

September 23, 2026

MINUTES OF PLANNING BOARD MEETING - September 22nd, 2026

At a Meeting of the Manitoulin Planning Board at the Planning Board Office, Gore Bay, Ontario, held on Tuesday, September 22nd, 2026, after a Public Meeting, the following Members of Planning Board were present:

- | | | | |
|----|-------------|-----|--------------|
| 1. | K. Noland | 6. | B. Barker |
| 2. | L. Hayden | 7. | D. Head |
| 3. | D. Osborne | 8. | I. Anderson |
| 4. | J. DeForge | 9. | J. Van Every |
| 5. | R. Stephens | 10. | D. McDowell |

Regrets: L. Chappell

Also in attendance was:

- T. Sasvari, reporter, Manitoulin Expositor.

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. by Chair K. Noland, 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 August 25th, 2026.

There were no conflicts declared.

1. ORDER OF BUSINESS

The Chair requested the adoption of the Order of Business.

MOTION

It was moved by B. Barker and seconded by D. Osborne that the Order of Business be adopted,
- Carried.

2. MINUTES OF PREVIOUS BOARD MEETING - August 25th, 2026

The Chair announced that the Minutes of the Board Meeting held on August 25th, 2026 had been circulated to the Board Members and requested that any errors or omissions be stated.

There were no errors or omissions stated.

MOTION

It was moved by R. Stephens and seconded by D. Head that the Minutes of August 25th, 2026 be adopted,
- Carried.

**BUSINESS ARISING FROM THE MINUTES OF THE PREVIOUS BOARD MEETING
- August 25th, 2026**

There was none.

3. VARIABLE EXPENDITURES

The Secretary-Treasurer advised, for clarification, that the plotter was purchased without a contract agreement and that the copy costs were for the photocopier not for the plotter.

There were no questions of the variable expenditures as circulated.

MOTION

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

4. PRESENTATION OF AMENDMENT APPLICATION - FILE NO. 2022-05ZBL-26-002

Applicants/Owners: Part Lot 4, Conc. IX
Surveyed as Part 1, Plan 31R-3287
(Located at #1329A Mason Line Road)
Township of Robinson, District of Manitoulin

The Secretary-Treasurer presented the amendment application.

A zoning amendment application has been received from by Bradley and Cynda Bailey to permit

- i) an existing Recreational Vehicle (RV) for to be used for human habitation;
- ii) an existing Portable Storage Container;
- iii) an existing Shed/Boathouse; and
- iv) an existing Outhouse,

placed on the property without permits, to remain as located and used on a temporary basis for up to three (3) years during the construction of their proposed seasonal dwelling.

The required Public Meeting was held by the Manitoulin Planning Board on Tuesday, September 22nd, 2026 at 7:00 p.m. There was no one in attendance to speak in favour of or opposed to the application.

Zoning By-law No. 2022-05 governs the Unincorporated Townships of Dawson and Robinson. Section 4.1 outlines the provisions for accessory uses.

Section 4.1.- accessory structures - states:

'The following provisions shall apply to permitted accessory buildings in each respective zone:

- a) *accessory building shall not be used for human habitation except where a dwelling is a permitted accessory use;*
- c) *an accessory building shall not be erected on a lot prior to the principle building to which it is to be accessory thereto,'*

Section 4.1.4 - recreational vehicles - states:

- '1. No recreational vehicle (RV) 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 an established 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.'*

Section 4.1.6 - Portable Storage Containers- states:

- '1. Portable storage containers are only permitted in the General Industrial (M) Zone for storage purposes, only as an accessory use on a lot that has an established primary use.*
- 2. Portable storage containers shall conform to the following provisions:*
 - a) such containers shall be maintained in an orderly appearance, i.e. not rusted;*
 - b) such containers shall be subject to the zone provisions of the primary use;*
 - c) such container shall not be located in any required parking space;*
 - d) portable storage containers shall be included in the lot coverage calculations.'*

Therefore an amendment is required, for the property to be in compliance with Zoning By-law No. 2022-05.

During a site visit to the property on July 30th, 2025, the four structures were discovered on the property and the applicants were advised of the violation and possible solutions to correct the contravention to the Zoning By-law. The applicants worked towards submitting a complete amendment application for a Temporary Use of the structures.

The land subject to the amendment has been owned by the applicants since October 02, 2022, having frontages of ±75.42 M. along the Lake Huron shoreline and ±170.57 M. along the travelling non-maintained 10th concession allowance and an average depth of ±75.2 M., thereby containing an area of ±1.26 Hec.

