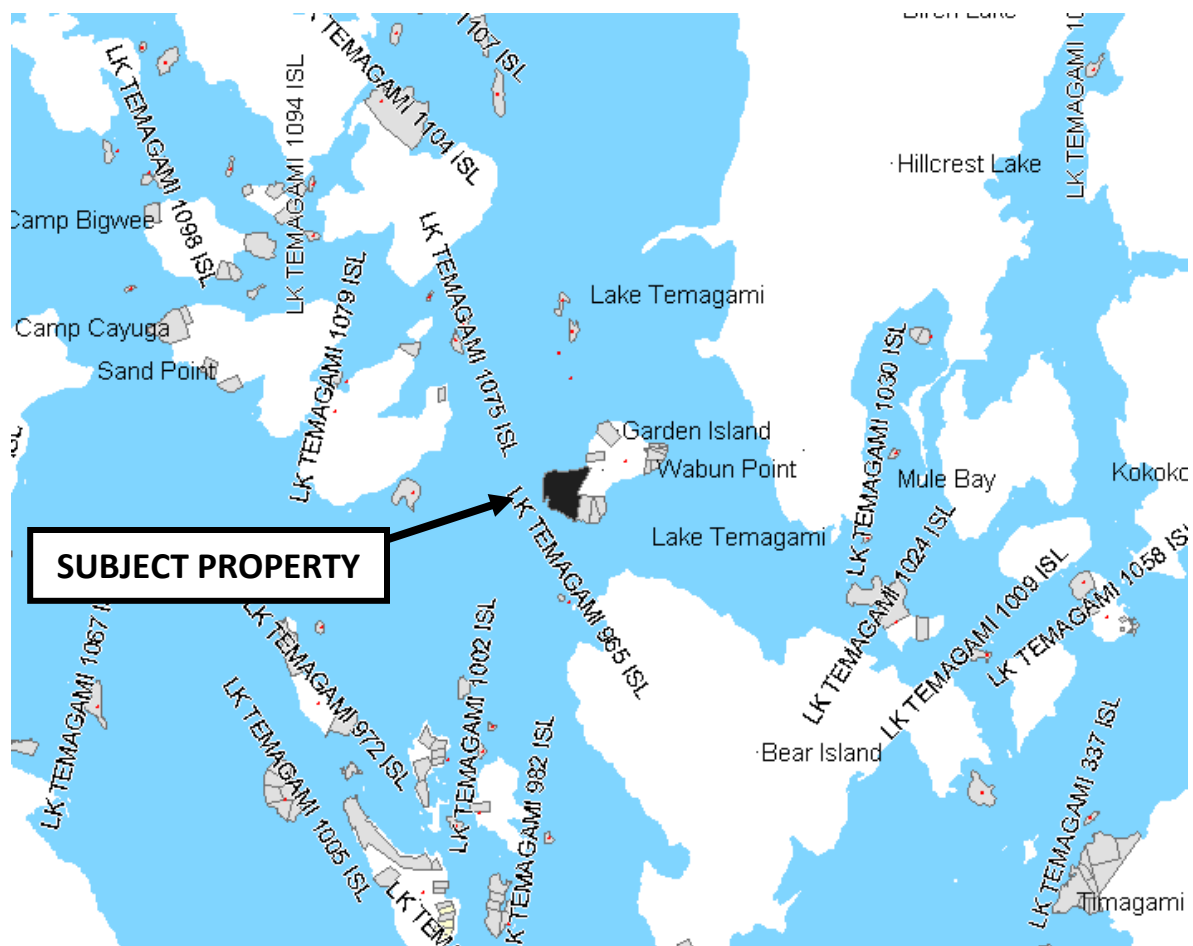


MUNICIPALITY OF TEMAGAMI			
Report Prepared For:	Nicole Claveau, Secretary Treasurer for Committee of Adjustment	Application Number:	C-24-02
Report Prepared By:	Jamie Robinson, BES, MCIP, RPP and Patrick Townes, BA, BEd	Applicant:	Goodridge Goulet Planning & Surveying Ltd. (Paul Goodridge)
Location:	72 Lake Temagami Island, Unit 981	Owner:	Camp Wabun Limited (Richard Lewis, III)
Report Date:	May 2, 2024	Application Type:	Consent

A. PROPOSAL/BACKGROUND

A Consent application to create one new lot has been submitted by Paul Goodridge for the subject property located at 72 Lake Temagami Island, Unit 981, by the owners Camp Wabun Limited. The subject property is legally described as locations RW88 & CL13510, BEING PART OF ISLAND 981 IN LAKE TEMAGAMI (GRADEN ISLAND). The subject property is located within the Tourist Commercial designation and within the Lake Temagami Neighbourhood in the Official Plan. The subject property is located within the Tourist Commercial Youth Camp (TCYC) Zone in the Zoning By-law. The subject property location is shown in black on Figure 1.

