



# MANITOULIN PLANNING BOARD

40 WATER STREET - UNIT 1 - P.O. BOX 240 - GORE BAY - ONTARIO - P0P 1H0

☎ 705-282-2237 ☎ 705-282-3142

February 26, 2025

## MINUTES OF PLANNING BOARD MEETING - February 25, 2025

At a Meeting of the Manitoulin Planning Board held at the Planning Board Office, Gore Bay, Ontario, on Tuesday, February 25<sup>th</sup>, 2025, the following Members of Planning Board were present:

- |    |             |    |             |
|----|-------------|----|-------------|
| 1. | L. Hayden   | 5. | R. Stephens |
| 2. | K. Noland   | 6. | B. Barker   |
| 3. | D. McDowell | 7. | D. Osborne  |
| 4. | J. DeForge  | 8. | D. Head     |

Regrets: L. Chappell

Also in attendance for the meeting were:

T. Sasvari, Report, Manitoulin Expositor; and  
B.J. Allison, agent, for Consent to Sever File No's. B02-25, B03-25 and B04-25.

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

The meeting was called to order at 7:03 p.m. , after the Public Meeting, by Chair L. Hayden, 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 held on January 28<sup>th</sup>, 2025.

There were no conflicts declared.

### 1. ORDER OF BUSINESS

The Chair requested the adoption of the order of business.

#### MOTION

It was moved by D. McDowell and seconded by K. Noland that the Order of Business be adopted,  
- Carried.

### 2. MINUTES OF PREVIOUS BOARD MEETING - January 28<sup>th</sup>, 2025

The Chair announced that the Minutes of the Board Meeting held on January 28<sup>th</sup>, 2025 had been circulated to the Board Members and requested that any errors or omissions be stated.

There was none.

#### MOTION

It was moved by B. Barker and seconded by R. Stephens that the Minutes be adopted,  
- Carried.

### BUSINESS ARISING FROM MINUTES OF THE PREVIOUS BOARD MEETING - January 28<sup>th</sup>, 2025

There was none.

### 3. VARIABLE EXPENDITURES

There were no questions of the variable expenditures as circulated.

#### MOTION

It was moved by D. Osborne and seconded by J. DeForge that the variable expenditures be accepted as presented,  
- Carried.

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February 25<sup>th</sup>, 2025 - Continued

4. APPLICATION FOR AMENDMENT TO ZONING BY-LAW NO. 2022-05

File No.: 2022-05ZBL-25-001  
Applicants: Henrina Roosen and Lionel Cunningham  
Location: Part of Lot 12, Conc. VI  
Surveyed as Part 2, Plan 31R-3893  
Township of Dawson, District of Manitoulin

Chair L. Hayden had opened the Public Meeting at 7:00 p.m., prior to the regular meeting of Planning Board.

The required Public Meeting was held by the Manitoulin Planning Board on Tuesday, February 25<sup>th</sup>, 2025 to consider an amendment application to permit a seasonal dwelling in a Rural Zone, having water access via Loon Lake.

Section 14.0 - Rural ( R) Zone of Zoning By-law No. 2022-05 states:

*' seasonal dwellings, that existed on the 28<sup>th</sup> Day of November, 1978 or that are erected on land to which a consent has been given under Section 53 of the Planning Act, or its successors, is a permitted use.'*

The subject land was not created by Consent; is an existing lot of record; and is currently vacant. Therefore, an amendment is required.

The Secretary-Treasurer reported that the Planning Board had considered the applicants' request at the August 27<sup>th</sup>, 2024 Planning Board Meeting during their 'Request to be Heard'.

The following motion of August 27<sup>th</sup>, 2024, had resulted:

*' It was moved by T. Mackinlay and seconded by D. Osborne that in this circumstance, the lot surveyed as Part 2, on Plan 31R-3857 is considered to have water access via a 'Public Access Point' that is maintained by a 'Public Body' and therefore the Planning Board supports in principle, an amendment application to permit a seasonal dwelling in a Rural ( R) Zone having water access from the Loon Lake boat launch shoreline area within Lot 10, Conc. VII, Township of Dawson, - Carried.'*

The Secretary-Treasurer presented the Amendment Application.

The subject ±2.3 Hec. vacant parcel of land is an existing lot of record and has been owned by the applicants since July 1987.

The application was circulated on October 28, 2024 to the United Chiefs and Councils of Mnidoo Mnising (UCCMM) and the Wiikwemkoong Unceded Territory, as per Official Plan Policy F.5 - Consultation and Engagement.

The UCCMM nor the Wiikwemkoong Unceded Territory UCCMM have provided any comments or concerns regarding the application, or requested additional time to do so.

The application was circulated to the Ministry of the Environment, Conservation and Parks (MECP) due to the proximity of the Queen Mother M'nising Provincial Park protected area, to the west within Lot 13, Conc. VI.

MECP advised that permits may be required and that:

*' any work that takes place in the protected area requires pre-approval. Work is anything from cutting grass to building and everything in between. If work on the private property spills over into the protected area, that work will also need pre-approval.'*

Water access is proposed via Loon Lake, to Loon Lake Road, a seasonally maintained road.

The Ontario Ministry of Transportation has requested to be informed of all planning applications. The application was forwarded to MTO on October 28<sup>th</sup>, 2024 and they advised that the subject lot is not within MTO's permit control area (PCA); therefore have no comments to provide.

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*Application File No. 2022-05ZBL-25-001 - Continued*

According to the application, servicing will consist of hauled water or private well, and a private sewage disposal system.

The Sudbury and District Health Unit had provided a report, dated May 06, 2022, that it appears that the lot is capable of development for installation of a septic tank and leaching bed system.

Hydro One advised on November 4<sup>th</sup>, 2024 that they have no concerns; they do not have an easement and do not require one; and that they own the poles along Highway 540.

Dawson Township does not provide Fire Protection.

School Bussing is not required as seasonal residential uses are proposed

Garbage disposal is available.

The current Official Plan Designation is Rural Area. The land subject to this proposal will remain designated as being within a Rural Area and all Official Plan Policies applicable thereto will continue to apply.

The Current Zoning is Rural ( R) Zone. There are no zoning changes proposed. The proposal is to permit a seasonal dwelling in the Rural Zone having water access via Loon Lake, by Special Provision on a site specific basis.

