

Attachment 3 to Staff Report for Final Official Plan January 23, 2025

Comment Response Table to Public and Agency Comments on Draft #2 of Official Plan
Please refer to Section Numbers from the Track Changes Version of the Final Official Plan

#	Comment	Comment Response
	Barrett Luedke August 2, 2024	
1.	<p>I've looked at the mapping and zoomed in and it is hard to see clearly whether or not the grey is just the close property lines or the property is all grey indicating the zoning is different.</p> <p>As far as we understand all 3 properties on Island 212-44 are entirely zoned tourist commercial and always have been. Please clarify that the mapping reflects the correct zoning. It may very well be the grey lines representing the property lines being so close on the map that's overlapping the red. Please confirm this.</p>	<p>The properties located on Island 212-44 are located within the Tourist Commercial designation.</p>
2.	<p>In addition there are 3 other property owners that have similar concerns. They each have history of being zoned tourist commercial going back in history prior to amalgamation and the original official plan adoption! Never have any of these property owners ever had the intention to convert their TOURIST COMMERCIAL USES TO RESIDENTIAL! And there is no evidence that an "AMENDMENT TO THE OFFICIAL PLAN" was ever initiated as required in section E.7.5.2. It states "Where the conversion of a Tourist Commercial use is proposed, an amendment to the Official Plan shall be required.</p> <p>Concerning parties to this issue are...</p> <p>1 - Diane Macleod Island 216 - history of property is its always been TC and historic business use was a marina, tourist outfitter, floatplane base, outfitter base camp and outpost camp support.</p> <p>2 - Julian and Monika Davies Island 205 - Manitou island was always a tourist resort originally Mantiou Lodge and hotel.</p>	<p>Properties #1 and #2 are designated Residential and are zoned the Residential. They had historic commercial uses but have not been used in some time. The Owners should make a specific request to Council to pass a resolution to request that their properties be redesignated and should provide evidence of historic use.</p> <p>Staff are not prepared to modify the designation of these properties as part of the Official Plan review.</p> <p>Property #3 was changed to Tourist Commercial designation based on the existing use.</p> <p>Please refer to Staff Report.</p>

	Barrett Luedke August 2, 2024	
#	Comment	Comment Response
	3 - Loon Lodge - Adam and Kayla Pugh - Island 184, not shown in red on the mapping. Always a tourist commercial establishment.	

	Beth Armstrong September 27, 2024	
#	Comment	Comment Response
3.	In reviewing Draft #2 of the Official Plan, I recognize that much of the information is clear, detailed and specific. I also note that the language within D.2.6.10 does not follow suit. It is vague and left open to many interpretations.	Comment noted.
4.	<p>Concern #1</p> <p>D.2.6.10</p> <p>Prior to any development along the shoreline of Lake Temagami from Boatline Bay, through the Manitou and Mine landings and Strathcona Landing, ...</p> <p>As I understand it, the intent of this portion of Draft #2 is to point out the specific locations of the Boatline Bay Landing, the Manitou and Mine Road Landing and the Strathcona landing. The Draft #2 wording of the official plan reads as if the lands connecting these three locations are also included. That would encompass most of the south shore of the northeast arm. I do not agree with this.</p> <p>An edited version, such as the following, would be more specific:</p> <p>Prior to any development along the shoreline at Boatline Bay, at the shoreline of the Manitou and Mine Landing and at the shoreline of the Strathcona Landing</p> <p>....</p>	This wording was carried forward from the current Official Plan. Section D.2.6.10 deleted on the basis of modifications made to Section D.2.3.1.
5.	Concern #2	Section D.2.6.10 deleted on the basis of modifications made to Section D.2.3.1.

	Beth Armstrong September 27, 2024	
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	<p>These three landings (Boatline Bay, Mine Road and Manitou, Strathcona) are within the Skyline reserve and any "development" would need to follow the Tenets for Temagami. That needs to be stated in the Official Plan. D.2.6.10 needs to address the fact that any development at these landings would be limited to projects which would support and benefit the ecological and environmental state of that specific area. Think Algonquin Park and the measures they take to limit the impact on lakes and forests. Be very specific in noting that any development at these three landing locations and on adjacent lands must be within the scope of the Tenets for Temagami.</p> <p>The list of "matters to be considered" towards the end of D.2.6.10 needs to include a reminder that shoreline development is not allowed and that credible solutions need to be found away from the water, according to the Official Plan and the Tenets for Temagami.</p> <p>Thank you for taking time to consider these points. We are all stewards of the land and that must remain our top priority.</p>	

	Christopher Brooks August 16, 2024	
#	Comment	Comment Response
6.	<p>Dear Mr. Mayor and Council Members,</p> <p>I'm writing concerning the Official Plan Draft #2.</p> <p>I've been visiting our family cabin on Lake Temagami for 61 years.</p> <p>I was happy to see the Tenets for Temagami mentioned in the plan and included in Appendix 1.</p> <p>The addition of the Municipality considering re-inspecting on-site sewage systems is most welcome.</p>	Comment noted.

	Christopher Brooks August 16, 2024	
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7.	<p>My primary concern is the vagueness surrounding the possible development of patented land on the mainland of Lake Temagami as described in E.16, reproduced below:</p> <p>E.16 RESTRICTED RURAL/WATERFRONT – LAKE TEMAGAMI</p> <p>E.16.1 Introduction</p> <p>E.16.1.1 The Restricted Rural/Waterfront – Lake Temagami land use designation applies to Patented Lands that are located on the mainland areas of Lake Temagami and within portions of the Skyline Reserve.</p> <p>E.16.2 Permitted Uses and General Policies</p> <p>Permitted uses include those listed under Section D.2.6 of this Plan due to the location of these lands being on the mainland of Lake Temagami and within portions of the Skyline Reserve.</p> <p>The relevant subsection of D.2.6 is reproduced below:</p> <p>D.2.6.5 A very small portion of mainland within the Skyline Reserve is patented. Most patented land is located on islands. The following policies are applicable to patented land within the Skyline Reserve and are intended to guide the Municipality’s discussions with the Province regarding uses permitted in the Skyline Reserve.</p> <p>D.2.6.6 Permitted Uses on the mainland within the Skyline Reserve shall be limited to:</p> <ul style="list-style-type: none"> • Existing tourist commercial uses; • Forest renewal and maintenance; • Hunting, trapping, and angling; • Mineral exploration, subject to the Ontario Mining Regulations; • Water based camping; • Snowmobile, hiking, and ski trails; and, • Non-extractive resource use, (i.e. trapping, sugar bush, harvesting pine cones). 	<p>It may serve difficult to identify all legally existing uses in this area, however the patented properties within the Lake Temagami Neighbourhood (on the mainland) have been refined to five properties.</p> <p>Two of the patented properties are designated Tourist Commercial and therefore are existing legal uses.</p> <p>The other three properties are vacant and appropriately designated Restricted Rural/Waterfront on the schedule to the Official Plan.</p> <p>All other properties, other than the five identified, are appropriately designated as Crown Land.</p>

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	<p>Uses permitted on specific parcels of land on the mainland within the Skyline Reserve shall be limited to legal uses legally existing on those specific parcels on the date of adoption of this Plan by Council. Any new structures or modifications to the existing structures except those deemed to be minor by the Municipality shall be subject to site plan approval.</p> <p>My concern is the vagueness of "legal uses legally existing on those specific parcels on the date of adoption of this Plan by Council."</p> <p>Precisely, what are the legal uses on the date of adoption?</p> <p>Precisely which specific parcels are covered?</p> <p>The plan should be updated to describe these legal uses, or at least where they are defined elsewhere.</p> <p>Section D.2.6.5 should be updated with the legal descriptions of the parcels in question.</p> <p>The plan must be updated to exclude any mainland development in preexisting patented land on the mainland of Lake Temagami.</p> <p>I suggest including the text from the Tenets for Temagami in this section and stating that it applies to all previously patented land on the mainland of Lake Temagami.</p> <p>Previously patented land on the mainland of Lake Temagami shall not be developed as per the Tenets for Temagami: "There should be no mainland development on Lake Temagami and Cross Lake with the exception of those potential lots immediately adjacent to the Township of Temagami that are able to be serviced by the Township's central sewage treatment facility."</p>	
8.	I've also found a few minor issues or typos that require clarification or correction:	The geographic Township of Sisk is not part of the Temagami Land Use Plan. A

	Christopher Brooks August 16, 2024	
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	<p>1. Why is the Township of Sisk (Marten River) excluded in A.3.1.2? Further explanation would be helpful.</p> <p>A.3.1.2 Notwithstanding the valuable input received during the Official Plan Review and the resulting Official Plan policies, the Municipality of Temagami acknowledges that the Temagami Land Use Plan for the Temagami Comprehensive Planning Area is the governing land use planning document applicable to Crown Land within the Municipality of Temagami except in the geographic Township of Sisk. The Tenets for Temagami (Lake Temagami) are found in Appendix 1 to the Official Plan.</p>	reference has been added to Section A.3.1.2 which is carried over from the current Official Plan.
9.	<p>2. "complimentary" should probably be "complementary"</p> <p>A.2.6.1 The Municipality of Temagami is within the Traditional Lands of the Teme-Augama Anishnabai and Temagami First Nation. The Municipality of Temagami would like to work with the Temagami First Nation and Teme-Augama Anishnabai to develop complimentary land use policies to the mutual benefit of all.</p>	Revised.
10.	<p>3. The new name is the Ministry of Natural Resources. The following should be updated:</p> <p>B.3.2 Community Interest and Engagement ... To encourage the development of partnerships with the Ministry of Northern Development, Mines, Natural Resources and Forestry Having "M.1.2 Editorial Changes" include "Ministry/agency change in name or function" is wise.</p>	Revised. The name of various Ministries have been revised throughout document.
11.	<p>4. "a year" should probably be "the year"</p> <p>C.1.1.1 Based on the 2021 Census, the population of the Municipality was 862. There are 928 private dwellings and 432 of those dwellings are occupied permanently throughout a year.</p>	Revised.
12.	<p>5. "and Forestry" appears twice, and both should be removed.</p>	Revised.

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	C.2.2.8 Most of the natural resources found in the Municipality of Temagami are held and governed by the Ministry of Natural Resources and Forestry and Forestry	
13.	6. "Leisure Island Boathouses" should be "Leisure Island Houseboats" D.1.3.3 For the purpose of this Plan, Temagami Shores, Finlayson Provincial Park and Leisure Island Boathouses are deemed to be within the Settlement Area Boundary	Revised.
14.	7. "the Bear Island" should be "Bear Island" D.2.1.1 The Lake Temagami Neighbourhood is shown on Schedule A and includes islands and mainland areas contained within the Skyline Reserve around Lake Temagami, but excludes the Bear Island.	Revised.
15.	8. "their pristine nature" should be "the pristine nature" D.2.5.2 There shall be no new development on islands in the following areas of Lake Temagami: Kokoko Bay, Pickerel Bay, Partridge Neck, and Couch Bay in order to preserve their pristine nature of these islands and their environs.	Revised.
16.	9. Why is Island 1022 specifically mentioned in E.7.7.3? 1022 is where Wishin You Were Fishing is located. 1022 is "limited to eight (8)." Eight what? Cottages? E.7.7.3 Notwithstanding any other policies of this Plan, the Tourist Commercial uses on Island 1022 in Lake Temagami shall be limited to eight (8).	Policy is updated to specifically recognize 8 housekeeping cabins. This has been carried forward from the current Official Plan and is recognizing an existing use.
17.	10. "road" should probably be "roads" E.8.4.2 In approving an industrial site plan, the Municipality shall have regard to the requirements of the Planning Act and shall give special consideration to the methods proposed to screen and buffer the industrial use from adjacent uses and road.	Revised.
18.	11. "phosphorous loading" should probably be "phosphorus loading"	Revised.

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	F.1.2.5 The natural waterfront landscape shall prevail with the buildings blending into the landscape ... Protect adjacent surface water quality from phosphorous loading;	
19.	12. "of nesting site" should be either "of a nesting site" or "of nesting sites" H.2.8.1 No development and site alteration activities should occur within 300 metres of nesting site during the sensitive breeding season (April 1 to August 15).	Revised.
20.	13. Heading K.1 should be "AGRICULTURE," not "AGRILCULTURE."	Revised.
21.	14. Heading K.8 should be "ESTABLISHMENTS," not "ESTABISHMENTS." "effect" should be "affect" L.5.1.1 It is the intent of this Plan that existing uses that do not conform to the provisions of this Plan shall, in the long term, be brought into conformity with this Plan. ... b) Will not detrimentally effect the implementation of this Plan; and,	Revised.
22.	15. Appendix 1: Tenets for Temagami. There is a strange line break between "Strathcona" and "Landing" The three groups support the current ban on the construction of new public road access points to Lake Temagami and Cross Lake. The existing public road access points consist of the Village waterfront, Finlayson Park, Strathcona Landing and the Lake Temagami Access Road landings The text listed in Appendix 1 differs slightly from the text that appears on page 224 of Temagami Lakes Association by Pamela (Glenn) Sinclair and from the text at https://tlatemagami.ca/tla-business/tenets/ . The OP's text should be compared carefully with text from the actual March 8, 1994 agreement. For example, the OP states:	Appendix 1, has been updated to include the same text as presented on the Temagami Lake Association website. It is understood that the slight wording modifications ensure the correct wording has been included from the 1994 agreement.

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	<p>The three groups support the current ban on the construction of new public road access points to Lake Temagami and Cross Lake. The existing public road access points consist of the Village waterfront, Finlayson Park, Strathcona Landing and the Lake Temagami Access Road landings. Where possible, parking areas must be screened from the main body of the lake.</p> <p>https://tla-temagami.ca/tla-business/tenets/ differs:</p> <p>The current ban on the construction of new public road access points to Lake Temagami and Cross Lake is supported by our three groups. The current ban on the construction of new public road access points to Lake Temagami and Cross Lake is supported by our three groups. We define the existing public road access points to consist of the Village waterfront, Finlayson Park, Strathcona Landing and the Lake Temagami Access Road landings. We agree that, where possible, parking areas must be screened from the main body of the Lake.</p> <p>The OP states:</p> <p>New snowmobile trails accessing Lake Temagami/Cross Lake are to be no wider than 3 metres and zoned exclusively for winter snowmobile use.</p> <p>https://tla-temagami.ca/tla-business/tenets/ differs:</p> <p>New skidoo trails accessing Lake Temagami/Cross Lake are to be no wider than ten feet and zoned exclusively for winter skidoo use.</p> <p>Appendix 1 should precisely reproduce the 1994 agreement without updates. Any changes from the 1994 document could be marked with square brackets or using some other method.</p>	
23.	I appreciate the effort many people have put into the Official Plan over the years.	Comment noted.

	Christopher Brooks August 16, 2024	
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	Other than clarifying the prohibition on developing the previously patented land on the mainland of Lake Temagami and some minor details, I feel the document will be an excellent guide for future development.	

	Biff Lowery February 28, 2022	
#	Comment	Comment Response
24.	My first comment pertains to the mining claims in Schedule "A" located in the Skyline Reserve/Buffer Area surrounding Lake Temagami. I am informed by the comments (Feb 27, 2022) contained in the MHBC planning report for August 22, 2024 (#44 and #45) in which MHBC committed to confirm said comments with the Ministry database.	Comment noted.
25.	The draft OP (H.6.1.1) states the Planning Act applies to "fee simple Mining Patents of surface rights including a planning approval to sever or subdivide surface rights." The draft OP then created the Restricted Rural/Waterfront Lake Temagami designation (E.16), which was then applied to ten single and multi cell mining claims in Schedule "A." All ten mining claims were treated as if they were identical "fee simple Mining Patents of surface rights" distinct from Crown land and subject to the Planning Act.	Comment noted.
26.	As a layman, I have searched for the aforementioned mining claims in the four provincial mapping portals (listed below) and compared the results with the mining claims shown in Schedule "A." I was unable to find a PIN number for any of the ten mining claims, which would have allowed me to facilitate a Land Titles search as a means of obtaining any reliable documentation (such as a survey or any other documentary evidence that could be used to support land use planning processes). - The Ministry of Mines MLAS site - MPAC assessment rolls for Temagami -	Comment noted.

	Biff Lowery February 28, 2022	
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	<p>MPAC mapping through “About My Property” - OnLand Property Index Mapping While not exhaustive, my review revealed only nine of the ten sites are identified as mining claims. As for the single outlying site, I could not locate it on any of the four mapping portals. The remaining nine mining claims were created under the Ministry of Mines regimen. Of these nine mining claims, only three were shown to have the Title Type of patent. Regarding those three, two were Freehold Patents and one was a Leasehold Patent. It is unclear what actual rights were being granted because mining patents may not all be “fee simple Mining Patents of surface rights.” Some literature on the subject describes mining patents as declaring a given property to be exempt from the required work needing to be done to keep the claim in good standing. Another description characterizes a patent to be granting an exclusive right only to the locatable minerals underground and the right to develop a mine to access them. In essence, all three were identified by a majority of the mapping portals as mining locations or lands. Only MPAC referenced one patented mining claim in the assessment rolls as a mining location and, in their mapping portal, as residential/recreational land on water. On an-other, MPAC did not include it in the assessment rolls at all—however, in the same entry, it was included in their mapping portal as both a mining location as well as a residential/ recreational land on water. Our current Zoning Bylaw shows them to be SMA.</p>	
27.	<p>Of the remaining six mining claims, one was a ten-year lease with surface and mining rights. Two ten-year leases were found among the large block of claims surrounding Austin Bay. Many of the claims were identified as having a “limited interest” while the rest of the mining claims had two-year anniversary dates, which were, for the most part, held by the MNRF. Again, many of the mining claims had contradictory information among the four mapping</p>	Comment noted.

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	portals. It may take a lawyer to sort out these apparent contradictions.	
28.	Considering the concerns outlined above, it is unclear to me if these mining claims satisfy the test to become subject to the Planning Act. Therefore, once MHBC confirms the public comment with the Ministry database, it should demonstrate which mining claims shown on the mainland surrounding Lake Temagami in Schedule A require their own designation under the Planning Act. Those claims shown to be “fee simple Mining Patents of surface rights” should be listed in the requisite section of the draft OP with legal descriptions as well as locations within the Skyline Reserve identified.	In accordance with the comments provided by the TLA, the schedule as it applies to properties on the mainland of Lake Temagami has been updated. Two properties with existing uses are designated as Tourist Commercial. Three properties that are patented are designated as Restricted Rural/Waterfront on the schedule. All other parcels have been returned to the Crown Land designation.
29.	The current draft states: “A very small portion of mainland within the Skyline Reserve is patented” (D.2.6.5). In a similar nature, the last paragraph in D.2.6.6 states: “Uses per-mitted on specific parcels of land on the mainland within the Skyline Reserve shall be limited to legal uses legally existing on those specific parcels on the date of adoption of this Plan by Council.” The properties that fall under these two policies should be identified within the policies in the manner described above.	Based on a review of the mapping and associated information, this applied to a total of five patented properties, identified in Comment #28.
30.	The next question is, once a mining claim in the Skyline Reserve/Buffer Zone is determined to be subject to the Planning Act, would we want to discard a foundational unifying community principle (The Tenets) and permit a negative impact to Temagami’s wilderness brand by developing it? One would think mining exploration and mine development would be neither intertwined with land use planning nor residential lot creation, and a prospector could not replace a registered professional planner. It is probable that the province has safeguards in legislation to protect mining claims from activities that would hinder the development of the mining	The policies of H.6 do not operate in isolation and must be read along with the other policies in the Plan.

