipality of Temagami.

This Amendment implements the goals and objectives of the Official Plan by providing opportunities for a range of housing types and densities to accommodate a diversity of lifestyles, age groups, income levels and persons with special needs.

### **Location**

Amendment No. 3 is a textual Amendment and generally applies to all lands within the Municipality, therefore there is no schedule provided with the Amendment.

### **Basis**

The Provincial Policy Statement, the Strong Communities through Affordable Housing Act (2011), and the Promoting Affordable Housing Act (2016) provide direction to Municipalities to ensure that their planning documents (Official Plans and Zoning By-laws) provide for opportunities for the development of affordable housing in the form of second units (secondary dwelling units).

In adopting this Official Plan Amendment, Council relies on the following basis:

- The Provincial Policy Statement which speaks to the accommodation of an appropriate range and mix of residential, including second units (secondary dwelling units – now additional units), affordable housing and housing for older persons;
- Bill 140, The Strong Communities through Affordable Housing Act, 2011 which came into effect on January 1, 2012. This Bill made changes to the Planning Act, expanding on the affordable housing options by requiring that municipalities set policies that would allow second units (secondary dwelling units – now additional units) in new and existing developments provided that they are in appropriate areas;
- Bill 7, The Promoting Affordable Housing Act, 2016, and Ontario's Long Term Affordable Housing Strategy Update, which expanded and enhanced the range of land use planning and municipal finance tools that municipalities can use to build more affordable market housing;

- Bill 108, The More Homes, More Choices Act, 2019, identified the prioritization of the creation of additional residential units as a means of bolstering housing supply and creating new, affordable units. As a result of Bill 108, Ontario Regulation 299/19 amended section 16(3) of the *Planning Act* which now requires that official plan policies authorize the use of two residential units in a detached house, semi, or rowhouse, and the use of a residential unit in an ancillary structural.
- The Municipality of Temagami's Official Plan sets out policies to promote affordable housing.
- A desire by the Municipality to permit secondary dwelling units in settlement areas and rural areas but only permit a second unit on waterfront lots in the rural areas on the largest of lots and only where specific criteria are met, including minimum lot size.

The Provincial policy framework related to promoting affordable housing encourages and requires Municipalities to permit secondary dwelling units in some form, at the discretion of the Municipality within their planning documents. Council has provided direction to permit secondary dwelling units in all neighbourhoods of the Municipality, including shoreline properties. The proposed Amendments include permissions for secondary dwelling units on shoreline and non-shoreline lots. For shoreline lots, the permissions for secondary dwelling units were included, however are proposed to replace the permissions for a sleep cabin with a kitchen and a washroom in the current planning documents.



## **Part B – The Amendment**

### **1.0 Introductory Statement**

Part B – The Amendment, consisting of the following text constitutes Amendment No. 3 to the Official Plan for the Municipality of Temagami.

### **2.0 Details of the Amendment**

Appendix 1 forms part of the Official Plan Amendment and the Official Plan of the Municipality of Temagami is amended in accordance with the track-changed document attached as Appendix 1.

### **3.0 Implementation and Interpretation**

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment. In all other respects the provisions of the Municipality of Temagami Official Plan shall apply.

Upon approval of this Amendment, Council shall consider an implementing Zoning By-law.

The provisions of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

**Part C – The Appendices**

Appendix 1: Track-changed Version of Official Plan Document

THE CORPORATION OF THE  
MUNICIPALITY OF TEMAGAMI  
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# OFFICIAL PLAN

## TEXT

As adopted by the Council of  
the Corporation of the  
Municipality of Temagami  
by By-law 11-1031  
on October 13, 2011

As modified and approved by the  
Ministry of Municipal Affairs  
and Housing

# TABLE OF CONTENTS

Page No.

## **PART A PLAN FRAMEWORK**

<b>A1.0</b>	<b>INTRODUCTION.....</b>	<b>1-1</b>
A1.1	HOW TO USE THE PLAN .....	1-1
A1.2	STRUCTURE OF THE PLAN.....	1-2
A1.2.1	Plan Components.....	1-2
A1.3	VISION .....	1-3
A1.3.1	Temagami Experience.....	1-3
A1.3.2	Environment .....	1-3
A1.3.3	Communities of Interest (Social).....	1-4
A1.3.4	Economic.....	1-5
A1.3.5	Form of Development.....	1-6
A1.4	CONTEXT .....	1-6
A1.4.1	Crown Land.....	1-6
A1.4.2	Urban Neighbourhood – Temagami.....	1-7
A1.4.3	Rural Neighbourhood – Lake Temagami .....	1-7
A1.4.4	Rural Neighbourhoods Matabitchuan Marten River Backcountry.....	1-7
A1.4.5	Recent Political History.....	1-7
A1.4.6	Temagami First Nation.....	1-8
A1.4.7	External Impacts.....	1-8
A1.5	BASIS .....	1-8
A1.6	TENETS FOR TEMAGAMI - MARCH 8, 1994 .....	1-10
A1.7	FOREST MANAGEMENT PLAN FOR TEMAGAMI MANAGEMENT UNIT.....	1-12
A1.8	MINING IN THE SKYLINE RESERVE .....	1-14
A1.9	RECREATION MANAGEMENT PLAN .....	1-15
A1.10	SUSTAINABILITY .....	1-15

## **PART B THE PLAN**

<b>1.0</b>	<b>PURPOSE, GOALS AND OBJECTIVES</b>	
1.1	PURPOSE .....	2-1
1.2	GOALS AND OBJECTIVES .....	2-1
<b>2.0</b>	<b>GENERAL POLICIES .....</b>	<b>2-2</b>
2.1	INTRODUCTION .....	2-2
2.2	POPULATION AND HOUSING .....	2-2
2.2.1	Population.....	2-3
2.2.2	Housing .....	2-3
2.3	ECONOMIC DEVELOPMENT.....	2-5
2.4	MINERAL RESOURCES .....	2-7
2.4.1	Mineral Aggregate Resources .....	2-8
2.5	FOREST MANAGEMENT .....	2-9

2.6	RECREATION .....	2-9
2.7	CONSERVATION USES .....	2-10
2.8	STUDIES .....	2-10
2.8.1	Municipal Plan Review .....	2-10
2.8.2	Municipal Implementation Studies .....	2-10
2.8.3	Performance Indicators.....	2-11
2.9	SERVICES AND UTILITIES .....	2-11
2.9.1	Urban Neighbourhood.....	2-14
2.9.2	Rural Neighbourhoods .....	2-15
2.10	WASTE MANAGEMENT.....	2-16
2.11	POTENTIALLY CONTAMINATED SITES .....	2-16
2.12	TRANSPORTATION.....	2-17
2.12.1	Provincial Highways .....	2-18
2.12.2	Municipal Roads.....	2-19
2.12.3	Private Roads.....	2-21
2.12.4	Lake Access Points.....	2-22
2.12.5	New Lake Access Points .....	2-22
2.12.6	Recreation Trails .....	2-23
2.12.7	Designated Canoe Routes and Camp Sites.....	2-23
2.13	NOISE, VIBRATION, ODOUR AND OTHER CONTAMINANTS.....	2-23
2.14	CULTURAL HERITAGE RESOURCES.....	2-24
2.15	INTERIM DEVELOPMENT POLICY .....	2-25
2.16	NEIGHBOURHOOD PLANNING AREAS .....	2-26
2.17	WATERFRONT DEVELOPMENT.....	2-27
2.18	AGRICULTURAL USES .....	2-28
2.19	LAND USE COMPATABILITY .....	2-29
2.20	DEVELOPMENT CONSTRAINTS.....	2-29
2.21	COMMUNITY IMPROVEMENT .....	2-30
2.22	VEGETATIVE BUFFER .....	2-31
2.23	ALTERNATE ENERGY GENERATION SYSTEMS.....	2-32
2.24	DEVELOPMENT ON PRIVATE ROADS .....	2-32
<b>3.0</b>	<b>CROWN LAND POLICIES.....</b>	<b>3-1</b>
<b>3.1</b>	<b>MUNICIPAL OBJECTIVES .....</b>	<b>3-2</b>
<b>3.2</b>	<b>GENERAL POLICIES .....</b>	<b>3-3</b>
3.2.1	Lake Access.....	3-3
<b>3.3</b>	<b>LAND USE DESIGNATIONS.....</b>	<b>3-6</b>
<b>4.0</b>	<b>URBAN NEIGHBOURHOOD.....</b>	<b>4-1</b>
<b>4.1</b>	<b>INTRODUCTION .....</b>	<b>4-1</b>
<b>4.2</b>	<b>PRINCIPLES AND GOALS.....</b>	<b>4-1</b>
4.2.1	Land Use.....	4-1
4.2.2	Economic.....	4-2

