



THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI
COMMITTEE OF ADJUSTMENT

AGENDA

Thursday, May 2, 2024, 11:00 A.M.

An audio recording of the Open Session of this meeting is being made and will be available through the Municipal Website as a public service to further enhance access to municipal government services and to continue to promote openness and transparency. As a visitor, your presence along with your name and address, may be recorded revealed during certain parts of the meeting. Any comments made at a meeting will become part of the public record.

Pages

1. CALL TO ORDER / ROLL CALL
2. ADOPTION OF THE AGENDA
Draft Motion:
BE IT RESOLVED THAT the agenda dated May 2, 2024 be adopted as presented.
3. MEETING PROCEDURES
4. DECLARATION OF CONFLICT OF INTEREST
5. ADOPTION OF THE MINUTES
- 5.1 **April 3, 2024 - Committee of Adjustment - Minutes DRAFT** 1
Draft Motion:
BE IT RESOLVED THAT the minutes of the Committee of Adjustment meeting held April 3, 2024 be adopted presented.
6. DEFERRED APPLICATIONS
7. ADJOURNED APPLICATIONS
8. NEW APPLICATIONS
- 8.1 **MV 24-02 Cameron** 4
Draft Motion:
BE IT RESOLVED THAT the Committee of Adjustment has received the Planning Report from MHBC dated May 2, 2024.

AND FURTHER THAT the Committee of Adjustment approve the recommendation from MHBC regarding MV 24-02.
- 8.2 **C 24-02 Camp Wabun** 42
Draft Motion:
BE IT RESOLVED THAT the Committee of Adjustment has received the Planning Report from MHBC dated May 2, 2024.

AND FURTHER THAT the Committee of Adjustment approve the recommendation from MHBC regarding C 24-02.
- 8.3 **C 24-03 Reid** 66

Draft Motion:

BE IT RESOLVED THAT the Committee of Adjustment has received the Planning Report from MHBC dated May 2, 2024.

AND FURTHER THAT the Committee of Adjustment approve the recommendation from MHBC regarding C 24-03.

9. **OTHER BUSINESS**

10. **ADJOURNMENT**

Draft Motion:

BE IT RESOLVED THAT the Committee of Adjustment meeting be adjourned at p.m.



THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI

COMMITTEE OF ADJUSTMENT

DRAFT MINUTES

April 3, 2024, 2:30 P.M.

PRESENT: A. North, N. Brooker, M. Youngs, B. Rice, J. Hodgins, E. Lewis

STAFF: N.Claveau, R. Smith

GUESTS: Jamie Robinson - MHBC
Paul Goodridge - Goodridge Goulet Planning & Surveying LTD

CALL TO ORDER / ROLL CALL

The Chair called the meeting to order at 2:30 p.m.
There were 2 people in the audience viewing the meeting, via zoom.
The Chair called the roll.

ADOPTION OF THE AGENDA

24-009

MOVED BY: M. Youngs

SECONDED BY: J. Hodgins

BE IT RESOLVED THAT the agenda for the Committee of Adjustment, dated April 3, 2024, be adopted 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 is 1 declaration of conflict submitted to the office.

- Member S. Campbell

ADOPTION OF THE MINUTES

January 25, 2024 - Committee of Adjustment - Minutes Draft

24-010

MOVED BY: M. Youngs

SECONDED BY: J. Hodgins

BE IT RESOLVED THAT the minutes of the Committee of Adjustment meeting held on January 25, 2024 be adopted presented.

CARRIED

February 1, 2024 - Committee of Adjustment - Minutes Draft

24-011

MOVED BY: J. Hodgins

SECONDED BY: M. Youngs

BE IT RESOLVED THAT the minutes of the Committee of Adjustment meeting held February 1, 2024, be adopted presented.

CARRIED

DEFERRED APPLICATIONS

C 22-03 - Platts/Dobney

24-012

MOVED BY: M. Youngs

SECONDED BY: J. Hodgins

BE IT RESOLVED THAT the Committee of Adjustment has received the Planning Report from MHBC dated April 3, 2024.

AND FURTHER THAT the Committee of Adjustment approve the recommendation from MHBC regarding MV 22-03.

CARRIED

ADJOURNED APPLICATIONS

No adjourned applications

NEW APPLICATIONS

MV 24-01 - Temagami Non-Profit Housing Corp.

24-013

MOVED BY: E. Lewis

SECONDED BY: B. Rice

BE IT RESOLVED THAT the Committee of Adjustment has received the report from MHBC dated April 3, 2024.

AND FURTHER THAT the Committee of Adjustment approve the recommendation from MHBC regarding MV 24-01.

CARRIED

OTHER BUSINESS

No other business to discuss

ADJOURNMENT

24-014

MOVED BY: E. Lewis

SECONDED BY: M. Youngs

BE IT RESOLVED THAT this meeting adjourn at 3:22 p.m.

CARRIED

MUNICIPALITY OF TEMAGAMI			
Report Prepared For:	Nicole Claveau, Secretary Treasurer, Committee of Adjustment	Application Number:	MV 24-02
Report Prepared By:	Jamie Robinson, BES, MCIP, RPP and Patrick Townes, BA, BEd	Applicant:	Thea and Matthew Cameron
Location:	2 Lake Temagami Island 520	Owner:	Same as Applicant
Report Date:	May 2, 2024	Application Type:	Minor Variance

A. PROPOSAL/BACKGROUND

An application for a Minor Variance has been submitted for the subject property located at 2 Lake Temagami Island 520. The application was submitted by the owners, Thea and Matthew Cameron. The subject property is legally described as: PCL 20194 SEC NIP; SUMMER RESORT LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI. The owners are proposing to construct an addition to the existing dwelling and an attached deck. The subject property is circled in red on Figure 1.

Figure 1: Subject Property



The subject property is located within the Special Management Area in the Lake Temagami Neighbourhood in the Official Plan and zoned Remote Residential (R1) – Lake Temagami in the Zoning By-law. In accordance with the information submitted with the application, the subject property has a lot area of approximately 2,023 square metres (0.5 acres) and has a lot frontage (measured in accordance with the definition in the Zoning By-law for an island) of 59metres.

The existing dwelling is one storey in height and is 54 square metres (581 square feet) in size. The existing dwelling is serviced by a composting toilet and greywater pit. The majority of the property is vegetated and the surrounding land uses include Special Management Area (SMA). The nearest shoreline residential property is approximately 610metres from the subject property. An aerial image of the subject property is shown in Figure 2:

Figure 2: Aerial Image of Subject Property



The purpose and effect of the application is to permit the construction of an addition and an attached deck to an existing legal non-complying dwelling on the subject property. The existing dwelling is located partially within the Shoreline Activity Area and within the required minimum distance from shore of 15 metres, for the Remote Residential (R1) – Lake Temagami. The existing dwelling is located 9 metres from the shore at the closest point.

The proposed development, including the addition to the existing dwelling and the attached deck is shown in Figure 3. The proposed addition is shown in red and the proposed attached deck is shown in hatching. The drawings and photos that were submitted with the application are attached to this report.

Figure 3: Proposed Development



B. PROPOSED MINOR VARIANCE

Variances are proposed to the following sections of the Zoning By-law:

- Section 6.28 – To permit an expansion of a legal non-complying dwelling and construction of an attached deck that is partially located within the Shoreline Activity Area (within 15 metres of the shoreline). The existing dwelling is 54 square metres (581 square feet), and the proposed addition is 45 square metres (484 square feet), and the proposed attached deck is 38 square metres (409 square feet).
- Section 6.40 – To permit an increase in the maximum area of buildings and structures located within the Shoreline Activity Area to 106 square metres (1,141 square feet), where 100 square metres (1,076 square feet) is permitted. This includes the existing dwelling, proposed addition, proposed deck, existing shed and existing tent platform.

- Section 7.4.2 - Any Dwelling Unit - a) – To permit a proposed addition to the dwelling to be located 10 metres from the shore and to permit an attached deck to be located 6 metres from the shore, where a minimum distance from the shore of 15 metres is required.

C. COMMENTS RECEIVED

The application was circulated to Temagami First Nation in advance of scheduling the application before the Committee of Adjustment. Based on the proposal, Temagami First Nation confirmed that an archaeological assessment was not required. In email correspondence dated April 2, 2024, staff from Temagami First Nation noted the following:

After reading this through, I agree that this application doesn't appear to require an archaeological assessment. TFN would definitely like wording in the site plan agreement that ensures we are contacted if anything archaeological is uncovered. The photographs were very useful, and really conveyed the nature of the site, and proposed building area, which made the decision making process very easy on my end.

D. THE FOUR TESTS OF A MINOR VARIANCE

In considering the Minor Variance application, the Committee of Adjustment needs to be satisfied that the proposal is in-keeping with the "Four Tests" of a Minor Variance as set out in Section 45(1) in the *Planning Act*. Information pertaining to Section 45(1), the four tests of a minor variance, is as follows:

1) Is the variance in keeping with the intent of the Official Plan?

The subject property is designated as Special Management Area in the Lake Temagami Neighbourhood in the Official Plan.

Section 2.17 of the Official Plan contains policies which guide development on waterfront properties. The policy promotes the retention of vegetative buffers to screen development from the shoreline. The proposed addition to the dwelling and attached deck will result in an increase in development within 15 metres of the shoreline, however the vegetation along the shoreline is being preserved. The addition to the dwelling is not located any closer to the shoreline than the existing dwelling. Based on the photos submitted with the application, it does appear that a limited number of trees will be removed, however, the trees and vegetation along the shoreline will be maintained. The proposed attached deck does encroach further into the required setback from the shoreline however the low profile of the deck results in negligible visual impacts from the Lake. Further, the one storey height of the existing dwelling is being maintained in order to retain the general character of the development on the island.

Section 5.2.1 provides direction to the land use in the Lake Temagami neighbourhood and provides the following goals:

- To ensure the protection of visual aesthetics;
- To protect the wilderness and semi-wilderness values; and

- To preserve the natural environment.

The majority of the subject property and shoreline appear to be well vegetated as shown on the aerial imagery. The proposed development would achieve the goals outlined in 5.2.1 by maintaining the aesthetic and natural features of the subject property and is proposed to preserve the existing tree cover along the shoreline. Vegetation removal is minimized due to the design and location of the addition. A Site Plan Control Agreement is recommended to ensure that the owners maintain the existing vegetation beyond the locations of the proposed development on the subject property.

Section 5.3.2 of the Official Plan provides that a broad range of uses, including residential uses, accessory uses such as boat houses, docks and storage sheds, sleep cabins, are permitted within the Lake Temagami Neighbourhood. The proposed addition to the dwelling and the attached deck are permitted, and appear to have been sited and designed with careful consideration of the vegetation and topography of the lot of a scale that is characteristic of dwellings found throughout the Lake Temagami Neighbourhood.

As per Section 9.6.5 of the Official Plan, the Temagami First Nation are to be circulated and notified of all planning and pre-consultation applications proposed within the Municipality of Temagami. Temagami First Nation confirmed that no archaeological assessment was required and recommended wording for the Site Plan Control Agreement to require they be contacted if any archaeological resources are uncovered on the subject property in the future.

The proposed variances allow for shoreline vegetation to be maintained and the proposed variances to not result in a dwelling that will impact aesthetic features or natural features and are in-keeping with the intent of the Official Plan.

2) Is the variance in-keeping with the intent of the Zoning By-law?

The subject property is located within the Remote Residential (R1) – Lake Temagami Zone in the Zoning By-law. The permitted uses of the R1 Zone are listed under Section 7.4.1 of the Zoning By-law and include a permanent dwelling unit or seasonal dwelling unit. The existing and proposed use is permitted.

Variances are proposed to the following sections of the Zoning By-law:

- Section 6.28 – To permit an expansion of a legal non-complying dwelling and construction of an attached deck that is partially located within the Shoreline Activity Area (within 15 metres of the shoreline). The existing dwelling is 54 square metres (581 square feet), and the proposed addition is 45 square metres (484 square feet), and the proposed attached deck is 38 square metres (409 square feet).

The purpose of this provision is to require the expansion of existing non-complying buildings to require a planning review process. The proposed addition and attached deck have been evaluated in terms of character, impacts on view from the Lake, and retention of vegetation along the shoreline. The proposed development is in keeping with the character of the area.

- Section 6.4.0 - To permit an increase in the maximum area of buildings and structures located within the Shoreline Activity Area to 106 square metres (1,141 square feet), where 100 square metres (1,076 square feet) is permitted. This includes the existing dwelling, proposed addition, proposed deck, existing shed and existing tent platform.

The purpose of this provision is to limit buildings and structures within 15 metres of the shoreline in order to ensure that semi-wilderness values predominate. The proposed addition to the dwelling and attached deck are modest and the additional 6 square metres over what is permitted as of right does not impact the character of the area or on surrounding lots and the semi-wilderness values of the area are maintained. The proposal meets the intent of this provision of the Zoning By-law.

- Section 7.4.2 - Any Dwelling Unit - a) – To permit a proposed addition to the dwelling to be located 10 metres from the shore and to permit an attached deck to be located 6 metres from the shore, where a minimum distance from the shore of 15 metres is required.

The purpose of the minimum distance from the shoreline provision is to maintain an area of land between buildings and the shoreline, to ensure buildings are adequately setback from the shoreline, and to maintain the character of the area and to provide a potential vegetation buffer along the shoreline. The subject property is undersized and locations for development are limited. The proposed addition to the dwelling is located on the centre portion of the island and no closer to the shoreline than the existing dwelling. The intent of this section of the Zoning By-law is maintained as the proposed deck is located a suitable distance from the shoreline where there is still a buffer/vegetation from the shoreline.

The variances are in-keeping with the intent of the Zoning By-law.

3) Will the variance provide for the desirable development of the land?

The subject property is designated, zoned and presently used for shoreline residential purposes. The proposed variances would not change the existing land use and would facilitate a modest addition to the existing dwelling and an attached deck. The proposed addition and attached deck appear to be buffered from the Lake by existing vegetation and appear not to have any impact on views from surrounding properties. The height is not proposed to be increased. The public interest is maintaining the aesthetics of the area and preserving the semi-wilderness values, which the proposed variances achieve. As a result, the proposed variances are desirable.

4) Is the variance minor?

Based on a review of the three previous tests, and the proposed size and location of the addition to the dwelling and attached deck, the proposal is considered minor. The proposed development is located in the same general location of the existing development, maintains the existing vegetation along the shoreline where possible, and limits visual impacts due to the one storey design.

Staff have not had an opportunity to visit the subject property, however, have reviewed the drawings and photos submitted with the application and aerial imagery of the subject property in order to conclude the proposal is minor.

E. SUMMARY

Based on the review of the Minor Variance application MV 24-02, the proposed variances are individually and collectively in-keeping with the intent of the Official Plan, the intent of the Zoning By-law, can be considered desirable development for the subject property, and appear to be minor.

It is recommended that the variances be approved to permit the following, in accordance with the sketch submitted with the Minor Variance application:

- An addition to the existing dwelling that is located 10 metres from the shoreline;
- An attached deck to the existing dwelling that is located 6 metres from the shoreline;
- A maximum shoreline activity area coverage of 106 square metres.

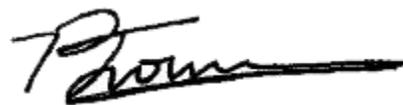
It is recommended that the variance be approved subject to the following condition:

- That prior to the issuance of a building permit, that a Site Plan Agreement for the subject property be entered into and registered to the subject property, to address the preservation of vegetation along the shoreline and to address the requested wording from Temagami First Nation.

Respectfully Submitted,
MHBC Planning



Jamie Robinson, BES, MCIP, RPP
Partner



Patrick Townes, BA, BEd
Associate

Attachments:

- 1) Drawings and Photos

Thea & Matt Cameron

56 Tecumseth St.
Orillia, ON L3V 1X9
705-329-8092

Planning Department
The Corporation of the Municipality of Temagami
7 Lakeshore Drive
Temagami, ON P0H 2H0

February 13, 2024

Dear Sirs/Mesdames:

Please find attached an Application for Minor Variance in relation to our seasonal property on Island 520, Lake Temagami. Included in the Application are the following documents:

- Application for Minor Variance (forms and affidavits, sworn February 12, 2024)
- Site Plan, Key Plans (2), Aerial View, Site Images, Shoreline Activity Area Plan
- Floorplan and Elevations of proposed addition and deck
- Payment by check to The Corporation of the Municipality of Temagami in the amount of \$2000.00

We look forward to hearing from you.

Warm Regards,

Thea Cameron

Thea Cameron

Owner

**The Corporation of the Municipality of
Temagami**



Application for Minor Variance

PLEASE READ BEFORE COMPLETING THIS APPLICATION

In addition to this form, the Applicant will be required to submit the appropriate fee, site plan, and any additional information required 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.

All additional expenses associated with the application will be the responsibility of the applicant. A deposit of \$2,000 will be required as part of the application submission, which will be used for any additional cost associated with the process. These additional costs may include, but are not limited to: Advertising, Registration Fees, Legal Fees, Planning Consultant Fees, etc. Any unused funds will be reimbursed to the applicant at the end of the process and if additional funds are needed to complete the process an additional deposit will be required.

OFFICE USE ONLY	
Date Received: _____	Complete Application: _____
Application Number: _____	One copy of original sketch: _____
Fee \$ _____	Fee Received on: _____

Please Print and Complete or (✓) Appropriate Box (es)

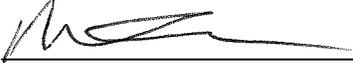
SECTION 1 – APPLICANT INFORMATION	
1.1 Owner Information	
Name of Owner(s) Thea and Matthew Cameron	
Home Telephone Number 705-329-8092	Business Telephone Number 705-955-3143
Fax Number	Email Address theacameron@yahoo.ca
Mailing Address 56 Tecumseth St., Orillia, ON	Postal Code L3V 1X9
If the owner is a corporation, please provide the name of the person who has the authority to bind the corporation and who will sign the legal agreement on behalf of the Corporation	
Name(s): _____	
Position(s): _____	

1.2 Agent Information (Who is making the application on behalf of the owner)		
Name of Agent / Contact Person: N/A		
Home Telephone Number	Business Telephone Number	
Fax Number	Email Address	
Mailing Address	Postal Code	
1.3 Please specify to whom all communications should be sent		
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Both Owner and Agent		
SECTION 2 – AUTHORIZATION		
<p>2.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.</p> <p style="text-align: center;">AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION & DISCLOSE OF PERSONAL INFORMATION</p> <p>I/WE, _____, owner(s) of the land that is subject to this application hereby authorize _____ to act on my/our behalf regarding this application and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56</i>, I/We authorize _____ to make this application on my/our behalf.</p> <p>_____ Signature of Owner(s)</p> <p>_____ Date</p> <p>_____ Signature of Owner(s)</p> <p>_____ Date</p>		

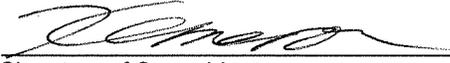
2.2 Consent of Owner – Complete the consent of the owner concerning personal information set out below

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

I/WE, Thea and Matthew Cameron, owner(s) of the land that is the subject of this application and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, I/we authorize 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 and authorize the distribution of this application in electronic form.


Signature of Owner(s)

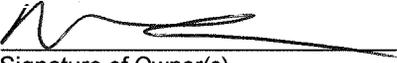
2024-02-12
Date


Signature of Owner(s)

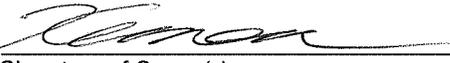
2024-02-12
Date

2.3 Consent of Owner – Site Visit

I/WE Thea and Matthew Cameron, owner(s) of the land that is the subject of this application and I /We authorize municipal staff and committee of adjustment members to enter onto the property to gather information necessary for assessing this application.


Signature of Owner(s)

2024-02-12
Date


Signature of Owner(s)

2024-02-12
Date

APPLICANT(S) ACKNOWLEDGEMENT

I/we acknowledge submission of this application does not necessarily mean that it is a **complete application**. I/we acknowledge that **photographic images** of the property and proposed development location are required as part of the application. The Municipality of Temagami may return the application to the applicant for failure to complete any part of the application form, failure to provide the required supporting documentation or failure to pay the application fee. I/we acknowledge that it is my/our responsibility to provide a complete and accurate application and that the Municipality of Temagami Staff is not permitted to complete the application on my/our behalf.

I/we acknowledge that this application, including all supporting documentation, shall be available to the general public upon request and shall be provided to the Committee of Adjustment members in its entirety.

I/we agree and acknowledge that I/we am/are responsible for all costs associated with third party Local Planning Appeal Tribunal (LPAT) appeals and municipal peer review of background reports, and shall submit the required deposits upon the Municipality’s request for peer review in accordance with the Municipality’s planning fees.


Signature of Applicant (s)

2024-02-12
Date

THEA AND MATTHEW CAMERON
Print Name

SECTION 3 – LAND USE

3.1 Official Plan Designation

3.2 Zoning

SECTION 4 – DESCRIPTION OF THE PROJECT

4.1 Project Description

Provide details of the project.

An addition (44.9 m²) to our existing small cottage (53.3 m²), and an exterior deck (38 m²), to increase the living space of the cottage. As shown on the plans provided, the existing two bedrooms in the current cottage will be moved to the addition and the current cottage will be opened up into a larger living room / kitchen area. The deck (no roof) is to allow for easier ingress/egress and provide outdoor living space. The deck has been sized and located to avoid tree removal.

SECTION 5 – ZONING CONFORMITY

5.1 Explain which section of the Zoning By-law you are requesting relief from and why the project can't conform to the by-law.

- (1) Section 6.28 – To permit an addition to an existing non-complying cottage which cottage is partially located within the Shoreline Activity Area**
- (2) Section 6.40 – To permit an addition and deck that will bring the proposed lot coverage on the island above the maximum allowable area within the Shoreline Activity Area.**
- (3) Section 7.4.2(a) – To permit an addition and deck which itself will not comply with the minimum setback distance of 15m from shore.**

As can be seen from the aerial view of the cottage and the measurements in this application, the island is irregularly shaped with small inlets that penetrate the perimeter. As a result, much of the island is situated within the Shoreline Activity Area (“SAA”), and the approximate area of all structures, including the proposed addition and deck within the SAA, is approximately 105.54 m² (see calculations below). The result is that it is almost impossible to place a structure on the island that would comply with the 15m set-back requirements in all directions and the restrictions on SAA coverage. This difficulty is compounded by the existing placement and orientation of the cottage. In designing the addition, we have used our best effort to situate and modestly size the proposed addition to balance expanding the living space while minimizing non-compliance with the 15m setback and any disruption of the vegetation on the island. Given the existing cottage's location, the proposed addition's central location on the island and single storey design is the best option for minimizing any impact on views from the lake.

- **Section 6.40:** Maximum allowable Shoreline Activity Area Coverage \leq 100 m².
 - o Total Lot Coverage = 157.6 m².
 - o Existing Lot Coverage that is outside the SAA = 35.77 m².
 - o Proposed Lot Coverage that is outside the SAA = 16.29 m²
 - o Therefore, 105.54 m² of existing and proposed lot coverage will be within the SAA

NOTE: We have considered Section 7.4.2 (g): Total Lot Coverage, and can provide the following analysis:

- **Section 7.4.2 (g):** Total allowable Lot Coverage ≤ 8% of less of the island. Island is 0.5 acres, or 2023.43 m². 8% x 2023.43 = 161.87 m². Total Lot Coverage = 157.6 m². Therefore, Total Lot Coverage will be less than 8%.

SECTION 6 – LOCATION OF THE SUBJECT LAND

6.1 Location of Land

Municipal Address

2 LAKE TEMAGAMI ISLAND 520

Legal Description

PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

6.2 Date the subject land was acquired by the current owner.

April 15, 2020

SECTION 7 – DESCRIPTION OF SUBJECT LAND AND PROJECT

7.1 Description of any proposed buildings/structures

44.9 m² addition off the back of the existing cabin
38 m² wrap around deck (uncovered)

*See attached proposed floorplan and elevations.

7.2 Property Information - Site

Lot Area: 0.5 Acres
Road Frontage: n / a
Water Frontage: Irregular, Approx. 200m
Lot Depth: Irregular, Approx. 50.44 m
Lot Width: Irregular, Approx. 59.08 m

7.3 Are there any easements or restrictive covenants affecting the subject land?

No Yes If Yes, describe the easement or covenant and its effect _____

SECTION 8 – SERVICING INFORMATION

8.1 Check the appropriate Box	Provincial Highway	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Municipal road - maintained all year	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Municipal road - seasonally maintained	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Other public road (e.g. LRB)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A

Right of way	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Water access	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A
Other (e.g. private road)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A

SECTION 9- ACCESS TO SUBJECT LANDS

9.2 If checked **YES** that access to the property is by "water access", please provide which public access is used and how far from the docking and parking facilities is the property.

Lake Temagami Access Road - approx. 15.15 km from landing to Island 520 via boat

9.3 If checked **YES** that access to the property is by "private road", "other public road", or "right of way", indicate who owns the land or road, who is responsible for maintenance and if it is seasonal or maintained year round.

n/a

SECTION 10 – EXISTING USE I.E. VACANT, RESIDENTIAL LOTS

10.1 Existing use(s) of the subject land: Seasonal Vacation Property

10.2 How long has the existing use continued? Built in 1960

10.3 Existing use(s) of abutting (neighbouring) properties: n/a

SECTION 11 – EXISTING PARTICULARS OF ALL BUILDINGS AND STRUCTURES

11.1	Ground Floor Area	Gross Floor Area	No. of Stories	Width	Length	Height
Cabin	53.31 m ²	53.31 m ²	1	6.25 m	8.53 m	5 m
Shed	5.58 m ²	5.58 m ²	1	1.83 m	3.05 m	2.434 m
Tent Platform	15.80 m ²	15.80 m ²	n/a	3.05 m	5.18 m	0.61 m

11.2 Location of all buildings and structures (specify distance)

	Side Lot Lines	Rear Lot Lines	Front Lot Lines
Cabin	17.48m; 30.1m	29.7m	12.19m
Shed	5m; 5m	25 m	1 m
Tent Platform	15m; 15m	21.1 m	1 m

NOTE: Pursuant to By-Law 06-0650, island properties have only a front lot line, so measurements stipulated in the chart are from front, sides and rear of specified structure in straight line to edge of island in such direction

SECTION 12 – PROPOSED USE & PROPOSED PARTICULARS OF ALL BUILDINGS AND STRUCTURES

12.1 Description of proposed use of subject land.

12.2	Ground Floor Area	Gross Floor Area	No. of Stories	Width	Length	Height
Addition	44.9 m ²	44.9 m ²	1	6.41m	7.01m	5m

Deck	38 m ²	38 m ²	1	6.2m (front) 1.8m (side)	2.4m (front: 12.5m (side)	Varies by grade fluxuation: 0.6 – 1.5 m above grade
------	-------------------	-------------------	---	-----------------------------	------------------------------	--

12.3 Location of all proposed buildings and structures (Specify Distance)

	Side Lot Lines	Rear Lot Lines	Front Lot Lines
Addition	10.44m; 11.58m	22.7m	20.73m (from start of addition) 12.19m (from existing cabin)
Deck	15.65m; 16.9m	28.19m	9.75m

SECTION 13 – SERVICING INFORMATION

13.1 Check All appropriate boxes.	Publicly owned and operated piped water system	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Privately owned and operated individual well	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Privately owned and operated communal well	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Lake or other water body	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Other	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
13.2 Check All appropriate boxes.	Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Privately owned and operated individual septic tank	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Privately owned and operated communal septic system	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	Privy	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
	If Other please explain: Composting toilet and greywater pit.			
A certificate of approval, or comments, from the local Health Unit or Ministry of the Environment and energy (MOEE) submitted with this application will facilitate the review.				

13.3 Storm Water Drainage	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
If YES Please explain i.e. culvert, ditches or other:			
13.4 Are any of the following uses or features on the subject land or within 500 meters of the subject land:			
Agriculture operation i.e. livestock facility or stockyard	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Landfill	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Sewage treatment plant or waste stabilisation plant provincial significant wetland (class 1,2,3)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A

Flood Plain	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Rehabilitated mine site	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Non-Operating mine site within 1 km of the subject land	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Active Railway line	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Municipal/Federal Airport	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Utility Corridors	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Heritage building/structure/site?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A

If Yes to any of the above, describe _____

SECTION 14 – PREVIOUS/CURRENT APPLICATIONS

14.1 Has the subject land ever been the subject of an application under the Planning Act?

No Yes If Yes, describe _____

14.2 Aside from this application, is the subject land currently the subject of an application under the Planning Act?

No Yes If Yes, describe _____

14.3 Is there any other information that you think may be useful to the Municipality in reviewing this application? If so, explain below or attach on a separate page.

Drawings (Floorplan and Elevations) of the proposed addition are included with this application.

SECTION 15 – CHECK LIST

Have you remembered to attach the following

- 1 copy of the completed application form
- 1 copy of the required sketch
- 1 copy of any required technical or justification study
- The required fee (cheque payable to the Municipality of Temagami)

SECTION 16 – AFFIDAVIT OR SWORN DECLARATION (to be completed by each owner)

I/WE, THEA ANN LOWRY CAMERON

(full name)

of the CITY OF ORILLIA

(city, town)

in the COUNTY OF SIMCOE

(region, county, district)

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

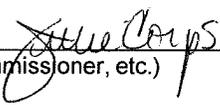
at the CITY OF ORILLIA

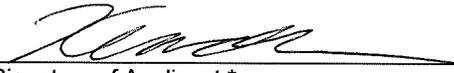
(city, town)

in the COUNTY OF SIMCOE

(region, county, district)

this 12th day of FEBRUARY, 2024


(Commissioner, etc.)


Signature of Applicant *

JULIE VERONICA CORPS,
a Commissioner, etc., Province of Ontario
for Ness Law Professional Corporation.

* Must be signed in the presence of the Commissioner.
Expires September 22, 2025.

Please provide a separate affidavit if more than one applicant.

I/WE,

MATTHEW ALLAN CAMERON

(full name)

of the

CITY OF ORILLIA

(city, town)

in the

COUNTY OF SIMCOE

(region, county, district)

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

CITY OF ORILLIA

(city, town)

in the

COUNTY OF SIMCOE

(region, county, district)

this

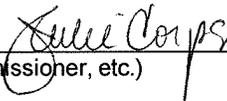
12th

day of

FEBRUARY

, 2024

(Commissioner, etc.)



Signature of Applicant *



JULIE VERONICA CORPS,

a Commissioner, etc., Province of Ontario

for Ness Law Professional Corporation.

Expires September 22, 2025.



NOTES:

- Approx. area of island: 0.5 acres
- Proposed addition to include:
 1. 2 bedrooms + entryway and storage (44.9 m²)
 2. Outdoor Deck (uncovered) (38 m²)
- Measurements taken in person, on site



① SITE PLAN
1 : 480

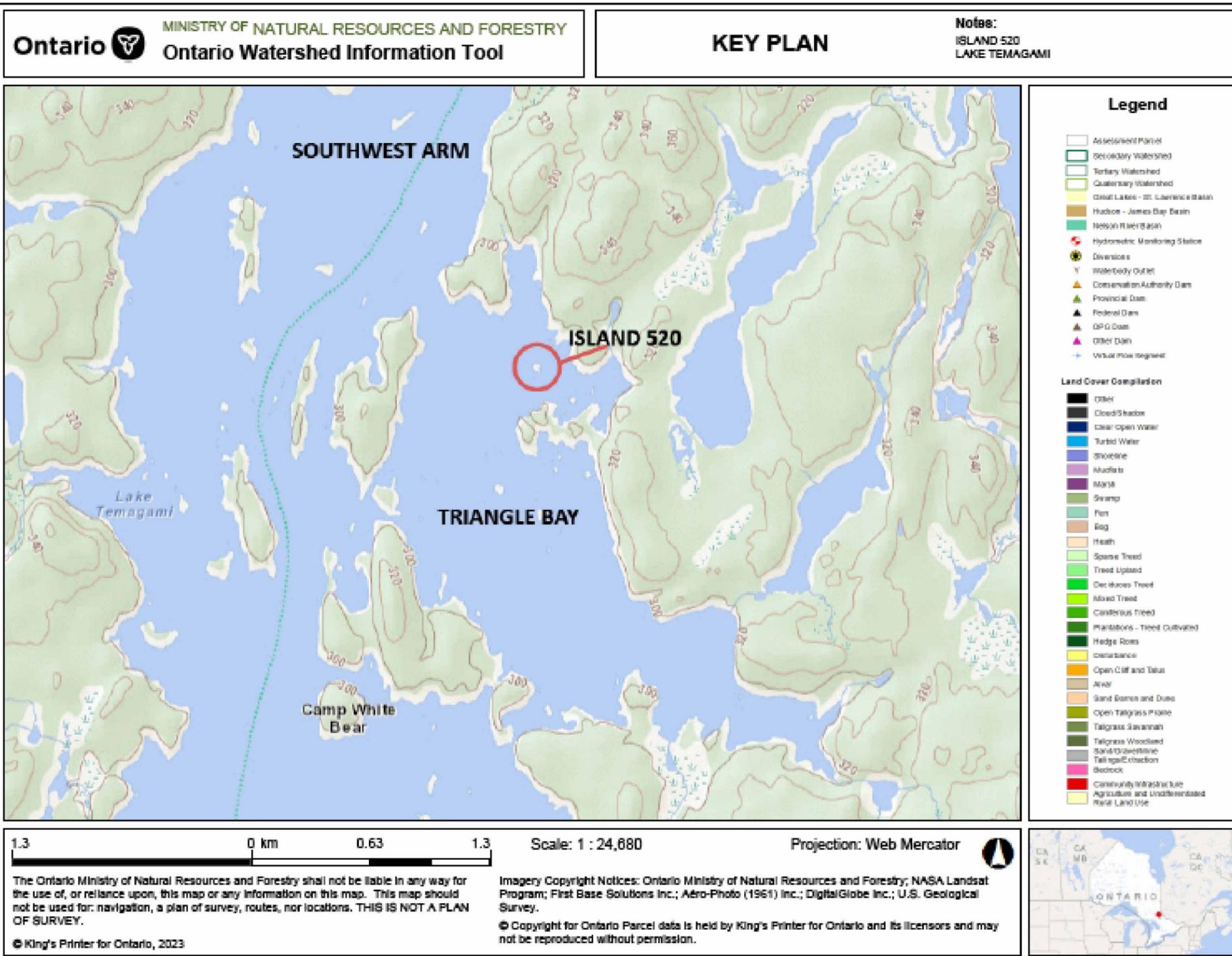
Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SITE PLAN		
Project name	Cottage Addition	<h1>A101</h1>
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale	1 : 480	
Page 22 of 232		



Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

KEY PLAN A

Project name: Cottage Addition
 Date: 2024-02-12
 Drawn by: T. CAMERON
 Checked by: n/a

A102



KEY PLAN

Notes:
ISLAND 520
LAKE TEMAGAMI

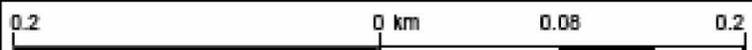


Legend

- Assessment Parcel
- Secondary Watershed
- Tertiary Watershed
- Quaternary Watershed
- Great Lakes - St. Lawrence Basin
- Hudson - James Bay Basin
- Nelson River Basin
- Hydrologic Monitoring Station
- Diversion
- Waterbody Outlet
- Conservation Authority Dam
- Provincial Dam
- Federal Dam
- GP Dam
- Other Dam
- Virtual flow regime

Land Cover Compilation

- Other
- Cloud/Shadow
- Clear Open Water
- Turbid Water
- Shoeline
- Mudflat
- Mudflat
- Marsh
- Swamp
- Pan
- Rag
- Heath
- Spars Tree
- Tree Upland
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- Coniferous Tree
- Plantations - Tree Cultivated
- Hedge Rows
- Openance
- Open Cliff and Talus
- Atter
- Sand Barren and Dunes
- Open Tallgrass Prairie
- Tallgrass Savanna
- Tallgrass Woodland
- Sand/Dunes/Cliff
- Tall grass/Cliff
- Bedrock
- Community/Integrative Use
- Agriculture and Undifferentiated Rural Land Use



Scale: 1 : 3,085
Projection: Web Mercator

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Island 520: Cottage Addition

Prepared/Submitted by owners:
Thea & Matt Cameron
56 Tecumseth St., Orillia, ON L3V 1X9

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

No.	Description	Date
1	Minor Variance Application	240212

KEY PLAN B		
Project name	Cottage Addition	A103
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale		Page 24 of 232



Legend

- Assessment Parcel
- Secondary Watershed
- Tertiary Watershed
- Quaternary Watershed
- Great Lakes - St. Lawrence Basin
- Hudson - James Bay Basin
- Nelson River Basin
- Hydrometric Monitoring Station
- Diversion
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- Virtual flow segment

Land Cover Compilation

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- Cloud/Shadow
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- Mudflats
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- Fen
- Bog
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- Sparse Trees
- Tree Upland
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0.0 0 km 0.02 0.0

Scale: 1 : 771 Projection: Web Mercator

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Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

AERIAL VIEW

Project name	Cottage Addition	A104
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale		Page 25 of 232



VIEW OF PROPOSED LOCATION FOR ADDITION (BACK OF COTTAGE, FACING WEST)



VIEW OF CENTRE OF ISLAND, FACING BACK OF COTTAGE (WEST)



VIEW OF SOUTH SIDE OF ISLAND

Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

IMAGES OF SITE

Project name	Cottage Addition	<h1>A105</h1>
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale		Page 26 of 232



SHORELINE ACTIVITY AREA LEGEND

GREEN:
Area of existing structure located outside the SAA = 35.77 m²

PINK:
Area of proposed structures located outside the SAA = 16.29 m²

① SHORELINE ACTIVITY AREA
1 : 480

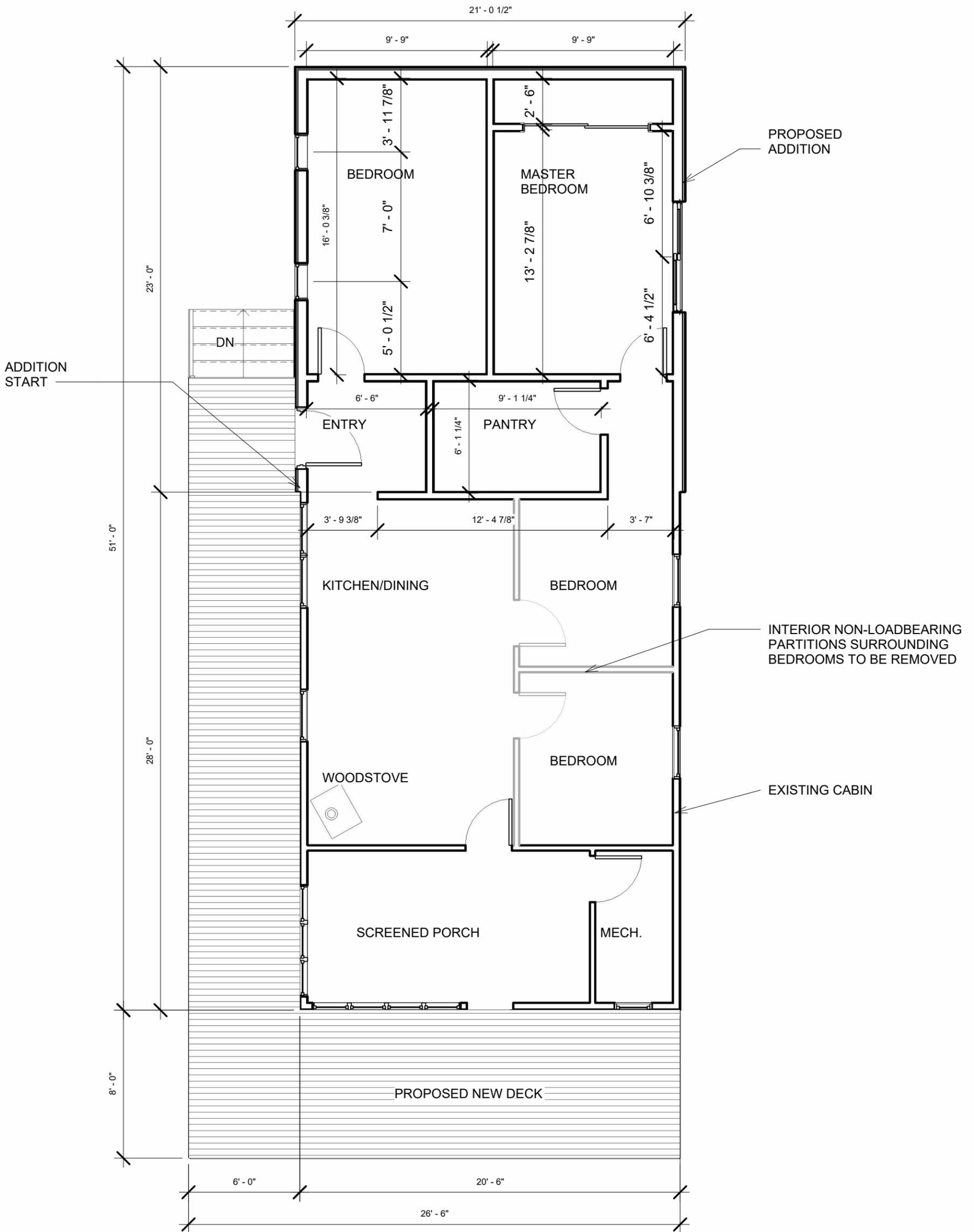
Island 520: Cottage Addition

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Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF
NIPISSING