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	industry in Ontario. Further, mining claims have been viewed in the past by the Municipality as employment lands, and there are policies in the draft plan I support to protect mining claims in the interest of preserving the economic benefits the mining industry could provide the Municipality going forward (B.3.3.1; E.13.4.1; H.6.1.1; and H.6.1.2).	
31.	I do not support lot development on mining claims in the Lake Temagami Skyline Re-serve and I support the seven bullet points in D.2.6.6 describing permitted uses on the mainland within the Skyline Reserve. In those areas of the municipality where lot creation from mining claims is permitted, the application as well as the approval process should require documented evidence of the rights held on a mining claim by the applicant and, also, a proper survey should be provided to the municipality at the applicant's expense to document property details (such as boundaries) before an application is deemed complete. The Ministry of Mines should be consulted in each application as a requirement by the applicant in order to obtain a clearance in writing. The approval process should never rest, alone, on hand-drawn sketches by the applicant.	Comment noted.
32.	With respect to the 2km setback policies (D.2.5.2 and D.2.5.3), I suggest they be repeated in a new section called "D.3.6 Buffer Zone" as the buffer zone around the Lake Temagami Neighbourhood is, in its entirety, located in the Rural Neighbourhood.	Sections D.2.5.2 and D.2.5.3 apply regardless of including recommended policy as D.3.6.
33.	In response to the first draft of the OP, I commented on the Lake Service Designation (E.6) in my March 1, 2022 submission and have reviewed the response (#5) in the MHBC planning report dated August 22, 2024. The inclusion of a study the municipality <i>may</i> conduct does not address the problem that the approach contradicts the "fundamental principle" described in D.2.3.1 and far exceeds the "limited opportunities for service providers to have mainland access to Lake Temagami." The creation of lots and	Although Draft #2 of the Official Plan included reference to a Lake Service Designation, this specific reference in the Final Official Plan has been removed. There were no lands designated as Lake Service designation. Regardless if this section is included in the Official Plan, an Official Plan Amendment would have been required for any new proposed

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	encouraging the construction of permanent structures (E.6.2.1; E.6.3.1; E.6.3.6) contradicts the Tenets of Temagami as well as the uses permitted in the Skyline Reserve (D.2.6.6 [seven bullets]). It is acknowledged as an exception in D.2.6.7b. The dedicated contractor's area at the Mine Landing was established to separate residential uses from light industrial uses, but the landing suffers from the lack of enforceable operating procedures, which is outside the scope of the OP. The optional study (E.6.3.7) cannot address the longer term and broader issues I expressed in 2022. In short, the lots are not needed. I would like sections E.16 and D.2.6.7b deleted from the OP.	development on the mainland. This approach remains the same, whether this designation is included in the Official Plan or not. D.2.6.7 b) removed. Any request can be considered on an individual basis.

	Councillor Jo-Anne Platts September 30, 2024	
#	Comment	Comment Response
34.	Summarized below are my comments. <ul style="list-style-type: none"> - For the most part I agree with edits made to draft 2 of the Official Plan. - An official plan describes how land in our community should be used. It helps to ensure that future planning and development will meet the specific needs of our community. An official plan deals mainly with issues such as: <ul style="list-style-type: none"> o where new housing, industry, offices and shops will be located o what services like roads, watermains, sewers, parks and schools will be needed o when, and in what order, parts of your community will grow o community improvement initiatives 	Comment noted.
35.	I must say in trying to get through the first read of the OP, it comes across as very negative. It's a document that identifies what CANNOT be done in the region rather than a positive future vision. Once I got half-way through the document I felt that I was reading the 'Lake Temagami' Draft Official Plan rather than the	The Official Plan includes both permitted and prohibited uses throughout. TREDCO provided comments on Draft #2 of the Official Plan.

	Councillor Jo-Anne Platts September 30, 2024	
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	'Municipality of Temagami' Draft Official Plan. Although this is not a concrete or specific suggestion on how to change that, the point is that there is an abundance of restrictions and limitations. I truly hope that the Economic Development Officer and TREDCO provided specific input on how and what future growth can and should look like in the Region of Temagami. This may help to balance the content of the document and provide a more growth oriented future vision for the Region.	
36.	<p>- Unlike others who spoke against the "Lake Service Designation" at the end of the Mine Landing, I do not have any issues with E.6.2 Permitted Uses e.g. E.6.2.1 Permitted uses in the Lake Temagami Service designation include waterfront landings, storage and laydown areas for construction materials and aggregate materials, buildings for the storage of materials and equipment associated with the delivery of services to residential and tourist commercial lots on Lakes and the assembly of products that service residential and tourist commercial lots</p> <p>I disagree with the comment that "this would be considered mainland development". Part of growth and development recognizes the need to support businesses that provide services to those on Lake Temagami and surrounding area.</p> <p>AND</p> <p>E.6.3.1 Lots within the Lake Service designation may have accessory structures and facilities including, but not limited to an accessory office, docks, and boat launch</p>	<p>Although Draft #2 of the Official Plan included reference to a Lake Service Designation, this specific reference in the Final Official Plan has been removed.</p> <p>There were no lands designated as Lake Service designation. Regardless of if this section is included in the Official Plan, an Official Plan Amendment would have been required for any new proposed development on the mainland. This approach remains the same, whether this designation is included in the Official Plan or not.</p>

	David Taylor August 28, 2024	
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37.	<p>General</p> <p>1. This is a very high level plan that might be improved by being slightly more prescriptive and granular</p>	Comment noted.
38.	<p>2. While lake Temagami and the village deserve considerable focus, the Plan appears to lack balanced</p>	Comment noted.

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	detail for the rest of the Municipality and the many waterways and significant land mass	
39.	3. While Tourism has been prominently mentioned in successive reports commissioned by various Councils as a major economic community driver it has not been well acknowledged in this Plan that purportedly supports Economic Development.	Revisions to policies within the Official Plan have been updated in accordance with comments provided by TREDCO.
40.	4. Commercial destinations require indications as to actual land use prior to zoning by law creation	Comment noted.
41.	5. Indications of useful Municipal Crown land applications and targeted use throughout the Municipality would be very welcome	Section E.13.3.2 provides the opportunity for the disposition of Crown lands in accordance with the goals and policies of the plan.
42.	6. The Skyline Reserve - the Tenants for Temagami are not secure as it appears that breaches are not being dealt with in part due to lack of confidence in identification and secure knowledge of action that should/could be taken	The Skyline Reserve has been mapped and the Tenets for Temagami is attached as an appendix to the Official Plan. No further action to be taken at present time.
43.	7. Identifications of Plan breaches are not part of the consideration of the document but an array of consequences of lack of adequate adherence could well be included (where the Plan has been ignored by individuals, and perhaps against the law, shoulders are shrugged with authorities not knowing what to do)	The plan is not a regulatory document. The Zoning By-law regulates land use in the Municipality.
44.	8. Lake Temagami access road requires further commentary which may include the discussion of commercial activity. This also ties to the lake access point.	Section J.4.3, J.4.4 and J.4.5 provide policies related to access points and permitted uses in these locations.
45.	9. Contractors access to lake Temagami seems to be problematic. We are aware of soil in the village very likely contaminated by historical MNR vehicle and equipment servicing. Consequently, no heavy equipment should be stored, serviced, or parked waiting for use near the shoreline. Contractor access should be provided for immediate transfer of very recently delivered materials and not for storage. Contractor buildings, and trailers should not be permitted and offices and similar facilities should not be permitted. Accommodation needs to be resolved for various forms of watercraft used in performance of	No changes to existing access points are proposed as a result of the policy direction in the Official Plan.

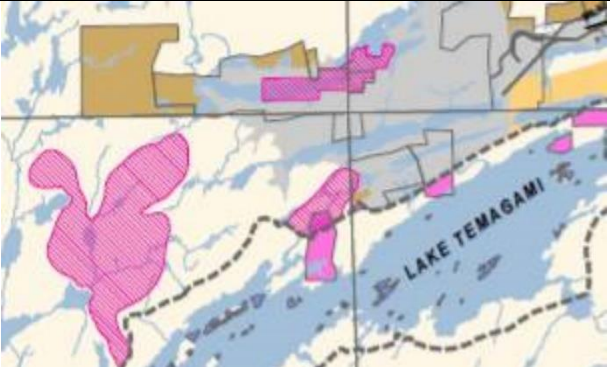
	David Taylor August 28, 2024	
#	Comment	Comment Response
	Contractors' work and houseboats should not be permitted	
46.	10. The Plan, even in its welcome rewriting, seems to follow a tried and true format and may not acknowledge relevant studies commissioned by successive Municipal Councils	We are not aware of specific documents that have been omitted.
47.	11. This is an opportunity to deliver an Official Plan, perhaps not exactly in the historical tradition of similar Plans that can be useful, in all its complexity, in significantly moving the Municipality in the direction it wishes to go.	A significant change in approach is proposed in this Official Plan, including general Rural policies rather than individual neighbourhoods like the current Official Plan.
48.	12. How does this Plan relate to the MNR Recreational Land Use Plan?	The Official Plan is completed in accordance with Section 17 of the Planning Act and applies to all land within the Municipality. The Recreation Plan applies to Crown Land.
49.	Other 1.The First Nations land settlement may well have significance to the final Plan. Advice as to this consideration would be welcome	It is understood that the comments provided by Temagami First Nation were presented to Joint Council of the TAA/TFN Council.
50.	2. Infrastructure is inextricably linked to land use. How might this Plan identify uses where there are legitimate possibilities for infrastructure support or reasonable and legitimate alternatives?	Section J.1 provides policies pertaining to infrastructure. The Zoning By-law also provides exemptions for infrastructure and utilities in some instances.
51.	3. Should/could the Plan include the requirement for 'sign' regulations? Where, size and style and content?	This would be accomplished through a Sign By-law and signs along Provincial Highways are under the jurisdiction of the Ministry of Transportation.
52.	4. There is no apparent Sustainability Plan for Temagami Region	Noted.
53.	5. Scientific research of many topics, a broad spectrum of education and training combined with a 'refreshed' understanding of tourism could be reflected in the document.	Revisions to policies within the Official Plan have been updated in accordance with comments provided by TREDCO.
54.	6. A form of partnership with the TFN and TAA is highly desirable to give mutual benefit to Economic Development opportunities.	It is understood that there is a MOU being prepared. The Official Plan was presented to TAA/TFN Joint Council and comments were received.

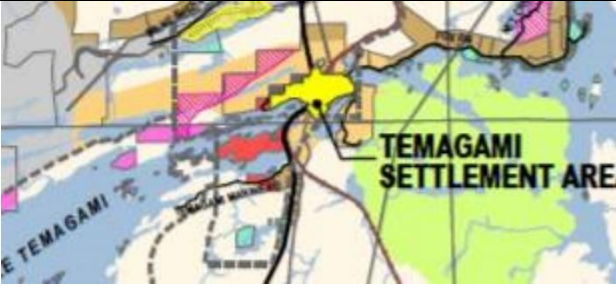
	David Taylor August 28, 2024	
#	Comment	Comment Response
55.	7. The disposition of First Nation land claim is an important ingredient in this Official Plan. Can it be concluded without the claim being settled?	The lands set aside have been included in the Official Plan. Depending on the result of the land claim amendments to the Official Plan may be required.
56.	8. Could the Municipality be master planned as a Wilderness/semi Wilderness Park with regard to sustainability, capacity, tourism activities & economic viability etc. This could be a complex and very creative exercise???	A master planned Wilderness/Semi-Wilderness Park could be developed. Direction from Council would be required to include as policies to the Official Plan.
57.	Detailed Comments B.1.1.2 the value of other lakes and land requires consideration	Comment noted.
58.	B.3.2.1 d) shoreline development? There is to be none on the mainland. e) incl Parks & Tourism, Sport and Recreation and Education	Section B.3.2.1 includes policies for Community Interest and Engagement.
59.	B.3.4.1 h) to secure funding especially for required infrastructure	Section B.3.4.1 h) added to Official Plan.
60.	C.1.1.1 Municipality does not provide rec properties	Revised to reflect resource based recreational properties (i.e. shoreline).
61.	C.1.1.4 hard & soft services ?	Now Section C.1.1.3. Hard services are generally in reference to infrastructure and soft services are other services the Municipality provides.
62.	C.1.2. Too speculative...,	Based on previous growth within the Municipality, it is difficult to predict future growth. The new Provincial Planning Statement includes direction to plan for 20-30 years into the future.
63.	C.1.2.4 urban only???	Revised to state that development is to be focused in the Urban Neighbourhood. This stems from the Province's policy direction for the focus of growth to occur in Settlement Areas.
64.	C1.3.2 only potentially serviceable lots should be shown ?	Vacant lands are shown and not necessarily just serviced land.

David Taylor August 28, 2024		
#	Comment	Comment Response
65.	C1.3.5 condos - zoning issue?	A Plan of Condominium can take on many forms, including various densities as described in the Official Plan.
66.	C2.2.5 home occupations must be legal and then all must be monitored re abuse. Is Air B&B part of this consideration?? Hope not!	This policy is not directed at short term rental uses, and are captured under a different policy/By-law perspective compared to bed and breakfast establishments, home occupations, etc.
67.	C.2.2.8 believe this needs to be mapped on the plan	Natural resource mapping is not available from the Province in this area. Natural heritage features are mapped.
68.	D.1.3.3 Temagami Marine?	This policy has been carried forward from the current Official Plan. Temagami Marine is not included.
69.	D. 2.3.1 Goods and services must exclusively be provided in the Village to enable success of any in Town venture - absolutely not at the landing!!!	Development is encouraged within the Settlement Areas.
70.	D. 2.3.2 Importantly appears the Tenets have been breached with no accountability	Do not understand comment.
71.	D.2.6.6 this requires review given non conforming existing uses that should not continue	Existing uses are permitted to continue. They are not non-conforming.
72.	D.2.6.8 please review re existing non supported uses	Do not understand comment.
73.	E. Please develop a broader perspective of Tourism and consider Research and Education as desirable generally and in an Urban setting	Revisions to policies within the Official Plan have been updated in accordance with comments provided by TREDCO.
74.	E8. + A Sustainability Plan is required to evaluate opportunities	The Official Plan does not contain a requirement for a Sustainability Plan.
75.	K. Limited access to lakes, while useful in preservation, may also present a significant safety hazard in the case of forest fires. Some clear thinking is needed with respect to the eventuality of a forest fire and the multiple actions to be taken.	Reference to Wildland Fire and FireSmart have been provided.

	Diane Green August 7, 2024	
#	Comment	Comment Response
76.	<p>May I have some clarification on the following section extracted from Appendix 1 – Tenets for Temagami and Crown Land Information</p> <p>Under Mining in the Skyline Reserve I see:</p> <p>A work permit for mineral exploration in MA 39 will only be approved if the proposed physical work “does not significantly impact the ecological, tourism or aesthetic values of the skyline and Lake Temagami”. The application for this type of work permit is circulated to the Lake Temagami Review Committee for comment before the permit is issued.</p> <p>The Mining Act requires a formal public consultation process to address issues related to advanced exploration, mine development, production and closure.</p> <p>The CPC recommended that mitigating measures be developed for mining related activities in MA 39 (Recommendation #22) and that the Ministry of Northern Development, Mines, Natural Resources and Forestry seek the willingness of holders of existing mining patents and crown leases to conform with these mitigating measures that have now been developed (Recommendation #23). Some of the measures relating to mine development, production and closure consist of the following: etc..</p> <ol style="list-style-type: none"> 1. Can you clarify what the CPC is and 2. What is the Lake Temagami Review Committee...members, scope, etc. 	<p>Reference to the Lake Temagami Review Committee is not included in the Official Plan. It is our assumption that this Committee is no longer is existence, and any reference in the document would be directed to the Council of the Municipality of Temagami – unless otherwise directed.</p>

	Diane Green Pt. 2 September 24, 2024	
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77.	<p>Good morning.</p> <p>Following are my revised comments on Draft 2 of the Official Plan.</p> <p>For reference I am forwarding at the bottom my original comments on Draft 1.2 which I sent on February 27, 2022.</p> <p>I can see that the plan has incorporated many improvements however there are still some outstanding issues, which I clarify below:</p>	Comment noted.
78.	<p><u>Mineral Aggregate</u></p> <p>I raised the following issue in 2022 and I am still unclear as to the response:</p> <p>Areas colored as Potential Aggregate Overlay on Schedule A (large striped pink polygon on NE Arm below) are not shown on the Ontario GeoHub Pits and Quarries system and therefore there is no evidence that a Provincial Interest has been expressed in these areas. What source was used to validate the areas. They have been incorrectly identified on Schedule A as Land Use when according to PPS 2.5 MA areas should be merely identified, for example similar to ANSIs on Schedule D, not zoned for exclusive use. Areas were incorrectly zoned as MA in the 2006 zoning maps and zoning bylaw, implying that no other activities are permitted such as fishing, camping or hunting. That contradicts CLUPA policy for these areas which state that MA is but one permitted land use.</p> <p>In the same schedule, the Patent lands colored brown are zoned as Rural with very broad permitted land use. Yet they are in the back country with no access or infrastructure.</p>	<p>The area referenced in this comment was recognized in the current Official Plan, and therefore this area was carried forward as a Potential Aggregate Overlay in the new Official Plan. The Overlay has been moved to Schedule D of the new Official Plan.</p> <p>The Patented Lands mapping around Lake Temagami have been updated, only to reflect patented lands, and not unpatented mining claims, etc.</p> <p>This was also completed for the lands to the north of the Lake Temagami Neighbourhood.</p>

	Diane Green Pt. 2 September 24, 2024	
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79.	<p><u>Water Resource Management</u></p> <ul style="list-style-type: none"> • There continues to be no inclusion of watershed boundaries at even the highest level. • Section E.8.5.3 deals with setback on Link Lake under the Special Industrial Designation. The listed setback is a minimum 15 metres for all buildings and structures from the Link Lake shoreline. As a PreCambrian lake a baseline minimum setback of 30 metres should apply to the septic system unless the lake is thought to be at or near capacity.. 	<p>The approach is to be consistent with the current Official Plan and Zoning By-law, in regard to the 15 metre setback.</p> <p>Watershed boundaries have not been included.</p>
80.	<p><u>Schedule A</u></p> <p>It is not clear on this schedule whether the mapped polygons closer to the settlement area represent an expansion from the current 2013 plan. For example the orange section seems to be identified on the legend as Future Development. However this is not consistent with areas identified on Schedules B1 and B2 as Future Development. The Schedule A orange polygon appears to be larger than the current settlement area and raises questions about the economy of developing such a large area when it is so financially challenging to service even the existing settlement area.</p> <p>Also is the grey area on Schedule A for Industrial Development an expansion of the current Sherman Mine site, or does it mark the boundary of that site? If the former then the prior comments apply here as well.</p>	<p>In regard to the Future Development Areas, Section E.11.1.1 of the Official Plan states the following:</p> <p>“The Future Development designation recognizes areas both <u>inside and outside</u> the Settlement Areas where the potential for development may exist, but where the lands may not be required to meet the 20-year land needs of the Municipality or where site development constraints remain unresolved.”</p> <p>A future Official Plan Amendment would be required prior to development within these areas.</p>

	Diane Green Pt. 2 September 24, 2024	
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	 <p>Thank you for the opportunity to comment</p>	

	Diane MacLeod September 30, 2024	
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81.	<p>Good morning, I am the owner of island 12-T216 Lake Temagami. I am requesting my island zoning be reverted back to tourist/commercial from residential.</p> <p>My father, Charlie Reeder operated Reeder’s Marine and Electric from island 216 from 1963 until the company was dissolved in May, 2012.</p> <p>My husband Mark MacLeod and his partner, Marshall Smith, operated NorAir, an ice bungalow and flight training business from June 1999 into 2000s as well. At some point our zoning was changed to residential.</p> <p>I have attached a couple pieces of information, unfortunately, records have not been kept dating before 2007.</p>	<p>This property is proposed to be designated as Residential Waterfront and is located within the Remote Residential (R1) Lake Temagami Zone.</p> <p>The proposed designation in the Official Plan is consistent with the designation in the current Official Plan.</p> <p>Evidence was provided that shows the property was used for a commercial use in 2007 and that the business was dissolved in 2012.</p> <p>The previous tourist commercial use on the subject property appears to have only existed in the early 2000s.</p> <p>The property has not been used for a tourist commercial use for a long period of time.</p> <p>It is recommended that a request be made to Council to pass a resolution to designate the properties Tourist Commercial. Staff are not prepared to make this modification without a resolution from Council.</p>

	Diane MacLeod September 30, 2024	
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		Please refer to Staff Report.