Figure 1: Subject Property



The subject property has a lot area of 5.78 hectares (14.3 acres) and a lot frontage of approximately 330 metres on Lake Temagami.

B. PROPOSED CONSENT

The purpose of the Consent application is to create one new lot on the subject property to separate the existing development on the subject lands. Camp Wabun operates as an outdoor wilderness camp on the subject lands.

The owners are proposing to sever a new lot that is to contain an existing dwelling and accessory buildings/structures. The proposed severed lot is proposed to have a lot area of approximately 0.8 hectares of lot area and approximately 99 metres of lot frontage on Lake Temagami.

The remaining retained lot is to contain the existing camp and associated building and structures. The proposed 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.

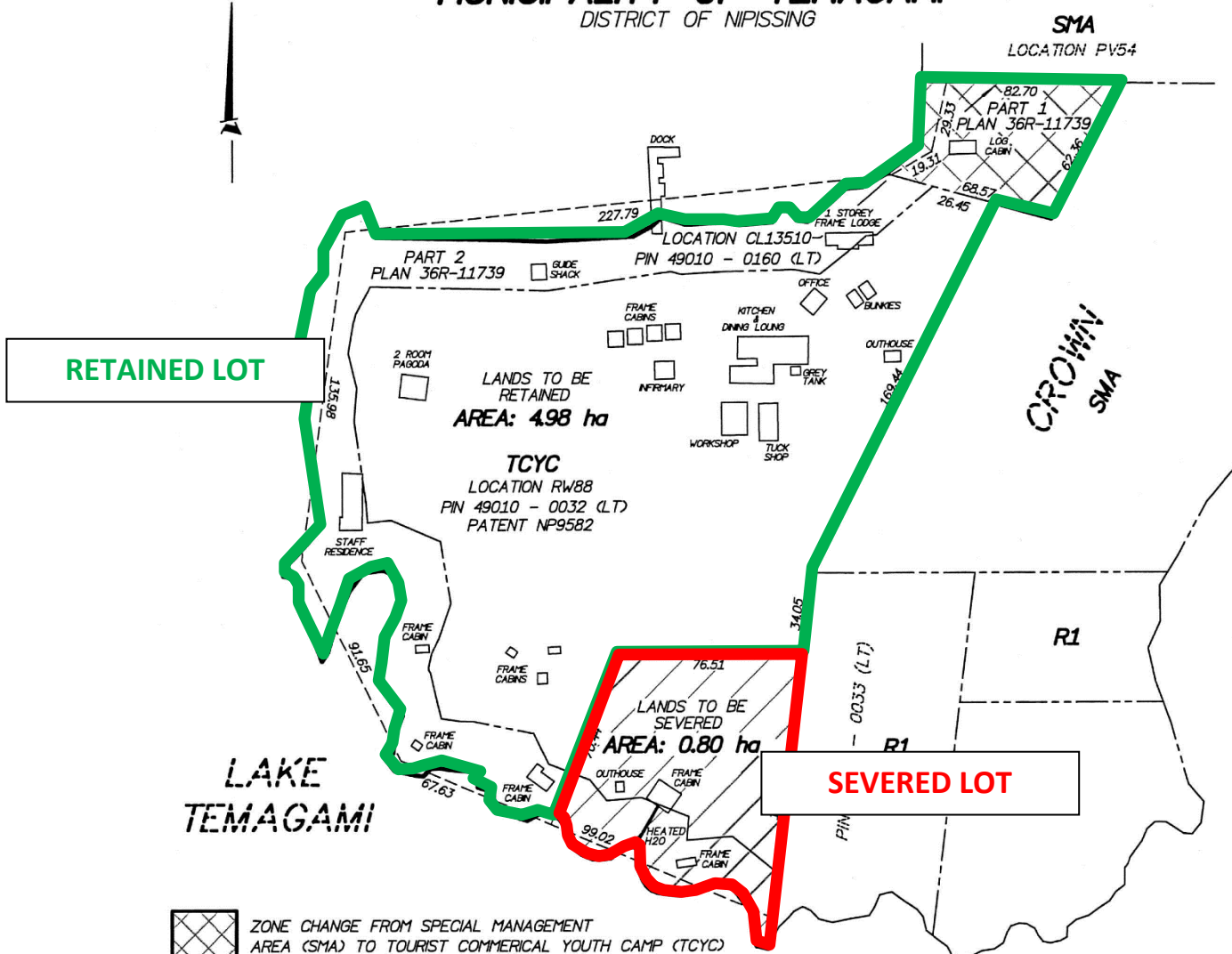
The result of the proposed Consent application would be one shoreline residential lot and one Tourist Commercial Youth Camp.