Prepared/Submitted by owners:
Thea & Matt Cameron
56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SHORELINE ACTIVITY AREA		
Project name	Cottage Addition	A106
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale	1 : 480	
Page 27 of 232		



1 Main Floor
 3/16" = 1'-0"

Thea & Matt Cameron
 Island 520 Cottage Addition

MAIN FLOOR PLAN

Date: 24-02-12
 Drawn by: T. CAMERON

A1

Scale 3/16" = 1'-0"
 Page 28 of 32

ADDITION START

EXISTING CABIN

4" / 12"

4" / 12"

6" / 12"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

② West
1/8" = 1'-0"

PROPOSED DECK

16' - 10 15/16"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

① East
1/8" = 1'-0"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

③ North
1/8" = 1'-0"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

④ South
1/8" = 1'-0"

Thea & Matt Cameron
Island 520 Cottage Addition

ELEVATIONS

Date: 24-02-12

Drawn by: T. CAMERON

A2

Scale 1/8" = 1'-0"



NOTES:

- Approx. area of island: 0.5 acres
- Proposed addition to include:
 1. 2 bedrooms + entryway and storage (44.9 m²)
 2. Outdoor Deck (uncovered) (38 m²)
- Measurements taken in person, on site



① **SITE PLAN**
1 : 480

Island 520: Cottage Addition

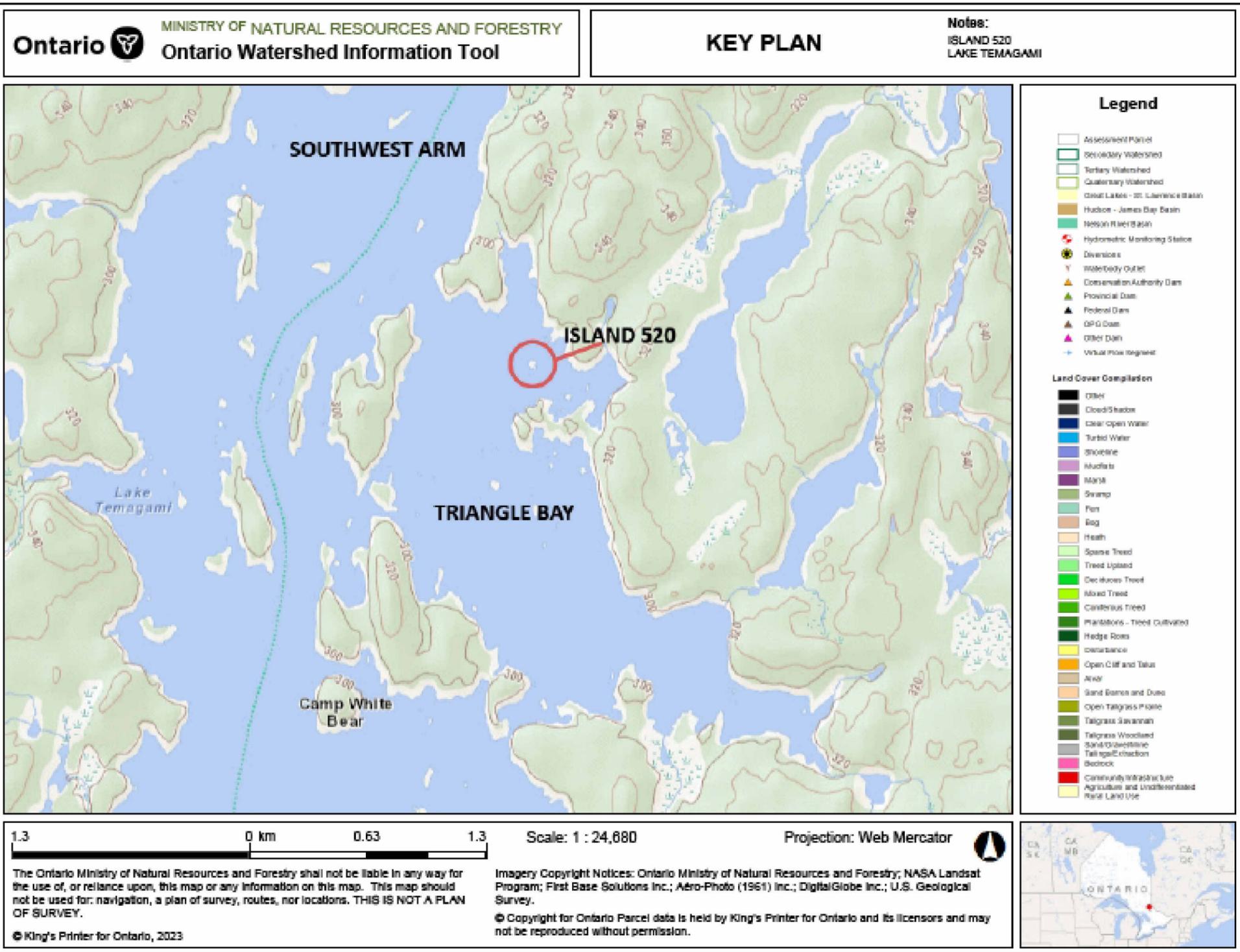
Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SITE PLAN

Project name	Cottage Addition	<h1>A101</h1>
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale 1 : 480		Page 30 of 232



Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

KEY PLAN A

Project name	Cottage Addition	A102
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale		Page 31 of 232



KEY PLAN

Notes:
ISLAND 520
LAKE TEMAGAMI



Legend

- Assessment Parcel
- Secondary Watershed
- Tertiary Watershed
- Quaternary Watershed
- Great Lakes - St. Lawrence Basin
- Hudson - James Bay Basin
- Nelson River Basin
- Hydrologic Monitoring Station
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- Other
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- Clear Open Water
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- Community/Integrative Use
- Agriculture and Undifferentiated Rural Land Use



Scale: 1 : 3,085

Projection: Web Mercator

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Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
Thea & Matt Cameron
56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

KEY PLAN B

Project name	Cottage Addition
Date	2024-02-12
Drawn by	T. CAMERON
Checked by	n/a

A103



Legend

-  Assessment Parcel
-  Secondary Watershed
-  Tertiary Watershed
-  Quaternary Watershed
-  Great Lakes - St. Lawrence Basin
-  Hudson - James Bay Basin
-  Nelson River Basin
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-  Virtual flow segment

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-  Other
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-  M&M
-  Swamp
-  Fen
-  Bog
-  Heath
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-  Trees Upland
-  Deciduous Trees
-  Mixed Trees
-  Coniferous Trees
-  Plantations - Trees Cultivated
-  Hedge Rows
-  Grasslands
-  Open Cliff and Talus
-  Alkali
-  Sand Barren and Dunes
-  Open Tallgrass Prairie
-  Tallgrass Savanna
-  Tallgrass Woodland
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-  Tall grass/deciduous
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-  Community/Intra-specific
-  Agriculture and Undifferentiated Rural Land Use



Scale: 1 : 771 Projection: Web Mercator 

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Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

AERIAL VIEW

Project name	Cottage Addition	A104
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale		Page 33 of 232



VIEW OF PROPOSED LOCATION FOR ADDITION (BACK OF COTTAGE, FACING WEST)



VIEW OF CENTRE OF ISLAND, FACING BACK OF COTTAGE (WEST)



VIEW OF SOUTH SIDE OF ISLAND

Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

IMAGES OF SITE

Project name	Cottage Addition	<h1>A105</h1>
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale		Page 34 of 232



SHORELINE ACTIVITY AREA LEGEND

GREEN:
Area of existing structure located outside the SAA = 35.77 m²

PINK:
Area of proposed structures located outside the SAA = 16.29 m²

① SHORELINE ACTIVITY AREA
1 : 480

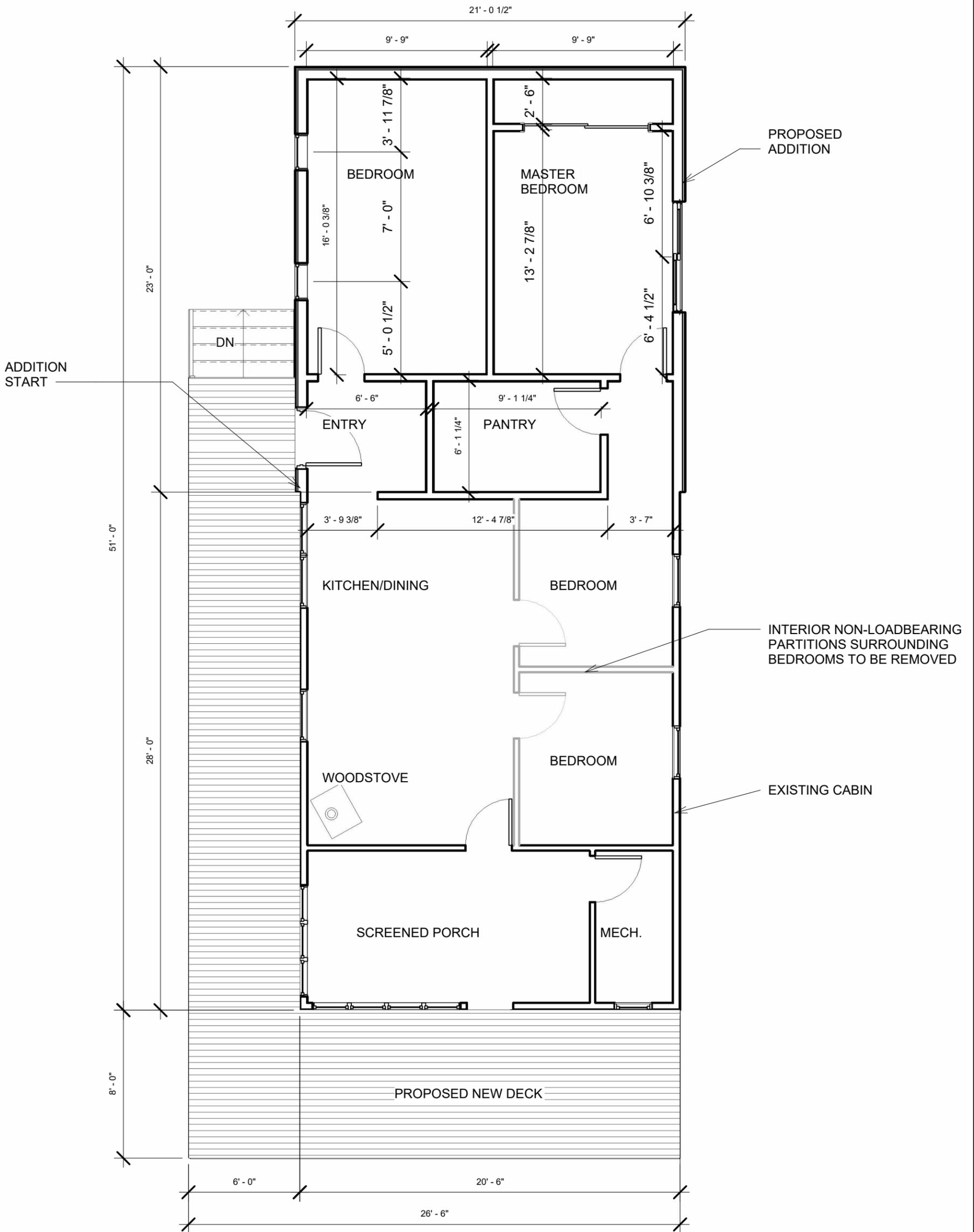
Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF
NIPISSING

Prepared/Submitted by owners:
Thea & Matt Cameron
56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SHORELINE ACTIVITY AREA		
Project name	Cottage Addition	A106
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale	1 : 480	
Page 35 of 232		



① Main Floor
 3/16" = 1'-0"

Thea & Matt Cameron
 Island 520 Cottage Addition

MAIN FLOOR PLAN

Date: 24-02-12
 Drawn by: T. CAMERON

A1

Scale 3/16" = 1'-0"
 Page 36 of 232

ADDITION START

EXISTING CABIN

4" / 12"

4" / 12"

6" / 12"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

② West
1/8" = 1'-0"

PROPOSED DECK

16' - 10 15/16"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

① East
1/8" = 1'-0"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

③ North
1/8" = 1'-0"

Ceiling
8' - 0"

Main Floor
0' - 0"

Grade
-3' - 0"

④ South
1/8" = 1'-0"

Thea & Matt Cameron
Island 520 Cottage Addition

ELEVATIONS

Date: 24-02-12

Drawn by: T. CAMERON

A2

Scale 1/8" = 1'-0"



NOTES:

- Approx. area of island: 0.5 acres
- Proposed addition to include:
 1. 2 bedrooms + entryway and storage (44.9 m²)
 2. Outdoor Deck (uncovered) (38 m²)
- Measurements taken in person, on site



① SITE PLAN
1 : 480

Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SITE PLAN

Project name	Cottage Addition
Date	2024-02-12
Drawn by	T. CAMERON
Checked by	n/a

A101

Scale 1 : 480
Page 38 of 232



SHORELINE ACTIVITY AREA LEGEND

PINK:
Area of island located within the 15m high water mark setback.

GREEN:
Area of island located outside the 15m high water mark setback.

① **SHORELINE ACTIVITY AREA**
1 : 480

Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF
 NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SHORELINE ACTIVITY AREA		
Project name	Cottage Addition	A107
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale 1 : 480		Page 39 of 232



NOTES:

- Approx. area of island: 0.5 acres
- Proposed addition to include:
 1. 2 bedrooms + entryway and storage (44.9 m²)
 2. Outdoor Deck (uncovered) (38 m²)
- Measurements taken in person, on site



① SITE PLAN
1 : 480

Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SITE PLAN		
Project name	Cottage Addition	<h1>A101</h1>
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale	1 : 480	



SHORELINE ACTIVITY AREA LEGEND

- PINK:**
Area of island located within the 15m high water mark setback.
- GREEN:**
Area of island located outside the 15m high water mark setback.

① **SHORELINE ACTIVITY AREA**
1 : 480

Island 520: Cottage Addition

Municipal Address: 2 Lake Temagami Island 520
Legal Address: PIN49021 - 0060LT; PCL 20194 SEC NIP; SUMMER RESORT
 LOCATION ISLAND 520 PHYLLIS IN LAKE TEMAGAMI; TEMAGAMI ; DISTRICT OF
 NIPISSING

Prepared/Submitted by owners:
 Thea & Matt Cameron
 56 Tecumseth St., Orillia, ON L3V 1X9

No.	Description	Date
1	Minor Variance Application	240212

SHORELINE ACTIVITY AREA

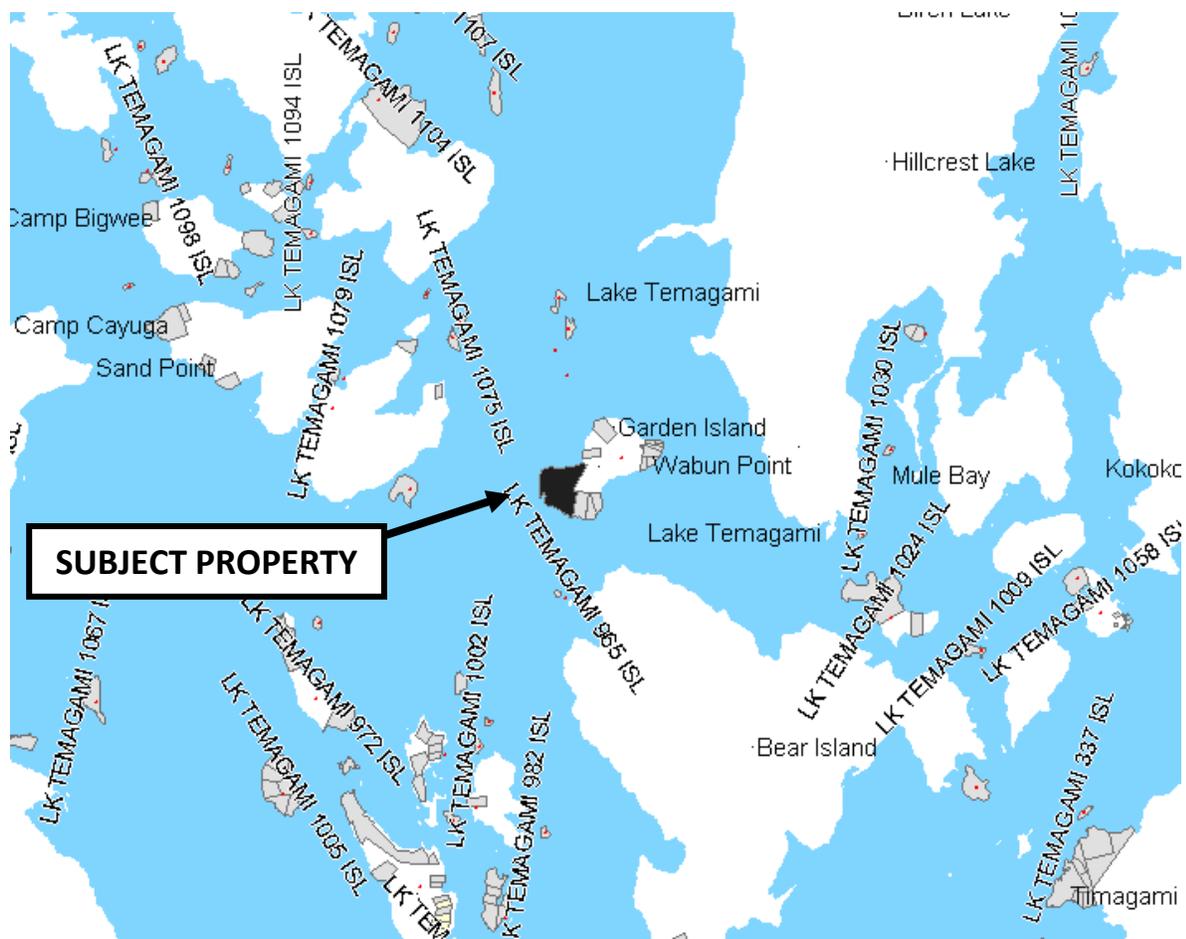
Project name	Cottage Addition	A107
Date	2024-02-12	
Drawn by	T. CAMERON	
Checked by	n/a	
Scale 1 : 480		Page 41 of 232

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.

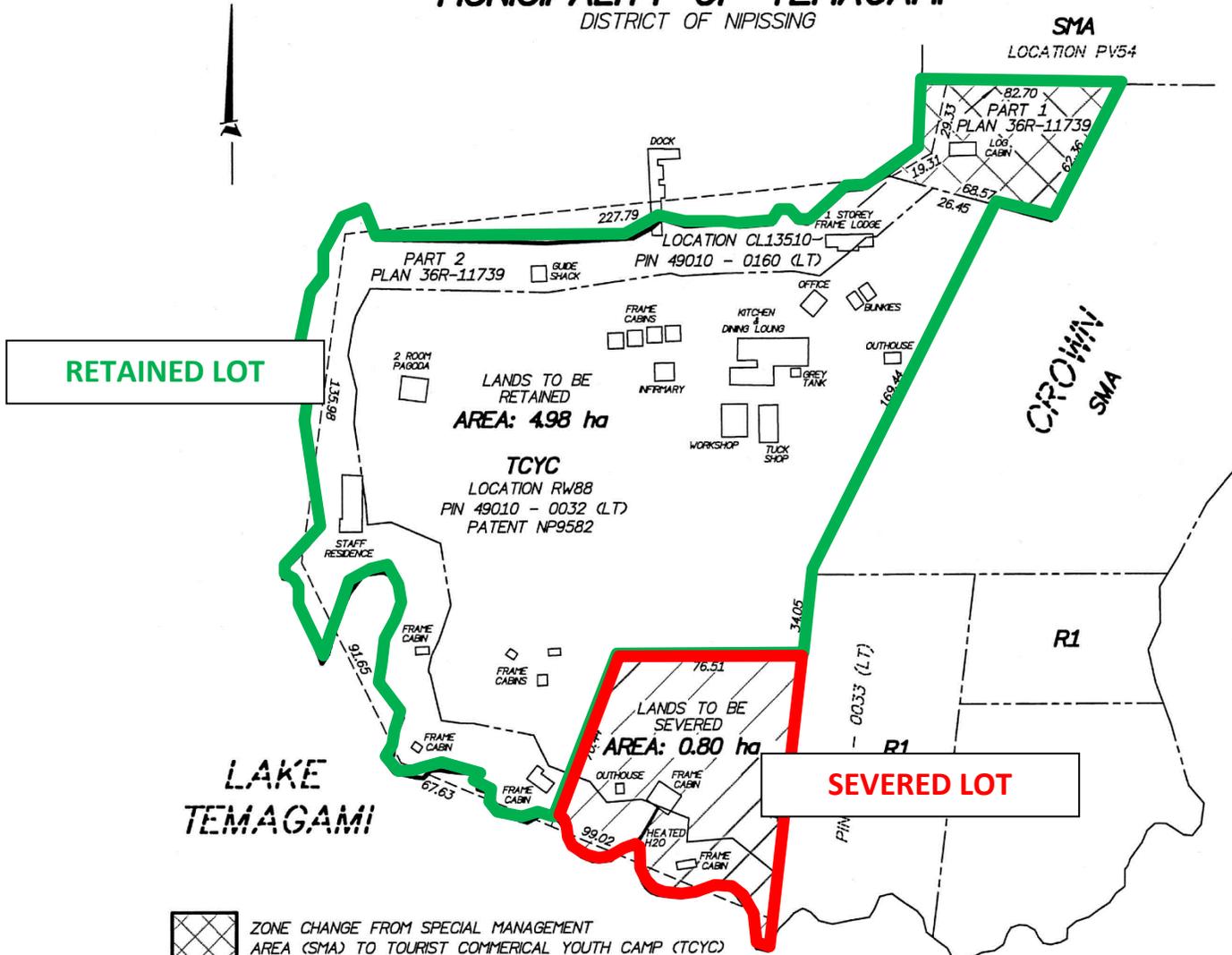
The result of the proposed Consent application would be one shoreline residential lot and one Tourist Commercial Youth Camp.

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

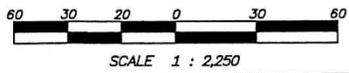
SKETCH TO ACCOMPANY
ZONING AMENDMENT & SEVERANCE CONSENT APPLICATIONS
LOCATIONS RW88 & CL13510
 BEING PART OF ISLAND 981 IN LAKE TEMAGAMI (GRADEN ISLAND)
 TOWNSHIP OF JOAN
MUNICIPALITY OF TEMAGAMI
 DISTRICT OF NIPISSING



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)



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	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.

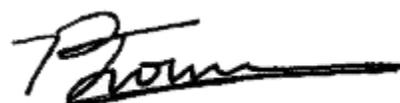
E. RECOMMENDATION

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

**The Corporation of the Municipality of
Temagami**



Application for Consent

PLEASE READ BEFORE COMPLETING THIS APPLICATION

In addition to this form, the Applicant will be required to submit the appropriate fee, site plan, and any additional information required 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.

All additional expenses associated with the application will be the responsibility of the applicant. A deposit of \$2,000 will be required as part of the application submission, which will be used for any additional cost associated with the process. These additional costs may include, but are not limited to: Advertising, Registration Fees, Legal Fees, Planning Consultant Fees, etc. Any unused funds will be reimbursed to the applicant at the end of the process and if additional funds are needed to complete the process an additional deposit will be required.

OFFICE USE ONLY	
Date Received: _____	Complete Application: _____
Application Number: _____	One copy of original sketch: _____
Fee \$ _____	Fee Received on: _____

Please Print and Complete or (✓) Appropriate Box (es)

SECTION 1 – APPLICANT INFORMATION	
1.1 Owner Information	
Name of Owner(s) CAMP WABUN LIMITED, DICK LEWIS, PRESIDENT	
Home Telephone Number	Business Telephone Number 705-237-8910
Fax Number	Email Address rpl@wabun.com
Mailing Address BEAR ISLAND GENERAL DELIVERY BEAR ISLAND, ON	Postal Code P0H 1C0

If the owner is a corporation, please provide the name of the person who has the authority to bind the corporation and who will sign the legal agreement on behalf of the Corporation

Name(s): RICHARD P. LEWIS, III.

Position(s): PRESIDENT

1.2 Agent Information (Who is making the application on behalf of the owner)

Name of Agent / Contact Person:

PAUL GOODRIDGE - GOODRIDGE GOULET PLANNING & SURVEYING LTD.

Home Telephone Number

Business Telephone Number

705-493-1770

Fax Number

Email Address

paul.goodridge@ggpsltd.com

Mailing Address SUITE 1 - 490 MAIN STREET EAST
NORTH BAY, ONTARIO.

Postal Code

PLB 1B5

1.3 Please specify to whom all communications should be sent

- Owner
 Agent
 Both Owner and Agent

1.4 Names and addresses of any mortgages, holders of charges or other encumbrances

NIL

SECTION 2 – AUTHORIZATION

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

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION & DISCLOSE OF PERSONAL INFORMATION

I/WE, RICHARD P. LEWIS, III, owner(s) of the land that is subject to this application hereby authorize PAUL GOODRIDGE, GOODRIDGE GOULET PLANNING & SURVEYING LTD. to act on my/our behalf regarding this application and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, I/We authorize PAUL GOODRIDGE to make this application on my/our behalf.



Signature of Owner(s)

JULY 29, 2022

Date

Signature of Owner(s)

Date

2.2 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/WE, RICHARD P. LEWIS, III, owner(s) of the land that is the subject of this application and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, I/we authorize 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 and authorize the distribution of this application in electronic form.



Signature of Owner(s)

JULY 29, 2022

Date

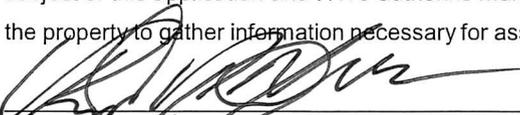
Signature of Owner(s)

Date

2.2 Consent of Owner – Site Visit

CONSENT OF THE OWNER FOR SITE VISIT

I/WE RICHARD P. LEWIS, III, owner(s) of the land that is the subject of this application and I /We authorize municipal staff and committee of adjustment members to enter onto the property to gather information necessary for assessing this application.



Signature of Owner(s)

JULY 29, 2022

Date

Signature of Owner(s)

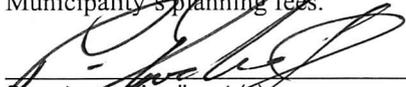
Date

APPLICANT(S) ACKNOWLEDGEMENT

I/we acknowledge submission of this application does not necessarily mean that it is a **complete application**. I/we acknowledge that **photographic images** of the property and proposed development location are required as part of the application. The Municipality of Temagami may return the application to the applicant for failure to complete any part of the application form, failure to provide the required supporting documentation or failure to pay the application fee. I/we acknowledge that it is my/our responsibility to provide a complete and accurate application and that the Municipality of Temagami Staff is not permitted to complete the application on my/our behalf.

I/we acknowledge that this application, including all supporting documentation, shall be available to the general public upon request and shall be provided to the Committee of Adjustment members in its entirety.

I/we agree and acknowledge that I/we am/are responsible for all costs associated with third party Local Planning Appeal Tribunal (LPAT) appeals and municipal peer review of background reports, and shall submit the required deposits upon the Municipality's request for peer review in accordance with the Municipality's planning fees.



 Signature of Applicant(s)

JULY 29, 2022
 Date

PAUL GOODRIDGE

 Print Name

LOCATION OF THE SUBJECT LAND

Municipal Address

Legal Description LOCATIONS RW88 & CL13570 BEING PART OF ISLAND 981 (GARDEN ISLAND), GEOGRAPHIC TOWNSHIP OF JOAN, MUNICIPALITY OF TEMAGAMI BEING ALL OF PINS 49010-0032 & 49010-0160 RESPECTIVELY.

SECTION 3 – PURPOSE OF APPLICATION

3.1 Proposal Description and Details

Type and purpose of proposed transaction (circle the appropriate transaction)

Transfers:	<u>New lot creation</u>	Addition to a lot	An easement	Other
Other:	A charge	A lease	A correction of title	

Nature and extent of proposal

THIS APPLICATION SEEKS TO SEVER THE EXISTING COTTAGE & ASSOCIATED OUT BUILDINGS OCCUPIED BY RICHARD LEWIS & HIS FAMILY IN ACCORDANCE WITH TERMS OF AGREEMENT OF CONVERTING OWNERSHIP OF CAMP WABUN INTO A NOT-FOR-PROFIT ORGANIZATION.

Number of new lots to be created

1

Name or person(s), if known, whom land or interest in land is to be transferred, leased or charged

DICK LEWIS

If a lot addition, identify the lands to which the parcel will be added

SECTION 4 – DESCRIPTION OF SUBJECT LAND AND PROPOSAL

4.1 Are there any easements or restrictive covenants affecting the subject land? *PIN 49010-0160 IS SUBJECT TO FLOODING RIGHTS IN LT42-7171.*
 No Yes If Yes, describe the easement or covenant and its effect _____

4.2 Date the subject land was acquired by the current owner
NOVEMBER 18, 1954 - PIN 49010-0032 / JANUARY 25, 2005 - PIN 49010-0160

4.3 Property Information - Existing Site
 Lot Area: *5.78 ha / 14.3 AC*
 Road Frontage: *NIL - ISLAND*
 Water Frontage: *670.71m*
 Lot Depth: *386.56m*
 Lot Width: *± 220 m*

4.4 Description of lots	Lot 1	Lot 2	Lot 3	Retained
Area (ha)	<i>0.80</i>			<i>4.98</i>
Frontage (m)	<i>99.02</i>			<i>571.69</i>
Depth (m)	<i>70.44</i>			<i>336.29</i>

4.5 Property Information - Existing Use
 Existing use(s) of the subject land: *CHILDREN'S SUMMER CAMP*
 Length of time the existing uses of the subject land have continued: *70 YEARS*

4.6 Use of lots	Lot 1	Lot 2	Lot 3	Retained
Existing	<i>COTTAGE</i>			<i>YOUTH CAMP</i>
Proposed	<i>COTTAGE</i>			<i>YOUTH CAMP</i>

4.7 Existing uses of abutting properties
RECREATIONAL RESIDENTIAL - COTTAGE LOTS & CROWN LAND

4.8 Particulars of all buildings and structures on or proposed for the subject land

Existing	Date of Construction	Ground and Gross Floor Area	No. of Stories	Width	Length	Height
<i>NUMEROUS STRUCTURES, ALL ONE STOREY, HAVE BEEN CONSTRUCTED ON THIS SITE OVER THE PAST SEVENTY YEARS - REFER TO ATTACHED SKETCH FOR FULL DETAILS.</i>						
Proposed	Date of Construction	Gross Floor Area	No. of Stories	Width	Length	Height
<i>NIL</i>						

4.9 Location of all buildings and structures on or proposed for the subject land (specify distance)

Existing	Side Lot Lines	Rear Lot Lines	Front Lot Lines
PLEASE REFER TO THE ATTACHED SKETCH FOR LOCATION OF ALL STRUCTURES RELATIVE TO EACH OTHER & THE BOUNDARIES OF SUBJECT LANDS.			
Proposed	Side Lot Lines	Rear Lot Lines	Front Lot Lines
PROPOSED BOUNDARIES HAVE BEEN ESTABLISHED TO EXCEED THE MINIMUM REQUIREMENTS OF THE ZONING BY-LAW			

SECTION 5 – SERVICING INFORMATION

5.1 Access (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Provincial Highway	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Municipal road - maintained all year	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Municipal road - seasonally maintained	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Other public road (e.g. LRB)	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Right of way	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Water access	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
Other (e.g. private road)	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
5.2 If access to the subject land is by 'water access' 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 THE ACCESS POINT & PARKING IS THE PUBLIC LANDING AT THE WEST END OF THE LAKE TEMAGAMI ACCESS ROAD 16.6 KM BY BOAT / 5.9 km AS THE CROW FLIES				
5.3 If access to the subject land is by 'private road', 'other public road', or 'right of way', indicate who owns the land or road, who is responsible for its maintenance, and whether it is maintained seasonally or all year				
5.4 Water Supply (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Publicly owned and operated piped water system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated individual well	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated communal well	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Lake or other water body	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> YES	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
Other	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
5.5 Sewage Disposal (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Publicly owned and operated sanitary sewage system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated individual septic tank	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> YES	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated communal septic system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privy	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> YES	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
Other	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A

NOTE: A certificate of approval, or comments, from the local Health Unit or Ministry of the Environment and energy (MOEE) submitted with this application will facilitate the review.

5.6 Other Services (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Electricity <i>NO</i>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
School Bussing <i>NO</i>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Garbage Collection <i>NO</i>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A

5.7 Storm Water Drainage

Specify: NATURAL OVERLAND DRAINAGE.

SECTION 6 – LAND USE

6.1 Official Plan Designation

TOURIST COMMERCIAL & SPECIAL MANAGEMENT AREA

6.2 Zoning *SPECIAL MANAGEMENT AREA (SMA)*

TOURIST COMMERCIAL YOUTH CAMP (TCYC).

6.3 Are any of the following uses/features on the subject land, or within 500 meters to 1 kilometer, of the subject land: 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 flood plain, a rehabilitated mine site, a non-operating mine site within 1 kilometer of the subject land, an active railway line, a municipal/federal airport, a utility corridor, or a heritage building/structure/site?

No Yes If Yes, describe _____

SECTION 7 – PREVIOUS/CURRENT APPLICATIONS

7.1 Has the subject land ever been the subject of an application under the Planning Act?

No Yes Unknown If Yes, describe _____

7.2 Aside from this application, is the subject land currently the subject of an application under the Planning Act?

No Yes Unknown If Yes, describe *CONCURRENT RE-ZONING OF SEVERAL LANDS TO REMOTE RESIDENTIAL (R1).*

7.3 Is there any other information that you think may be useful to the Municipality in reviewing this application? If so, explain below or attach on a separate page

*& PORTION ZONED SMA TO TCYC.
CAMP WABUN WAS FOUNDED & OPERATED BY THE LEWIS FAMILY FOR GENERATIONS. THIS AGREEMENT & CORPORATE RE-ORGANIZATION WILL PROVIDE A STABLE FUNDING PLATFORM ALLOWING THE LEGACY OF CAMP WABUN TO CONTINUE.*

SECTION 9 – CHECK LIST

Have you remembered to attach the following

- 1 copy of the completed application form
- 1 copy of the required sketch
- 1 copy of any required technical or justification study *N/A*
- The required fee (cheque payable to the Municipality of Temagami)

SECTION 10 – AFFIDAVIT OR SWORN DECLARATION (to be completed by each owner)

I/We, PAUL GOODRIDGE
(full name)

of the MUNICIPALITY OF CALLANDER
(city, town)

in the DISTRICT OF PARRY SOUND
(region, county, district)

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.

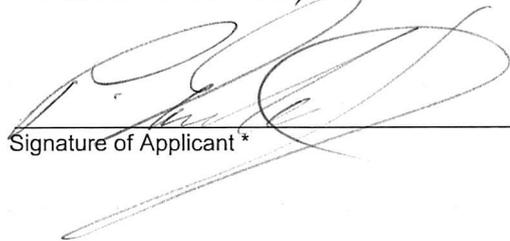
Sworn (or declared) before me

at the CITY OF NORTH BAY
(city, town)

in the DISTRICT OF NIPISSING
(region, county, district)

this 27th day of FEBRUARY, 20 24


(Commissioner, etc.)


Signature of Applicant *

Brook-Lynn Shelby LaPrairie,
a Commissioner, etc.,
Province of Ontario,
for C. John D'Agostino Law
Professional Corporation.
Expires October 24, 2026.

*Must be signed in the presence of the Commissioner.

Please provide a separate affidavit if more than one applicant.

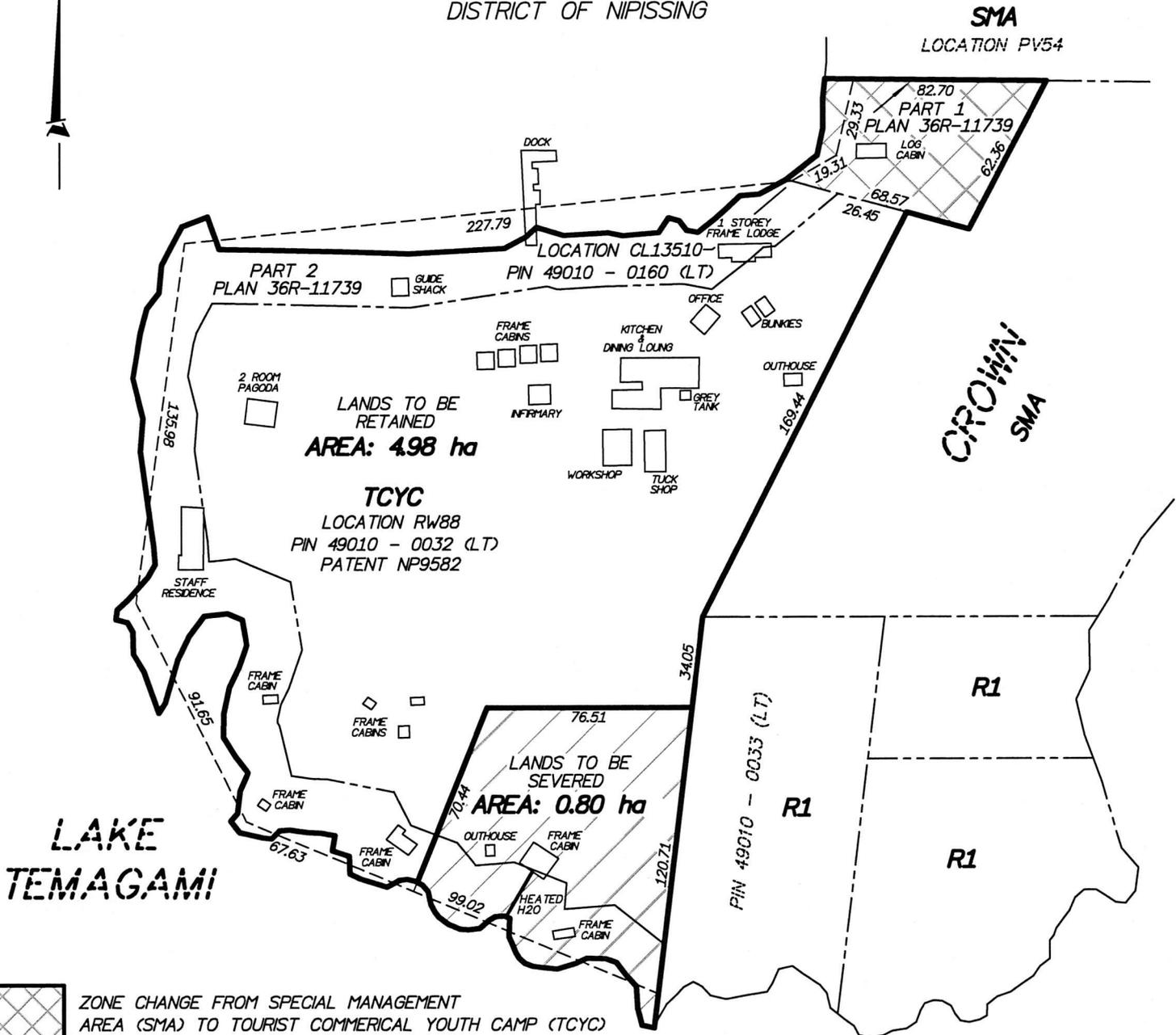
SITE PLAN REQUIREMENTS

The application shall be accompanied by 1 copies of a site plan showing the following:

Site Plan Requirements:

- The boundaries and dimensions of the subject land. Also, indicating any part that is to be severed and any part that is to be retained;
- PHOTOGRAPHS of the area.
- The location, size, and type of all existing and proposed buildings and structures on the subject land, indentifying which buildings and structures are existing and which are proposed. Also, indicating the distance of the buildings or structures from the front lot line, rear lot line, and the side lot lines;
- A description of the type of development;
- The existing uses on the subject land and adjacent lands;
- The boundaries and dimensions of any land owned by the owner of the subject land that abuts the subject land, and the distance between the subject lands and the nearest township lot line or landmark, such as a railway crossing bridge;
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- 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;
- Identification of any existing or proposed grading, drainage, utilities, lighting, easements, and significant features of the site (such as walls, fences, hedges, large trees, or other ground cover or facilities for the landscaping of the lands and any adjacent public streets);
- Identification of any abutting roads, and other relevant conditions on adjacent lands;
- If applicable, identify:
 - Existing grades defined by contour lines or spot elevations
 - The location and name of any easement affecting the subject land
 - The location of parking and boat docking facilities to be used
- A Title Block which includes:
 - Identification of the proposed use of the site
 - Name and address of the person or organization submitting the site plan
 - Municipal address and legal description
 - Date prepared
 - Legend
 - Metric scale
 - Key plan indicating general location of the development with respect to the lake or street
 - North arrow
- If a waterfront property, show the 15 metre vegetative buffer from the high water mark.