	Economic Development – John Shymko September 13, 2024	
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82.	<p>Following is an attempt to organize and summarize the comments provided by the board members of the Temagami Region Economic Development Corporation to the planners of the municipality of Temagami on Draft 2 of Temagami’s proposed Official Plan.</p> <p>These comments are aligned with the relevant sections of the draft Official Plan and focus on concerns related to economic development.</p> <p>The summary is categorized based on the different areas of the plan, ensuring that the questions and recommendations reflect the collective stance of the corporation.</p> <p>Please acknowledge receipt.</p> <p>Thank you</p>	Noted.
83.	<p>General Comments</p> <p>- High-Level Nature of the Plan: The plan is described as high-level and might benefit from being more prescriptive and granular, particularly in relation to economic development (refers to B.3.3 Economic Opportunity).</p>	Additional objectives added to Section B.3.3 of the Official Plan to include specific reference to economic development.

	Economic Development – John Shymko September 13, 2024	
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84.	- Balanced Focus Across Municipality: The plan seems to lack balanced detail across the entire Municipality, including other waterways and land masses beyond Lake Temagami and the village (refers to A.2 Context).	The information in Section A.2 outlines the main areas of the Municipality. The lands within the Municipality are encompassed in three general areas, the Urban Neighbourhoods and the Lake Temagami Neighbourhood which were carried forward from the current Official Plan; and then the general Rural Neighbourhood which would encompass the remaining lands, watercourses and lakes within the Municipality. The focus of activities is Lake Temagami and the urban neighbourhood. Examples of how more balance can be achieved would be entertained.
85.	- Tourism: While recognized as a key economic driver, tourism is not adequately addressed, and there are concerns about the lack of focus on tourism's contribution to economic development (refers to C.2 Economic Development).	Additional policies included in Section C.2 of the Official Plan. The Official Plan can include enabling objectives and policies to encourage tourism, including investment in this industry.
86.	- Municipal Crown Land Applications: There is a need for more detailed guidelines on Municipal Crown land applications and targeted land use, particularly regarding commercial development and zoning (refers to E.12 Future Development).	New Section E.13.1.5 related to the disposition of Crown lands for economic development initiatives and housing initiatives. Flexible approach is proposed.
87.	- Skyline Reserve and Plan Breaches: There are concerns about the enforcement and consequences of breaches in the Skyline Reserve and general adherence to the plan, impacting both environmental and economic sustainability (refers to D.2.6 Skyline Reserve).	The Skyline Reserve policies were carried forward from the current Official Plan. If there are issues associated with uses that are not permitted in the Zoning By-law, this is a zoning compliance issue. New uses are reviewed in the context of the Official Plan policies.
88.	- Lake Temagami Access Road: Further commentary is needed on the economic impact of the Lake Temagami access road and the lake access point, particularly concerning commercial activity (refers to J.4 Lake Access).	Additional policies provided to Section J.4.2.1.
89.	Specific Recommendations - Contractor Access and Environmental Impact: Suggestions include limiting non local contractor	Official Plan cannot control access based on an individual.

	Economic Development – John Shymko September 13, 2024	
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	access to Lake Temagami, prohibiting heavy equipment storage near shorelines, and ensuring that contractor buildings and offices are not permitted, with a focus on environmental protection and economic impact (refers to D.2 Lake Temagami Neighbourhood).	It is appropriate to find a balance between protecting the natural environment and providing opportunities for community supportive uses. The Official Plan contains a number of general policies which require the protection of the semi-wilderness values of Lake Temagami. Any new use considers consideration of these policies.
90.	- Plan's Alignment with MNR Recreational Land Use Plan: There are questions about how the Official Plan relates to the MNR Recreational Land Use Plan and its implications for economic development (refers to A.3 Basis).	The Official Plan is completed in accordance with Section 17 of the Planning Act and applies to all land within the municipality. The Recreation Plan applies to Crown land.
91.	Other Considerations - First Nations Land Settlement: The final plan should consider the impact of First Nations land settlements on economic development and provide guidance on potential collaborations with First Nations communities (refers to A.2.6 Temagami First Nation).	Official Plan modifications may be required following any lands settlement.
92.	- Infrastructure: The plan should explicitly link infrastructure development with land use, addressing how infrastructure can support or hinder economic development (refers to J Servicing Temagami).	New Section J.1.1.2 added.
93.	- Sign Regulations: There is a suggestion to include regulations on signs, addressing location, size, and style, which could impact local businesses (refers to K.5 Home Occupations).	This is an item to be included in the implementing Zoning By-law or a Sign By-law.
94.	- Sustainability Plan: A Sustainability Plan for the Temagami Region is recommended, focusing on long-term economic, environmental, and social sustainability (refers to B.3.1 Natural Environment).	The Official Plan does not contain a requirement for a Sustainability Plan.
95.	Detailed Section Comments - Section B.1.1.2 (Value of Other Lakes and Land): Suggests broader consideration of other lakes and land for economic development.	Section modified B.1.1.2 a).
96.	- Section B.3.2.1 (Shoreline Development): Comments on the need to address shoreline development restrictions and potential impacts on tourism and recreation.	These objectives work together with the economic objectives provided in B.3.3.

	Economic Development – John Shymko September 13, 2024	
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97.	- Section B.3.4.1 (Infrastructure Funding): Recommends securing funding for infrastructure to support economic development.	Subsection added to Section B.3.4.1 of the Official Plan.
98.	- Section C.1.2.4 (Urban Focus): Questions whether the urban focus is too narrow, suggesting a need for broader economic development strategies.	This policy is based on the Provincial Planning Statement which includes policy direction at the Provincial level to focus growth to Settlement Areas.
99.	- Section C.2.2.5 (Home Occupations and AirBnB): Suggests that home occupations, including AirBnBs, should be strictly regulated to prevent abuse and ensure fairness with other businesses.	Comment noted. The Municipality may explore a Short Term Rental By-law to control the use of Airbnb's.
100.	Recommendations for Future Development - Temagami North Expansion: Encourages expanding the Temagami North Townsite, including pursuing Crown lands for quick residential and commercial development.	Comment noted. The Plan recognizes potential opportunities to expand in the future.
101.	- Village of Temagami: Suggests reviewing residential land use designations, particularly concerning pipeline properties and steep, rocky areas.	Land use designations are based on Settlement Area boundaries. Any undevelopable land would be reviewed at the time proposed development is considered.
102.	- Industrial Site Development: Recommends revisiting the creation of industrial sites to promote future economic development.	Permitted uses for industrial uses are included in the Official Plan.
103.	Additional Thoughts - Multi-use Development: Advocates for mixed commercial and residential development, similar to models like Blue Mountain Village, to maximize economic potential.	Mixed-use development is permitted in the Settlement Areas and would be considered in other areas as per the permitted use policies.
104.	- Controlled Access Routes: Recommends establishing predetermined access routes for recreational activities to prevent landlocking and ensure economic viability.	This is more of a Master Plan exercise to establish trail networks, etc.
105.	- Affordable Housing: Emphasizes the need for affordable rental units to support seasonal workers and lower-income residents, crucial for sustaining commercial growth	Affordable housing is a priority for the Province. The permitted uses for additional residential uses promote affordable housing opportunities.

	Joseph Seivold September 5, 2024	
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106.	<p>I appreciate the efforts of Council to set priorities moving forward via the creation of an Official Plan for the Municipality of Temagami. The Seivold family has been on the Lake since 1961, and in that time has seen many changes, and not all for the good. To be clear, the decline of the town's business center is of greatest concern to me. As such, I write to question the inclusion of provision D.2.3.4, allowing the addition of up to five lots island lots per year, whether those lots be on patented <i>or crown land</i>. The town's draft Official Plan rightly addresses many matters, and chief amongst them must be endorsing paths that lead to an increase in the municipality's number of permanent residents. Adding island lots by allowing the transfer of crown land to patented land and then development does nothing to promote a year-round labor force, does not appreciably increase the number of consumers needed to spend money in town, and risks overpopulating the very lake that other aspects of the plan seek to protect. I am at a loss to understand how preserving 'The Skyline Reserve' by banning mainland development seems paramount in this draft version, but that it is acceptable to endorse an increase in the number of island lots? Temagami's island shoreline is as much a part of the vista for our residents, seasonal residents, and visitors as is the mainland shoreline – why is one type of waterfront property ok to develop but not the other? Such a stance is logically inconsistent at best, and at worst misguided. The Municipality would be better off supporting the development of (up to) five lots of crown land per year down the northeast arm, as driveway access would allow; at least then new residents could access both their properties and town year-round. If that proposal is objectionable, then so should be the concept of opening additional crown land on the lake's islands to development.</p> <p>Not wanting to impede the rights of landowners, I do not object to the notion of a limited number of lots per year being able to be developed as allowed by applicable law, if those lots are owned by</p>	<p>The intent of this policy is to limit the number of lots that are created in the Lake Temagami Neighbourhood. This policy has been carried forward from the current Official Plan.</p> <p>Only island development is permitted on Lake Temagami and that is not proposed to be changed in the new Official Plan.</p> <p>Removed distinction of Crown vs. patented land.</p>

	Joseph Seivold September 5, 2024	
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	private citizens. I strongly urge that "crown land" be deleted from this part of the plan (D.2.3.4). Thank you for your consideration..	

	John Kenrick September 27, 2024	
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107.	<p>Thank you for the opportunity to respond to the proposed Temagami Official Plan (draft2). I attended the August 22 open house/public meeting but was provided only a few minutes to speak to MHBC. Subsequently I provided extensive verbal comments to Mr. Townes of MHBC.</p> <p>This letter is my formal response to one issue in the plan – the reference to Municipal Lot Creation and Development Plans and the related issue of the Municipality acquiring Crown land for disposition of significant numbers of private cottage lots on small lakes in the Rural area.</p> <p>Temagami’s first attempt to create these lots between 2009 and 2011 resulted in a proposal to establish 84 additional lots on 3 small lakes near Marten River. These lakes have a total area of 536 ha.</p> <p>By comparison this level of “saturation’ cottaging on these 3 lakes would be equivalent to a 200% increase in the present cottage density per hectare on 20,960 ha. Lake Temagami.</p> <p>Clearly this is bad planning and more than disrespectful to the natural resources and the existing low density cottage environment on area lakes.</p> <p>As a result at the 2011 proposal, a 200 person Marten River petition opposed the plan and a detailed presentation was made to council.</p> <p>Subsequently, Municipal Council Resolutions 11-597 and 596 (Dec. 15, 2011), essentially halted the project by</p>	Comment noted.

	John Kenrick September 27, 2024	
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	<p>directing Temagami to reassess the project, clarify outstanding issues with MNR including Environmental Assessment requirements, market value prices and incomplete natural resource inventories. In addition, the municipality was to expand public consultation on the lakes and significantly reduce the numbers of lots. No progress has been made on this motion since 2011.</p> <p>This current 2024 Official Plan offers even less protection to Marten River residents, their semi wilderness values, fish and wildlife or water quality.</p> <p>I therefore request the following modifications to the Draft Plan.</p>	
108.	<p><u>Appendix 1 and elsewhere</u></p> <p>All references to Lot Creation and Development Plans should be omitted until an improved methodology is determined.</p> <p>Note the MNR 1997 Comprehensive Land Use Plan did not reference the municipal Lot Creation and Development process, did not propose to complete subsequent recreational management plans and did not propose Crown land user fee for Ontario residents. See Section 1.0 Introduction to the 1997 plan.</p>	Reference to Lot Creation and Development Plans was removed from the new Official Plan.
109.	<p><u>A.2.4. Rural Neighbourhood</u></p> <p>Add a reference to traditionally low density development</p>	Reference added to Section A.2.4.
110.	<p><u>B1.1.2. Purpose</u></p> <p>This section should recognize the existing semi wilderness values on all lakes in the Municipality.</p>	Revised Section B.1.1.2 to apply semi wilderness values on all lakes.
111.	<p><u>D.3 Rural Neighbourhood</u></p> <p>The principles and goals section is totally inadequate and void of specifics.</p> <p>Add references to:</p> <ul style="list-style-type: none"> - Protecting ecological functions - Protecting visual aesthetics - Protecting fish and wildlife values 	Similar to the goals of the Lake Temagami Neighbourhood, details were added to Section D.3.2.1 to address this comment.

	John Kenrick September 27, 2024	
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	<ul style="list-style-type: none"> - Maintaining water quality - Ensuring new development reflects the current low density and privacy patterns of historic development 	
112.	<p><u>E – 13 Crown Land</u></p> <p>This section is unclear and misleading. Clarify that only private land but not Crown land or Federal land is subject to O.P. designations.</p> <p>The reference to the sale of Crown land should note the requirement to largely follow the requirement of the Environmental Assessment Act for projects carried out by the province or municipalities. The use of the Municipal Class E.A. is intended for use only on recurring common projects such as roads, water or sewage projects. The disposition of Crown land is subject to MNRF's Class Environmental Assessment for MNR Resource Stewardship and Facility Development Projects. Prior to disposing of lands to a public body such as a municipality, a screening process and public consultation process must be followed.</p>	Disposition of Crown Land is a Provincial process. Provincial documents should be relied upon to explain the process. The Official Plan is not the appropriate location for this information.
113.	<p><u>F – 1 Waterfront Development/Fire Smart etc.</u></p> <p>These sections need editing to clarify that rural dwellers have the right to protect themselves from wild fire fuel threats to their property. In addition it is doubtful that municipalities or Official Plans have any jurisdiction on Crown land adjacent to, including in front of a private cottage lot. Cottage owners can make personal trade offs between buffers and fire safety in this age of climate change.</p> <p>Please notify me of your response to my requests prior to plan approval.</p>	Additional details have been added to Section K.9. It is recognized that owners may need to protect existing development from a wildland fire.

John Kenrick – Summary of Verbal Comments September 27, 2024		
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114.	Concern for development pressures on other lakes within the Municipality due to restrictions placed on Lake Temagami.	Applications for new lot creation are treated independently and new lot creation must conform to the policies of the Official Plan.
115.	The Official Plan should explain the Environmental Assessment process associated with the disposition of Crown Land.	Disposition of Crown Land is a Provincial process. Provincial documents should be relied upon to explain the process. The Official Plan is not the appropriate location for this information.
116.	Make it clear that the appendices are not part of the Official Plan.	Updated Section M.1.1.1.
117.	On the lands set aside, approximately 1/3 of the shoreline is within this area. Something should be referenced in the Official Plan about this.	Comment noted. The Lands Set Aside have been included as an Appendix at the request of Temagami First Nation staff.
118.	Forest Management Plans are updated constantly and this should be referenced in the Official Plan.	New Section H.7.1.3.
119.	Check reference to a Recreational Master Plan – referenced under Section 4 of the Tenets for Temagami.	This is referring to a Provincial document that could be used for Crown Land. It is not relevant for the Official Plan.
120.	Remove reference to Lot Creation an Development Plans.	Reference has been removed from the new Official Plan.
121.	Section A.1.1.1 - Check the term "Indigenous Communities"	No change.
122.	Section A.1.1.7 – Does this section apply to Crown Land?	Policies apply to patented lands. Owners are not permitted to develop on original shore road allowance.
123.	Section A.2.4.1 – Reference low density development.	Reference has been added to Section A.2.4.1.
124.	A.2.6 – Highlight cooperation amongst parties.	Memo of Understanding is required to be updated based on comment received from Temagami First Nation staff, establishing the relationship between the Municipality, TAA and TLA.
125.	B.1.1.2 – Include reference to all lakes when referring to semi-wilderness values.	Revised Section B.1.1.2 to apply semi wilderness values on all lakes.

John Kenrick – Summary of Verbal Comments September 27, 2024		
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126.	Section C.1.1.1 – Check numbers in this section.	Numbers provided are based on the Census. Revisions made to the wording in Section C.1.1.1 in the new Official Plan.
127.	Section C.2.2.8 – Check references to the different Ministries referenced throughout the plan.	References have been updated throughout Official Plan.
128.	Section C.2.2.7 – Could expand on process and public consultation process to deal with disposition of Crown Land. Could also reference low density development again.	See earlier comment. Province controls this process
129.	Section D.2 – Add reference to the Lands Set Aside.	Have not included this. Should these lands proceed, and Official Plan Amendment to the Plan will be required.
130.	Section D.2.2 – Goals should also apply in the Rural Area.	The goals for the Rural Area have been updated.
131.	Section D.2.5.3 – Should this reference private and public roads? What is the definition of a public road?	This policy is maintained from the current Official Plan. The land within 2 km of the lake is public lands.
132.	Section D.3 – This section needs more detail and something to limit lot creation in the Rural Area. Recreational carrying capacity has been used in other municipalities.	New L.8.1.1 added.
133.	Section D.3.3.1 – This section should also reference residential.	Reference added.
134.	Section E.5.2.1 – Check reference to islands and remove in this section.	Removed reference to islands.
135.	Section E.7 – Should the term “licensed” be used when referring to these uses.	This term should not be used. All uses do not require a license.
136.	Section E.7.2 – Review the list of permitted uses.	No changes
137.	Section E.7.2.1 – Why are restaurants not permitted in the Rural Neighbourhood?	Modified to permit restaurants.
138.	Schedule A – Review the colour of Marten River.	Mapping within this area reflect the correct designations.
139.	Section E.7.5 and E.7.6 – Why are youth camps treated differently than a tourist commercial use	Principle of this was carried forward from the previous Official Plan. Policy test and application process is higher for the conversion of a tourist commercial use.