	4.2.3	Environmental .....	4-2
	4.2.4	Social .....	4-2
<b>4.3</b>		<b>GENERAL POLICIES .....</b>	<b>4-2</b>
	4.3.1	Crown Land .....	4-2
	4.3.2	Permitted Uses .....	4-3
	4.3.3	Rural and Remote Residential .....	4-3
	4.3.4	Sleep Cabins .....	4-7
	4.3.5	Number of Sleep Cabins Per Lot .....	4-7
	4.3.6	Home Occupations .....	4-7
	4.3.7	Home Industry .....	4-8
	4.3.8	Boathouses .....	4-8
	4.3.9	Institutional .....	4-9
	4.3.10	Services and Utilities .....	4-9
	4.3.11	Telecommunications and Utility Infrastructure .....	4-10
	4.3.12	Urban Design .....	4-10
	4.3.13	Bed and Breakfast Establishments .....	4-11
	4.3.14	Mainland Development .....	4-11
	4.3.15	Aesthetic Viewscape Management Area .....	4-11
	4.3.16	Land Designated for Development .....	4-12
	4.3.17	Transit of Industrial/Building Supplies at Lake Access Points .....	4-12
<b>4.4</b>		<b>LAND USE DESIGNATIONS .....</b>	<b>4-12</b>
	4.4.1	Residential .....	4-12
	4.4.2	Mobile Home Park .....	4-15
	4.4.3	Urban Commercial .....	4-16
	4.4.4	Highway Commercial .....	4-17
	4.4.5	Tourist Commercial .....	4-18
	4.4.6	Industrial .....	4-20
	4.4.7	Mineral Aggregate .....	4-22
	4.4.8	Parks and Open Space .....	4-23
	4.4.9	Future Development .....	4-23
	4.4.10	Integrated Management Area .....	4-24
	4.4.11	Special Management Area .....	4-25
<b>5.0</b>		<b>LAKE TEMAGAMI NEIGHBOURHOOD .....</b>	<b>5-1</b>
	<b>5.1</b>	<b>INTRODUCTION .....</b>	<b>5-1</b>
	<b>5.2</b>	<b>PRINCIPLES AND GOALS .....</b>	<b>5-2</b>
	5.2.1	Land Use .....	5-2
	5.2.2	Economic .....	5-3
	5.2.3	Environmental .....	5-3
	5.2.4	Social .....	5-3
<b>5.3</b>		<b>GENERAL POLICIES .....</b>	<b>5-4</b>
	5.3.1	Crown Land .....	5-4
	5.3.2	Permitted Uses .....	5-5

5.3.3	Rural Residential and Remote Residential .....	5-6
5.3.4	Sleep Cabins .....	5-8
5.3.5	Number of Sleep Cabins Permitted on a Lot-Lot .....	5-8
5.3.6	New Development .....	5-9
5.3.7	Interim Development Policy .....	5-9
5.3.8	Home Occupations .....	5-10
5.3.9	Home Industry .....	5-10
5.3.10	Shoreline Structures .....	5-11
5.3.11	Prohibited Uses .....	5-11
5.3.12	Services and Utilities .....	5-12
5.3.13	Telecommunications and Utility Infrastructure .....	5-13
5.3.14	Parks/Conservation Reserves .....	5-13
5.3.15	Temporary Wayside Pits and Asphalt Plants .....	5-13
5.3.16	Bed and Breakfast Establishments .....	5-13
5.3.17	Skyline Reserve .....	5-13
5.3.18	Contractors' Yards .....	5-15
5.3.19	Transit of Industrial/Building Supplies at Lake Access Points	5-16
<b>5.4</b>	<b>LAND USE DESIGNATIONS .....</b>	<b>5-16</b>
5.4.1	Integrated Management Area .....	5-16
5.4.2	Special Management Area .....	5-16
5.4.3	Protected Area .....	5-17
5.4.4	Mineral Aggregate .....	5-18
5.4.5	Industrial .....	5-18
5.4.6	Tourist Commercial .....	5-18
5.4.7	Future Development .....	5-22
<b>6.0</b>	<b>MARTEN RIVER NEIGHBOURHOOD .....</b>	<b>6-1</b>
<b>6.1</b>	<b>INTRODUCTION .....</b>	<b>6-1</b>
<b>6.2</b>	<b>PRINCIPLES AND GOALS .....</b>	<b>6-1</b>
6.2.1	Land Use .....	6-1
6.2.2	Economic .....	6-2
6.2.3	Environmental .....	6-2
6.2.4	Social .....	6-2
<b>6.3</b>	<b>GENERAL POLICIES .....</b>	<b>6-2</b>
6.3.1	Crown Land .....	6-2
6.3.2	Permitted Uses .....	6-4
6.3.3	Rural Residential and Remote Residential .....	6-4
6.3.4	Sleep Cabins .....	6-8
6.3.5	Number of Sleep Cabins Per Lot .....	6-8
6.3.6	New Development .....	6-9
6.3.7	Interim Development Policy .....	6-9
6.3.8	Home Occupations .....	6-10
6.3.9	Home Industry .....	6-10

6.3.10	Shoreline Structures .....	6-11
6.3.11	Prohibited Uses.....	6-11
6.3.12	Services and Utilities.....	6-11
6.3.13	Telecommunications and Utility Infrastructure.....	6-12
6.3.14	Parks/Conservation Reserves .....	6-12
6.3.15	Temporary Wayside Pits and Asphalt Plants .....	6-12
6.3.16	Bed and Breakfast Establishments .....	6-13
6.3.17	Aesthetic Viewscape Management Area.....	6-13
6.3.18	Contractors' Yards .....	6-13
6.3.19	Transit of Industrial/Building Supplies at Lake Access Points.....	6-14
<b>6.4</b>	<b>LAND USE DESIGNATIONS.....</b>	<b>6-14</b>
6.4.1	Integrated Management Area .....	6-14
6.4.2	Special Management Area.....	6-15
6.4.3	Protected Area .....	6-16
6.4.4	Mineral Aggregate.....	6-16
6.4.5	Industrial.....	6-17
6.4.6	Tourist Commercial.....	6-18
6.4.7	Future Development Area .....	6-21
<b>7.0</b>	<b>MATABITCHUAN NEIGHBOURHOOD .....</b>	<b>7-1</b>
<b>7.1</b>	<b>INTRODUCTION .....</b>	<b>7-1</b>
<b>7.2</b>	<b>PRINCIPLES AND GOALS .....</b>	<b>7-1</b>
7.2.1	Land Use.....	7-2
7.2.2	Economic.....	7-2
7.2.3	Environmental .....	7-2
7.2.4	Social.....	7-2
<b>7.3</b>	<b>GENERAL POLICIES .....</b>	<b>7-2</b>
7.3.1	Crown Land.....	7-2
7.3.2	Permitted Uses.....	7-4
7.3.3	Rural Residential and Remote Residential .....	7-4
7.3.4	Sleep Cabins .....	7-8
7.3.5	Number of Sleep Cabins Per Lot.....	7-9
7.3.6	New Development.....	7-9
7.3.7	Interim Development Policy.....	7-9
7.3.8	Home Occupations .....	7-10
7.3.9	Home Industry .....	7-10
7.3.10	Shoreline Structures .....	7-11
7.3.11	Prohibited Uses.....	7-11
7.3.12	Services and Utilities.....	7-12
7.3.13	Telecommunications and Utility Infrastructure.....	7-12
7.3.14	Parks/Conservation Reserves .....	7-12
7.3.15	Temporary Wayside Pits and Asphalt Plants .....	7-13
7.3.16	Bed and Breakfast Establishments .....	7-13



	7.3.17	Aesthetic Viewscape Management.....	7-13
	7.3.18	Contractors' Yards .....	7-14
	7.3.19	Transit of Industrial/Building Supplies at lake Access Points	7-14
<b>7.4</b>		<b>LAND USE DESIGNATIONS.....</b>	<b>7-15</b>
	7.4.1	Integrated Management Area .....	7-15
	7.4.2	Special Management Area.....	7-16
	7.4.3	Protected Area .....	7-17
	7.4.4	Mineral Aggregate.....	7-17
	7.4.5	Industrial.....	7-18
	7.4.6	Tourist Commercial.....	7-19
	7.4.7	Future Development Area .....	7-22
<b>8.0</b>		<b>BACKCOUNTRY NEIGHBOURHOOD .....</b>	<b>8-1</b>
	<b>8.1</b>	<b>INTRODUCTION .....</b>	<b>8-1</b>
	<b>8.2</b>	<b>PRINCIPLES AND GOALS .....</b>	<b>8-1</b>
	8.2.1	Land Use.....	8-2
	8.2.2	Economic.....	8-2
	8.2.3	Environmental .....	8-2
	8.2.4	Social.....	8-2
	<b>8.3</b>	<b>GENERAL POLICIES .....</b>	<b>8-3</b>
	8.3.1	Crown Land.....	8-3
	8.3.2	Permitted Uses.....	8-4
	8.3.3	Rural Residential and Remote Residential .....	8-4
	8.3.4	Sleep Cabins .....	8-8
	8.3.5	Number of Sleep Cabins Per Lot.....	8-9
	8.3.6	New Development.....	8-9
	8.3.7	Interim Development Policy.....	8-9
	8.3.8	Home Occupations .....	8-10
	8.3.9	Home Industry .....	8-10
	8.3.10	Shoreline Structures .....	8-11
	8.3.11	Prohibited Uses.....	8-11
	8.3.12	Services and Utilities.....	8-12
	8.3.13	Telecommunications and Utility Infrastructure.....	8-12
	8.3.14	Parks/Conservation Reserves .....	8-12
	8.3.15	Temporary Wayside Pits .....	8-13
	8.3.16	Bed and Breakfast Establishments .....	8-13
	8.3.17	Aesthetic Viewscape Management.....	8-13
	8.3.18	Contractors' Yards .....	8-14
	8.3.19	Transit of Industrial/Building Supplies at Lake Access Points	8-14
<b>8.4</b>		<b>LAND USE DESIGNATIONS .....</b>	<b>8-15</b>
	8.4.1	Integrated Management Area .....	8-15
	8.4.2	Special Management Area.....	8-16
	8.4.3	Protected Area .....	8-17

	8.4.4	Mineral Aggregate.....	8-18
	8.4.5	Industrial.....	8-18
	8.4.6	Tourist Commercial.....	8-18
	8.4.7	Future Development.....	8-21
<b>9.0</b>		<b>IMPLEMENTATION.....</b>	<b>9-1</b>
<b>9.1</b>		GENERAL.....	9-1
<b>9.2</b>		PLANNING ADMINISTRATION.....	9-1
<b>9.3</b>		REVIEW AND MONITORING OF THE PLAN.....	9-2
<b>9.4</b>		AMENDMENTS TO THE PLAN.....	9-2
<b>9.5</b>		EXISTING USES.....	9-3
	9.5.1	NON-CONFORMING USES AND BUILDINGS.....	9-4
	9.5.2	NON-COMPLYING USES AND BUILDINGS.....	9-4
<b>9.6</b>		NOTIFICATION AND CONSULTATION.....	9-5
	9.6.1	Public Notice.....	9-5
	9.6.2	Public Consultation.....	9-5
	9.6.3	Public Education.....	9-6
	9.6.4	Pre-Application Consultation.....	9-6
<b>9.7</b>		DEVELOPMENT APPLICATIONS.....	9-6
	9.7.1	Consents to Sever Patented Land.....	9-7
	9.7.2	Plans of Subdivision.....	9-9
	9.7.3	Plans of Condominium.....	9-10
	9.7.4	Natural Heritage Features and Areas.....	9-10
	9.7.5	Environmental Impact Studies.....	9-11
	9.7.6	Development and Site Alteration.....	9-12
<b>9.8</b>		Zoning By-law.....	9-13
<b>9.9</b>		Lot Creation and Development Plan Study.....	9-14
<b>9.10</b>		HOLDING ZONES.....	9-15
<b>9.11</b>		INTERIM CONTROL BY-LAWS.....	9-16
<b>9.12</b>		TEMPORARY USE BY-LAWS.....	9-16
<b>9.13</b>		SITE PLAN CONTROL.....	9-17
<b>9.14</b>		FINANCIAL IMPACT OF DEVELOPMENT.....	9-19
<b>9.15</b>		CASH-IN-LIEU OF PARKLAND.....	9-19
<b>9.16</b>		MAINTENANCE AND OCCUPANCY BY-LAWS.....	9-19
<b>9.17</b>		PUBLIC WORKS.....	9-20
<b>9.18</b>		PROVINCIAL POLICIES.....	9-20
<b>9.19</b>		MINISTRY OF NATURAL RESOURCES, COMPREHENSIVE PLANNING PROCESS.....	9-20
<b>9.20</b>		BONUS/DENSITY TRANSFER.....	9-21
<b>9.21</b>		DEVELOPMENT AGREEMENTS FOR SUBDIVISIONS, CONSENTS AND CONDOMINIUMS.....	9-21
<b>9.22</b>		SITE ALTERATIONS BY-LAWS.....	9-22

9-23	SEWER AND WATER ALLOCATIONS.....	9-22
9-14	COMPLETE APPLICATION .....	9-22
<b>10.0</b>	<b>INTERPRETATION.....</b>	<b>10-1</b>
<b>10.1</b>	<b>GENERAL .....</b>	<b>10-1</b>
<b>10.2</b>	<b>SCHEDULES.....</b>	<b>10-2</b>

**PART C THE APPENDIX**

Titles of Sections 4.3.4, 5.3.4, 6.3.4, 7.3.4 and 8.3.4 to be amended to:  
 Sleep Cabins and Cabin Secondary Dwelling Units

Titles of Sections 4.3.5, 5.3.5, 6.3.5, 7.3.5 and 8.3.5 to be amended to:  
 Number of Sleep Cabins and Cabin Secondary Dwelling Units Permitted on a Lot

Neighbourhood. The Municipality will monitor growth through assessment and census data.

Housing developments should be affordable to the residents of the Municipality and provide alternate forms of housing. However, the Municipality shall not necessarily provide such housing. This Plan encourages a pro-active role on the part of the Municipality in providing new facilities to meet the needs of an ageing population, including transitional housing and long-term care facilities. To assist with issues of affordable housing within the municipality, innovative policies will be developed.

The maintenance and improvement of the existing housing stock shall be encouraged. As appropriate, the Municipality will consider enacting a Maintenance and Occupancy by-law.

The location and siting of residences shall ensure that public safety provisions, such as firefighting, are implemented. The appropriate standards will be set out in the implementing zoning bylaw.

## **Urban**

It is the policy of the Municipality to permit a wide variety of housing by type, size and tenure in the urban areas of the Municipality. Housing in the urban area may include single detached, semi-detached, mobile home units in mobile home parks and other forms of low, medium and high density residential development.

~~Accessory apartments~~Standard secondary dwelling units may be permitted in single detached or semi-detached dwellings or rowhouses, or in a building or structure ancillary to a single detached or semi-detached dwelling or rowhouse provided that:

- Not more than one standard secondary dwelling unit~~accessory apartment unit~~ is permitted in association with each principal dwelling on the same lot;
- All requirements of the Zoning By-law, including the provision of adequate parking, of the Building Code and other relevant municipal and provincial regulations can be satisfied;
- It has been determined that municipal services and community facilities are adequate to meet the anticipated demand for standard secondary dwelling units~~accessory apartments~~;

In addition, the Municipality may permit a small self-contained dwelling known as a 'garden suite' on the same lot as an existing single detached dwelling unit. Each application will be reviewed for eligibility and other considerations on a case by case basis, including:

- Located on a sufficiently large lot to ensure appropriate siting and buffering of the 'garden suite';

- Located where municipal or existing private services and community facilities are adequate to meet demand;
- Anticipated that the occupant(s) will generally be elderly relatives of the owners/occupants of the main dwelling; and
- Permitted on a temporary basis through a site specific, temporary use by-law.

Higher density development in the urban areas, in appropriate locations, and in a form compatible with the existing built form, is encouraged provided that the existing services are not overtaxed. Conversion of single detached dwellings into multiple residential units through a rezoning, the creation of new residential units on vacant or undeveloped lands and the creation of residential units above commercial uses are permitted.

New residential development in urban areas will generally occur:

- on existing serviced or serviceable lots;
- through higher densities on existing serviced or serviceable lots;
- infilling between lots;
- by plans of subdivision and condominium; and
- by consent.

## **Rural**

Housing in the rural areas is currently limited to single detached dwelling units, in keeping with the existing character of the area and in recognition of the servicing constraints. The policies of this Plan contemplate the possible introduction of higher density residential uses in the form of condominium and similar developments, subject to the policies of this Plan. Garden suites are not permitted in the rural area. Standard Ssecondary dwelling units and cabin secondary dwelling units are permitted in the rural area on Rural Residential lots and Remote Residential lots, subject to the policies of this Plan. and apartments in houses are not permitted in the rural area. The Zoning By-law shall contain provisions to regulate the establishment of standard secondary dwelling units and cabin secondary dwelling units.

Standard Ssecondary dwelling units may be permitted in single detached dwellings or in a building or structure accessory to a single detached dwelling within the rural area on Rural Residential lots.; and eCabin secondary dwelling units may be permitted on Rural Residential lots and Remote Residential lots. Both standard secondary dwelling units and cabin secondary dwelling units shall only be permitted provided:

- All requirements of the Zoning By-law, including the provisions to govern compatibility with the principal dwelling and surrounding land uses, as well as the size of the standard

secondary dwelling unit or cabin secondary dwelling unit ~~secondary dwelling unit~~ and other standards including the Ontario the Building Code and other relevant municipal and provincial regulations can be satisfied;

- It has been determined that on-site servicing, including a septic system and private wells, have sufficient capacity for the secondary dwelling unit;—
- A standard secondary dwelling unit or cabin secondary dwelling unit ~~secondary dwelling unit~~ shall not be permitted in the front yard or in the minimum distance from the shore as defined by the Zoning By-law; and,-
- The standard secondary dwelling unit or cabin secondary dwelling unit shall comply to all other policies of this Plan.

