

THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI
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Notice of Complete Application and Statutory Public Meeting
Zoning By-law Amendment Application (ZBA 25-01)

Pursuant to Sections 34 of the Ontario Planning Act, R.S.O. 1990, c. P. 13 as amended

Application No.	ZBA 25-01
Date of Notice	May 22, 2025
Applicant	Geromaer Inc. c/o George Leger
Subject Lands	Blocks 44, 46 and 49 on Registered Plan 36M-610 (Fox Run Road)

PURPOSE AND EFFECT:

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands to satisfy a condition of provisional Consent, for the applications that were approved by the Committee of Adjustment (C-25-02, C-25-03 and C-25-04). The Consent applications resulted in the creation of 12 new lots in the subject lands, and 1 retained lot. An outline of the subject lands and an image of the proposed lots are included in the key maps provided in this Notice.

The subject lands are designated as Integrated Management Area and are located within the Matibichuan Neighbourhood in the Official Plan. The subject lands are located within the Integrated Management Area (IMA) Zone in the Zoning By-law.

The Zoning By-law Amendment is required to rezone the subject lands from the Integrated Management Area (IMA) Zone to the Rural Residential (R3) Zone and the Protected Area (PA) Zone. The proposed amendment includes the following items:

- Rezone a portion of the subject lands and the proposed lots to the R3 Zone to permit future rural residential land uses;
- Rezone a portion of the subject lands and the proposed lots to the PA Zone to implement the recommendations contained within the Environmental Impact Study.
- Include a site-specific amendment to require future septic systems to be located a minimum of 200 metres from the shoreline of Cassels Lake.

PUBLIC MEETING:

Date: June 12, 2025
Time: 6:30 p.m.
Location: Municipal Office Council Chambers, 7 Lakeshore Drive, Temagami, ON, P0H 2H0
Or Virtually Via Zoom (Please contact staff if you would like to join via Zoom)

INFORMATION, INQUIRIES AND WRITTEN SUBMISSIONS:

Inquiries and written submissions regarding the amendment should be directed to Nicole Claveau. Additional information regarding this amendment is available for public inspection at the Municipality of Temagami Municipal Office, 7 Lakeshore Drive, Temagami, between 8:30 am and 4:30 pm, Monday through Friday.

Any person or agency may participate in the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. Any person or agency may make written submissions to the Municipality of Temagami with respect to the proposed Zoning By-law Amendment before a decision is made on the file.

For more information about this matter, including information about your appeal rights, contact the Nicole Claveau at (705) 569-3421 ext. 200 or nicole.c@temagami.ca.

PARTICIPATION:

Should you desire to express your support or objection to the application, you may submit comments in writing to the below contact in advance of the Public Meeting. Please provide written comments by the end of day, on June 11, 2025. If you wish to provide verbal comments in advance of the Public Meeting, please contact the Office Assistant to leave your verbal comments. The comments will be transcribed and presented at the Public Meeting. Further if you wish to participate in the Public Meeting, please contact the Office Assistant prior to the end day of June 11, 2025 in order to make arrangements for you to participate in the Public Meeting.

NEED TO MAKE SUBMISSIONS:

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Temagami to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the Municipality of Temagami before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Municipality of Temagami before the proposed Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

REQUESTING NOTICE OF DECISION:

If you wish to be notified of the decision of the Corporation of the Municipality of Temagami on the proposed Zoning By-law Amendment, you must make a written request to the Corporation of the Municipality of Temagami at 7 Lakeshore Drive, Temagami, ON, P0H 2H0.

Dated at the Municipality of Temagami this 22nd day of May, 2025

Nicole Claveau, Administrative Coordinator
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KEY MAPS:

