

Temagami Non Profit Housing Corporation

P.O. Box 28, 11 Bayview Lane Temagami, Ontario P0H 2H0

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January 30, 2024

Municipality of Temagami
PO Box 220
Temagami, ON P0H 2H0

Dear members of Council:

Re: Application for Consent, Lot Addition and Minor Variance –
Temagami Non-Profit Housing Corporation – waiving fees for the entire planning process

Further to our delegation to Council on October 12, 2023, I presented evidence that the Temagami Non-Profit Housing Corporation is an extension of the operations of the Municipality of Temagami. Based on this information, Temagami Non-Profit Housing Corporation requested that Council waive the application fee and the retainer fee regarding our Consent Application for a Lot Addition – C-24-01.

The Lot Addition is to transfer a small section of land, located on the west side of the Drifter's General Store at 6 Lakeshore Drive, to the owners, Temagami Outfitting Co. The transfer of the land will give patrons of the Drifter's Store clear access to the store without passing on property owned by the Housing Corporation. The land consists of two registered easements for utilities in favour of the building at 6 Lakeshore Drive.

As a result of our request to waive the Application fees, Council passed Resolution # 23-391, as follows:

BE IT RESOLVED THAT Council receive the presentation from the Temagami Non-Profit Housing Corporation regarding the severance of land, known as Part 5 of Plan 36R-9945 and Part 2 of Plan 36R-5179.

AND FURTHER THAT Council direct staff to waive the \$500.00 as well as the \$2,000.00 retainer for disbursements.

Prior to the Committee of Adjustment meeting on January 25, 2024, we were informed by the Municipal Planner that:

...it was determined that the resulting setback to the apartment building (following the lot addition to the adjacent property) does not meet the minimum setback to the lot

line required in the Zoning By-law. A Minor Variance application is also required to legalize this setback.

At the Committee of Adjustment meeting, the committee gave provisional consent of our forthcoming application for the Minor Variance.

We will prepare the Minor Variance Application and complete the zoning process, as requested by the Municipal Planner. We were also informed that there are additional fees associated with the Zoning process.

Had we known that a Minor Variance Application was required, in addition to the Consent Application, we would have requested that Council waive all the planning fees associated with the Lot Addition between Temagami Outfitting Company and the Temagami Non-Profit Housing Corporation.

Therefore, in conjunction with resolution 23-391, we are requesting that Council waive **all** the fees associated with the planning process to sever a section of land, known as Part 5 of Plan 36R-9945 and Part 2 of Plan 36R-5179. These fees would include, but are not limited to, the Consent Application and the Minor Variance Application.

Thank you for your consideration in the matter.

Your truly,

A handwritten signature in black ink that reads "Marianne Rinker". The signature is written in a cursive style with a large, looped initial 'M'.

Marianne Rinker
Project Manager

tnphc@ontera.net

From: Patrick Townes <ptownes@mhbcplan.com>
Sent: January 24, 2024 10:40 PM
To: tnphc@ontera.net
Cc: Nicole Claveau; Jamie Robinson
Subject: Housing Corporation Consent Application

Hi Marianne,

In advance of the scheduled Committee of Adjustment Hearing tomorrow for the Housing Corporation's Consent (lot addition) application, we wanted to provide you an update on our recommendation.

During the review of the application, it was determined that the resulting setback to the apartment building (following the lot addition to the adjacent property) does not meet the minimum setback to the lot line required in the Zoning By-law. A Minor Variance application is also required to legalize this setback.

While there are no concerns from staff for the Consent (lot addition) application, we are recommending deferral so that the deficient setback can be dealt with at the next Committee of Adjustment meeting. This way a recommendation can be made on both the Consent (lot addition) and Minor Variance at the same time, with minor updates to our staff report.

Please feel free to call me at 705-309-4712 tomorrow if you would like to discuss. My Partner Jamie Robinson will be presenting at the meeting tomorrow afternoon.

Thank you,

Patrick

PATRICK TOWNES, BA, BEd | Associate

MHBC Planning, Urban Design & Landscape Architecture

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