Section 3 of the Planning Act requires that decisions affecting planning matters '*shall be consistent with*' policy statements issued under the Act. Planning decisions for the Manitoulin Planning Area must be consistent with Policies of the Provincial Planning Statement 2024. With approval of this proposed amendment, there does not appear to be any conflict or adverse impacts to policies expressed by the PPS 2024. The proposal is considered consistent with the PPS 2024.

Telephone conversations in 2022 with the Chair of the Dawson Local Roads Board and the Secretary-Treasurer of the Dawson Local Services Board advised that the road is maintained to the water's edge but that the launch is not maintained by either Board.

However, Susan Feindell, Secretary-Treasurer of the Dawson Local Roads Board and the Dawson Local Services Board, advised on December 2<sup>nd</sup>, 2024 that they do not maintain to the water's edge nor do they intend to.

Based on the aforementioned analysis it is recommended the subject Application for Zoning By-law Amendment to permit a seasonal dwelling in a Rural Zone, having water access via Loon Lake, may be approved, if the Planning Board is satisfied that a privately maintained boat launch area is satisfactory to provide parking and water access to the lot.

There was no one in attendance that wished to speak in favour of or opposed to the application.

The Board Members asked if there was a dock located at the boat launch; If so, if it was a Public dock or a private dock; who owns the land between Loon Lake Road and the water.

The Secretary-Treasurer passed around some photos provided by the applicants showing the surrounding area and a small floating dock, which is a private not a public dock. She explained that there may be private property between Loon Lake Road and the 66 foot wide marine allowance; this is undetermined; that the marine allowance is owned by the Crown in the Unincorporated Township of Dawson; and according to information the Planning Board Office has, the Ministry of Natural Resources does own some of the properties in the vicinity being Lots 12 to 14, Conc. V and Lots 13 and 14, Conc. VI.

The general consensus of the Board was that 'support in principle' had been given in August 2024 and that in this particular case, they should approve the Amendment as requested. However, if additional inquiries should come forward from other property owners for water access to their lots, those applications would be considered on their own merits.

The following motion resulted:

#### MOTION

*' It was moved by D. Head and seconded by D. McDowell that in this particular circumstance, amendment application File No. 2022-05ZBL-25-001 is approved to permit a seasonal dwelling in a Rural ( R) Zone having water access from the Loon Lake boat launch shoreline area within Lot 10, Conc. VII, Township of Dawson,  
- Carried Unanimously.'*

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February 25<sup>th</sup>, 2025 - Continued

## 5. 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 recorded in the usual fashion toward the end of the Minutes.

## 6. APPLICATION FOR VALIDATION OF TITLE - FILE NO. V01-2025

File No.: V01-2025  
Owner: Doris E. Cress  
Agent: Shelley Pelletier  
Location: Part Lot 1 Concession XI  
Being Lots 3, 4, 5, 6, 7, 8, and 9, East Side Munro Street  
Plan 6 for Providence Bay  
(#32 Munro Street and #12 Munro Street)  
Township of Carnarvon, Municipality of Central Manitoulin  
District of Manitoulin

An Application for Validation of Title has been received from Shelley Pelletier on behalf of Doris E. Cress to correct a contravention/breach to the Planning Act. A transfer of land (Instrument T-15454) from Robert Cranston to William Russell and George Russell is invalid as it did not include all of the land that was owned by Robert Cranston at that time, and therefore the transfer does not provide a clear title.

A Validation Order is required to correct the contravention to Section 50(3) of the Planning Act. According to the information provided, Robert Cranston was in violation to the Planning Act when he conveyed Lots 3, 4 and 5 East Side Munro Street to William Russell and George Russell on November 15<sup>th</sup>, 1971, while he owned adjacent land described as Lots 6, 7 and 8 East Side Munro Street.

Section 50(3) of the Planning Act states that:

*'No person shall convey land while they retain an interest in abutting land, unless the land is a lot or Block in a Plan of Subdivision or was previously granted Consent under Section 53 of the Planning Act'.*

Since June 27<sup>th</sup>, 1970, all land in Ontario has been subject to Subdivision control. Section 50 of the Planning Act is the enforcement mechanism for Subdivision control in Ontario. Therefore, a correction is required and this can be obtained via the Validation of Title process.

The Application for Validation of Title was received on October 25<sup>th</sup>, 2024 and it was presented at the regular meeting of the Manitoulin Planning Board on November 27<sup>th</sup>, 2024. The Secretary-Treasurer advised the Board that there were corrections required to the application due to some existing buildings/structures not included in the application. By Motion of the Board, the Decision of the Board had been deferred on November 27<sup>th</sup>, 2024..

On June 12<sup>th</sup>, 1959, by Transfer T-1261, William Lewis and Arden Lewis conveyed to Robert Cranston and Margaret Cranston the South Half of Lot 9, East Side Munro Street, Plan 6 Providence Bay.

On June 17<sup>th</sup>, 1963, by Transfer T-4437, Russell Norman Campbell conveyed to Robert Cranston Lot 8 East Side Munro Street, Plan 6 Providence Bay.

On June 12<sup>th</sup>, 1970, by Transfer T-13197, Norman Russell Campbell conveyed to Robert Richard Cranston Lot 3, 4, 5, 6 and 7 East Side Munro Street, Plan 6 Providence Bay.

On June 27<sup>th</sup>, 1970, Subdivision Control came into effect under the Planning Act.

On November 15<sup>th</sup>, 1971, by Transfer T-15454, a Contravention to Section 50(3) of the Planning Act occurred when Robert Cranston conveyed Lot 3, 4 and 5 East Side Munro Street, Plan 6 Providence Bay, to Willard William Russell and Theodore Russell while he also owned the abutting lands of Lots 6, 7 and 8 East Side Munro Street, Plan 6 Providence Bay without consent to sever approval.

On June 14<sup>th</sup>, 1976, by Transfer T-24302, Hulbert Patterson, John C. Young, Gorman Young, and Ernest Royce Young conveyed the North Half of Lot 9 East Side Munro Street, Plan 6 Providence Bay to Margaret Cranston.

