

MUNICIPALITY OF TEMAGAMI			
Report Prepared For:	Sabrina Pandolfo, Deputy Treasurer	Application Number:	ZBA 24-02
Report Prepared By:	Jamie Robinson, BES, MCIP, RPP and Patrick Townes, BA, BEd	Applicant:	Goodridge Goulet Planning & Surveying Ltd. (Paul Goodridge)
Location:	72 Lake Temagami Island, Unit 981	Owner:	Camp Wabun Limited (Richard Lewis, III)
Report Date:	June 13, 2024	Application Type:	Zoning By-law Amendment

A. RECOMMENDATION

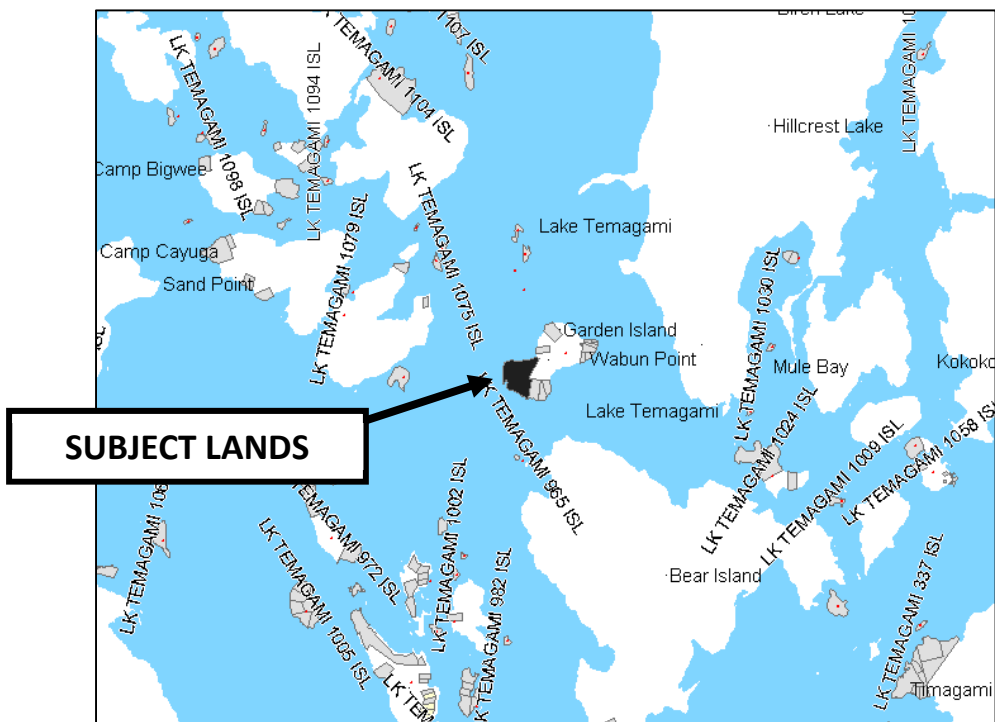
THAT Council receives the Planning Report 2024-M-110 dated June 13, 2024, respecting Zoning By-law Amendment No. 24-02; and,

THAT Council considers By-Law No. 24-1742 being a By-law to amend Zoning By-law 06-650, as amended.

B. PROPOSAL/BACKGROUND

A Zoning By-law Amendment application has been submitted by the owners of the subject lands, located to the north-west of Bear Island. The owner of the subject lands is Camp Wabun Limited. The subject lands are shown in Figure 1.

Figure 1: Subject Lands



The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands to satisfy a condition of provisional Consent, for the application that was approved by the Committee of Adjustment (C-24-02). The subject lands are located within the Tourist Commercial Youth Camp (TCYC) Zone and Special Management Area (SMA) Zone in the Zoning By-law.