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

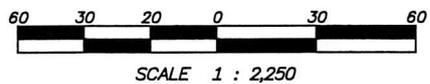


- ZONE CHANGE FROM SPECIAL MANAGEMENT AREA (SMA) TO TOURIST COMMERCIAL YOUTH CAMP (TCYC)
- ZONE CHANGE FROM TOURIST COMMERCIAL YOUTH CAMP (TCYC) TO REMOTE RESIDENTIAL (R1)

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

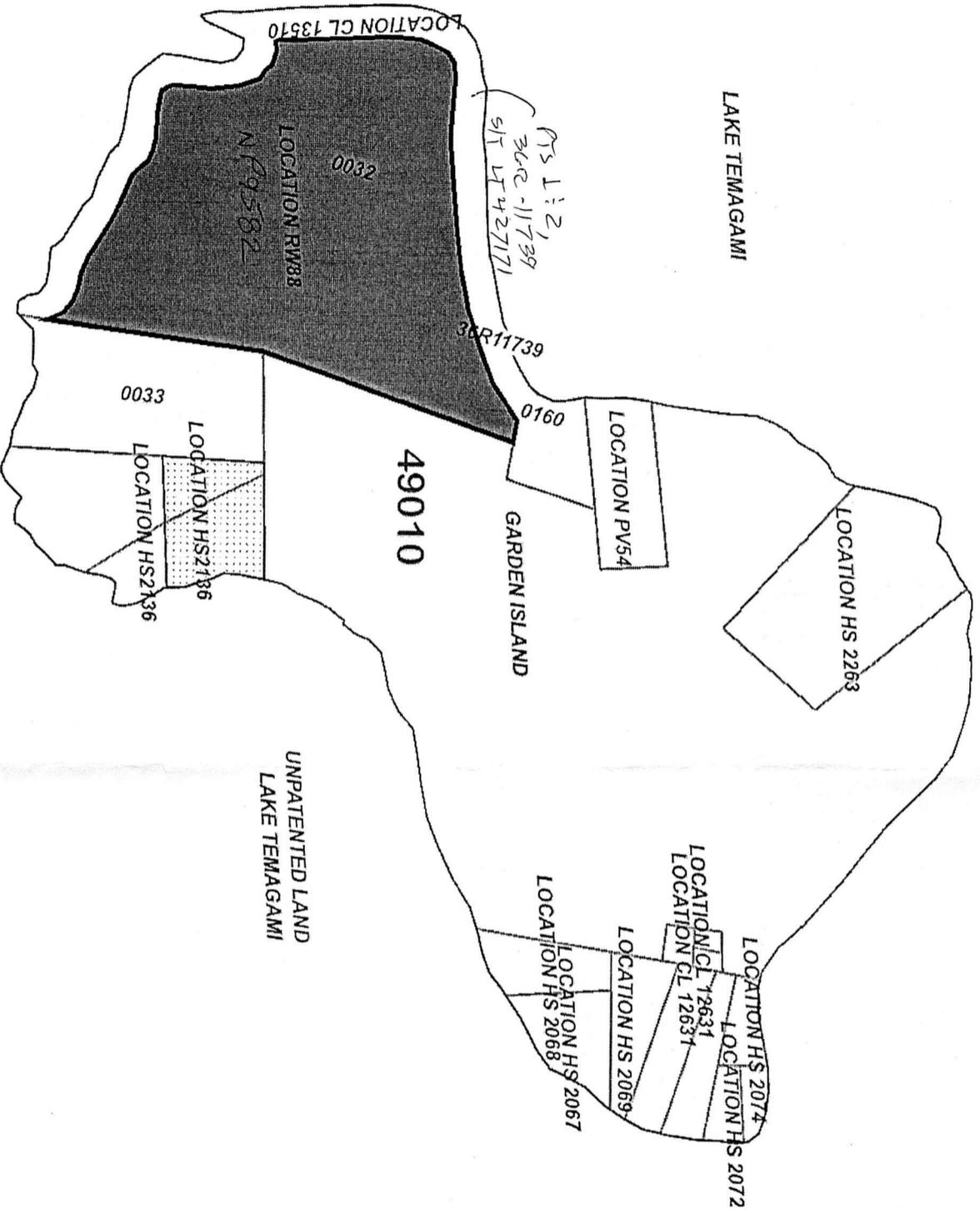
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CAUTION:
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.



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	DATE	FILE
N/A	R. CHILLIPSON	2011-11-22	143-22



SCALE



PROPERTY INDEX MAP

NIPISSING(No. 36)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





ServiceOntario

LAND
REGISTRY
OFFICE #36

49010-0032 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR P. Goodridge
ON 2022/07/29 AT 08:43:19

ONLAND

PROPERTY DESCRIPTION:

PCL 17846 SEC NIP; SUMMER RESORT LOCATION RW68 JOAN BEING PT ISLAND 981 IN LAKE TIMAGAMI IN THE TIMAGAMI PROVINCIAL FOREST AS IN NP9582; TEMAGAMI ; DISTRICT OF NIPISSING

PROPERTY REMARKS:

CROWN GRANT SEE NP9582.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2004/08/23

OWNERS' NAMES
CAMP WABUN LIMITED

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT NP9582	1954/11/18	INCLUDES ALL DOCUMENT TYPES AND CROWN PATENT	DELETED INSTRUMENTS SINCE 2004/08/20 **		CAMP WABUN LIMITED	C
REMARKS: SKETCH ATTACHED.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



ServiceOntario

LAND
 REGISTRY
 OFFICE #36
 49010-0160 (LF)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
 PAGE 1 OF 1
 PREPARED FOR P. Goodridge
 ON 2022/07/29 AT 08:25:10

ONLAND

PROPERTY DESCRIPTION: ALL OF LOCATION CL 13510, PT ISLAND 981 IN LAKE TEMAGAMI, TOWNSHIP OF JOAN PARTS 1 & 2 36R-11739; S/T FLOODING RIGHTS IN LT427171; TEMAGAMI

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 ABSOLUTE

OWNERS' NAMES
 CAMP WABUN, LIMITED

RECENTLY:
 CROWN PATENT

CAPACITY SHARE
 BENO

PIN CREATION DATE:
 2005/01/25

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/01/25 **						
36R11739	2004/09/08	PLAN REFERENCE				C
LT427171	2005/01/25	CROWN PATENT	\$12,125	HM THE QUEEN (ONTARIO) AS REPRESENTED BY MINISTER OF NATURAL RESOURCES	CAMP WABUN, LIMITED	C

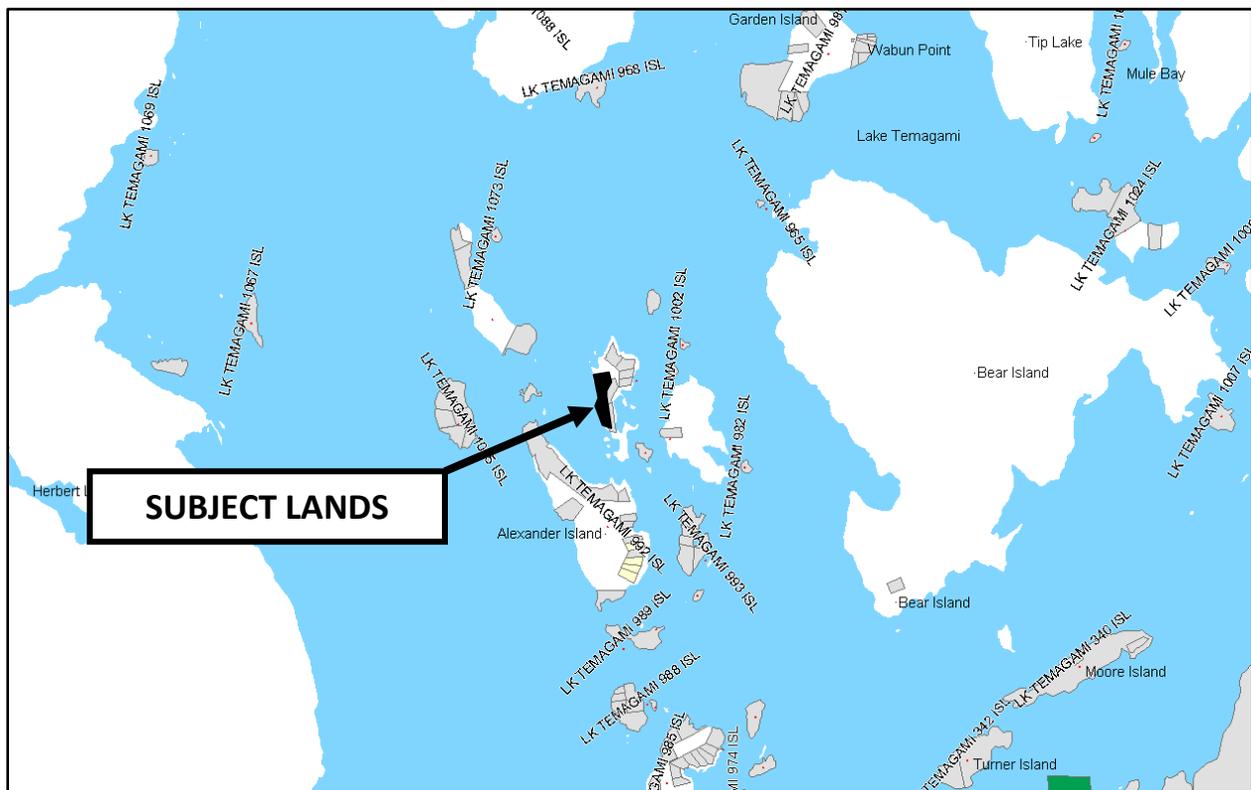
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

MUNICIPALITY OF TEMAGAMI			
Report Prepared For:	Nicole Claveau, Secretary Treasurer for Committee of Adjustment	Application Number:	C-24-03
Report Prepared By:	Jamie Robinson, BES, MCIP, RPP and Patrick Townes, BA, BEd	Applicant:	Nancy Reid
Location:	44 and 50 Lake Temagami Island 970	Owner:	Same as Applicant
Report Date:	May 2, 2024	Application Type:	Consent

A. PROPOSAL/BACKGROUND

A Consent application to create one new lot has been submitted by the owner of the subject property, Nancy Reid, located at 44 and 50 Lake Temagami Island 970. The subject property is legally described as PCL 1-2 SEC 34M418 and PCL 3-3 SEC 36M418. The subject property is located within the Special Management Area designation and is located within the Lake Temagami Neighbourhood in the Official Plan. The subject property is located within the Remote Residential (R1) Zone – Lake Temagami in the Zoning By-law. The subject property location is shown in black on Figure 1.

Figure 1: Subject Property

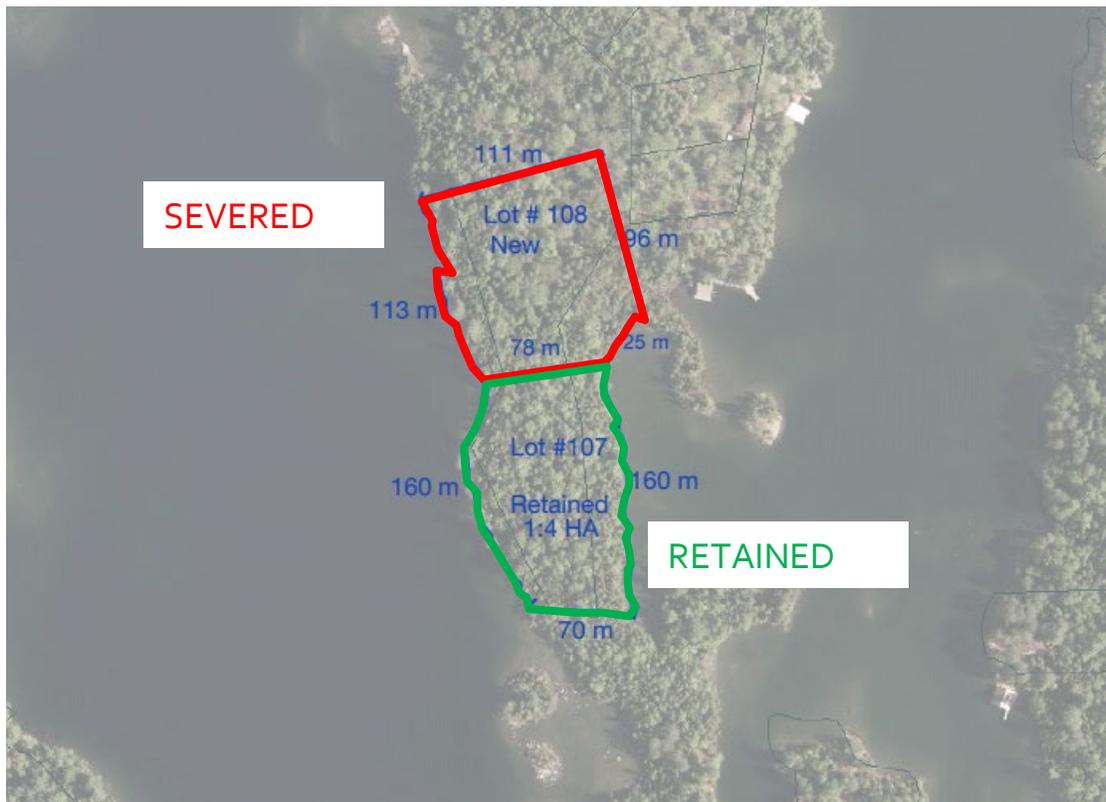


The subject property has a lot area of 2.3 hectares (5.8 acres) and a lot frontage of approximately 273 metres on the west shoreline on Lake Temagami. The subject property is located to the west of Bear Island. Surrounding land includes forested Crown Land and four shoreline residential lots to the north east. The subject property is currently vacant.

B. PROPOSED CONSENT

The purpose of the Consent application is to create one new lot on the subject lands, for a total of two lots. The properties at 44 and 50 Lake Temagami Island 970 were merged due to common ownership and provisions of the Planning Act. Due to this the owners cannot convey the properties separately. The proposed severed lot at 44 Lake Temagami Island 970 is outlined in red on Figure 2 and the proposed retained lot at 50 Lake Temagami Island 970 is outlined in green on Figure 2.

Figure 2: Proposed Lot Configuration



It is understood that the severed lot and the retained lot were previously created by Consent, however when the owner purchased the crown reserve along the shoreline, the lots merged on title due to Section 50 (3) of the Planning Act where two patented lot in the same ownership cannot be conveyed separately. The two lots currently are recognized as two separate parcels by Land Titles, however a Consent is required to essentially re-create the two separate lots so that they can be separately conveyable.

The proposed severed lot has a proposed lot area of approximately 1.1 hectares and a lot frontage of approximately 160 metres. The proposed severed lot has a proposed lot area of approximately 1.2 hectares and a lot frontage of approximately 110 metres.

Island 970 is water access only and the closest docking facility is the Lake Temagami Access Point. Lot #1 and Lot #2 are currently vacant however the remaining properties on Island 970 are developed with seasonal dwellings on private water and sewage systems. Other portions of the island are comprised of Crown Lands.

A similar application was submitted historically and proceeded to an Ontario Land Tribunal Hearing where the First Nation expressed concerns primarily related to the lack of Archaeological study and Natural Heritage feature review.

The First Nation has been involved in the preparation of studies that have been submitted in support of the proposed consent application.

C. SUPPORTING STUDIES

Environmental Impact Study - prepared by Fricorp Ecological Services dated November 2020

Fricorp Ecological Services was retained by the owners of the subject property to conduct an Environmental Impact Study for two islands (992 and 970) in Lake Temagami. Island 970 is the subject property for the Consent application. The study concluded that there was no endangered or threatened species on the subject property. The property does not contain any Provincially Significant Wetlands, Areas of Natural and Scientific Interest (ANSI), and significant fish habitat. There are eight potential special concern species on the property but are not under the protection of the ESA as they are under the Significant Wildlife Habitat (SWH) framework.

Temagami First Nation Heritage Areas were included in the study as indicated by mapping provided by Temagami First Nation. There are four unique values mapped: two areas of medicinal plants, a potential canoe building site and an area of fish netting and spawning habitat. The medicinal plant locations are on Island 992 and not the subject property. The potential traditional canoe building site is setback over 60 metres from the subject lands and no negative impacts are anticipated. A canoe quality birch tree was identified to the north of the subject property and has been recommended to be preserved in the Environmental Impact Study. The potential fish habitat values identified by the Temagami First Nation are outside of the subject property and no negative impacts are anticipated from this application.

Stage 1 and 2 Archaeological Resource Assessment - prepared by Woodland Heritage Northeast Limited dated February 2018

Woodland Heritage Northeast Limited was retained by the owners of the subject property to conduct an Archaeological Resource Assessment. Prior to the stage one assessment it was unknown which lots and properties were to be severed. Due to this six lots were assessed. After the stage one assessment was complete two properties were chosen to be retained. The stage

one archaeological assessment identified four archaeological potential Areas on Island 992, and one potential area on the subject property (Island 970). The site visit consisted of a water-based shoreline inspection to identify any potential canoe landing areas, areas suitable for encampment and rock ledges suitable for pictographs. The area to be severed was then evaluated to find the conditions were rocky, sloping and occasionally permanently saturated and are interspersed with discrete level and well-drained areas. During the site visit, one site on the subject property was identified as having complex archaeological potential.

The stage two assessment included test pits dug a minimum of 30 centimetres in diameter, every five metres in all eight areas of the archaeological potential. Test pits should be excavated by hand and of a sufficient depth to penetrate and investigate the sterile mineral soils, screened through mesh and backfilled. There was only one area of archaeological potential on the subject property. During the stage two assessment on the subject property the area was expanded to include the periphery to ensure that the entire area was properly evaluated. After the stage two assessment was completed it was determined that there was no archaeological resources on the subject property.

D. COMMENTS RECEIVED

A copy of the Archaeological Assessment and the Environmental Impact Study were circulated to Temagami First Nation for comment. This application was subject to an Ontario Land Tribunal appeal that involved the Temagami First Nation, so staff awaited Temagami First Nation's comments before bringing the application forward. Temagami First Nation had no objections with the applications, and requested that that recommendations contained within the Archaeological Assessment and the Environmental Impact Study are implemented. This can be accomplished through the preparation and registering a Consent Agreement on title for the proposed lots.

E. 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. The subject property is located on rural lands on the context of the PPS. Section 1.1.5.2 of the PPS recognizes resource-based recreational development, such as recreational dwellings, as a permitted use on rural lands.

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 is vacant and does not have any existing on-site sewage or water services. A letter signed by

Douglas Metson, Chief Building Officer for Timiskaming Health Unit dated August 8, 2017 states that with the addition of suitable fill materials, there are areas that could be made suitable for a Class 4 Sewage System on each proposed lot.

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. An Environmental Impact Study was submitted with this application by Fricorp Ecological Services, dated November 2020. The owners had an updated letter provided by Fricorp Ecological Services, dated August 2023 to confirm that the original recommendations are current and reflect best practices for protecting natural heritage. The Environmental Impact Study included eight recommendations for future development on the proposed lots (excerpt included as Figure 3).

Figure 3: Recommendations from the Environmental Impact Study

1. All development should be setback a minimum of 15m from the shoreline with a naturally vegetated buffer retained
2. Where areas of steep shoreline have been identified, development should be setback a minimum of 30m from the shoreline with a naturally vegetated buffer retained in this area
3. All in-water work should occur from June 16th to August 31st of any given year for the protection of fish and fish habitat within Lake Temagami to avoid spring and fall fish spawning periods
4. Erosion and sediment controls to be employed during construction activities
5. Septic systems should be set back a minimum of 30m from the shoreline, outside of steep areas, and maintained regularly
6. Initial vegetation clearing is recommended to occur outside of the breeding bird and bat window; taking place from October 1 to March 31 of any given year
 - Site clearing and vegetation removal may be permitted on a small scale during the active season provided the site is 'swept' and confirmed clear of breeding birds and other wildlife by a qualified individual
 - Note that if a 'sweep' identifies the presence of breeding/active wildlife, that may result in adhering to the suggested timing
 - Once terrestrial site clearing and vegetation removal are completed, construction activities can proceed any time of the year
7. Delineation of setbacks prior to construction should be completed to ensure these areas are maintained
8. Temporary storage and excess materials used for construction should be managed such that they do not impact any recommended setbacks

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."

A Stage One and Stage Two Archaeological Resource Assessment was undertaken by Woodland Heritage Northeast Limited, dated February 21, 2018. During the stage one assessment of Island 970 there was one location that was deemed to have archaeological potential. The area from the

stage one assessment was expanded further north and south to include its periphery. During the expanded stage two assessment of the area, there was no archaeological resources recovered. Due to no archaeological resources being recovered during the stage two assessment, no further work is recommended on the property.

Section 3.1 of the PPS includes policies regarding natural hazards and the protection of new development. There are no known hazards on the subject property.

It is recommended that the recommendation of the Environmental Impact Study and the Archaeological Assessment be implemented in a Consent Agreement, that is to be registered on title for the proposed severed and retained lot.

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 Special Management Area designation and is located within the Lake Temagami Neighbourhood in the Official Plan. Section 5.2 of the Official Plan sets out the principles and goals for 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.

Section 5.3.2 provides that permanent or seasonal dwelling units on islands in Lake Temagami are a permitted along with sleeping cabins, accessory uses such as boat houses, docks and storage sheds are also permitted. In accordance with Section 5.3.2, both the proposed lots are permitted to be developed with a future dwelling.

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.

Uses permitted within the Special Management Area land use designation in the Lake Temagami Neighbourhood are limited to existing and new private residential development on islands, in accordance with the policies of Section 5.3.3 Rural and Remote Residential and Section 9.7 Development Applications, and other relevant policies of the Official Plan.

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: Lot Creation Policies in the Lake Temagami Neighbourhood

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 proposed 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. In order to evaluate the proposed new lots, an Environmental Impact study was prepared and provided recommendations for future development.
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;	The applicants submitted an Environmental Impact Study, prepared by Fricorp Ecological Services, which includes mitigation measures that are recommended to be addressed through a Consent agreement. A Phase One and Two Archaeological Resource Assessment, prepared by Woodland Heritage Northeast Limited did not identify any cultural heritage features.
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. Both the proposed lots are currently vacant but can be made suitable for private water and sewage services.
Where a water well is proposed, the well shall be established and quality and quantity standards proven prior to final consent is granted;	There is no water well proposed at this time however the lots are large enough to accommodate.
The fisheries habitat, cultural heritage features, steep or unstable soils,	The Environmental Impact Study did not identify any critical fish habitat along the

environmentally sensitive areas, and other bio-physical aspects of the consent are not negatively impacted by the development;	immediate shoreline of the island. The report identified mitigation measures for the severed and retained lots. These will be included within a Consent agreement.
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;	The Environmental Impact Study by Fricorp Ecological Services did not confirm the presence of fish habitat therefore no specific dock locations were referenced.
The lot shall be subject to site plan control which shall include: <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. 	The lots are currently vacant and any future development will be subject to the recommendations of the Environmental Impact Study.

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 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, both lots are currently vacant. The lots are to be used for residential development and 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, the Environmental Impact Study by Fricorp Ecological Services, mapped suitable dock locations for both the severed and retained lots.
Site Plan Control	Yes. The proposed lots will be subject to Site Plan Control.
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 have been evaluated by Douglas Metson, the Chief Building Officer for Timiskaming Health Unit. The inspection found that the lots could be made to be suitable for a Class IV sewage disposal system.
Where a water well is proposed, the well shall be established and quality and quantity standards proven prior to final consent is granted.	Based on size of the lot, there are no concerns for water supply in the future.
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	Yes, the applicant provided an Environmental Impact Study (EIS) and a Stage One and Two Archaeological Resource Assessment.

anticipated impacts of the development on the features.	
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. It is recommended that the recommendation of the Environmental Impact Study and the Archaeological Assessment be implemented in a Consent Agreement, that is to be registered on title for the proposed severed and retained lot.

The proposed Consent conforms to the Official Plan.

Municipality of Temagami Zoning By-law

The minimum lot frontage for properties located within the Remote Residential (R1) Zone – Lake Temagami is 90 metres, as stated in Section 7.4.2 a) (The lot) of the Zoning By-law. The proposed lots are to have lot frontages of approximately 113 metres and 160 metres on Lake Temagami which meet the minimum required in the Zoning By-law.

The minimum lot area for properties located within the Remote Residential (R1) Zone – Lake Temagami is 0.8 hectares or 1 hectare with drilled well. Both of the proposed lots conform to the Zoning By-law, the severed lot is to be 1.2 hectares and the retained lot is to be 1.14 hectares.

Permanent and seasonal dwelling units are included under Section 7.4.1 of the Zoning By-law and are permitted in the R1 Zone. The proposed lots comply to the Zoning By-law.

F. RECOMMENDATION

Based on the review of the Consent application C-24-03 submitted by Nancy Reid, the application is consistent with the PPS, conforms to the Growth Plan and the Municipality's Official Plan. 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:

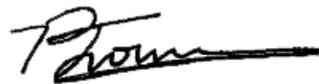
- 1) Preparation of an updated Reference Plan, in substantial compliance with the application sketch, to the satisfaction of the Municipality;
- 2) That a Consent Agreement be entered into with the Municipality to implement the recommendations and mitigation measures contained within the Environmental Impact Study and the Archaeological Assessment.
- 3) Any other standard conditions of the Municipality (if any).

Respectfully Submitted,

MHBC Planning



Jamie Robinson, BES, MCIP, RPP
Partner



Patrick Townes, BA, BEd
Associate

**The Corporation of the Municipality of
Temagami**



Application for Consent

PLEASE READ BEFORE COMPLETING THIS APPLICATION

In addition to this form, the Applicant will be required to submit the appropriate fee, site plan, and any additional information required 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.

All additional expenses associated with the application will be the responsibility of the applicant. A deposit of \$2,000 will be required as part of the application submission, which will be used for any additional cost associated with the process. These additional costs may include, but are not limited to: Advertising, Registration Fees, Legal Fees, Planning Consultant Fees, etc. Any unused funds will be reimbursed to the applicant at the end of the process and if additional funds are needed to complete the process an additional deposit will be required.

OFFICE USE ONLY	
Date Received: _____	Complete Application: _____
Application Number: _____	One copy of original sketch: _____
Fee \$ _____	Fee Received on: _____

Please Print and Complete or (✓) Appropriate Box (es)

SECTION 1 – APPLICANT INFORMATION	
1.1 Owner Information	
Name of Owner(s) Nancy Reid	
Home Telephone Number (summer) 705 237 8720	Business Telephone Number Cell phone 416 986 8321
Fax Number	Email Address nancy.reid1@gmail.com
Mailing Address 123B Roselawn Avenue Toronto ON	Postal Code M4R 1E7

<p>If the owner is a corporation, please provide the name of the person who has the authority to bind the corporation and who will sign the legal agreement on behalf of the Corporation</p> <p>Name(s): _____</p> <p>Position(s): _____</p>	
<p>1.2 Agent Information (Who is making the application on behalf of the owner)</p>	
<p>Name of Agent / Contact Person: Nancy Reid</p>	
Home Telephone Number	Business Telephone Number
Fax Number	Email Address
Mailing Address	Postal Code
<p>1.3 Please specify to whom all communications should be sent</p> <p><input checked="" type="checkbox"/> Owner</p> <p><input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Both Owner and Agent</p>	
<p>1.4 Names and addresses of any mortgages, holders of charges or other encumbrances</p>	
<p>SECTION 2 – AUTHORIZATION</p>	

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

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION & DISCLOSE OF PERSONAL INFORMATION

I/WE, _____, owner(s) of the land that is subject to this application hereby authorize _____ to act on my/our behalf regarding this application and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, I/We authorize _____ to make this application on my/our behalf.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

2.2 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/WE, Nancy Reid, owner(s) of the land that is the subject of this application and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, I/we authorize 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 and authorize the distribution of this application in electronic form.

Signature of Owner(s)

April 12 2024

Nancy Reid

Date

Signature of Owner(s)

2.2 Consent of Owner – Site Visit

CONSENT OF THE OWNER FOR SITE VISIT

I/WE Nancy Reid, owner(s) of the land that is the subject of this application and I /We authorize municipal staff and committee of adjustment members to enter onto the property to gather information necessary for assessing this application.

Signature of Owner(s)

April 12 2024

Nancy Reid

Date

Signature of Owner(s)

APPLICANT(S) ACKNOWLEDGEMENT

I/we acknowledge submission of this application does not necessarily mean that it is a **complete application**. I/we acknowledge that **photographic images** of the property and proposed development location are required as part of the application. The Municipality of Temagami may return the application to the applicant for failure to complete any part of the application form, failure to provide the required supporting documentation or failure to pay the application fee. I/we acknowledge that it is my/our responsibility to provide a complete and accurate application and that the Municipality of Temagami Staff is not permitted to complete the application on my/our behalf.

I/we acknowledge that this application, including all supporting documentation, shall be available to the general public upon request and shall be provided to the Committee of Adjustment members in its entirety.

I/we agree and acknowledge that I/we am/are responsible for all costs associated with third party Local Planning Appeal Tribunal (LPAT) appeals and municipal peer review of background reports, and shall submit the required deposits upon the Municipality's request for peer review in accordance with the Municipality's planning fees.

Signature of Applicant (s)

Date

Print Name

LOCATION OF THE SUBJECT LAND

Municipal Address Lake Temagami Island 970 - 50 Roll 4869 760 001 01310 0000 -- severed
Lake Temagami Island 970 - 44 Roll 4869 760 001 01100 0000 -- retained

Legal Description See Attachment 1. Island 970 Legal Description

SECTION 3 – PURPOSE OF APPLICATION

3.1 Proposal Description and Details

Type and purpose of proposed transaction (circle the appropriate transaction)

Transfers:	xx New lot creation	Addition to a	An easement	Other
lot Other:	A charge	A lease	xx A correction of title	

Nature and extent of proposal

Lots 44 and 50 were merged on title under the previous Planning Act. This proposal is to obtain consent to sever lot 50 (new) from lot 44 (retained). New lot is 1.2HA, retained lot is 1.1HA. See Attachment 1. Island 970 Legal Description

Number of new lots to be created 1

Name or person(s), if known, whom land or interest in land is to be transferred, leased or charged
n/a

If a lot addition, identify the lands to which the parcel will be added

SECTION 4 – DESCRIPTION OF SUBJECT LAND AND PROPOSAL

4.1 Are there any easements or restrictive covenants affecting the subject land?

No Yes If Yes, describe the easement or covenant and its effect _____

4.2 Date the subject land was acquired by the current owner

2005

4.3 Property Information - Existing Site

Lot Area: 2.34 HA
 Road Frontage: _____
 Water Frontage: W 273m E 281m
 Lot Depth: 111m
 Lot Width: 280m (approx, see drawings)

4.4 Description of lots (see drawings and legal)	Lot 1 (108)	Lot 2	Lot 3	Retained (107)
Area (ha)	1.2			1.14
Frontage (m)	W113 E121			W160 E160
Depth (m)	111			100

4.5 Property Information - Existing Use

Existing use(s) of the subject land: vacant
 Length of time the existing uses of the subject land have continued: _____

4.6 Use of lots	Lot 1	Lot 2	Lot 3	Retained
Existing	vacant			vacant
Proposed	vacant			vacant

4.7 Existing uses of abutting properties

4.8 Particulars of all buildings and structures on or proposed for the subject land

Existing	Date of Construction	Ground and Gross Floor Area	No. of Stories	Width	Length	Height
None						
Proposed	Date of Construction	Gross Floor Area	No. of Stories	Width	Length	Height
None						

4.9 Location of all buildings and structures on or proposed for the subject land (specify distance)

Existing	Side Lot Lines	Rear Lot Lines	Front Lot Lines
None			
Proposed	Side Lot Lines	Rear Lot Lines	Front Lot Lines
None			

SECTION 5 – SERVICING INFORMATION

5.1 Access (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Provincial Highway	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Municipal road - maintained all year	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Municipal road - seasonally maintained	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Other public road (e.g. LRB)	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Right of way	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Water access	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
Other (e.g. private road)	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
5.2 If access to the subject land is by 'water access' 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				
Lake Temagami Access Road -- approximately 10 miles				
5.3 If access to the subject land is by 'private road', 'other public road', or 'right of way', indicate who owns the land or road, who is responsible for its maintenance, and whether it is maintained seasonally or all year				
5.4 Water Supply (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Publicly owned and operated piped water system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated individual well	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated communal well	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Lake or other water body (Both lots yes)	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Other	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
5.5 Sewage Disposal (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Publicly owned and operated sanitary sewage system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated individual septic tank	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
Privately owned and operated communal septic system	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Privy	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Other	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A

NOTE: A certificate of approval, or comments, from the local Health Unit or Ministry of the Environment and energy (MOEE) submitted with this application will facilitate the review.

5.6 Other Services (check the appropriate space)	Lot 1	Lot 2	Lot 3	Retained
Electricity	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
School Bussing	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Garbage Collection	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A

5.7 Storm Water Drainage
Specify: _____ overland natural drainage _____

SECTION 6 – LAND USE

6.1 Official Plan Designation Lake Temagami Neighbourhood -- Special Management Area

6.2 Zoning R1 Remote Residential

6.3 Are any of the following uses/features on the subject land, or within 500 meters to 1 kilometer, of the subject land: 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 flood plain, a rehabilitated mine site, a non-operating mine site within 1 kilometer of the subject land, an active railway line, a municipal/federal airport, a utility corridor, or a heritage building/structure/site?

 No Yes If Yes, describe _____

SECTION 7 – PREVIOUS/CURRENT APPLICATIONS

7.1 Has the subject land ever been the subject of an application under the Planning Act?
 No Yes Unknown If Yes, describe Consent to sever 1977; Deeming by-law 1980
Consent to sever 2017

7.2 Aside from this application, is the subject land currently the subject of an application under the Planning Act?
 No Yes Unknown If Yes, describe _____

7.3 Is there any other information that you think may be useful to the Municipality in reviewing this application? If so, explain below or attach on a separate page

Archeological assessment of New Lot attached; Environmental Assessment of both lots attached

SECTION 9 – CHECK LIST

- Have you remembered to attach the following
- 1 copy of the completed application form
 - 1 copy of the required sketch
 - 1 copy of any required technical or justification study
 - The required fee (cheque payable to the Municipality of Temagami)

SECTION 10 – AFFIDAVIT OR SWORN DECLARATION (to be completed by each owner)

I/We, Nancy Reid
(full name)

of the city of Toronto
(city, town)

in the Ontario
(region, county, district)

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

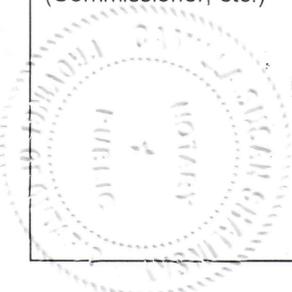
at the City of Toronto
(city, town)

in the Province of Ontario
(region, county, district)

this 14 day of April, 2024


(Commissioner, etc.)


Signature of Applicant *



CAMILLA SHALINSKY
Barrister, Solicitor, Notary Public
and a Commissioner for Oaths
in and for Ontario.

*Must be signed in the presence of the Commissioner.

Please provide a separate affidavit if more than one applicant.

SITE PLAN REQUIREMENTS

The application shall be accompanied by 1 copies of a site plan showing the following:

Site Plan Requirements:

- The boundaries and dimensions of the subject land. Also, indicating any part that is to be severed and any part that is to be retained;
- PHOTOGRAPHS of the area.
- The location, size, and type of all existing and proposed buildings and structures on the subject land, indentifying which buildings and structures are existing and which are proposed. Also, indicating the distance of the buildings or structures from the front lot line, rear lot line, and the side lot lines;
- A description of the type of development;
- The existing uses on the subject land and adjacent lands;
- The boundaries and dimensions of any land owned by the owner of the subject land that abuts the subject land, and the distance between the subject lands and the nearest township lot line or landmark, such as a railway crossing bridge;
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- 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;
- Identification of any existing or proposed grading, drainage, utilities, lighting, easements, and significant features of the site (such as walls, fences, hedges, large trees, or other ground cover or facilities for the landscaping of the lands and any adjacent public streets);
- Identification of any abutting roads, and other relevant conditions on adjacent lands;
- If applicable, identify:
 - Existing grades defined by contour lines or spot elevations
 - The location and name of any easement affecting the subject land
 - The location of parking and boat docking facilities to be used
- A Title Block which includes:
 - Identification of the proposed use of the site
 - Name and address of the person or organization submitting the site plan
 - Municipal address and legal description
 - Date prepared
 - Legend
 - Metric scale
 - Key plan indicating general location of the development with respect to the lake or street
 - North arrow
- If a waterfront property, show the 15 metre vegetative buffer from the high water mark.

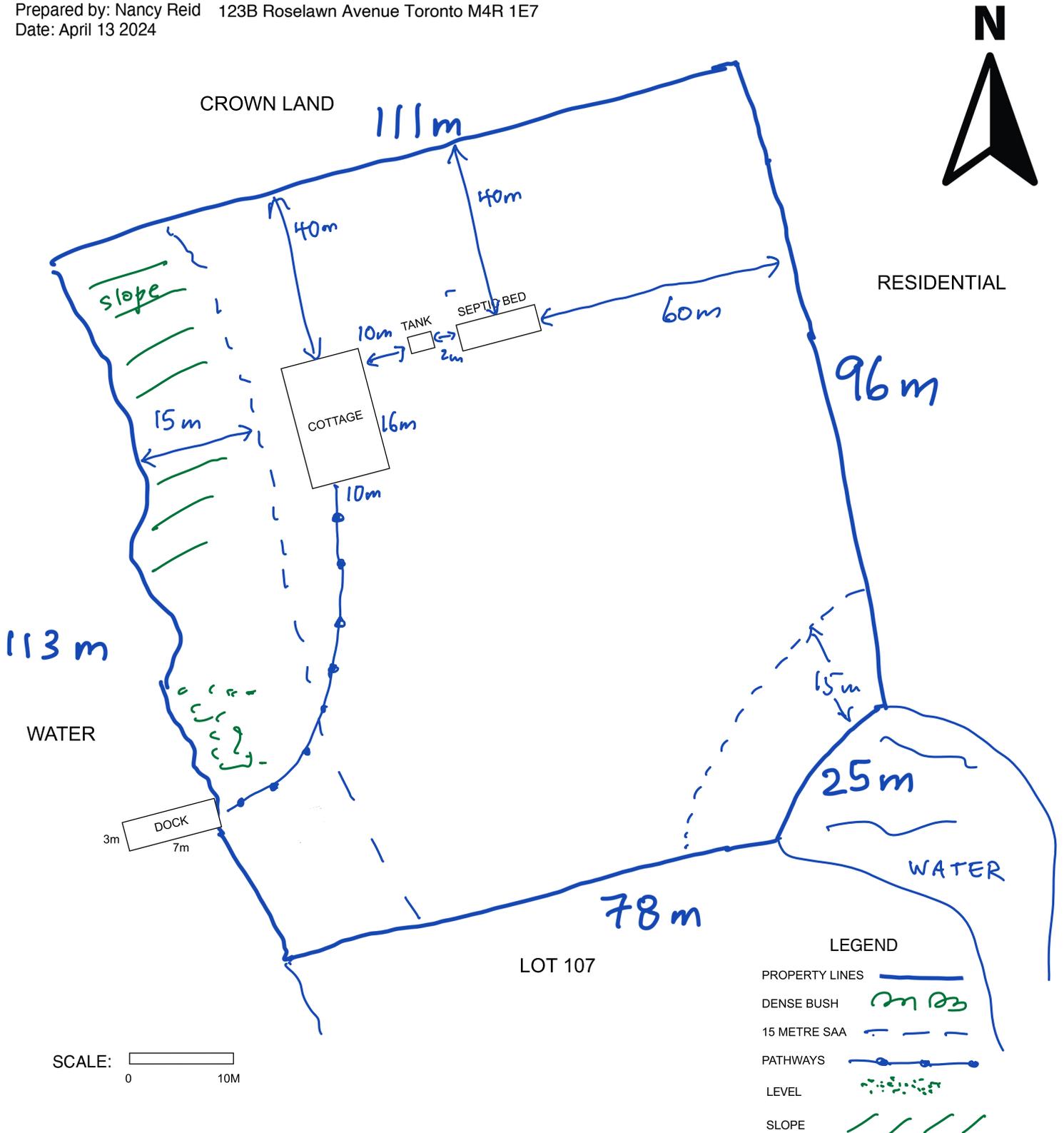
Proposed Site Sketch

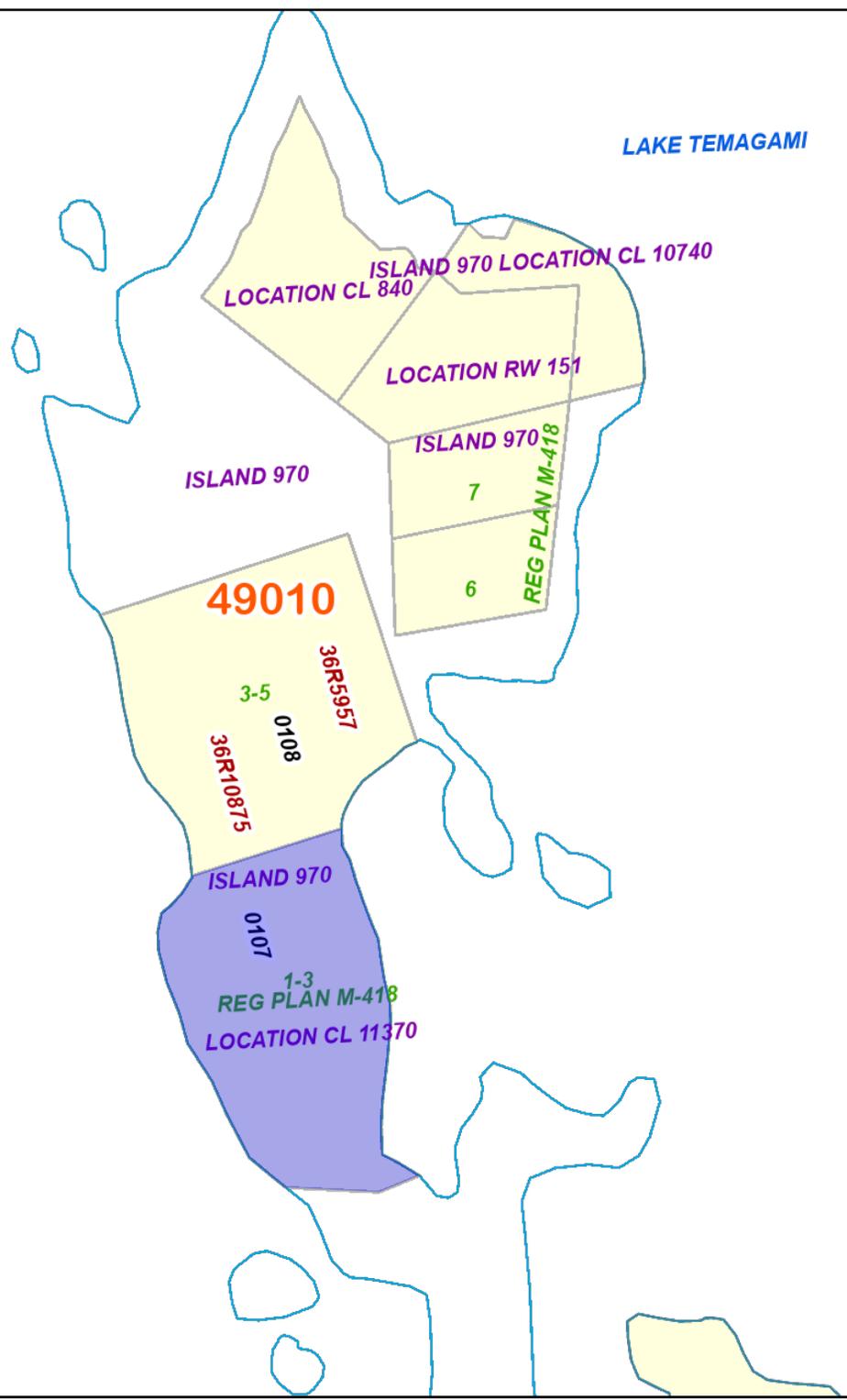
Owner: Nancy Reid
Location: Lake Temagami Island 970 Lot 108

Legal Description: PCL 1-2 SEC 34M418; FIRSTLY LT 1 PLAN M418 JOAN PT 1 36R5957;
SECONDLY LT2 PL M418 JOAN PT 2 36R5957; THIRDLY PT LT 3 PL M418 JOAN PT 3 36R5957; PT
LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED
AS PT 3 & 4 36R10875; TEMAGAMI; DISTRICT OF NIPISSING

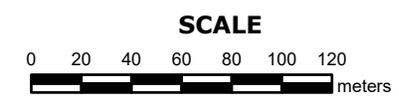
Proposed Use: recreational

Prepared by: Nancy Reid 123B Roselawn Avenue Toronto M4R 1E7
Date: April 13 2024





PRINTED ON 14 APR, 2024 AT 11:48:31
FOR NANCY REID



PROPERTY INDEX MAP

NIPISSING(No. 36)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



LAND
REGISTRY
OFFICE #36

49010-0107 (LT)

PAGE 1 OF 1
PREPARED FOR Nancy Reid
ON 2024/04/14 AT 11:45:30

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 1-2 SEC 36M418; FIRSTLY: LT 1 PL M418 JOAN PT 1 36R5957; SECONDLY: LT 2 PL M418 JOAN PT 2 36R5957; THIRDLY PT LT 3 PL M418 JOAN PT 3 36R5957; PT LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED AS PT 3 & 4 36R10875; TEMAGAMI ; DISTRICT OF NIPISSING

PROPERTY REMARKS: CROWN GRANT SEE LT134539, LT134540, LT140379.