On September 4<sup>th</sup>, 1987, by Transfer RM43914, Margaret Cranston conveyed the North Half of Lot 9 East Side Munro Street, Plan 6 Providence Bay to Robert Cranston.

Seven (7) additional transfers took place for Lots 3, 4, 5, 6, and 7 East Side Munro Street, Plan 6 Providence Bay:

1. On November 10 1997, by Transfer RM62423, Hilda Russell conveyed Lots 3, 4, and 5 East Side Munro Street, Plan 6 Providence Bay to Hilda Russell and Theodore Russell.

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*Application File No. V01-2025 - Continued*

2. On January 8<sup>th</sup> 1998, by Transfer RM62663, Hilda Russell conveyed Lots 3, 4, and 5 East Side Munro Street, Plan 6 Providence Bay to George Theodore Russell, Karen Pamela Charmey and Hilda Francesca Russell.
3. On January 10<sup>th</sup>, 2000, by Transfer RM65639, Karen Pamela Charmey conveyed her interest in Lots 3, 4, and 5 East Side Munro Street, Plan 6 Providence Bay to George Theodore Russell and Hilda Francesca Russell.
4. On August 6<sup>th</sup>, 2004, by Transfer RM72697, George Theodore Russell conveyed his interest in Lots 3, 4, and 5 East Side Munro Street, Plan 6 Providence Bay to Hilda Francesca Russell.
5. On July 15<sup>th</sup>, 2005 by Transfer RM74504, Hilda Francesca Russell conveyed Lots 3, 4 and 5 East Side Munro Street, Plan 6 Providence Bay, to Pamela Charmey and Deborah Russell.
6. On July 7<sup>th</sup>, 2007 by Transfer RM76465, Pamela Charmey and Deborah Russell conveyed Lots 3, 4 and 5 East Side Munro Street, Plan 6 Providence Bay to Mark Rose and Wendy Rose.
7. On August 7<sup>th</sup>, 2009, by Transfer RM82559, Mark Rose and Wendy Rose conveyed Lots 3, 4 and 5 East Side Munro Street, Plan 6 Providence Bay to Douglas Nadorozny.

On June 14<sup>th</sup>, 2024, by Survivorship Application MD29737, the Estate of Robert Cranston conveyed Lots 6, 7, 8 and the North Half of Lot 9 East Side Munro Street, Plan 6 Providence Bay to Doris E. Cress (the Applicant).

On June 14<sup>th</sup>, 2024, by Survivorship Application MD29735, the Estate of Robert Cranston conveyed the South Half of Lot 9 East Side Munro Street, Plan 6 Providence Bay, to Margaret Cranston.

On June 14<sup>th</sup>, 2024, by Transfer MD29736, Margaret Cranston conveyed the South Half of Lot 9 East Side Munro Street, Plan 6 Providence Bay, to Doris E. Cress (the Applicant).

Doris E. Cress is the current (registered) owner of Lots 6, 7, 8, and 9 East Side Munro Street, Plan 6 Providence Bay (the land to be retained). The land is currently registered as two separate Property Identification Numbers (PINs), with Lots 6, 7, 8 and the North Half of Lot 9 being PIN 47114-0164, and the South Half of Lot 9 being PIN 47114-0218.

Douglas Nadorozny is the current (registered) owner of Lots 3, 4, and 5 East Side Munro Street, Plan 6 Providence Bay. The land is currently registered as PIN 471140163.

Ms. Shelley Pelletier, Agent for the Application, is acting on behalf of the current owner of Lots 6, 7, 8, and 9 East Side Munro Street, Plan 6 Providence Bay, Doris Cress, who wishes to correct the title resulting from the Planning Act contravention by Transfer T-15454.

The land subject to the application for Validation Order, composing all of Lot 3, Lot 4 and Lot 5 East Side Munro Street Plan 6 Providence Bay, has a frontage of +/-60.39 m on Munro Street, a maintained municipal road, and a depth of +/-40.28 m, thereby containing an area of +/-0.24 hectares. There is an existing mobile home-type dwelling and an existing garage located on this land.

The parcel of land remaining, composing all of Lot 6, Lot 7, Lot 8, and Lot 9 East Side Munro Street Plan 6 Providence Bay, has a frontage of +/-80.46 m on Munro Street, a maintained municipal road, and a depth of +/-40.28 m, thereby containing an area of +/-0.32 ha. According to the application, there is an existing dwelling, an existing workshop, an existing shed, an existing wood shed, and a travel trailer stored within this land.

A copy of the Application for Validation of Title with sketch and listed land transfers affecting the land subject to validation were sent to Denise Deforge, CAO/Clerk for the Municipality of Central Manitoulin on November 19<sup>th</sup>, 2024. An updated/corrected version of the application showing the (previously) missing structures was provided to the Municipality on December 20<sup>th</sup>, 2024. The Application was reviewed by Central Manitoulin Council on January 30<sup>th</sup> 2025, and the following Resolution No. 036-2025 resulted:

*' That the Application for Validation of Title for Carnarvon Township, Concession XI, Lot 1, Part lots 3, 4, 5, 6, 7, 8 and 9 located on Munro Street in Providence Bay be approved.'*

Access for both the land subject to the Validation Order and the land to be retained is via Munro Street, a maintained municipal road.

A copy of the Application for Validation of Title with sketch was circulated to Cameron Cole, Corridor Management Planner for the Northeast Region of the Ministry of Transportation on November 21<sup>st</sup> 2024, as per the Ministry's request to be notified of all Planning application.

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*Application File No. V01-2025 - Continued*

Cameron Cole, Corridor Management Planner, replied via email on November 26<sup>th</sup> 2024 as follows:

*' Thank you for circulating the MTO on this application.*

*The subject lot is located within the MTO's permit control area (PCA); therefore, it is subject to review under the Public Transportation and Highway Improvement R.S.O. 1990. I can confirm that the MTO has no concerns with the proposed title correction.*

*Don't hesitate to contact me if there are any additional question or concerns.'*

An updated/corrected version of the application showing the (previously) missing structures was circulated to the Ministry on December 20<sup>th</sup> 2024, and Cameron Cole advised via email on January 8<sup>th</sup> 2025 that he had no additional comments to provide as a result of the changes.