The Zoning By-law Amendment is to rezone the Severed Lot from Tourist Commercial Youth Camp (TCYC) Zone to Remote Residential (R1) Zone and to rezone a portion of the Retained Lot from Special Management Area (SMA) Zone to Tourist Commercial Youth Camp (TCYC) Zone. The application proposes to rezone portions on the subject lands to recognize the existing uses.

The subject lands are designated as Tourist Commercial. The subject lands are located within the Lake Temagami Neighbourhood.

The retained lot is currently being used by Camp Wabun as a youth camp and has a portion that is currently zoned Special Management Area (SMA). This rezoning application is to rezone that area to Tourist Commercial Youth Camp (TCYC) to conform with the existing use of the property.

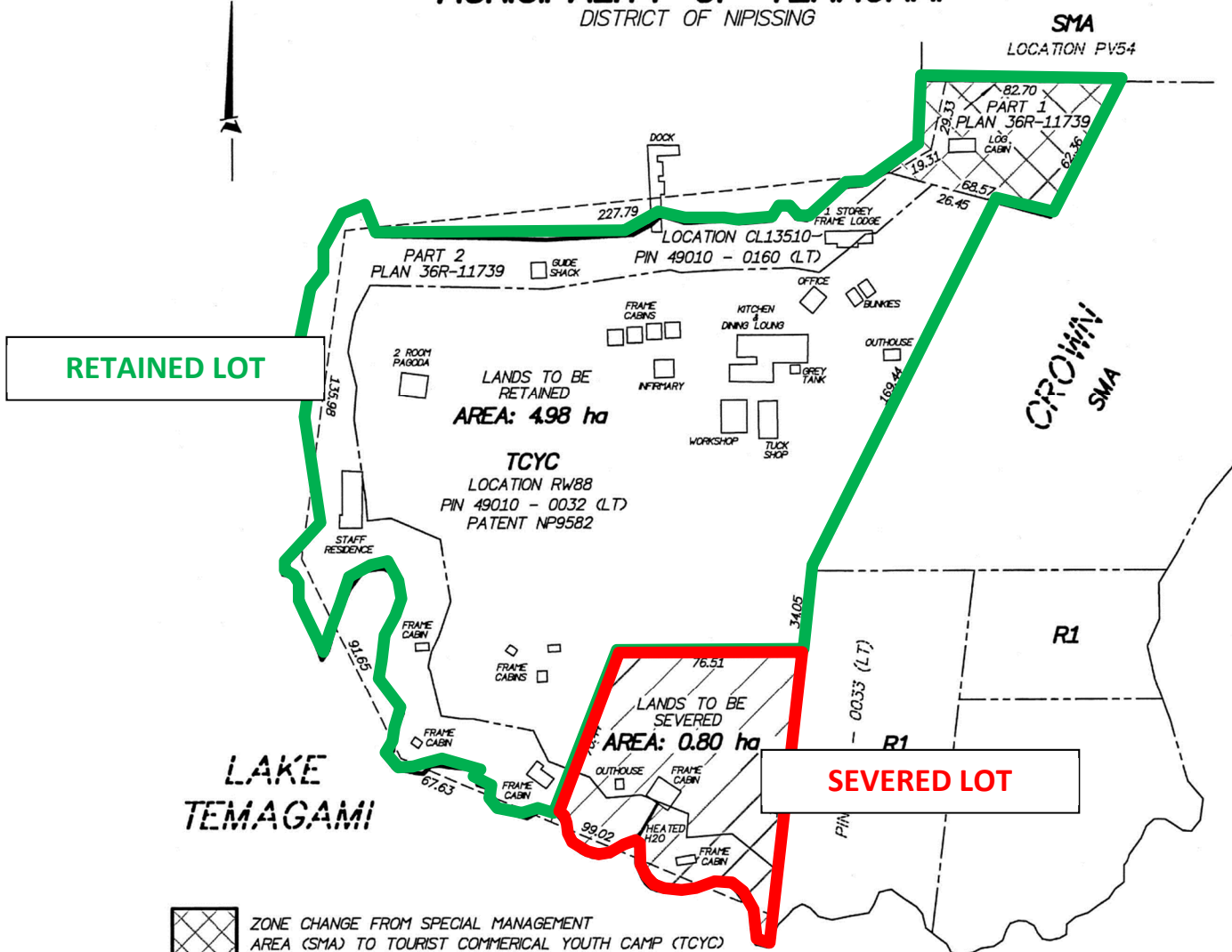
The severed lot is being used for shoreline residential uses and is zoned Tourist Commercial Youth Camp (TCYC). The severed lot has received provisional approval and will no longer be used by Camp Wabun. The rezoning application is to recognize the proposed shoreline residential use.

