



July 31, 2019

MINUTES OF PLANNING BOARD MEETING - July 30, 2019

At a Meeting of the Manitoulin Planning Board, held in the Board Room at the Planning Board Office, Gore Bay, Ontario, on Tuesday, July 30, 2019, the following Members of Planning Board were present:

- |    |            |    |             |
|----|------------|----|-------------|
| 1. | L. Hayden  | 5. | K. Noland   |
| 2. | D. Osborne | 6. | R. Stephens |
| 3. | E. Russell | 7. | R. Brown    |
| 4. | D. Ham     | 8. | I. Anderson |

Regrets: D. Head  
Absent: L. Addison

Also in attendance were:

T. Sasvari, reporter, Manitoulin West Recorder; and  
G. Keatley, agent, File No. B08-19.

There were no other interested parties or members of the general public or press in attendance.

The Meeting was called to Order at 7:00 P.M. by Chair R. Stephens, who welcomed all present.

The Chair asked if there were any Board Members who wished to declare a conflict of interest with any of the items listed on the agenda or having to do with the previous Board Meeting of June 25, 2019. There were no conflicts declared.

1. ORDER OF BUSINESS

The Chair requested the adoption of the order of business.

MOTION

It was moved by I. Anderson and seconded by D. Ham that the Order of Business be adopted, as amended.  
- Carried.

2. MINUTES OF PREVIOUS BOARD MEETING - June 25, 2019

The Chair announced that the Minutes of the Board Meeting held June 25, 2019 had been circulated to all Board Members and requested that any errors or omissions be stated.

There being no errors or omissions, a motion was moved by D. Osborne and seconded by R. Brown that the Minutes be adopted as circulated. - Carried.

BUSINESS ARISING FROM THE MINUTES OF THE PREVIOUS BOARD MEETING  
- June 25, 2019

There was none.

3. VARIABLE EXPENDITURES

There were no questions of the variable expenditures as circulated.

The Secretary-Treasurer informed the Board that the monthly bank service charges had increased from \$20.00 to \$22.50.

MOTION

It was moved by D. Osborne and seconded by R. Brown that the variable expenditures be accepted as presented.  
- Carried.

4. PRESENTATION OF APPLICATIONS FOR CONSENT

The Chair announced that the applications for consent to sever would now be heard.

Note: For the sake of continuity the details and decisions of the presentations will be so recorded in the usual fashion toward the end of the Minutes.

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5. GENERAL, REGULAR AND NEW BUSINESS

i) By-law Enforcement for Townships of Robinson and Dawson

The Secretary-Treasurer reported that J. Diebolt has sent out all letters to land owners from his site visits in May 2019, regarding possible contraventions to Zoning By-law No. 96-01 for the Townships of Robinson and Dawson. The Planning Board office has been contacted by a couple of those land owners to comply with the Zoning By-law. A notice will be published in the two local papers this week about building in the Unincorporated Townships of Robinson and Dawson and to contact the Planning Board office for information.

ii) Municipal Zoning By-law Updates

The Secretary-Treasurer stated that there are three (3) Municipalities left for her to meet with to review the text and mapping and discuss the updating of their current Zoning By-laws.

iii) Cockburn Island

Attached to the Meeting Agenda was correspondence received from the Township of Cockburn Island, with the following Resolution No: 19-05-04:

*'That Cockburn Island Council wishes to express its discontent with the attitude and practice of the Manitoulin Planning Board as it pertains to land transactions on Cockburn Island. This Council believes that it and island ratepayers know best what Cockburn Island needs.'*

The Secretary-Treasurer when asked for comments stated that the most recent planning application for Cockburn Island was a consent to sever application, File No. B16-18. The application was approved by the Board on November 27, 2018 as well as a change to the conditions of consent approved by the Board on April 11, 2019. She stated that the file is available to all Board Members should they wish to review and/or discuss the file with her, as she felt she had processed the application as per the statutory requirements as she does with any other planning application. Discussion resulted with a request that R. Brown, Board Member for Cockburn Island, express the Boards' comments to Cockburn Island Council and report back to the Board at the next Board Meeting.