New residential development may occur in rural areas through limited severances on existing patented lots and by the creation of new lots from Crown land in a manner that allows for the conservation of wilderness and semi-wilderness values; and considers the impact of adjacent uses.

## **2.3 ECONOMIC DEVELOPMENT**

The Municipality recognises the importance of a healthy local economy. The utilisation of natural resources, cottage development, seasonal residents, tourism development and the public travelling along Highway No. 11 all contribute to the local economy.

In carrying out its mandate, the Ministry of Natural Resources is encouraged to have regard for the policies of this Plan. The Ministry of Natural Resources should have particular regard for: the size, location, density and means of access to new patented land for commercial tourist and private residential development; the Municipality's objectives with respect to the establishment of new roads and access points; the amount of development permitted; and the rate of change.

Notwithstanding these statements, the Municipality recognises that the Temagami Land Use Plan for the Temagami Comprehensive Planning Area, MNR (1997) is the governing land use planning document except in the geographic township of Sisk. The Municipality will only consider an amendment to this Plan for areas currently designated as Crown land, if the Ministry of Natural Resources first approves an amendment to the Temagami Land Use Plan (if required), North Bay District Land Use Guidelines and the Ontario Lands for Life Land Use Strategy or any relevant resource management plan.

Crown land within the Urban Neighbourhood is managed subject to the policies in the Temagami Land Use Plan. The Temagami Land Use Plan 'zones' within the Urban Neighbourhood include Development Area, Integrated Management Area, and Special Management Area. In some instances, this Plan reflects the land use 'zones' in the Temagami Land Use Plan in that lands are designated Future Development, Integrated Management Area, or Special Management Area. The sole purpose of the Temagami Land Use Plan designations in this Plan is to recognize the authority of the Temagami Land Use Plan as the governing Plan affecting these lands, most, if not all of which are Crown Lands.

#### **4.3.2 Permitted Uses**

Permitted uses within the Urban Neighbourhood include a broad range of residential, commercial, industrial, institutional and community uses to meet the needs of existing and future residents and visitors.

#### **4.3.3 Rural and Remote Residential**

The Municipality is actively involved in acquiring Crown land for cottage lot development. This plan establishes policies to guide the creation of new lots from Crown land subject to MNR's land disposition process. The Municipality's policy is to allow continued, meaningful negotiations with the MNR on the issue of Crown land disposition on lake trout lakes.

Should the disposition of Crown land on lake trout lakes be permitted by the Ministry of Natural Resources, a Lot Creation and Development Plan Study shall be carried out for those designated lake trout lakes where new lots will be created, prior to development taking place. The results of such a study shall be incorporated into this Plan, by amendment.

Some Rural Residential and Remote Residential development exists within the Urban Neighbourhood. These properties may not be serviced with municipal water or sewers and may be located on Municipal roads. New lots of a similar type, may be created by consent or plan of subdivision or by patent from Crown land within the Urban Neighbourhood, only within the Integrated Management Area land use designation.

Certain accessory uses and structures are permitted on Rural Residential and Remote Residential dwelling lots and include: in addition to a boathouse, ~~and include~~ sleep cabins, a standard secondary dwelling unit, a cabin secondary dwelling unit, a home occupation, a home industry, a bed and breakfast, and a detached garage, in accordance with the provisions of the Zoning By-law.

In addition, on a Rural Residential lot located on a maintained municipal road, a bed and breakfast establishment without sleep cabin(s) and with or without a home occupation is permitted.

#### **4.3.3.1 Rural Residential**

New Rural Residential lots shall be located on a municipal road, open and maintained on a year round basis. The lots may have municipal or private water supply and sewage disposal systems, depending on their location or may be serviced with communal servicing systems. The creation of new lots by consents or letters patent from Crown land are permitted throughout the Neighbourhood. Plans of subdivision or condominium are permitted. All rural residential lots shall conform to the following policies:

- the intended use of the lot or lots conform to the intent and policies of the Plan;
- prior consultation is required with the Ministry of Transportation before granting draft approval for any plan of subdivision or condominium on recreational lakes that propose access from Highway # 11;
- the lot or lots are not within 500m of a known sanitary landfill site;
- the applicant, when required, shall provide a study or studies acceptable to the Municipality that include an inventory of all existing natural and cultural heritage features both on the site and in the water adjacent to the site, including the shoreline characteristics such as type of littoral community and physical characteristics, the anticipated impact of the development and any measures proposed to satisfactorily mitigate the anticipated impacts of the development on the features, otherwise the Municipality will not approve the consent;
- the soil, drainage, and slope conditions on the lot or lots are suitable or can be made suitable for the proper siting of buildings and the installation of an approved water supply and sewage disposal system, in accordance with the requirements of Section 2.9;



#### **4.3.4 Sleep Cabins and Cabin Secondary Dwelling Units**

Sleep cabins and cabin secondary dwelling units are permitted on Rural and Remote Residential lots ~~within the~~ where a residential dwelling exists and in conformity with the following policies and provisions of the Zoning By-law.

~~One sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have both bathroom and kitchen facilities, subject to conforming to the policies of Section 4.3.5.~~

The size and number of sleep cabins and cabin secondary dwelling units on a lot affects the intensity of use on the property. In order to reduce visual impact, sleep cabins and cabin secondary dwelling units should be located no closer to the lake than the main residential dwelling or the minimum front yard setback (minimum distance from the shore for shoreline lots) specified in the Zoning By-law whichever is the lesser.

~~Sleep~~ Cabins to provide additional sleeping accommodation are not permitted in the Urban Neighbourhood except in association with remote residential and rural residential development. Sleep cabins and cabin secondary dwelling units are permitted in accordance with Section 4.3.5.

#### **4.3.5 Number of Sleep Cabins and Cabin Secondary Dwelling Units Permitted on a Lot**

The maximum number of sleep cabins and cabin secondary dwelling units permitted on a remote residential or rural residential lot in the Urban Neighbourhood is set out in the Zoning By-law.

The total number of sleep cabins and cabin secondary dwelling units shall not detract from the main residential use of the property and shall not exceed a total of two ~~sleep cabins~~ per lot.

For the purpose of this section, a boathouse with sleeping accommodations, as set out in Section 4.3.8, is deemed to be a sleep cabin.

~~A cabin secondary dwelling unit may be permitted subject to an approved connection to an independent, on-site sewage disposal system. One sleep cabin may have bathroom and kitchen facilities subject to an approved connection to an independent, on site sewage disposal system. The fully serviced sleep cabin~~ A cabin secondary dwelling unit shall be located on the lot so that the ~~sleep cabin~~ cabin secondary dwelling unit and the associated sewage disposal system could be severed from the remainder of the lot so that the severed and retained lots conform to the provisions and standards of the Zoning By-law.

#### **4.3.6 Home Occupations**

Home occupations shall only be carried out in a residential dwelling and shall be incidental

residential development will take place on land currently designated Residential. However, a limited amount of rural residential and remote residential development, appropriately zoned, is permitted in the Integrated Management Area land use designation, as set out in Sections 4.3.3 and 4.4.10. The Future Development areas shall be the first areas considered for the expansion of the Residential land use designation. Such expansion shall proceed by way of amendment to this Plan, in accordance with the policies of Section 4.4.9.

It is the intent of the Municipality that a broad range of housing types and tenure be permitted in the Residential land use designation to meet the current and long-term needs of the Municipality. However, it is anticipated that the majority of future demand will be for new low density units. It is the policy of the Municipality that these units, except for rural and remote residential units, be serviced with municipal water and sewerage systems wherever feasible.

The Residential land use designation recognises the existing and future residential areas in the Village of Temagami & Temagami North urbanised areas as shown on Schedules A-3 and A-4. Schedules A-3 and A-4 do not identify low, medium and high density residential areas. Nor does it identify existing Rural or Remote residential development, as set out in Section 4.3.3. New low and medium density residential uses are permitted within the Residential land use designation without amendment to this Plan, subject to satisfying the policies set out in this Section. New Mobile Home Park residential uses shall proceed by way of amendment to this Plan.

In addition to residential uses, public and institutional uses such as churches, day care centres, libraries, schools, senior citizens housing and parks, public recreational facilities and Neighbourhood Commercial uses are permitted in the Residential land use designation but not in areas zoned for Rural or Remote Residential uses. Bed and breakfast establishments are also permitted in low density residential areas.

#### **4.4.1.1 Low Density Residential**

Low density residential uses include single detached, semi-detached, and duplex dwelling units, ~~‘garden suites’ and accessory apartments~~, in accordance with Section 2.2.2. However, uses accessory to ~~a single detached dwelling~~ low density residential uses are limited to a standard secondary dwelling unit, ~~a accessory apartment or a garden suite~~, ~~or~~ a bed and breakfast and a home occupation.

