

THE STATEMENT OF COMPONENTS

AMENDMENT NO. 1Q. TO THE OFFICIAL PLAN OF THE TEMAGAMI PLANNING AREA

PART A - THE PREAMBLE

- does not constitute part of this Amendment

PART B - THE AMENDMENT

- consisting of the following text and map, constitutes Amendment No 1Q to the
Official Plan for the Temagami Planning Area

PART C - THE APPENDICES

- which are also attached, do not constitute part of this Amendment


By-law:

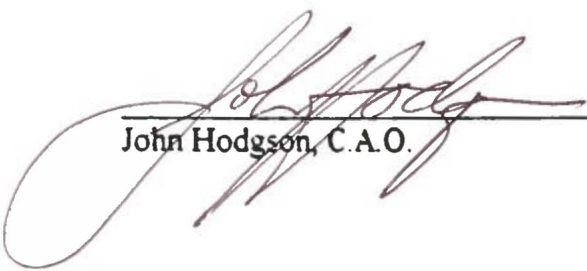
ADOPTION BY-LAW FOR OFFICIAL PLAN AMENDMENT NO. JQ
BY-LAW NO. (T>-777-)

The Council of the Corporation of the Municipality of Temagami under Section 17 of the Planning Act, R S O 1990, hereby enacts as follows:

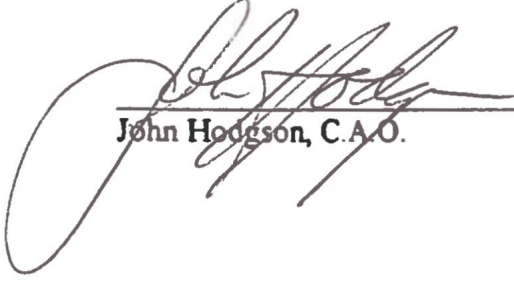
- 1. The Official Plan Amendment for the Temagami Planning Area, consisting of the attached explanatory text and map, is hereby adopted
- 2. This By-Law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this[^] day of March, 1999 Zcco.


Wayne Adair, Mayor


John Hodgson, C.A.O.

I John Hodgson, do hereby certify that the above is a true copy of By-Law No. QQ-^Has enacted and passed by the Council of the Municipality of Temagami on the 9th day of MAYUN, 1-999: iZoCC


John Hodgson, C.A.O.

CORPORATE SEAL OF MUNICIPALITY

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to change the land use designation of Part of Island 1022 in Lake Temagami as shown on Schedule X from "Island" to "Lake Commercial" and to add new policy to the Official Plan governing the use of site plan control for lake commercial development within the Planning Area.

LOCATION

This amendment consists of two parts which shall be referred to as Items (1) and (2).

Item (1) The lands affected by the redesignation from "Island" to "Lake Commercial" are located on Part of Island 1022 in Lake Temagami, which are more particularly described as Parcel 16859 Nipissing, Summer Resort Location RW 3, Part Island 1022, Township of Joan now in the Municipality of Temagami, District of Nipissing.

Item (2) New policies governing the use of site plan control for lake commercial development in the Planning Area are to be introduced to Section 22.8 of the Official Plan.

BASIS

Introduction

The basis for this amendment is to accommodate the establishment of a tourist commercial use on part of Island 1022 in Lake Temagami and to provide for the proper development control of the proposed use by way of a site plan control agreement. The proposed commercial use is to include up to eight (8) housekeeping cabins. The subject lands are owned by Rick and Pauline Lockhart who also own and operate Ket-Chun-Eny Lodge in the area of Lake Temagami referred to as the 'Hub'. Access to Island 1022 is by water via the Lake Temagami Access Road landings. The proposed commercial use on part of Island 1022 represents a logical and modest expansion to the Lockhart's tourist commercial business in Temagami.

Site

The subject property is the south half of Island 1022 comprising some 128 hectares (3.17 acres) with 442 metres (1450 ft) of shoreline. The Island's length and width are approximately 152 metres and 73 metres respectively. The subject lands are more particularly described as Summer Resort Location RW 3, Township of Joan, now in the Municipality of Temagami. The lands are under private ownership and were originally patented in 1951. The balance of the Island, covering some 1.69 hectares (4.18 acres), is Crown land. In total, Island 1022 is approximately 3.1 hectares (7.5 acres) in size.

The property is presently developed with a two bedroom cottage, storage shed, dock and boathouse. The cottage dwelling is situated on the south west corner of the Island and is serviced by an approved Class 4 Filter Bed sewage disposal system and lake water supply. With the exception of a camp site on the northerly tip of the Island, the Crown land portion is undeveloped.

Island 1022 is located on the main basin of Lake Temagami at the mouth of Spawning Bay, approximately 3.6 km from the Lake Temagami Access Road landings and 1.7 km from the Lockhart's main lodge (See enclosed Location Plan).

Official Plan

The subject property is designated for "Island" uses under the current Official Plan. This designation recognizes the existing recreational residential use on the property.

The proposal is to redesignate the private land portion of Island 1022 to permit "Lake Commercial" uses and specifically allow for the development of up to eight housekeeping cabins. In part, the Official Plan is to "promote development in a manner and in locations which will ensure the protection and enhancement of the area's natural resources". It is the intent of the Plan that any changes or development should be in harmony with the social, economic, environmental and natural resource requirements of the Planning Area and the Plan sets out a policy framework to assess the merits of development proposals and their implementation. To this end, and in consideration of this proposal, the Plan includes "Lake Commercial" policies in Section 17 which contemplate new tourist

commercial uses on Islands in Lake Temagami by amendment to the Plan. Section 17.2 identifies information that may be required for the evaluation of a proposal including such items as:

- an economic analysis to justify a proposed commercial use,
- site information on soil, topography, drainage, biological and shoreline characteristics;
- the suitability of the site to accommodate sewage disposal and a site plan showing the proposed location;
- available water quality data.

Section 17.5 identifies development criteria to ensure that the goals of the Plan for Lake Temagami are achieved. The development criteria cover items:

- to minimize the visual impact of development through zoning and principles of screening, setbacks, building location and landscaping;
- to maintain the unique wilderness characteristics of canoe routes;
- to encourage development away from fragile sites with sparse vegetation, steep slopes or which are too narrow to allow visual buffering;
- * to ensure soil and drainage characteristics are suitable for sewage disposal and site development;
- that consider height and setback requirements to ensure visual compatibility with existing development;
- to regulate adequate buffering for existing development and natural areas;
- that provide for the consideration of fish and wildlife habitats.

In order to address the above a site analysis and environmental screening was undertaken to make recommendations on the appropriateness of tourist commercial uses on the subject property and if appropriate, recommend a preferred density of development taking into account the intent and direction of the Official Plan and the site characteristics of the Island. It is our opinion that the results of the site analysis show that tourist commercial development can be supported in accordance with the Official Plan with site specific zoning and careful site planning.

The policies of the Official Plan currently do not provide for the implementation of site plan control for lake commercial uses. Suggested revisions to the Official Plan's site plan control policies are included in this amendment for that purpose.

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and map, constitutes Amendment No. 10 to the Official Plan for the Temagami Planning Area.

DETAILS OF AMENDMENT

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

Item (1) The lands indicated on the attached Schedule "X" are hereby redesignated from Island to Lake commercial.

Item (2) Section 22.8 Site Plan Control is amended by deleting it in its entirety and replacing it with the following:

"22.8 SITE PLAN CONTROL

22.8.1 All areas included on Schedule "A" to this Plan and all lands designated for Lake Commercial" uses are designated as a proposed site plan control area under the provisions of Section 41 of the Planning Act.

22.8.2 The Municipality may, by by-law, designate the whole or any part of the proposed site plan control area as a site plan control area

22.8.3 The intent of site plan control is to improve the efficiency of land use and servicing and to encourage a more attractive form of development."

IMPLEMENTATION AND INTERPRETATION OF AMENDMENT

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the Temagami Planning Area, an amendment to the Minister's Zoning Order Ontario Regulation 580/86 and the site plan control provisions of Section 41 of the Planning Act, R.S.O., 1990.