A copy of the Planning Report prepared for the Consent application is included as Attachment #1.

The proposed lot configuration is shown in Figure 2.

Figure 2: Proposed Lot Configuration

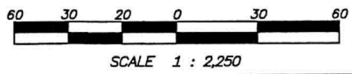
SKETCH TO ACCOMPANY
ZONING AMENDMENT & SEVERANCE CONSENT APPLICATIONS
LOCATIONS RW88 & CL13510
 BEING PART OF ISLAND 981 IN LAKE TEMAGAMI (GRADEN ISLAND)
 TOWNSHIP OF JOAN
MUNICIPALITY OF TEMAGAMI
 DISTRICT OF NIPISSING



RETAINED LOT

SEVERED LOT

- ZONE CHANGE FROM SPECIAL MANAGEMENT AREA (SMA) TO TOURIST COMMERCIAL YOUTH CAMP (TCYC)
- ZONE CHANGE FROM TOURIST COMMERCIAL YOUTH CAMP (TCYC) TO REMOTE RESIDENTIAL (R1)



METRIC:
 DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

COPYRIGHT:
 THIS SKETCH WAS PREPARED EXCLUSIVELY FOR CAMP WABUN, LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.
 © NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAUL GOODRIDGE, OLS.

CAUTION:
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
 ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
 UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
 705-493-1770 paul.goodridge@ggpsltd.com
 705-493-7974 don.goulet@ggpsltd.com

FIELD	OFFICE	FILE
N/A	K. PHILLIPSON	143-22

C. COMMENTS RECEIVED

As of the date of writing this report, no written comments have been received regarding the proposed consent application. Temagami First Nation were satisfied with the Consent application and the conditions.

D. POLICY AND REGULATORY CONSIDERATIONS

The following is a review of the relevant policy and regulatory considerations that pertain to the proposed Zoning By-law Amendment application.

Provincial Policy Statement

The Provincial Policy Statement (PPS) was approved by the Ministry of Municipal Affairs and Housing on May 1, 2020, and is applicable to the subject lands. In the context of the PPS, the subject lands are located on rural lands. Section 1.1.5.2 of the PPS recognizes resource-based recreational development, such as recreational dwellings, as a permitted use on rural lands. Other rural land uses are also permitted, including tourist camp uses.

Section 1.6.6.4 of the PPS contains policies that permit individual on-site sewage services and individual on-site water services where municipal services are not available, provided that the site conditions are suitable for the long-term provision of such services. The subject lands contains existing development, including cabins, lodge, kitchen, and dining room that are serviced by private sewage facilities. There is no proposed development on either of the lots at this time.

Section 2.1 of the PPS includes policies to protect natural heritage features, including wetlands, significant woodland, significant wildlife habitat, significant areas of natural and scientific interest, fish habitat and habitat of endangered and threatened species. There are no natural heritage features or areas indicated in Schedule B of the Temagami Official Plan. The proposed Zoning By-law is to recognize existing development on the subject lands and therefore no new development is proposed. An Environmental Impact Study was not required for this reason.

There are no natural hazards identified on the subject lands.

