

THE CORPORATION OF THE  
MUNICIPALITY OF TEMAGAMI  
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CORPORATION OF THE MUNICIPALITY OF TEMAGAMI  
**MINOR VARIANCE APPLICATION**  
**NOTICE OF PUBLIC HEARING**

TAKE NOTICE THAT the Committee of Adjustment for The Corporation of the Municipality of Temagami (the “Committee”) will be considering the following proposed Minor Variance to Zoning By-law 06-650, under Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

**Application No. MV-25-01**  
**Owner: Wendy Holland**  
**Property Location: 12 Lake Temagami Island Unit 17**  
**Legal Description: Strathcona Island 17 PCL 14770 NIP**  
**Hearing Date: Wednesday, August 20, 2025 at 1:00 pm**  
**Meeting Location: Virtually Via Zoom**

**THE PURPOSE AND EFFECT of the application is:**

To permit the reconstruction of the existing legal non-complying dwelling on the property. The proposed new dwelling is slightly larger than the existing and is two stories in height. The existing dwelling is located 4.5 metres from the shoreline.

Due to the size and shape of the subject property, the entirety of the subject property is located within the Shoreline Activity Area which is measured 15 metres from the shoreline. The existing dwelling is considered legal non-complying because it is located within 15 metres from the shoreline which is the minimum setback from the shoreline in the Residential Lake Temagami (R1) Zone.

In order to permit the proposed development, the following variances are required:

Section 6.28:

- To permit the reconstruction and expansion of a legal non-complying dwelling and within the Shoreline Activity Area. The footprint of the existing dwelling is to be increased from 55 square metres to 65 square metres.

Section 6.40:

- To permit the maximum area of buildings and structures located within the Shoreline Activity Area of 130 square metres, where 100 square metres is permitted. This includes the proposed dwelling, deck and accessory buildings/structures.

Section 7.4.2 – Dwelling Unit – a)

- To recognize the existing setback of 4.5 metres from the shoreline and a proposed setback from the shoreline of 5 metres, where a minimum distance from the shore of 15 metres is required.

**ADDITIONAL INFORMATION** regarding this Application is available for inspection between 8:00 a.m. and 4:30 p.m. at the Municipality of Temagami Municipal Office. Please request participation via Zoom and/or direct inquiries to Nicole Claveau at Phone: (705) 569-3421 ext. 211 or E-Mail: [nicole.c@temagami.ca](mailto:nicole.c@temagami.ca).

Dated at the Municipality of Temagami this 8th day of August, 2025.

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### Key Map