John Kenrick – Summary of Verbal Comments September 27, 2024		
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140.	Section E.13 – Make it clear that this Plan does not apply to Crown Land.	Section E.13.1.1 provides this clarity.
141.	Section E.13.1.2 – Make it clear that there is a Ministry process for this, including Environmental Assessment and public consultation.	Official Plan is not the place for detailing how the MNR disposes of crown land.
142.	Section E.13.1.4 – Check this statement. Is there really no appeal rights for this process?	Section modified.
143.	Section E.13.3 – Add reference to access to lake may be controlled.	Modified.
144.	Section E.13.3.1 – Is the term shall appropriate here?	Modified to may
145.	Section E.13.3.4 – Check old plan for this reference.	Section removed.
146.	Section E.16.1.1 – Confirm lands within this designation are patented.	Only patented lands are now included in this designation. Crown Land with mining claims were removed and reverted to Crown Land.
147.	Section F - What is the impact of Fire Smart on these policies?	F.1.2.1 modified
148.	Section F.2.1.2 – This section is not consistent with Fire Smart.	Should be read in conjunction with F.1.2.1.
149.	Section H – Can information be added to this section about recreational carrying capacity?	No proposal to introduce the concept of recreational carrying capacity to the OP.
150.	Section I.1.2.2 – Consider adding policies on docks.	Section modified.
151.	Section I.1.2.4 – Check this information with the Ministry.	The information used in the mapping is based on the latest date set available from the Ministry.
152.	Section J.3.5.2 – Should there be details added here that relate to potential new development created through the disposition of Crown Land? Can there be a subdivision or can it be accessed via a private road?	Official Plan Amendment would be required.
153.	Section J.3.6.4 – Who has jurisdiction over this?	There is no authority over this.
154.	Section J.4.3.3 – Marion Lake access point has limited parking. Need to review status of these access points before considering new development on lakes.	Under Section L.8.2.2 k), suitable lake access and adequate parking is a consideration when evaluating new lots.
155.	Section J.4.4.1 – Consideration for fish and wildlife should be added. Does this have to go through the EA process?	Consideration to the potential environmental impacts would include impacts to fish and wildlife. Ministry responsibility.
156.	Section K.1.2.3 – Reference Municipality.	Modified.

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157.	Section K.3.1.1 – The term proximity should be expanded on.	Modified.
158.	Section K.9 – Add reference to Fire Start.	Section updated to reflect FireSmart.
159.	Section L.1.1.1 – Check last bullet point.	Modified.
160.	Section L.4.1.1 – This is not consistent with Section E.13.1.1 and E.13.1.4 when referring to Crown Land. Not democratic if amendments are completed without public involvement.	These are general considerations when it comes to the Municipality completing Official Plan Amendments in the future. There is a public process associated with Official Plan Amendment application under the Planning Act. Not connected to E.13.
161.	Section L.6.4.2 – Should something be added to clarify the duty to consult vs. prior and informed consent?	Do not this this is necessary. These policies work together to ensure that Indigenous communities are consulted through the planning process.

Lila Cleminshaw September 30, 2024		
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162.	Thank you for the opportunity to comment on the Draft Official Plan. We are seasonal residents on Island 1113 and 1107 on Lake Temagami. Our family has been on the lake since the 1930s with alleviations with Camps Keewaydin, Wabun, and Northwaters, as well as membership on the board of the Temagami Community Foundation. We have several concerns about the current Draft Official Plan and feel that it needs significantly more work and clarification, and ensuing public input, before adoption as a planning document. <ul style="list-style-type: none"> The Skyline Reserve must be accurately defined in the Official Plan. The Skyline Reserve is a critical component to maintaining the wilderness and semi-wilderness quality of the 	The Skyline Reserve policies and the reference to the Tenets for Temagami have been carried forward from the current Official Plan.

	Lila Cleminshaw September 30, 2024	
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	<p>lake, which is a huge economic driver for the area.</p> <ul style="list-style-type: none"> The Tenets of Temagami and the Skyline Preserve must be clear priorities and guiding principles when planning for lake development. They must be maintained and incorporated into the Official Plan. 	
163.	<ul style="list-style-type: none"> Provincial and Ministry of Environment best practices for construction on the shoreline of Precambrian Shield Lakes suggest a minimum setback of 30 meters. 	The current minimum setback in the implementing Zoning By-law is 15 metres. No change is proposed to this minimum setback at current time; however it is recognized where new development, specifically new lots are proposed, often times there is a site-specific recommendation for an increased setback from the shoreline.
164.	<ul style="list-style-type: none"> D 2.5: Prohibited Uses should include a subsection that specifically addresses rehabilitation of any road built for specific uses permitted outside of Town Control (especially, for example mining access). If mining occurs on any mining claims, the lands and access must be rehabilitated to their prior condition. 	Do not suggest a policy be included in the Official Plan access roads over Crown land are MNR's jurisdiction.
165.	<ul style="list-style-type: none"> D 2.6.6 - Mineral exploration should be subject to Ontario Mining Regulations with further local control and oversight specific to protecting the lake waters and the Skyline Preserve. 	Skyline Preserve policies apply to these uses. Ontario Laws and Regulations apply without requiring reference to Official Plan.
166.	<ul style="list-style-type: none"> D 2.6.10 - The wording about the Northeast Arm Development is quite vague. It concerns us that this wording could be interpreted as the entire south shore of the Northeast Arm being open for development. This needs to be clarified before adoption. We are against any Mainland Development along the shorelines of Lake Temagami beyond the current access points. 	The intent is still to restrict mainland development which is an approach carried forward from the current Official Plan, including the specific wording in Section D.2.6.10.
167.	<ul style="list-style-type: none"> An additional bullet point should be added to address the need to add an Aquatic Invasive Species inspection and clean station. The water and sustainability of the unique trout habitat on 	Reference added to Section J.4.1.1 regarding invasive species transmission. New policy J.4.2.4 included.

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	Lake Temagami and its vulnerability to the huge volume of boats being brought in with no inspections is a huge problem and potentially catastrophic. This should be an issue addressed in the Official Plan.	
168.	<ul style="list-style-type: none"> The Lake Service Designation in section E.6. needs to be clarified. It seems that there is guidance in other parts of the plan about certain businesses that may fall into this designation. Additionally, current ongoing problems with parking and ownership in service areas, especially at the end of the Temagami Access Road must be addressed before making room for any more service development. 	Section E.6 was removed from the new Official Plan on the basis that an Official Plan Amendment would be required, regardless of pre-establishing a designation to recognize this use.
169.	<ul style="list-style-type: none"> E7.4.1 An additional bullet is needed stating that, in the Lake Temagami neighborhood, Tourist Commercial Establishments shall be located minimum 500m. straight line distance from any residential property. This is stated in the plan for Rural Areas and must be a requirement in the Lake Temagami neighborhood as well. 	Reference added to Section E.7.4.2 that clarifies these polices apply to the Lake Temagami Neighbourhood and the Rural Neighbourhood.
170.	<ul style="list-style-type: none"> Additionally, regarding new or expansion of Tourist Commercial Establishments on Lake Temagami, there must be a requirement that any noise emanating from the use of the property will not have an adverse impact on the enjoyment of neighboring properties. 	This would be a policy test under Section E.7.4.1 d) when evaluating land use compatibility amongst existing and surrounding uses.
171.	<ul style="list-style-type: none"> E 12.3.1 - The General Policies considered in Future Development Lands must be consistent with the Tenets of Temagami and the continued protection of the Skyline Preserve. 	There are no lands designated as Future Development within the Skyline Reserve. The Future Development Lands were carried forward from the current Official Plan.
172.	<ul style="list-style-type: none"> E 13.2.1 - Permitted uses on Crown Land should be compatible with other permitted uses and consistent with the Tenets for Temagami and the Skyline Preserve. 	Policies apply to all Crown Lands. Skyline Reserve policies would apply if located within the Skyline Reserve.

	Linda Bangay September 27, 2024	
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173.	First, I'd like to commend Patrick Townes and Jamie Robinson from MHBC for their hard work on the Municipality of Temagami "Official Plan" (OP). This has been a long process, and their diligence is appreciated.	Comment noted.
174.	Here are some additional comments of Draft # 2 of Temagami's OP: 1. "Land Use in the Temagami Neighbourhood" (D.2.3.1) and "Approved Lake Assess Points" (J.4.3): The OP should indicate that in addition to allowing no further unauthorized access to Lake Temagami, any current, unauthorized access points should be terminated and returned to their natural state.	No changes. Comment for Council to consider whether they would absorb the additional obligation of unauthorized access points to natural state. On private land revegetation could be a condition of any future development approvals.
175.	2. "Skyline Reserve" (D.2.6.10): Why would "any development along the shoreline of Lake Temagami from Boatline Bay, through the Manitou and Mine landings and Strathcona" be permitted under the OP? This is in the "Skyline Reserve", and further development violates the "Tenets for Temagami". Currently, the wording is a bit vague and could be interpreted as the entire south shore of the NE Arm being open for potential development. If the intent is to apply these guidelines only to the existing landings, this should be clarified to a greater extent.	This section has been removed.
176.	3. "Lake Service Designation" (E.6): This designation seems unnecessary when there is already sufficient guidance re: contractor's yards and home industry in other sections of the OP and the Zoning By-law.	Section E.6 was removed from the new Official Plan on the basis that an Official Plan Amendment would be required, regardless of pre-establishing a designation to recognize this use.
177.	4. "Rural" (E.9.2.2): Currently, the OP indicates that agricultural uses should be "encouraged not to locate within proximity to watercourses or waterbodies." Simply encouraging this is not restrictive enough. Agricultural uses should, in fact, <u>not</u> be permitted in close proximity to area watercourses/waterbodies due to the potential for runoff carrying pesticides and fertilizers to	Policy modified. Setbacks to be included within Zoning By-law.

	Linda Bangay September 27, 2024	
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	contaminate these watercourses/waterbodies. A minimum setback, as per provincial best practices, should be required.	
178.	5. "Restricted Rural/Waterfront – Lake Temagami" (E.16): This applies to patented lands that are located on the mainland areas of Lake Temagami and within portions of the "Skyline Reserve". Although permitted uses are listed under section D.2.6.6, the OP should also describe what will happen with these parcels in the future.	The Official Plan cannot predict what will happen with these lots in the future. Any development applications will be subject to policies within this Plan and the provisions of the Zoning By-law.
179.	6. "Waterfront Development" (F.1.2): Provincial "best practices" suggest a minimum setback of 30 meters for construction on the shorelines of Precambrian Shield lakes. This distance should be stated explicitly in the OP.	The current minimum setback in the implementing Zoning By-law is 15 metres. No change is proposed to this minimum setback at current time; however it is recognized where new development, specifically new lots are proposed, often times there is a site specific recommendation for an increased setback from the shoreline.
180.	A number of typos and grammatical errors exist. For example, on page 12 of the OP (under C.2.2.8), it reads, "Ministry of Natural Resources and Forestry <u>and Forestry</u> " in two separate instances. I believe that the Ministry has gone back to its previous name: "Ministry of Natural Resources" (www.ontario.ca/page/ministry-natural-resources). Also, on page 71, the "AGRICULTURE" heading is misspelled.	Revised.
181.	Further, although there is not the time to complete this task and incorporate it into the "Official Plan" before November 2024, the "Skyline Reserve" (D.2.6 and Schedule D) must be accurately defined <u>and</u> mapped in the near future. Currently, there is no map that depicts the exact dimensions of this reserve in meters on either the Lake Temagami or Cross Lake shorelines. Thank you for the opportunity to make comments on Draft # 2 of the Temagami "Official Plan".	The boundary of the Skyline Reserve has been carried forward from the current Official Plan (with the exception of the addition of Cross Lake).

	Lisa & Russ Tuckerman Date	
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182.	It struck us during the zoom meeting in August, that there is some rush to just “get it done” rather than seriously consider the implications of decisions that will guide the Temagami community for years to come. There needs to be a willingness to return to the drawing board on numerous topics. Further, it is virtually impossible to find the maps associated with the plan on your website. Given that this is the most important near term topic facing the community, why would the Official Plan Draft and the associated maps not be a front page link on the website?	The draft Official Plan, both Draft #1 and Draft #2 have been publicly available for review since 2022.
183.	B 1.1.2 - The Tenets of Temagami and the Skyline Preserve should be called out as specific elements of the community that the Official Plan intends to maintain and incorporate into the Official Plan. That was the agreement at Amalgamation and there is no reason it should not be a priority now and a guiding force as regards lake development.	The Skyline Reserve policies and the reference to the Tenets for Temagami have been carried forward from the current Official Plan.
184.	B 3.2.1 - It is great that you want “equitable public participation” but a single meeting (for 46 minutes) ahead of such a major change and the inability to even find the information front and center on the website hardly invites robust engagement.	The Municipality has hosted public open houses and a public meeting.
185.	C.2 - We are in general agreement that a strong local economy, with a mix of businesses located in a walkable, accessible core of the Temagami Settlement area is both needed and desirable. We hope the town works to support businesses in this area, rather than waste resources such as the Fox Run Road fiasco. This was NEVER in the economic interest of the town or community, yet you committed precious resources and time rather than, for instance, helping save a bank branch in town.	Comment noted.
186.	C 2.2.8 - This section should specifically say “regarding initiatives to develop, use or manage Crown Land Resources consistent with the Official Plan and with deference to both the Tenets of Temagami and the Skyline Preserve.”	Revision made to Section C.2.2.8 of the Official Plan.

	Lisa & Russ Tuckerman Date	
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187.	D 2.5 Prohibited Uses should include a subsection that specifically addresses rehabilitation of any road built for specific uses permitted outside of Town Control (especially, for example mining access. If mining should occur on any mining claims, reversion of the lands and access to its prior condition should be required.	Do not suggest a policy be included in the Official Plan access roads over Crown land are MNR's jurisdiction.
188.	D 2.6.6 - Again, mineral exploration should be subject to Ontario Mining Regulations with further local control and oversight specific to protecting the lake waters and the Skyline Preserve.	The Skyline Reserve policies and the reference to the Tenets for Temagami have been carried forward from the current Official Plan.
189.	D 2.6.10 - Add a bullet point - The need to add an Aquatic Invasive Species inspection and clean station. If we really care about the water and sustainability of the unique trout habitat on Lake Temagami, the huge volume of boats being brought in with no inspections is the single most immediate risk to the lake and should be considered in the context of something as critical as our Official Plan. Once invasive species take hold, the cost and effort to remove them is far more cost prohibitive than putting town resources NOW to an invasive species inspection and clean station.	Do not suggest a policy be included in the Official Plan access roads over Crown land are MNR's jurisdiction.
190.	E.3 - Highway Commercial - again this would be the obvious place to call out finding a site for an Aquatic Invasive Species inspection station.	New permitted use added to E.3.2.1
191.	E.6 - This entire section needs much more serious consideration. There is no question Lake Services need reasonable, well designed and thought out access with minimal impacts on lake quality and shoreline views. However, given the current parking issues and fights over maintenance costs, it hardly seems feasible to allow new light industrial uses driven by private development of lots in the area	Section E.6 was removed from the new Official Plan on the basis that an Official Plan Amendment would be required, regardless of pre-establishing a designation to recognize this use.
192.	E 6.3.4 - Vegetation within 30 meters shall be maintained with the exception of limited and sight-line appropriate lake access.	Section E.6 was removed.
193.	E 8.5.3 - Setbacks should also be set to 30 meters.	Policy was carried forward from the current Official Plan.

	Lisa & Russ Tuckerman Date	
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194.	E 9.2.5 - Should call out that logging operations must be carried out consistent with maintenance of the Skyline Preserve as well as setbacks of 300 meters.	Reference added to Section E.9.2.5 regarding the Skyline Reserve.
195.	E 12.3.1 - It is critical that the most General Policies considered in Future Development Lands is that they are consistent with the Tenets of Temagami and the continued protection of the Skyline Preserve.	Future development lands are outside skyline reserve.
196.	E 13.2.1 - Again, should be compatible with other permitted uses and consistent with the Tenets for Temagami and the Skyline Preserve.	Reference added to Section E.13.2.1 regarding the Tenets for Temagami and the Skyline Reserve.
197.	F 1.2.8 - The Municipality shall REQUIRE through planning approvals and encourage via landowner education, the use of Best Management Practices for Shoreline Development.	Maintain current language. Council to consider. Please refer to Staff Report.
198.	F1.2.11 - The Municipality SHALL implement a re-inspection system for individual on-site sewage systems. (why "not directly address" with such a critical element of protecting water quality?)	Maintain current language. Council to consider. Please refer to Staff Report.

	Kayla (Loon Lodge) August 2, 2024	
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199.	After reviewing the document. I noticed that Loon Lodge is mistakenly coloured blue and classified as "waterfront residential". We are zoned commercially, and this should be reflected in the "Schedule A" document.	Based on the existing use on the property and the zoning, this property has been designated Tourist Commercial in the new Official Plan.

	Lori Hunter September 8, 2024	
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200.	E.6.2 Permitted uses and E.6.3 General Policies 1. These policies allow for the construction of buildings, offices, docks and boat launches in the Skyline Reserve of Lake Temagami. This is mainland development which is not an	Section E.6 has been removed from the new Official Plan.

	Lori Hunter September 8, 2024	
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	<p>existing use or a permitted use according to Section D.2.6.6 of this document.</p> <p>2. Section D.2.6.7 does not support new land use permits in the Skyline reserve or within 2 kilometres of the shoreline</p>	
201.	<p>Section E.6 should be removed from the OP in its entirety. What these policies are talking about is the creation of an industrial park on the shores of Lake Temagami.</p> <p>There are no lots, or an area identified for this Lake Service Designation. Section E.6.3.7 notes a study “may be undertaken”. Yet this section has permitted uses and general policies being laid out with no area or lots within the Lake Service Designation.</p> <p>These policies allow and encourage contractors and business from outside of the Municipality of Temagami to set up shop on the shoreline of Lake Temagami. I see along with shop buildings and offices, would come bunk houses for staff and more buildings for storage of boats and equipment.</p>	Section E.6 has been removed from the new Official Plan.
202.	<p>Section D.2.6.7 b)</p> <p>I do not support the exception of the conversion of existing land use permits to patented lands in the area of the access point and where related to the access point and service uses. This is a form of mainland development in the Skyline Reserve. Both the Province and the Municipality have policies of no mainland development and this exception goes against those policies and their intent. The use of land use permits as a tool for tenure at the access areas works well, and therefore, I see no reason to create patented land on the mainland of Lake Temagami. This exception should be removed from the OP.</p>	Section deleted.
203.	<p>Schedule D</p> <p>Schedule D of the OP, dated August 2024 has the Lake Temagami Access Road Waste Transfer station marked as “Former waste management site” which is incorrect.</p>	Revised on Schedule D.