There is no new development proposed on the subject lands as a result of this application. The owners have submitted a Zoning By-law Amendment to request that the proposed severed lot

be rezoned to recognize the proposed shoreline residential use. Figure 2 illustrates the limits of the proposed severed and retained lots.

Figure 2: Proposed Lot Configuration

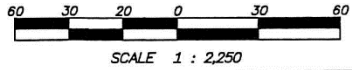
SKETCH TO ACCOMPANY
ZONING AMENDMENT & SEVERANCE CONSENT APPLICATIONS
LOCATIONS RW88 & CL13510
 BEING PART OF ISLAND 981 IN LAKE TEMAGAMI (GRADEN ISLAND)
 TOWNSHIP OF JOAN
MUNICIPALITY OF TEMAGAMI
 DISTRICT OF NIPISSING



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)



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GOODRIDGE GOULET

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FIELD	OFFICE	FILE
N/A	K. PHILLIPSON	1443-22

C. COMMENTS RECEIVED

As of the date of writing this report, no comments have been received regarding the proposed consent application.

D. POLICY AND REGULATORY CONSIDERATIONS

The following is a review of the relevant policy and regulatory considerations that pertain to the proposed Consent 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 property. In the context of the PPS, the subject property is 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 1.6.4.4 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 property contains existing development, including cabins, lodge, kitchen, and dining room that are serviced by private sewage facilities. The proposed severed lot and the existing development is serviced by a privy, and the proposed retained lot and the existing development is serviced by a graywater tank and a privy.

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 Consent application is to separate the existing development on the subject property 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 property.

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 Consent is consistent with the PPS.

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 proposed Consent application is limited, however the development of resource-based recreational lots could be considered to conform to the policies of the Growth Plan.

Municipality of Temagami Official Plan

The subject property is 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.

Section 5.3.3 provides policies relating to rural residential and remote residential development. These policies require that the development impact by existing and new lots should be mitigated to the extent possible in order to conserve wilderness and semi-wilderness values.

Section 5.3.3.2 of the Official Plan includes policies that apply to the creation on new lots in the Lake Temagami Neighbourhood. Table 1 provides a summary of these policies.

Table 1: Official Plan Review of Section 5.3.3.2

Section 5.3.3.2 - Remote Residential - Lot Creation Through Consents on Private Land	Comments on Conformity
The intended use of the lot conforms to the intent and policies of the Plan and the provisions of the Zoning By-law;	The proposed uses and lot creation are permitted in the Lake Temagami Neighbourhood.
The Municipality will not assume responsibility for access, snow removal, road maintenance or service by school busses;	The lots are water access only.
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;	The proposed lots are water access only and therefore all municipal services are not available.

In creating the lot, conformity with this Plan's policies is required respecting any natural heritage features and areas identified in this Plan;	There are no natural heritage features identified on the subject property or on adjacent lands.
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;	There are no natural or cultural heritage features on or adjacent to this property identified, nor is there any proposed development as a result of this application.
The soil, drainage, and slope conditions on the lot are suitable or can be made suitable for the proper siting of buildings and the installation of an approved water supply and Class IV sewage disposal system;	The soil, drainage and slope conditions on the subject property are not proposed to be altered as a result of the Consent application. The service levels are to remain the same as existing.
Where a water well is proposed, the well shall be established and quality and quantity standards proven prior to final consent is granted;	No changes proposed to water supply from the Lake.
The fisheries habitat, cultural heritage features, steep or unstable soils, environmentally sensitive areas, and other bio-physical aspects of the consent are not negatively impacted by the development;	There are no negative impacts anticipated to fish habitat nor environmentally sensitive areas as a result of the Consent application.
The lot is not within 500m of a known sanitary landfill site;	Yes. We are not aware of any landfill sites in the area.
Where access to the lot is by water, adequate long term parking and docking facilities and a receiver for garbage shall be secured to the satisfaction of the Municipality;	Yes. The subject property is located on an island and accessible by water. Access can be provided by the Lake Temagami Access Point.
Demonstrated ability that the dock locations are suitable by study and/or approval by the appropriate authority;	There is no new development proposed as a result of the Consent application. There is an existing dock located on the north of the property. There is adequate frontage for a dock, if proposed, for the proposed severed lot.
The lot shall be subject to site plan control which shall include:	As a result of the proposed Consent application, the existing development on the subject property will be unaltered. The

<ul style="list-style-type: none"> • Visual screening, setbacks, protection of vegetation, and landscaping; • Utilization of existing vegetation and topography to minimize visual impacts; • Buildings and structures located in the shoreline activity area; • Lots with sparse or no vegetative buffer where the siting of buildings or structures have the potential for significant visual impact; • Rehabilitation of vegetation disturbed due to construction; and • Mitigation techniques to minimise impacts on surrounding development and uses. 	<p>character of the area and the view from the lake will remain the same.</p>
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In addition to the above Consent policies that apply to the Lake Temagami Neighbourhood, the Official Plan includes additional Consent policies that apply on a municipal-wide basis. Table 2 provides a summary of these policies.

