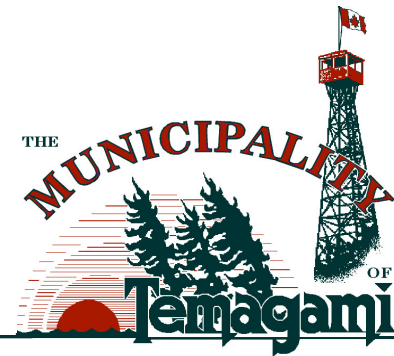


**THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI**
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CONSENT APPLICATION C-24-02 NOTICE OF PUBLIC HEARING

Pursuant to Section 53 of the Ontario Planning Act, R.S.O. 1990, c. P.13 as amended

APPLICATION NO.:	C-24-02
DATE OF NOTICE:	April 18, 2024
DATE OF HEARING:	May 2, 2024
APPLICANT:	Camp Wabun Limited
SUBJECT LANDS:	72 Lake Temagami Island Unit 981, and legally described as locations RW88 & CL13510, BEING PART OF ISALND 981 IN LAKE TEMAGAMI (GRADEN ISLAND)

PURPOSE AND EFFECT:

The purpose of the consent application is to create one new lot on the subject lands to separate the existing development on the subject lands. Camp Wabun operates an as 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 570 metres on Lake Temagami.

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.

A key map showing the subject lands and the proposed lot configuration is included in this Notice.

PUBLIC HEARING:

The Committee of Adjustment has appointed the following date and time for a Public Hearing on this application: Thursday, May 2, 2024 at 11:00 a.m. Please note that the Public Hearing will be held virtually via Zoom. Alternative methods to provide comments and participate in the Public Hearing are included below.

HOW TO PARTICIPATE:

Should you desire to express your support or objection to the application, you may submit comments in writing to the Office Assistant, Nicole Claveau in advance of the Public Hearing, at

nicole.c@temagami.ca. Please provide written comments by May 1, 2024. If you wish to provide verbal comments in advance of the Public Hearing, please contact the phone line at 705-569-3421 ext. 200 to leave your verbal comments by May 1, 2024. The comments will be transcribed and considered at the Public Hearing. If you wish to participate virtually in the Public Hearing, please contact the Office Assistant to make arrangements for you to participate in the Public Hearing.

NEED TO MAKE SUBMISSIONS:

If a person or public body that files an appeal of the decision of the Committee of Adjustment of the Municipality of Temagami in respect to the proposed application does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

REQUESTING NOTICE OF DECISION:

If you wish to be notified of the decision of the Committee of Adjustment of the Municipality of Temagami in respect to the proposed Consent, you must make a written request to the Office Assistant, Nicole Claveau.

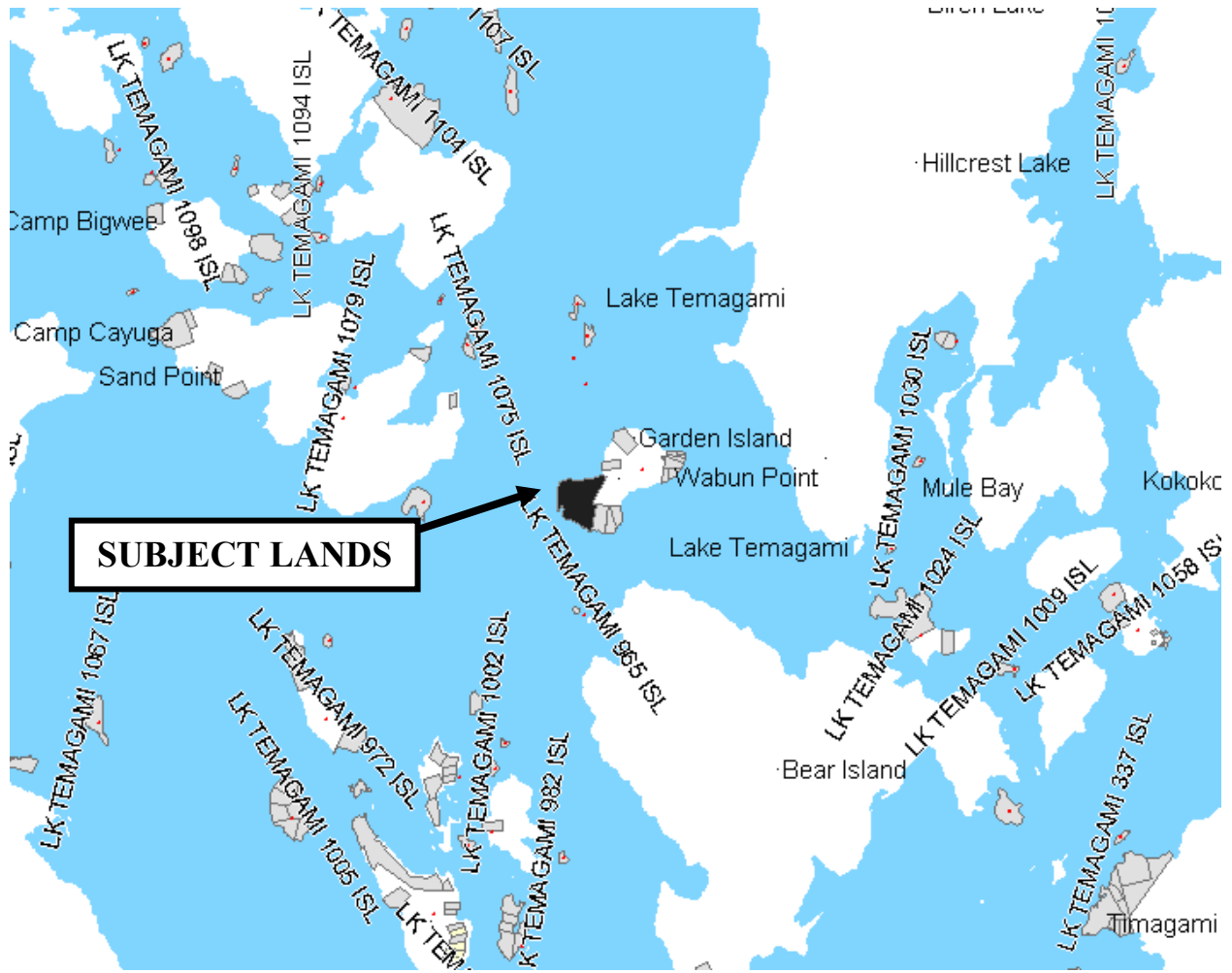
ADDITIONAL INFORMATION:

Additional information regarding this consent application is available upon request. Please contact the undersigned to receive a copy of the application material and additional information.

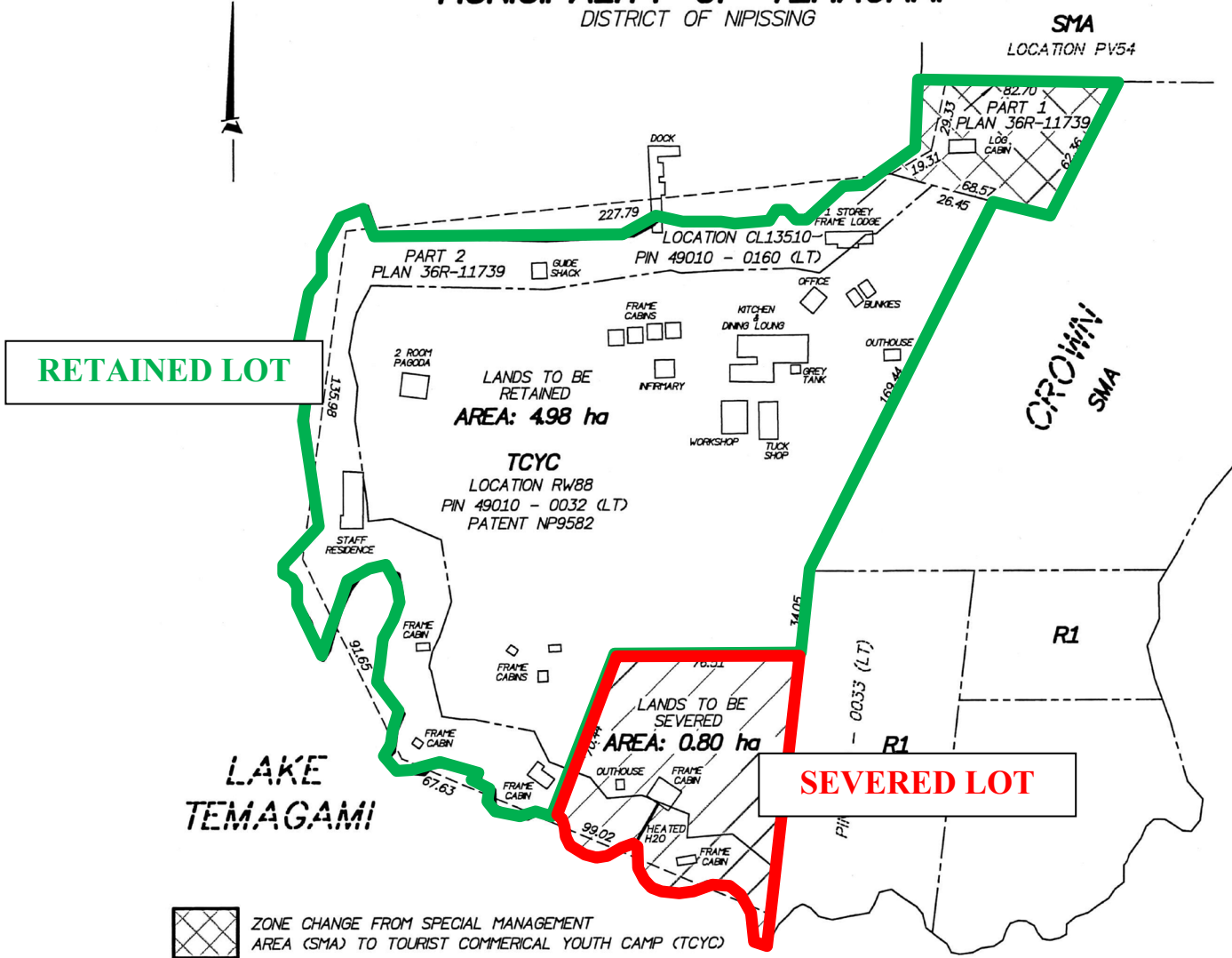
Dated at the Municipality of Temagami this 18th day of April, 2024

Nicole Claveau, Office Assistant
7 Lakeshore Drive, P.O. Box 220
Temagami, ON P0H 2H0
Tel: 705-569-3421 ext. 200
Fax: 705-569-2834
Email: nicole.c@temagami.ca

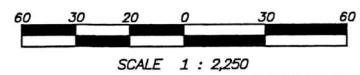
Key Maps



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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