	Lori Hunter September 8, 2024	
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	That site is an Active Waste Management Site and this correction needs to be made.	

	Lake Temagami Group (c/o William Bateman) September 26, 2024	
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204.	Based on this historical account, the LTG requests that the Municipality of Temagami reinstate reference to the Lot Creation and Development Study as per the OMB's 2004 decision on the original Official Plan and as expressed in sections 5.1 and 5.3.6 of the present Plan, while pointing out inappropriate references to such studies in other contexts. The Crown Island Lot Creation and Development Study will establish the conditions and locational criteria for new lot creation, based on: <ul style="list-style-type: none"> - a sound technical foundation relying on specific and measurable ecological standards and values, - locally recognized principles of environmental, economic, and social sustainability, and - consistency with existing development character. 	No changes proposed. Please refer to Staff Report.
205.	Further, the LTG recognises that while no LC&DS are warranted at this time, if the Province of Ontario were to change its Lake Trout Lake Development position, the Municipality would be obliged to perform a LC&DS as per the OMB decision/agreement of 2004, prior to any new lot development on Crown islands. Additionally, we would request that any future OPs include reference to the LC&DS as an automatic inclusion, as the renewal of OPs can take considerable amounts of time and effort, and we feel the OMB decision of 2004 should not be lost in that process.	No change proposed. Disposition of Crown land. Future lot creation would be required to conform with the policies of the Plan including those related to natural heritage features and lot creation. If Province lake trout policies, updates to the Official Plan in that regard would be required.

	Michael M. Bloomfield Date	
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206	<p>C.1.1.1 The permanentBased on the 2021 Census, the population as of 2016 the Municipality was 1,412 (requires more review) persons and there were a total of 806862. There are 928 private dwellings with 375 being occupied by usual residents. As a result, there are another 431 and 432 of those dwellings that are used seasonally occupied permanently throughout a year. The Municipality also provides recreational properties for a number of seasonal residents and tourists. Youth camps, Provincial Parks, tourist lodges, canoeists, and extended cottage use greatly increase the seasonal population. Due to seasonal residents and tourists, it is estimated that the peak summer population in the Municipality reaches about 9,000.</p> <p>Why was the last line taken out?</p>	Based on comments received on the previous draft, this number was not believed to be accurate.
207	<p>D.2.1.1 The Lake Temagami Neighbourhood is shown on Schedule A and includes islands and mainland and lakes areas contained within the Skyline Reserve around Lake Temagami, all the islands within Lake Temagami but excludes the Bear Island Indian Reserve.</p> <p>Take out "the" before Bear Island.</p>	Revised.
208	<p>D.2.3.4 On Lake Temagami, a maximum of five (5) lots from patented or Crown Land shall be permitted per year through lot creation applications.</p> <p>D.2.3.5 New lot creation by plan of subdivision is not permitted in the Lake Temagami Neighbourhood.</p>	No comment identified.
209	<p>E.4.3.2 New lots shall generally have a minimum lot area of 0.8 hectares 1 hectare and a minimum lot frontage of 90 metres. New lots less than 1 hectare in lot area will require a hydrogeological assessment.</p> <p>"generally" is vague. It still leaves open the option of new lots < 1 hectare with no guidelines for which are allowed.</p>	The term generally leaves some flexibility and interpretation to staff when evaluating whether an assessment is required or not.
210	<p>Ditto these two sections:</p> <p>E.5.2.1 Permitted uses include existing and new low density residential uses on islands, including the following accessory uses: home occupations and home industries, cabin secondary dwelling units, sleep cabins and contractor's yards.</p>	No comment identified.
211	<p>E.5.3.1 New residential development shall primarily take the form of single unit shoreline development.</p> <p>New lots shall generally have a minimum lot area of 0.8 hectares 1 hectare and a minimum lot frontage of 60 metres. New lots less than 1 hectare in lot area will require a hydrogeological assessment.</p>	The term generally leaves some flexibility and interpretation to staff when evaluating whether an assessment is required or not.
212	<p>F.1.2.10 When considering applications for new waterfront development, Council shall ensure that cultural heritage resources, both on shore and in the water, are conserved not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.</p>	Revised.

	Michael M. Bloomfield Date	
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	First sentence is not grammatical.	
213.	<u>F.1.2.11</u> The Municipality will consider adopting and implementing a re-inspection program for in individual on-site sewage systems, on waterfront lots in the Lake Temagami and Rural Neighbourhoods. Remove the word "in".	Revised.
214.	<u>K.4.3</u> Standard Secondary Dwelling Units <u>K.4.3.1</u> A standard secondary dwelling units is a self-contained residential unit with a private kitchen, bathroom facilities and sleeping areas created by an interior renovation or exterior addition to the primary dwelling unit or accommodated within part of an accessory building. Such residential unit is an accessory use to the main dwelling. Second line: Remove the letter 's' in "units"	Revised.
215.	K.4.4.8 <u>K.4.5.9</u> For the purpose of this section, a boathouse with sleeping accommodations that lawfully existed as of the date this Plan <u>April 18, 2013</u> came into effect is deemed to be a sleep cabin. Not grammatical: "came into effect"	Revised.

	Dave & Clara (Olive the Lake Cottages & Fishing Lodge) September 30, 2024	
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216.	Of particular concern to us (Olive the Lake), is the reference of Municipal Lot Creation and Development plans of the Marten River Neighbourhood. We 100% against this proposal, for several reasons. First and foremost, it will kill our business, and our livelihood. We bought Olive the Lake back in 2016 and have been running it successfully ever since. We have survived forest fires in 2018 that basically shut down northern Ontario, and then Covid in 2020 and beyond. We're afraid that our business will not survive if Temagami council allows cottage lots (32 in total) to be added to our lake, and creates a mini Muskoka in our front yard. The majority of our guests travel to our property to escape the busy lakes in southern Ontario. Our lake is peaceful with virtually no boat traffic, no loud parties, no jet skis and no other sources of noise pollution. If there are 32 new lots on	See L.8.1.1 and Section L.8.2.2 b).

	Dave & Clara (Olive the Lake Cottages & Fishing Lodge) September 30, 2024	
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	the lake, that will all change and our guests will lose the tranquility they have become accustomed to.	
217.	Furthermore, we did not move to the Marten River area to become inundated with cottagers. One of the reasons we moved here was to get away from the hustle and bustle of every day life in southern Ontario, and to get away from the crowds. Having 32 lots on our small lake will forever change that. The proposed density of lots on our lake, and the other small lakes in our area is much higher than that on Lake Temagami, equivalent to a 200% increase. Back in 2011 when this was proposed, council made resolutions to reassess the project by clarifying issues with the MNR. Have any of these issues been investigated? Rectified?	Any future lot creation will be required to conform to the Official Plan.
218.	We understand there are other lakes which have the same proposals being explored. None of the lakes in our area (all small in size) can support additional lots and cottagers. The resources are already stretched thin as they are. Our lake has a healthy population of fish because we have been strict in asking our guests to only keep a few fish for their personal consumption. Being a small lake, the fishing will decline drastically with that many new lots and our business with suffer irreparable damages because of it.	Noted.
219.	We request the following: <u>Appendix 1 and elsewhere</u> All references to Lot Creation and Development Plans should be put on hold until an improved methodology is determined and implemented.	Reference to Lot Creation and Development Plans was removed from the new Official Plan.
220.	<u>A.2.4 Rural Neighbourhood</u> Add a reference to traditionally low density development	Reference to low density shoreline residential development was added to Section A.2.4.
221.	<u>B1.1.2. Purpose</u>	Revision made to Section B.1.1.2.

	Dave & Clara (Olive the Lake Cottages & Fishing Lodge) September 30, 2024	
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	A reference should be made to recognize the existing semi wilderness values on all lakes in the Municipality.	
222.	<p><u>D.3 Rural Neighbourhood</u></p> <p>Add references to:</p> <ul style="list-style-type: none"> • Protect ecological functions • Protect visual aesthetics • Protect fish and wildlife values • Maintain water quality • Ensure new development reflects the current low density and privacy patterns of historic development 	Similar goals as the Lake Temagami Neighbourhood have been included in Section D.3.2.1 to expand on what was provided for the Rural Neighbourhood.
223.	Several other sections of the plan need changes as well. Fire protection comes to mind. The Marten River Fire Dept is not equipped to handle the added cottages and properties. As a captain on the department I know how hard it's been to get any kind of funding for equipment or new trucks. Garbage collection/disposal. The municipality does not want to take responsibility for garbage collection in Marten River. This will lead to unauthorized dumping, illegal burning and an increased risk of forest fires due to the burning. The negatives far outweigh the positives from what we can see.	These are considerations that are taken into account and review when there are development proposals submitted to the Municipality.
224.	In conclusion, we are vehemently opposed to any new development on Olive Lake, or any other lake in Marten River until a proper assessment is conducted to establish whether or not such development will have a negative impact on the businesses and residences who currently reside in Marten River. And just to be clear, we oppose this plan not just through our business, but also on a personal level for our families future.	There is a land use planning process associated if new developments are proposed.
	Mike and Judy Boucher September 30, 2024	
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225.	As a resident of Olive Lake I agree with Dave and Cara regarding development of seasonal lots on Olive Lake	Any new lots would require approvals under the Planning Act process and reviewed for

	<p>.My wife and myself are also disappointed we were not contacted by the township regarding the proposal of a possible sale and development of waterfront lots (32 lots in total) which we are strongly opposed to. We would also appreciate the township be more transparent and give the residents of Olive Lake more notice regarding any future discussion or decisions on this matter.</p>	<p>consistency with the PPS and conformity to the Official Plan.</p>
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	<p>Mike Beam September 30, 2024</p>	
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<p>226.</p>	<p>On Page 119 it states the following “The Municipality shall not assume any responsibility for the provision of municipal services such as fire fighting, ambulance, water supply, sewage treatment and garbage collection to remote residential properties;”</p> <p>This is very concerning for a few reasons. The local fire department is not equipped to handle an increased number of residents and will not be unless the Municipality steps up to fund them, these lots will very likely be in areas that will be remote and in the wilderness. This makes them more likely to cause forest fires if there is any irresponsible burning (very likely with seasonal residents)</p> <p>It also states the Municipality will not be responsible for garbage collection. From what I’m hearing garbage is a complete disaster on Lake Temagami it would be completely irresponsible to create additional lots without accepting responsibility of garbage collection. In 2011 there was a proposal that looked to add a total of 84 new lots to this area, this was put on hold and Temagami was to clarify outstanding issue with the MNR including Environmental Assessment requirements, market value prices and incomplete natural resource inventories. The municipality was also to expand public consultation on the lakes and significantly reduce the number of lots. No progress has been made on this motion since 2011.</p>	<p>Apologies we do not see a reference to this statement in the Official Plan.</p> <p>The Municipality does not provide waste collection services for remote shoreline properties. This is not a service controlled through the Official Plan.</p>

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	With these concerns in mind I request the following modifications be made:	
227.	<p>Appendix 1 and elsewhere All references to Lot Creation and Development Plans should be omitted until an improved methodology is determined. Note the MNR 1997 Comprehensive Land Use Plan did not reference the municipal Lot Creation and Development process, did not propose to complete subsequent recreational management plans and did not propose Crown land user fee for Ontario residents. See Section 1.0 Introduction to the 1997 plan.</p>	Reference to a Lot Creation and Development Plan has been removed.
228.	<p>A.2.4. Rural Neighbourhood Add a reference to traditionally low density development</p>	Revised.
229.	<p>B1.1.2. Purpose This section should recognize the existing semi wilderness values on all lakes in the Municipality.</p>	Revision made to Section B.1.1.2.
230.	<p>D.3 Rural Neighbourhood The principles and goals section is totally inadequate and void of specifics.</p> <ul style="list-style-type: none"> • Add references to: • Protecting ecological functions • Protecting visual aesthetics • Protecting fish and wildlife values • Maintaining water quality • Ensuring new development reflects the current low density and privacy patterns of historic development 	Similar goals as the Lake Temagami Neighbourhood have been included in Section D.3.2.1 to expand on what was provided for the Rural Neighbourhood.
231.	<p>E – 13 Crown Land</p> <p>This section is unclear and misleading. Clarify that only private land but not Crown land or Federal land is subject to O.P. designations.</p> <p>The reference to the sale of Crown land should note the requirement to largely follow the requirement of the Environmental Assessment Act for projects carried out by the province or municipalities. The use of the</p>	The Municipality defers to the Province with respect to the disposition of Crown Land.

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	Municipal Class E.A. is intended for use only on recurring common projects such as roads, water or sewage projects. The disposition of Crown land is subject to MNR's Class Environmental Assessment for MNR Resource Stewardship and Facility Development Projects. Prior to disposing of lands to a public body such as a municipality, a screening process and public consultation process must be followed.	
232.	F – 1 Waterfront Development/Fire Smart etc. These sections need editing to clarify that rural dwellers have the right to protect themselves from wild fire fuel threats to their property. In addition it is doubtful that municipalities or Official Plans have any jurisdiction on Crown land adjacent to, including in front of a private cottage lot. Cottage owners can make personal trade offs between buffers and fire safety in this age of climate change.	Information about the FireSmart Program was added to Section K.9 of the Official Plan. There is a recognition that alterations may be required on properties that result in the loss of vegetation in order to protect against potential fires.

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233.	Here are my suggestions to some of the language and policies for our Official Plan. You will find that most of these comments refer to areas outside of the Lake Temagami Neighbourhood but refer to the Rural Neighbourhoods. As we all live in the Municipality of Temagami, I feel consideration should be given to the semi-wilderness values of the rural neighbourhoods in all of the municipality, especially as all of the neighbourhoods contribute to the importance of Tourism to our community. I have highlighted my suggestions in Bold and Italicized .	Comment noted.
234.	A .2.4.1 - second sentence: The overall character of these lake communities and rural areas of <i>Traditional low density development</i> , one that protects	Reference added to Section A.2.4.1 to include low density development.
235.	B. 1.12 a) - Establish and foster ... semi-wilderness environment around Lake Temagami and recognize <i>the Semi-wilderness value of all lakes in the municipality</i> .	Revised to reflect semi-wilderness values for all lakes.

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233.	Here are my suggestions to some of the language and policies for our Official Plan. You will find that most of these comments refer to areas outside of the Lake Temagami Neighbourhood but refer to the Rural Neighbourhoods. As we all live in the Municipality of Temagami, I feel consideration should be given to the semi-wilderness values of the rural neighbourhoods in all of the municipality, especially as all of the neighbourhoods contribute to the importance of Tourism to our community. I have highlighted my suggestions in Bold and Italicized .	Comment noted.
236.	D. 3.2 - Principle and goals: These principle and goals should be listed: - <i>Protection of ecological functions</i> - <i>Protection of visual aesthetics</i> - <i>Protection of fish and wildlife habitats</i> - <i>Protection of the littoral of the lake</i> - <i>Maintaining the water quality</i> - <i>Mitigation of the spread of invasive species and plants</i> - <i>Ensure all new development reflects the current low density and privacy patterns of historic development</i>	Similar goals as the Lake Temagami Neighbourhood have been included in Section D.3.2.1 to expand on what was provided for the Rural Neighbourhood.

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237.	Section D.2 Lake Temagami Neighbourhood D.2.3 Land Use D.2.3.4 <i>On Lake Temagami, a maximum of five (5) lots from patented or Crown Land shall be permitted per year through lot creation applications.</i> This section should have wording added to clarify that any unused quota in a particular year cannot be rolled over for future use.	The term non-cumulative was added for clarity, which was carried forward from the current Official Plan.
238.	D.2.3.5 and L.8.1.1 <i>New lot creation by plan of subdivision is not permitted in the Lake Temagami Neighbourhood.</i> Section L.8.1.1 states a preference that lot creation occur by plan of subdivision. Please consider adding the words "except in the Lake Temagami	Revised.

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	Neighbourhood” given the restriction provided in D.2.3.5.	
239.	<p>D.2.6 Skyline Reserve</p> <p>D.2.6.6</p> <p><i>Permitted Uses on the mainland within the Skyline Reserve shall be limited to:</i></p> <ul style="list-style-type: none"> • Existing tourist commercial uses; • Forest renewal and maintenance; • Hunting, trapping, and angling; • Mineral exploration, subject to the Ontario Mining Regulations; • Water based camping; • Snowmobile, hiking, and ski trails; and, • <i>Non-extractive resource use, (i.e. trapping, sugar bush, harvesting pine cones)).</i> <p><i>Uses permitted on specific parcels of land on the mainland within the Skyline Reserve shall be limited to legal uses legally existing on those specific parcels on the date of adoption of this Plan by Council. Any new structures or modifications to the existing structures except those deemed to be minor by the Municipality shall be subject to site plan approval.</i></p> <p>We ask that the wording in this section be tightened and clarified in order to avoid confusion over the reference to “new structures” – and to which properties this reference actually applies. What specific parcels?</p> <p>The implication of this reference as written is that new structures could be allowed in the skyline reserve (on any specific parcels of land on the mainland). That is entirely inconsistent with the remainder of the D.2.5 policy restriction on all new structures in the Skyline Reserve. We are guessing that this reference to ‘new structures’ is intended to apply only to the two existing tourist commercial uses (so designated) on the Lake’s mainland – and therefore clearer wording would be useful for example, adding the words “where permitted” be added after the words “new structures.”</p>	Revisions made to Section D.2.6.6 to reflect uses that are permitted.
240.	D.2.6.10	This wording was carried forward from the current Official Plan.

