



**THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI
COMMITTEE OF ADJUSTMENT
MINUTES**

June 12, 2025, 11:00 A.M.

PRESENT: A. North, N. Brooker, J. Koistinen, M. Youngs, S. Campbell

ABSENT: B. Rice, J. Hodgins, E. Lewis

STAFF: N. Claveau, S. Pandolfo, J. Robinson MHBC

GUESTS: Applicant - M. Kilbourne

CALL TO ORDER / ROLL CALL

The Chair called the meeting to order at 11:10 a.m.
There were 0 members of the public in the audience and 1 member of the public attending via zoom.
The Chair called the roll.

ADOPTION OF THE AGENDA

-Councillor Koistinen joined the meeting.

-Chair N. Brooker has requested to add an item to Other Business; Reviewing and amending Committee of Adjustment procedures and by-laws.

25-011

MOVED BY: S. Campbell

SECONDED BY: M. Youngs

BE IT RESOLVED THAT the Committee of Adjustment adopts the agenda, as amended.

CARRIED

MEETING PROCEDURES

This is a Public Hearing of the Committee of Adjustment for the Municipality of Temagami. The Committee Members have been appointed by Council to consider applications for minor variance and consents within the jurisdiction of the Planning Act. An overview of the process of the meeting is as follows.

1. The Chair person will introduce the proposed applications.

2. The Planning Consultant will provide an overview of the applications and make a presentation to the Committee and members of the public.
3. Any correspondence received after the agenda packages were assembled will be read out by the Municipal Clerk.
4. The Agent or Applicant may speak to the committee regarding the application and proposal if they wish.
5. If members of the public are in attendance at the public hearing, they will be asked if they have comments in favor or in opposition of the proposed applications. It is reminded that all persons addressing committee must state their full name and must direct their comments through the Chair.
6. The Committee Members may ask questions.
7. Once the public hearing for the application is complete, discussion will take place between the Chair and Members with respect to a decision.
8. A motion will be made to either grant, defer or refuse the applications and state the reasons for the decision.
9. The Chair person will then read out the decisions of the committee.
10. A copy of the notice of decisions will be sent to those prescribed under the Planning Act, including those who have requested a copy of the decision. The notice of decision will include details of the applications and the decision made by the Committee and also will include instructions on how to submit an appeal to the Local Planning Appeal Tribunal if desired.

DECLARATION OF CONFLICT OF INTEREST

J. Koistinen (No form provided)

The Chair requested disclosure of pecuniary interest. Administration reported that there were none received prior to the meeting. There was 1 disclosure made during the meeting.

-Councillor Koistinen - Item 9.1

ADOPTION OF THE MINUTES

May 1, 2025 - Committee of Adjustment - Minutes DRAFT

25-012

MOVED BY: S. Campbell

SECONDED BY: J. Koistinen

BE IT RESOLVED THAT the Committee of Adjustment adopts the Meeting Minutes dated May 1, 2025, as amended to add attendance and comments received.

CARRIED

DEFERRED APPLICATIONS

ADJOURNED APPLICATIONS

NEW APPLICATIONS

OTHER BUSINESS

C25-01 Kilbourne - Change of Conditions

-Councillor Koistinen stayed in meeting but muted and turned off her video. (attending via zoom)

-Chair N. Brooker made comments in regard to the Environmental Study

25-013

MOVED BY: S. Campbell

SECONDED BY: M. Youngs

BE IT RESOLVED THAT the Committee of Adjustment receives the planning report from MHBC, dated June 12, 2025;

AND FURTHER THAT based on the review of the Consent application C-2025-01 and the requested Change of Conditions, including the review of the Addendum to the original Environmental Impact Study, the application is consistent with the PPS and conforms to the Municipality's Official Plan.

AND FURTHER THAT based on the requested Change of Conditions, the requirement to obtain a Zoning By-law Amendment to require a minimum shoreline setback of 30 metres has been removed. It is recommended that the Consent application be provisionally approved in accordance with the application sketch and subject to the following revised conditions of provisional Consent:

- 1) Preparation of a Reference Plan, in substantial compliance with the application sketch, to the satisfaction of the Municipality;
- 2) That a Consent Agreement be entered into between the owners and the Municipality to implement the recommendations and mitigation measures contained within the Environmental Impact Study (including a vegetation area within 15 metres of the shoreline to be maintained, with the exception of a two (2) metre pathway for access), the Hydrogeological Assessment and the Archaeological Assessment, as required by the Municipality;
- 3) That the owners obtain approval of a Zoning By-law Amendment application to recognize the proposed lot areas for the retained and severed lot that do not meet the minimum requirement in the Zoning By-law;
- 4) That the owner submit payment of cash-in-lieu of parkland in accordance with By-law 25-1798;
- 5) That the owner and the Municipality establish 911 and civic addresses to the satisfaction of the Municipality; and,
- 6) Any other standard conditions of the Municipality (if any).

CARRIED

CoA By-Law Review Meeting Date

Item added to Agenda, as amended.

Councillor Koistinen turned on her camera and continued to participate in the meeting.

25-014

MOVED BY: J. Koistinen

SECONDED BY: A. North

BE IT RESOLVED THAT the Committee of Adjustment approve the addition of a Committee of Adjustment By-Law review meeting;

AND FURTHER THAT the Secretary Treasurer poll the members for a meeting date.

CARRIED

ADJOURNMENT

25-015

MOVED BY: A. North

SECONDED BY: S. Campbell

BE IT RESOLVED THAT this meeting be adjourned at 11:50am.

CARRIED