iv) Municipal Property Assessment Corporation (MPAC)

As requested by the Board at the previous Board Meeting held on June 25, 2019, the Secretary-Treasurer informed the Board that she had contacted MPAC to ask when an assessment or re-assessment of a property is triggered. MPAC informed her that when a municipal building permit is received, or when a Letter of Conformity (LoC) report for the Unincorporated Townships of Robinson and Dawson is received from the Planning Board, that it is then that MPAC would consider an assessment or re-assessment of a property. The Planning Board sends a report to MPAC for Letters of Conformity about four (4) times a year.

v) Lake Kagawong

Attached to the Board's Agenda was a copy of a letter dated April 15, 2019, addressed to Kay Grant, Ministry of Municipal Affairs and Housing (MMAH) from Carrie Hutchison, Ministry of the Environment, Conservation and Parks (MECP) Re: data and recommendation regarding Lakeshore Development Capacity and Lake Kagawong.

Discussion resulted in the following motion:

MOTION

It was moved by R. Brown and seconded by I. Anderson that the Secretary-Treasurer is requested to draft a letter to be sent to MMAH and MECP with the Board's concerns that additional information is required to determine additional development on Lake Kagawong and that the draft letter will be reviewed at the next meeting of Planning Board. - Carried.

vi) Request for Extension - Subdivision File No: SUB2014-01

Owners: Robert W. and Maria G. Bell  
Location: Part Lots 26, 27 & 28, Conc. XIV  
Township of Dawson, District of Manitoulin  
Proposal: To develop a 15 lot subdivision for rural residential uses.

Attached to the Board's agenda was an email from Stephen Davie, agent for the application, requesting another one year extension to complete the conditions of the Draft subdivision approval. She informed the Board that a previous one year extension that the Board had approved in 2019 will expire on August 22<sup>nd</sup>, 2019 and that under Section 51(33) of the Planning Act the Board could permit an extension.

MOTION

It was moved by D. Ham and seconded by L. Hayden that File No. SUB2014-01 be given an extension of an additional one year, until August 22<sup>nd</sup>, 2020, to be completed. - Carried.

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5. vii) a) Request for Support - Official Plan (OP) Amendment - Barrie Island, Ontario

Owner: 1927402 Ontario Inc.  
Location: Lots 25 and 26 and 27, Conc's. VI, VII, and VIII  
Township of Barrie Island, Municipality of Gordon/Barrie Island,  
District of Manitoulin  
Proposal: To redesignate from Rural Area to Shoreline Area to develop a  
35 lot subdivision for seasonal recreational uses.

The Secretary-Treasurer reported to the Board that she had received a draft application for an Official Plan Amendment and that the Ministry of Municipal Affairs and Housing (MMAH) the approval authority for an OP Amendment, has requested additional information from the applicants as part of the preliminary review. The applicants have requested support for an OP Amendment from the Planning Board.

She informed the Board that the OP had received approval on October 29, 2018 and read the following Official Plan Policy F.2.1 -4.:

*'There will be no privately initiated applications to amend the Official Plan for two years immediately following approval, unless supported by the municipality in accordance with Sections 22 (2.2) and (2.2) of the Planning Act.'*

When asked, L. Hayden, Board Member and Reeve of the Municipality of Gordon/Barrie Island, stated that the Municipality have had discussions with an agent acting for the applicants, and that the Municipality has shown support of the development on Barrie Island.

Discussion resulted in the following motion.

MOTION

It was moved by K. Noland and seconded by D. Ham that the request for the Board's support for an Official Plan Amendment for Barrie Island is supported in principle.  
- Carried.

vii) b) Request for Support - Official Plan (OP) Amendment - Gore Bay, Ontario

Owner: Trish Moran Strategic Consulting Inc.  
Location: Part Lot 9, East Side Phipps Street, (#51 Meredith Street),  
Gore Bay Town Plan 4  
Proposal: To permit on a site specific basis industrial-type uses of manufacturing  
chocolate and processing of coffee in a Core Commercial Area.

