



MANITOULIN PLANNING BOARD

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

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February 26, 2025

MINUTES OF PUBLIC MEETING - FEBRUARY 25TH, 2025

A public meeting, held at the Planning Board Office, 40 Water Street, Unit 1, Gore Bay, Ontario was called to Order at 7:00 p.m. by Chair L. Hayden prior to the regular meeting of Planning Board to hear and receive comments in support of or in opposition to an Application to Amend 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

The Chair after calling the Meeting to Order declared the Board Members present constituted a quorum. The Board Members present were:

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

Also in attendance for the meeting was:

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

The Secretary-Treasurer advised that a Zoning Amendment Application has been received from H, Roosen and L. Cunningham, 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 28th 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 and is currently vacant. Therefore, an amendment is required.

The Secretary-Treasurer reported that the Planning Board had considered the request at the August 27th, 2024 Planning Board Meeting during a 'Request to be Heard' submitted by the applicants. The following motion had resulted:

'It was moved by Tim 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.'

Chair L. Hayden

- advised he would preside over the Meeting and the Meeting would be conducted in accordance with Sections XI and XII of By-law No. 2019-01 (Procedural By-law);
- explained the purpose of the Meeting;
- instructed the Secretary-Treasurer to keep a record of proceedings;
- advised of the power of the Ontario Land Tribunal (OLT) to dismiss an appeal if an appellant has not provided the Planning Board with oral submissions at the public meeting or written submissions before the By-law is passed; and
- requested and received verification from the Secretary-Treasurer that all requirements of the Planning Act and prescribed procedures, including Public Notice, had been fulfilled for the application/File No. 2022-05ZBL-25-001 to be heard.

The Chair advised submissions in favour or opposed to the following application would now be heard.

The Secretary-Treasurer reported that Susan Feindell, Secretary-Treasurer of the Dawson Local Roads Board and the Dawson Local Services Board, advised on December 2nd, 2024 that they do not maintain to the water's edge nor do they intend to. The Secretary-Treasurer stated, for the record, there were no other written submissions in favour of or opposed to the application.

She noted that 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.

There was no one present to speak in support or in opposition to the application.

It was moved by D. Osborne and seconded by B. Barker that the Public Meeting be declared closed at 7:03 p.m.

L. Hayden, Chair

Theresa A. Carlisle

T.A. Carlisle, Secretary-Treasurer