



TEMAGAMI LAKES ASSOCIATION

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February 26, 2022

Ms. Suzie Fournier, Clerk
Municipality of Temagami

Dear Ms. Fournier:

Re: Draft Official Plan, version 1.2

The TLA is grateful to live, work, and vacation in the traditional territory of the Teme-Augama Anishnabai. We also recognize that the outcome of negotiations between the Temagami First Nation/Teme-Augama Anishnabai and the Federal and Provincial governments may affect Crown lands and supersede the Official Plan (OP) policies regarding them.

We commend the Municipality on its efforts, and for its attention to economic prosperity, social well-being, and environmental stewardship. However, as with any draft plan, it can be improved and we suggest the following:

- We believe an Official Plan governing land use in Temagami through the year 2045 should be guided by a Temagami-specific vision statement, rather than the generic statement in the current draft (Section B.2). We propose the following Vision Statement:

“The primary goal of this Official Plan is to secure a sustainable future for the community of permanent and seasonal residents. This will be achieved by giving equal weight to three long-term objectives: economic prosperity, social well-being, and environmental stewardship.”

Land use planning will embrace and enhance Temagami’s unique characteristics, especially the pristine health and natural beauty of its lakes and surrounding lands. These physical features together with its rich heritage of diverse peoples define Temagami today, speak to its meaningful history, and guarantee its bright future.”

- Schedule A incorrectly labels a number of patented properties within the mainland Lake Temagami Skyline Reserve as permitting Residential Waterfront or Rural uses; this is contrary to long-established policy and contradictory to Section D of Draft 1.2. The Schedule A error needs to be corrected and these properties appropriately identified.

- The Tenets for Temagami are referenced briefly but the full document needs to be appended to the OP so as to honour the spirit and letter of the municipal amalgamation agreement between the former Township of Temagami, the TLA and LaTemPRA. <https://tla-temagami.org/tla-business/tenets/>
- The description of the Skyline Reserve is incomplete and needs to be consistent with the Tenets for Temagami.
- The current Official Plan, Section 5.3.7.1, specifies a maximum number of new lots permitted in the Lake Temagami Neighbourhood to five (5) lots from patented or Crown land non-cumulative each calendar year. We ask why this development guidance is not present in Draft 1.2 of the new OP.
- The new OP reduces the number of designated neighbourhoods, which simplifies the structure of the document and the planning process. We support this, but believe Cross Lake should be incorporated into the Lake Temagami Neighbourhood rather than the new Rural Neighbourhood designation. Cross Lake shares the same Skyline Reserve policies as Lake Temagami, as well as the same water level management via the dam at the south end of Cross Lake. Continuing to prohibit road access to Cross Lake is also critical to the economic viability of existing infrastructure in the town of Temagami and at the Temagami Lake Access Road (stores, marinas, boat landings, waste management, road maintenance).
- The new OP should provide guidance to the Zoning Bylaw for development setbacks. For existing lots developed before the approval date of the new OP we suggest a 15-metre setback for improvements (other than 30-metre setback for sewage treatment components and no setback requirement for shoreline structures as per the current Zoning Bylaw). Provincial recommendations for Canadian Shield lakefront call for a 30-metre new development setback in order to protect water quality and fish habitat. We support this science-based standard for new and undeveloped existing lots. Under the Provincial Planning Act, exceptions can also be considered by the municipality through the standard minor variance process. For details on the science see: www.ontario.ca/document/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes.

The TLA's planner Anthony Usher is working closely with our Planning Committee and is submitting a separate comprehensive list of comments on behalf of the TLA, including further details on the above points.

In addition, the **TLA is hosting a virtual Town Hall at 7:00 pm EST on Monday March 7th** to discuss the new OP. I invite any and all interested parties to attend this event.

Zoom Invite:

<https://us06web.zoom.us/j/85459456102?pwd=bUxtM2tKbzQySWJzT2hma2NYdTNWUT09>

We look forward to working together to craft an Official Plan of which we can all be proud, that will direct land use in the Municipality and provide guidance for Temagami to prosper for decades to come.

With best wishes,

Paul Tamburro, President,
Temagami Lakes Association