Services for both the land subject to the Validation Order and the land to be retained consist of private individual wells and private individual septic systems. The agent for the application was not able to obtain records regarding the wells or the septic systems from the Public Health Sudbury and District.

Electricity is available to both properties, provided by Hydro One. A copy of the Application for Validation of Title with sketch was circulated to Hydro One on November 21<sup>st</sup> 2024. An updated/corrected version of the application showing the (previously) missing structures was circulated to Hydro One on December 20<sup>th</sup> 2024. Stephen Salt, Supervising Distribution Engineering Technician advised via email on December 31<sup>st</sup> 2024 that Hydro One has no concerns regarding the proposed validation.

Fire Protection is provided by the Central Manitoulin Volunteer Fire Department.

Garbage Disposal and recycling is provided by the Municipality of Central Manitoulin, via curbside waste and recycling collection. Collected waste is disposed of at the two Municipal Transfer Stations.

The current Official Plan Designation is Village Area. The Village Area designation under section C.2.1 – Permitted Uses permits low density residential dwellings, as well as small-scale industrial uses that are compatible with adjacent uses. The subject land will remain designated as being within a Village Area and all Official Plan Policies applicable thereto will continue to apply.

The current zoning is Hamlet Residential (RH) Zone for Lots 3, 4, and 5 Plan 6 Providence Bay and General Industrial (M1) Zone for Lots 6, 7, 8 and 9 Plan 6 Providence Bay. The land to be validated, being Lots 3, 4 and 5 Plan 6 Providence Bay, is to remain in the Hamlet Residential (RH) Zone, and meets the minimum required frontage and area for the zone. The existing residential use conforms to the permitted uses in the RH zone.

The parcel of land remaining, being Lots 6, 7, 8 and 9, are to remain in the General Industrial (M1) Zone and meet the minimum required frontage and area for the zone. The workshop on the property has been used as a contractor's workshop. Raymond McPherson, Chief Building Official for Central Manitoulin, advised via email on January 13, 2025 that provided the property has a primary residence, a travel trailer can be stored on the property as long as it is either in the driveway or the back yard.

From information available, there are no natural heritage features or species at risk on the subject land or within the adjacent lands, and no negative impacts to natural heritage features are anticipated.

From information available, the subject proposal will have no impact to policies of the Provincial Planning Statement (PPS) 2024. This proposal is considered to be consistent with the PPS 2024.

Section 57(8) of the Planning Act states:

*'A council or the Ministry may, as a condition to issuing a certificate of validation or order, impose such conditions in respect of any land described in the certificate or order as it considers appropriate.'*

There was no one in attendance that wished to speak in favour of or opposed to the application.

Based on the aforementioned analysis, it is recommended that the Planning Board may consider approval of the Application for a Certificate of Validation together with the fee of \$150.00 and conditional upon:

- i) *A written confirmation from the Land Registry Office that the description of the land to be validated is acceptable and can be legally registered without a registered/deposited Plan of Survey, and a full-sized copy of Plan 6 Providence Bay be provided to the Manitoulin Planning Board;*  
**OR**  
*A reference plan of survey, which bears the Land Registry Office registration number as evidence of its deposit therein, illustrating the parcel to be validated;*

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*Application File No. V01-2025 - Continued*

- ii) *A written confirmation from the Municipality that all outstanding municipal taxes for the subject land, Lots 3, 4, 5, 6, 7, 8, and 9 East Side Munro Street, on Plan 6 Providence Bay, have been paid;*
- iii) *An undertaking from a Solicitor stating that a copy of the Personal Identification Number (PIN) and the Parcel Register for the parcel of land remaining showing all of Lots 6, 7, 8, and 9 East Side Munro Street on Plan 6 Providence Bay have been consolidated into a single Property Identification Number (PIN), will be provided to the Manitoulin Planning Board;*
- iv) *An undertaking from a Solicitor stating that a copy of the registration of the Validation (transfer) and the new resulting Property Identification Numbers (PIN) for the land being validated, being Lots 3, 4, and 5, East Side Munro Street on Plan 6 Providence Bay, will be provided to the Manitoulin Planning Board.*

Discussion resulted in the following motion:

MOTION

*' It was moved by R. Stephens and seconded by D. Head that Planning Board approve the Validation of Title for File No. V01-2025 as proposed, subject to the four conditions as per the recommendation,  
- Carried unanimously. '*

7. APPEAL TO THE ONTARIO LAND TRIBUNAL  
- FILE NO'S. B22-24 TO B24-24 - TOWNSHIP OF CAMPBELL

The Secretary-Treasurer advised that the Appeal to the Ontario Land Tribunal (OLT) has been withdrawn by the applicant, Mr. D. Earl, for Consent to Sever File No's. B22-24 to B25-24.

8. NATURAL HERITAGE SYSTEM STRATEGY (NHSS) AND THE  
ENDANGERED SPECIES ACT (ESA)

The Secretary-Treasurer informed the Board that she is still waiting on some motions/resolutions from the member municipalities regarding support or not of the Official Plan Amendment (OPA) for the Natural Heritage System Strategy (NHSS), as amended on November 19<sup>th</sup>, 2025 by the Ministry of Municipal Affairs and Housing (MMAH). To date there have been three defeated municipal motions received.

The Secretary-Treasurer provided information to the Board regarding requirements under the Endangered Species Act (ESA) and how it effects the NHSS and the proposed OPA. The information has been sent to all member municipalities.

Discussion included keeping the amended text (November 19<sup>th</sup>, 2024) as per the Ministry of Municipal Affairs and Housing (MMAH); changing the text back to the original text that conforms to and includes the policies of the Official Plan; or using the recommended text suggested by planning board staff being:

*' As per existing provincial legislation, It is the responsibility of the landowner to identify the presence and habitat of Species at Risk and ensure proposed projects do not contravene section 9 and 10 of the Endangered Species Act, which prohibit the killing, harming, possession etc. of Endangered Species, or the damage and destruction of endangered species habitat. Development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements, including permits under section 17 of the Endangered Species Act. To protect Species at Risk from disturbance, the Habitat of Species at Risk are not illustrated on the schedules to this Official Plan.*

The general consensus of the Board was that they would prefer to keep the original text that conforms to and is part of the Official Plan. However, they were in agreement to wait and see what the other Municipalities motions are before any final decision is made.