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE
RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 2004/08/23

OWNERS' NAMES REID, NANCY MARGARET
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
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49010-0108 (LT)

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PROPERTY DESCRIPTION: PCL 3-3 SEC 36M418; FIRSTLY: PT LT 3 PL M418 JOAN PT 4 36R5957; SECONDLY: LT 4 PL M418 JOAN PT 5 36R5957; THIRDLY: LT 5 PL M418 JOAN PT 6 36R5957; PT LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED AS PT 1 & 2 36R10875; TEMAGAMI ; DISTRICT OF NIPISSING

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

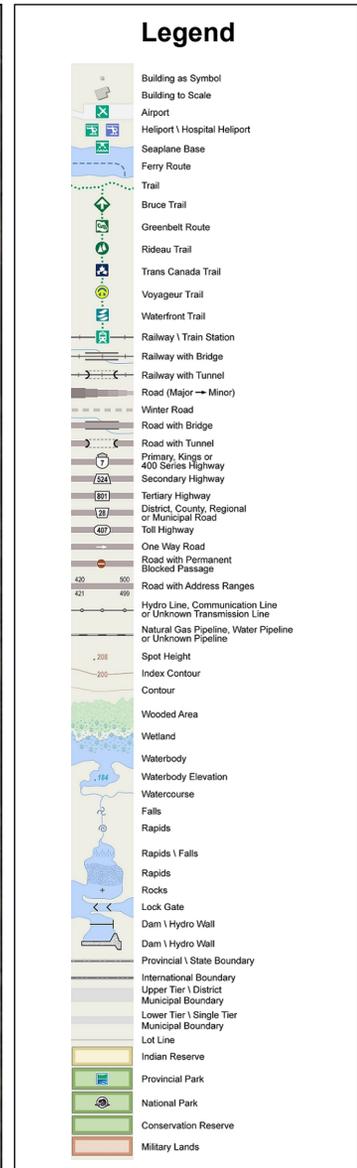
2004/08/23

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REID, NANCY MARGARET

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</i>						
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LT257121	1986/06/19	NOTICE REMARKS: PLANNING ACT				C
LT372532	1998/09/17	APL (GENERAL)			FRASER, DONALD ALEXANDER STUART	C
36R10875	2000/05/10	PLAN REFERENCE				C
LT401082	2002/06/20	APL (GENERAL)			FRASER, DONALD ALEXANDER	C
BS1184	2005/04/15	TRANSFER	\$2	FRASER, DONALD ALEXANDER	REID, NANCY MARGARET	C



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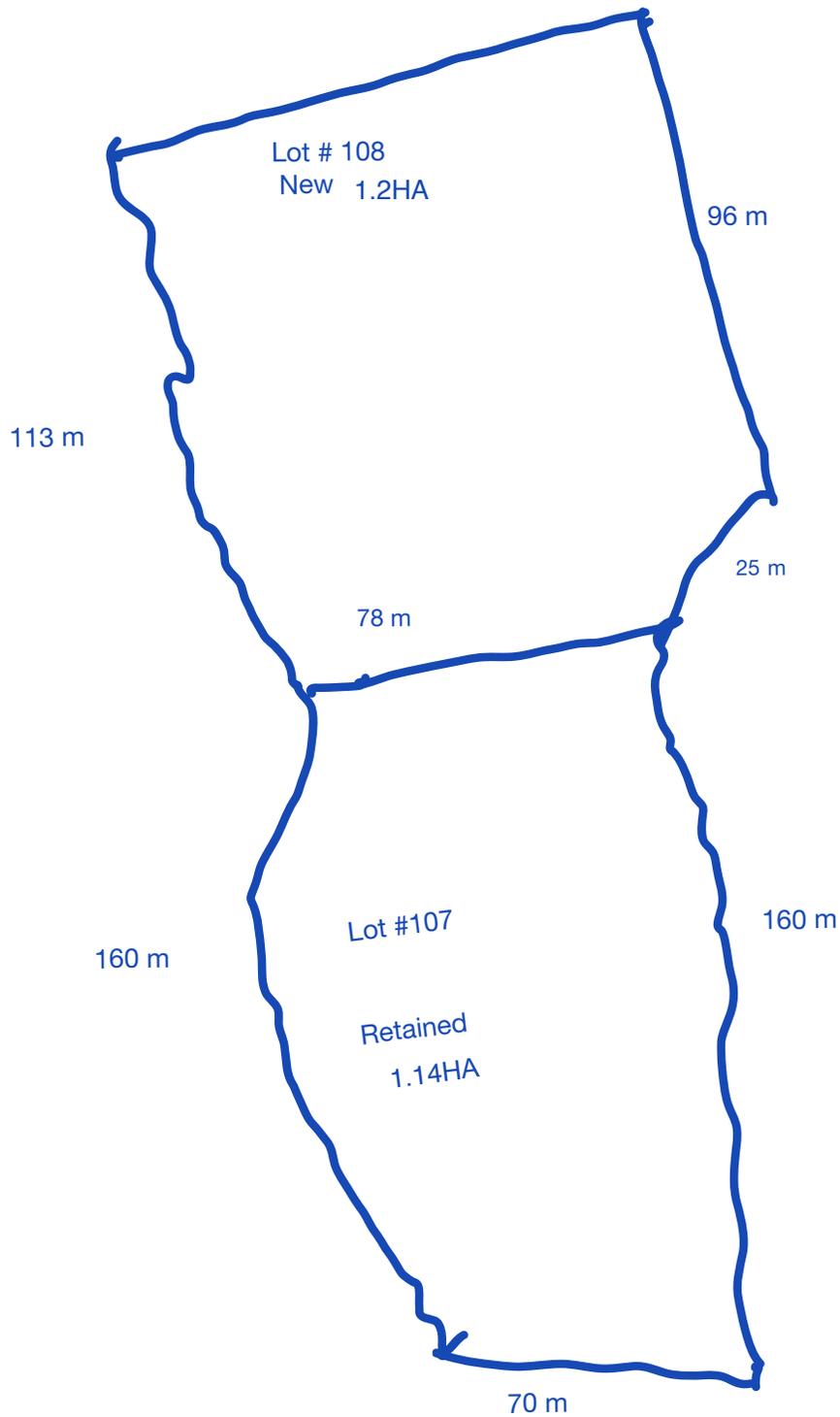
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Island 970							
	PIN	AREA	FRONTAGE +/-	DEPTH +/-	PARCEL	DESCRIPTION	LEGAL DESCRIPTION
Lot 1	49010-0107 LT	2.82 AC 1.14 HA	West 524' West 160m East 525' East 160m	331'	100m	PCL 1-2 SEC 34M418 Parts 1, 2 & 3 Plan 36R 5957 Parts 3 & 4 Plan 36R 10875	PCL 1-2 SEC 34M418; FIRSTLY LT 1 PLAN M418 JOAN PT 1 36R5957; SECONDLY LT 2 PL M418 JOAN PT 2 36R5957; THIRDLY PT LT 3 PL M418 JOAN PT 3 36R5957; PT LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED AS PT 3 & 4 36R10875; TEMAGAMI; DISTRICT OF NIPISSING
Lot 2	40010-0108 LT	3.05 AC 1.2 HA	West 396' West 113m East 315' East 121 m	365'	111m	PCL 3-3 SEC 36M418 Parts 4, 5 & 6 Plan 36R 5957 Parts 1 & 2 Plan 36R 10875	PCL 3-3 SEC 36M418; FIRSTLY: PT LT 3 PL M418 JOAN PT 4 36R5957; SECONDLY: LT 4 PL M418 JOAN PT 5 36R5957; THIRDLY: LT 5 PLAN M418 JOAN PT 6 36R5957; PT LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED AS PT 1 & 2 36R10875; TEMAGAMI; DISTRICT OF NIPISSING

ORIGINAL REPORT
WOODLAND HERITAGE NORTHEAST LIMITED

**STAGE 1 AND 2 ARCHAEOLOGICAL RESOURCE ASSESSMENT OF THE PROPOSED
SEVERANCE OF PROPERTIES 0102, 0103, AND 0104 ON ISLAND 992 AS WELL AS
THE PROPOSED SEVERANCE OF PROPERTY 0108 ON ISLAND 970, LAKE
TEMAGAMI, JOAN TOWNSHIP, NIPISSING DISTRICT, ONTARIO**

Prepared for

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Submitted by

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Our Project # R2017-20 and R2017-22**

February 21, 2018

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Stage 1 and 2 Archaeological Resource Assessment of the Proposed Severance of Properties 0102, 0103, And 0104 On Island 992 as well as the Proposed Severance of Property 0108 on Island 970, Lake Temagami, Joan Township, Nipissing District, Ontario

Please find attached a copy of the Archaeological Resource Assessment Report for the above captioned project.

As required by archaeological licence regulations, we will file a digital copy in the specified format via the Ministry of Tourism, Culture and Sport's (MTCS) Past Portal for review on your behalf.

We were pleased to have assisted you with this project and hope to be of continuing service with your future undertakings.

Yours truly,
WOODLAND HERITAGE NORTHEAST LIMITED.



Ryan Primrose, P208
RP/kl, Enclosures

Executive Summary

The owner of Temagami Islands 970 and 992 retained Woodland Heritage Northeast Limited for the purpose of carrying out a Stage 1 and 2 archaeological resource assessment prior to severing the properties on Islands 992 and 970 in Joan Township, Nipissing District, Ontario. The study area includes properties 0102, 0103, and 0104 on Island 992 and property 0108 on Island 970 (Map 1 to 3).

The Stage 1 portion of the assessment included a property inspection to evaluate the existing ground conditions, identify areas of archaeological potential, and to recommend appropriate Stage 2 assessment strategies. At the conclusion of the Stage 1 assessment, a total of five areas of confirmed archaeological potential were identified on Islands 992 and 970. The remainder of the study area is considered to have complex archaeological potential, with small level and well-drained areas interspersed among steep slopes, rocky areas, and permanently saturated areas (Map 9, Map 11 and 12 and Image 1 to 69).

All areas of archaeological potential were subject to a Stage 2 sub-surface survey in accordance with the Ministry of Tourism, Culture and Sport (MTCS) *2011 Standards and Guidelines for Consultant Archaeologists*. The survey involved sub-surface test pits excavated on a five-metre grid with all soils examined for the presence of archeological materials. No archaeological resources were located during the sub-surface assessment. Please see Maps 10-12 and Image 1 to 69.

The following has been excerpted from Section 3.0 – Stage 1 Recommendations:

As a result of the Stage 1 background and field assessments, the following recommendations have been made:

1. A total of five areas of confirmed archaeological potential were identified on Islands 992 and 970 (Map 9). As such, a Stage 2 archaeological resource assessment is recommended in advance of the severance of Properties 0102, 0103, 0104 and 0108. The Stage 2 assessment strategy should include a test pit survey, with test pits dug a minimum of 30 centimetres in diameter, every five metres in all five areas of archaeological potential. Test pits should be excavated by hand and of a sufficient depth to penetrate and investigate the sterile mineral soils, with the soil screened through six-millimetre hardware mesh, and backfilled. The Stage 2 assessment strategy should be consistent with Sections 2.1.2 and 2.1.5 of the MTCS *2011 Standard and Guidelines for Consultant Archaeologists*.
2. The remainder of the study area is considered to be areas of complex archaeological potential (Map 9). As such, a Stage 2 archaeological resource assessment is recommended in advance of the severance of Properties 0102, 0103, 0104 and 0108. The Stage 2 assessment strategy should include a test pit survey, with test pits dug a minimum of 30 centimetres in diameter, every five metres in level and well-drained areas within the area of complex archaeological potential. Test pits should be excavated by hand and of a sufficient depth to penetrate and investigate the sterile mineral soils, with the soil screened through six-millimetre hardware mesh, and backfilled. The Stage 2 assessment strategy should be consistent with Sections 2.1.2, 2.1.5, and 2.1.6 of the MTCS *2011 Standard and Guidelines for Consultant Archaeologists*.

The following has been excerpted from Section 5.0 – Stage 2 Recommendations:

1. As no archaeological resources were recovered during the Stage 2 sub-surface survey of the areas of archaeological potential associated with the properties on Island 992 and Island 970 on Lake Temagami, no further archaeological resource assessment work is recommended in advance of the proposed severance of properties 0102, 0103, 0104 and 0108 in Joan Township, Nipissing District (Map 10).

Readers are advised to examine the limitations to this report following the Table of Contents.

Project Personnel

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Limitations to this report

Some information in this report may be confidential, including any photos, maps, texts of narrative information concerning First Nation communities and / or private informants. The Freedom of Information and Protection of Privacy Act requires that this information be kept secure and not be distributed to unauthorized parties. Further, the *MTCS 2011 Standards and Guidelines for Consultant Archaeologists*, Section 7.3.3 requires that such information is not contained in reports which may be entered into the Ontario Public Register of Archaeology Reports. As such, this information, although available to the report author, may not be transmitted as part of the report package except as required for Ministry of Tourism, Culture and Sport review.

Some information in this report may be sensitive, including the location of registered archaeological sites. Policy developed under the Ontario Heritage Act requires that this information be kept secure and not be distributed to unauthorized parties. Further, the *MTCS 2011 Standards and Guidelines for Consultant Archaeologists*, Section 7.6.1, standard 1 requires that any information that identifies the location of an archaeological site be presented only in the supplementary documentation to the report. The supplementary documentation is excluded from the Ontario Public Register of Archaeology Reports. As such, this information, although available to the report author, may not be transmitted as part of the report package except as required for Ministry of Tourism, Culture and Sport review.

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As set out in the Ontario Heritage Act and associated Regulations, archaeological assessment has as its focus only material remains of past human use and occupation of landscapes. Archaeological assessments completed under the terms and conditions of a licence issued under the authority of the Ontario Heritage Act do not directly involve documenting Native values, traditional land use, traditional ecological knowledge or traditional territories. While this information is at times valuable in evaluating archaeological potential or interpreting archaeological sites, the use of such information does not render it part of the archaeological record. Control over the recording and use of this information rests solely with the individuals and communities wherein the knowledge resides.

1.0 PROJECT CONTEXT

This section briefly describes three main topics critical to the Stage 1 assessment: the context of the development project including the related legislation triggering the archaeological work, the historical context and land-use history of the area, and the archaeological context and history of archaeological fieldwork undertaken on the property.

1.1 Development context

Clearwater Planning Inc., after being retained by the landowners, has proposed the severance of multiple properties [term used *as per* legend on development map], on Island 992 and Island 970 located roughly centrally on Lake Temagami. The islands are located approximately one kilometre west of Bear Island in Joan Township (unsurveyed), Nipissing District, Ontario (Map 1 to 3). The properties include Lot 1 (property 0102), Lot 2 (property 0103), and Lot 3 (property 0104) on Island 992 as well as Lot 2 (property 0108) on Island 970 (Table 1 and 2).

All of the archaeological assessment work was performed in advance of any new ground-disturbing activities.

Table 1. Legal descriptions for the properties on Island 992.

Lot	PIN	Area +/-	Frontage +/-	Depth +/-	Parcel	Description	Legal Description
Lot 1	49010-0102 LT	3.28 AC 1.3ha	661' 201.5m	379' 116m	PCL 6-2 SEC 36M414	Lots 6, 7 & 8 Plan M414 Part 6 Plan 36R 10937	PCL 6-2 SEC 36M414; SUMMER RESORT LT 6 PL M414 JOAN; SUMMER RESORT LT 7 PL M414 JOAN; SUMMER RESORT LT 8 PL M414 JOAN; PT LOCATION CL11578 JOAN BEING PT ISLAND 992 DESIGNATED AS PT 6 36R10937; TEMAGAMI; DISTRICT OF NIPISSING
Lot 2	49010-0103 LT	2.59 AC 1.0 ha	725' 221m	322' 98m	PCL 3-2 SEC 36M414	Lots 3, 4 & 5 Plan M414 Part 5 Plan 36R 10937	PCL 3-2 SEC 36M414; SUMMER RESORT LT 3-5 M414 JOAN; TEMAGAMI; DISTRICT OF NIPISSING Brigid will confirm amended PIN
Lot 3	49010-0104 LT	3.53 AC 1.4 ha	East 344' East 105m West 194' West 59m	515' 157m	PCL 1-3 SEC 36M414	Lot 2 Plan M414 Parts 4 & 5 Plan 36R 4720 Parts 2 & 4 Plan 36R 10937	PCL 1-3 SEC 36M414; PT ISLAND 992 IN LAKE TEMAGAMI JOAN; PT SUMMER RESORT LOCATION WB63 JOAN PT 4 36R4720; SUMMER RESORT LT 1 PL M414 JOAN PT 5 36R4720; SUMMER RESORT LT 2 PL M414 JOAN; PT LOCATION CL11578 JOAN BEING PT ISLAND 992 DESIGNATED AS PT 2&4 36R10937; TEMAGAMI; DISTRICT OF NIPISSING

Table 2. Legal descriptions for the property on Island 970.

Lot	PIN	AREA	FRONTAGE +/-	DEPTH +/-	PARCEL	DESCRIPTION	LEGAL DESCRIPTION
Lot 2	40010-0108 LT	3.05 AC 1.2 HA	West 395' West 120m East 315' East 96 m	365' 111m	PCL 3-3 SEC 36M418	Parts 4, 5 & 6 Plan 36R 5957 Parts 1 & 2 Plan 36R 10875	PCL 3-3 SEC 36M418; FIRSTLY: PT LT 3 PL M418 JOAN PT 4 36R5957; SECONDLY: LT 4 PL M418 JOAN PT 5 36R5957; THIRDLY: LT 5 PLAN M418 JOAN PT 6 36R5957; PT LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED AS PT 1 & 2 36R10875; TEMAGAMI; DISTRICT

Typo PIN is 49010-0108

1.1.1 Regulatory Context

The Stage 1 and 2 archaeological assessments are being completed under the due diligence of the landowner. Although an archaeological assessment was not required by decision of the Ontario Municipal Board hearing (OMB), the landowner decided to conduct an archaeological assessment to ensure that no potential archaeological values would be affected by future development activities within the properties to be severed.

1.1.2 Responsibilities Under the Ontario Heritage Act

Four stages of archaeological assessment exist in the Province and are administered under the Ontario Heritage Act.

Generally, archaeological resource assessment studies are classified as Stage 1 through Stage 4, as follows:

- **Stage 1:** Stage 1 archaeological assessments define areas of archaeological potential within the subject property and evaluate whether additional archaeological work is required.
- **Stage 2:** Stage 2 archaeological resource assessments test those areas of archaeological potential identified during the Stage 1 assessment using sub-surface or pedestrian surveys.
- **Stage 3:** Stage 3 site-specific assessments aim to determine the physical characteristics of an archaeological site and to evaluate its relative cultural heritage value or interest.
- **Stage 4:** Stage 4 site-specific assessments generally involve mitigation through excavation, or avoidance and protection, if recommended.

Under the Ontario Heritage Act, (R.S.O. 1990) anyone wishing to carry out archaeological fieldwork in Ontario must meet the following criteria:

- Have a licence from the Ministry of Tourism, Culture and Sport.
- File a report with the Ministry of Tourism, Culture and Sport containing details of the fieldwork that has been done for each project.
- File information about the archaeological site with the Ministry of Tourism, Culture and Sport for each project.

Under Ontario Regulation 8/06 of the Ontario Heritage Act, “consultant archaeologist” means “an archaeologist who enters into an agreement with a client to carry out or supervise archaeological fieldwork on behalf of the client, produce reports for or on behalf of the client and provide technical advice to the client”.

Refer to Section 6.0 of this report titled “Advice on compliance with legislation” for more information.

1.2 Historical context

In pre-contact and early post-contact times prior to the arrival of Europeans, First Nations Peoples were active in the study area. Evidence of human activity in northeastern Ontario can be traced back to the retreat of the last series of glaciers. Below is an overview of the relevant archaeological periods in northeastern Ontario.

1.2.1 Archaeological Overview

Archaeologists generally divide the historic sequence in Ontario into pre-European contact and post-European contact. The pre-contact historical sequence is further subdivided into temporal/cultural periods based on material culture traits and settlement patterns derived from archaeological data. The pre-contact sequence is divided as follows:

- Late Paleo-Indian (before 8,500 B.P.¹)
- Shield Archaic (circa 8,500–2,500 B.P.)
- Early and Middle Woodland (circa 2,500–800 B.P.)
- Late Woodland (circa 800–350 B.P.)

Archaeologists' understanding of the post-European contact period is based in both archaeological and documentary research. The post-contact historical sequence can be described in terms of significant themes relating to the consecutive waves of influence from, primarily, eastern Canada. The post-contact historic sequence is generally subdivided according to the main Euro-Canadian economic or political trends. The major post-contact periods in northeastern Ontario are divided as follows:

- Early post-contact (circa 350–85 B.P.)
- Survey and Development (circa 85–10 B.P.)

Late Paleo-Indian. As a result of recent work carried out in northeastern Ontario, it is suspected that there is a Late Paleo-Indian Period (>8,500 B.P.) component of human occupation in this part of Ontario (Woodland Heritage Services Limited 2017). This is in contrast to earlier efforts, which seemed to suggest that the Shield Archaic Period represented the first peopling of the area. At this time, very little is known about the details of the Late Paleo-Indian Period of Northeastern Ontario, although if similar to those reports outside of the region, the period may be characterised by finely worked projectile point forms (e.g. Agate Basin), and the predation of large game such as Barren Land Caribou (*Rangifer tarandus groenlandicus*). Elsewhere, Late

¹ Before Present (B.P.) refers to the years before A.D. 1950.

Paleo-Indian people predated the ancient Bison (*Bison antiquus*), though its presence in Northeastern Ontario has yet to be confirmed.

Shield Archaic. Formerly believed to be the earliest known inhabitants of Northeastern Ontario some 2,500–8,500 years ago were the Shield Archaic Peoples. Up until recently, Paleo-Indian materials were seen to be “largely restricted to the northwest, suggest[ing] that the major penetration into Ontario and eastward took place after the transition from an Agate Basin culture to a Shield Archaic culture,” (Wright 1981:88).

In northern Ontario, this period represents about 6,000 years of occupation in an area stretching from Manitoba to Quebec. The Shield Archaic Period may have evolved directly out of the preceding Late Paleo-Indian period, although there are several key differences in material culture. Shield Archaic quarry/workshop and habitation sites demonstrate a shift from higher quality toolstone toward the exploitation of greater percentages of metasediments such as greywacke. Additionally, it is during the Shield Archaic Period where the first groundstone tools come into use. The flaking of the Shield Archaic tools appears to drop in quality as the period progresses, a change that can be seen from the highly-refined Kirk Corner Notched points through to the smaller side notched points of the Late Shield Archaic Period. The changing projectile point technology yields to a wider variety of projectile point styles in contrast to the Late Paleo-Indian Period, including various forms of stemmed and notched points. Of interest in northern Ontario is the rise in the use of native copper in the production of tools and decorative items (Wright 1972a; Pollock 1975, 1976, 1984).

The initial Shield Archaic peoples appear to have been wide ranging big game hunters. As the environment stabilised following the glacial retreat, these people shifted to an economy of smaller game and fishing which required smaller tools and a more local, territorial seasonal round to exploit resources at different times of the year. This trend from big game to more diverse, local resources appears to have continued through the Shield Archaic period to about 2,000 years ago.

Early Shield Archaic sites may be more closely associated with post glacial landscape features such as relict shorelines. As the environment stabilised, sites became more widely distributed, and associated with suitable occupation locations on modern lakes and rivers.

Early Woodland. Earlier interpretations of archaeology in the northeast suggested that a true Early Woodland period was absent, with the exception of some artifacts located sporadically and seldom featured at archaeological sites in the northeast. Recent excavations in

northeastern Ontario and northwestern Quebec challenge this earlier interpretation and suggest that northern cultures formed part of the Meadowood Interaction Sphere (Woodland Heritage Services Limited 2011; Woodland Heritage Services Limited 2017; Taché 2008). It is now believed that an Early Woodland presence persisted in the north as evidenced by a number of Meadowood artifacts and habitation sites, one of the markers of the Early Woodland Period.

Middle Woodland (Laurel). In terms of material culture, the Middle Woodland was similar to the preceding Shield Archaic, but with the addition of fired clay pottery. As clay is a more plastic and malleable material than stone, distinct surface variations in decoration and structural variations in vessel construction allow archaeologists to develop refined distinctions between different ceramic types. Middle Woodland pottery vessels are characteristically thin-walled, with straight sided rims and pointed bases and decorations made using plain tool impressions (Wright 1967).

The Middle Woodland economy appears to have been similar to the Shield Archaic, with seasonal exploitation of a variety of subsistence resources the norm. Based on the distribution of sites, it is understood that extended family groups traversed hunting, fishing or gathering territories in pursuit of large and small game, and fish for subsistence during most of the year. In the summer, these groups may have come together into larger bands on larger lakes or rivers. The presence of a series of large ceremonial mounds containing burials, centred on the Rainy River in northwestern Ontario, also suggests that during some years, larger ceremony based gatherings also occurred (Arthurs 1986; Reid and Rajnovich 1991).

Other than the summer group campsites, Laurel sites are generally small, possibly reflecting the establishment of a seasonal round which saw the Laurel people break up into individual families during the fall, winter and spring periods of the year to more effectively exploit available resources. Laurel site distribution and settlement patterns differ from the inland site pattern noted for the Archaic period and set the pattern for settlement in the following Terminal Woodland period. Laurel peoples showed a preference for large lakes and rivers with preferred campsites on sandy bays, portage ends, points, peninsulas, and locations near waterfalls, below rapids and at river mouths. These locations served for the establishment of small, seasonal hunting and fishing camps.

Late Woodland (Blackduck and Selkirk). The Middle Woodland (Laurel) material culture appears to have gradually evolved into the late Woodland. This transition is not as evident in the lithic and copper artifacts, but the pottery makes a notable change to thin walled, globular pots with

constricted necks and widened lips decorated using a combination of plain and ‘cord-wrapped’ object impressions. Two main pottery types are noted by archaeologists who have speculated that a more southerly type (Blackduck) represents early Ojibwe culture, while the more northerly type (Selkirk) represents a Cree culture (Wright 1972b; MacNeish 1958).

Data from northern Ontario suggests a trend toward a growth in population during the Terminal Woodland period reflected in an increased frequency of sites recovered during archaeological surveys. Archaeological evidence suggests that a seasonal cycle of travelling to resource exploitation areas may have been well established during this era. Site locations follow an established pattern with preference given to level places on islands, peninsulas, narrow parts of lakes, sandy beaches and portage ends, as well as rapids and waterfalls on rivers. These people were the ancestors of present day regional cultural/social groups.

Early Post-Contact (Fur Trade). European contact in northern Ontario was disruptive to the natural evolution of material culture, traditional land use and subsistence practice among indigenous populations. It is understood that traditional material cultural items were supplanted quite rapidly by corresponding trade items imported from Europe. As the pursuit of furs became increasingly important to the purchase and replacement of trade items, subsistence practices became displaced by exploitation of fur resources. Settlement patterns also changed, although more gradually, trading trips to fur trade posts were introduced, and in some cases settlement occurred at or near fur trade posts or, later, near the railways.

Historical documents also begin to name the indigenous occupants of the region. The northern interior shield area, were inhabited by Anishnabeg Peoples (Ojibwa and Algonquin). Farther north in Ontario was the traditional territory of the Cree. Their first contact with Europeans was with the Recollects and Jesuit missionaries and other French explorers and traders during the period 1616 to 1649 (Lytwyn 2002).

It should be noted that one or more First Nation or Métis populations live and use the land in, and around the study area. It is not within the scope of a technical archaeological report to comment on the various First Nations and their respective involvement, land-use and traditional territories. Recent and modern First Nation histories are best addressed by the First Nations themselves.

1.2.2 Land Use and Settlement History

It is likely that the islands have been used in the past by the pre- and post-contact indigenous peoples of the Temagami area for traditional activities such as hunting and gathering, trapping,

fishing, camping, as well as recreational activities. Prior to 1977 and 1980, respectively, Island 992 and Island 970 were classified as Crown land, public land owned by the federal or provincial government and managed by the Ministry of Natural Resources and Forestry (Public Lands Act 1990).

The properties on Island 992 were classified as a Crown land subdivision consisting of Lots 1-8 on Plan of Subdivision M-414 with lots than 0.4 hectares (one acre) in area while the properties on Island 970 were classified as a Crown lot subdivision consisting of Lots 1-5 on Plan of Subdivision M-418 with lots between 0.2 hectares (0.58 acres) and 0.43 hectares (1.07 acres). In 1980, these lots were purchased by the current property owners “with the intention of saving the island from what they thought was over development similar to the Crown lot subdivision on Narrows Island,” (Clearwater Planning Inc. 2017). The lots were reorganized into four large lots on Island 992 and two large lots on Island 970. In 2002, the property owners purchased the crown reserve along the waterfront and joined it to the lots.

An examination of the Historical Map of Temagami showing the many *nastawgan*, or the traditional travel routes and sites, of the Temagami area did not indicate the presence of any known trails or sites within the study area (Macdonald 1985). Additional information on the land use and settlement history for the specific properties on Island 992 and Island 970 is unavailable.

1.3 Archaeological Context

1.3.1 Registered Archaeological Sites

The site files and catalogued reports at Woodland Heritage Northeast Limited and the offices of the Archaeological Data Coordinator, Ministry of Tourism, Culture and Sport were checked to determine if any pre-contact or historic archaeological sites had been previously recorded either in or near the project area.

Twelve archaeological sites have been registered within two kilometres of Island 970 and Island 992 on Lake Temagami (Table 3).

Table 3. Registered archaeological sites located in or near Island 970 and Island 992.

Borden Number	Site Name	Time Period	Affinity	Site Type
CgHa-1	Sand Point			
CfHa-5	Little Bear Pictograph	Woodland		
CfHa-49	Rufus	Pre-Contact		
CfHa-41	Many Moose	Post-Contact, Pre-Contact		
CfHa-40	Mathias	Post-Contact, Pre-Contact	Aboriginal, Euro-Canadian	Other camp/campsite, cabin
CfHa-4	Fissure Pictograph	Post-Contact		
CfHa-33	Daily			
CfHa-31	Argillite			
CfHa-3	Bear Island Pictographs	Post-Contact		
CfHa-2	Bear Island Hudson's Bay Post	Post-Contact		
CfHa-15				
CfHa-14	Wabun	Woodland		

1.3.2 Previous Archaeological Fieldwork

Previous fieldwork has been completed by Woodland Heritage Services Limited within five kilometres of the proposed aggregate expansion area.

In 1999, Woodland Heritage Services Limited undertook a Stage 1 and 2 archaeological assessment for the Ket-Chun-Eny Lodge on Lake Temagami on Island 1022 on Lake Temagami (CIF # 1999-011-042). This work was done to inventory any archaeological sites or features prior to the Proposed Amendments to the Official Plan and Zoning By-law. No archaeological resources or features were located within the proposed project area on Island 1022 and recommendations were made that no further archaeological work was required prior to future development (Woodland Heritage Services Limited 1999).

In 2003, Woodland Heritage Services Limited undertook a Stage Two assessment prior to the sale of Crown Land (CIF/PIF # P016-019). The proposed crown shore reserve purchase and LUP Site LTE-1094 assessment was completed on Garden Island #981 in Joan Township on Lake Temagami. No archaeological resources were recovered on the crown shoreline reserve and no further work within the study area was recommended. A site (CfHa-14) was found near the

subject area and recommendations were made that if any future work is done on this location, further archaeological would be required (Woodland Heritage Services Limited 2003).

In 2013, Woodland Heritage Services Limited undertook a Stage 1 and 2 archaeological resource assessment of 228 Lake Temagami Island 1091, legally described as Joan Pt. Island 1091 RF21; Pt. location CL12908 and RP 36R11646 in Joan Township (MTCS PIF # P208-0089-2013). No archaeological resources were located during the Stage 1 and 2 assessment and recommendations were made for the proponent to proceed with their plans to sever the property without any further archaeological work (Woodland Heritage Services Limited 2014).

2.0 STAGE 1 ASSESSMENT

This section provides information on the Stage 1 background assessment, the general field methods, assessment strategies, data management procedures, and the results of the Stage 1 property inspection of the study area.

2.0.1 Permission to Enter

Woodland Heritage Northeast Limited received permission to enter onto the properties to carry out all activities related to archaeological assessments.

2.0.2 Fieldwork Dates

Fieldwork for the Stage 1 portion of the assessment was carried out October 2, 2017, while the Stage 2 fieldwork was carried out on November 3, 2017.

2.0.3 Weather Conditions and Fieldwork Constraints

The Stage 1 and 2 archaeological fieldwork was undertaken under appropriate weather and lighting conditions. Weather during the Stage 1 assessment was sunny with good visibility and temperatures between 15 and 20 degrees Celsius. Weather during the Stage 2 field assessment on was overcast, but with good visibility and temperatures between 1 and 8 degrees Celsius. Fieldwork would have been suspended when weather and lighting conditions reduced the ability to identify and document any part of the subject lands, although no adverse weather impeded the fieldwork activities.

2.1 Stage 1 Background Assessment

2.1.1 Current Land Use

The lands directly associated with the project area are privately owned and are used for cottaging and other recreational activities.

2.1.2 Geologic Terrain and Landforms

According to the Northern Ontario Engineering Geology Terrain Study (NOEGTS) data base map 5001, both Island 970 and Island 992 are situated on a high-relief, jagged rock knob overlain by a drift veneer, isolated pockets of till ground moraine, or organic terrain. The drainage conditions within the area are generally mixed, featuring poorly-drained soils to well-drained soils depending on the local topography (Gartner 1978) (Map 4 and 5).

The study area is located within the James province of the Canadian Shield physiographic region, an expansive region of predominantly Precambrian igneous and metamorphic rock which forms the geological core of the North American continent (Bostock 1967). The representative maps are shown in Map 6 to 8.

2.1.3 Vegetation

The study area is located within Ecodistrict 4E-4, known as the Temagami Ecodistrict, found in the Boreal Shield ecozone (Ministry of Natural Resources and Forestry 2012). This ecodistrict is a transitional area between the Great Lakes-St. Lawrence Forest typical of the southerly regions of the Canadian Shield and the Boreal Forest of the northerly regions. Ecodistrict 4E-4 is characterised by stands of jack pine, poplar, white birch, and black spruce interspersed with white and red pine. Hardwoods such as sugar maple and yellow birch are occasionally scattered throughout the region. In the peat bogs and other poorly-drained areas, black spruce is the predominant species while pines occupy the well-drained areas. In upland areas, soils are typically Humo-Ferric Podzols, mineral-rich soils occurring primarily on well-drained sites, while in lower, poorly-drained areas, Gleysols and organic soil types are common (Nipissing Forest Resource Management Inc. 2009).

2.1.4 Environmental Setting

Island 970 and Island 992 are located approximately one kilometre west of Bear Island roughly central in Lake Temagami. Lake Temagami is a large lake with over a thousand irregularly-shaped islands, and features multiple long arms extending to the northeast, north, southwest, and south. Lake Temagami drains primarily by way of the Temagami River which flows out of the southeastern part of the lake and continues south and west eventually meeting the Sturgeon River, which flows south to Lake Nipissing. Since pre-contact times, the lake has been traversed by a number of water-based travel routes used during the spring, summer, and fall, in addition to land- and ice-based routes along marshes, swamps, and beaver meadows during the winter. These travel routes have been used well into post-contact times in association with the fur trade, hunting and trapping activities, and recreational activities.

The area has been heavily influenced by glacial activity during the Wisconsin glaciation. The Laurentide ice sheet covered the area in the vicinity of Lake Temagami until approximately 10,000 B.P. (Daigneault and Ochietti 2006). The project area is situated between the Obabika Moraine, a large belt of till ground moraines composed of sand and boulders located to the west of Lake Temagami (Card et al. 1973), and a known ice margin position in the Saguenay region of Quebec (Simard et al. 2003). The hypothetical extension of the known ice margin

positions links the glacial ice front of the Lake Superior area to the Saguenay region, passing through the central portion of Lake Temagami. The correlation between the two suggests the Temagami area was deglaciated around 9,630 ¹⁴C B.P. (Simard et al. 2003). Human settlement in the Lake Temagami area may have begun soon after.

2.2 General Fieldwork Methods

2.2.1 General Approach for the Property Inspection

The Stage 1 fieldwork was undertaken according to the criteria outlined in Section 1.2, 1.3.1, and 1.3.2 of the MTCS *2011 Standards and Guidelines for Consultant Archaeologists*. As the study area is located on the Canadian Shield (Map 6 to 8), Section 1.3.3 was also used to refine the pre-contact archaeological potential of the project area. In northern Ontario, pre-contact archaeological potential generally exists in undisturbed, well-drained, low-sloping areas proximal to lakes and streams (both ancient and modern), of a sufficient width to allow the passage of watercraft. An analysis of the quaternary geology of the area did not suggest the potential of relict shorelines within the study area.

The entirety of the study area and its periphery was inspected by conducting a water-based shoreline inspection and a land-based systematic transect survey of the properties to be developed. The Stage 1 fieldwork also documented features that would affect assessment strategies such as rocky areas, steep slopes, undulating terrain, and permanently saturated areas. Efforts were made to identify and document additional features of archaeological potential not visible on mapping such as isolated level areas within the undulating rocky landscape as well as vertical rock faces on the water's edge.

2.2.2 Spatial Control

For the purposes of ensuring spatial control through data collection, GPS coordinates were obtained to document the locations of the crossings and other on-ground features located during the assessment. GPS coordinates were taken using two Garmin GPSmap 64s GPS and GLONASS receivers, with an error rated (with WAAS) to \pm five metres on average. All coordinates are in UTM 17T NAD 83.

2.3 Stage 1 Property Assessment

2.3.1 Property Assessment

The property assessment began by conducting a water-based shoreline inspection in order to examine the near shore environment of the island and to identify any potential canoe landing areas, areas suitable for encampment, as well as rock ledges suitable for pictographs. A number of small cliffs and rock ledges were identified (Image 1 to 3, and Image 54 to 55), although their small sizes and rough faces are unlikely to host pictographs. However, due to the presence of multiple pictographs on Lake Temagami, including three registered pictograph sites within two kilometres of the project area, these cliffs and ledges were examined for pictographs, although none were readily identified.