New development shall proceed by consent or by plan of subdivision or condominium and may require a rezoning. In considering whether a plan of subdivision is required, the Municipality shall have regard for the following:

- the suitability of the land for the purposes for which it is to be used;
- the number, dimension and shapes of the proposed lots;
- the type of access provided;

The Lake Temagami Neighbourhood is predominantly Crown land and the MNR is responsible for Crown land use and resource management plans for this Neighbourhood. Landscape-ecology principles are found within the MNR Temagami Land Use Plan, and guide the development of future resource management plans. In order to maintain biodiversity, a number of protected areas have been established to conserve representative vegetation and landform types, to provide areas for low-intensity use and to maintain, enhance, and protect those areas.

In addition, an array of guidelines has been designed to maintain critical habitat for a number of species. These guidelines guide resource management prescriptions throughout the area of concern and may include: aesthetic viewscape management areas, road-crossing standards, seasonal resource extraction prescriptions, mining prescriptions, and Forest Management Area of Concern prescriptions (AOC), such as moose calving sites, fisheries and natural heritage sites.

The Municipality will encourage, and work with, the MNR to ensure that biodiversity is maintained, sensitive species, and population levels of rare, threatened and endangered species are sustained, if not increased through the implementation of the policies of this Plan.

### **5.3.2 Permitted Uses**

Permitted uses in the Lake Temagami Neighbourhood focus on recreational, residential and tourist commercial uses and include the following.

Residential uses are limited to:

- permanent or seasonal single detached dwelling units on islands in Lake Temagami;
- residential condominiums or timeshare facilities converted from an existing tourist commercial facility;
- sleep cabins and cabin secondary dwelling units (in conformity with the policies of this Plan and the provisions of the Zoning By-law); and
- accessory uses such as boat houses, docks and storage sheds.

However, it shall not be assumed that all islands in Lake Temagami are suitable for development. The suitability of an island or portion of an island for development will be assessed on a site by site basis in accordance with the policies of this Plan.

Tourist Commercial uses are permitted but are limited to lodges, youth camps and public recreation facilities.

Parks and conservation reserves are permitted within the Special Management Area land use designation.

Contractors' yards are permitted in accordance with Section 5.3.18 and subject to a Zoning By-law amendment and site plan control.

### **5.3.3 Rural Residential and Remote Residential**

Remote Residential development exists within the Lake Temagami Neighbourhood and a small amount of new development is anticipated on islands in the Special Management Area land use designation. The development impact by existing and new lots should be mitigated to the extent possible in order to conserve wilderness and semi-wilderness values. Plans of subdivision are not permitted in this Neighbourhood. New lots shall be created by consent and letters patent from Crown land within the Lake Temagami Neighbourhood and shall be subject to the following policies.

Certain accessory uses and structures are permitted on ~~Rural Residential and~~ Remote Residential ~~dwelling~~ lots and include: in addition to a boathouse, ~~and includes~~ sleep cabins, a cabin secondary dwelling unit, a home occupation, a home industry, a bed and breakfast establishment and a garage, in accordance with the provisions of the Zoning By-law.

#### **5.3.3.1 Rural Residential**

Rural Residential lots are located on a municipal road, open and maintained on a year round basis. No Rural Residential lots exist within the Lake Temagami Neighbourhood and none shall be permitted in the future.

#### **5.3.3.2 Remote Residential**

New lots will be created in accordance with the policies of this Plan. The lots shall have approved private water supply and sewage disposal systems, in accordance with the requirements of Section 2.9. The creation of new Remote Residential lots, by consent on private lands and by letters patent from Crown land are permitted provided they conform to the following policies:

##### **Lot Creation Through Consents on Private Land**

- the intended use of the lot conforms to the intent and policies of the Plan and the provisions of the Zoning By-law;
- the Municipality shall not assume any responsibility for the provision of municipal services such as fire fighting, ambulance, water supply, sewage treatment and garbage collection to remote residential properties;
- in creating the lot, conformity with this Plan's policies is required respecting any natural heritage features and areas identified in this Plan;
- the applicant, when required, shall provide a study or studies acceptable to the Municipality that include an inventory of all existing natural and cultural heritage

- the lot shall be located at least a minimum distance from an existing tourist lodge, as set out in the Zoning By-law;
- the lot shall be subject to a Zoning By-law amendment;
- the lot shall be located at least a minimum distance from other land uses/activities such as approved campsites, trails, portages, spawning areas, beaches, cultural heritage sites, as set out in the Zoning By-law;
- the lot shall be located to avoid sites on narrow boat channels and/or major canoe routes; and
- the lot shall be subject to the policies of Section 9.7 of this Plan.

The above policies do not apply to the conversion of Crown land tenure lots to be patented lots if such tenure existed on the date this Plan comes into effect, providing the use is in conformity with the use permitted in this Plan and the Zoning By-law.

The size of a dwelling, combined with its location, will have a direct effect on the visual impact of the development. As such, the Zoning By-law may provide standards to limit dwelling size. Dwelling size may be regulated through a combination of restrictions on the total footprint, floor area, width and height, combined with building setback and landscaping standards.

#### **5.3.4 Sleep Cabins and Cabin Secondary Dwelling Units**

Sleep cabins and cabin secondary dwelling units are permitted on lots within the Lake Temagami Neighbourhood in conformity with the following policies and the provisions of the Zoning By-law.

~~One sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have both bathroom and kitchen facilities, subject to conforming to the policies of Section 5.3.5.~~

The size and number of sleep cabins and cabin secondary dwelling units on a lot affects the intensity of use on the property. In order to reduce visual impact, sleep cabins and cabin secondary dwelling units should be located no closer to the lake than the main residential dwelling or the minimum front yard setback (minimum distance from shore for shoreline lots) specified in the Zoning By-law whichever is the lesser. Sleep cabins and cabin secondary dwelling units are permitted in accordance with Section 5.3.5.

#### **5.3.5 Number of Sleep Cabins and Cabin Secondary Dwelling Units Permitted on a Lot**

The maximum number of sleep cabins and cabin secondary dwelling units permitted on a residential lot in the Lake Temagami Neighbourhood is set out in the Zoning By-law.

The total number of sleep cabins and cabin secondary dwelling units shall not detract from the main residential use of the property and shall not exceed a total of two sleep cabins per lot, only one of which may be a cabin secondary dwelling unit.

Cabin A-secondary dwelling units may be permitted subject to an approved connection to an independent, on-site sewage disposal system. ~~One sleep cabin may have bathroom and kitchen facilities subject to an approved connection to an independent, on-site sewage disposal system.~~ A cabin secondary dwelling unitsleep cabin shall be located on the lot so that the cabin secondary dwelling unitsleep cabin and the associated sewage disposal system could be severed from the remainder of the lot. Further, the minimum lot size for a lot with a ~~fully serviced sleep cabin~~cabin secondary dwelling unit shall be is such that the severed and retained lots ~~would~~shall conform to the provisions and standards for the Zoning By-law.

For the purpose of this section, a boathouse with sleeping accommodations that lawfully existed as of the date this Plan came into effect is deemed to be a sleep cabin.

### **5.3.6 New Development**

New development in the Lake Temagami Neighbourhood shall primarily take the form of new residential and Tourist Commercial lots. New residential and Tourist Commercial lots are only permitted on the islands within the Lake Temagami Neighbourhood. Mining is permitted subject to the conditions of the Mining Act, Public Lands Act, and Regulations thereto. The transit of industrial/building supplies may occur at specified access points within the Lake Temagami Neighbourhood.

Should the MNR policy that precludes the creation of new lots from Crown land on Lake Temagami not come into effect or should the policy come into effect but subsequently be rescinded, it is the policy of the Municipality to prepare a Lot Creation and Development Plan that shall have as its objective the determination of the ultimate amount of use/development, both residential and commercial, which will be permitted in the Lake Temagami Neighbourhood. The goal of the process will be to ensure that the characteristics of the Temagami area are fully protected and enhanced. In the interim, the following policies shall apply.

### **5.3.7 Interim Development Policy**

The Municipality will entertain new development proposals in the Lake Temagami Neighbourhood on a case by case basis in keeping with the policies of this Plan.

The Municipality of Temagami has authority to grant consent to sever patented land within the Municipality. Applications to create new parcels on Crown land shall proceed in accordance with the MNR planning process however; the Municipality encourages the

the area of concern and may include: aesthetic viewscape management areas, road-crossing standards, seasonal resource extraction prescriptions, mining prescriptions, and forest management Area of Concern prescriptions (AOC), such as moose calving sites, fisheries, natural heritage sites.

The Municipality will encourage, and work with, the MNR to ensure that biodiversity is maintained, sensitive species, and population levels of rare, threatened and endangered species are sustained, if not increased through the implementation of the policies of this Plan.

### **6.3.2 Permitted Uses**

Permitted uses in the Marten River Neighbourhood focus on recreational, residential and Tourist Commercial uses and include the following.

Residential uses permitted within the Marten River Neighbourhood are limited to:

- Permanent or seasonal single detached dwelling units;
- Residential condominiums or timeshare facilities converted from an existing tourist commercial facility;
- Sleep cabins and cabin secondary dwelling units (in conformity with the policies of this Plan and the provisions of the Zoning By-law); and
- Accessory uses such as boathouses, docks and storage sheds.

