

**THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI**
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CONSENT APPLICATION (LAND SEVERANCE) C-25-05 NOTICE OF PUBLIC HEARING

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

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|-------------------------|------------------------------|
| APPLICATION NO.: | C-25-05 |
| DATE OF NOTICE: | August 6, 2025 |
| DATE OF HEARING: | August 20, 2025 at 1:00 pm |
| APPLICANTS: | Dan and Carol O'Mara |
| SUBJECT LANDS: | 116 Lake Temagami Island 203 |

PURPOSE AND EFFECT:

The owners have submitted a Consent application to create a new lot on the subject property. Based on the sketch submitted with the application, the subject property currently has a lot area of 0.56 hectares and a lot frontage of 145 metres. There are currently two existing dwellings on the subject property and each of the dwellings are serviced by their own water supply and septic system. The owners are proposing to separate the existing dwellings and to create separate lots, and no new buildings or structures are proposed as a result of the application.

The subject property and the proposed lot configuration sketch are shown in the “Key Maps” section of this Notice. The Retained Lot is proposed to have a lot area of 0.42 hectares (1.04 acres) and a total lot frontage of 110 metres. The Severed Lot is proposed to have a lot area of 0.14 hectares (0.35 acres) and a lot 65 metres. The proposed lot frontages are measured in accordance with the Zoning By-law. The proposed lot configuration sketch shows the legal boundaries of the subject property, and there are lands located outside the legal boundary of the subject property that are above the current shoreline of Lake Temagami.

The subject property is designated Special Management Area in the Lake Temagami Neighbourhood in the Official Plan. The subject property is located within the Remote Residential (R1) Zone – Lake Temagami in the Zoning By-law.

PUBLIC HEARING:

The Committee of Adjustment has appointed the following date and time for a Public Hearing on this application: Wednesday, August 20 at 1:00 p.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 Nicole Claveau in advance of the Public Hearing, at nicole.c@temagami.ca. Please provide written responses by Tuesday, August 19, 2025. 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 Tuesday, August 19, 2025. The comments will be transcribed and presented at the Public Hearing. If you wish to participate virtually in the Public Hearing, please contact the Nicole Claveau to make arrangements for you to participate in the Public Hearing.

NEED TO MAKE SUBMISSIONS:

If a prescribed 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 Nicole Claveau.

ADDITIONAL INFORMATION:

For more information about this matter, contact the Office Assistant (contact information below).

Dated at the Municipality of Temagami this 6th day of August, 2025

Nicole Claveau, Administrative Coordinator
(Secretary-Treasurer of the Committee of Adjustment)
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KEY MAPS

Subject Property



Proposed Lot Configuration Sketch