Prior to the Stage 1 assessment, it was unknown which lots/properties were to be severed. As such, all six of the lots were assessed during the Stage 1 assessment. Upon completion of the Stage 1 assessment it was decided that property 0105 on Island 992 and property 0107 on Island 970 were to be retained. The photographs of these properties remain within the report to show the full extent of the Stage 1 assessment.

During the Stage 1 assessment, it was noted that the properties on Island 992 and Island 970 were very similar in character. Both islands generally have complex combinations of archaeological potential primarily composed of rocky (Image 14 ,17-19, 22, 37-38, 42-48, and 52-53) and sloping ground (Image 20, 33-36 and 51) depending on the local topography of the underlying bedrock. Interspersed amongst these low potential areas are small, discrete areas of level and well-drained ground which are considered to have archaeological potential (Map 9 and Image 7-12, 23-25, 39-41 and 49-50). In particular, four comparatively larger areas of level and well-drained ground were identified on Island 992 while one was identified on Island 970, in the lots to be severed. These five areas are considered to have confirmed archaeological potential (Map 9).

2.3.2 Disturbances Observed

No intensive and extensive disturbances were encountered during the Stage 1 field assessment of properties 0102, 0103, and 0104 on Island 992 and property 0108 on Island 970.

2.3.3 Analysis and Conclusions

During the Stage 1 property assessment, four areas of confirmed archaeological potential were identified on Island 992 and one area of confirmed archaeological potential was identified on Island 970, in the lots to be severed. Additionally, all properties (properties 0102, 0103, 0104

and 0108) represent areas of complex archaeological potential as the ground conditions are generally rocky, sloping, and occasionally permanently saturated and are interspersed with discrete level and well-drained areas (Map 9).

The property inspection determined that the areas of complex archaeological potential are composed primarily of rocky areas (55%), sloping areas (35%), saturated areas (7%), and level and well-drained areas (3%).

The level and well-drained areas of archaeological potential, within the overall landscape of complex archaeological potential, are considered to be candidates for a sub-surface testing programme. Please see Map 9 and Image 7-12, 23-25, 39-41 and 49-50.

3.0 STAGE 1 RECOMMENDATIONS

As a result of the Stage 1 background and field assessments, the following recommendations have been made:

1. Five areas of confirmed archaeological potential were identified on Island 992 and Island 970 (Map 9). As such, a Stage 2 archaeological resource assessment is recommended in advance of the severance of properties 0102, 0103, 0104 and 0108. The Stage 2 assessment strategy should include a test pit survey, with test pits dug a minimum of 30 centimetres in diameter, every five metres in all five areas of archaeological potential. Test pits should be excavated by hand and of a sufficient depth to penetrate and investigate the sterile mineral soils, with the soil screened through six-millimetre hardware mesh, and backfilled. The Stage 2 assessment strategy should be consistent with Sections 2.1.2 and 2.1.5 of the *MTCS 2011 Standard and Guidelines for Consultant Archaeologists*.
2. The remainder of the properties are considered to be areas of complex archaeological potential (Map 9). As such, a Stage 2 archaeological resource assessment is recommended in advance of the severance of properties 0102, 0103, 0104 and 0108. The Stage 2 assessment strategy should include a test pit survey, with test pits dug a minimum of 30 centimetres in diameter, every five metres in all eight areas of archaeological potential. Test pits should be excavated by hand and of a sufficient depth to penetrate and investigate the sterile mineral soils, with the soil screened through six-millimetre hardware mesh, and backfilled. The Stage 2 assessment strategy should be consistent with Sections 2.1.2, 2.1.5, and 2.1.6 of the *MTCS 2011 Standard and Guidelines for Consultant Archaeologists*.

Additional comments are made concerning compliance with legislation, and the limitations that apply to this report are made in the section following.

4.0 STAGE 2 ASSESSMENT

This section of the project report provides the details of the archaeological fieldwork. The Stage 2 section covers three topics: field methods, record of finds, and the analysis and conclusions.

4.1 Field Methods

The Stage 2 fieldwork portion of this archaeological resource assessment surveyed the areas of archaeological potential identified during the Stage 1 portion of this assessment. This sub-surface testing was carried out in conformance with the *MTCS 2011 Standards and Guidelines for Consultant Archaeologists*. The test pits were dug to a minimum width of 30 centimetres and were placed approximately five metres apart, with minor deviations due to the presence of rocky ground or permanently saturated soil. Additionally, test pits were dug to a sufficient depth to expose and intrude into sterile mineral soil. All soil was screened through six-millimetre hardware mesh. Once excavated and screened, all test pits were backfilled.

As the project area is situated on the Canadian Shield (refer to Section 2.1.2 and Map 6 to 8), this Stage 2 assessment was carried out using the Northern Ontario alternative strategy outlined in Standard 2.1.5 of the *MTCS 2011 Standards and Guidelines for Consultant Archaeologists*, which generally focusses the survey to the first 50 metres from features of archaeological potential.

4.2 Record of finds

4.2.1 Spatial Control

The spatial control for both the Stage 1 and Stage 2 portions of this archaeological resource assessment is detailed in sub-section 2.2.2.

4.2.2 Inventory of Field Documentation

The bulk of the field documentation collected was in the form of photographs, GPS waypoints and tracks, as well as field notes.

Field maps were drawn on-site and subsequently digitised. Field notes were collected to record the assessment process, to document the archaeological potential of the area, and to record photographic information.

Representative photographs were taken of the project area, of the study area landforms and vegetation, of the areas to be impacted, and the field conditions encountered at the time of the assessment (Image 1 to 69). Additionally, photographs in the report are referenced by site or locale, but also carry the photographic record number that is embedded in the digital file. Thus, an Image in this report may be indicated as “Image 1”, and include a reference to “Photograph 688”, indicating both the position of the photograph in the report and the number designating the photograph (assigned by the camera), and maintained within the documentation generated during fieldwork and analysis.

The record created includes photographs, maps, field notes, GPS waypoints, and this report as part of the Stage 1 assessment. The documentation includes the following:

Table 4: Documentary records for this project.

<i>Documentation</i>	<i>N</i>	<i>Description</i>	<i>Location</i>
Photographs	1001	Digital images	Digital storage
GPS readings (Waypoints)	94	Context, property survey	Digital storage
GPS readings (Tracks)	1835(2)	Context, property survey	Digital storage
Field notes	2	Pages of notes	Digital storage
Report	1	Copy (.pdf)	Digital storage

The digital records relating to this project are stored on a source hard drive, and on an archival DVD. Digital records are backed up periodically from the source drive to ensure long term stability. Digital records will be maintained in contemporary software formats, updated as Woodland Heritage Northeast Limited update software or storage media. All documentation is stored in trust at the Woodland Heritage Northeast Limited storage facility in New Liskeard.

4.3 Stage 2 Analysis and Conclusions

Following the Stage 1 assessment of the lots to be severed on Islands 992 and 970 on Lake Temagami, it was determined that there were four areas of archaeological potential on Island 992 and one area of archaeological potential on Island 970, as well as small pockets of suitable ground in an overall landscape of complex archaeological potential which largely features areas less-than-suitable, or preclusive to past human settlement.

Upon further review of the areas of archaeological potential during the Stage 2 assessment, on Island 992, one area of potential on property 0103 was no longer thought to have high

potential. The area on property 0103 had prohibitively rocky ground conditions and was not tested. The size of the large area on property 0102 was refined slightly during the Stage 2 assessment and the sub-surface testing focussed primarily on the level and well-drained areas on the point and the area south of the point. The sub-surface testing on the edges of the area of archaeological potential revealed dense concentrations of stones and was reclassified as having low archaeological potential due to the prohibitively rocky ground conditions. The area of potential on property 0104 extended onto property 0105 and even though property 0105 is to be retained, test pits were excavated throughout the small section of archaeological potential in order to fully assess the periphery of the study area. Additional small, isolated pockets of level ground in otherwise low potential areas were also tested during the Stage 2 assessment. Overall, the Stage 2 sub-surface testing in the well-drained areas of confirmed archaeological potential revealed primarily sandy cobble soil matrix (Image 63 to 69). No archaeological resources were located during the Stage 2 assessment of Island 992.

On Island 970, the area of archaeological potential was refined to encompass a larger testing area during the Stage 2 assessment. The area of archaeological potential was extended further north onto property 0108 as well as southwards into the lot to be retained. The entirety of this area of overall complex archaeological potential, including the area in the lot to be retained, was tested in order to fully assess the study area and its periphery. Additional testing was undertaken in small, isolated pockets of level ground on property 0108. The soils on Island 970 were mostly sandy, although the occasional test pit encountered dense, rocky soils (Image 26 to 31). No archaeological resources were recovered during the Stage 2 assessment of Island 970.

5.0 STAGE 2 RECOMMENDATIONS

1. As no archaeological resources were recovered during the Stage 2 sub-surface survey of the areas of archaeological potential associated with the properties on Island 992 and Island 970 on Lake Temagami, no further archaeological resource assessment work is recommended in advance of the proposed severance of properties 0102, 0103, 0104 and 0108 in Joan Township, Nipissing District (Map 10).

Additional comments are made concerning compliance with legislation, and the limitations that apply to this report are made in the section following.

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

1. Advice on compliance with legislation is not part of the archaeological record. However, for the benefit of the proponent and approval authority in the land use planning and development process, the report must include the following standard statements:

a. This report is submitted to the Minister of Tourism and Culture as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism and Culture, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

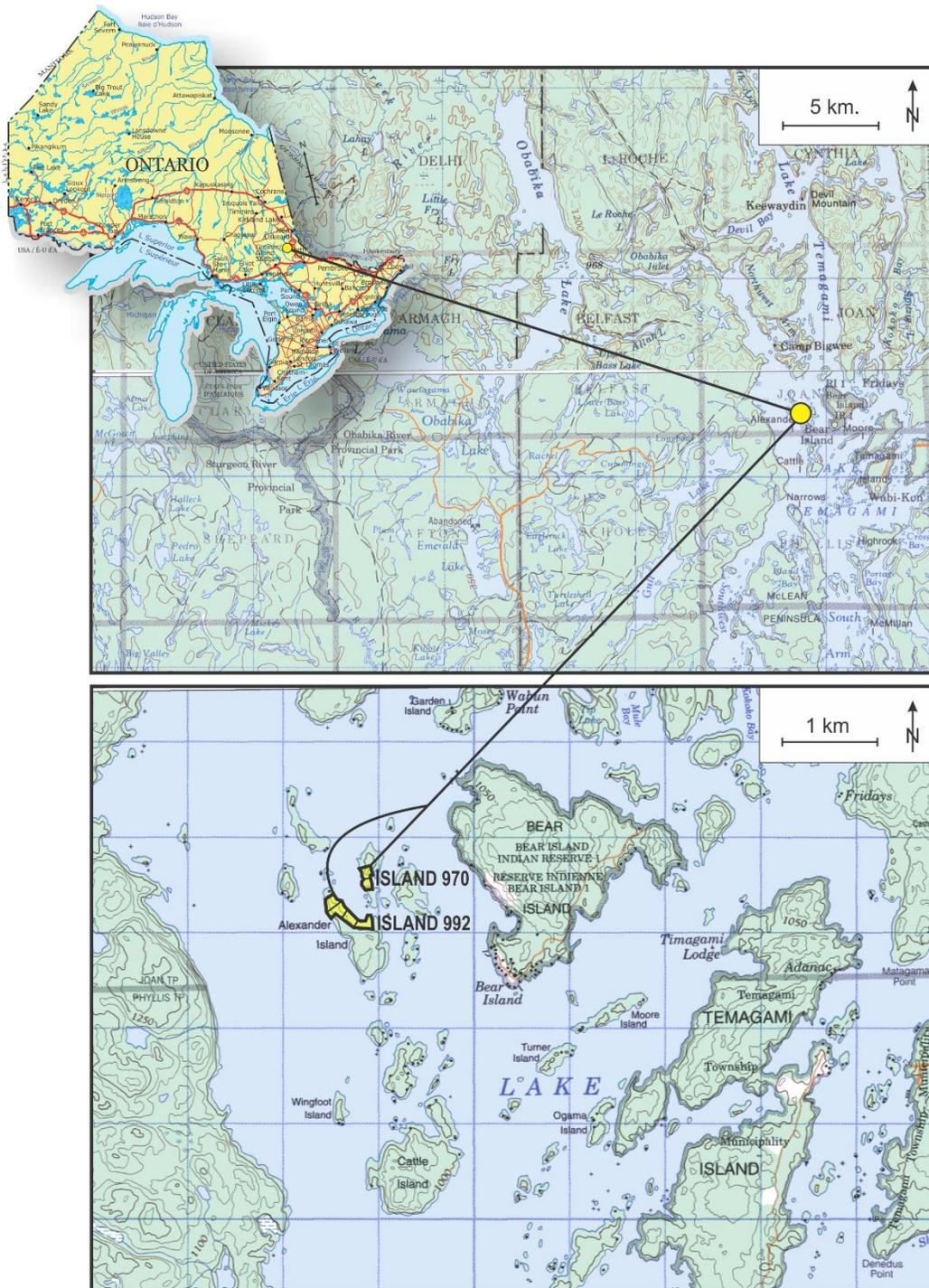
b. It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the Ontario Heritage Act.

c. Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act.

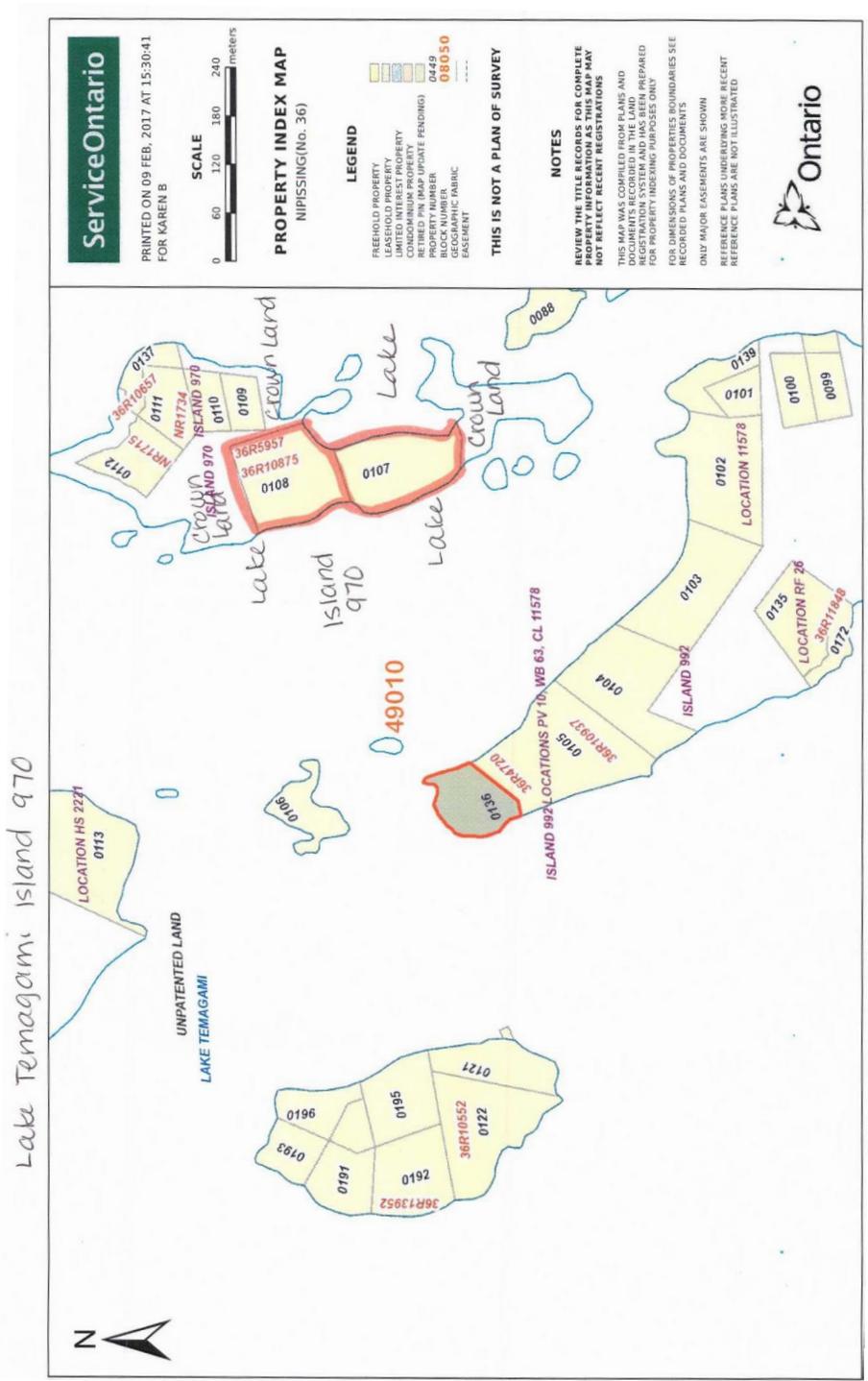
d. The Cemeteries Act, R.S.O. 1990 c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries with the Bereavement Authority of Ontario, at the Ministry of Government and Consumer Services.

2. Reports recommending further archaeological fieldwork or protection for one or more archaeological sites must include the following standard statement: "Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the Ontario Heritage Act and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence."

7.0 MAPS



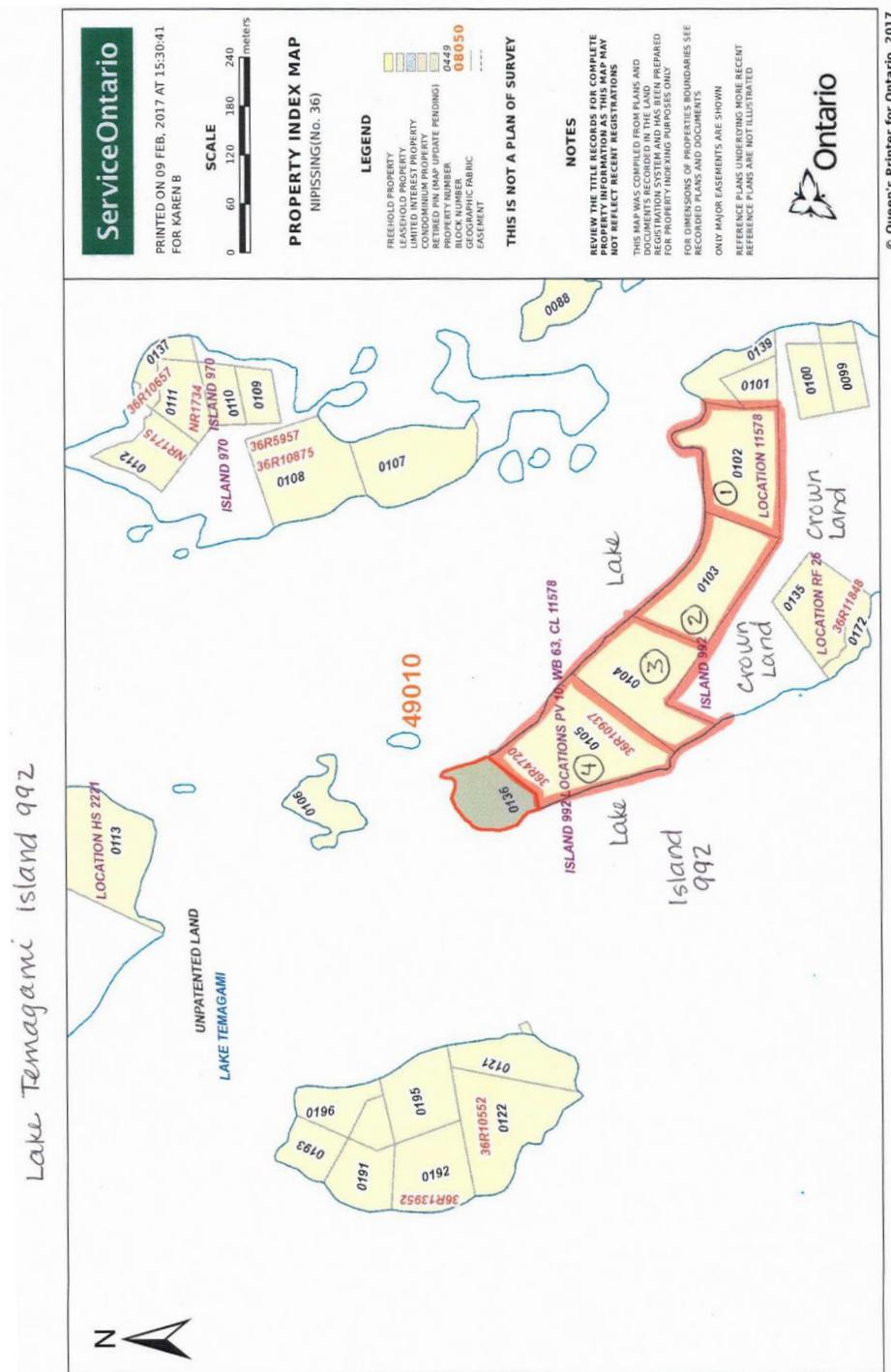
Map 1. Location of Island 970 and Island 992 on Lake Temagami in Joan Township.



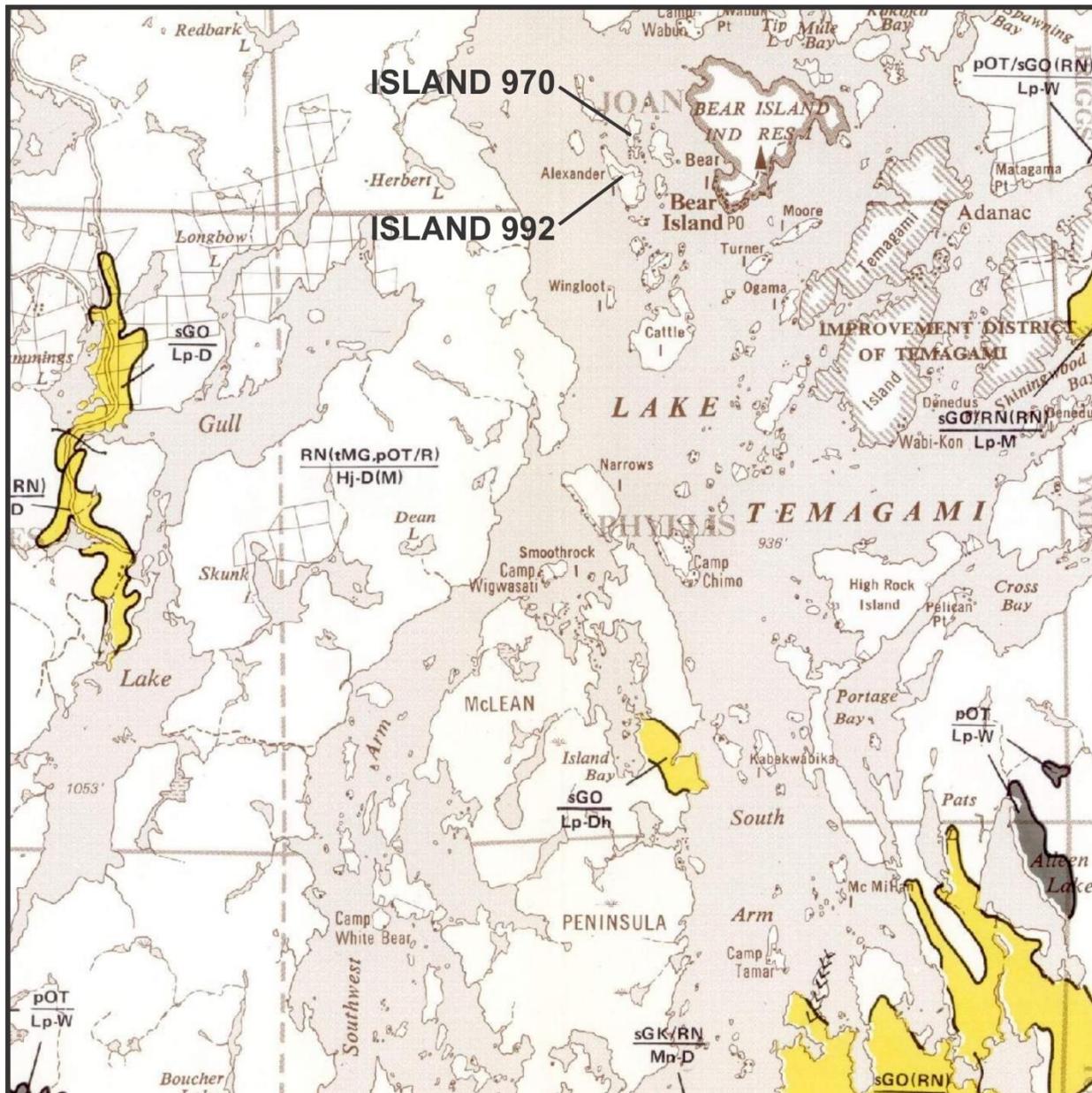
© Queen's Printer for Ontario, 2017

Map 2. Unmodified development map provided by the proponent showing the properties to be severed on Island 970.

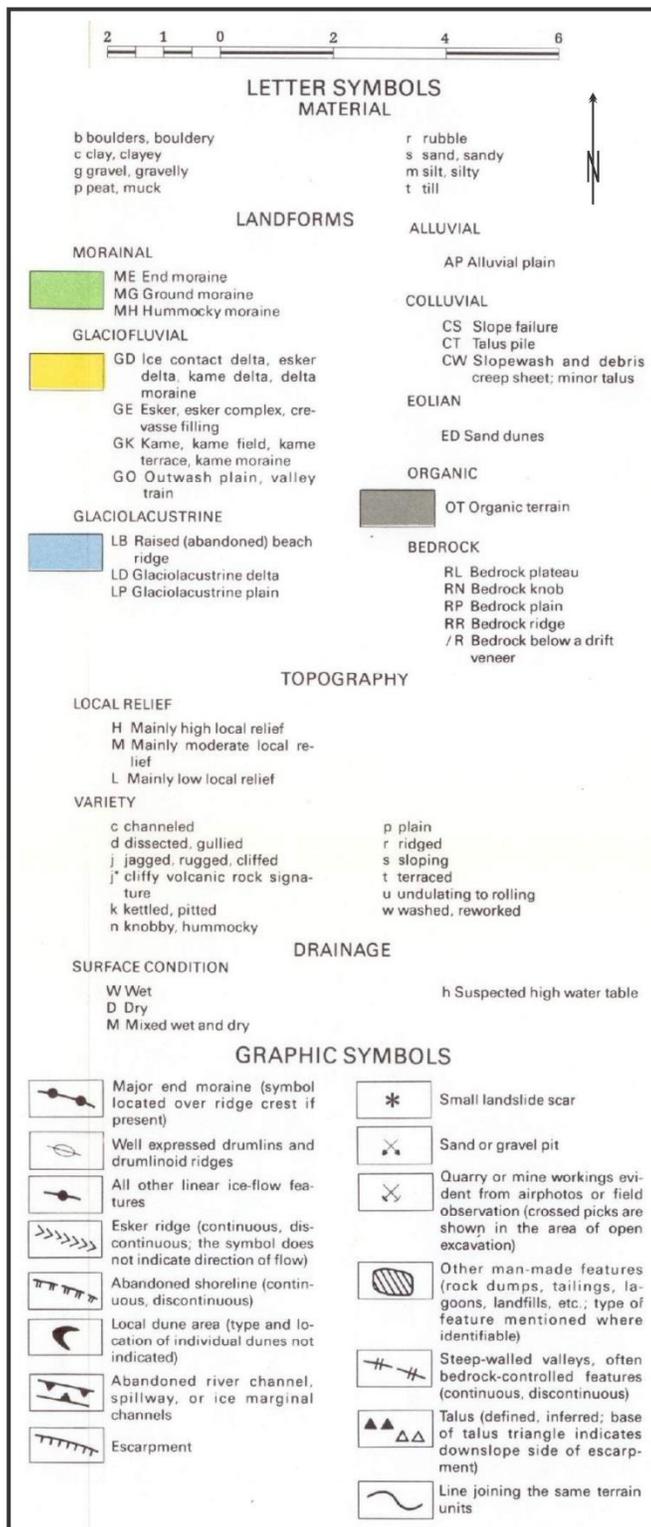




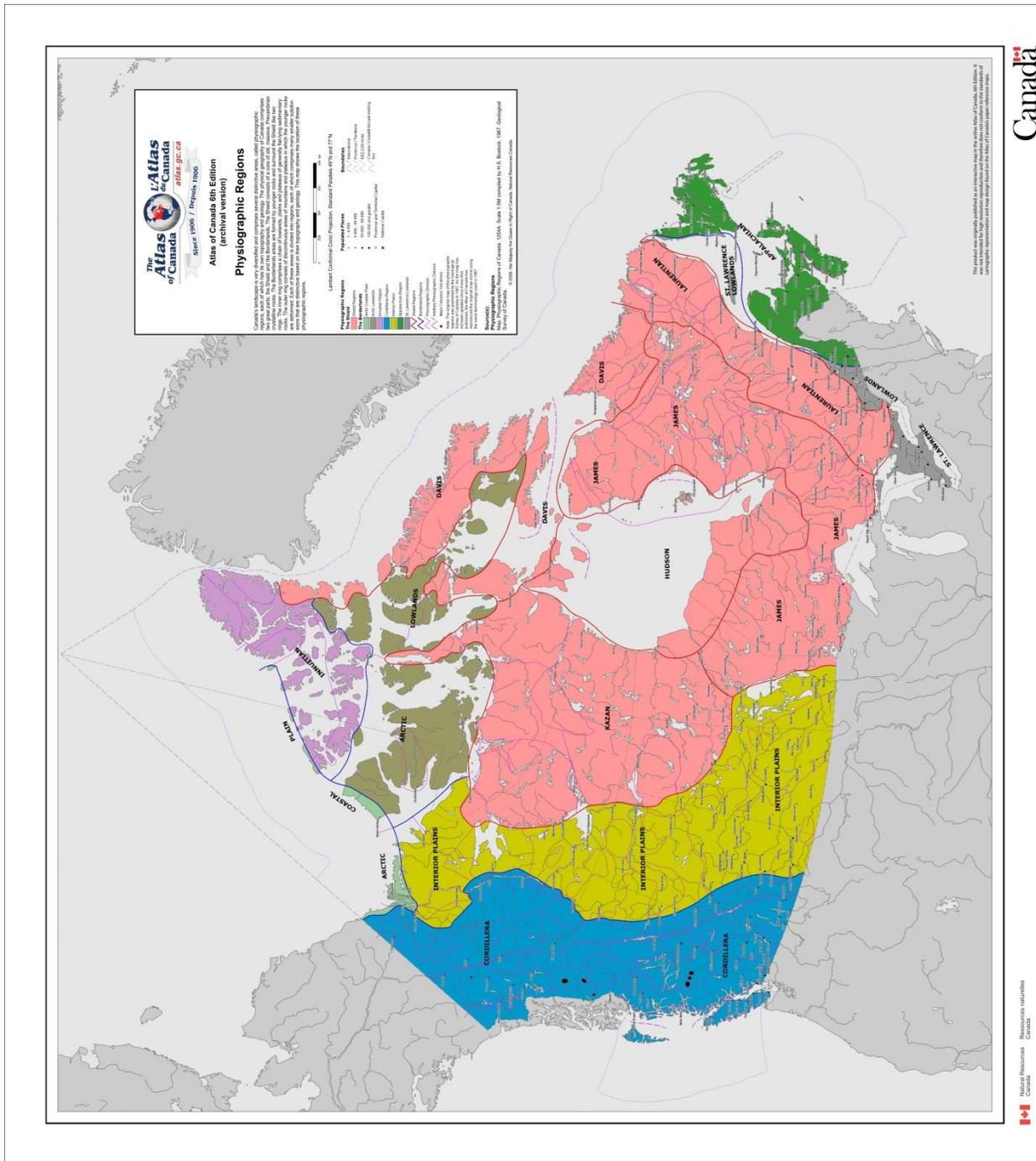
Map 3. Unmodified development map provided by the proponent showing the properties to be severed on Island 992.



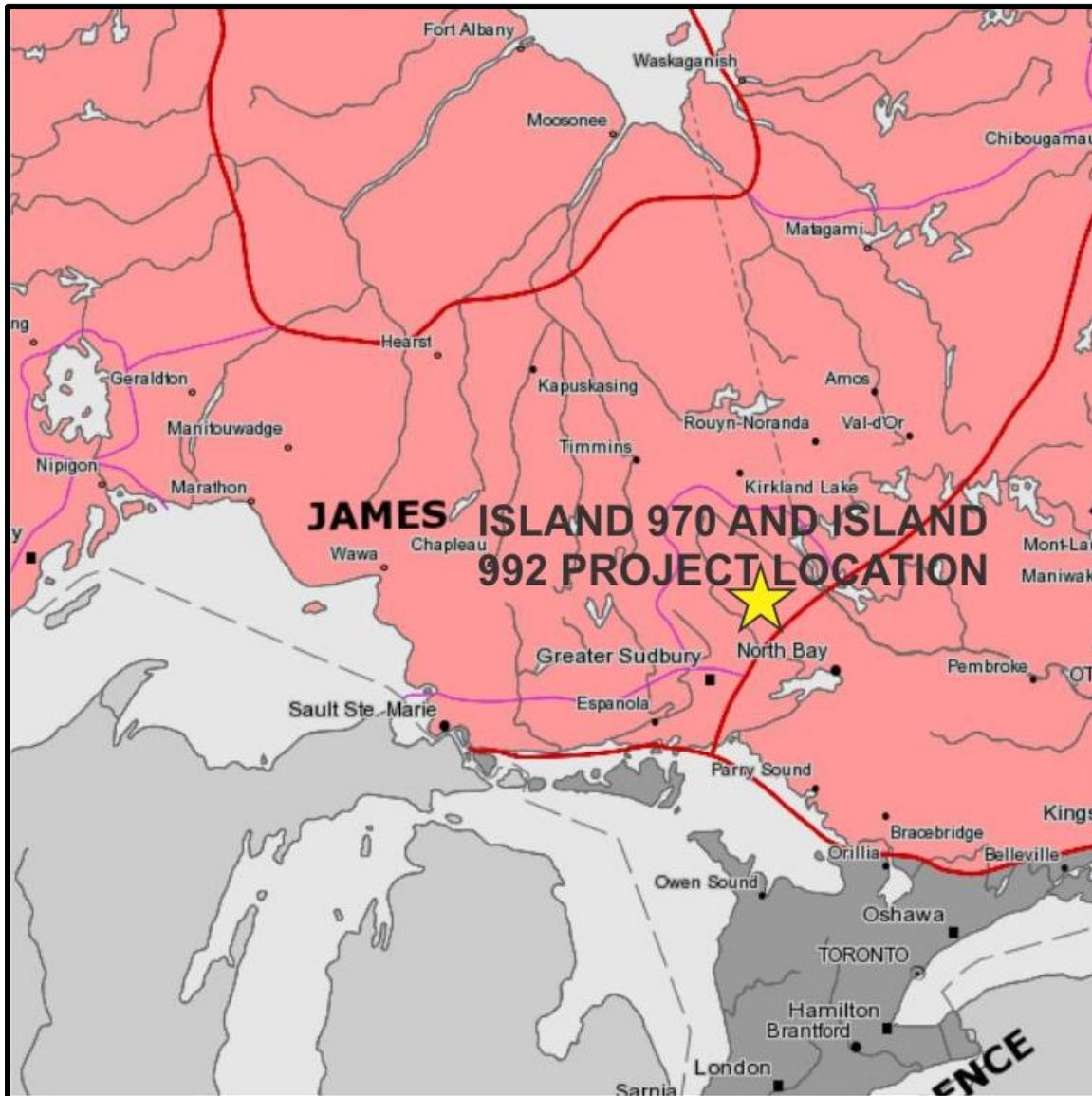
Map 4. Northern Ontario Engineering and Geological Terrain Study Map #5001 (excerpted from Gartner 1978).



Map 5. Legend for the previous map (legend adapted from Gartner 1978).



Map 6. Physiographic map of Canada showing the Canadian Shield (pink) (Bostock 1967). See next map for an excerpt showing the project area.



Map 7. Project location in relation to its immediate physiographic regions (excerpt from Bostock 1967).

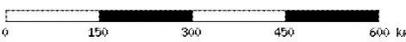


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Atlas of Canada 6th Edition (archival version)

Physiographic Regions

Canada's landscape is very diversified and comprises several distinctive areas, called physiographic regions, each of which has its own topography and geology. The physical geography of Canada comprises two great parts: the Shield and the Borderlands. The Shield consists of a core of old, massive, Precambrian crystalline rocks. The Borderlands areas are formed by younger rocks and surround the Shield like two rings. The inner ring comprises a chain of lowlands, plains and plateaus of generally flat-lying sedimentary rocks. The outer ring consists of discontinuous areas of mountains and plateaus in which the younger rocks are deformed. Each of these areas is divided into regions, each of which comprises many smaller subdivisions that are distinctive based on their topography and geology. This map shows the location of these physiographic regions.



Lambert Conformal Conic Projection. Standard Parallels 49°N and 77°N

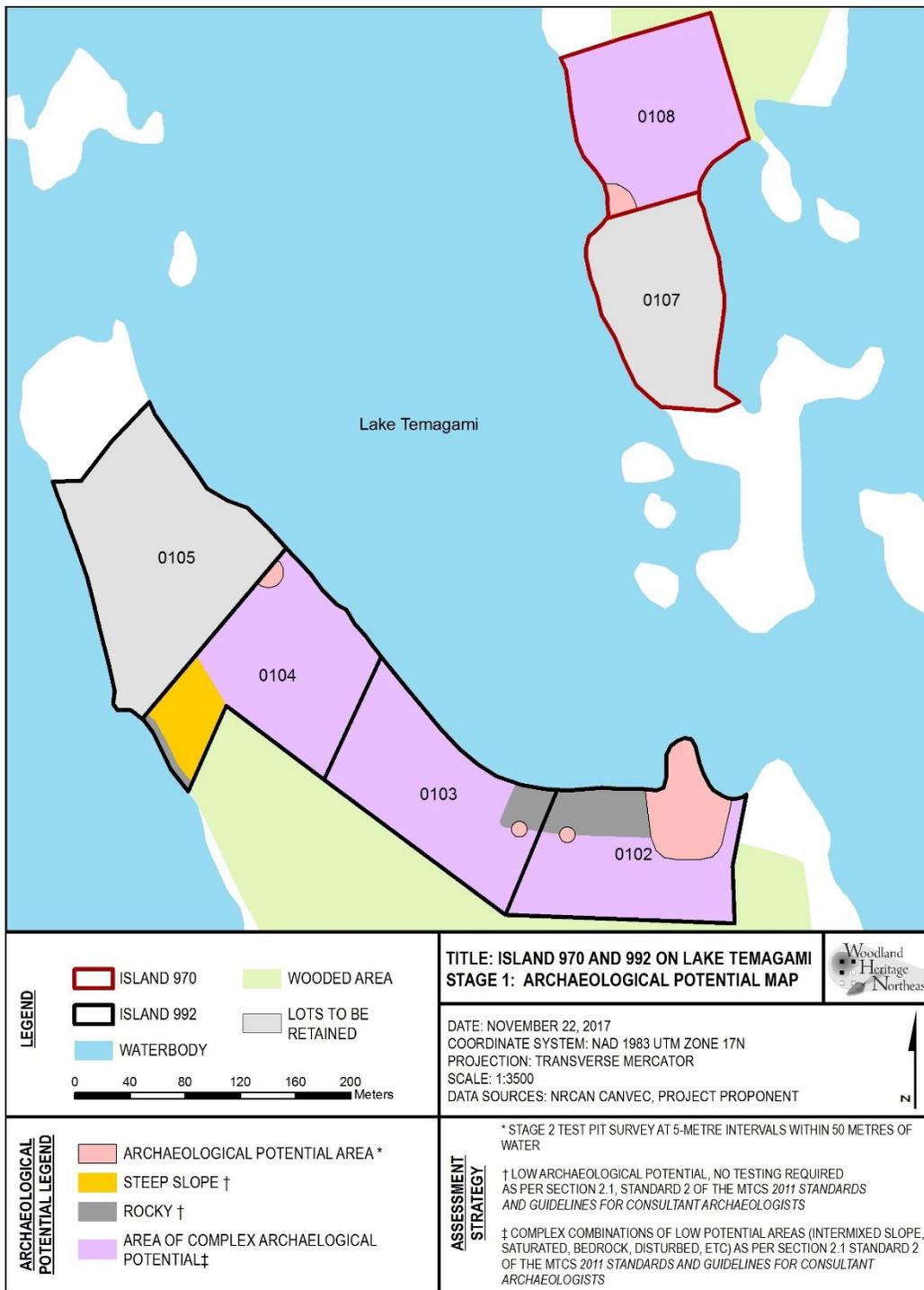
<p>Physiographic Regions</p> <p>The Shield</p> <ul style="list-style-type: none"> Shield Regions <p>The Borderlands</p> <ul style="list-style-type: none"> Arctic Coastal Plain Arctic Lowlands Innuitian Region Cordilleran Region Interior Plains Appalachian Region St. Lawrence Lowlands <p> Shield Regions Borderland Regions Physiographic Division Arbitrary Physiographic Division </p> <p> Major Cenozoic Volcanoes</p>	<p>Populated Places</p> <ul style="list-style-type: none"> 1 - 4 999 5 000 - 49 999 50 000 - 99 999 100 000 and greater Provincial and Territorial Capital National Capital 	<p>Boundaries</p> <ul style="list-style-type: none"> International Provincial / Territorial EEZ (200 mile) Canada / Kalaallit Nunaat dividing line
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Note: The original map of the physiographic regions was published by the Geological Survey of Canada in 1967. As the map has not been updated since it was first published, the Atlas of Canada has reproduced the original map online using the same terminology used in 1967.

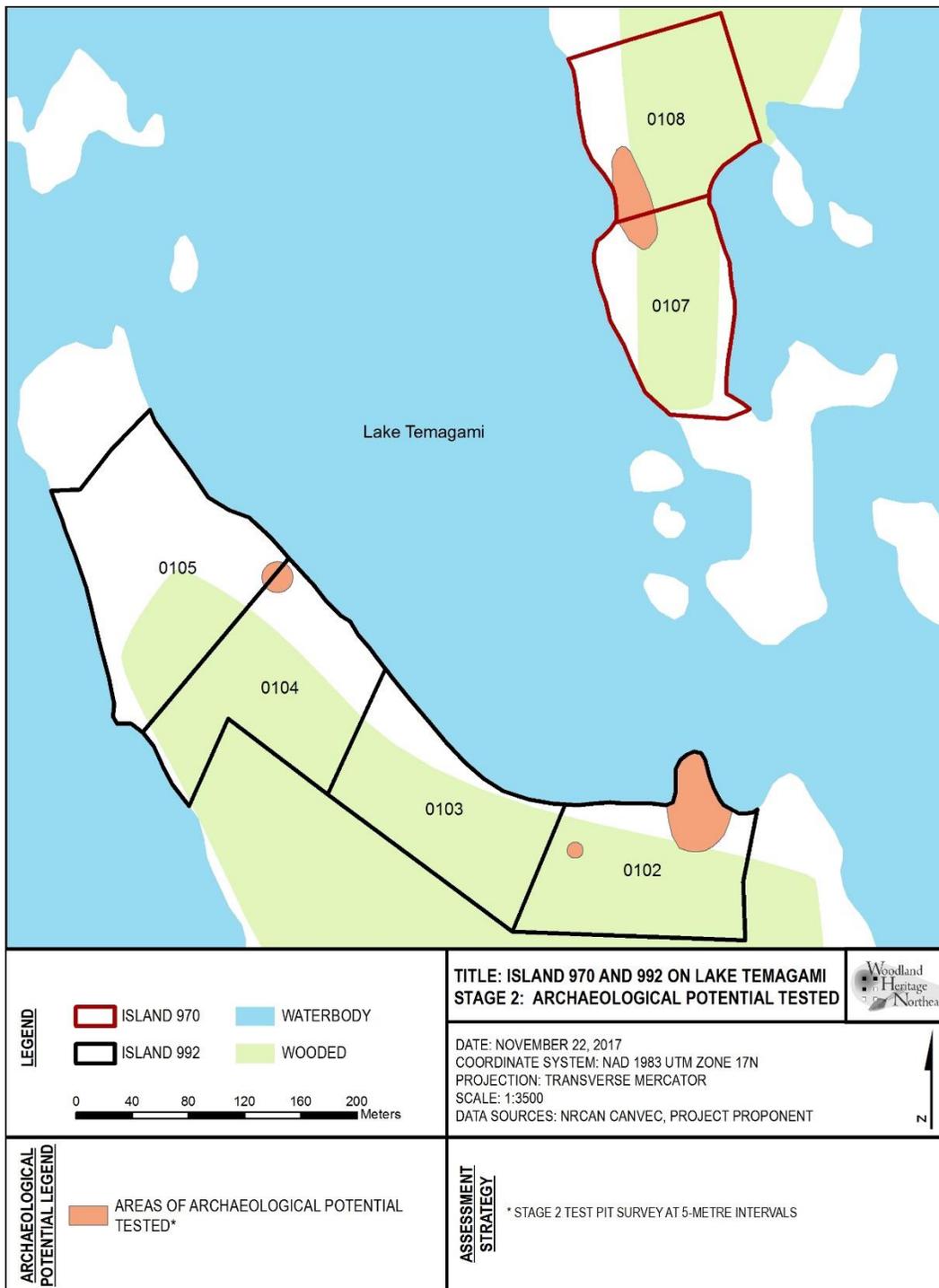
Source(s):
Physiographic Regions
 Map. Physiographic Regions of Canada. 1254A. Scale 1:5M compiled by H.S. Bostock. 1967. Geological Survey of Canada.

© 2009. Her Majesty the Queen in Right of Canada. Natural Resources Canada.

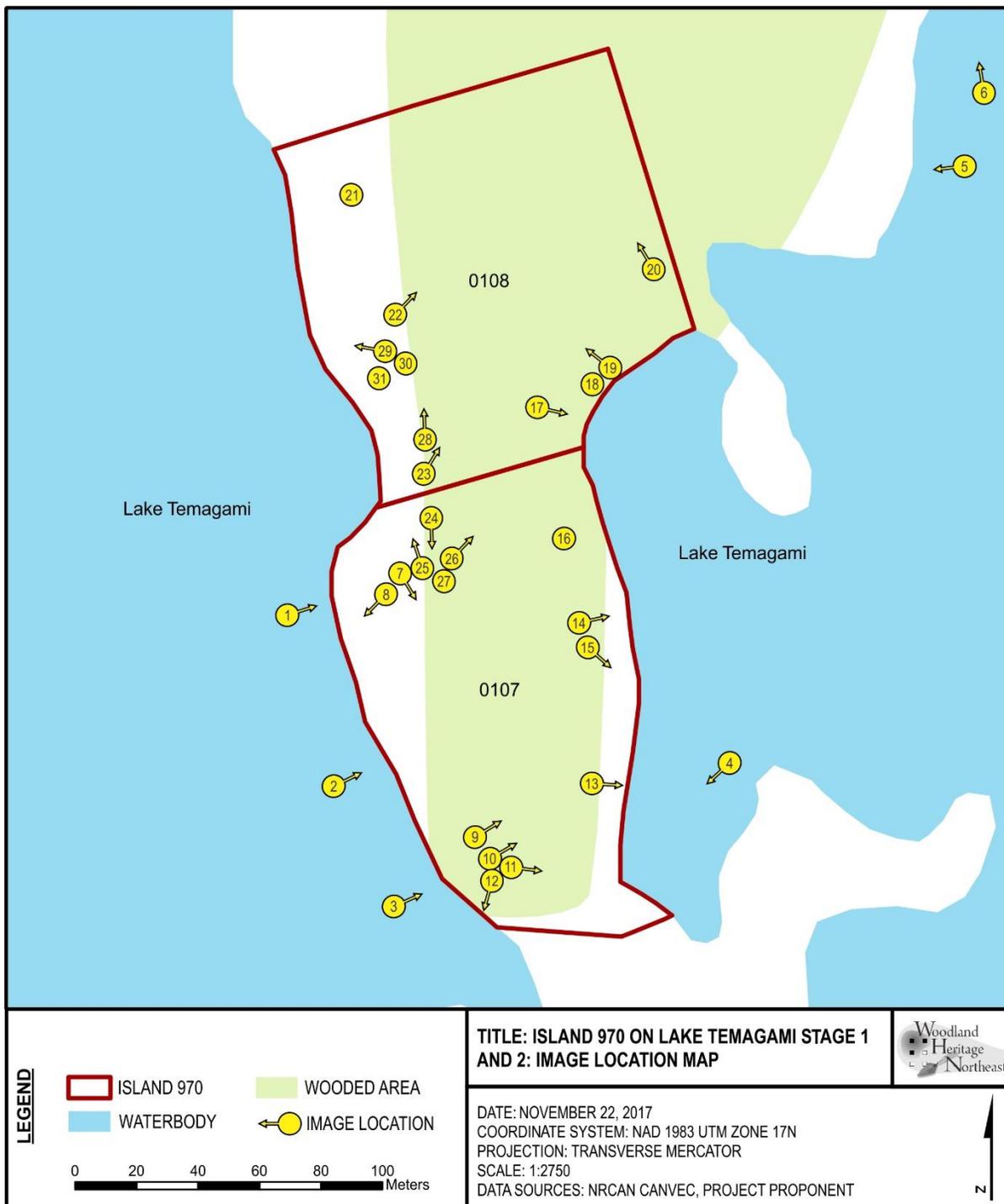
Map 8. Legend for the previous map (excerpt from Bostock 1967).



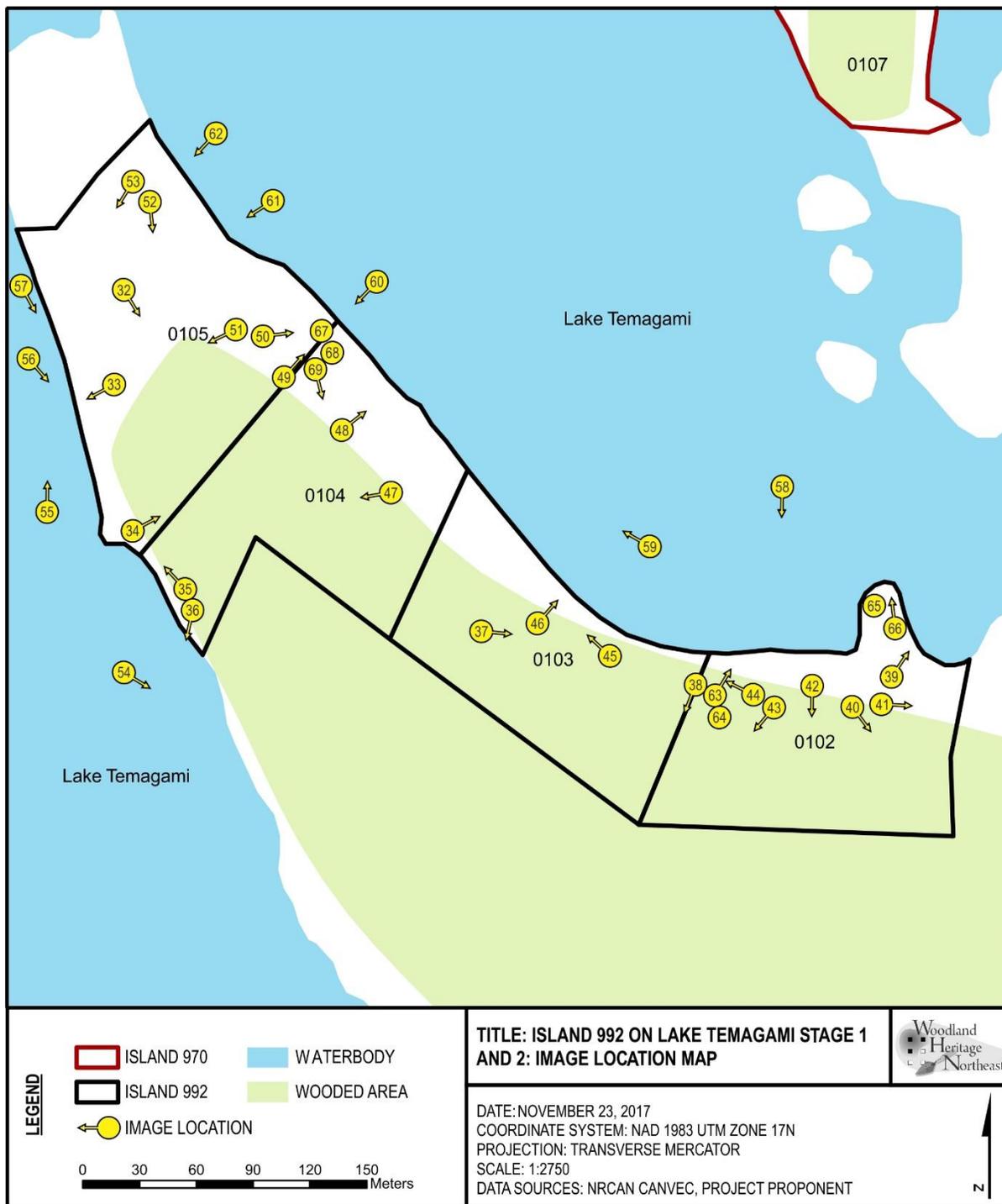
Map 9. Archaeological potential map showing the ground conditions and recommended assessment strategies following the Stage 1 assessment on Island 970 and Island 992.



Map 10. A map showing the areas of archaeological potential which were tested during the Stage 2 assessment on Island 970 and Island 992.



Map 11. Photograph location map showing the locations and directions of photographs used in this report for Island 970.



Map 12. Photograph location map showing the locations and directions of photographs used in this report for Island 992.

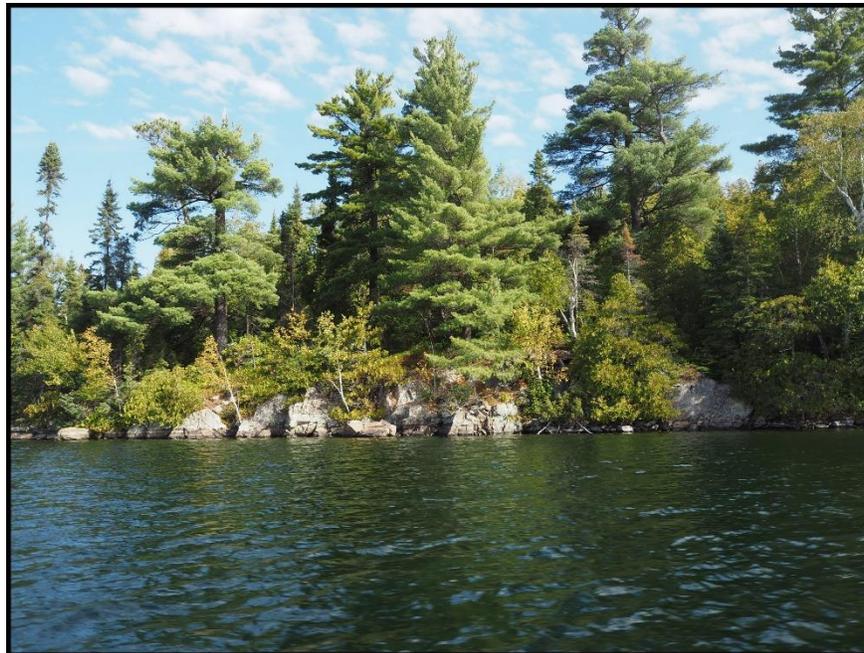
8.0 IMAGESIsland 970

Image 1. Photograph 423 looking at the rocky shoreline of property 0107.



Image 2. Photograph 428 showing the rocky shoreline of property 0107.



Image 3. Photograph 434 showing an “Application for Land Severance” sign on the shore of property 0107.



Image 4. Photograph 450 looking at the shoreline on the southeast of property 0107.



Image 5. Photograph 460 looking towards the shoreline of property 0108.

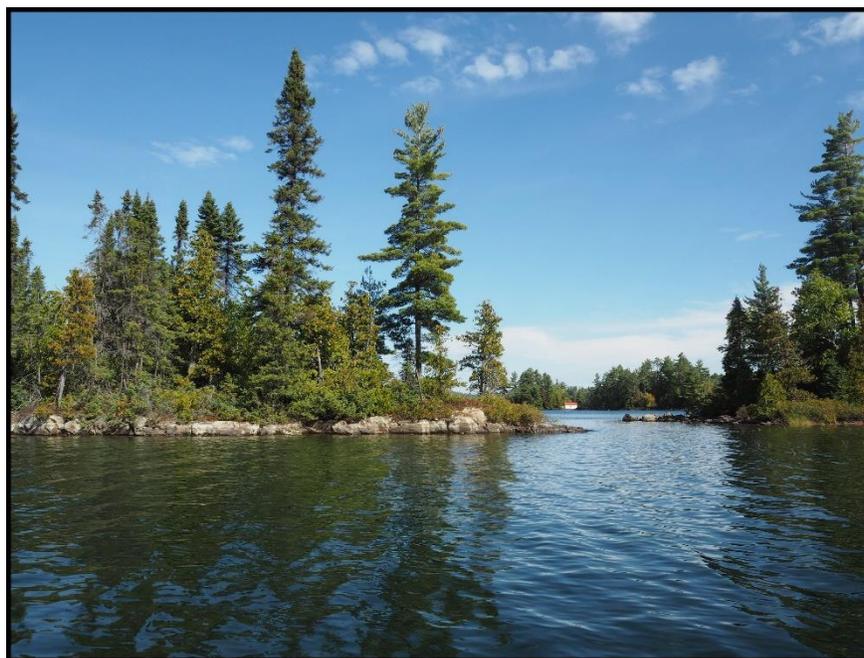


Image 6. Photograph 464 looking at the northeast shoreline of Island 970.



Image 7. Photograph 477 looking at an area of archaeological potential in property 0107.



Image 8. Photograph 478 looking at an area of archaeological potential in property 0107.



Image 9. Photograph 486 looking at an area of archaeological potential in property 0107.



Image 10. Photograph 490 showing a level and well-drained area in property 0107.

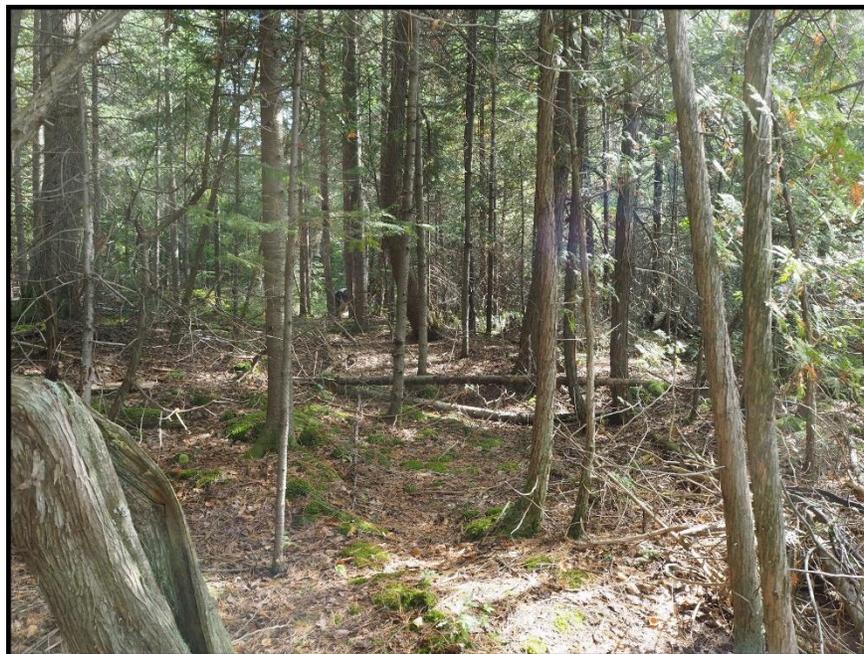


Image 11. Photograph 494 showing a level and well-drained area in property 0107.



Image 12. Photograph 502 showing a level and well-drained area in property 0107.



Image 13. Photograph 506 showing the uneven ground conditions in property 0107.



Image 14. Photograph 513 looking at rocky ground conditions in property 0107.



Image 15. Photograph 515 looking at the undulating ground conditions in property 0107. The dense concentration of cedar in the low area is suggestive of poorly-drained soil.



Image 16. Photograph 516 of an Ontario Crown Lands Survey marker in property 0107.



Image 17. Photograph 521 looking at undulating, though generally level ground conditions in property 0108.



Image 18. Photograph 524 showing the rocky ground conditions in property 0108.

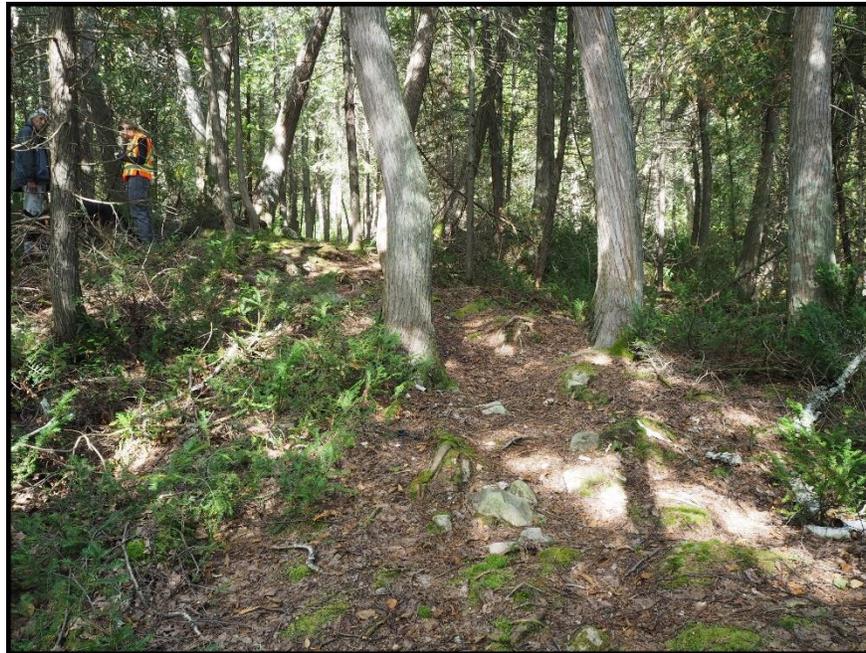


Image 19. Photograph 525 showing rocky and sloping ground conditions in property 0108.



Image 20. Photograph 535 looking at an area of complex archaeological potential in property 0108.



Image 21. Photograph 550 showing a second Ontario Crown Lands Survey marker in property 0108.



Image 22. Photograph 552 showing rocky, sloping terrain in property 0108.

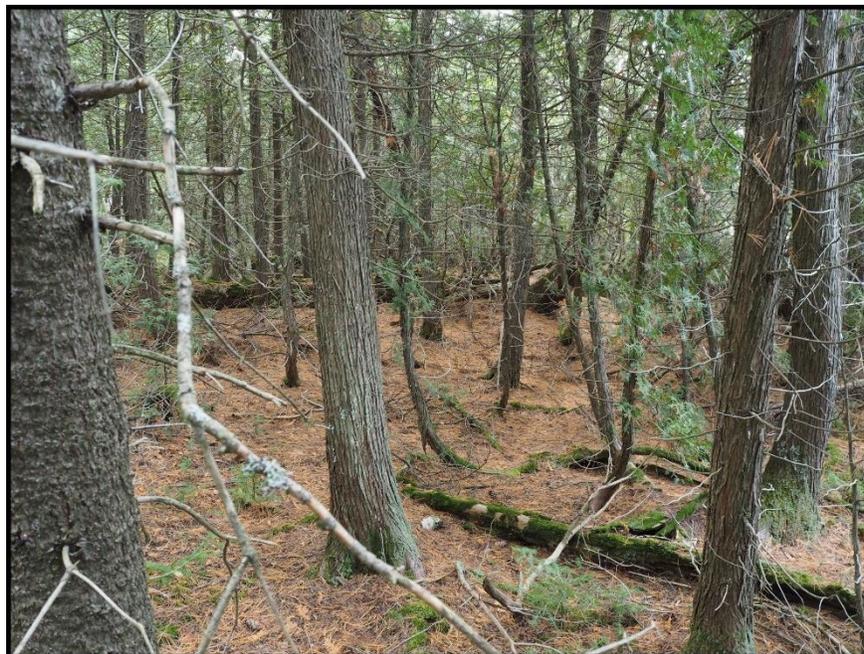


Image 23. Photograph 557 showing an area of archaeological potential in property 0108.



Image 24. Photograph 559 looking at an area of archaeological potential.



Image 25. Photograph 567 showing an area of archaeological potential.

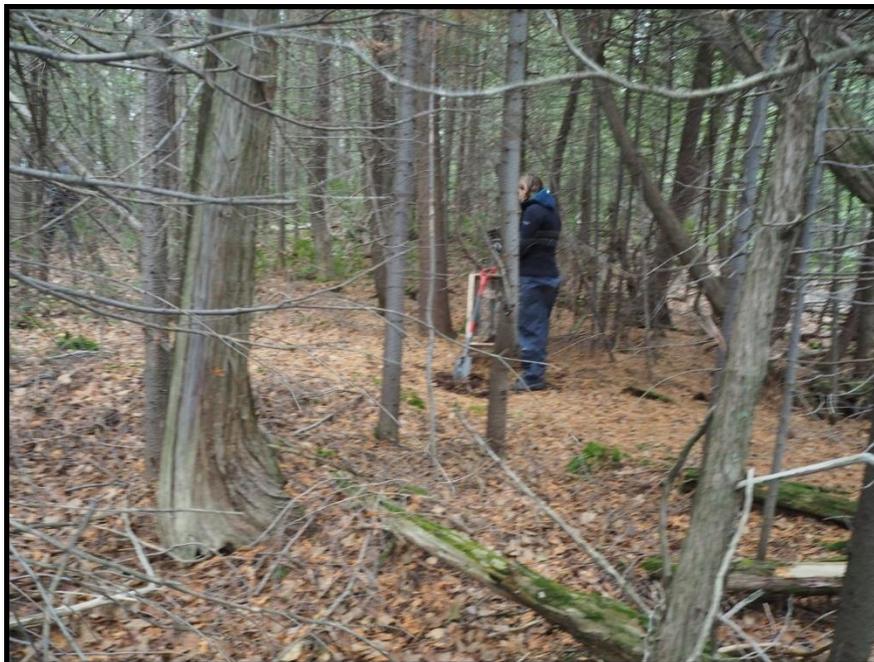


Image 26. Photograph 351 showing the Stage 2 sub-surface test pitting.



Image 27. Photograph 358 showing an area that underwent sub-surface test pitting.



Image 28. Photograph 366 showing the sub-surface testing in progress on property 0108.



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Island 992



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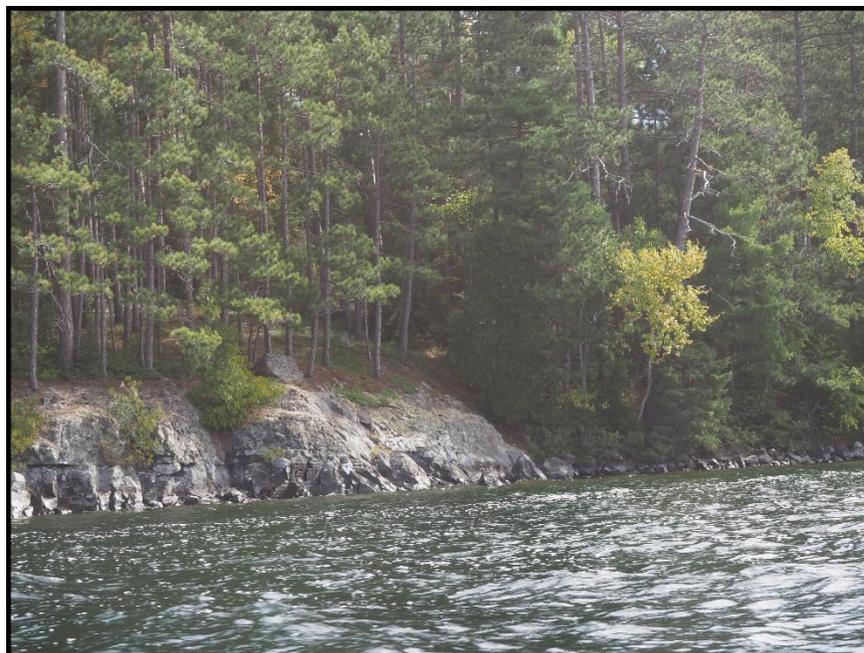


Image 54. Photograph 341 looking at the rocky shoreline south of property 0104.

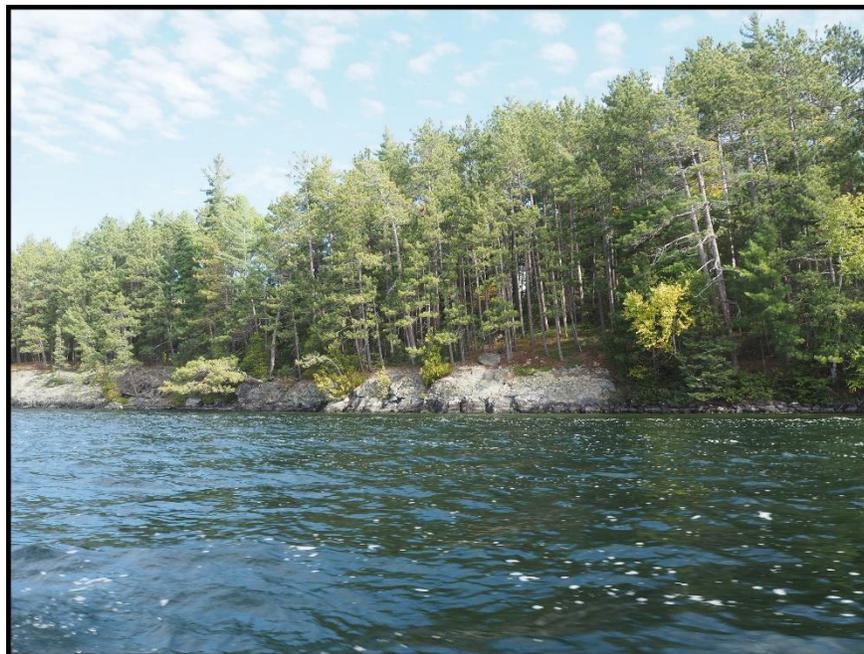


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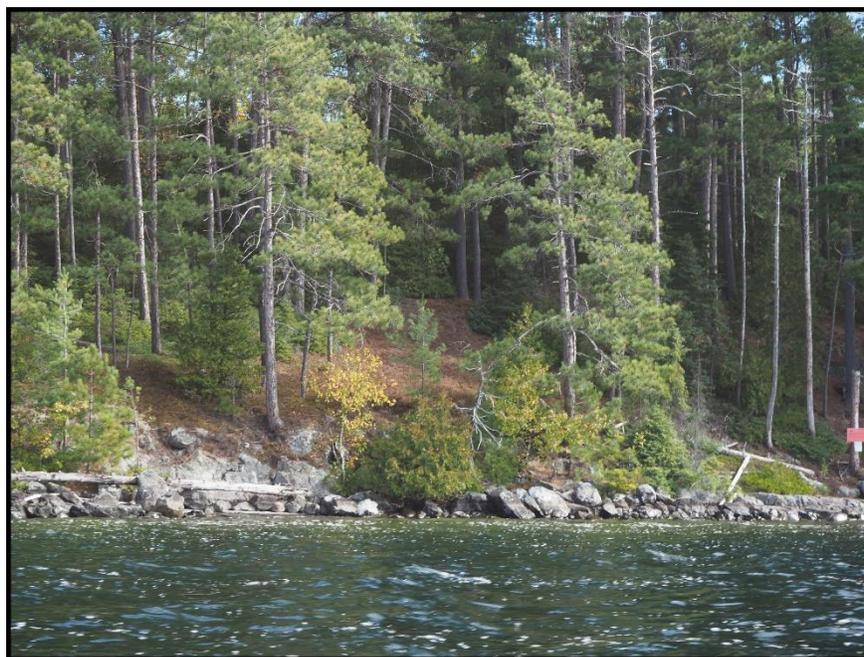


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Image 59. Photograph 374 showing the shoreline in property 0103.

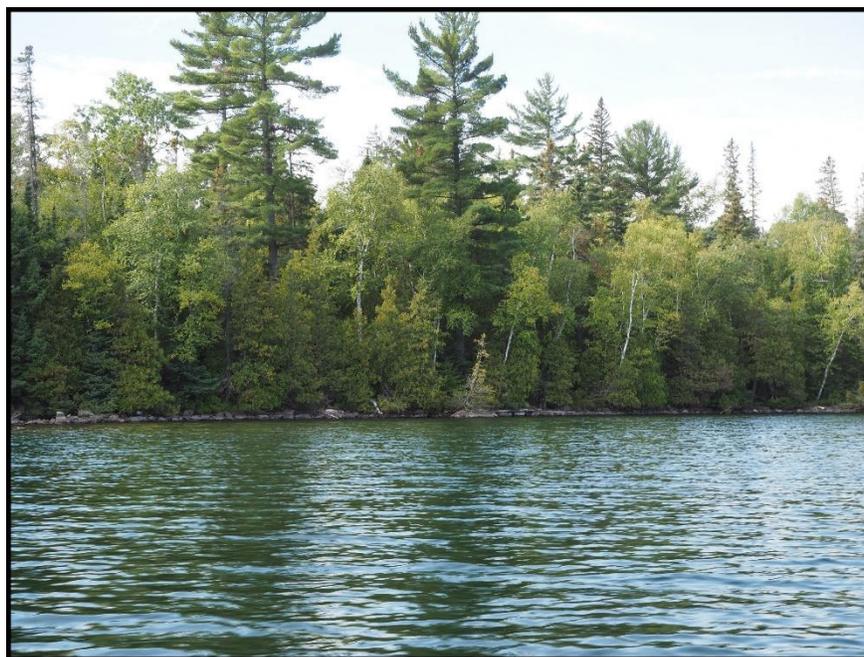


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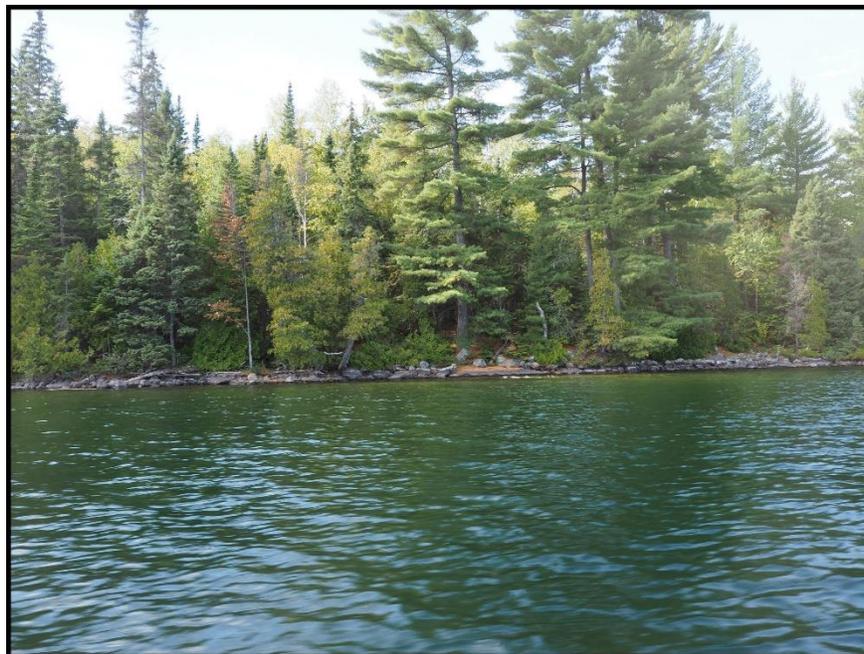


Image 61. Photograph 406 showing the property 0105 shoreline.

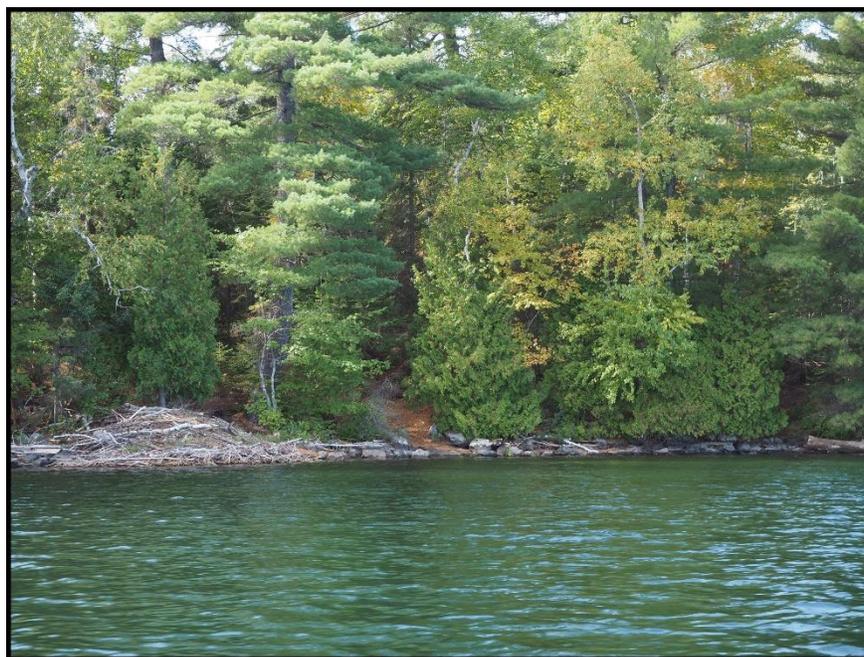


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Image 68. Photograph 336 showing a test pit in an area of archaeological potential in property 0104.



Image 69. Photograph 342 showing the screening process for the Stage 2 assessment in property 0104.

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August 8, 2017

Karen Beauchamp
(Karen@clearwaterplanning.ca)

Re: Proposed Consent, Island 970 – Legal Desc: Joan Twp., Pt Island 970 pcl 1-2 Sec 34M418 parts 1,2 & 3, plan 36R5957 parts 3 & 4 Plan 36R 10875, Roll# 4869 760 001 01310 0000, 44 Lake Temagami Island 970 & Joan Twp, Pt Island 970 Pcl 3-3 Sec 36M418 Parts 4, 5 & 6 Plan 36R 5957 parts 1 & 2, Plan 36R 10875 Roll # 4869 760 001 01310 0000, 50 Lake Temagami Island 970

Dear Karen:

An inspection of the above property was conducted by the undersigned on July 14th, 2017.

Test pits revealed sand, boulders and silt. With the addition of suitable fill material areas could be made suitable for a Class 4 Sewage System on each proposed lot.

The Land Control Division of the Timiskaming Health Unit has no objection to this proposed consent.

Should you have any questions please contact me at the Englehart office.

Sincerely,

Douglas Metson
Chief Building Officer

DM/kr

Pc Donald Fraser & Nancy Reid, 98 Dinnick Cres, Toronto, ON M4N 1L8
Municipality of Temagami, Tammy Lepage, Planning Assistant

Environmental Impact Study

130 Lake Temagami, Island 992
44 & 50 Lake Temagami, Island 970

Geographic Township of Joan,
Municipality of Temagami

November 2020

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APPENDIX 1: Site Photos

APPENDIX 2: Temagami First Nation (TFN) Consultation

1.0 Introduction

Fri Ecological Services was retained to conduct an Environmental Impact Study (EIS) in support of a consent application located on two islands in Lake Temagami, Ontario. The application includes property on Island 992 and on Island 970, hereby referred to in this report as the study area, located in the Geographic Township of Joan within the Municipality of Temagami (Figure 1).



Figure 1: Location Map

A desktop review was conducted of the available background information related to natural heritage values within the study area. The following sources of information were consulted:

- Make-a-Map, Natural Heritage Values, MNRF
- District Species at Risk Tool – Geographic Township of Joan, MNRF (2015)
- Municipality of Temagami’s Official Plan (OP) (2013)
- Temagami First Nation (TFN) and TFN potential heritage areas map (2018)
- Provincial Policy Statement (PPS) (2020)
- Significant Wildlife Habitat Ecoregion 5E Criterion Schedule (2012)
- iNaturalist and eBird

Natural heritage categories were considered within the entire study area to determine if the proposed consent would be suitable for development consistent with the PPS and the Municipality of Temagami’s OP. Considerations included:

- Habitat of endangered and threatened species;
- Significant wetlands;
- Significant wildlife habitat;
- Areas of Natural and Scientific Interest; and
- Fish habitat

2.0 Ecological Land Classification

Ecological land classification or ecosites are determined by assessing the soil and vegetation characteristics of a site. To assess the presence of potential habitat and natural heritage features, including species at risk and significant wildlife habitat, the ecosites on the property were determined during the field investigations. There are four (4) natural ecosites found in the study area (Figure 2), including:

- G015Tt Very Shallow, Dry to Fresh: Red Pine – White Pine Mixedwood
- G101Tt: Fresh, Silty to Fine Loamy: Spruce-Fir Conifer
- G103Tt: Fresh, Silty to Fine Loamy: Red Pine – White Pine Mixedwood
- G116Tt Moist, Fine: Spruce – Fir Conifer

The majority of the lands are currently vacant and have been retained in a natural state, with the exception of an existing dwelling to the north on Island 992. Field investigations determined that Islands 992 and 970 have fine, mineral soils that range from very shallow to deep and fresh to moist. Representative georeferenced photos of the ecosites were taken and are contained in Appendix 1.