Commercial uses permitted within the Marten River Neighbourhood include Tourist Commercial uses, in conformity with the policies of this Plan.

### **6.3.3 Rural Residential and Remote Residential**

Some Rural Residential and Remote Residential development exists within the Marten River Neighbourhood and more is anticipated in the Special Management Area and the Integrated Management Area. Properties will not be serviced with municipal water or sewers but Rural Residential lots must be located on Municipal roads while Remote Residential lots will be water access. The development impact by existing and new lots should be mitigated to the extent possible in order to conserve wilderness and semi-wilderness values. New lots of a similar type, created by consent or plan of subdivision or condominium or by letters patent from Crown land within the Marten River Neighbourhood are subject to the following policies.

Certain accessory uses and structures are permitted on Rural Residential and Remote Residential ~~dwelling~~ lots and include: in addition to a boathouse, ~~and include~~ sleep cabins, a cabin secondary dwelling unit, a home occupation, a home industry, a bed and breakfast establishment and a garage, in accordance with the provisions of the Zoning By-law.

- The lot created by the Crown shall be located at least a minimum distance from any public access point accessible by motor vehicle, as set out in the Zoning By-law;
- The lot shall be located at least a minimum distance from an existing tourist lodge, as set out in the Zoning By-law;
- The lot shall be subject to a Zoning By-law amendment;
- A 'Note on Title' shall be placed on the lot notifying any prospective purchaser that the Municipality shall not be responsible for providing or maintaining access to the lot across Crown land;
- The lot shall be located at least a minimum distance from other land uses/activities such as approved campsites, trails, portages, spawning areas, beaches, cultural heritage sites, as set out in the Zoning By-law;
- The lot shall be located to avoid sites on narrow boat channels and/or major canoe routes; and
- The lot shall be subject to the policies of Section 9.7 of this Plan.

The above policies do not apply to the conversion of Crown land tenure lots to patented lots existing on the date this Plan comes into effect, providing the use is in conformity with the use permitted in this Plan and the Zoning By-law.

#### **6.3.4 Sleep Cabins and Cabin Secondary Dwelling Units**

Sleep cabins and cabin secondary dwelling units are permitted on lots within the Marten River Neighbourhood in conformity with the following policies and the provisions of the Zoning By-law.

~~One sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have both bathroom and kitchen facilities, subject to conforming to the policies of Section 6.3.5.~~

Only one severance to separate an existing serviced cabin secondary dwelling units~~sleep cabin~~ shall be allowed from the original parcel and such a severance shall be counted in the maximum lot creation numbers as stipulated in the Interim Development Policy of Section 2.15.

The size and number of sleep cabins and cabin secondary dwelling units on a lot affects the intensity of use on the property. In order to reduce visual impact, sleep cabins and cabin secondary dwelling units should be located no closer to the lake than the main residential dwelling or the minimum front yard setback (minimum distance from the shore for shoreline lots) specified in the Zoning By-law whichever is the lesser. Sleep cabins and cabin secondary dwelling units are permitted in accordance with Section 6.3.5.



### **6.3.5 Number of Sleep Cabins and Cabin Secondary Dwelling Units Permitted on a Lot**

The maximum number of sleep cabins and cabin secondary dwelling units permitted on a residential lot in the Marten River Neighbourhood is set out in the Zoning By-law.

The total number of sleep cabins and cabin secondary dwelling units shall not detract from the main residential use of the property and shall not exceed a total of two sleep cabins per lot, only one of which may be a cabin secondary dwelling unit.

For the purpose of this section, a boathouse with sleeping accommodations, as set out in Section 6.3.10, is deemed to be a sleep cabin.

~~Cabin A-secondary dwelling units may be permitted subject to an approved connection to an independent, on-site sewage disposal system. One sleep cabin may have bathroom and kitchen facilities subject to an approved connection to an independent, on site sewage disposal system. The fully serviced sleep cabin~~ A cabin secondary dwelling unit shall be located on the lot so that the ~~sleep cabin~~ cabin secondary dwelling unit and the associated sewage disposal system could be severed from the remainder of the lot. Further, the minimum lot size for a lot with a cabin secondary dwelling unit shall be such ~~so~~ that the severed and retained lots would conform to the provisions and standards of the Zoning By-law.

### **6.3.6 New Development**

New development in the Marten River Neighbourhood shall primarily take the form of new residential and Tourist and Highway Commercial lots. Mining is permitted subject to the conditions of the Mining Act, Public Lands Act, and Regulations thereto. The transit of industrial/building supplies may occur at specified access points within the Marten River Neighbourhood.

Prior to the creation of new lots from Crown land on selected lakes, it is the policy of the Municipality to prepare a Lot Creation and Development Plan that shall have as its objective the determination of the ultimate amount of use/development, both residential and commercial, which will be permitted in the Marten River Neighbourhood. The goal of the process will be to ensure that the characteristics of the Marten River Neighbourhood are fully protected and enhanced. In the interim, the following policies shall apply.

### **6.3.7 Interim Development Policy**

The Municipality will entertain new development in the Marten River Neighbourhood on a case by case basis in keeping with the policies of this Plan.

The Municipality of Temagami has authority to grant consent to sever patented land within the Municipality. Applications to create new parcels on Crown land shall proceed in accordance with MNR's planning process however; the Municipality encourages the MNR

In addition, an array of guidelines has been designed to maintain critical habitat for a number of species. These guidelines guide resource management prescriptions throughout the area of concern and may include: aesthetic viewscape management areas, road-crossing standards, seasonal resource extraction prescriptions, mining prescriptions, and Forest Management Area of Concern prescriptions (AOC), such as moose calving sites, fisheries, natural heritage sites.

The Municipality will encourage, and work with, the MNR to ensure that biodiversity is maintained, sensitive species, and population levels of rare, threatened and endangered species are sustained, if not increased through the implementation of the policies of this Plan.

### **7.3.2 Permitted Uses**

Permitted uses in the Matabitchuan Neighbourhood focus on recreational residential and Tourist Commercial uses and include the following.

Residential uses are limited to:

- permanent or seasonal single detached dwelling units
- residential condominiums or timeshare facilities converted from an existing tourist commercial facility;
- sleep cabins and cabin secondary dwelling units (in conformity with the policies of this Plan and the provisions of the Zoning By-law)

Commercial uses permitted within the Matabitchuan Neighbourhood include Tourist Commercial uses, in conformity with the policies of this Plan.

Mineral aggregate uses are permitted within the Matabitchuan Neighbourhood, in conformity with the policies of this Plan.

### **7.3.3 Rural Residential and Remote Residential**

Some Rural Residential and Remote Residential development exists within the Matabitchuan Neighbourhood and more is anticipated in the Special Management Area and the Integrated Management Area. Properties will not be serviced with municipal water or sewers but Rural Residential lots must be located on Municipal roads while Remote Residential lots will be water access. The development impact by existing and new lots should be mitigated to the extent possible in order to conserve wilderness and semi-wilderness values. New lots of a similar type, created by consent or plan of subdivision or condominium or by letters patent from Crown land on recreation lakes immediately adjacent to Highway #11 within the Matabitchuan Neighbourhood shall be subject to the following policies.

Certain accessory uses and structures are permitted on Rural Residential and Remote Residential dwelling lots and include: in addition to a boathouse, ~~and includes~~ sleep cabins, cabin secondary dwelling units, a home occupation, a home industry, a bed and breakfast establishment and a garage, in accordance with the provisions of the Zoning By-law.

In addition, on a Rural Residential lot located on a maintained municipal road, a bed and breakfast establishment without sleep cabin(s) and with or without a home occupation is permitted.

### **7.3.3.1 Rural Residential**

New Rural Residential lots shall be located on a Municipal road, open and maintained on a year round basis. The lots may have private water supply and sewage disposal systems or may be serviced with communal servicing systems, in accordance with the requirements of Section 2.9. The creation of new lots by consent or letters patent from Crown land is permitted throughout the Neighbourhood. Plan of subdivision or condominium on recreation lakes immediately adjacent to Highway #11 are permitted. All lots shall conform to the following policies.

