



The Corporation of the Municipality of Temagami

Application to Amend the Official Plan Application to Amend the Zoning By-law ✓ PLEASE READ BEFORE COMPLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the schedules to Ontario Regulations 198/96 and 199/96 made under the Planning Act, R.S.O. 1990 as amended. In addition to this form, the Applicant will be required to submit the appropriate fee, site plan, and any additional information or studies that may be necessary to assess the proposal. Failure to submit all of the required information may prevent or delay the consideration of the Application. If more space is required please use additional sheets. Three copies of the completed application accompanied by the fee, in the form of a cheque, are required upon submission of the application.

Please Print and Complete or () Appropriate Box(es) SECTION 1 APPLICANT INFORMATION			
1.1 Name of Owner(s). An owner's authorisation is required in Section 11.1, if the applicant is not the owner.			
Name of Owner(s) Temagami Bays Development Corporation		Home Telephone No.	
Business Telephone No (905) 731-5582 / (416) 606-1827	Fax No.	Email Address tbdc2005@yahoo.ca	
Address 12 Prince Edward Blvd. Thornhill, Ontario		Postal Code L3T 7G4	
1.2 Agent/Applicant: Name of the person who is to be contacted about this application, if different than the owner. (This may be a person or a firm acting on behalf of the owner)			
Name of Owner(s) Wayne Simpson and Associates / Lanny Dennis		Home Telephone No.	
Business Telephone No (705) 789-9092	Fax No. (705) 789-9094	Email Address lanny@wsaplanning.ca	
Address 11 Centre Street South Suite 102 Huntsville, Ontario		Postal Code P1H 1W4	
1.3 Communications to be between the Municipality and owner and Applicant/Agent all			
2. LOCATION OF THE SUBJECT LAND (Complete applicable boxes in 2.1)			
2.1 Address			
District Nippising	Township Temagami	Former Municipality Strathy	Section or Mining Loc. No. WD257, WD258, WD259 and WD260
Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s) Block(s)
Reference Plan No.	Part Number(s)	Parcel Number	Island Number
2.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No ✓ Yes If Yes, describe the easement or covenant and its effect. Trans Canada Pipeline and Bell Canada			
3. NAMES AND ADDRESSES OF ANY MORTGAGES< CHARGES OR OTHER ENCUMBRANCES IN RESPECT TO THE SUBJECT LANDS.			

4. DESCRIPTION OF SUBJECT LAND & SERVICING INFORMATION (Complete each section)		
4.1 Description	Frontage (m)	1,600m
	Depth(m)	1,400m
	Area (ha)	145ha
4.2 Use of Property	Existing Use(s)	Vacant
	Proposed Use (s)	Seasonal Residential Dwellings
4.3 Access (check the appropriate space)	Provincial Highway	
	Municipal road, maintained all year	
	Municipal road, seasonally maintained	
	Other public road (e.g. LRB)	
	Right of way	✓
	Water access (if so please describe)	
If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year Owner of Subject land		
If access to the subject land is by water describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.4 Water Supply	Publicly owned and operated piped water system	
	Privately owned and operated individual well	
	Privately owned and operated communal well	
	Lake or other water body	✓
	other means	
4.5 Sewage Disposal (check the appropriate space)	Publicly owned and operated sanitary sewage system	
	Privately owned and operated individual septic tank	✓
	Privately owned and operated communal septic system	
	Privy	
	Other means	
4.6 Other services Check if the service is available	Electricity	✓
	School Bussing	
	Garbage Collection	
5. LAND USE		
5.1 What is the existing Official Plan designation(s), of the subject land? Integrated Management Area in the Matibitchuan Neighbourhood		
5.2 What is the existing Zoning? Integrated Management Area		
5.3 What is the Proposed Zoning /Official Plan designation? Remote Residential – R2		
5.4 Complete the following chart for all existing buildings or structures on the subject land		
Building No.		
Type		
Height		
Dimensions		
Ground Floor Area		
Date Constructed		
5.5 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified.		
Use or Feature	On the subject Land	Within 500 meters of subject land, Unless otherwise specified (indicate approximate distance)
An agricultural operation including livestock facility or stockyard		
A landfill		✓
A sewage treatment plant or waste stabilisation plant		
A provincially significant wetland (class 1,2, or 3 wetland)		
A provincially significant wetland within 120 meters of the subject property		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
A active railway line , a municipal/federal airport, utility corridors,		
Heritage Buildings, structures, sites	✓	– Pipeline, Bell

