

## THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI

### BYLAW NO. 99-449

The Council of the Corporation of the Municipality of Temagami, in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. The attached text and Schedule "A", which constitutes Amendment No. 9 to the Official Plan for the Temagami Planning Area is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the aforementioned Amendment No. 9 to the Official Plan for the Temagami Planning Area.
3. This Bylaw shall come into force and take effect on the day of final passing thereof.

Enacted and passed this 14<sup>th</sup> day of January, 1999.



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
CAO

CERTIFIED that the above is a true copy of Bylaw No. 99-449 as enacted and passed by the Council of the Municipality of Temagami on the 14<sup>th</sup> day of January, 1999.

**OFFICIAL PLAN AMENDMENT**

**NO. 9**

**TEMAGAMI PLANNING AREA**

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## **CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan of the Temagami Planning Area consists of three parts.

Part A - The Preamble, consisting of the purpose, location and basis of the Amendment, does not constitute part of this Amendment.

Part B - The Amendment consisting of the following text and map constitutes Amendment No. 9 to the Official Plan for the Temagami Planning Area.

Part C - The Appendices, consisting of the background data and planning considerations associated with this Amendment, does not constitute part of this Amendment.

## **PART A - THE PREAMBLE**

### **PURPOSE**

The purpose of this Amendment is to change the land use designation applying to lands located on the south side of Sherman Mine Road from the “Moose Pasture” designation to the “Industrial” designation to permit industrial uses.

### **LOCATION**

This Amendment affects the lands that used to be the site of the William Milne & Sons Ltd. sawmill and associated townsite as shown on Schedule “A” attached. The lands have an area of 38.8 hectares (96 acres) and are located on the north side of Link Lake approximately one kilometre to the west of Highway 11. The legal description of the lands is Parts 1, 2 and 4 of Plan NR-2197. The site is surrounded by Crown land.

### **BASIS**

The property used to be the site of the former William Milne & Sons Ltd. sawmill and associated townsite. Approximately 29.3 hectares (72.4 acres) of the 38.8 hectares (96 acres) covered by this Amendment was previously used by the sawmill. The sawmill lands are within Parts 2 and 4 of Plan NR-2197 and are in the “Moose Pasture” designation. At the time, the zoning bylaw was prepared, the 29.3 hectares (72.4 acres) was placed in the Heavy Industrial (HI) Zone, which specifically permits a sawmill.

The sawmill was in operation between the 1950’s and 1990 and employed up to 190 people in peak years. Logs were processed at the mill into dimensional lumber. The lumber was sold to other value-added processing plants elsewhere. The sawmill was purchased by the Ontario Development Corporation in 1990, when the Red Squirrel Road was closed by the Provincial Government. This road served as the access road to the forest areas that provided the product used by William Milne & Sons Limited. When the Ontario Development Corporation became involved with the sawmill, the site was decommissioned and all of the buildings were removed from the site. Since that time, the lands have been transferred to the Municipality.

The townsite area has an area of 9.5 hectares (23.6 acres) and is located to the north of the sawmill lands. The townsite used to be the site of 20 single detached dwellings, all of which were demolished when the site was decommissioned. These lands are also in the ownership of the Municipality.

At the present time, TransCanada Pipeline stores pipe on the former townsite lands. A company specializing in the recovery of sunken logs uses a portion of the former sawmill lands of the property to store the recovered logs. This company has plans to mill these logs in the future. One of the concrete slabs on the sawmill portion of the property has been rented to a company that specializes in processing bark into mulch for use in

landscaping. A number of other uses are also being considered for the property. These include a greenhouse to store equipment and supplies in the former townsite area and a pallet mill and rock crushing operation on the former sawmill lands.

Given the closure of the William Milne & Sons Limited sawmill and the Sherman Mine in 1990, the Municipality of Temagami has been trying to attract new investment into the area to stimulate the economy. This new investment is hoped to bring new jobs and capital into the area. The lands that are the subject of this Amendment are deemed to be appropriate for industrial use since the lands:

- have been historically used for industrial purposes;
- are close to Highway 11 and are accessed by a road that has been designed to carry industrial traffic;
- are currently serviced by gas, hydro, and rail;
- are surrounded by Crown land, meaning that the impacts of industrial uses on adjacent lands would be minimal;
- there are no physical constraints to developing the property.

In order to provide the municipality with the flexibility it needs to attract new industrial uses, the lands should be designated for industrial use rather than being retained within the “Moose Pasture” designation. As the establishment of new industrial uses is encouraged by Section 4.7 of the Official Plan, the flexibility of the “Industrial” designation is required to ensure that some of the Municipality’s economic development goals can be realized. Permitted uses in the “Industrial” designation include “manufacturing, processing, servicing, storing of goods or raw materials, warehousing and uses for similar and related purposes.”

It is proposed that the existing main internal road on the site be developed as a public road by the municipality. Once this road has been upgraded, lots can then be offered for sale to industrial uses. These lots will need to be of sufficient size to accommodate any required parking, outdoor storage and a septic system. The proposed uses will have to be “dry” in nature, meaning that a use that uses water for processing is generally not to be permitted. Each of the lots will also be subject to Site Plan Control to address such issues as buffering and the siting of landscaping. In addition, all development should be set back a minimum of 15 metres from the edge of Link Lake.