- The intended use of the lot or lots conform to the intent and policies of the Plan;
- Prior consultation is required with the Ministry of Transportation before granting draft approval for any plan of subdivision or condominium on recreation lakes that propose access from Highway #11;
- The lot or lots are not within 500m of a known sanitary landfill site;
- the applicant, when required, has provided a study or studies acceptable to the Municipality that include an inventory of all existing natural and cultural heritage features both on the site and in the water adjacent to the site, including the shoreline characteristics such as type of littoral community and physical characteristics, the anticipated impact of the development and any measures proposed to satisfactorily mitigate the anticipated impacts of the development on the features otherwise, the Municipality will not approve the consent: and
- The soil, drainage, and slope conditions on the lot or lots are suitable or can be made suitable for the proper siting of buildings and the installation of an approved water supply and sewage disposal system, in accordance with the requirements of Section 2.9;
- Where a water well is proposed, the well shall be established and quality and quantity standards proven prior to final consent is granted;
- The fisheries habitat, cultural heritage features, steep or unstable soils, environmentally sensitive areas, and other bio-physical aspects of the lot or lots are not negatively impacted by the development;

### **Locational Criteria for Tenure Created From Crown Land**

In addition to the above policies, the following policies also apply to tenure created by the Crown for residential uses:

- in order to preserve the privacy of neighbouring properties and to mitigate auditory and visual intrusion, a buffer area, as set out in the Zoning By-law between existing and new lots shall be retained in Crown ownership. Notwithstanding the intent of the buffer policy, individual undeveloped Crown islands may be considered for single ownership development provided the other policies of this Plan and the provisions of the Zoning By-law can be met;
- the lot created by the Crown shall be located at least a minimum distance from any public access point accessible by motor vehicle, as set out in the Zoning By-law;
- the lot shall be located at least a minimum distance from an existing tourist lodge, as set out in the Zoning By-law;
- the lot shall be subject to a Zoning By-law amendment;
- a 'Note on Title' shall be placed on the lot notifying any prospective purchaser that the Municipality shall not be responsible for providing or maintaining access to the lot across Crown land;
- the lot shall be located at least a minimum distance from other land uses/activities such as approved campsites, trails, portages, spawning areas, beaches, cultural heritage sites, as set out in the Zoning By-law;
- the lot shall be located to avoid sites on narrow boat channels and/or major canoe routes; and
- the lot shall be subject to the policies of Section 9.7 of this Plan.

The above policies do not apply to the conversion of Crown land tenure lots to patented lots existing on the date this Plan comes into effect, providing the use is in conformity with the use permitted in this Plan and the Zoning By-law.

#### **7.3.4 Sleep Cabins and Cabin Secondary Dwelling Units**

Sleep cabins and cabin secondary dwelling units are permitted on lots within the Matabitchuan Neighbourhood in conformity with the following policies and the provisions of the Zoning By-law.

~~One sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have both bathroom and kitchen facilities, subject to conforming to the policies of Section 7.3.5.~~

Only one severance to separate an existing serviced ~~sleep cabin~~ cabin secondary dwelling unit shall be allowed from the original parcel and such a severance shall be counted in the maximum lot creation numbers as stipulated in the Interim Development Policy of Section

2.15.

The size and number of sleep cabins and cabin secondary dwelling units affects the intensity of use on the property. In order to reduce visual impact, sleep cabins and cabin secondary dwelling units should be located no closer to the lake than the main residential dwelling or the minimum front yard setback (minimum distance from the shore for shoreline lots) specified in the Zoning By-law whichever is the lesser. Sleep cabins and cabin secondary dwelling units are permitted in accordance with Section 7.3.5.

### **7.3.5 Number of Sleep Cabins and Cabin Secondary Dwelling Units Permitted on a Lot**

The maximum number of sleep cabins and cabin secondary dwelling units permitted on a residential lot in the Matabitchuan Neighbourhood is set out in the Zoning Bylaw.

The total number of sleep cabins and cabin secondary dwelling units shall not detract from the main residential use of the property and shall not exceed a total of two sleep cabins per lot, only one of which may be a cabin secondary dwelling unit.

For the purpose of this section, a boathouse with sleeping accommodations, as set out in Section 7.3.10, is deemed to be a sleep cabin.

~~Sleep cabins are permitted in accordance with Section 7.3.5. A Cabin secondary dwelling units may be permitted subject to an approved connection to an independent, on-site sewage disposal system. One sleep cabin may have bathroom and kitchen facilities subject to an approved connection to an independent, on-site sewage disposal system. The fully serviced A cabin secondary dwelling units sleep cabin shall be located on the lot so that the cabin secondary dwelling units sleep cabin and the associated sewage disposal system could be severed from the remainder of the lot. Further, the minimum lot size for a lot with a cabin secondary dwelling unit shall be such -so that the severed and retained lots would conform to the provisions and standards of the Zoning By-law.~~

### **7.3.6 New Development**

New development in the Matabitchuan Neighbourhood shall primarily take the form of new residential and Tourist and Highway Commercial lots. Mining is permitted subject to the conditions of the Mining Act, Public Lands Act, and Regulations thereto. The transit of industrial/building supplies may occur at specified access points within the Matabitchuan Neighbourhood.

Prior to the creation of new lots from Crown land on selected lakes, it is the policy of the Municipality to prepare a Lot Creation and Development Plan that shall have as its objective the determination of the ultimate amount of use/development, both residential and commercial, which will be permitted in the Matabitchuan Neighbourhood. The goal of the process will be to ensure that the characteristics of the Matabitchuan Neighbourhood

landform types, to provide areas for low-intensity use and to maintain, enhance and protect those areas.

In addition, an array of guidelines have been designed to maintain critical habitat for a number of species. These guidelines guide resource management prescriptions throughout the area of concern and may include: aesthetic viewscape management areas, road-crossing standards, seasonal resource extraction prescriptions, mining prescriptions, and forest management Area of Concern prescriptions (AOC), such as moose calving sites, fisheries and natural heritage sites.

The Municipality will encourage, and work with the MNR to ensure that biodiversity is maintained, sensitive species, and population levels of rare, threatened and endangered species are sustained, if not increased through the implementation of the policies of this Plan.

### **8.3.2 Permitted Uses**

Permitted uses in the Backcountry Neighbourhood focus on remote residential and tourist commercial uses and include the following.

Residential uses are limited to:

- A remote seasonal single detached dwelling unit, (in accordance with the policies of this Plan and the provisions of the Zoning By-law);
- Residential condominiums or timeshare facilities converted from an existing tourist commercial facility;
- Sleep cabins and cabin secondary dwelling units (in conformity with the policies of this Plan and the provisions of the Zoning By-law); and
- accessory uses such as boathouses, docks and storage sheds.

Commercial uses permitted within the Backcountry Neighbourhood are limited to remote tourist commercial uses, in conformity with the policies of this Plan.

### **8.3.3 Rural Residential and Remote Residential**

Some Rural Residential and Remote Residential development exists within the Backcountry Neighbourhood and more is anticipated in the Special Management Area and the Integrated Management Area. Properties will not be serviced with municipal water or sewers but Rural Residential lots must be located on Municipal roads while Remote Residential lots will be water access. The development impact by existing and new lots should be mitigated to the extent possible in order to conserve wilderness and semi-wilderness values.

Certain accessory uses and structures are permitted on Rural Residential and Remote

Residential ~~dwelling~~ lots and include: in addition to a boathouse, and includes sleep cabins, a cabin secondary dwelling unit, a home occupation, a home industry, a bed and breakfast establishment and a garage, in accordance with the provisions of the Zoning By-law.

In addition, on a Rural Residential lot located on a maintained municipal road, a bed and breakfast establishment without sleep cabin(s) and with or without a home occupation is permitted.

### **8.3.3.1 Rural Residential**

New Rural Residential lots shall be located on a Municipal road, open and maintained on a year round basis. The lots may have private water supply and sewage disposal systems or may be serviced with communal servicing systems, in accordance with the requirements of Section 2.9. The creation of new lots by consents or letters patent from Crown land are permitted throughout the Neighbourhood. Plans of subdivision or condominium on recreation lakes immediately adjacent to Highway #11 are permitted. All lots shall conform to the following policies:

- The intended use of the lot or lots conform to the intent and policies of the Plan;
- Prior consultation is required with the Ministry of Transportation before granting draft approval for any plan of subdivision or condominium on recreation lakes that propose access from Highway #11;
- The lot or lots are not within 500m of a known sanitary landfill site;
- The applicant, when required, has provided a study or studies acceptable to the Municipality that include an inventory of all existing natural and cultural heritage features both on the site and in the water adjacent to the site, including the shoreline characteristics such as type of littoral community and physical characteristics, the anticipated impact of the development and any measures proposed to satisfactorily mitigate the anticipated impacts of the development on the features otherwise, the Municipality will not approve the consent,
- The soil, drainage, and slope conditions on the lot or lots are suitable or can be made suitable for the proper siting of buildings and the installation of an approved water supply and sewage disposal system, in accordance with the requirements of Section 2.9;
- Where a water well is proposed, the well shall be established and quality and quantity standards proven prior to final consent is granted;
- The fisheries habitat, cultural heritage features, steep or unstable soils, environmentally sensitive areas, and other bio-physical aspects of the lot or lots are not negatively impacted by the development;

## Locational Criteria for Tenure Created From Crown Land

In addition to the above policies, the following policies also apply to tenure created by the Crown for residential uses:

- In order to preserve the privacy of neighbouring properties and to mitigate auditory and visual intrusion, a Crown land buffer area shall be maintained between existing and new lots, as set out in the Zoning By-law. Notwithstanding the intent of the buffer policy, individual undeveloped Crown islands may be considered for single ownership development provided the other policies of this Plan and the provisions of the Zoning By-law can be met;
- The lot created by the Crown shall be located at least a minimum distance from any public access point accessible by motor vehicle, as set out in the Zoning By-law;
- the lot shall be located at least a minimum distance from an existing tourist lodge, as set out in the Zoning By-law;
- The lot shall be subject to a Zoning By-law amendment;
- A 'Note on Title' shall be placed on the lot notifying any prospective purchaser that the Municipality shall not be responsible for providing or maintaining access to the lot across Crown land;
- The lot shall be located at least a minimum distance from other land uses/activities such as approved campsites, trails, portages, spawning areas, beaches, cultural heritage sites, as set out in the Zoning By-law;
- The lot shall be located to avoid sites on narrow boat channels and/or major canoe routes and
- The lot shall be subject to the policies of Section 9.7 of this Plan.

