



MANITOULIN PLANNING BOARD

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

☎ 705-282-2237 ☎ 705-282-3142

February 28, 2024

MINUTES OF PUBLIC MEETING - FEBRUARY 27th, 2024

Consideration of Amending Zoning By-law No. 2022-05 for the Unincorporated Townships of Robinson and Dawson under the Provisions as set out by Section 39 of the Planning Act, Chapter p.13, R.S.O., as amended.

A public meeting, held at the Planning Board Office, 40 Water Street, Unit 1, Gore Bay, Ontario, was called to Order at 7:02 p.m. by Chair L. Hayden 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-24-001
Applicant: Todd Murray
Location: Part Lot 23, Conc. X
Lying Between Pt. 1, Plan 31R-185 and Instrument No. T-16283
(Located at #25548 Hwy 540)
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. | K. Noland |
| 2. | D. Osborne | 5. | R. Stephens |
| 3. | Tim Mackinlay | 6. | D. McDowell |

Also in attendance for the meeting were:

T. Sasvari, reporter, Manitoulin Expositor;
T. Murray, applicant, for Amendment File No: 2022-05ZBL-24-001; and
J. Chandler, Member of the Public.

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-24-001 to be heard.

The Secretary-Treasurer explained that a Zoning Amendment Application was received from Todd Murray to permit an existing (RV) recreational vehicle (±8.2 m. X ±2.4 m.) and an existing tool shed (±3.7 m. X ±2.4 m.) attached to the RV, which are located in the front yard/in front of the dwelling which is under construction, to remain on a temporary basis for up to three years during the completion of the dwelling,

Zoning By-law No. 2022-05, Section 4.1.4 - Recreational Vehicles - states:

1. No recreational vehicle shall be used for habitable space, i.e. sleeping and/or eating, except temporarily in a campground for such use;
2. Recreational vehicles are prohibited on vacant lots;
3. Recreational vehicles are only permitted to be parked and/or stored in the zones where residential uses are permitted as an accessory use on a lot that has a primary use;
4. Recreational vehicles must be stored appropriately and conform to the following provisions:
 - a) parking/storage is only permitted in the rear yard.

Therefore, the amendment is required to permit the non-complying use(s) of the two structures placed on the property without permit(s).

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

The Secretary-Treasurer read the following letter, received from Mr. Murray:

*'To whom it may concern,
I'm constructing a home at 25548 Hwy 540 in Dawson Township and require temporary eating/sleeping quarters and tool shed. Currently I have an RV and tool shed in my driveway until I have the plumbing and kitchen installed in the new home. The current location of these structures is on solid ground above the spring flood zone.*

*The build is progressing and I have all the plumbing/kitchen materials on site to complete the work. I expect to remove the RV/tool shed from the driveway in the summer of 2024, but no later than September 30th, 2024.
Thank you for your consideration on this amendment.'*

The Chair then requested comments from the applicant, Mr. Murray.

Mr. Murray, Applicant, passed around pictures of the RV tool shed and the dwelling which is under construction, and further explained his request.

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

The Public Meeting was declared closed by the Chair at 7:10 p.m.

L. Hayden, Chair

Theresa A Carlisle
T.A. Carlisle, Secretary-Treasurer



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A public meeting, held at the Planning Board Office, 40 Water Street, Unit 1, Gore Bay, Ontario, was called to Order at 7:10 p.m. by Chair L. Hayden 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-24-002
Applicants: Jeremy and Jane Fuller
Location: Part Lot 22, Conc. X
Surveyed as Parts 1 to 4, Plan 31R-4074
(Located at #144 Kemp Lake Road)
Township of Robinson, 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. | K. Noland |
| 2. | D. Osborne | 5. | R. Stephens |
| 3. | Tim Mackinlay | 6. | D. McDowell |

Also in attendance for the meeting were:

T. Sasvari, reporter, Manitoulin Expositor;
T. Murray, applicant, for Amendment File No: 2022-05ZBL-24-001; and
J. Chandler, Member of the Public.

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-24-001 to be heard.

The Secretary-Treasurer explained that a Zoning Amendment Application was received from Jeremy and Jane Fuller to permit an existing portable storage container (±12.2 m. X ±2.5 m.) and an existing guest cabin (±5.0 m. X ±2.5 m.), which were placed on their property without permits, to remain on a temporary basis for up to three years during the construction of their dwelling,

On February 21st, 2024 it was discovered that there are three additional structures which were not identified on the application or the sketch, and were not part of the formal circulation. These three structures include an existing out house/privy (±1.2 m. X ±1.2 m.), an existing well house (±2.0 m. X ±2.0 m.), and an existing gazebo (±3.0 m. X ±3.0 m.). The application and the digital sketch should have included all five structures, as they were identified in the pictures taken during a Site Visit to the property in May 2023. Mr. and Mrs. Fuller amended their application on February 27th, 2024 and the Planning Board have amended the application sketch to identify all the structures.

An amendment is needed because a portable storage container is not a permitted use in the Rural (R) Zone; the other structures are not accessory to a dwelling as the dwelling has not been built; and the guest cabin and the out house/privy are located in the front yard/in front of the proposed dwelling.

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

The Secretary-Treasurer read Section 11. of the Amendment Application:

'When we purchased the lot, there was a portable storage container already located in the place where it is sitting now on the property. We are requesting permission to leave it where it sits now temporarily, to be used for the storage of equipment and tools while we construct our residential dwelling.

We also require shelter, as we currently live over 500 km from the property. We have a small bunkie (guest cabin) that can be easily moved around the property that we would like to use as a place for shelter from the elements while we construct our residential dwelling.

Once the residential dwelling is constructed the bunkie (guest cabin) can be relocated and will conform to the regulations and the shipping container will be removed from the property.

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

The Public Meeting was declared closed by the Chair at 7:12 p.m.

L. Hayden, Chair

Theresa A Carlisle
T.A. Carlisle, Secretary-Treasurer