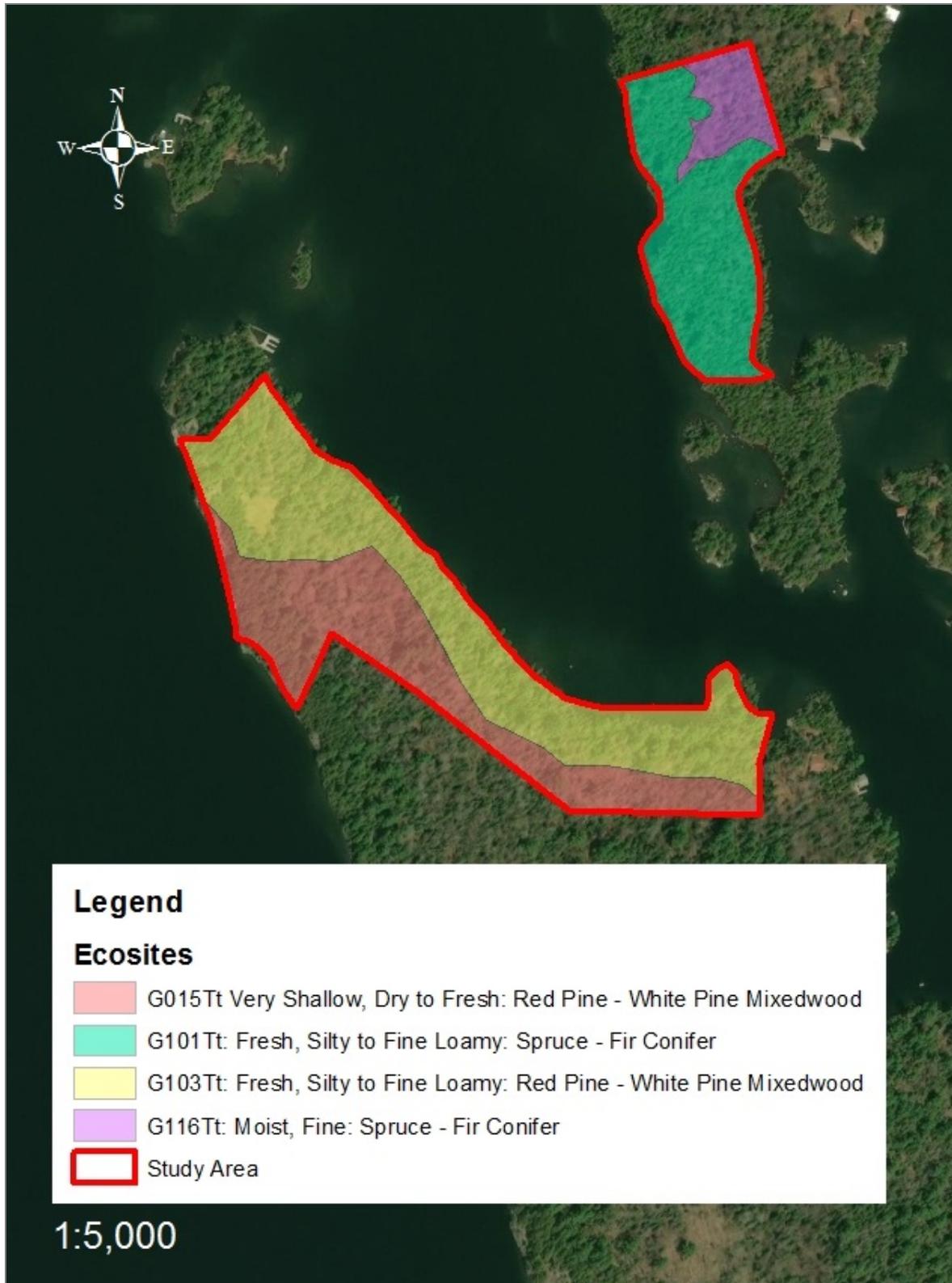


Figure 2: Mapped ecosites in the study area

3.0 Habitat of Endangered and Threatened Species

The District Species at Risk (SAR) Tool was reviewed for the Geographic Township of Joan and the Natural Heritage Information Centre (NHIC) database was queried for any confirmed observations in or adjacent to the study area. There are no confirmed threatened or endangered species observation within 2km of the study area. The species at risk with potential to occur in the township are summarized in **Table 1**.

Table 1: Species at Risk known to occur in the Geographic Township of Joan

Species	Designation
Eastern Small-footed Myotis	Endangered
Little Brown Myotis	Endangered
Northern Myotis	Endangered
Tricolored Bat	Endangered
Bank Swallow	Threatened
Barn Swallow	Threatened
Chimney Swift	Threatened
Whip-poor-will	Threatened

3.1 Species at Risk Bats

Little Brown Myotis, Northern Myotis, Eastern Small-footed Myotis, and Tricolored Bat are four bat species that have been listed as Endangered in Ontario. They are experiencing significant population declines because of a disease called White Nose Syndrome.

During the active season , bats feed on insects at night and roost during the day. They roost either individually (males) or in groups (females with pups), usually in warm, elevated spaces. Bats often choose human-created roosts such as attics and abandoned buildings as they offer optimum habitat for summer roosts and are usually close to water and open areas for foraging. Natural roosts include large hollow trees and spaces behind loose bark. All four species hibernate in caves and abandoned mines in October through April where temperatures remain above freezing and humidity levels are high.

For Little Brown Myotis and Northern Myotis, the *Species at Risk (SAR) Bats Technical Note*¹ lists the following ecosites which could have maternity roosts: G015 – G019, G023 – G028, G039 – G043, G054 – G059, G069 – G076 and G087 – G092. According to a 2008

¹ Technical Note, Species at Risk (SAR) Bats, Little brown myotis and Northern myotis. Regional Operations Division, June 2015.

study by Johnson *et al.*, Eastern small-footed bats most commonly use ground level rocks, talus slopes, rock fields and vertical cliff faces for their summer roosts.²

Little Brown Myotis (*Myotis lucifugus*)

According to the Significant Wildlife Habitat Technical Guide, Appendix G4, Table G4, Little Brown Myotis use caves, quarries, tunnels, hollow trees or buildings for roosting. Maternity colonies are most often found in warm dark areas, like barns, attics and old buildings. They overwinter in caves and mine adits (horizontal mine shafts) in Ontario. This species forages mainly over open areas including wetlands and near forest edges where insect densities are greatest.

Northern Myotis (*Myotis septentrionalis*)

Northern myotis are documented to roost in hollow trees or under loose bark. Males roost individually while females are found in maternity colonies of up to 60 adults. They overwinter in mines and caves similar to other species which hibernate in Ontario. Unlike Little Brown Myotis, Northern Myotis hunt primarily in forested areas, below the canopy.

Tri-colored Bat (*Perimyotis subflavus*)

During the active season, Tri-colored Bats can be found throughout older forested habitats. The species is known to form day roosts and maternity colonies in forests but may also be found roosting in barns or other anthropogenic structures. They forage for flying insects over water and along streams in the forest. Nearing the end of the summer, Tri-colored Bats will travel to their overwintering site, often situated underground or near a cave, where they swarm. This species typically overwinters in caves where they roost by themselves rather than as part of a group.

Assessment

The Ministry of Natural Resources & Forestry's recent Species at Risk (SAR) Technical Note (2015) lists forested ecosites which have the potential to function as or contain bat habitat based on specific criteria. The G103Tt ecosite qualifies as 'candidate SAR bat habitat' according to the technical note.

Ultrasonic recording equipment was placed to capture the open water and forested habitat where bats would most likely be found on the subject property. The Wildlife Acoustics equipment was deployed in candidate habitat for 42 consecutive nights; from June 8th to July 20th inclusive and was set to triggered recording from sunset to sunrise and the internal clock set with the GPS accessory to ensure absolute locational accuracy. The minimum trigger frequency (14kHz) was chosen to include the full echolocation range of all eight (8) bat species found in Ontario. The recordings were analyzed with

² Johnson, J.S., J.D., Kiser., K.S. Wareous., T.S. Peterson (2011) "Day-Roost of *Myotis leibii* in the Appalachian Ridge and valley of Western Virginia", "Northern Naturalist", 18(1):96-106.

Wildlife Acoustics Kaleidoscope Pro software and verified by an experienced biologist.³ One limitation of acoustic monitoring for bats is that pass counts only represent an index of the magnitude of activity rather than a population size estimate. For example, 16 passes from a single big brown bat and a single pass from 16 big brown bats would be tabulated identically for a given night or monitoring period. The number of passes for each bat species recorded on the subject property (500+ total hours of recording) are as follows:

Bat Species	SAR?	Total passes for recording period	Most passes in a single night	Average passes per night
<i>Silver-haired</i>	No (SWH)	4087	1088	99.7
<i>Hoary</i>	No (SWH)	131	11	3.6
<i>Big Brown</i>	No (SWH)	16	4	2.7
<i>Little Brown</i>	Yes	33	7	1.7

Only one SAR bat species was detected in the study area (Little Brown). The recorded passes and overall activity of Little Brown bats occurred on limited nights with no activity noted on several evenings when other species were active. Given the very low frequency of passes, it is unlikely that the study area supports critical habitat for any SAR bat species. Non-SAR bat habitat is addressed in Significant Wildlife Habitat discussions. Bats hibernate from October to April of any given year so to avoid impacts to bats, any site preparation including tree clearing should occur outside the bat active season. In conclusion, if tree removal takes place from October 1 to March 31 of any given year, no impacts to SAR bats or their critical habitat are expected as a result of the proposed development.

3.2 Bank Swallow (*Riparia riparia*)

As their Latin name suggests, Bank Swallows are most often found in riparian areas, specifically nesting along the steep, sandy banks of rivers. Less often, they use steep sandy slopes in aggregate pits/quarries and cut banks along roadways. They nest colonially, with males excavating a burrow prior to pair formation. Once pairs are formed, nest-building begins immediately in the excavated burrow.⁴

They are an aerial insectivore, eating a variety of insects on the wing; though sometimes they take land and water-based insects when they are available.⁵ They forage in open

³ When the acoustic recorder is triggered by a sound with the appropriate frequency and duration, a recording is saved. Each recording is a series of pulses which represent the bat echolocating. The pulse series is called a bat pass. The bat passes provide valuable information with respect to which species are present, and the relative abundance over time or compared to other sites. **It does not, however, give any indication of the actual number of individuals of a particular species.**

⁴ Garrison, Barrett A. 1999. Bank Swallow (*Riparia riparia*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/414>

⁵ <http://www.ontario.ca/page/bank-swallow>

areas, including lakes, ponds, rivers, meadows, fields, pastures, and bogs; occasionally over forests and woodlands. During the breeding season, adults are usually within 200 metres of their young for feeding purposes.

Assessment

Although the property is surrounded by open areas that could provide suitable foraging habitat, the shoreline is heavily treed and absent of sandy banks for nesting. There is no suitable nesting habitat. No further studies are required.

3.3 Barn Swallow (*Hirundo rustica*)

Barn swallows are an aerial insectivore, known to build nests on barns, bridges and other buildings especially in open areas near water. Open habitats including grasslands, fields, rights-of-way, shorelines and wetlands are particularly important for foraging. They live in close association with humans, building their cup-shaped mud nests almost exclusively on human-made structures. Swallows prefer structures with rough-surfaced ledges where they can build their nests. The cup-shaped mud nests are the critical habitat feature used for egg laying, incubation, feeding, resting and rearing of young. Barn swallows will use artificial nest cups and ledges; and are known to use the same nests in subsequent years. They are often found in colonies with breeding taking place from May through August.^{6 7 8}

Assessment

The subject property on Island 970 is currently vacant with no historical structures present on the property that could support Barn Swallow nesting. Island 992 has existing structures and all were thoroughly surveyed for any active or inactive nesting activity. No nests or barn swallow activity was detected on the subject lands of Island 992 and no changes to any of the structures are proposed. Beyond these structures, suitable habitat for this species is not present on the property and therefore no further studies are required and no impact to barn swallows is anticipated.

3.4 Chimney Swift (*Chaetura pelagica*)

Chimney swifts are an aerial insectivore commonly seen foraging over open areas and wetlands. According to the Chimney Swift COSEWIC Status Report (2007), cavity trees with a diameter at breast height (DBH) greater than 50 cm are required for nesting. Common tree species hosting nesting or roosting sites are white pine, yellow birch and

⁶ COSEWIC. 2011. COSEWIC assessment and status report on the Barn Swallow *Hirundo rustica* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. ix + 37 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

⁷ http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_BRN_SWLLW_EN.html

⁸ Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Barn Swallow *Hirundo rustica*. http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_ghd_brn_swllw_en.pdf

sometimes aspen. Typically, however, swifts nest and roost in human-created structures such as brick chimneys. At times, especially during migration and inclement weather, roosts may host hundreds or even thousands of birds. The loss of artificial nest features (brick chimneys) has resulted in significant population declines over a short time period.

Structures functioning as nest features are usually occupied by a single breeding pair. Breeding pairs exhibit high site fidelity for structures used as nests and roosts and will continue to use these features as long as they are functional. In Ontario, swifts return in late April through early May and breed May through July. Migration begins in late August and is usually complete by mid-October.^{9 10 11 12 13}

Assessment

While the subject property and surrounding area does support large white pine and yellow birch trees, there are no anthropogenic structures which are most often used by Chimney Swifts for roosting and nesting. Acoustic bird song recording equipment was deployed in candidate habitat to capture bird calls daily from 5am until 8am and from 9pm to 10:30pm spanning from June 8th to July 20th inclusive. No evidence of Chimney Swifts was documented, and no impacts are expected.

3.5 Eastern Whip-poor-will (*Antrostomus vociferus*)

Eastern whip-poor-wills are found in a variety of open habitats and avoid areas where the forest canopy is extensive and closed. Breeding habitat is considered suitable when it contains features related to the following life processes: territory establishment, nesting, foraging and roosting. Whip-poor-wills typically select rock or sand barrens with scattered trees, savannahs, old burns, and open conifer plantations. These and other sites in a state of early to mid-forest succession are preferred for breeding.^{14 15 16 17}

Assessment

The search of background information confirmed no known observations of whip-poor-will proximate to the subject lands in the NHIC records, ebird.org observation database, nor in the Atlas of the Breeding Birds of Ontario. Both Island 992 and 970 were assessed for suitable, semi-open habitat with potential to support breeding whip-poor-wills. Given

⁹ OMNR. 2013. General Habitat Description for the Chimney Swift.

http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_ghd_chmny_swft_en.pdf

¹⁰ http://www.sararegistry.gc.ca/species/speciesDetails_e.cfm?sid=951

¹¹ http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CHMNY_SWFT_EN.html

¹² Cink, Calvin L. and Charles T. Collins. 2002. Chimney Swift (*Chaetura pelagica*), *The Birds of North America Online* (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/646>

¹³ COSEWIC 2007. COSEWIC assessment and status report on the Chimney Swift *Chaetura pelagica* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 49 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

¹⁴ Desy, G. 2010. Habitat Description, Whip-poor-will (*Caprimulgus vociferus*): Threatened. Ontario Ministry of Natural Resources. 16 pp. DRAFT.

¹⁵ Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Eastern Whip-poor-will (*Caprimulgus vociferus*).

¹⁶ COSEWIC. 2009. COSEWIC assessment and status report on the Whip-poor-will *Caprimulgus vociferus* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 28 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

¹⁷ Cink, Calvin L. 2002. Eastern Whip-poor-will (*Antrostomus vociferus*), *The Birds of North America Online* (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/620>

the relatively closed canopy and absence of open rock and sand barrens or wetlands on the properties, there is no suitable habitat for this species present on the subject lands. No further study required.

4.0 Significant Wetlands

There are no provincially significant wetlands on or within 120m of the study area.

5.0 Significant Wildlife Habitat

Significant wildlife habitat subcategories that were cross-referenced with preliminary habitat investigations for the subject lands included seasonal concentration areas, rare vegetation communities and specialized habitats for wildlife, habitat for species of conservation concern, and animal movement corridors. The Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E was used to identify potential significant wildlife habitat.¹⁸

Table 2: Potential Significant Wildlife Habitat

	Type	Potential SWH	Ecosite	Present?
1	Seasonal Concentration Area	Raptor Wintering Area	G015Tt, G101Tt, G103Tt, G116Tt	No
2		Bat Maternity Colonies	G103Tt	Potential
3		Deer Yarding Areas	G015Tt, G101Tt, G103Tt, G116Tt	No
4		Late Winter Moose Habitat	G101Tt	No
5	Habitat for Species of Conservation Concern & Rare Vegetation Communities	Special Concern Species	G015Tt, G101Tt, G103Tt, G116Tt	Potential
6		Old Growth Forest ¹⁹	G015Tt, G103Tt	No
7	Animal Movement Corridors	Cervid Movement Corridor	G015Tt, G101Tt, G103Tt, G116Tt	No

¹⁹ The SWH Criteria Schedule defines Old Growth Forest as stands >30ha in size where dominant trees species of the ecosite are >140 years old. Forest Management Plan geodatabases obtained from Lands Information Ontario denote the year when the leading species of the dominant and co-dominant trees in the forest stand or specific canopy layer started growing. For Island 992 and 970, the years indicated by this database are 1919 and 1959, respectively. This age of stand growth does not constitute SWH for either island.

5.1 Bat Maternity Colonies

The lack of SAR bat activity some nights and relatively low number of SAR bat passes overall give confidence in concluding the absence of species at risk bat maternity colonies on or near the property.

The number of silver-haired bat passes recorded likely indicate that it is probable a maternity colony of silver-haired bats may be present on the site. According to the Significant Wildlife Habitat Mitigation Support Tool (MNR, 2014), bats show very clear seasonal changes in behaviour and thus any removal of vegetation should be carried out when bats are absent (from October 1 to March 31). Each individual proposed severed and retained lot is quite large ranging from approximately 1.2 to 1.9 ha in size and will remain as water-access only (no new roadways will be developed as a result of the proposed development). Where clearing activities can occur outside the active season of any given year for silver-haired bats, impacts to any potential maternity colony/ies will be minimized.

5.2 Special Concern Species

There were eight potential special concern species listed for the study area, including Canada Warbler, Common Nighthawk, Eastern Wood Pewee, Monarch, Olive-sided Flycatcher, Snapping turtle, Wood Thrush, and Yellow-banded Bumble Bee. Only five of the listed species have some potential to exist in the study area based on the habitat present and are discussed in the following section.

Those species listed as *Special Concern* do not receive specific protection under the ESA, rather they are considered under the Significant Wildlife Habitat (SWH) framework. Proposed work which may impact special concern species should consider the provisions outlined in the 2020 PPS.

Canada Warbler (*Cardellina canadensis*)

Canada warblers are most often found in cool, wet, low-lying areas; including swamps, sphagnum bogs and moist forest edges and openings. They are often associated with sites that have a dense understory near open water, vegetation associations including alder and willow. Female Canada Warblers build a loosely constructed, cup-shaped nest on or near the ground in early May. The nest is well-concealed, often in thickets or areas with dense ferns. These are typically wet, mossy areas within forests and among ferns, stumps, and fallen logs. Nests have been documented in a variety of micro-habitats including within the recessed holes of upturned tree root masses, rotting tree stumps, and sphagnum moss hummocks. Eggs are laid at the end of May and fledglings are ready to migrate by the end of July to early August. Migration for Canada warblers peaks at the end of August to the beginning of September.

The loss of forested habitat on the wintering grounds is thought to be the primary reason for the Canada Warbler decline.^{20 21 22}

The proposed lots are large and the amount of vegetation clearing that would be required is very minimal and should have no negative impact on this species. Ensure that any vegetation clearing occurs outside the breeding bird window of April 15 - August 31.

Olive-sided Flycatcher (*Contopus cooperi*)

In the Ontario portion of its range, the Olive-sided Flycatcher breeds in the boreal forest, specifically riparian zones, bogs, cutovers and areas of recent fire. Olive-sided Flycatchers are a late migrant, arriving in Ontario from mid-May through mid-June. This late migration often results in migrating individuals incorrectly being identified as breeders. Olive-sided flycatchers are aerial insectivores, foraging above or near the top of the adjacent forest canopy. They use a technique known as 'sallying' to capture flying insects including bees, wasps, flying ants and less frequently moths from a perch. Coniferous trees, tall snags and semi-open areas for foraging are important features in a breeding territory. Males and females build open-cup nests usually in a conifer tree; approximately 1 meter away from the trunk of the tree and between 3 and 15 meters off the ground although there is some variability in nest heights. Typical clutch includes 3 – 4 eggs which incubate for approximately two weeks. Hatchlings are fed at the nest for another two weeks.²³

Olive-sided flycatchers were not heard during field visits nor were they heard on the recordings. No impacts are expected where vegetation clearing occurs outside the breeding bird window of April 15 - August 31. No impacts to Olive-sided flycatchers are expected to occur.

Eastern Wood Pewee (*Contopus virens*)

Eastern Wood Pewees are found in almost every forested ecosite in Ontario, usually associated with edge habitat and less often found in wetter sites. They are a medium-sized flycatcher with a signature 'pee-a-wee' call. Wood Pewees perch on dead branches in the mid-canopy and sally out after flying insects. Their diet includes flies, moths, bees, wasps, beetles, grasshoppers, and crickets. The pewee also eats small amounts of vegetable matter, including the berries and seeds of dogwood, blueberry, raspberry, and poison ivy.²⁴ They nest mainly in deciduous trees (saplings) including oak and maple, and less so in conifer, usually restricted to *Pinus* species. A small, inconspicuous cup nest is

²⁰ COSEWIC. 2008. COSEWIC assessment and status report on the Canada Warbler *Wilsonia Canadensis* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 35 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

²¹ Reitsma, Len, Marissa Goodnow, Michael T. Hallworth and Courtney J. Conway. 2010. Canada Warbler (*Cardellina canadensis*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/421>

²² http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CND_WRBLR_EN.html

²³ Altman, Bob and Rex Sallabanks. 2012. Olive-sided Flycatcher (*Contopus cooperi*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/502>

²⁴ http://www.allaboutbirds.org/guide/Eastern_Wood-Pewee/lifehistory

built along a branch, woven with grasses and other vegetation and covered with lichen. Their size and design provide superb camouflage. Pewees are territorial, averaging territories 2 – 8 hectares in size.

Significant population declines over the past 25 years are thought to be due to artificially high densities of white-tailed deer. No vegetation clearing is advised to take place during the breeding bird season between April 15 and August 31 as per the Environment Canada Nesting Calendar. No impacts to this species are anticipated and no further study is required.

Snapping Turtle (*Chelydra serpentina*)

Snapping turtles are found in the shallow waters of lakes, rivers and ponds. Snapping turtles occasionally emerge from the water to bask. They are omnivorous and feed on various aquatic plants and invertebrates, as well as fish, frogs, snakes, small turtles, aquatic birds and relatively fresh carrion. Approximately 90 percent of their diet consists of dead animal and plant matter, and this species plays an important role in keeping lakes and wetlands clean. Adult snapping turtles have few natural enemies, but both hibernating and young adults are occasionally victims of opportunistic predation by otters and mink. Raccoons, foxes, skunks and opossums often eat snapping turtle eggs. They occasionally move over land usually in search of suitable nest sites which are found in sunny, well-drained sandy locations.

There is limited suitable aquatic habitat for snapping turtles within the area of interest on the subject property. The absence of open-water marsh type wetlands and other critical habitat like open, well-drained substrate for nesting, further support the conclusion that critical habitat for snapping turtles is absent. No impacts are expected to snapping turtles or their habitat.

Wood Thrush (*Hylocichla mustelina*)

The wood thrush lives in mature deciduous and mixed (conifer-deciduous) forests. They seek moist stands of trees with well-developed undergrowth and tall trees for singing perches. These birds prefer large forests but will also use smaller stands of trees. They build their nests in living saplings, trees or shrubs, usually in sugar maple or American beech. Wood thrushes have some potential to be found using the property. Wood thrushes typically nest from May 20th to July 29th of any given year. The overall timing restriction for breeding birds should serve to avoid impacts to individual birds and eliminate impacts to nests and nestlings. Provided the suggested timing restrictions are respected, no negative impacts to wood thrushes are anticipated.

6.0 Significant Areas of Natural and Scientific Interest (ANSI)

There are no significant Areas of Natural and Scientific Interest on or within 120 metres of the site.

7.0 Fish Habitat

Islands 992 and 970 are located in the north part of Lake Temagami which has been identified as a cold water, lake trout lake. Pickerel and lake trout spawning shoals are known to be present several meters offshore from the Islands.

The entirety of both Island shorelines were investigated from the water by boat and recommended locations for dock placement were mapped. These recommended areas are located outside of areas with steep shoreline slopes. The identified envelopes provide sufficient depth of water offshore appropriate for boat docking and substrates consist of cobble, boulder and bedrock substrates (Appendix 1) with no critical fish habitat noted to be present along the immediate shoreline of either island.

A minimum 15-meter building setback applies to dwellings constructed in areas with R1 zoning, as per the Municipal Zoning By-Law. Vegetation removal within this setback area shall be restricted except to accommodate a shoreline activity area. Septic systems should be setback a minimum of 30m from the shoreline.

8.0 Temagami First Nations Heritage Areas

In January 2020, as part of the initial pre-screening for the EIS, FRi reviewed the mapping provided by Temagami First Nations (TFN) "Temagami First Nation/ Teme – Augama Anishnabai Islands 970, 972 Borden Site and High Potential Heritage Area Map", dated April 2, 2018. There were four unique values mapped on the subject and adjacent lands (within 120m of subject lands) identified in the TFN mapping (Figure 4). These values included areas (2) of medicinal plants, a potential traditional canoe building site, an area of fish netting, and spawning habitat.

On July 20th, 2020, FRi staff accompanied three TFN staff members and one TFN elder to the subject and adjacent lands to investigate high potential heritage areas on site and along the shoreline. The results of the field investigations and detailed information about each value are described in the following section

Medicinal Plants

Medicinal plants identified on the southern point of Island 992 by the TFN elder in the field include Labrador tea (*Ledum groenlandicum*), Wintergreen (*Gaultheria procumbens*), and Lowbush blueberry (*Vaccinium angustifolium*).

Labrador tea is used by TFN to treat sore throats, coughs, congestions, and assist with weight management. It is often consumed regularly and has a very mild flavor. Wintergreen is often used by TFN as an astringent or antiseptic and lowbush blueberry is consumed by TFN for its immunity boosting properties.²⁵

It is expected that the 15m minimum shoreline setbacks recommended will capture and preserve this value. The medicinal plant area on Island 970 was not confirmed during field investigations and it is unclear what value may have been present at this location in the past as mature cedars and vegetation typical of the entire shoreline were noted to be present through this area. It is likely that any values along this area of the shoreline will be preserved in the recommended 15m shoreline setback.

Canoe Building Site & Canoe Quality Birch Tree

[A] Although the presence of a potential traditional canoe building site was noted on Island 970, it is setback over 60m at its nearest point from the subject lands and no negative impacts due to the proposed development are expected. Regardless, a minimum 5m buffer is recommended to remain around this feature as identified on the TFN mapping.

[B] A canoe quality paper birch tree (*Betula papyrifera*) was identified to the north of the property on Island 970 in the field by TFN staff and it was requested that the tree be preserved (Photo 6, Appendix 1). To ensure preservation of this feature, it is recommended that there is no disturbance or damage to the tree's root system. By retaining tree and a naturally vegetated buffer with a radius equivalent to the tree's calculated Critical Root Zone (CRZ), any harm to the critical root system can be avoided and preservation of the feature can be achieved. Based on the observations by TFN field staff, the DBH of the tree was estimated to be approximately 20-30cm. Although the spread and the depth of root systems can vary among tree species type, location, climate, and soil type, a conservative calculation to determine the on the ground radius of the CRZ is 1.5m of CRZ per 10cm of DBH. Using the upper limit of the tree's suspected DBH, an appropriate buffer to protect the tree's CRZ would have a radius of 4.5m. This recommended buffer is shown in Figure 5

²⁵ Email correspondence with staff from Temagami First Nations Lands & Resources Office; October 29, 2020

Fish Habitat

Two high potential values were identified within Lake Temagami proper that fall within the lands adjacent to the subject lands: an area of spawning habitat and an area traditionally used for netting fish. A spawning shoal was identified in the narrows north of Island 992 and personal accounts of springtime fish spawning at this location was confirmed by the TFN elder present during the site visit.

There are no negative impacts anticipated to occur to these noted areas from the proposed development. The area identified for netting fish is located wholly outside of the subject lands and netting activities can still be carried out along the shoreline post-development. The spawning shoal located to the northeast of Island 992 (Heritage Area #5 in Figure 4) is located over 40m from the subject lands at its nearest point (Figure 5). There are no negative impacts anticipated to the form and function of this spawning shoal based on the proposed development. In addition to the recommended setbacks described in Section 7.0 of this report, feature-specific development setbacks are recommended in Table 3 and depicted in Figure 5.

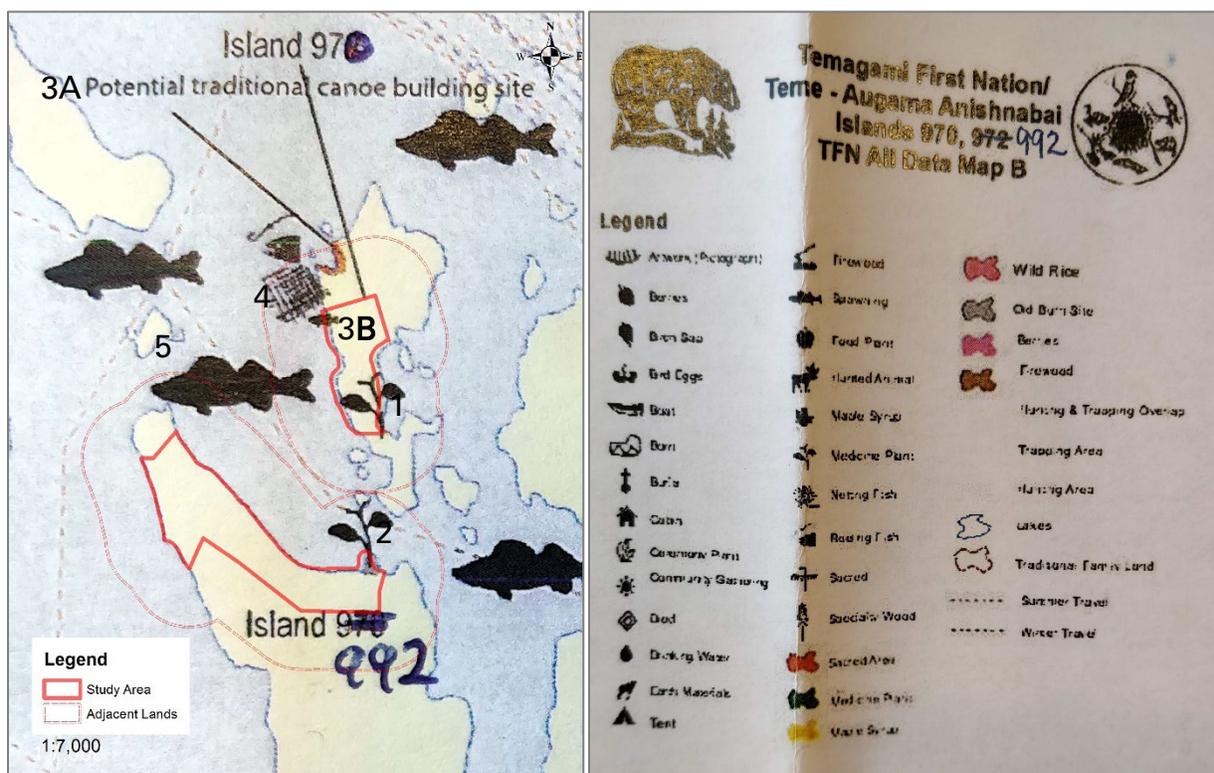


Figure 4: Excerpt from the Temagami First Nation/Teme-Augama Anishnabai High Potential Heritage Area map (left) and associated values (right; legend)

Table 3: Assessment of TFN/TAA high potential areas mapping and field investigations

# on Map	TFN Mapped Value on or adjacent	Distance from Subject Lands	Confirmed presence?	Recommended Setback	Species Considered
1	Medicinal Plants on Island 970	N/A	No	N/A	• N/A
2	Medicinal Plants on Island 992	0m	Yes	Contained within the recommended 15m shoreline setback or outside property boundaries	<ul style="list-style-type: none"> • Labrador tea (<i>Ledum groenlandicum</i>) • Wintergreen (<i>Gaultheria procumbens</i>) • Lowbush blueberry (<i>Vaccinium angustifolium</i>)
3	Potential Traditional Canoe Building Site (A)	60m+	Unknown	Feature + 5m buffer	<ul style="list-style-type: none"> • Eastern white cedar (<i>Thuja occidentalis</i>) • White birch (<i>Betula papyrifera</i>)
	Canoe Quality White Birch (B)	0m	Yes	Retain the tree and a naturally vegetated buffer encompassing its Critical Root Zone (CRZ); 4.5m radius out from the trunk	<ul style="list-style-type: none"> • White birch (<i>Betula papyrifera</i>)
4	Netting Fish	Unknown, partially within adjacent lands	Yes	N/A	<ul style="list-style-type: none"> • Lake Trout (<i>Salvelinus namaycush</i>) • Walleye (<i>Sander vitreus</i>)
5	Walleye Spawning	Unknown, partially within adjacent lands	Yes	N/A	<ul style="list-style-type: none"> • Walleye (<i>Sander vitreus</i>)

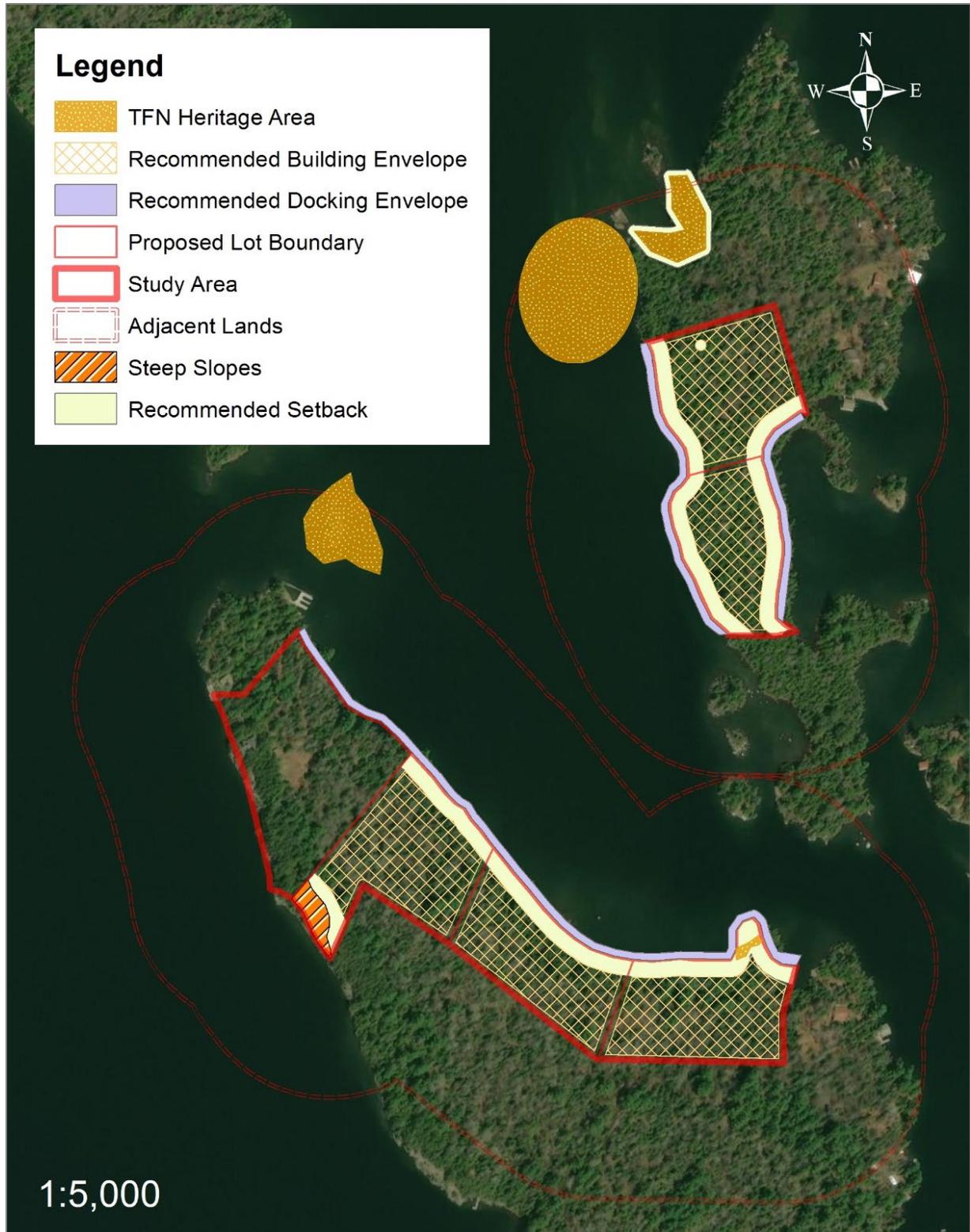


Figure 5: Confirmed features and the recommended setbacks, development envelopes, dock placement and proposed lot boundaries for Islands 992 and 970

9.0 Summary of Recommendations

The purpose of this EIS is to assess the suitability of development on Islands 992 and 970 from a natural heritage perspective. The natural heritage values identified and mitigation measures for the same outlined in this EIS will form the basis of a site plan for the subject lands. Although site plans are outside of the scope of this reporting, it is recommended that building envelopes, septic envelopes, and docking envelopes for each proposed lot respect the recommendations contained in this EIS to ensure that any potential impacts to values and features are avoided.

Based on background information, consultation, ecosite determinations, and site investigations the following overall mitigation measures are recommended:

1. All development should be setback a minimum of 15m from the shoreline with a naturally vegetated buffer retained
2. Where areas of steep shoreline have been identified, development should be setback a minimum of 30m from the shoreline with a naturally vegetated buffer retained in this area
3. All in-water work should occur from June 16th to August 31st of any given year for the protection of fish and fish habitat within Lake Temagami to avoid spring and fall fish spawning periods
4. Erosion and sediment controls to be employed during construction activities
5. Septic systems should be set back a minimum of 30m from the shoreline, outside of steep areas, and maintained regularly
6. Initial vegetation clearing is recommended to occur outside of the breeding bird and bat window; taking place from October 1 to March 31 of any given year
 - Site clearing and vegetation removal may be permitted on a small scale during the active season provided the site is 'swept' and confirmed clear of breeding birds and other wildlife by a qualified individual
 - Note that if a 'sweep' identifies the presence of breeding/active wildlife, that may result in adhering to the suggested timing
 - Once terrestrial site clearing and vegetation removal are completed, construction activities can proceed any time of the year
7. Delineation of setbacks prior to construction should be completed to ensure these areas are maintained
8. Temporary storage and excess materials used for construction should be managed such that they do not impact any recommended setbacks

10.0 Conclusion

In conclusion, the proposed consents on Islands 970 and 992 can proceed while minimizing or eliminating potential impacts to natural heritage features and functions on the subject lands. If the recommended mitigation measures are implemented, development within the study area will be consistent with relevant legislation as it relates to natural heritage features and areas.