9. METIS NATION OF ONTARIO

The Secretary-Treasurer reported that a letter of concern, regarding amendment applications for reduced setbacks, from M. Case, Metis Nation of Ontario, dated December 24<sup>th</sup>, 2024 was attached to the Board Agenda. A copy had been sent to all member municipalities

Discussion among the Board resulted in the Board directing the Secretary-Treasurer to forward the letter on to the United Chiefs and Councils of Mnidoo Mnising (UCCMM), and the Wiikwemkoong Unceded Territory for their comments.

*The letter was tabled as information and is attached a 'Appendix A' to the Meeting Minutes.*

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## 10. COMPARISON OF AUDITOR COSTS

The Secretary-Treasurer reported that at the January 28<sup>th</sup>, 2025 Board Meeting discussion was had regarding the increased auditor costs to the Planning Board. She was directed to investigate if the audit costs could be reduced by having a new Firm conduct the audit. She explained that under the Municipal Act, Section 296, if a local board serves more than one municipality, the auditor of the municipality responsible for the largest share of the board's expenses is required to audit the board for that year.

The full legislation:

<https://www.ontario.ca/laws/statute/01m25#BK395>

She provided auditor costs of five other Planning Boards in Northern Ontario and of eight member municipalities, over the past three years for comparison.

Discussion included:

- If Central Manitoulin supports the Planning Board using a different auditor could Planning Board then change their auditor?; could also obtain support from the other member municipalities to do this; need to keep auditor costs down; the Planning Board may need a legal opinion of whether the board can choose a different auditor; may need legal advice; this will have a cost; this additional cost is not in the 2025 Budget; the costs for the Manitoulin Planning Board 2024 audit appears to have almost doubled in the past five years; this has a big impact on the Planning Board budget and to the Municipal requisitions.

The following motion resulted:

### MOTION

It was moved by D. Osborne and seconded by K. Noland that the Secretary-Treasurer further investigate auditor costs and obtain confirmation from five Financial Firms that would take on the 2025 audit for the Manitoulin Planning Board and report back to the Board with the information,

- Carried Unanimously.

## 11. BUDGET COMMITTEE MEETING HELD ON FEBRUARY 21, 2025

The Secretary-Treasurer advised that an electronic Special Meeting of Planning Board was held of the Budget Committee, via ZOOM, on Friday, February 21<sup>st</sup>, 2025.

## 12. DRAFT 2025 BUDGET

The Secretary-Treasurer advised that the Tariff of Fees had been amended to include a sixteen percent (16%) increase as directed by motion of the Board at the January 28<sup>th</sup>, 2025 Board Meeting. The planning applications have been amended to reflect the new application fees.

She had provided a copy of an updated/revised Budget dated February 24<sup>th</sup>, 2025 to all Board Members, that resulted from the Budget Committee meeting of February 21<sup>st</sup>, 2025.

Members of the Budget Committee K. Noland, R. Stephens and B. Barker presented the Committee's recommendation as detailed in the Budget Committee Minutes.

Discussion included:

-the proposed 2025 Application fees (Revenue) were set somewhat higher than the average number of applications processed between 2019 and 2024, in order to mitigate the increase to the municipal requisitions for 2025; the anticipated Application fee amount (Revenue) is still within the range of the 2021 and 2022 amounts and are optimistic but achievable; leave the Planning Board reserves as they are; this is more prudent than using the reserves to assist with the 2025 budget; the 2025 budget should be passed at this Planning Board meeting so that the municipalities could/would have time to implement the increased cost into their own budgets.

Discussion resulted in the following Motion:

### MOTION

It was moved by D. Head and seconded by D. Osborne that the Planning Board approves the 2025 Budget as recommended by the Budget Committee in the amount of \$240,516.15, resulting in an increase to the municipal requisitions of six percent (6%) for 2025,

- Carried Unanimously.



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*Draft 2025 Budget - Continued*

The Secretary-Treasurer requested a motion to adopt the Minutes Budget Committee Meeting of February 21<sup>st</sup>, 2025 and the following motion resulted:

MOTION

It was moved by K. Noland and seconded by R. Stephens that the Minutes of the electronic Special Meeting of the Budget Committee, held on Friday, February 21<sup>st</sup>, 2025, be adopted as presented,  
- Carried Unanimously.

13. CLOSED IN CAMERA SESSION

Chair L. Hayden requested an In-Camera session to discuss matters about identifiable individuals.

MOTION

It was moved by R. Stephens and seconded by D. McDowell that the Board go In Camera at 8:48 p.m to discuss matters about an identifiable individuals,  
- Carried Unanimously.

It was reported that items were discussed during the In Camera session component of the Board Meeting. There were no Decisions or Motions made in Camera.

MOTION

It was moved by D. Osborne and seconded by R. Stephens that T. Carlisle, Secretary-Treasurer take on the addition role of Office Administrator to oversee the processing of all planning applications in a timely manner,  
- Carried Unanimously.

MOTION

It was moved by J. DeForge and seconded by R. Stephens that the Board rise from the In Camera session at 9:20 p.m.,  
- Carried Unanimously.

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Application File No's.: B02-25, B03-25 and B04-25 No. of Members Present: 8  
Date of Decision: February 25, 2025  
Location of Property: Part Lot 32, Conc. VI, surveyed as Part 1, Plan 31R-3905,  
Township of Assiginack, District of Manitoulin

### **DECISION**

The purpose of this application made under Section 53(1) of the Planning Act by Brad Allison on behalf of Marilyn Cohen, Estate Trustee is to provide for the creation of three (3) new lots for residential uses.

Mr. Allison, agent for the application, provided a copy of land transfer No. MD30920, dated January 24, 2025, for the transfer of Parts 2 and 3, Plan 31R3905 to the Township of Assiginack, for road widening.

File No. B02-25 proposes to create a new lot having a minimum frontage of ±46 M. on Cardwell Street, a year round maintained municipal road, and an average depth of ±148.7 M., thereby containing an area of ±0.7 Hec.

File No. B03-25 proposes to create a new lot having a minimum frontage of ±46 M. on Cardwell Street, a year round maintained municipal road, and an average depth of ±151 M., thereby containing an area of ±0.7 Hec.

