



THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI

COMMITTEE OF ADJUSTMENT

MINUTES

May 1, 2025, 1:00 P.M.

PRESENT: A. North, N. Brooker, J. Koistinen (via zoom), M. Youngs, B. Rice, S. Campbell, J. Hodgins, E. Lewis
ABSENT: N. Brooker, Chair
GUESTS: Stefan S. - Planscape Inc.

CALL TO ORDER / ROLL CALL

Councillor Youngs has been appointed as Chair.

The Chair called the meeting to order at 11:06am.

There was 1 member of the public attending the meeting via zoom and 1 member of the public in the audience.

The Chair called the roll.

ADOPTION OF THE AGENDA

25-05

MOVED BY: S. Campbell

SECONDED BY: J. Hodgins

BE IT RESOLVED THAT the Committee of Adjustment adopt the agenda dated May 1, 2025 as presented.

CARRIED

MEETING PROCEDURES

This is a Public Hearing of the Committee of Adjustment for the Municipality of Temagami. The Committee Members have been appointed by Council to consider applications for minor variance and consents within the jurisdiction of the Planning Act. An overview of the process of the meeting is as follows.

1. The Chair person will introduce the proposed applications.
2. The Planning Consultant will provide an overview of the applications and make a presentation to the Committee and members of the public.
3. Any correspondence received after the agenda packages were assembled will be read out by the Municipal Clerk.

4. The Agent or Applicant may speak to the committee regarding the application and proposal if they wish.
5. If members of the public are in attendance at the public hearing, they will be asked if they have comments in favor or in opposition of the proposed applications. It is reminded that all persons addressing committee must state their full name and must direct their comments through the Chair.
6. The Committee Members may ask questions.
7. Once the public hearing for the application is complete, discussion will take place between the Chair and Members with respect to a decision.
8. A motion will be made to either grant, defer or refuse the applications and state the reasons for the decision.
9. The Chair person will then read out the decisions of the committee.
10. A copy of the notice of decisions will be sent to those prescribed under the Planning Act, including those who have requested a copy of the decision. The notice of decision will include details of the applications and the decision made by the Committee and also will include instructions on how to submit an appeal to the Local Planning Appeal Tribunal if desired.

DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict or pecuniary interest made at the meeting and none were reported to the office.

ADOPTION OF THE MINUTES

March 27, 2025 - Committee of Adjustment - Minutes DRAFT

25-06

MOVED BY: S. Campbell

SECONDED BY: A. North

BE IT RESOLVED THAT the Committee of Adjustment members adopt the meeting minutes dated April 27, 2025 as presented.

CARRIED

DEFERRED APPLICATIONS

ADJOURNED APPLICATIONS

NEW APPLICATIONS

Consent Application 25-02 - G. Leger - Fox Run Road Block 44

D. O'Mara spoke in favor of this application

J. Pandolfo spoke in favor of this application

Comments Received:

MTO - No Concern

W. Doering - In support

25-07

MOVED BY: S. Campbell

SECONDED BY: J. Hodgins

BE IT RESOLVED THAT the Committee of Adjustment has receive the Planning Report from MHBC dated May 1, 2025.

AND FURTHER THAT the Committee of Adjustment approve recommendation option #2 from MHBC regarding C-25-02.

- 1) A copy of the Reference Plan(s) to be deposited in the Land Registry office that is substantially in compliance with the application sketch, prepared to the satisfaction of the Municipality;
- 2) The original executed transfers (deeds), both duplicate originals and one photocopy per Consent;
- 3) A schedule describing the proposed lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- 4) That the owner enters into a Consent Agreement with the Municipality to:
 - a. Implement the recommendations and mitigation measures contained within the Environmental Impact Study, the Water Quality Impact Study and the Archaeological Assessment, to the satisfaction of the Municipality;
 - b. To require a security deposit to cover the potential costs associated with repairs as a result of construction traffic to the proposed lots, to the satisfaction of the Municipality;
 - c. To require the Municipality's professional engineer to demonstrate, to the satisfaction of the Municipality, that the existing road standard is adequate to accommodate the proposed additional 12 lots; and,
 - d. Require that the owner be responsible for any road upgrades deemed necessary to support the development.
- 5) That the owner obtains approval of a Zoning By-law Amendment application to implement the recommendations and mitigation measures contained within the Environmental Impact Study and the Water Quality Impact Study;

6) That the owner submit payment of cash-in-lieu of parkland in accordance with By-law 25-1798;

7) That any travelled road situated on the subject lands or the proposed lots shall be transferred to the Township for road purposes, at no cost to the Municipality (if applicable);

8) That the owner and the Municipality establish 911 and civic addresses to the satisfaction of the Municipality; and,

9) Any other standard conditions of the Municipality (if any).