Respectfully submitted,



Hannah Wolfram
Biologist

Appendix 1

Site Photos

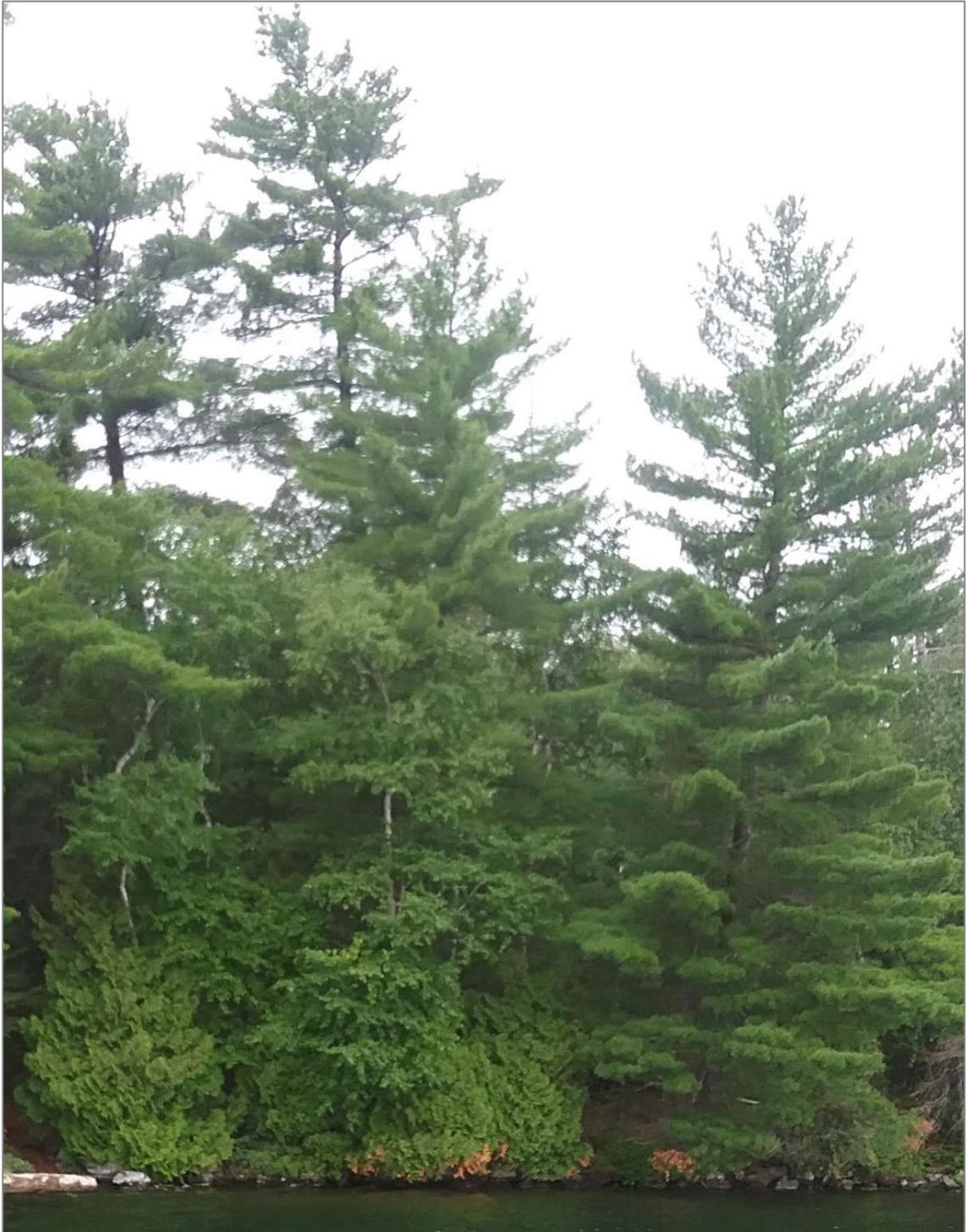


Photo 1: G103Tt: Fresh, Silty to Fine Loamy: Red Pine – White Pine Mixedwood



Photo 2: G101Tt: Fresh, Silty to Fine Loamy: Spruce-Fir Conifer



Photo 3: G015Tt Very Shallow, Dry to Fresh: Red Pine – White Pine Mixedwood

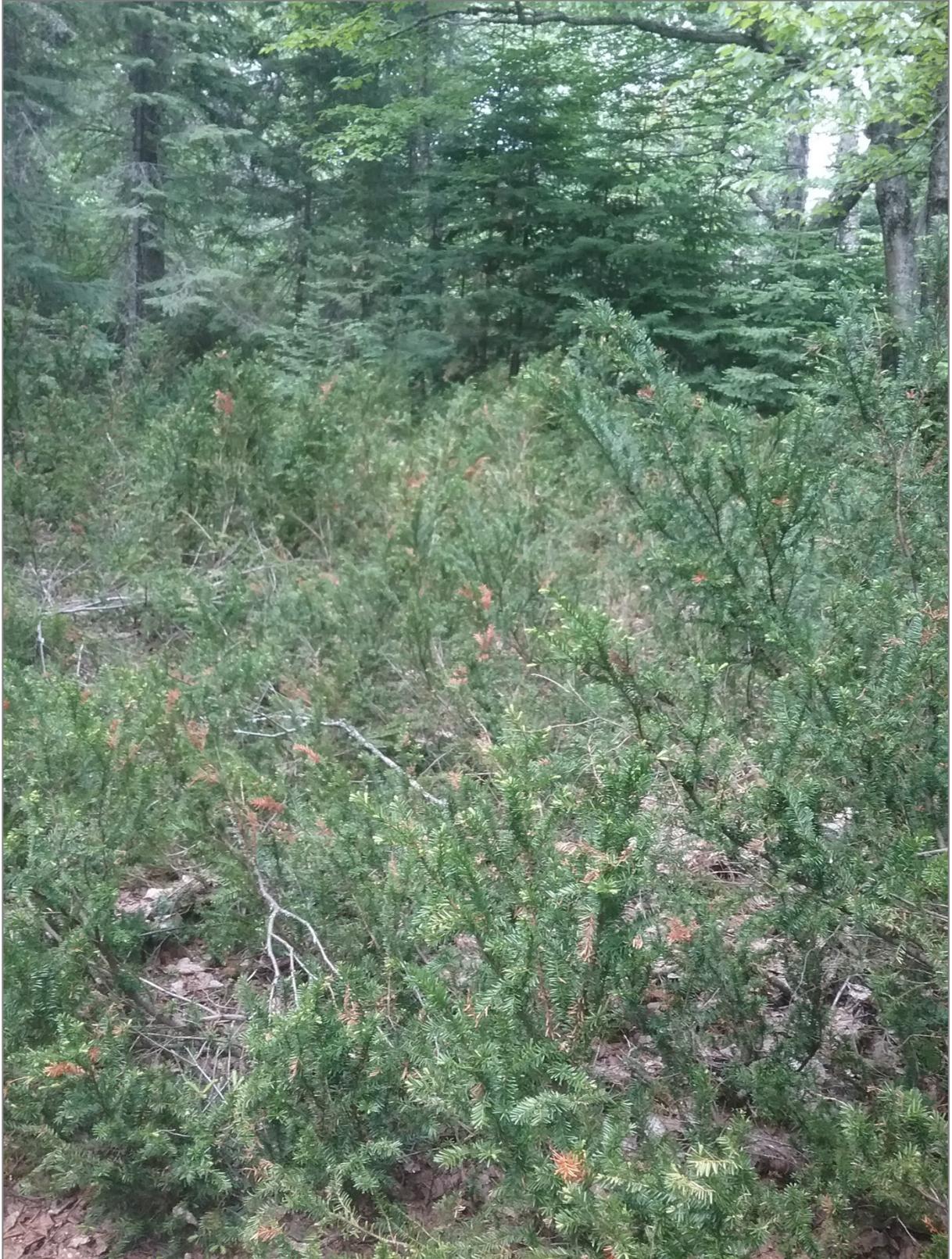


Photo 4: G116Tt Moist, Fine: Spruce – Fir Conifer



Photo 5: Representative photo of shoreline substrate



Photo 6: Canoe quality birch tree on Island 970

Appendix 2

Temagami First Nation (TFN) Consultation

Study Terms of Reference

Email Correspondence: Field Investigations with TFN

Email Correspondence: Draft EIS Feedback



Temagami First Nation
Bear Island, Lake Temagami, ON
P0H 1C0
sent via email

January 21, 2020

To Robin Koistinen,

Subject: Terms of Reference
Environmental Impact Study for the proposed consents located at:
130 Lake Temagami, Island 992
44 & 50 Lake Temagami, Island 970

FRi Ecological Services has been engaged to conduct an Environmental Impact Study (EIS) to identify and address the potential impacts of a proposed consent located on Island 992 and Island 970 (Figure 1). The work will be consistent with Section 2.1 of the Provincial Policy Statement (PPS 2014), the Municipality of Temagami's Official Plan (OP), and consider Temagami First Nation (TFN) potential heritage areas identified on TFN mapping and the Growth Plan for Northern Ontario (2011). The proposed EIS will identify values, impacts, and provide suitable mitigation associated with:

- a) Habitat of endangered and threatened species;
- b) Significant wetlands;
- c) Significant wildlife habitat;
- d) Significant areas of natural and scientific interest; and
- e) Fish habitat

This document will serve as the Terms of Reference (TOR) to assist in scoping the key values and the level of effort required in addressing the potential impacts to the natural heritage features and functions described above. The TOR will also serve to assist in scoping field investigations and reporting requirements for the study and pre-consultation summary. The following investigations are proposed for the subject property:

- Ecological Land Classification (ELC) of property and adjacent lands, where applicable
- Acoustic and ultrasonic monitoring of bird and potential bat species
- Species at Risk surveys and Significant Wildlife Habitat surveys where suitable habitat has been identified
- Fish habitat assessment and wetland boundary confirmation, where applicable

An initial pre-screening of the study area and adjacent lands has been completed to identify known features and functions. The pre-screening included a review of the MNRF SAR Tool

and the Natural Heritage Information Centre Database (NHIC) for observations of species at risk and potential natural heritage values.



Figure 1: Subject property location (inset) and overview map

Habitat of Endangered and Threatened Species

SAR Species with potential to be found in the geographic township have been included in Table 1, below.

Table 1. List of Potential Species at Risk

Species	Designation
Eastern Small-footed Myotis	Endangered
Little Brown Myotis	Endangered
Northern Myotis	Endangered
Tricolored Bat	Endangered
Bank Swallow	Threatened
Barn Swallow	Threatened
Chimney Swift	Threatened
Whip-poor-will	Threatened

It is expected that after the initial field investigations that some of the species-specific surveys, below, may not be applicable to the subject property due to lack of suitable habitat. The work plan will be adjusted accordingly. The standardized survey protocols proposed are outlined in Table 2.

Table 2. Standardized Survey Protocols

Survey Protocol	Species Covered
Technical Note Species at Risk (SAR) Bats – OMNRF June 2015 Leaf off cavity tree surveys and in-season acoustic/ultrasonic monitoring in suitable habitat	<ul style="list-style-type: none"> • All resident bat species • Chimney Swift roosts
Forest Bird Monitoring Program and passive acoustic monitoring	<ul style="list-style-type: none"> • All forest-dwelling songbirds
FRi Chimney Swift Natural Nests/Roosts – Habitat Use & Assessment Protocol (2014) and Ontario SwiftWatch Monitoring Protocol (2014)	<ul style="list-style-type: none"> • Chimney Swift

WETLANDS

Ecosite determination will describe and delineate any wetland areas, drainage patterns, and any non fish-bearing streams present on the subject lands.

SIGNIFICANT WILDLIFE HABITAT

Significant wildlife habitat will be considered during field investigations, including seasonal concentration areas, rare vegetation communities and specialized habitat for wildlife, habitat of species of conservation concern, animal movement corridors, and Traditional Ecological Knowledge (TEK). These investigations will be guided by the Significant Wildlife Habitat Technical Guide, Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E, and High Potential Heritage Area mapping provided by the Temagami First Nation (2018), found in Appendix A. Habitat for species at risk designated ‘special concern’ is regarded as significant wildlife habitat and there is potential for the following species of special concern: Bald Eagle, Canada Warbler, Common Nighthawk, Eastern Wood Pewee, Monarch, Olive-sided Flycatcher, Peregrine Falcon, Snapping turtle, Wood Thrush, Yellow-banded Bumble Bee. There is a record of snapping turtle on or within 1 km of the property according to the Natural Heritage Information Centre (NHIC) database.

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

There are no known Areas of Natural and Scientific Interest (ANSI) on or within 120m of the subject property.

FISH HABITAT

Field investigations will describe any critical fish habitat on and within the adjacent area of the subject property. The subsequent reporting will include mapping, address potential impacts, provide mitigation recommendations, and identify suitable dock locations located outside of areas of critical fish habitat.

WORK PLAN

The following Work Plan is proposed to achieve the desired results and adequately address the identified issues and meet the requirements of the PPS, *Endangered Species Act* and the OP, as follows:

Table 3. Proposed Work Plan

Timing	Description
January - March 2020	<ul style="list-style-type: none"> • Background information gathering; agency consultation; consolidation of available information and pre-field mapping • Temagami First Nation consultation and request for input • Leaf-off field investigations including cavity tree surveys (bats, Chimney Swift)
May 2020	<ul style="list-style-type: none"> • ELC (habitat) determination; early spring habitat investigations • Deploy passive acoustic monitors for birds and bats • Terrestrial habitat assessment for species at risk
June 2020	<ul style="list-style-type: none"> • Reptile nesting surveys • Fish habitat assessment, confirmation of ecosites and potential natural heritage areas, TFN accompaniment • Identification of suitable dock and septic system envelopes
June/July 2020	<ul style="list-style-type: none"> • Retrieve acoustic monitors and analyze recordings • Evening bat surveys and monitoring (if required); <i>(to be determined following cavity/snag surveys and passive acoustic monitoring analysis)</i>

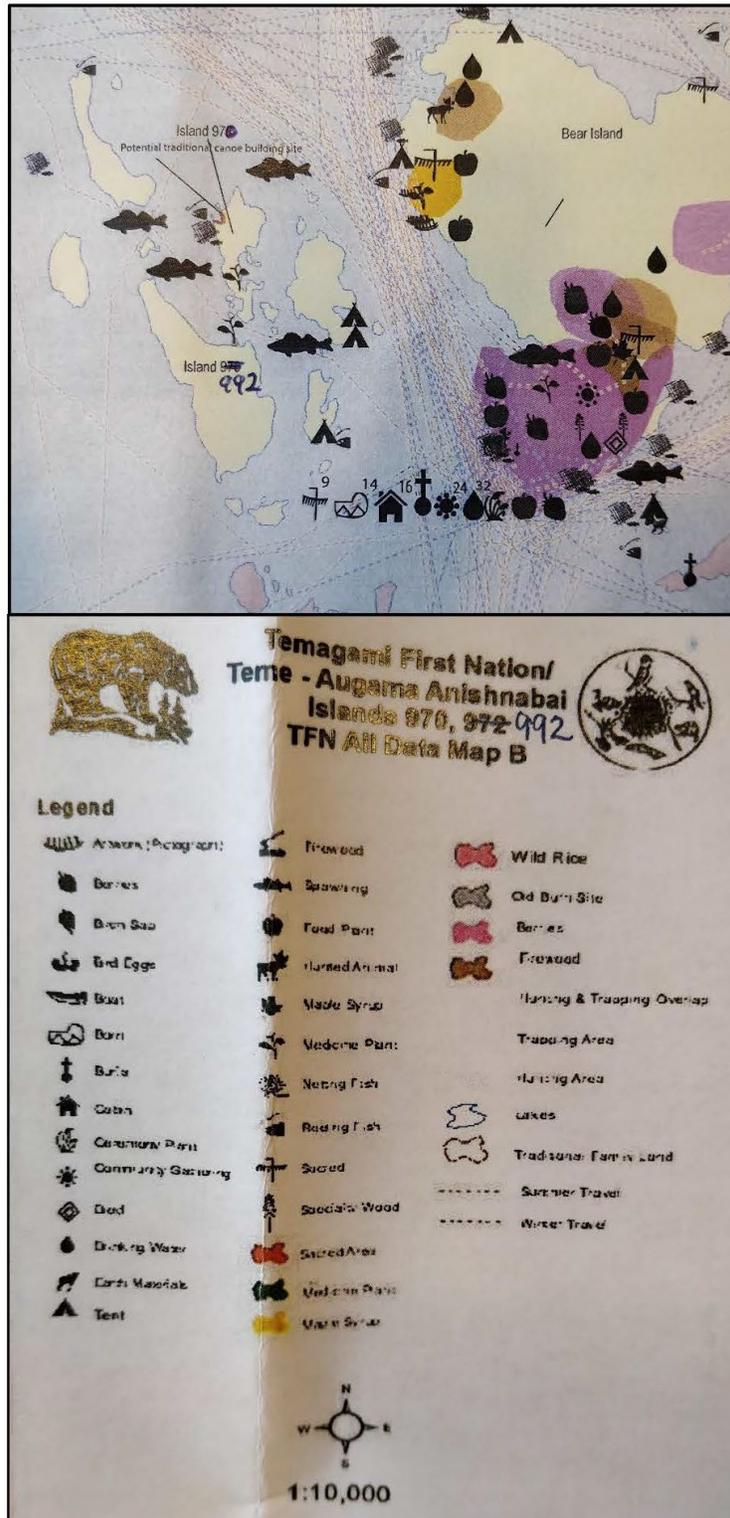
We invite you to share any other known natural heritage features, functions, or values with potential to be found on or within 120m of the study area (as shown in Figure 1) that are not included in the terms above. Based on your response, the timing and intensity of the field investigations will be further developed to ensure that the resulting Environmental Impact Study is comprehensive and accurate. If you require any further clarification regarding the study, please feel free to contact me at your convenience.

Respectfully Submitted,



Hannah Wolfram
Biologist

APPENDIX A: High Potential Heritage Area Mapping – Temagami First Nation (2018)



From: [Meghan Pilon, Natural Resources Technician](#)
To: [Hannah Wolfram](#)
Subject: RE: Lake Temagami EIS - Islands 992 & 970
Date: Friday, June 19, 2020 5:27:51 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

Hannah,

Thank you for the background document and accommodating our schedule. We look forward to working with you on this Environmental Impact Study.

Have a Great weekend!

Meghan Pilon

Natural Resource Technician

resourcetech@temagamifirstnation.ca

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Temagami First Nation



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From: Hannah Wolfram <hannah.wolfram@fricorp.com>

Sent: June 18, 2020 11:18 AM

To: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>;

Alexandra Clarke <techassistant2@temagamifirstnation.ca>

Cc: Robin Koistinen <robin.koistinen@temagamifirstnation.ca>

Subject: RE: Lake Temagami EIS - Islands 992 & 970

Hi Meghan and Alex,

Thank you for your interest in the Environmental Impact Study for Islands 992 and 970 in Lake Temagami.

I have included a map and some background to give you a better idea of what we had proposed for the site(s) in the attached version of the terms of reference. I have tentatively scheduled field investigations for June 30th as per your availability below; however, it may be prudent for us to also establish a rain date for the week following in the event of thunderstorms.

I will be in touch closer to the 30th to discuss logistics and timing.

Looking forward to working with you on this!

Thanks,

Hannah



Hannah Wolfram / Biologist
hannah.wolfram@fricorp.com

FRI Ecological Services
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<http://fricorp.com>

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From: Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Sent: Wednesday, June 17, 2020 3:31 PM
To: Hannah Wolfram (FRI) <hannah.wolfram@fricorp.com>
Subject: FW: Lake Temagami EIS - Islands 992 & 970

Hi Hannah

Please see info below. Please contact Meghan Pilon directly about arrangements.

Thank you,

Robin Koistinen
Lands & Resources Director
Temagami First Nation
(705) 237-8600 Ext. 204
TF 1-888-737-9884
General Delivery

Bear Island, Lake Temagami, ON P0H 1C0 | www.temagamifirstnation.ca



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From: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>
Sent: June 17, 2020 11:45 AM
To: Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Alexandra Clarke <techassistant2@temagamifirstnation.ca>
Subject: RE: Lake Temagami EIS - Islands 992 & 970

Hi Robin,

Alex and I would be available to assist with conducting the Environmental Inventory Study June 29 & 30th.

From: Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Sent: June 15, 2020 5:43 PM
To: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Victoria Winsor <landstech@temagamifirstnation.ca>
Cc: Hannah Wolfram (FRI) <hannah.wolfram@fricorp.com>
Subject: FW: Lake Temagami EIS - Islands 992 & 970

Good afternoon:

I think this would be great experience for you, they will be conducting an Environment Inventory Study. Please review your schedules and determine protocols that should be in place for the activity as it relates to COVID. I had provided the attached document to Meghan. Meghan, please rework the document so that it can apply as a TFN protocol for field work during the Covid...

Let me know what dates work best for you guys during that week.

Thank you,

Robin Koistinen
Lands & Resources Director

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From: Hannah Wolfram <hannah.wolfram@fricorp.com>
Sent: June 11, 2020 3:06 PM
To: Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: 'Karen Beauchamp' <karen@clearwaterplanning.ca>
Subject: RE: Lake Temagami EIS - Islands 992 & 970

Hi Robin,

I hope this email finds you well. As per our correspondence in early February, I wanted to follow up on the participation of TFN students in our field work for the EIS on Islands 992 and 970. I know you had mentioned that there may potentially be 2 or 3 students that would be well-suited with a strong interest in both the fisheries and natural heritage aspects of the EIS. I have tentatively scheduled the work to occur the week of June 30th to July 4th, however there is flexibility in the timing and we can work to accommodate any protocols and procedures that may be in place as well.

If you could pass along your thoughts on the potential dates, we can figure out next steps from there. Feel free to give me a call at the office if that's easier.

Much thanks,
Hannah



Hannah Wolfram / Biologist
hannah.wolfram@fricorp.com

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From: Hannah Wolfram <hannah.wolfram@fricorp.com>
Sent: Friday, February 07, 2020 9:30 AM
To: 'Robin Koistinen' <robin.koistinen@temagamifirstnation.ca>
Cc: 'Karen Beauchamp' <karen@clearwaterplanning.ca>
Subject: Lake Temagami EIS - Islands 992 & 970

Hi Robin,

It was great talking with you earlier this week thank you for taking the time to discuss the proposed approach for the EIS.

Your feedback and input on the project is valued and I just wanted to provide you with an update that the entirety of the lands (proposed retained and severed on both Islands) will be included in our field investigations as well as impact reporting and assessment.

We look forward to working with TFN in the upcoming field season and I will be in touch with you to coordinate our site visits.

Thank you,
Hannah



Hannah Wolfram / Biologist
hannah.wolfram@fricorp.com

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From: Victoria Winsor <landstech@temagamifirstnation.ca>
Sent: Tuesday, November 10, 2020 2:05 PM
To: Hannah Wolfram <hannah.wolfram@fricorp.com>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>
Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Hannah,

That is the correct tree in the photo you have sent. I can confirm that to the best of my knowledge, the location is correct.

Wonderful work, thank you!
Victoria

From: Hannah Wolfram <hannah.wolfram@fricorp.com>
Sent: November 10, 2020 2:00 PM
To: Victoria Winsor <landstech@temagamifirstnation.ca>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>
Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Victoria,

Thank you for sending that over – I was able to use the time stamp of your photo (1:00:22pm on July 20, 2020) to narrow down the photos we have on file and was able to find a shot of the tree in our records (see attached – [taken at 12:59:07pm on July 20, 2020](#)). I then used the georeferenced photo to plot the location on the map ([attached](#)). [Would you be able to confirm that this is the location of the tree?](#)

Thanks,
Hannah

From: Victoria Winsor <landstech@temagamifirstnation.ca>
Sent: Tuesday, November 10, 2020 1:39 PM
To: Hannah Wolfram <hannah.wolfram@fricorp.com>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>
Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Hannah,

I was able to find a photo I took of the tree, and have attached it. It is possible that it was on Island 970. To provide a size scale, I believe the tree would be around 20cmDBH, perhaps slightly larger.

Thanks,
Victoria

From: Hannah Wolfram <hannah.wolfram@fricorp.com>
Sent: November 10, 2020 1:22 PM
To: Victoria Winsor <landstech@temagamifirstnation.ca>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>
Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Victoria,

These were the only tree specimens that I have photos of in detail with vertical scars – could it be any of these? I do not have any photos of any white birch but photo 123956 was taken of a yellow birch.

Island 992 does not have any existing trails present on it but Island 970 does; could it be possible the tree was observed on Island 970?

Thanks,
Hannah

From: Victoria Winsor <landstech@temagamifirstnation.ca>
Sent: Tuesday, November 10, 2020 1:00 PM
To: Hannah Wolfram <hannah.wolfram@fricorp.com>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>
Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Hannah,

One more thing – there was a vertical scar on the tree.

Thanks,
Victoria

From: Hannah Wolfram <hannah.wolfram@fricorp.com>
Sent: November 10, 2020 12:35 PM
To: Victoria Winsor <landstech@temagamifirstnation.ca>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>
Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Victoria,

Do you recall if the tree was on Island 970 or 992? Do you remember any distinctive features about the tree?

If I were to send you some photos do you think you would recognize the specific tree if it were contained in one of the shots?

Regards,
Hannah



Hannah Wolfram / Biologist
hannah.wolfram@fricorp.com

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From: Victoria Winsor <landstech@temagamifirstnation.ca>
Sent: Thursday, November 05, 2020 11:28 AM
To: Hannah Wolfram <hannah.wolfram@fricorp.com>; Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>; 'Nancy Reid' <reid@utstat.utoronto.ca>
Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Hannah,

Unfortunately I had a technical error out in the field, so my approximation of where the tree is cannot be exact. I did not successfully record coordinates for this tree. I recall that the large white birch was around the north end of the island, on the south side of the trail. Unfortunately that is the full extent of my information.

Apologies for the lack of complete information – feel free to call or email with any further concerns.

Victoria Winsor

GIS Technician

landstech@temagamifirstnation.ca

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From: Hannah Wolfram <hannah.wolfram@fricorp.com>

Sent: November 5, 2020 11:09 AM

To: Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>

Cc: Meghan Pilon, Natural Resources Technician <resourcetechnician@temagamifirstnation.ca>; 'Nancy Reid' <reid@utstat.utoronto.ca>; Victoria Winsor <landstech@temagamifirstnation.ca>

Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Alexandra,

Thank you for keeping us updated.

I know you had noted that you would like to have the tree left as is and remain standing and a birth left around it; however, without any details about the size or species, I don't have enough information to make an appropriate or suitable recommendation to preserve it. Was the location of the point correct in the map I had sent over? If so, I can use the location provided and have it reflected in the reporting and mapping once I receive confirmation from you.

If you have any other recommendations about how you would like to see this value addressed or how we can move forward on this, please let me know.

Thanks,
Hannah



Hannah Wolfram / Biologist
hannah.wolfram@fricorp.com

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From: Alexandra Clarke <techassistant2@temagamifirstnation.ca>
Sent: Wednesday, November 04, 2020 10:23 AM
To: Hannah Wolfram <hannah.wolfram@fricorp.com>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetechn@temagamifirstnation.ca>; Victoria Winsor <landstech@temagamifirstnation.ca>
Subject: Re: Island 990 and 992 - Temagami EIS (Reid)

Good Morning Hannah,

Yes the medicinal information is fine to include, it is readily available publicly.

That is the location information I received from a colleague, we have discussed it further and no one is sure where the birch was exactly. Unfortunately, we were not able to look for it yesterday as the weather conditions required that we return for safety reasons. I do not foresee another opportunity in the near future where we could visit the island.

Alexandra Clarke

Climate Change Team

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From: Hannah Wolfram <hannah.wolfram@fricorp.com>

Sent: Thursday, October 29, 2020 11:53 AM

To: Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>

Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>; Victoria Winsor <landstech@temagamifirstnation.ca>

Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Alexandra,

Thank you for the quick reply and for the medicinal descriptions, I will include your notes in the EIS if you feel it would be appropriate.

I've attached a map of the UTM coordinates that you've provided for the birch tree (green point on map) – could you please confirm this is correct location of the tree in question? It appears to be within the 120m adjacent lands off site and nearly 110m away from the property boundary - not an area that we visited while in the field. Perhaps your colleagues that were present with us could also weigh in on this?

Thanks,

Hannah



Hannah Wolfram / Biologist
hannah.wolfram@fricorp.com

Fri Ecological Services
Tel: 705-476-0085
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<http://fricorp.com>

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From: Alexandra Clarke <techassistant2@temagamifirstnation.ca>
Sent: Thursday, October 29, 2020 10:37 AM
To: Hannah Wolfram <hannah.wolfram@fricorp.com>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>
Cc: Meghan Pilon, Natural Resources Technician <resourcetechn@temagamifirstnation.ca>; Victoria Winsor <landstech@temagamifirstnation.ca>
Subject: Re: Island 990 and 992 - Temagami EIS (Reid)

Good morning Hannah,

Yes I left a message the other week and spoke to one of your coworkers regarding your request.

We do not have the exact location of the canoe quality birch, it is **approximately 568,897E 5,202,936N in UTM**. Unfortunately, I was not able to get out to the location this week to confirm the exact location as unforeseen circumstances arose.

We would like to have the tree left as is and remain standing and a birth left around it. Perhaps you have some suggestions as to what would be a recommended birth around the tree - however I would suggest it be sufficient as that the tree would not need to be regularly pruned or interfere with hydro lines, line of sight to cell towers etc. if applicable.

In regards to the medicinal plants you have inquired about, I will not be able to provide very detailed information as it is Indigenous Knowledge and not my place, however I can give a brief description which I hope you find helpful:

Labrador Tea - sore throats, coughs, congestions, weight management. It is often consumed

regularly and has a very mild flavour (similar to chamomile).
Wintergreen - often used as an astringent or antiseptic.
Lowbush Blueberry - Immunity boosting.

Alexandra Clarke

Climate Change Team

techassistant2@temagamifirstnation.ca

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From: Hannah Wolfram <hannah.wolfram@fricorp.com>

Sent: Wednesday, October 14, 2020 8:44 AM

To: Alexandra Clarke <techassistant2@temagamifirstnation.ca>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>

Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>; Victoria Winsor <landstech@temagamifirstnation.ca>

Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Hi Alexandra,

Thank you. I've had a chance to consider your response and I am hoping that you'll be able to provide me with a bit more information on your comments so we can determine the best mitigation measures and path forward.

- With respect to comment #2:
 - could you or your colleagues who were on site provide us with the approximate location, which island, and type of birch tree (white, yellow) to cross reference with our records? If you could provide a map with the location of the tree that would be very helpful.
 - Would you happen to know the approximate diameter at breast height? Is this tree on the property or adjacent lands?
 - **How does TFN wish to see this value protected?**
- Would you be able to provide a description of the medicinal properties and uses by TFN of the plants identified by the elder (Labrador Tea, Wintergreen, Lowbush Blueberry) for inclusion in our reporting?
- Walleye spawning typically occurs in the early spring during the night so any anticipated increase in boat traffic is very unlikely to impact spawning activities of the species. Additionally, there is an in-water work timing restriction (that includes dock construction) from September 1 to June 15 of any given year that will further protect all fish species in the lake. I have added this in the reporting as well as specified the restrictions that apply to *terrestrial* clearing
- I have numbered the recommendations
- A detailed site plan will be underway shortly for the property

Kind regards,

Hannah



Hannah Wolfram / Biologist
hannah.wolfram@fricorp.com

FRi Ecological Services
Tel: 705-476-0085
1875A Seymour Street, North Bay, Ontario P1A 0C7
<http://fricorp.com>

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From: Alexandra Clarke <techassistant2@temagamifirstnation.ca>

Sent: Wednesday, October 07, 2020 12:15 PM

To: Hannah Wolfram <hannah.wolfram@fricorp.com>; Robin Koistinen <robin.koistinen@temagamifirstnation.ca>

Cc: Meghan Pilon, Natural Resources Technician <resourcetech@temagamifirstnation.ca>; Victoria Winsor <landstech@temagamifirstnation.ca>

Subject: RE: Island 990 and 992 - Temagami EIS (Reid)

Good Morning Hannah,

Below are our comments regarding the **Draft Environmental Impact Study 130 Lake Temagami, Island 992, 44 & 55 Lake Temagami, Island 970.**

1. The inclusion of Figure 4 is acceptable.
2. There was a canoe quality birch tree observed on site and discussed by the elder on one of the islands that was not noted in the report. These are rare finds and have a high cultural value. This value should be noted and preserved.
3. **“Figure 5:** Confirmed features and the recommended setbacks, development envelopes, dock placement and proposed lot boundaries for Islands 992 and 970” is not sufficiently detailed.

REQUESTS:

We request a more detailed and specific map that depicts and considers the following:

Specific structure locations, including but not limited to: dwelling, septic tank, dock.

Ideal Class IV Septic system location is highly important so that the best site for the septic is not occupied by the dwelling or other. Please include a map that clearly indicates the most ideal location for the septic systems. The current map is too broad and non-specific.

Specific dock locations are also important. There was no assessment noted regarding the future impact on fish spawning locations of the anticipated increased rate of aquatic traffic or human activity associated with the development.

I have noted that in section 9.0 Summary of Recommendations, this would be easier to navigate if numbers are used as opposed to bullets, the point regarding “once site clearing and vegetation removal are completed, construction activities can proceed any time of the year” that this could be clarified to indicate on land construction and not include in water work of ex. Docks to respect timing windows of nearby spawning fish.

Looking forward to hearing back from you.

Regards,

Alexandra

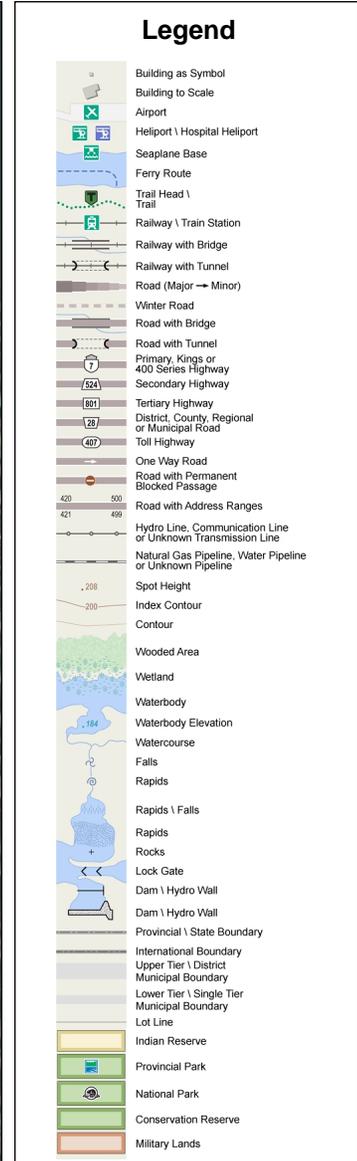
FRI Ecological Services Note:

The scope and reporting of this EIS identified constraint areas (features including recommended setbacks) within the subject lands based on our studies and current natural heritage legislation and policy documents.

FRI Ecological Services recommends that construction can proceed while minimizing negative impacts to any natural heritage features where development is located outside of constraint areas. **A detailed site plan for each lot identifying building, septic, and dock envelopes will be undertaken following the completion of this reporting, respecting the recommendations and constraint areas as discussed in this EIS.**

Island 970

	PIN	AREA	FRONTAGE +/-	DEPTH +/-	PARCEL	DESCRIPTION	LEGAL DESCRIPTION
Lot 1	49010-0107 LT	2.82 AC 1.14 HA	West 524' West 160m East 525' East 160m	331' 100m	PCL 1-2 SEC 34M418	Parts 1, 2 & 3 Plan 36R 5957 Parts 3 & 4 Plan 36R 10875	PCL 1-2 SEC 34M418; FIRSTLY LT 1 PLAN M418 JOAN PT 1 36R5957 ; SECONDLY LT 2 PL M418 JOAN PT 2 36R5957 ; THIRDLY PT LT 3 PL M418 JOAN PT 3 36R5957 ; PT LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED AS PT 3 & 4 36R10875 ; TEMAGAMI; DISTRICT OF NIPISSING
Lot 2	40010-0108 LT	3.05 AC 1.2 HA	West 396' West 113m East 315' East 121 m	365' 111m	PCL 3-3 SEC 36M418	Parts 4, 5 & 6 Plan 36R 5957 Parts 1 & 2 Plan 36R 10875	PCL 3-3 SEC 36M418; FIRSTLY: PT LT 3 PL M418 JOAN PT 4 36R5957 ; SECONDLY: LT 4 PL M418 JOAN PT 5 36R5957 ; THIRDLY: LT 5 PLAN M418 JOAN PT 6 36R5957 ; PT LOCATION CL 11370 JOAN BEING PT ISLAND 970 IN LAKE TEMAGAMI DESIGNATED AS PT 1 & 2 36R10875 ; TEMAGAMI; DISTRICT OF NIPISSING



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Memorandum



To: Mrs. Nancy Reid, Owner, Islands 992 & 970 Lake Temagami

From: Rebecca Geauvreau, FRi Ecological Services

August 22, 2023

Re: Environmental Impact Study, 130 Lake Temagami, Island 992 & 44 & 50 Lake Temagami, Island 970, November 2020

Dear Mrs. Reid:

I have reviewed the *Environmental Impact Study, 130 Lake Temagami, Island 992 & 44 & 50 Lake Temagami, Island 970* (November 2020), and can confirm that the recommendations are up-to-date and are consistent with current legislation and associated policies.

The 2020 environmental impact study references barn swallows as a species whose range overlapped the subject property and notes their status as 'Threatened'. In early 2023, the Ontario government downlisted the species from 'Threatened' to 'Special Concern'. The report confirms that there were no individual barn swallows present nor was there suitable habitat for the species. The report concludes there were no anticipated impacts to the species or their habitat, this has not changed.

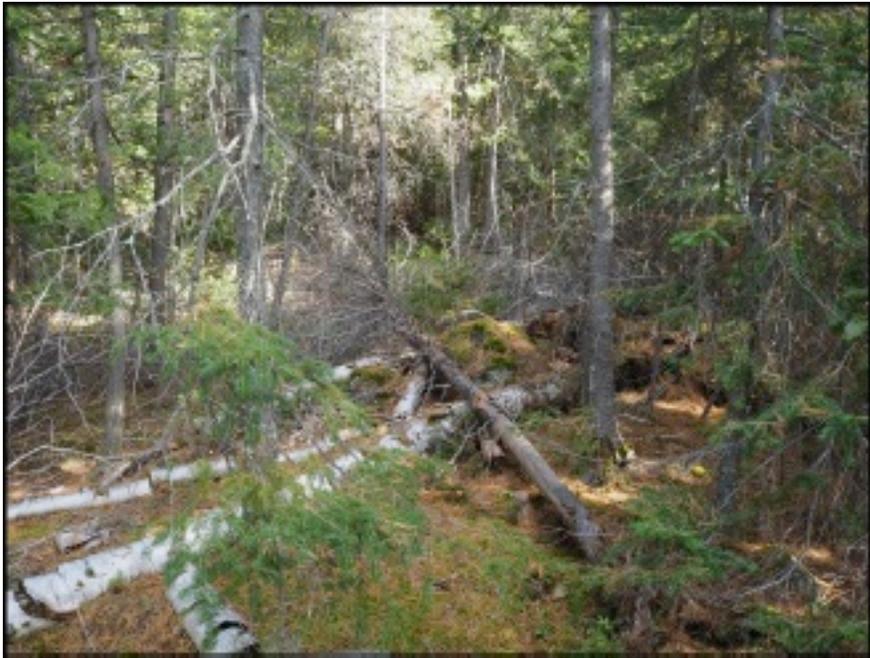
Other than the above-noted species designation change, which has no material effect on the recommendations in the report, the report and associated recommendations are current and reflect best practices for protecting natural heritage values.

I trust this addresses your request.

Respectfully submitted,

A handwritten signature in black ink that reads "Rebecca Geauvreau".

Rebecca Geauvreau
FRi Ecological Services



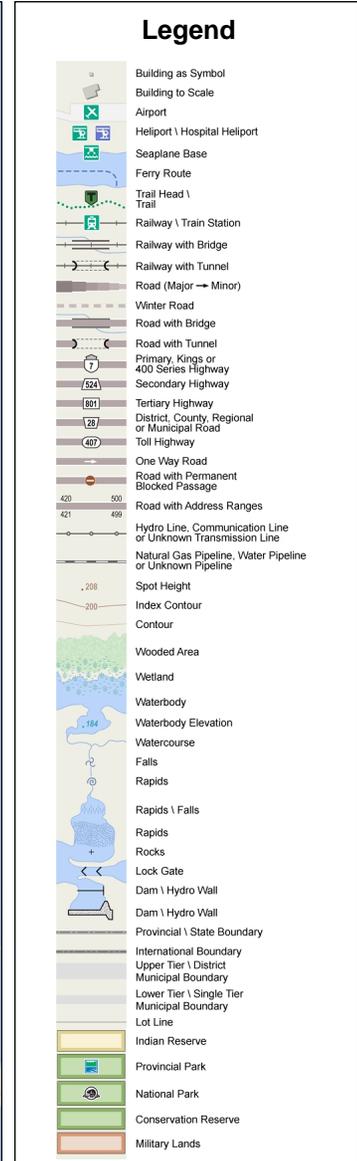
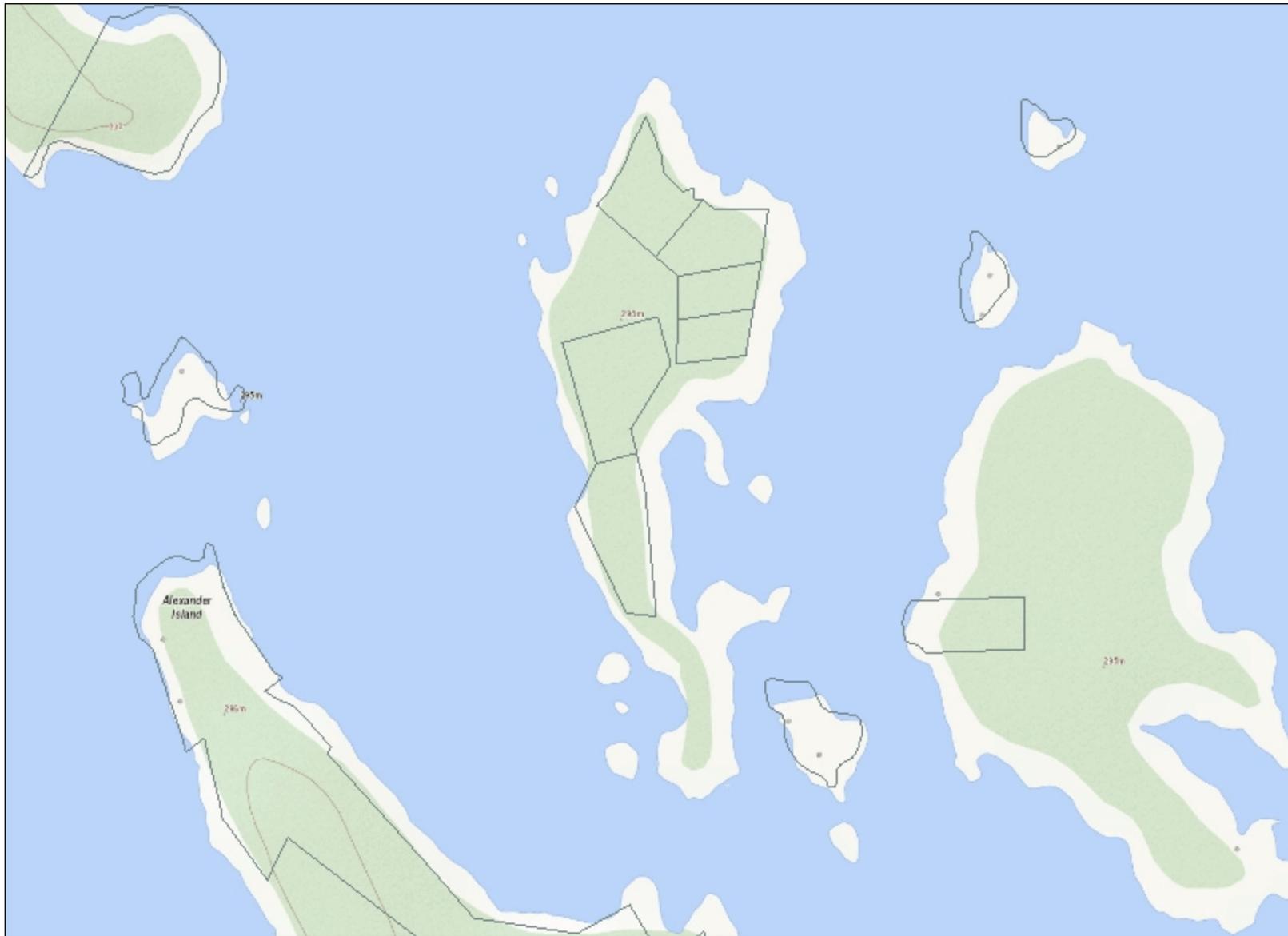












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