## **PART B - THE AMENDMENT**

All of this part of the document entitled Part B - The Amendment, consisting of the following text and Schedule “A”, constitutes Amendment No. 9 to the Official Plan of the Temagami Planning Area.

### **Details of the Amendment**

The Official Plan of the Temagami Planning Area is amended as follows:

#### **Item 1:**

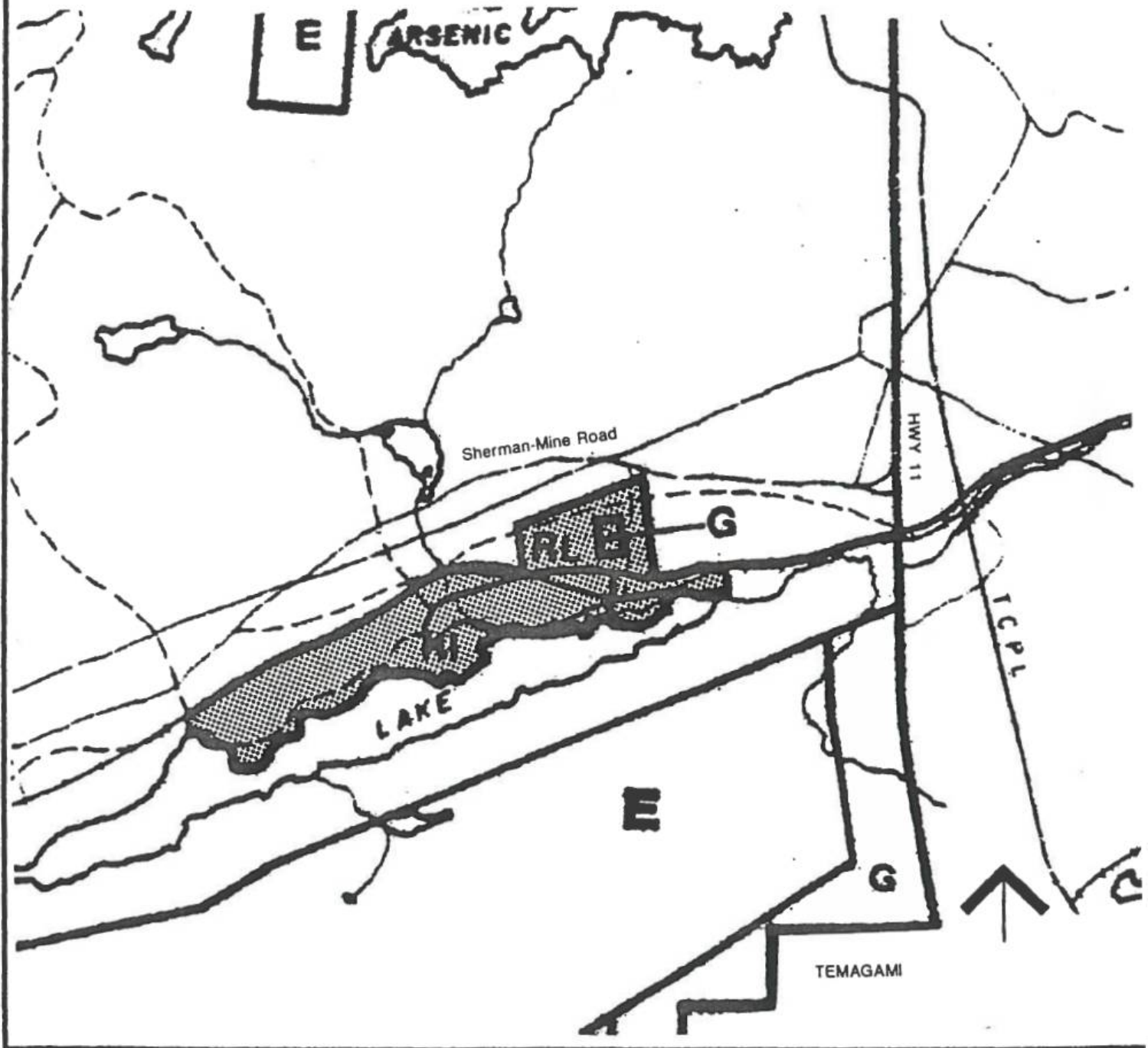
Schedule “A” of the Official Plan of the Temagami Planning Area is hereby amended by redesignating those lands shown on Schedule “A” to the Amendment from “Moose Pasture” to the “Industrial” designation.

## **PART C - THE APPENDICES**

Appendix "A" Minutes of the Public Meeting held on January 14, 1999.



**SCHEDULE 'A'**  
**OFFICIAL PLAN AMENDMENT NO. 9**  
**Township of Temagami**



Lands to be re-designated from the  
 'Moose Pasture' designation to the  
 'Industrial' designation

This is Schedule "A" to By-law 99-449  
 Passed this day of January 1999

*[Signature]*  
 Mayor

*[Signature]*  
 CAO