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	<p><i>Prior to any development along the shoreline of Lake Temagami from Boatline Bay, through the Manitou and Mine landings and Strathcona Landing, extra scrutiny shall be taken. The matters to be considered include:</i></p> <p>Clarification is needed in this section as the current wording is vague and could be interpreted to mean that the entire south shore of the NE Arm is open for potential development when we believe the Municipality's intent is to apply these guidelines exclusively to the existing landings. Alternatively remove this section entirely as any change would require an official plan amendment anyway.</p>	<p>The intent of the wording is to refer to the general area, and not specifically just to the shoreline associated with the three areas identified.</p>
241.	<p>Section K.4 Additional Dwelling Units K.4.3 and K.4.5.2 Definition of Sleep Cabin</p> <p>Clarification would be helpful since these two sections do not seem entirely consistent. A private kitchen or bathroom facilities may be permitted by one definition, and the other only bathroom facilities.</p>	<p>Sleeping cabins are only permitted to have a washroom. A cabin secondary unit is permitted to have a kitchen and a washroom.</p>
242.	<p>Schedule A</p> <p>We note that both the parcel fabric and designation markings on Schedule A within the Lake Temagami Neighbourhood often either extend into the lake or not to the shoreline. Is this a function of software capability or done on purpose? Is the map intended to include shoreline reserves or not? We note that in some cases where the shoreline is still crown, they are shown as designated and, in some cases are not. Could this be looked at again before finalizing the Schedule, and cleared up if necessary? The assessment information likely shows the extent of each property.</p>	<p>The parcel fabric and the water layer is from an official source (leading government organizations), and these should not be manipulated. They may not line up in all instances but it is the best information and data that is available.</p> <p>It was not intended that the shore road allowance or Crown shore road allowance be shown. This has the ability to change over time and should be confirmed on a property by property basis.</p>

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243.	<p>Process</p> <p>The preparation for this review included a scan of other similar Timiskaming Health Unit work including Official Plan reviews for the City of Temiskaming Shores (2013) and the Municipality of Kirkland Lake (2014) and a review of evidence related to key health frameworks and concepts that are likely to intersect with municipal planning. The comments below are based on the strategies known to prevent chronic disease and injury, support healthy growth and development and promote general well-being, while considering health equity. Specific concepts include promoting physical activity, recreation, access to healthy food, environmental health, the impact of built environment on health and health equity approaches. Finally, also consistent with Timiskaming Health Unit’s current strategic directions and evidence as a population health issue, this review has sought to identify where initiatives may also play a role in mitigating climate change and its impacts. Review comments are structured to match those within the Official Plan.</p>	Comment noted.
244.	<p>Review</p> <p>Strengths of the Plan:</p> <p>A public health approach to planning requires careful consideration of the social, economic and health needs of populations while balancing land use policies and local development. The Municipality of Temagami’s Official Plan exemplifies these concepts in several areas including the careful and detailed consideration of land use, and the protection and preservation of natural resources, water, vegetation and natural features. Consideration has also been given to locating important health and education services in community hubs and the enactment of health equity principles through the inclusion and engagement of distinct populations living in Temagami, including Indigenous populations who may be affected by land use changes.</p>	Comment noted.

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245.	<p>Areas for Improvement: The Municipality of Temagami's Official Plan may also be strengthened in several areas to move towards a more health promoting approach that considers the needs of all populations in the following areas.</p>	
246.	<p>1. <u>Population and Housing C.1.2.3 and 1.3.4</u> Housing is a key consideration for the population of Temagami and affordable housing will be essential for underserved populations within the Municipality. It is commendable the municipality has committed to strike a balance between population increase and housing availability and consider housing for the aging population and affordable lots and dwelling units for residents. The Municipality has set an affordable housing target at 10%. Housing is one of the most fundamental of human needs and is an essential consideration for all individuals to ensure adequate shelter and maintain quality of life. It is also important in shaping the economic and social sustainability of communities and can be a vehicle for social inclusion and an important component of growth.¹ Access to safe, affordable and adequate housing influences almost every aspect of a community's well being and its members and contributes to community benefits including economic resilience, education, and health.¹ The development of affordable housing is a municipal endeavor that can impact the municipal budget.²² In efforts to reduce budgetary impact and ensure the progression and sustainable development of Municipal affordable housing consider the following:¹</p> <ul style="list-style-type: none"> ○ By-laws to prohibit and regulate the demolition of residential rental properties containing six or more dwelling units and the conversion of such properties to a purpose other than residential rental. ○ Demolition and conversion of residential rental properties. 	<p>Comment primarily speaks to promoting a wide range of housing options to provide potential for affordable housing opportunities.</p> <p>Lands are dedicated in the Urban Neighbourhoods for residential development, and future development when opportunities arise.</p> <p>Further, the inclusion of secondary dwelling unit (additional dwelling unit) policies promotes additional units within the Municipality on a rental basis.</p>

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	<ul style="list-style-type: none"> ○ Consider grants or subsidies related to municipal affordable housing i.e. in relation to the municipal capital facilities agreement. ○ Consider passing temporary use by-laws to authorize garden suites as a temporary use in the municipality's residential areas. ○ Use land use planning techniques to facilitate affordable housing development and sustainability including mixed-use development, increased density through reduced lot or unit size, increased density on under-utilized sites, alternative house forms and design, and the conversion of non-residential buildings located in suitable designated areas into affordable housing. 	
247.	<p>2. <u>Economic Development C.2.2.4</u> The Municipal Official Plan aims to ensure the commercial urban core in Temagami will be pedestrian friendly. In a pedestrian-friendly community, the infrastructure is designed with the needs and safety of populations in mind. Infrastructure includes large, well-maintained, unobstructed walkways, crosswalks, street furniture for people to rest and socialize, and sidewalks that are thoughtfully constructed.^{2,3} Additionally, public areas situated in pedestrian travelled areas, such as parks and urban plazas, serve as meeting places and venues for neighbourhood events, adding to community well-being and vibrancy.⁴ In efforts to encourage and promote pedestrian friendly communities consider the following:</p>	Official Plan policies enable a Municipality to consider new infrastructure.

Active Transportation

Active transportation offers many benefits for communities and populations alike⁵ The support of active transportation and supporting infrastructure has been linked to many population-wide benefits including reduced environmental pollution and road related injuries, and increased health benefits including increased opportunity for physical activity and recreation.⁵

Furthermore, active transportation systems that prioritize accessibility result in more equitable access to community services, employment, healthy food options, and opportunities for active recreation by diverse populations including youth, seniors, people with disabilities, and people living on a low income.⁵

Consider the addition of the following policies to the Official Plan:^{5,20,21}

- Prioritize patterns and densities that support active transportation and pedestrian and cycling oriented development.
- Provide mixed and diverse land uses that are convenient and safe and in proximity for walking and cycling.
- Provide employment areas that are accessible and connected to residential areas, transportation corridors and supported by active transportation and transit.
- Provide transportation policies that consider community-wide access for all modes of transportation, with special attention to active transportation and public transit.
- Plan for long-range transportation to ensure that community-wide access for all modes of transportation for persons of all abilities is considered with specific attention to active transportation and public transit.
- Design roadways as complete streets to allow pedestrians, cyclists, transit riders and motorists of all ages and physical abilities to interact and move safely along and across municipal streets.

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	<ul style="list-style-type: none"> ○ Increase street connectivity to facilitate walkability and active transportation, including road crossings that prioritize pedestrians. ○ Encourage and support active and safe routes to school, public facilities and services, retail areas, workplaces, places of worship, and recreation and cultural areas. ○ Provide infrastructure to support active transportation in all seasons that is safe, accessible, and connected to the road system and links with the various uses and destinations. ○ Include a trails network that support both active recreation and active transportation. ○ Provide road design policies that allow pedestrians, cyclists, transit users and motorists to interact and move safely. ○ Promote a safe environment for pedestrians and cyclists, including the consideration of proper road design, and area wide traffic calming measures in selected areas with an emphasis on school zones and areas frequented by other vulnerable populations (i.e. senior's residences, parks, etc.). ○ Base road designs on a complete streets design framework and include well maintained infrastructure (i.e., sidewalks, extra wide road shoulders for walking and cycling, and/or pedestrian trails and walkways) that accommodates all users, particularly the most vulnerable users: children, youth, the elderly, and those with special needs. ○ Encourage physical activity and walking in winter environments. Active transportation routes and/or networks will be maintained year round, where feasible and where demand warrants. 	
248.	<p>Parkland/Recreation Recreation is another area that can be leveraged to improve the health of residents through land features</p>	In accordance with the Planning Act, applications for new lot creation and units are required to dedicate 5% parkland.

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	<p>and activities which promote the physical, emotional, and spiritual well-being of the population.⁵</p> <p>Consider the addition of the following policies to the Official Plan:^{5,20,21}</p> <ul style="list-style-type: none"> ○ Increase access to recreation facilities and physical activity resources and programs close to residential areas. ○ Provide a diversity of parks, open spaces, and recreation for residents of all ages and abilities (trails, playgrounds, bike paths, community centres, swimming pools, public spaces, open/green space areas). ○ Encourage the protection of existing tree canopy of the community and the growth of new trees. ○ Support the use of natural and/or naturalized landscapes in new developments. ○ Encourage the provision of access to open/green space to residents. ○ Encourage a sense of place, through built form, cultural planning and promoting features that help define character, such as cultural heritage resources. ○ Provide parks and open/green spaces and recreational trails as an interconnected system that provides access between residential developments, workplaces, school, and commercial developments. ○ Offer inclusive, safe, affordable, and quality recreation programs and facilities for all residents and visitors. ○ Support design standards that incorporate the design approaches of Crime Prevention through Environmental Design: natural surveillance (occurs by placing windows in locations that allow users to see or be seen), access to control (discourages access to an area, such as doors, shrubs, fences, gates, and other physical design elements that limit access), and territoriality (features that 	

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	<p>establish a sense of ownership or belonging, such as sidewalks, landscaping, porches, and other elements that establish boundaries between public and private areas).</p> <ul style="list-style-type: none"> ○ Create a community environment that minimizes the incidence of crime and enhances perceptions of security by applying the principles of Crime Prevention Through Environmental Design (CPTED) within the site design and development approval process. ○ Support the establishment of meeting spaces and common areas in the neighbourhoods to accommodate the needs of people of all ages and physical abilities. ○ Support the creation of neighbourhood hubs to provide opportunities for recreation and social interaction. ○ Include design features (e.g., trees, shelters) in parks and open spaces that provide shade to protect people from sun exposure. ○ Include mixed-use development and the integration of residential, commercial, and recreational spaces. 	
249.	<p>3. <u>Urban Neighbourhood D.1.3.1</u> Support for quality of life and human health are essential elements of planning.⁵ The Official Plan states the Municipality will have settlement areas that provide a variety of housing styles that are affordable and will provide lifestyle considerations that support a vibrant year-round population and will focus growth to settlement areas.</p> <p>This section would be strengthened by extending objectives to consider access to food, substances, active transportation, and parkland and recreation including the following:</p> <p>Local Food⁵</p> <ul style="list-style-type: none"> ○ Ensure protection of spaces for community gardens. 	<p>The Official Plan provides a variety of housing styles that are affordable. The Official Plan does provide policies that promote active transportation and municipal facilities. Food access is not a Planning Act consideration.</p>

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	<ul style="list-style-type: none"> ○ Encourage access to food outlets/hubs/gardens where opportunity exists. ○ Encourage community or urban agriculture, such as community gardens, and rooftop gardens. ○ Consider including policies to permit community gardens and certain agricultural uses in appropriate land use designations, and particularly on vacant or underutilized lands, except lands designated for environmental protection and where the cultivation of crops might have negative impacts on existing natural features or might pose a risk to human health. ○ Provide infrastructure (e.g. raised beds, water, rain barrels, top-soil, and compost) to support garden start-up as well as for existing community gardens. ○ Conduct a comprehensive Environmental Site Assessment for sites that are known to be contaminated and/or potentially contaminated to prepare for community gardens that could be encouraged through the use of planters or other means that would avoid soil disturbance. ○ Institute community-wide composting programs and permit small-scale community-based composting initiatives in accordance with provincial standards. ○ Provide opportunities to support local food and promote the sustainability of agri-food and agri-product businesses by protecting agricultural resources and minimizing land use conflicts. ○ Enable the community to integrate opportunities for community/urban agriculture all land use designations shall 	

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	<p>permit community gardens, edible landscaping, and roof top gardens as accessory uses for community facilities such as places of worship, schools, health, cultural, and recreational institutions.</p> <ul style="list-style-type: none"> ○ Provide infrastructure (e.g. raised beds, water, rain barrels, top-soil, and compost) to support garden start-up as well as for existing community gardens. 	
250.	<p>Food Retailers⁵</p> <ul style="list-style-type: none"> ○ Establish land use designations that enable retailers of healthy foods such as supermarkets, small and mid-sized grocery stores, produce vendors, and farmers markets to be located within convenient walking and/or cycling proximity from residences, workplaces, commercial and industrial areas, educational institutions, places of worship, and places of recreation. ○ Limit the number of retailers of foods that are primarily of low nutritional value, such as fast-food restaurants and convenience stores, based on community size and density of retailers of healthy foods, such as supermarkets, small and mid-sized grocery stores, and farmers markets such that the availability and accessibility of healthy foods is greater than unhealthy foods. ○ Establish land use designations that encourage the establishment of retailers of healthy foods such as supermarkets, small and mid-sized grocery stores, and farmers markets and shall restrict the establishment of retailers of foods that are primarily of low nutritional value, such as fast-food restaurants and convenience stores, within walking proximity from facilities frequented by children and 	<p>In general retail uses are permitted within the Urban Neighbourhoods.</p>

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	<p>youth, especially elementary and secondary schools.</p> <ul style="list-style-type: none"> o Establish guidelines that include the food producers, processors, and retailers as part of the Official Plan review process. 	
251.	<p>Access to substances⁵ Children and youth attitudes and behaviours are influenced by their exposure and access to commercial substance retailers.⁵ Consider the addition of the following policies in particular for the protection of children and youth:⁵</p> <ul style="list-style-type: none"> o Identify sensitive land uses, such as public spaces and facilities where there is a concentration of children and youth and identify the importance of protecting them from incompatible uses that may cause adverse health impacts, such as tobacco retailers, alcohol retailers, cannabis retailers and establishments serving alcohol or exposing residents to tobacco smoke (e.g. on outdoor patios). o Amend municipal zoning by-laws that prohibit and/or restrict the number of tobacco, alcohol and cannabis retailers and establishments from specified distances of sensitive and child and youth land uses. 	<p>Tobacco, alcohol and cannabis retailers are considered a commercial use and would be permitted where commercial uses are permitted.</p> <p>The Provincial and Federal governments have requirements for managing the sale of alcohol and other substances.</p>
252.	<p>Active Transportation</p> <ul style="list-style-type: none"> o Refer to policy recommendations in section C.2.2.4 	<p>The Official Plan policies promote active transportation.</p>
253.	<p>Parkland/Recreation</p> <ul style="list-style-type: none"> o Refer to policy recommendations in section C.2.2.4 	<p>The Official Plan policies require the dedication of parkland in accordance with the Planning Act.</p>
254.	<p>4. <u>Lake Temagami Neighbourhood D.2.2.2</u> The Municipality has incorporated land use strategies that call for the conversation of wilderness and</p>	<p>Official Plan designations permit commercial uses which would include food retailers.</p>

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	<p>preservation of the environment and vegetation among others for the Lake Temagami Neighbourhood. Recommendations to increase population and community health for the Lake Temagami Neighbourhood include the following:</p> <p>Local Food and Food Retailers</p> <ul style="list-style-type: none"> ○ Refer to policy recommendations in section D.1.3.1 	
255.	<p>Active Transportation</p> <ul style="list-style-type: none"> ○ Refer to policy recommendations in section C.2.2.4 	The Official Plan policies promote active transportation.
256.	<p>Parkland/Recreation</p> <ul style="list-style-type: none"> ○ Refer to policy recommendations in section C.2.2.4 	The Official Plan policies require the dedication of parkland in accordance with the Planning Act.
257.	<p>Access to substances</p> <ul style="list-style-type: none"> ○ Refer to policy recommendations in section D.1.3.1 	<p>Tobacco, alcohol and cannabis retailers are considered a commercial use and would be permitted where commercial uses are permitted.</p> <p>The Provincial and Federal governments have requirements for managing the sale of alcohol and other substances.</p>
258.	<p>5. <u>Land Use Designations E.1.4.2 and E.1.5.2</u></p> <p>The Municipality has developed criteria for the consideration of land use proposals for both medium and high-density development. Municipal land use and land use designation has the potential to impact population health and community wellbeing through land use policy.⁵ When considering proposals for new medium and high-density residential development, consider the inclusion of the following policies:</p> <p>Environmental Health⁵</p> <ul style="list-style-type: none"> ○ Develop design standards that require the use of natural and/or naturalized landscapes in new developments throughout the community including edible landscapes. 	No change proposed.

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259.	<p>Complete Neighbourhoods and Mixed Housing⁵</p> <ul style="list-style-type: none"> ○ Provide mixed neighbourhoods that balance residential, commercial, and institutional development and that reduce the need for residents to commute long distances to work, school, shops, and services. ○ Allow for mixed and non-traditional housing arrangements to support residents of all ages (e.g. universal design, secondary unit, multiple housing types within neighbourhoods). ○ Ensure a range of human services including affordable housing, subsidized daycare, employment, and income supports will be supported to ensure all residents have adequate incomes to afford healthy food after paying fixed expenses. ○ Adopt affordable housing targets and standards that are integrated into mixed-income neighbourhoods within complete communities. ○ Ensure housing for older adults and supportive housing for people with other special needs shall be located wherever possible, in proximity to transit routes, medical, social service and community facilities, open/green spaces, recreation facilities, and shopping areas. ○ Encourage a sense of place through built form, cultural planning, and by promoting features that help define character, such as cultural heritage resources. ○ Ensure neighbourhoods are designed to include meeting spaces and common areas that address the needs of residents of all ages and physical abilities. 	<p>Official Plan allows for a mix of housing styles within settlement area; OP permits service uses; OP provides opportunities for affordable housing development.</p>

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260.	<p>6. Parks and Open Space E.11.1.1</p> <p>The Municipal Official Plan recognizes the designation of parks and open spaces in urban areas and regulates their permitted use. The impact of parks and open spaces on population health is significant.⁵ Access to safe, high quality green space benefits individuals across every stage of the lifespan, enhancing their physical, mental, social and spiritual health and wellbeing.⁶ Evidence shows that both small and large green spaces contribute to better health.⁷ There is also evidence that certain populations including pregnant women, people with low income, minority and ethnic groups, children and adolescents and older adults gain the most from increased access to outdoor green spaces.⁸ Apartment dwellers, without access to backyards, rely on these spaces for outdoor access.^{7,8} Parkland and greenspace also have tremendous economic value.⁹ Parks and preserved lands boost land values and property taxes, attract residents and businesses, encourage economic development, boost the economy of surrounding areas, save money over some types of development, preserve ecosystem services, and reduce health care costs.⁹ Parks contribute to factors of resident quality of life, serving to attract and retain newcomers and business investment in the community.⁹</p> <p>THU encourages the Municipality to consider the value and the utility of open space and parks for all residents within the Official Plan. Parkland and open space are valuable and of significant importance to health. Access to safe, high quality green space benefits individuals across every stage of the lifespan, enhancing their physical, mental, social, and spiritual health and wellbeing.⁶</p> <p>For adults and seniors, local and accessible parks and outdoor spaces can facilitate active lifestyle behaviours that are in turn modelled to children and family members.⁶ Park use is linked to physical and psychological health benefits among adults, especially older adults.⁶</p>	<p>Official Plan permits open space uses and requires park land dedication as part of development proposals.</p> <p>Settlement area is surrounded by Crown land which provides substantial open space and recreational opportunities.</p>

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	<p>Parks may also be considered as community spaces that contribute to the resilience and connectedness of communities or neighbourhoods.¹⁰ Parkland spaces which are connected include attributes that are linked by transit and active transportation routes and contribute to social connectedness and community safety.¹⁰</p> <p>Parkland can also serve as the network for trail systems which can provide opportunity for recreational access, active transportation, and leisure opportunities. THU encourages consideration be given to the construction of, and access to trails and active transportation systems for all populations, especially those who tend to face barriers to access such as children, persons with low-income, seniors, and those with disabilities.^{6,8}</p>	
261.	<p>Policies that will support the access to, and development, preservation and expansion of parkland, recreation, and active transportation for all populations within the Temagami Official Plan include:</p> <p>Parkland/Recreation</p> <ul style="list-style-type: none"> ○ Refer to policy recommendations in section C.2.2.4 	Policies of Official Plan support parkland, recreation and active transportation opportunities.
262.	<p>7. <u>Transportation J.3</u></p> <p>The Municipal Official Plan acknowledges the road system within the Municipality is composed of Provincial, municipal public and seasonal roads as well as recreational trails, Canoe Routes and Lake Access Points. For municipal roads, THU advocates for a safer systems approach to road safety to encourage population safety and reduce injury among all populations. Within the Official Plan there is an opportunity to include policies that support a safer system road safety approach. A safer systems approach for roadways can significantly reduce road user injuries and improve road safety.^{11,12} This approach ensures roads are designed to be safe, convenient and comfortable for every user, regardless of transportation</p>	No changes proposed to this section.