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No 10 but are included as information supporting the Amendment

Appendix I - Public Notice

Appendix II - Public Meeting

Appendix III - Location Plan

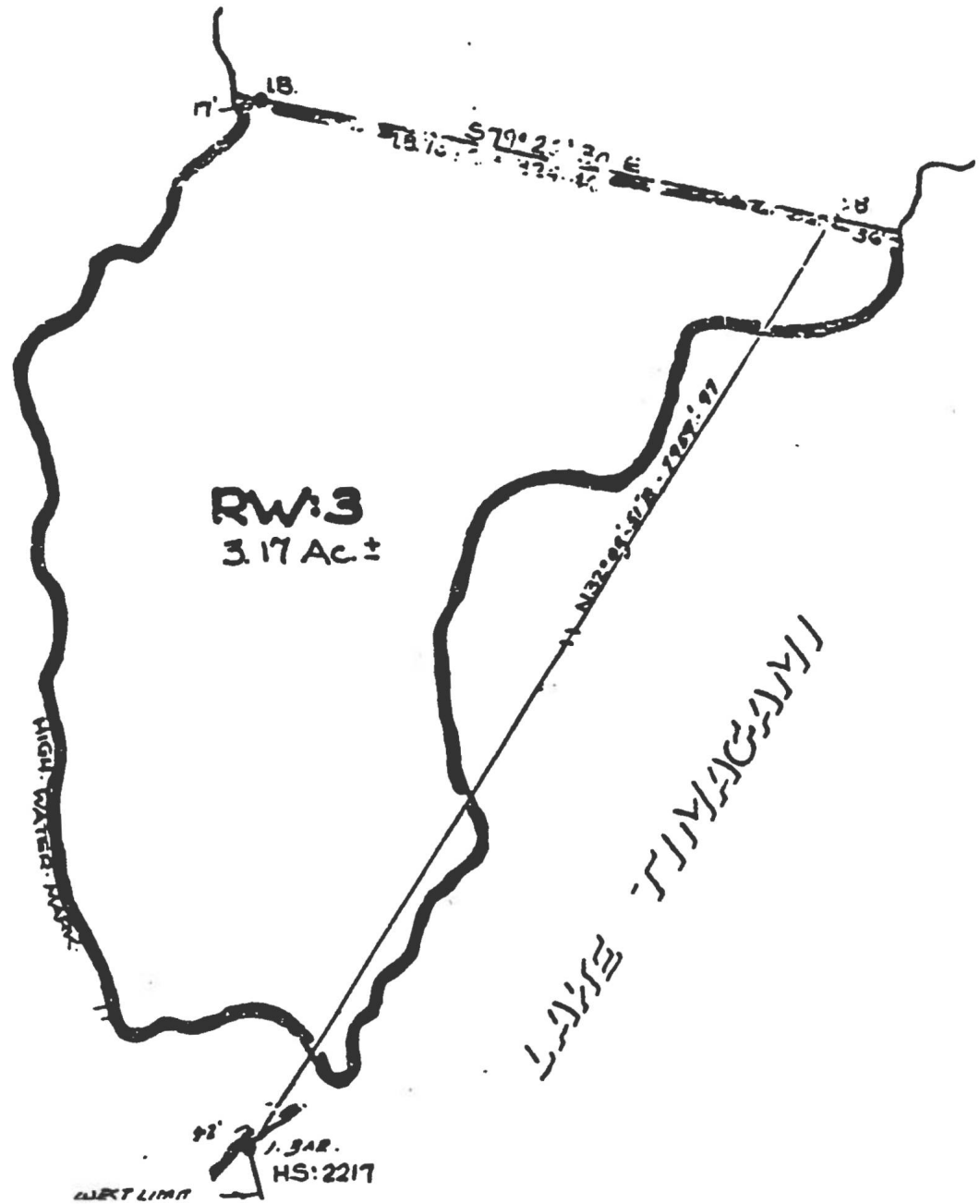
Appendix IV - Site Plan of Island 1022

Appendix V - Agency and Public Comments

Appendix VI - Site Planning Analysis

Appendix VII - OPA Application Form

SUMMER RESORT LOCATION RW 3
PART OF ISLAND 1022
LAKE TEMAGAMI
MUNICIPALITY OF TEMAGAMI



LANDS REDESIGNATED FROM ISLAND TO LAKE
COMMERCIAL

Project No. 4419

September 1999

THIS IS SCHEDULE 'X' TO AMENDMENT NO JJJ.
TO THE OFFICIAL PLAN FOR THE TEMAGAMI
PLANNING AREA

SIGNATURES OF THE
SIGNING OFFICERS

Wayne Adair, Mayor

John Hodgson, C.A.O.