File No. B04-25 proposes to create a new lot having a minimum frontage of ±46 M. on Cardwell Street, a year round maintained municipal road, and an average depth of ±152 M., thereby containing an area of ±0.7 Hec.

The retained land has a frontage of ±96.85 M. on Cardwell Street, a year round maintained municipal road, and an average depth of ±150.4 M., thereby containing an area of ±1.5 Hec.

There are no structures located within the subject lands.

The application was circulated on June 28, 2024, to the Wiikwemkoong Unceded Territory and to the United Chiefs and Councils of Mnidoo Mnising (UCCMM), as per Official Plan Policy F.5 - Consultation and Engagement.

The Wiikwemkoong Unceded Territory and the UCCMM have not provided any comments or concerns regarding the application, or requested additional time to do so.

Access is via Cardwell Street, a year-round maintained municipal road. The access includes the recent conveyance of Parts 1 and 2, on survey Plan 31R-3905.

Services will consist of private individual septic systems and private wells when required.

The Public Health Sudbury and District have advised they have no concerns as it appears that the severed and retained lots are capable of development for installation of a septic tank and leaching bed system.

There is a hydro line identified along Cardwell Street, to the north of the property. Hydro One was circulated as part of the preliminary review. Josh Waytowich advised via email that Hydro One has no concerns; they do not have an easement; they do not require an easement; and they own the poles within the road allowance (along Cardwell Street).

The subject land has been designated Shoreline Area and zoned Shoreline Residential (SR).

Zoning By-law No. 2024-10 for the Township of Assiginack, permits a year round residential dwelling in the SR Zone.

From the elevation mapping available, parts of the property appear to be located within the 100 year flood contour of 177.8 Canadian Geodetic Vertical Datum (CGVD1982).

Official Plan Policy D.9.1.1 - Flood Hazards states in part:

*' 2. Development will be directed away from areas within or adjacent to the regulatory flood plain.'*

The 177.8 flood contour has not been identified. However, from information available there appears to be building sites within the southern part of the property, that would be outside the flood hazard.

From information available the subject proposal does not appear to have any natural heritage features or species at risk (SAR) concerns.

This proposal is considered to be in conformity with the Provincial Planning Statement (PPS) 2024.

The application was circulated on February 5<sup>th</sup>, 2025 to the Township of Assiginack, Bell Canada, the Ontario Ministry of Transportation (MTO), and to all property owners within 60 metres and by the posting of a notice, clearly visible and legible from a public highway or other place to which the public has access, as required by Ontario Regulation 197/96.

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February 25<sup>th</sup>, 2025 - Continued

*Application File No's. B02-25, B03-25 and B04-25 - continued  
February 25<sup>th</sup>, 2025*

The Municipality advised on February 6<sup>th</sup>, 2025 that they may not be supportive of digging up Cardwell Street to put in residential waterlines.

Mr. Allison was advised of the Township's comments and he amended the application on February 12<sup>th</sup>, 2025 from seasonal residential uses to year-round residential uses with servicing proposed via private well rather than obtaining water from Lake Huron. Mr. Allison was advised that a re-circulation of the application may be required, as the Notice that had gone out on February 5<sup>th</sup>, 2025 had been for seasonal residential uses.

The Municipality advised by Resolution No. 25-02-2025 on February 19<sup>th</sup>, 2025:

*'BE IT RESOLVED THAT we inform the Manitoulin Planning Board that we have no objections to Consent Application B02, B03 and B04, pursuant to the applications submitted.'*

The Municipality noted that the approval of the application was for the severance of the lots to be created, not for the water lines running under Cardwell Street.

Laurie-Ann Lee, Bell Canada, advised via email on February 7<sup>th</sup>, 2025 that:

*' Bell Canada has no easement requirements with respect to the proposed closure and sale of the subject property.'*

Cameron Cole, MTO advised via email on February 25<sup>th</sup>, 2025:

*' I can confirm that the subject lands are located outside the MTO's permit control area (PCA); therefore, we have no comments to provide at this time.'*

An email was received by the Township of Assiginack Office and was forwarded to the Planning Board Office on February 25<sup>th</sup>, 2025, from Cynthia Levesque, landowner to the south of the subject land, being Lot 32, Conc. VI. The Secretary-Treasurer replied to her email and left a telephone message on February 25<sup>th</sup>, 2025, advising that her comments, if received prior to the Planning Board Meeting, would be provided to the Planning Board for consideration. No written comments or concerns have been received.

There have been no other inquiries or concerns received as a result of circulation to property owners within 60 metres or the posting of the notice.

The Board discussed if the application should be re-circulated due to the change from seasonal residential use to year-round residential use after the Notice of Application had gone out. The municipality did not have any concerns with the change, therefore, the board were in agreement that a re-circulation was not required. The Board were in agreement to add a note that further severances by the Consent to Sever process may not be supported further development; may need to proceed via a Plan of Subdivision.

Board Member, J. DeForge informed the Board that he is aware of a property owner in the vicinity that found oil while drilling for his well.

Mr. Allison, agent for the application, was in attendance during consideration of the application.

There was no one else in attendance who wished to speak in support or opposition to the application.

**Consent is tentatively granted subject to the following conditions:**

The following documents must be submitted to the Secretary-Treasurer of the Board within two years from the date of the notice of decision for certification:

- a) the Transfer of Land form(s) prepared by a solicitor/lawyer, and
- b) a Schedule to the Transfer of Land form on which is set out the entire legal description of the parcel(s) given conditional approval. This Schedule must also contain the names of the parties indicated on the Transfer of Land form.

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February 25<sup>th</sup>, 2025 - Continued

*Application File No's. B02-25, B03-25 and B04-25 - continued  
February 25<sup>th</sup>, 2025*

Accompanying the transfer documents shall be:

- i) a reference plan of survey, which bears the Land Registry Office registration number of its deposit therein, which illustrates the parcel(s) having a minimum frontage of 46 metres on Cardwell Street, to which the consent approval relates;
- ii) a written confirmation from the municipality that entrance permits from Cardwell Street have been issued or can be issued, for the severed and retained land, satisfactory to the municipality;
- iii) a fee of \$150.00 for each Transfer of Land submitted for Certification; and
- iv) a written confirmation from the municipality that all outstanding municipal taxes have been paid.