The Secretary-Treasurer informed the Board that she had received an application for an Official Plan Amendment and is working with the land owner on putting a package together to be sent over to the Ministry of Municipal Affairs and Housing (MMAH) the approval authority for an OP Amendment. As part of the package as per OP Policy F.2.1 -4., a resolution of support is required from the Manitoulin Planning Board.

When asked, D. Osborne, Board Member and Reeve for the Town of Gore Bay, stated that the Town has supported the development.

MOTION

It was moved by E. Russell and seconded by R. Brown that a Site Specific Official Plan Amendment for property owned by Trish Moran Strategic Consulting Inc., located at #51 Meredith Street in Gore Bay, Ontario, for the proposed Industrial type uses of manufacturing chocolate and processing of coffee, be supported by the Manitoulin Planning Board.  
- Carried unanimously.

MOTION

It was moved by E. Russell and seconded by R. Brown that BE IT RESOLVED the motion be adopted as read.  
- Carried unanimously.

5. viii) Provincial Policy Statement (PPS) 2014

Attached to the Board's Agenda was a letter, dated July 22, 2019, from Steve Clark, Minister, Ministry of Municipal Affairs and Housing (MMAH) advising that the ministry is launching a consultation on proposed policy changes to the PPS. A website link was included in the letter for additional information and a consultation period for comments which closes October 21, 2019.

The general consensus of the Board was that they would review the website and information provided, and discussion could be had at a later date.

5. ix) Natural Heritage System

A Natural Heritage System for the Manitoulin Area is required to be completed by October 2022. An information session hosted by the Planning Board Staff is being scheduled to explain what a Natural Heritage System is, collect information, have discussions about the system, and hopefully form a committee to assist with implementing the system. A tentative meeting date is Wednesday, August 21<sup>st</sup>, 2019, in Mindemoya, Ontario, from 7:00 p.m. until 9:00 p.m. This will be confirmed and a Notice will be published in the two local papers.

Jake Diebolt, GIS Technician, presented four draft maps prepared for the public information session on the Natural Heritage System: a map of administrative (municipal) boundaries within the Planning Area; an interim land cover ( alvar, wetland, forest, lakes, streams) map; a map of known non-sensitive significant wildlife habitat areas (fish, deer, birds); and a map of surface water features (streams, lakes, wetlands, watersheds). He explained that these maps and other maps he is working on, will be used to assist in informing the public of what is involved in the creation of the Natural Heritage System, and eventually be used to help delineate the core areas and linkages of the system. These maps will be available for viewing at the Planning Board office.

PRESENTATION OF APPLICATION FOR CONSENT TO SEVER

The Chair announced that the purpose of this phase of the meeting is:

- (a) to consider applications for consent under Section 52 of the Planning Act,
- (b) to make decision in regard to the applications scheduled to be heard, and, explained that this phase is open to the public and any interested parties will be given the opportunity to speak in support or oppose an application.

The Chair then asked if any Board Members have or wish to declare a "Conflict of Interest", at this meeting or previous meeting. There were none.

Following is the list of Applications for Consent considered at this meeting.

		<u>Moved By</u>	<u>Seconded By</u>
1.	B08-19	L. Hayden	D. Ham
2.	B09-19	R. Brown	K. Noland
3.	B10-19	I. Anderson	D. Osborne

It was moved and seconded that the above applications be conditionally approved, subject to all conditions being fulfilled as stated in the Decisions.  
- Carried.

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The time now being 9:01 p.m. and all business before the Board having been dealt with, the Meeting was adjourned on a motion moved by K. Noland.

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R. STEPHENS,  
CHAIR

  
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T. A. CARLISLE,  
SECRETARY-TREASURER