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	<p>mode, physical ability or age.¹³ The safer systems approach is ideal for communities and may be used to strengthen protection for vulnerable road users by integrating their needs into the transportation system.^{14,15} Physical changes to the road are part of a safer systems approach to road safety.¹¹ The safer systems approach applies all of the 5Es of road safety including engineering, enforcement, education, engagement and evaluation to create meaningful change.^{11,16}</p> <p>Where new streets are developed, or where streets are improved by the Municipality, consider the following recommendations:</p> <p>Injury Prevention</p> <p>Traffic calming measures are essential to put pedestrian safety first and foster tranquilly. In order to lower vehicle speeds and improve driver awareness:¹⁷</p> <ul style="list-style-type: none"> o Create a network of side roads and interior pedestrian spaces and using strategies such as raised crossings, speed humps, and textured pavements.¹⁷ 	
263.	<p>8. Land Use Compatibility K.2.1.1</p> <p>The Municipal Official Plan states sensitive land uses such as residential, day-care, educational and health facilities shall be buffered and/or separated from major facilities to prevent effects from adverse exposures to environmental and structural contaminants. THU advocates for the reduced exposure of sensitive populations in particular children and youth to commercial substance use retailers and related substance use exposure areas.</p> <p>Children and youth attitudes and behaviours are influenced by their exposure and access to commercial substance retailers⁵ Consider the addition of the following policies for sensitive land uses for the protection of children and youth:</p>	Noted.

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	Access to substances <ul style="list-style-type: none"> ○ Refer to policy recommendations in section D.1.3.1 	
264.	<p>9. <u>Cash-In-Lieu of Parkland L.16.1.1</u></p> <p>The Municipal Official Plan acknowledges cash in lieu of parkland is authorized by the Planning Act for park or public recreational uses. Parkland has tremendous value to population health and supports the physical, mental, social and spiritual health of residents.⁶ THU advocates for the growth, sustainment and preservation of parks and parkland and preservation of environmental features and natural spaces where at all possible.</p> <p>Where on-site parkland dedication cannot be accommodated, municipalities can provide for a reduction in cash-in-lieu requirements in exchange for sustainability features.¹⁸ These features might include green or cool roofing, external building shade structures, high-albedo (reflective) surface materials for non-roof areas, large shade-tree plantings paired with good soil, low-impact storm water management systems, renewable energy technology (e.g., solar heated water) and water treatment solutions to promote water conservation and reuse (e.g., ultra-violet water treatment).¹⁸</p>	Noted.
265.	<p>10. <u>Climate Change</u></p> <p>Recommendations</p> <p>The Municipality of Temagami's Official Plan is an excellent opportunity to incorporate climate change initiatives into the municipality's vision. The Clean Air Partnership has developed several resources that could be used to assist the integration of climate change initiatives into the Municipality 's Official Plan.¹⁹ Additional municipal resources to support climate change may be found in Appendix A.</p> <p>If the Municipality of Temagami does not have a Climate Action Plan, public health recommends the Official Plan should state that the Municipality will</p>	New policy L.13 added.

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	<p>develop a Climate Action Plan that will commit the Municipality to:¹⁹</p> <ul style="list-style-type: none"> ○ Undertake an energy and greenhouse gas emission inventory. ○ Set a greenhouse gas reduction target (as well as other associated targets that the municipality deems important (ex. energy avoided costs target). ○ Develop a plan or strategy that outlines actions that the municipality and its stakeholders have prioritized for implementation. ○ Set indicators on progress made towards actions and/or emissions reductions. ○ Ensure the monitoring and reporting framework in place for the Plan and the timeframe associated with progress reporting. ○ Develop a time frame and process for evaluation and updating of the Plan. 	
266.	<p>If the Municipality does not yet have a council direction to develop a Climate Adaptation Action Plan, the Official Plan should state the direction to develop such a Plan.¹⁹ The Plan itself should include:¹⁹</p> <ul style="list-style-type: none"> ○ The context and rationale for why the municipality needs to address climate change adaptation and resilience (i.e., impacts of severe weather events). ○ The scope the Plan will focus on departmental/corporate-wide/community/sector specific (e.g., agriculture, infrastructure). ○ The actions that will be undertaken to mitigate risk and vulnerabilities and build resilience to climate changes impacts. ○ The monitoring and reporting framework for the Plan and the timeframe associated with progress reporting. ○ The timeframe and process for evaluation and updating of the Plan. 	New policy L.13 added.

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267.	<p>Opportunities for Ongoing Public Health Support</p> <p>The Timiskaming Health Unit is well positioned to support the implementation of the Municipality of Temagami’s Official Plan with ongoing collaboration, providing access to evidence, supporting community engagement, and helping the municipality with providing services that meet the needs of the whole community. Moving forward, THU will consider the Municipality of Temagami’s Official Plan and priorities as staff develop their annual plans and seek opportunities to leverage and support the municipality’s work.</p>	Noted

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268.	<p>We request that the Municipality of Temagami conduct a lake capacity study to support any new developments on the lake (in reference to the plan stating that they can add 5 new properties on the lake each year).</p>	<p>The permission for 5 new lots per year on Lake Temagami is meant to limit new development on islands on the lake. Lake Temagami has not been identified as an over capacity lake and therefore a study is not required on the basis that this is a carry forward from the current Official Plan. The Municipality may explore studies in the future or respond to development proposals on a lake by lake basis.</p>
269.	<p>We request that the official plan be corrected in regards to the Memorandum of Understanding between the Municipality, Temagami First Nation, and Teme-Augama Anishnabai. Currently the plan states that an MOU is in draft form, but the MOU was in fact created in 2003, and requires updates.</p>	<p>Section A.2.6.1 of the Official Plan revised to state the following:</p> <p><i>The Teme-Augama Anishnabai, Temagami First Nation and the Municipality entered into a Memo of Understanding with the following vision: The Temagami First Nation, the Teme-Augama Anishnabai and the Municipality of Temagami recognizes that future political, economic, social and cultural growth, development and prosperity are dependent upon a positive interdependent relationship with respect to one another's government,</i></p>

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		<p><i>laws and citizens and our vision is to achieve this goal by working together.</i></p> <p><i>The Teme-Augama Anishnabai, Temagami First Nation and the Municipality recognize that the Memo of Understanding requires updating.</i></p>

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270.	<p><i>Schedule A</i></p> <p>We have taken a closer look at the mainland lots in the Lake Temagami Neighbourhood that are to be designated Restricted Rural/Waterfront - Lake Temagami, or Tourist Commercial.</p> <p>It appears that the standard MHBC parcel fabric has been used, and that it has been assumed that all parcels delineated in the parcel fabric are patented lots. However, this is not actually the case. Many of the parcels (and that also includes those shown on the bed of Lake Temagami that have not been designated) appear to be lapsed or expired mining claims, in other words they are Crown with no disposition of use rights. Others are subject to mining leases but remain Crown-owned.</p> <p>Our preliminary conclusion is that there are five patented lots on the mainland: the two that are designated Tourist Commercial, and three of those designated Restricted Rural/Waterfront - Lake Temagami. The rest of the parcels in the latter designation are Crown-owned.</p> <p>To ensure there is no inappropriate designation of Crown lands, we therefore recommend that <i>the ownership of all mainland parcels in the Lake Temagami Neighbourhood be reviewed, and that</i></p>	<p>The five properties identified have been included on Schedule A.</p> <p>The remaining lands are Crown Land.</p>

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	<i>all parcels found to be in Crown ownership be redesignated Crown Land.</i>	
271.	We also recommend that the following interpretive provision be added as Section M.1.3.4: <i>All lands whose surface rights remain in Crown ownership are designated as Crown Land, or if within a provincial park or conservation area, Crown Land – Protected Area, despite any designation to the contrary on Schedule A.</i>	New Section M.1.3.4 added.
272.	<i>Schedule D</i> The waste transfer station at the end of the Lake Temagami Access Road is shown as a former waste management site, but this is actually an active, licensed site.	This has been revised on Schedule D.
273.	<i>Section A.3.1.2 - references to Crown land planning policy</i> This section still does not refer correctly to the proper source for MNR planning policy for Crown lands in the Municipality. (See February 28, 2022 letter for further discussion.) We recommend the first sentence read: <i>Notwithstanding the valuable input received during the Official Plan Review and the resulting Official Plan policies, the Municipality of Temagami acknowledges that the Crown Land Use Policy Atlas is the governing land use planning document applicable to Crown Land within the Municipality of Temagami except in the geographic Township of Sisk.</i>	Revised.
274.	<i>Section C.1.1.1 - population</i> We believe the 2021 Census figure of 496 seasonal dwellings (derived from 928 total and 432 permanent) is not reliable and a serious underestimate. TLA and the Municipality cooperated in estimating a much higher number in 2020. (See February 28, 2022 letter for further discussion.) If the Municipality is not	Revised.

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	comfortable with the 2020 estimate, then we recommend this section read: <i>Based on the 2021 Census, the permanent population of the Municipality was 862. There are 928 private dwellings and 432 of those dwellings are occupied permanently throughout a year. The Municipality provides recreational properties for a number of seasonal residents and tourists. Youth camps, Provincial Parks, tourist lodges, canoeists, and extended cottage use greatly increase the seasonal population.</i>	
275.	As well, the population of Bear Island and the total community memberships of TFN and TAA should be mentioned and recognized. (See February 28, 2022 letter for further discussion.) We recommend that MHBC obtain the correct information that reflects both groups and add an appropriate paragraph.	Do not propose to include population data in the Official Plan.
276.	<i>Section C.1.2.2 - location of population growth</i> We believe that this section, though revised, still does not make clear that the Lake Temagami Neighbourhood and other non-road-accessible locations should not be part of any population growth objective. (See February 28, 2022 letter for further discussion.) We recommend the first sentence be replaced with: <i>Although difficult to quantify, it is anticipated that there may be some growth of permanent population in the rural areas and shoreline areas as a result of conversion of seasonal residences to permanent residences. However, it is the policy of the Municipality that housing intended to accommodate permanent population growth be confined to the Urban Neighbourhood and other road-accessible locations.</i>	Revised Section C.1.2.2.
277.	<i>Section D.2.1.1 - Lake Temagami Neighbourhood description</i> This needs to be corrected to reflect the addition of Cross Lake. We recommend this section read: <i>The Lake Temagami Neighbourhood is shown on Schedule A and includes islands and mainland areas</i>	Revised Section D.2.1.1.

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	<i>contained within the Skyline Reserve around Lake Temagami and Cross Lake, but excludes the Bear Island.</i>	
278.	<p><i>Section D.2.2.1 and other sections - references to Crown land planning policy</i></p> <p>As discussed with reference to other sections in my February 28, 2022 letter and email, the Temagami Land Use Plan of 1997 and its Area 39 have been subsumed into the Crown Land Use Policy Atlas. Area 39 no longer exists and it is not entirely clear what CLUPA areas correspond to it. We recommend the first sentence read:</p> <p><i>The land use strategies for this Neighbourhood are based upon the Tenets for Temagami and the applicable provisions of the Crown Land Use Policy Atlas.</i></p> <p>Similarly, in sections D.2.6.8 and E.13.4.1, "Temagami Land Use Plan", and in section E.13.1.1, "Temagami Land Use Plan for the Temagami Comprehensive Planning Area, (MNR, 1997)", <i>should be replaced with "Crown Land Use Policy Atlas"</i>.</p>	Revised Section D.2.6.8, E.13.1.1 and Section E.13.4.1.
279.	<p><i>Section D.2.3.1 - Lake Temagami Neighbourhood principles</i></p> <p>We recommend below that sections D.2.6.10 and E.6 be deleted. We believe that as a result, some parts of section D.2.3.1, which would appear to provide a basis for the sections we propose to delete, are no longer appropriate.</p> <p>We recommend this section read:</p> <p><i>It is the fundamental principle of the Municipality that private residential development and commercial development in the Lake Temagami Neighbourhood shall only be permitted on the islands in Lake Temagami. This type of development is not permitted within the Skyline Reserve around the lake. It is also a fundamental principle that no further unauthorized access be permitted to Lake Temagami. The Municipality recognizes that there is a need for improvements at the access point and supports such improvements need to provide mainland opportunities for services that support the residents and business on</i></p>	Revised Section D.2.3.1.

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	<i>Lake Temagami. The Municipality supports the development of an improved access point and limited opportunities for service providers to have mainland access to Lake Temagami. These considerations will be carefully planned and managed in accordance with the policies of this Plan.</i>	
280.	<p><i>Section D.2.3.4 - lot creation cap</i></p> <p>We appreciate the addition of this section. However, it is not clear as it is in the present Plan, section 5.3.7.1, that the annual limit cannot be cumulative.</p> <p>We recommend that this section read:</p> <p><i>On Lake Temagami, a maximum of five (5) lots from patented or Crown Land shall be permitted per calendar year (non-cumulative) through lot creation applications.</i></p>	Revised Section D.2.3.4.
281.	<p><i>Section D.2.6.4 and Schedule D - Skyline Reserve definition</i></p> <p>We are happy with the changes that have been made. We recognize that the mapping of the Skyline Reserve perimeter on Schedule D, which is the same as the Lake Temagami Neighbourhood perimeter on Schedule A, is unchanged from the 2004 and 2013 Plans, aside from the welcome addition of Cross Lake. In order to ensure that the mapping of the Skyline Reserve is properly historically benchmarked in order to protect it from unjustified future alteration, we have looked further into the prior basis and history for this delineation.</p> <p>The Municipality's first Official Plan was approved in 2004. That is where the present mapping of the Skyline Reserve (aside from Cross Lake) appears to originate. Section 5.3.17 of that Plan says that "[t]he Skyline Reserve is defined as the line delineating Management Area 39 in the Temagami Land Use Plan for the Temagami Comprehensive Planning Area, MNR 1997". But though the present Skyline Reserve is similar to Area 39, it is not the same. On what basis the present Skyline Reserve was mapped in the 2004 Plan is unknown and at this late date, will no doubt remain so. However, its exterior boundary has been</p>	<p>Revised Section D.2.6.4.</p> <p>Other data sets were reviewed for the boundary of the Skyline Reserve. Following a review, the existing line in the current Official Plan was the most conservative and therefore was carried forward.</p>

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	<p>established and accepted in Municipal, Provincially-approved policy for 20 years now.</p> <p>We would like to see absolute clarity in the text, that the Skyline Reserve and Lake Temagami Neighbourhood boundaries are the same, and regarding the historical foundation of these boundaries. Therefore, we recommend this section now read:</p> <p><i>The Skyline Reserve is of varying depth back from the shoreline of Lake Temagami and Cross Lake. It consists of the entire mainland shorelines of Lake Temagami and Cross Lake within the Lake Temagami Neighbourhood, and is shown on Schedule D to this Plan. The external boundary of the Skyline Reserve on Schedule D, and the external boundary of the Lake Temagami Neighbourhood on Schedule A, are one and the same. The Skyline Reserve's external boundary is intended to remain as originally delineated in the Municipality's 2004 Official Plan, except for the addition of Cross Lake in the present Plan. The Skyline Reserve's external boundary reflects Crown forest management dating back to 1935, as currently expressed in the Crown Land Use Policy Atlas.</i></p>	
282.	<p><i>Section D.2.6.6 - Skyline Reserve permissions</i></p> <p>In the first paragraph, the permitted use "water based camping" could possibly be construed as floating accommodation, a recent troublesome issue and we are confident, certainly not what's intended.</p> <p>We recommend "water based camping" be changed to "water-accessible camping". We appreciate the addition of the second paragraph, taken from section 5.3.17 of the present Plan.</p> <p>However, we have some concerns about this paragraph. First, there is perhaps unintended ambiguity in the first sentence, as to what are the "specific" parcels. Second, there is potential ambiguity about the relationship between the uses listed in the first paragraph and the uses described in the second.</p>	Revised Section D.2.6.6.

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	<p>Third, we are also concerned about the discretion inherent in allowing Council or delegated staff to deem certain improvements to be "minor" on a case-by-case basis. This uncertainty could be resolved by having the site plan control bylaw define what is minor and does not need site plan approval on these lots. Fourth, while new structures should be permissible on the lots designated Tourist Commercial, they should not be permissible as-of-right on the three lots which should be properly designated Restricted Rural/Waterfront - Lake Temagami.</p> <p>Therefore, we recommend this section read: <i>Uses permitted on patented lands on the mainland within the Skyline Reserve shall be limited to the permitted uses listed above and any other legal uses legally existing on those specific parcels on the date of adoption of this Plan by Council. Any new structures or modifications to the existing structures except those deemed to be minor in accordance with provisions of the Site Plan Control By-law shall be subject to site plan approval. No new structures shall be permitted on lands designated Restricted Rural/Waterfront - Lake Temagami.</i></p>	
283.	<p><i>Section D.2.6.10 - Skyline Reserve - Northeast Arm development</i></p> <p>The concerns we raised in our February 28, 2022 letter have not been addressed. The purpose of these provisions, and where they would apply, are unclear. They appear to invite development on mainland properties contrary to the intent of sections D.2.6.5 and D.2.6.6. This potential conflict was acknowledged in the Comment Response Table, but not resolved.</p> <p>In fact, this section could apply to only one existing patent, Boatline Bay Marina, or to future dispositions of Crown lands. Boatline Bay already has its own special policy, E.7.7.1, which could be considered for site-specific amendment if desired. As well, the creation of any new development along the south</p>	Section deleted on the basis of Section D.2.3.1.