Section 2.6 of the PPS includes policies regarding cultural heritage and archaeology. Section 2.6.2 states:

"Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved."

There is no new development proposed as a result of this application, therefore an archaeological assessment was not requested or required.

The proposed Zoning By-law is consistent with the relevant policies of the Provincial Policy Statement.

Northern Ontario Growth Plan

The Northern Ontario Growth Plan recognizes that tourism is an important component of the economy of Northern Ontario. The applicability to this document in regards to the provisionally approved Consent application and the proposed Zoning By-law Amendment application is limited, however the development of rural residential/resource-based recreational lots could be considered to conform to the policies of the Growth Plan.

Municipality of Temagami Official Plan

The subject lands are located within the Tourist Commercial designation and is located within the Lake Temagami Neighbourhood and states that new development in the Lake Temagami shall primarily take the form of new residential and tourist commercial lots. The remaining island is designated Special Management Area.

Permitted uses within the Lake Temagami Neighbourhood include residential and tourist commercial uses. Tourist commercial uses included youth camps.

The conversion of tourist commercial uses to residential is permitted under Section 5.4.6.3 of the Official Plan. This policy provides that the conversion of an existing tourist commercial use to a residential use can consist of no more than four detached dwellings and will be subject to a Zoning By-law Amendment and Site Plan Control approval. These converted lots will retain a tourist commercial land use designation.

Further to the review of the policy framework in the Official Plan regarding lot creation, the policies within Section 2.14 and Section 9.24 regarding cultural heritage features have been reviewed. The Temagami First Nation was circulated a copy of the application and have no concerns with the application.

Section 2.17 of the Official Plan includes policies regarding waterfront development. It is a goal of the Municipality to maintain shorelines and the area between the shoreline and any buildings in their natural state and as a vegetative buffer, to protect the visual and environmental integrity of the lakes. There is no proposed development on the subject lands at this time, and any future development would have to conform to the Zoning By-law.

Policies regarding natural heritage features and areas are included in Section 9.7.4 of the Official Plan. There are no natural heritage features or areas on the subject lands as identified on Schedule B of the Official Plan.

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

Municipality of Temagami Zoning By-law

The provisionally approved severed lot is proposed to have a lot area of approximately 0.8 hectares and approximately 99 metres of lot frontage on Lake Temagami. The severed lot is being rezoned to Remote Residential (R1) Zone – Lake Temagami to reflect the shoreline residential use following the provisionally approved Consent. The minimum lot area of this Zone is 0.8 hectares and the minimum lot frontage is 90 metres. The property meets the minimum lot area and frontage requirements of the Remote Residential (R1) Zone in the Zoning By-law.

The remaining retained lot is to contain the existing camp and associated building and structures. The provisionally approved retained lot is proposed to have a lot area of approximately 4.98 hectares and a lot frontage of approximately 300 metres on Lake Temagami. The provisionally approved retained lot will continue to meet the minimum requirements of the Tourist Commercial Youth Camp (TCYC) Zone, where the minimum lot frontage is 200 metres and the minimum lot area is 0.8 hectares and the maximum lot area is 6 hectares.

E. RECOMMENDATION

Following a review of the proposed Zoning By-law Amendment application in regards to the relevant policy context of the Provincial Policy Statement and the Official Plan, the proposed site specific amendment to rezone the subject lands to Remote Residential (R1) and Tourist Commercial Youth Camp (TCYC) is consistent with the Provincial Policy Statement, conforms to the Official Plan, and represents good land use planning.

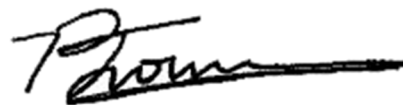
It is recommended that the Zoning By-law Amendment be passed by Council, in accordance with the attached draft Zoning By-law Amendment.

Respectfully Submitted,

MHBC Planning



Jamie Robinson, BES, MCIP, RPP
Partner



Patrick Townes, BA, BEd
Associate