The above policies do not apply to the conversion of Crown land tenure lots to patented lots existing on the date this Plan comes into effect, providing the use is in conformity with the use permitted in this Plan and the Zoning By-law.

### **8.3.4 Sleep Cabins and Cabin Secondary Dwelling Units**

Sleep cabins and cabin secondary dwelling units are permitted on lots within the Backcountry Neighbourhood in conformity with the following policies and the provisions of the Zoning By-law.

~~One sleep cabin may be constructed prior to the construction of the main dwelling on the lot. The sleep cabin may have either bathroom or kitchen facilities. The sleep cabin may have both bathroom and kitchen facilities, subject to conforming with the policies of Section 8.3.5.~~



Only one severance to separate an existing serviced ~~sleep cabin~~cabin secondary dwelling unit shall be allowed from the original parcel and such a severance shall be counted in the maximum lot creation numbers as stipulated in the Interim Development Policy of Section 2.15.

The size and number of sleep cabins and cabin secondary dwelling units on a lot affects the intensity of use on the property. In order to reduce visual impact, sleep cabins and cabin secondary dwelling units should be located no closer to the lake than the main residential dwelling or the minimum front yard setback (minimum distance from the shore for shoreline lots) specified in the Zoning By-law whichever is the lesser. Sleep cabins and cabin secondary dwelling units are permitted in accordance with Section 8.3.5.

### **8.3.5 Number of Sleep Cabins and Cabin Secondary Dwelling Units Permitted on a Lot**

The maximum number of sleep cabins and cabin secondary dwelling units permitted on a residential lot in the Backcountry Neighbourhood is set out in the Zoning By-law.

The total number of sleep cabins and cabin secondary dwelling units shall not detract from the main residential use of the property and shall not exceed a total of two ~~sleep cabins~~ per lot, only one of which may be a cabin secondary dwelling unit.

~~A Cabin secondary dwelling units may be permitted subject to an approved connection to an independent, on-site sewage disposal system. One sleep cabin may have bathroom and kitchen facilities subject to an approved connection to an independent, on site sewage disposal system. The fully serviced~~A cabin secondary dwelling units~~sleep cabin~~ shall be located on the lot so that the cabin secondary dwelling units~~sleep cabin~~ and the associated sewage disposal system could be severed from the remainder of the lot. Further, the minimum lot size for a lot with a cabin secondary dwelling unit- shall be such so that the severed and retained lots would conform to the provisions and standards of the Zoning By-law.

### **8.3.6 New Development**

New development in the Backcountry Neighbourhood shall primarily take the form of new residential and Tourist Commercial lots. Mining is permitted subject to the conditions of the Mining Act, Public Lands Act, and Regulations thereto. The transit of industrial/building supplies may occur at specified access points within the Backcountry Neighbourhood.

Prior to the creation of new lots from Crown land on selected lakes, it is the policy of the Municipality to prepare a Lot Creation and Development Plan that shall have as its objective the determination of the ultimate amount of use/development, both residential and commercial, which will be permitted in the Backcountry Neighbourhood. The goal of

## GLOSSARY OF TERMS

*ATV* – All-Terrain Vehicle

*AVMA – Aesthetic Viewscape Management Area* – is an area of concern identified in the Forest Management Plan 1999-2019 where the value or feature to be protected is the aesthetic viewscape area around canoe routes/boating lakes, recreation lakes and certain roads in the Municipality. See Section 1.8 of the Plan.

~~*Apartments-in-House* – These are second self contained units in detached or semi-detached houses in a residential zone serviced by a publicly owned or operated sewage system and which satisfy special provisions of the Ontario Building Code and the Fire Code.~~

*Bed and Breakfast* – A home occupation within a single detached dwelling wherein not more than two rooms are rented and meals are served to overnight guests for commercial purposes.

*Boat House* – A building or structure used for the storage of private boats and equipment accessory to their use, or as an accessory building to a residential use, no part of which is to be used for commercial purposes.

~~*Cabin Secondary Dwelling Unit* – A self-contained residential unit with a private kitchen, bathroom facilities and sleeping areas that is the entirety of an accessory building. Such residential unit is an accessory use to the main dwelling. A secondary dwelling unit shall be constructed in accordance with the Ontario Building Code.~~

*Community Improvement* – Those activities, both public and private, which plan, rehabilitate, redesign and redevelop the existing physical environment within a community improvement project area, as further defined by and within the context of the Planning Act.

*Condominium Corporation, Freehold* – A corporation in which all the units and their appurtenant common interests are held in fee simple by the owner.

*Condominium Corporation, Leasehold* – A corporation in which all the units and their appurtenant common interests are subject to leasehold interests held by the owners.

the Land Titles Act in the Land Titles Office.

**Remote** – areas that are not accessible by a municipally maintained road.

**Remote Residential Lots** – do not have direct access from a municipal road, open and maintained on a year round basis. Generally, they are accessed via water or via a private road.

**Roads, Private** – Roads that are not owned and maintained by the MTO or the Municipality of Temagami and are commonly referred to as forest access roads, access roads, Crown access roads, private roads, unassumed roads and logging roads.

**Rural Residential Lots** – have direct access from a municipal road, open and maintained on a year round basis.

~~**Secondary Dwelling Unit** – A self contained residential unit with a private kitchen, bathroom facilities and sleeping areas created by an interior renovation or exterior addition to the primary dwelling unit or accommodated within an accessory building or part thereof. Such residential unit is an accessory use to the main dwelling. A secondary dwelling unit shall be constructed in accordance with the Ontario Building Code. –~~

**Semi-Wilderness** - Physical Characteristics of Semi-wilderness – areas with dispersed development which may have utilities, road access, and mechanized transport, but where there is limited disturbance to the natural environment. Individual on-site water and sewage systems would have approved design.

**Sewage and water systems** –

- .1 **Full municipal sewage and water services:** - Piped sewage and water services that are connected to the centralized municipal water and wastewater treatment facility.
- .2 **Communal Services** - Sewage works and sewage systems, and/or water works that provide for the collection or treatment of sewage or the treatment or distribution of water but which:
  - are not connected to full municipal sewage and water services;
  - are for the common use of more than five residential units/lots for permanent year-round use; and

**Skyline Reserve** – A contiguous area on the mainland surrounding Lake Temagami, for which policies are in place to protect the natural appearance of the landscape as viewed from the lake, and important ecological functions of the lake. It is described as Management Area #39 in the Temagami Land Use Plan. It cannot be assumed that all of the mainland landscape, which is visible from the surface of Lake Temagami, is contained in Management Area #39. (See also AVMA)

**Sleep Cabin** – An accessory building for sleeping accommodation, that is not a residential premises and is an accessory use to the main dwelling, in which a private kitchen or bathroom facilities may be permitted. A sleep cabin is not a secondary dwelling unit. ~~residential accessory non-commercial structure building for sleeping accommodation that is accessory to a dwelling unit on the same lot, which may have bathroom facilities, if approved and connected to a sewage disposal system. Cooking facilities may be permitted in one sleep cabin that is accessory to a dwelling unit on the same lot.~~

**Standard Secondary Dwelling Unit** – A self-contained residential unit with a private kitchen, bathroom facilities and sleeping areas created by an interior renovation or exterior addition to the primary dwelling unit or accommodated within part of an accessory building. Such residential unit is an accessory use to the main dwelling. A secondary dwelling unit shall be constructed in accordance with the Ontario Building Code.

**Subdivision** – The authorized separation of a piece of land into more than (3) new, adjoining properties that, based on the policies of this Plan requires a plan of subdivision. A plan of subdivision may also be required regardless of the number of new lots to be created where (3) properties have already been created by previous consents.

**Sustainable Development** - Refers to development that meets the material and social needs of the present without compromising the ability of future generations to meet their own needs. Renewable resources must be used within the limits of regeneration and natural growth. (See Section 1.12)

**Tenets for Temagami** – A tenet is a principle or belief held in common by members of an organization or group. The “Tenets for Temagami” are based on the principle or belief that the mainland shoreline of Lake Temagami should remain in a natural undeveloped state without permanent structures or public roads and that development should occur only on islands. They are a statement of local interest