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	shore of the Northeast Arm should be subject to Official Plan amendment. We therefore recommend that <i>this section be deleted</i> .	
284.	<i>Section E.6 - Lake Service designation</i> In our February 28, 2022 letter, we asked what would be the purpose of this designation. We appreciate that an answer was provided in the Comment Response Table, and that section E.6.3.7 was added. However, these do not satisfy our fundamental concern. If there is a legally existing residential use on any mainland lot as per section D.2.6.6 as we have proposed it be modified, it would appear that sections K.6 and K.7 would appear to allow rezonings to enable home industries and contractor's yards respectively on such lots. Any proposal beyond that should only be considered on the basis of a site-specific Official Plan amendment. Therefore, we recommend that <i>section E.6 be deleted</i> .	This section has been removed.
285.	<i>Section E.7.4.2 - new tourist commercial requirements</i> We do not know why in this draft, this section was changed to no longer apply to the Lake Temagami neighbourhood. (A comment we provided by email February 28, 2022 was only to correct a spelling mistake.) We recommend that the preamble be restored to read, " <i>In the Lake Temagami and Rural Neighbourhoods, the following additional requirements must be met:</i> "	Revised Section E.7.4.2.
286.	<i>Section E.7.7.3 - Island 1022</i> Part of this section appears to have been accidentally omitted, and should be restored as per Draft 1 and the present Plan. We recommend the section read, " <i>Notwithstanding any other policies of this Plan, the Tourist Commercial uses on Island 1022 in Lake Temagami shall be limited to eight (8) housekeeping cabins.</i> "	Revised Section E.7.7.3.
287.	<i>Section E.13.3.4 - resource use</i> This policy has become mangled as the drafts have progressed. It also duplicates section E.13.2.2, which we assume better reflects what is intended.	Removed Section E.13.3.4 because policy was already covered in Section E.13.2.2.

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	We recommend <i>this section be deleted.</i>	
288.	<p><i>Section E.14.1.1 - Crown Land - Protected Area</i></p> <p>Although this section has been modified, it is still not correct. The lands subject to this designation are <i>one and the same as</i> the regulated provincial parks and conservation reserves in the Municipality.</p> <p>We recommend that this section read:</p> <p><i>The Crown Land - Protected Area land use designation consists of the Provincial Parks and Conservation Reserves within the Municipality. These include Crown land with representative 'old growth' red and white pine sites, some watersheds containing the headwaters of rivers flowing through the wilderness park, significant wetlands, provincially significant ecological and geological features and significant recreation areas and applies to a portion of Temagami Island. These lands also include Provincial Parks and Conservation Reserves.</i></p>	Revised Section E.14.1.1.
289.	<p><i>Section E.16 - Restricted Rural/Waterfront - Lake Temagami</i></p> <p>We are concerned the wording is still somewhat ambiguous and therefore not entirely consistent with section D.2.6.6. We therefore recommend that this section read:</p> <p><i>(E.16.1.1) The Restricted Rural/Waterfront – Lake Temagami land use designation applies to all Patented Lands that are located in the mainland areas of the Lake Temagami Neighbourhood.</i></p> <p><i>(E.16.2) Permitted uses are limited to those listed under Section D.2.6 of this Plan due to the location of these lands being on the mainland of Lake Temagami and within portions of the Skyline Reserve.</i></p>	Revised Section E.16.
290.	<p><i>Section F.1.2 - shoreline setbacks</i></p> <p>In our February 28, 2022 letter, we advocated strengthened, more prescriptive shoreline setback policies, and provided a detailed rationale for so doing.</p> <p>In the Comment Response Table, MHBC provided the following:</p>	<p>No change proposed – to be provided to Council for consideration.</p> <p>Please refer to Staff Report.</p>

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	<p><i>Request should be made to Council to increase the setback to 30 metres for new development as this is a significant departure from the current approach. Appreciate the considering [sic] that has been proposed for existing lots and existing nonconforming situations. Will raise this point in the staff report and staff will seek direction from Council on this point.</i></p> <p><i>However, this was not raised in the staff report proper, nor was it mentioned at the August 22 public meeting.</i></p> <p><i>We continue to recommend that new sections be added as follows. Most logically, these would follow F.1.2.1. These would also replace F.1.2.5(h), which is largely the same as the first paragraph of the proposed new section.</i></p> <p><i>A setback from the flood elevation or the normal or controlled high water mark shall be set out in the Zoning By-law, in order to:</i></p> <ul style="list-style-type: none"> <i>- Protect the upland, shoreline and nearshore habitats;</i> <i>- Protect adjacent surface water quality from phosphorus loading;</i> <i>- Prevent erosion, siltation and nutrient migration;</i> <i>- Maintain shoreline character and appearance; and,</i> <i>- Minimize the visual impact of development.</i> <p><i>The minimum setback shall generally be 30 m for dwellings, sleep cabins, standard and cabin secondary dwelling units, leaching beds and other treatment components of sewage systems, and all other accessory buildings and structures, except that there shall be no setback requirement for docks, boathouses, pumphouses, gazebos, and decks where otherwise permitted. No new lot shall be created unless it can accommodate development on the basis of these standards.</i></p> <p><i>However, on a lot that existed on and whose boundaries have not been altered since [the date the Plan is approved], and that is not vacant, the minimum setback shall generally be 15 m, excepting 30</i></p>	

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	<p><i>m for leaching beds and other treatment components of sewage systems, and nil for the aforementioned shoreline structures. On such lots, the Committee of Adjustment may permit a reduced setback that would allow an existing noncomplying building to be enlarged or replaced provided there is no reduction in the least distance from the building to the shoreline, and it may permit a reduced setback that would allow an existing leaching bed to be enlarged or replaced where due to the size, shape, or topography of the lot, there is no feasible alternative. Otherwise, it is expected that the Zoning By-law setbacks will be strictly adhered to.</i></p> <p><i>The Zoning By-law will also provide for appropriate variation from these standards in the Urban Neighbourhood.</i></p>	
291.	<p><i>Section F.1.2.5 - natural landscape best practices</i> In our February 28, 2022 letter, we expressed concern with the extent to which best practices would be required, given the variation between "should" and "shall" in the policy. The Comment Response Table says, "The term shall has been incorporated into these policies". However that is not always the case. We recommend that "should" be replaced by "shall" throughout this section.</p>	Revisions made to Section F.1.2.5.
292.	<p><i>Section F.1.2.8 - shoreline development best management practices</i> In our February 28, 2022 letter, we expressed concern with some of the individual best management practices and where they would apply. We did not intend to suggest that all the practices be deleted, but that is what has been done. We do recognize it is difficult to provide a comprehensive list and that there is a potential for overlap with other policies of section F.1.</p> <p>We therefore recommend that this section read: <i>The Municipality shall also encourage, through planning approvals and other mechanisms such as landowner education, the use of Best Management</i></p>	Revised Section F.1.2.8.

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	<i>Practices for shoreline development, including but not limited to those described elsewhere in Section F.1.2.</i>	
293.	<p><i>Section G.14 - sharing economy</i></p> <p>We confess to not having paid attention to this section until now.</p> <p>The "sharing economy" is not defined in the Plan or in Provincial planning policy. To the best of our knowledge the only reference to it in any Provincial policy, was in "The Sharing Economy Framework", 2018, published previous to and not pursued by the present Government.</p> <p>To our understanding, the most notable examples of the "sharing economy" would be Airbnb and similar short-term accommodation-sharing, and Uber and similar ride-sharing.</p> <p>Uber etc. would not seem to be a major activity or concern in the Municipality, and to our knowledge, cannot be regulated under the <i>Planning Act</i>. That leaves short-term accommodation sharing as the only evident subject of this section.</p> <p>Certainly, there is the potential for the Municipality to regulate Airbnb as well as any other form of short-term rentals, through some combination of <i>Planning Act</i> and/or <i>Municipal Act</i> tools. The Municipality knows this has been a contentious and complex issue in many lake country municipalities, and in fact is already considering this.</p> <p>We believe there are three reasons not to include this section. First, anyone not entirely familiar with this piece of jargon, which is not even widely accepted planning jargon, will have no idea what the section is about. Second, the Municipality does not need the backing of this section for a <i>Municipal Act</i> bylaw, and should it decide that planning instruments are also required should it pursue such a bylaw, and that those should include an official plan amendment, it can pursue that at the time. Once the public understands what G.14 means, they may conclude that the Municipality has already decided to regulate short-term rentals without the full public consultation that</p>	No change proposed. This is an enabling policy.

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	would warrant. Third, if the Municipality decides not to regulate short-term rentals - and many municipalities have decided that is the better course - this section will be pointless. Therefore, we recommend <i>this section be deleted</i> .	
294.	<i>Section H.5 - lake trout lakes</i> In our February 28, 2022 letter, we recommended that the Plan identify the Municipality's lake trout lakes. The Comment Response Table says, "No issue including Lake Trout Lakes – Net, Cassels, Temagami". However, this has not been done. Nor is it clear that the three lakes named are at-capacity for lake trout, those being the most important to identify; there are many more than three lake trout lakes in the Municipality. We therefore recommend a new section H.5.1.5 be added (assuming this is a correct statement): <i>The Municipality's at-capacity lake trout lakes are Cassels, Net, and Temagami.</i>	This policy applies to Lake Trout Lakes. No reference to at capacity Lake Trout Lakes.
295.	<i>Section J.1.1.10 - reserve capacity</i> It should be made clear that this new policy does not apply in the Lake Temagami Neighbourhood. We recommend the first sentence read: <i>In the Urban Neighbourhood, approval of new development, including new lot creation, will require confirmation of a sufficient reserve sewage and water system capacity within municipal sewage and water services or private communal sewage and water services in accordance with applicable Ministry of Environment, Conservation and Parks guidelines.</i>	Revised Section J.1.1.10.
296.	<i>Section J.4.1.1 - access point principles</i> One of the key adverse effects of failure to adequately control access, is greater transmission of invasive plants and animals. We recommend that subsection (b) read, " <i>Mitigate the potential impact of development and invasive species transmission on key natural resources.</i> "	Revised J.4.1.1 b).
297.	<i>Section J.4.3.1 - approved access points</i> Two access points have been removed from Section J.4.3.3 as we recommended in our February	Revised Section J.4.3.1.

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	28, 2022 letter. However, J.4.3.1 needs to be modified as well. We recommend that the first sentence read: Fourteen lake access points currently approved by the Ministry of Natural Resources and maintained by either the Ministry or the Municipality of Temagami are identified on Schedule C to this Plan.	
298.	Section K.4.4 - secondary dwelling units in rural areas As this section has now been modified to pertain to urban areas also, the title for this section is inappropriate and should logically read, "Secondary Dwelling Units". However, section K.4.3 has the same title. We recommend one of two alternatives: - retitle K.4.3 "Secondary Dwelling Unit Definitions" and K.4.4 "Secondary Dwelling Units" , or - merge section K.4.4 with K.4.3.	Revised titles.
299.	Sections K.4.4 and K.4.5 - shoreline lots There are several references in these sections to "shoreline lots", "non-shoreline lots", and "nonshoreline residential lots". Section K.5.1.2 refers to "shoreline property". Other policies in section K.4.5 and elsewhere in the Plan refer to "waterfront lots". We recommend that all descriptions of lots be standardized to either "shoreline" or "waterfront" , as MHBC considers most appropriate.	Wording was revised to state "shoreline residential lots".
300.	Section K.4.4.3 - secondary dwelling units This section as modified appears correctly intended to pertain only to non-shoreline lots, but the preamble could be clearer and the provisions retain one element appropriate to shoreline lots only. We recommend the section read: On non-shoreline lots, standard secondary dwelling units, cabin secondary dwelling units and sleep cabins on non-shoreline lots shall only be permitted provided: <i>(a) All requirements of the Zoning By-law, including the provisions to govern compatibility with the principal dwelling and surrounding land uses, as well as the size of the standard secondary dwelling unit or cabin secondary dwelling unit and other standards including the Ontario Building Code and other relevant</i>	Removed reference to shoreline setback from subsection c).

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	<p><i>municipal and provincial regulations can be satisfied;</i> <i>(b) It has been determined that on-site servicing, including a septic system and private wells, have sufficient capacity for the secondary dwelling unit;</i> <i>(c) A standard secondary dwelling unit or cabin secondary dwelling unit shall not be permitted in the front yard or in the minimum distance from the shore as defined by the Zoning By-law; and,</i> <i>(d) The standard secondary dwelling unit or cabin secondary dwelling unit shall comply to all other policies of this Plan.</i></p>	
301.	<p><i>Section K.4.5.2 - sleep cabins and secondary dwelling units</i> We appreciate the inclusion of the definitions in section K.4.3. However, these were intended to replace what is now section K.4.5.2, not supplement it. Section K.4.5.2 is not entirely consistent and potentially conflicts with the section K.4.3 definitions. We recommend that section K.4.5.2 be deleted.</p>	Removed Section K.4.5.2.
302.	<p><i>Section K.4.5.9 - pre-existing boathouses</i> This section has been modified as we recommended in our February 28, 2022 letter, but some of the former wording remains. We recommend it read, <i>For the purpose of this section, a boathouse with sleeping accommodations that lawfully existed as of April 18, 2013 came into effect is deemed to be a sleep cabin.</i></p>	Wording was revised.
303.	<p><i>Section L.8.3 - Crown land consent policies</i> Subsection L.8.3.1 (h) references section G.8.1 but there is no such section of the Plan. In our April 18, 2022 letter, we advocated restoration to the Plan of reference to the Lot Creation and Development Study as per the OMB's 2004 decision on the original Official Plan and as expressed in sections 5.1 and 5.3.6 of the present Plan, while pointing out inappropriate references to such studies in other contexts. Instead, Draft 2 removed all references to any lot creation and development study. While as noted in our 2022 letter it would not be appropriate to undertake such a study at this time,</p>	<p>There has been no study completed since 2004 and there is no plan to undertake such a study. The maximum 5 lots per year provides a limitation on new lot creation that enable monitoring of the potential impacts of lot creation on water quality.</p> <p>No changes proposed. To present to Council.</p> <p>Please refer to Staff Report.</p>

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	<p>adding these policies would ensure the Municipality is better prepared if at any time the Province were to change policies such as to allow Crown island lot disposition on Lake Temagami.</p> <p>We continue to recommend that new sections be added, logically as L.8.3.2 and L.8.3.3.</p> <p><i>The Municipality recognizes that it is the policy of the Province not to dispose of any Crown lands on lakes with naturally reproducing lake trout populations, including Lake Temagami. Should the Province at any time decide to change this policy such that Crown island disposition would be permitted on Lake Temagami in some circumstances, prior to that change taking effect the Municipality, in consultation with the Ministry of Natural Resources, will undertake a Crown Island Lot Creation and Development Study for Lake Temagami, and incorporate the applicable results into the Official Plan. Any technical amendment to this Plan in accordance with Section E.13.1.4 shall only take place concurrent with or following completion of this process.</i></p> <p><i>The Crown Island Lot Creation and Development Study will establish the conditions and locational criteria for new lot creation, based on the following while remaining subject to Section D.2.3.4:</i></p> <ul style="list-style-type: none"> - a sound technical foundation relying on specific and measurable ecological standards and values, - locally recognized principles of environmental, economic, and social sustainability, and - consistency with existing development character. 	
304.	<p><i>Appendix 1</i></p> <p>We appreciate the completion of this Appendix and the inclusion of the Tenets for Temagami in section 1.</p> <p>The introductory material to section 1, and all of sections 2, 3, and 4, are copied or adapted from sections A.1.6, A.1.8, A.1.7, and A.1.9 respectively of the present Plan, which sections have not been carried over into the proposed Plan proper. We are not taking issue with that decision, but we are concerned that whereas the Tenets are appropriately referenced</p>	Tenets remain referenced in the new Official Plan.

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	<p>in the Plan proper, there is no reference to these other sections in the Plan proper and it is not clear what their function is.</p> <p>As well, with the removal of the Cross Lake access point (section J.4.3), the references to that access in the introductory material to section 1 are now inappropriate.</p>	

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305.	<p>As you know we made a lengthy proposal re shoreline setbacks (Feb 28/22 letter, sec. F.1.2). In the comment response table in your Aug 22/24 staff report, you responded,</p> <p><i>Request should be made to Council to increase the setback to 30 metres for new development as this is a significant departure from the current approach. Appreciate the considering that has been proposed for existing lots and existing non-conforming situations. Will raise this point in the staff report and staff will seek direction from Council on this point.</i></p> <p>However, I don't see anything in the staff report proper about this, nor was it mentioned at the public meeting (which I watched). Can you clarify please?</p>	No change proposed
306.	<p>We also argued for the restoration to the OP of reference to the Lot Creation and Development Study as the OMB originally intended it to be included in the Plan in 2004, while pointing out the inappropriate references to such studies in other contexts. See our proposed policies 2 and 3 in our Apr 18/22 letter.</p> <p>You responded by removing <i>all</i> references to any lot creation and development study.</p>	<p>There has been no study completed since 2004 and there is no plan to undertake such a study. The maximum 5 lots per year provides a limitation on new lot creation that enable monitoring of the potential impacts of lot creation on water quality.</p> <p>If the Province changes its policies, a conformity Official Plan Amendment may be required.</p>

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	<p>While as noted in our 2022 letter it would not be appropriate to undertake such a study at this time, we remain concerned that without our proposed policies 2 and 3, if at any time the Province were to change policies such as to allow Crown island lot disposition, the Municipality would be left empty-handed policy wise.</p> <p>Comments?</p>	
307.	<p>I had assumed that the parcel fabric on Sched. A was entirely freehold. However, the TLA folks with their on-the-ground knowledge have raised questions.</p> <p>Certainly, checking with LIO, the parcel fabric is the MPAC one. However, certain types of Crown properties with limited private tenure can appear on the assessment roll, e.g. leases and land use permits. I am not sure whether some types of unpatented mining claims can also appear on the assessment roll.</p> <p>Are some of the mainland parcels in the LT Neighbourhood not patented? If so is it appropriate to designate them Restricted Rural/Waterfront?</p> <p>My client also remains unclear why the mainland parcels were not separately designated in Draft 1, recognizing that has been remedied.</p>	<p>The schedule as it applies to properties on the mainland of Lake Temagami has been updated.</p> <p>Two properties with existing uses are designated as Tourist Commercial.</p> <p>Three properties that are patented are designated as Restricted Rural/Waterfront on the schedule.</p> <p>All other parcels have been returned to the Crown Land designation.</p>

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308.	<p>At the time of purchase it was understood that the property was zoned Tourist Commercial. Municipal tax bill received after purchase indicated that the zoning was incorrect and was zoned Residential. George and Linda were unaware that a zoning change had taken place.</p> <p>The history of Manitou Island 205 to my knowledge, was it was run as a Hotel/Bar/Restaurant for many</p>	<p>This property is proposed to be designated as Residential Waterfront and is located within the Remote Residential (R1) Lake Temagami Zone.</p> <p>The proposed designation in the Official Plan is consistent with the designation in the current Official Plan.</p>

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