6. HISTORY OF THE SUBJECT LAND			
6.1 Has the subject land ever been the subject of an application for approval of a previous official plan or zoning amendment? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Unknown If yes and if known, provide the details and decision of the previous application The original zoning amendment was submitted in 2006. It was never approved by Council and was subject to an appeal to the OMB. The appeal was withdrawn in 2013.			
6.2 If this application is a re-submission or a previous consent application, describe how it has been changed from the original application Original Applications submitted in 2006 Zoning R3; Consent - SubDivision			
6.3 Provide the date that the subject land was acquired by the owner – August 15, 2005			
6.4 Provide the length of time that the existing uses of the subject lands have continued (Proof may be required) - N/A – Vacant Land			
7. CURRENT APPLICATION			
7.1 Describe why this amendment is being requested: To facilitate the severance of the subject lands into 4 individual lots (1 retain and 3 new lots) which would be available for seasonal residential dwellings on a private road.			
7.2 Is the subject land the subject of any other planning approvals application at this time? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known specify the details and file number of the application Consent Application – The proposed construction of new seasonal residential dwellings will be in accordance with Remote Residential (R2) regulations and provisions			
7.3 Complete the following chart for all proposed buildings or structures on the subject lands			
Building No. 1	Building No. 2	Building No. 3	Building No. 4
Type			
Height			
Dimensions			
Ground floor area			
Proposed Constructed Date			
8. SKETCH			
<p>The application shall be accompanied by a sketch showing the following:</p> <ul style="list-style-type: none"> • the boundaries and dimensions of the subject land; • all existing and proposed buildings and structures on the subject land showing the distance of said buildings and structures from front, rear, and side lot lines • the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may effect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells septic tanks, steep slopes, and narrow waterbodies; • the existing uses on adjacent lands • the location, width and name of any roads within or abutting the subject land: indicating whether it is an unopened road allowance, a public travelled road, a private road, a right of way • if access to the subject land is by water only, the location of the parking and boat docking facilities to be used; • the location and name of any easement affecting the subject land. 			
9. OFFICIAL PLAN AMENDMENT			
9.1 Does this application involve an amendment to the Official Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes complete Section 9, if no skip to Section 10			
9.2 What is the purpose of the proposed Official Plan Amendment?			
9.3 Does the proposed Official Plan Amendment Change policy <input type="checkbox"/> yes <input type="checkbox"/> No delete policy <input type="checkbox"/> Yes <input type="checkbox"/> No replace policy <input type="checkbox"/> Yes <input type="checkbox"/> No adds policy <input type="checkbox"/> Yes <input type="checkbox"/> No List all policy sections to be amended			
9.4 Does the proposed Official Plan amendment change a land use designation within the Official Plan <input type="checkbox"/> Yes <input type="checkbox"/> No			
9.5 What is the proposed Official Plan designation			

10. AUTHORISATION

10.1 If the applicant is not the owner of the land that is the subject of this application, the written authorisation of the owner that the applicant is authorised to make the application must be included with this form or the authorisation set out below must be completed.

AUTHORISATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, Temagami Bays Development Corporation, am the owner of the land that is subject of this application and I authorise Wayne Simpson and Associates to make this application on my Behalf.

[Signature] November 22, 2016
Date Signature of Owner

10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorisation of the owner concerning personal information set out below

AUTHORISATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION

I, Temagami Bays Development Corporation, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorise Wayne Simpson and Associates as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

[Signature] November 22, 2016
Date Signature of Owner

10.3 Consent of Owner

Complete the consent of the owner concerning personal information set out below

CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I, Temagami Bays Development Corporation, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorise and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

[Signature] November 22, 2016
Date Signature of Owner

11. AFFIDAVIT OR SWORN DECLARATION

NOTE: ALL APPLICANTS SHALL ENSURE THAT A "COMPLETE APPLICATION" UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING SECTION 11

I, Lanny Dennis of the Municipality of Parry in the District of Parry Sound make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Sworn (or declared) before me at the John A. Macdonald in the District of Macdonald this 25th day of November, 2016

[Signature]
Commissioner of Oaths Applicant

Sharon Louise Young, a Commissioner, etc.,
Province of Ontario, for
Wayne Simpson & Associates.
Expires January 29, 2018

Temagami Bays Development Corporation
Consent Application and Zoning By-Law Amendment
Sketch Requirements

O. Reg. 197/96 Schedule 1 Subsection 14:

14. A sketch showing the following, in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land; - N/A
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing; - **approximately 440 m to Highway 11**
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained; - **to be included in the drawing**
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land; - **Lot Addition – 2007 – east side of the pipeline north of Kanichee Mine Road**
- (e) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;- N/A
- (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*); - **Residential – east of subject land; vacant land – west of subject land**
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; - **Kanichee Mine Road (private road) within subject land; public road between highway 11 and subject land**
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and – N/A
- (i) the location and nature of any easement affecting the subject land. – **easement in favour of Trans Canada Pipeline and Bell Canada on the eastern edge of subject land (to be included in the “retained” portion**

O. Reg. 545/06 Schedule 1 Subsection 28:

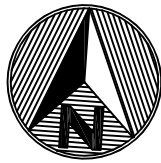
28. A sketch showing, in metric units,

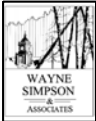
- (a) the boundaries and dimensions of the subject land; - **to be included in the drawing**
- (b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines; - N/A
- (c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;- N/A
- (d) the current uses of land that is adjacent to the subject land; - **Residential – east of subject land; vacant land – west of subject land**
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; - **Kanichee Mine Road (private road) within subject land; public road between highway 11 and subject land**
- (f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and – N/A

Temagami Bays Development Corporation
Consent Application and Zoning By-Law Amendment

Sketch Requirements

- (g) the location and nature of any easement affecting the subject land. – **easement in favour of Trans Canada Pipeline and Bell Canada on the eastern edge of subject land (to be included in the “retained” portion**



PROJECT: TEMAGAMI BAYS ESTATES SEVERANCE SKETCH	LEGAL DESCRIPTION: STRATHY PT MINING LOCATION WD 257 PCL 1014 (4869 010 004 08800 0000) STRATHY LOCATION WD258 PCL 1014NIP MINING CLAIM (4869 010 003 38900 0000) STRATHY PCL 2497 PT MINING LOCATION WD 259 MINING CLAIM4869 010 004 11100 0000) STRATHY LOCATION WD260 PCL 1011 MINING CLAIM (4869 010 003 38800 0000)	 WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 11 CENTRE STREET SOUTH, SUITE 102 HUNTSVILLE, ONTARIO P1H 1W4 TEL: (705) 789-9092 FAX: (705) 789-9094 Info@wsaplanning.ca	DATE: NOV 22, 2016
			SCALE: 1:1250
			REVISION No.: No. 1
			FILE NAME: SEVERANCE SKETCH
CLIENT: TEMAGAMI BAYS DEVELOPMENT CORPORATION	LOCATION: KANICHEE MINE ROAD, TEMAGAMI	WSA FILE No.:	