Note: Subsection 3 or 5, as the case may be, of Section 50 of the Planning Act shall not apply to any subsequent conveyances of or in relation to the parcel of land being the subject of this application.

Note: Owner(s) of the subject land should be made aware that building permit restrictions shall apply.

Note: Further development by the Consent to Sever process may not be supported.

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February 25<sup>th</sup>, 2025 - Continued

Application File No.: B05-25 No. of Members Present: 8  
Date of Decision: February 25, 2025  
Location of Property: Lots 11, 12, 13 and 14, Conc. V, Township of Tehkummah,  
District of Manitoulin

### **DECISION**

The purpose of this application made under Section 53(1) of the Planning Act by John and Linda Albrecht is to provide for the creation of a new lot having a frontage of  $\pm 502.5$  M. on the 10<sup>th</sup> Side Road, a maintained municipal road, and a depth of  $\pm 1,608$  M., thereby containing an area of  $\pm 80$  Hec. There are no structures on this land. Farm related residential uses are proposed for family members.

The land to be retained has frontages of  $\pm 502.5$  M. on the 10<sup>th</sup> Side Road, a maintained municipal road and  $\pm 1,608$  M. on the unopened municipal road allowance, and a depth of  $\pm 1,608$  M., thereby containing an area of  $\pm 80$  Hec. There is a farm related storage building located within this land. Farm related residential uses are proposed for family members.

*Mr. and Mrs. Albrecht have re-submitted their application, File No. B35-21, which lapsed when conditions of the consent to sever approval were not fulfilled within two years as required by the Planning Act.*

Services will consist of private individual wells and private individual septic systems if required. No new services are proposed at this time.

Access for the severed land is proposed from the 10<sup>th</sup> Side Road, a maintained municipal road. Access for the retained land is via an existing entrance from the 10<sup>th</sup> Side Road, a maintained municipal road.

#### **Proposed Severed Land**

Part Lot 11, Conc. V has been designated as Prime Agriculture Area. Part Lots 12, 13 and 14, Conc. V have been designated as Rural Area. This  $\pm 80$  Hec. parcel of land is within an Agriculture Zone and a Rural Zone.

#### **Proposed Retained Land**

Part Lots 11 and 12, Conc. V have been designated as Prime Agriculture Area. Part Lots 13 and 14, Conc. V have been designated as Rural Area. This  $\pm 80$  Hec. parcel of land is within an Agriculture Zone and a Rural Zone.

The Official Plan under Policy C.4.3 AGRICULTURAL LOT CREATION AND LOT ADJUSTMENT states:

*'In Agriculture Areas, the long-term interests of agriculture, including the preservation of farmland and the enhancement of farming operations, will be the primary role of the designation. The following consent policies will apply to the lands designated as Agriculture Areas in the District.*

*A consent to sever may be granted for the following purposes:*

*1. To divide a lot subject to the following conditions:*

*a. the minimum area of both the retained and severed lots will be approximately 40 hectares in size, unless otherwise provided for in this Plan. Smaller severed lot sizes will only be considered by amendment to the Zoning By-law where the sizes of the parcel to be severed and the parcel to be retained are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.'*

The Provincial Planning Statement 2024 states, in part, under Policy 4.3.3:

*'Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:*

*a) agriculture uses, provided that the lots are of a size appropriate for the type of agriculture use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;'*

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*February 25<sup>th</sup>, 2025 - Continued*

*Application File No. B05-25 - continued*

Jocelyn Beatty, The Ontario Ministry of Agriculture and Food and Rural Affairs (OMAFRA) advised that OMAFRA generally recommends 40 hectares as the minimum agriculture parcel size for lot creation in the prime agriculture area, which has become a consistent recommendation. Due to the size of the proposed severed and retained land, this proposal appears to have no negative impacts on the agricultural viability.

A residential building site would be available within the proposed severed and proposed retained land outside the Prime Agriculture Area and Agriculture Zone, which would be permitted by Zoning By-law No. 80-02 for the Municipality of Tehkummah.

There is a barn located within Lot 21, Conc. B to the east, and a barn located within Lot 15, Conc. VI to the west of the subject land. A new residential building site within the severed and the retained land could meet the requirements of the Minimum Distance Separation of the existing farm related structures, as required by (OMAFRA).

Official Plan Policy under C.5 - Rural Areas - under C.5.2.2. states:

*'Development in Rural Areas will be subject to policies of Section E.2.'*

Official Plan Policy E.2.3. - PRIVATE WATER AND SEWAGE SERVICES - under 6. states;

*'Potable water for new development will be provided in accordance with the Province's guidelines'*

The Provincial D-5-5 Guidelines require a minimum flow rate of 13.7 litres/per minute of potable water to be available for a permanent (year round) residential use.

There is an aggregate site, No.615641, located within Lots 12 and 13, Conc. VI. A portion of the severed land falls within the The Ministry of the Environment and Climate Change (MOECC) D-6 Series Guidelines 300 metre buffer of the aggregate site.

The Ministry of the Environment and Climate Change (MOECC) D-6 Series Guidelines, Under Section 1.2.4. - Other Facilities and Section 4.3 - Recommended Minimum Separation Distances: recommends that residential and institutional development within 300 metres of mineral aggregate resource areas and licenced pits will generally not be permitted. Proposed residential or institutional development within these areas will be supported by studies that demonstrate that any land use conflicts will be fully mitigated. i.e. feasibility study.

The Provincial Planning Statement (PPS) 2024, Chapter 5: - Protecting Health and Safety states:

*'1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.'*

It would appear that there would be a building site within the proposed severed land outside the area of influence, that would be outside the 300 metre buffer that would conform to the MOECC D-6 guidelines and policies of the PPS 2024.

From information available, the subject land does not appear to have any natural heritage features or species at risk (SAR) concerns. The proposal is considered to be in conformity with the PPS 2024.

There are four drains in the vicinity of the subject land; the Wood Drain, the Scott Drain, the McCauley Drain, and the Smeltzer Drain. Mr. Albrecht was advised that Section 65 of the Drainage Act may apply and a reassessment may be required.