CARRIED

Consent Application 25-03 - G. Leger - Fox Run Road Block 46

D. O'Mara spoke in favor of this application

J. Pandolfo spoke in favor of this application

Comments Received:

MTO - No Concern

W. Doering - In support

25-08

MOVED BY: E. Lewis

SECONDED BY: J. Koistinen

BE IT RESOLVED THAT the Committee of Adjustment has receive the Planning Report from MHBC dated May 1, 2025.

AND FURTHER THAT the Committee of Adjustment approve recommendation option #2 from MHBC regarding C-25-03.

1) A copy of the Reference Plan(s) to be deposited in the Land Registry office that is substantially in compliance with the application sketch, prepared to the satisfaction of the Municipality;

2) The original executed transfers (deeds), both duplicate originals and one photocopy per Consent;

3) A schedule describing the proposed lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;

4) That the owner enters into a Consent Agreement with the Municipality to:

a. Implement the recommendations and mitigation measures contained within the Environmental Impact Study, the Water Quality Impact Study and the Archaeological Assessment, to the satisfaction of the Municipality;

b. To require a security deposit to cover the potential costs associated with repairs as a result of construction traffic to the proposed lots, to the satisfaction of the Municipality;

c. To require the Municipality's professional engineer to demonstrate, to the satisfaction of the Municipality, that the existing road standard is adequate to accommodate the proposed additional 12 lots; and,

d. Require that the owner be responsible for any road upgrades deemed necessary to support the development.

5) That the owner obtains approval of a Zoning By-law Amendment application to implement the recommendations and mitigation measures contained within the Environmental Impact Study and the Water Quality Impact Study;

6) That the owner submit payment of cash-in-lieu of parkland in accordance with By-law 25-1798;

7) That any travelled road situated on the subject lands or the proposed lots shall be transferred to the Township for road purposes, at no cost to the Municipality (if applicable);

8) That the owner and the Municipality establish 911 and civic addresses to the satisfaction of the Municipality; and,

9) Any other standard conditions of the Municipality (if any).

CARRIED

Consent Application 25-04 - G. Leger - Fox Run Road Block 49

D. O'Mara spoke in favor of this application

J. Pandolfo spoke in favor of this application

Comments Received:

MTO - No Concern

W. Doering - In support

25-09

MOVED BY: J. Koistinen

SECONDED BY: J. Hodgins

BE IT RESOLVED THAT the Committee of Adjustment has receive the Planning Report from MHBC dated May 1, 2025.

AND FURTHER THAT the Committee of Adjustment approve recommendation option #2 from MHBC regarding C-25-04.

- 1) A copy of the Reference Plan(s) to be deposited in the Land Registry office that is substantially in compliance with the application sketch, prepared to the satisfaction of the Municipality;
- 2) The original executed transfers (deeds), both duplicate originals and one photocopy per Consent;
- 3) A schedule describing the proposed lots and naming the applicable grantor and grantee attached to the transfers for approval purposes;
- 4) That the owner enters into a Consent Agreement with the Municipality to:
 - a. Implement the recommendations and mitigation measures contained within the Environmental Impact Study, the Water Quality Impact Study and the Archaeological Assessment, to the satisfaction of the Municipality;
 - b. To require a security deposit to cover the potential costs associated with repairs as a result of construction traffic to the proposed lots, to the satisfaction of the Municipality;
 - c. To require the Municipality's professional engineer to demonstrate, to the satisfaction of the Municipality, that the existing road standard is adequate to accommodate the proposed additional 12 lots; and,
 - d. Require that the owner be responsible for any road upgrades deemed necessary to support the development.
- 5) That the owner obtains approval of a Zoning By-law Amendment application to implement the recommendations and mitigation measures contained within the Environmental Impact Study and the Water Quality Impact Study;
- 6) That the owner submit payment of cash-in-lieu of parkland in accordance with By-law 25-1798;

7) That any travelled road situated on the subject lands or the proposed lots shall be transferred to the Township for road purposes, at no cost to the Municipality (if applicable);

8) That the owner and the Municipality establish 911 and civic addresses to the satisfaction of the Municipality; and,

9) Any other standard conditions of the Municipality (if any).

CARRIED

OTHER BUSINESS

ADJOURNMENT

25-10

MOVED BY: A. North

SECONDED BY: E. Lewis

BE IT RESOLVED THAT this meeting be adjourned at 12:29pm.

CARRIED