Table 2: General Consent Policies

Section 9.7.1 - Consents to Sever Patented Land	Does the Consent application Conform?
The intended use of the severed and retained parcels conform to the intent and policies of this plan.	Yes. The existing and intended use of the proposed lots conform to the Official Plan.
Generally the number of lots created does not exceed three.	Yes. The Consent application is to legally separate existing development and to create one new lot.
A registered plan of subdivision is not required.	Yes. A Plan of subdivision is not required.
The size and dimensions of the severed and retained parcels conform to the provisions of the Zoning By-law.	Yes, both the lot area and frontage of the proposed lots comply to the Zoning By-law.
The application represents an orderly and efficient use of land and the severance would not hinder development of the retained lands.	Yes, the severance would not hinder development of the retained lands in the future.
The size and dimensions of the severed parcel and the retained parcel, are adequate to accommodate the proposed use or uses.	Yes. The subject property contains an existing seasonal dwelling and a wilderness camp, with no additional development proposed at this time. The proposed lot areas are adequate size to accommodate that use.

Demonstrated ability that the dock locations are suitable by study and/or approval by the appropriate authority.	Yes, one existing dock is located on the subject property. There is adequate frontage for a dock, if proposed, for the proposed severed lot.
Site Plan Control	Yes. If changes are proposed in the future to the existing development, Site Plan Control will be required.
Adequate access to the severed and retained parcel can be provided.	Yes. The subject property is located on an island and accessible by water. Access can be provided by the access point or by one of the marinas.
The severed parcel is not within 500 metres of a known sanitary landfill site.	Yes. We are not aware of any landfill sites in the area.
Where central sewage and water facilities are not available, it has been established that the soil and drainage conditions on the severed and retained parcels are suitable or can be made suitable to permit the proper siting of buildings and the installation of an approved water supply and Class IV or VI sewage disposal systems.	Yes. The subject property and the proposed lots are developed and contain a privy and the water supply is from the Lake.
Where a water well is proposed, the well shall be established and quality and quantity standards proven prior to final consent is granted.	The property has existing development with no water well proposed at this time.
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 mitigate the anticipated impacts of the development on the features.	Yes. The proposed Consent application is to separate the existing development on the subject property. Due to the nature of the proposed Consent and the existing development, an Environmental Impact Study was not required.
The financial impacts on the Municipality have been considered.	Yes. There are no anticipated financial impacts on the Municipality.

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.

The proposed Consent conforms to the Official Plan.

Municipality of Temagami Zoning By-law

The proposed severed lot is proposed to have a lot area of approximately 0.8 hectares of lot area and approximately 99 metres of lot frontage on Lake Temagami. The remaining retained lot is to contain the existing camp and associated building and structures. The proposed 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 proposed severed lot will need to be rezoned to the Remote Residential (R1) Zone – Lake Temagami to reflect the shoreline residential use following the proposed Consent. The minimum lot area of this Zone is 0.8 hectares and the minimum lot frontage is 90 metres.

The proposed 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.

A Zoning By-law Amendment is recommended as a condition of Consent, for the severed lot to reflect the proposed shoreline residential use on Lake Temagami.

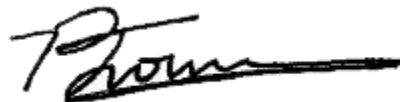
E. RECOMMENDATION

Based on the review of the Consent application C-24-02 submitted by Paul Goodridge, the application is consistent with the PPS and conforms to the Growth Plan and the Municipality's Official Plan. The proposed Consent represents a conversion of a portion of the existing use from tourist commercial (youth camp) to shoreline residential. It is recommended that the Consent application be provisionally approved in accordance with the application sketch and subject to the following conditions of provisional Consent:

1. Preparation of a Reference Plan, in substantial compliance with the application, to the satisfaction of the Municipality.
2. That a Zoning By-law Amendment application be submitted and approved to rezone the severed lot from the Tourist Commercial Youth Camp (TCYC) Zone to the Remote Residential (R1) Zone – Lake Temagami Zone.
3. That municipal 911 numbering be established to the satisfaction of the Municipality.
4. That any other standard conditions of the Municipality apply.

Respectfully Submitted,

MHBC Planning



Jamie Robinson, BES, MCIP, RPP
Partner

Patrick Townes, BA, BEd
Associate