John Linley, K Smart Associates Limited Consulting Engineers & Planners, advised via email on October 19<sup>th</sup>, 2021 (For previous application, File No. B35-21) as follows:

*'I did a site review and spoke with landowner Albrecht. The area where he wants to put the entrance culvert is known as the Smeltzer drain, I have sent a watershed plan, profile and culvert maintenance section of the report.'*

*The only concern I would have is that the culvert is of the right size and installed at correct elevations as to conform with drainage design. The landowner before installing should notify municipality and drainage superintendent for proper guidance.'*

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February 25<sup>th</sup>, 2025 - Continued

Application File No. B05-25 - continued

The application was circulated on February 7<sup>th</sup>, 2025 to the Municipality of Tehkummah, Bell Canada, the Ontario Ministry of Transportation and to all property owners within 60 metres, and by the posting of a notice, clearly visible and legible from a public highway or other place to which the public has access, as required by Ontario Regulation 197/96.

The Municipality recommend consent be given with no specific conditions.

Laurie-Ann Lee, via email received on February 10<sup>th</sup>, 2025, advised that Bell Canada has no comments or concerns regarding the application.

Cameron Cole, MTO, via email received on February 20, 2025 advised that the subject lands are located outside MTO's permit control area (PCA); therefore have no comments to provide at this time.

There was no one in attendance who wished to speak in support or opposition during consideration of the application.

**Consent is tentatively granted subject to the following conditions:**

The following documents must be submitted to the Secretary-Treasurer of the Board within two years from the date of the notice of decision for certification:

- a) the Transfer of Land form(s) prepared by a solicitor/lawyer, and
- b) a Schedule to the Transfer of Land form on which is set out the entire legal description of the parcel(s) given conditional approval. This Schedule must also contain the names of the parties identified on the Transfer of Land form.

Accompanying the transfer documents shall be:

- i) a reference plan of survey, which bears the Land Registry Office registration number as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates;  
**or**  
a written confirmation from the Land Registry Office that a boundary line survey identifying the new lot line(s), not identified by a registered Plan of Survey, resulting from the severance, describing the subject land is satisfactory to their requirements;
- ii) a written confirmation from the municipality that any portion of a travelled road which is maintained by the municipality that encroaches onto the subject land, has been surveyed and conveyed to the municipality, satisfactory to the municipality;
- iii) a written confirmation from the municipality that an entrance permit from the 10<sup>th</sup> Side Road for the severed land has been issued or can be issued, satisfactory to the municipality;
- iv) a written confirmation from the municipality that any municipal drain assessment for the subject lands has been completed by the landowners, satisfactory to the land owners and the municipality;
- v) a fee of \$150.00 for each Transfer of Land submitted for Certification; and
- vi) a written confirmation from the municipality that all outstanding municipal taxes have been paid.

**Note:** Subsection 3 or 5, as the case may be, of Section 50 of the Planning Act shall not apply to any subsequent conveyances of or in relation to the parcel of land being the subject of this application.

**Note:** Owners of the subject land should be made aware that building permit restrictions may apply.

PRESENTATION OF APPLICATIONS 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 53 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. B02-25, B03-25 and B04-25	D. McDowell	J. DeForge
2. B05-25	K. Noland	J. DeForge

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 9:21 p.m. and all business before the Board having been dealt with, the Meeting was adjourned on a motion moved by K. Noland and seconded by B. Barker,

- Carried Unanimously.

\_\_\_\_\_  
L. HAYDEN, CHAIR

  
\_\_\_\_\_  
T.A. CARLISLE,  
SECRETARY-TREASURER



## **APPENDIX A**

### ***Attached to the Manitoulin Planning Board Minutes of February 25<sup>th</sup>, 2025***

12<sup>th</sup> December 2024

VIA ELECTRONIC MAIL

#### **Reduction of Setbacks – Concerns from the Métis Nation of Ontario**

To whom it may concern,

I am writing to you in my capacity as the elected Regional Councillor for the Métis Nation of Ontario (MNO) Huron-Superior Métis Regional Consultation Committee (the "Committee"), which has been tasked with leading consultation and engagements on various activities in the region. We have significant concerns with the amount of applications for the reduction of setbacks considered by your municipality within our Traditional Harvesting Territory. We would like to express our committee's concerns regarding the direct and indirect impacts these setbacks can have on Métis Citizens practicing their Traditional Way of Life.

The setbacks of buildings are established in part to protect environmentally sensitive areas or critical wildlife habitat areas, including littoral and riparian areas, wetlands, forests, habitats for certain species, and shorelines. Shoreline and riparian zone setbacks are especially important to maintaining and improving water quality. Polluted runoff is a leading cause of water quality issues, and can leach into nearby waters via runoff, harming aquatic life and contaminating drinking water.

We are concerned that the consideration of the reduction of these setbacks will negatively impact the ecosystem including diminishing the nutritional and medicinal value of species harvested by MNO Citizens, and that any pollutants that runoff in to the water may have the chance to bio-accumulate in the species we use. We fear that the animal we use for the practice of our Traditional Way of Life and their natural food source may be altered, diminished or destroyed by the continued reduction of setbacks in the region. All of which would have an adverse effect on our use of the natural areas and negatively impact our citizens Section 35 Aboriginal Rights.

As a local government you have the great responsibility when it comes to establishing setbacks or buffers to protect sensitive areas, especially in the context of the continued development in the region and their cumulative effects. The environmental characteristics of these areas are what makes them important to MNO Citizens practicing their way of life, and which makes setback requirements an important tool in protecting them from human impact. Additionally, if a development spills over or is found to have an adverse impact in the setback or on sensitive area, on who does it fall to mitigate these damages through the replanting of native vegetation or other compensatory actions?

Sincerely,

Mitch Case



c.c. MNO Huron-Superior Métis Traditional Territory Regional Consultation Committee

Steve Gjos, Captain of the Hunt Huron-Superior Métis Community Traditional Territory and President  
Historic Sault Ste. Marie Métis Council  
Roly Blanchette, President North Channel Métis Council  
Sam Boyer, MNO Region 4 Regional Manager

MNO – Lands Resources and Consultations

Linda Norheim, Director, Lands, Resources and Consultations Branch, MNO  
Mary MacDougall Manager, Lands, Resources and Consultations Branch, MNO  
Ethan Roy, Consultation Advisor, Lands, Resources and Consultations Branch, MNO