

EXPERIENCE TEMAGAMI

# BUILDING, DEVELOPMENT, PLANNING AND ZONING

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The Municipality of Temagami welcomes well-planned development in our community. Please contact the Building and Planning Department to pre-consult before you begin your project. We look forward to working cooperatively with you in an effort to support successful development in our Municipality.



**TEMAGAMI** is blessed with many lakes within our Municipality's boundaries, 43 of which are designated Lake Trout Lakes. These lakes have additional measures in place to protect the quality of the water.

## Pre-Consultation

### DID YOU KNOW?

Pre-consultation is required under the *Planning Act* prior to submitting a planning application. Please contact the Building and Planning Department to discuss your development plans.



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## WHEN IS A BUILDING PERMIT REQUIRED?

Under the *Building Code Act*, a building permit is required for the construction and/or demolition of a building/structure over ten square metres, an addition, or structural alteration of any building or structure. Buildings /structures under ten square metres are still required to comply to the Zoning By-law.

**THE OFFICIAL PLAN** is a policy document that guides the short-term and long-term development in your community. These policies promote orderly growth, preservation of environmental features, and compatibility amongst land uses.

**THE ZONING BY-LAW** implements the policies of the Official Plan. The Zoning By-law contains development standards and provisions that are legally enforceable. The Zoning By-law includes the permitted uses for various zones (e.g. commercial or residential), the required standards for each zone (e.g. building size and location), and general provisions that apply to all zones (e.g. accessory buildings).

**SITE PLAN CONTROL** is a tool that is used by the Municipality to ensure that development is designed in a manner to implement safe and functional development, and to minimize potential impacts on neighbouring properties and the environment (including the shoreline). Site Plan Control assists in enforcing development standards for approved planning applications and development.

A **MINOR VARIANCE** is required when a building or structure does not comply with the provisions of the Zoning By-law. Applicants can submit a Minor Variance when minor amendments are required to the development standards and provisions in the Zoning By-law.

**OFFICIAL PLAN/ZONING BY-LAW AMENDMENTS** are generally required when an applicant is proposing a land use that does not conform or comply to the Municipality’s planning policies and regulations. A Zoning By-law Amendment is also required when a proposal is not considered to be “minor”.

A **CONSENT** application is required to divide (sever) land into new lots, boundary adjustments, corrections to deeds or property descriptions, and establish easements or rights-of-way.

## DEVELOPMENT PROCESS

- ⇒ Pre-consultation with Building and Planning Department.
- ⇒ Complete and submit complete *Planning Act* application.
- ⇒ Staff prepare required public notices and reports.
- ⇒ The planning application process vary in timing. Timing to be discussed during preconsultation.
- ⇒ An application may involve review by planners, engineers, technical experts, agencies and requires approval from the Committee of Adjustment or Council.
- ⇒ Following applicable approvals, preparation of building/ construction plans, floor plans, elevations, construction details (stairs, decks balconies, porches, etc.) energy efficiency requirements, servicing mechanical (HVAC, plumbing).
- ⇒ Building permit applications processed and permits issued in approximately two weeks following submission.

## REVIEWING AGENCIES

Your proposed development may be subject to additional input and comments from other agencies.

**Timiskaming Health Unit:** Provides approvals of all septic systems.

**Ministry of Natural Resources and Forestry:** If your property is located on a Lake Trout Lake, there may be additional information required to support your application.

**Temagami First Nation:** Pre-consultation is also required with the Temagami First Nation to determine cultural and archaeological significance on a site.



**Temagami First Nation**  
BEAR ISLAND, TEMAGAMI, ONTARIO