The legal access to the property is over a privately owned and maintained right-of-way surveyed as Part 4, Plan 31R-3287. The lot currently contains an existing recreational vehicle (±7.9 m. X ±2.4 m.), an existing portable storage container (±4.9 m. X ±2.4 m.), an existing shed/boathouse (±2.1 m X ±2.1 m.) and an existing outhouse (±1.2 m. X ±1.2 m.). The proposed principal use of the property is to be a seasonal dwelling (±9.15 m. X ±9.15 m.).

The subject land is abutted on the east by the ±20.1 m. wide non-maintained shoreline road allowance, beyond which is Lake Huron. West of the property is the privately owned and maintained right-of-way which provides legal deeded access to the subject land, beyond which are rural uses characterized by seasonal dwellings. North of the property is the ±20.1 m. wide travelling, non-maintained 10th concession road allowance, beyond which are shoreline residential uses characterized by seasonal dwellings. The land abutting the property to the south is vacant.

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AMENDMENT APPLICATION - FILE NO. 2022-05ZBL-26-002 - Continued

Consent to Sever, File No. B05-03, created a new ±35 hec. lot, being Lot 4, Concession IX, as originally surveyed, with the resulting retained land being Lot 5, Concession IX, as originally surveyed.

Consent to Sever File No.'s B34-03, B35-03 & B36-03, created three new ±1.26 ha. lots, surveyed as Part 1, Plan 31R-3287 (the land subject to amendment), and Part 2, Plan 31R-3287, and Part 3, Plan 31R-3287. All three lots are together with a right-of-way over Part 4, Plan 31R-3287. These Consent to Sever applications nullified Consent to Sever File No. B05-03, resulting in the abutting lot, (Lot 5, Concession IX), merging together with the remainder of Lot 4, Concession IX into one larger parcel of land, when registered in the same ownership.

This application was circulated on July 27th, 2026 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.

J. Manitowabi, the Wiikwemkoong Unceded Territory, advised that they have no comments or concerns on the proposed amendment request for the recreational vehicle (trailer), portable storage container and other structures.

S. Bomberly, UCCMM, advised via email on August 31st, 2026 that they have no comments.

The legal access is over Part 4, Plan 31R-3287. The applicants currently access their property from another entrance from the travelable 10th Concession Road Allowance, which is non-maintained by the Robinson Local Roads Board to Mason Line Road, a seasonal road, maintained by the Robinson Local Roads Board.

As part of the preliminary review of the application, the Ontario Ministry of Transportation (MTO) was provided a copy of the application for their comments. R. Debruyn advised via email on July 27th, 2026 that the application was reviewed and that the subject lot is not within MTO's permit control area (PCA), therefore, have no comments to provide.

Water supply is via a holding tank and sewage disposal is via an outhouse.

As part of the preliminary review of the application, Hydro One was provided a copy of the application for their comments. S. Salt advised via email on August 4th, 2026 that they have no concerns; that Hydro One has no unregistered easement; no easement is required; and there are no Hydro One poles within the property.

Fire Protection is provided via the Robinson Volunteer Fire Department.

School Bussing is not provided for this property (seasonal access).

Garbage collection is provided by the Robinson Local Services Board.

The application to amend Zoning By-law No. 2022-05 was circulated on July 27th, 2026 to the Township of Robinson Local Roads Board, Ontario Power Generation, Metis Nation of Ontario, the Rainbow and District School Board, MTO, Bell Canada, and to all property owners within 120 metres as required by Ontario Regulation 545/06.

There have been no comments, inquiries, or concerns received from the agencies or the property owners circulated or from the posting of the signs on the property.

The subject land is designated as Shoreline Area in the Official Plan for the District of Manitoulin, under the jurisdiction of the Manitoulin Planning Board.

Official Plan Policy C.3 - Shoreline Areas states that:

'Lands within Shoreline Areas consist of the historic predominately low density residential dwellings abutting inland lakes, Lake Huron, or watercourses. The existing lakeshore/rural character of Shoreline Areas will be recognized and maintained.'

Official Plan Policy C.2.1 states:

'6. The specific uses permitted and accessory uses will be established in the Zoning By-laws.'

The proposed principal use of the subject land is to be a seasonal dwelling, which is a permitted use in the Rural (R) Zone by Zoning By-law No. 2022-05.

Official Plan Policy C.3.2.1 states:

'Servicing within Shoreline Areas is dependant upon the particular Shoreline Area and will be subject to the policies of Section E.'

Official Plan Policy E.2.3.6 states:

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

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AMENDMENT APPLICATION - FILE NO. 2022-05ZBL-26-002 - Continued

The applicants have indicated that they will use a holding tank for their water supply. Under Section 10 of the *Safe Drinking Water Act*, in order for water to be considered potable it must meet the minimum quality standards under Ontario Regulation 169/03. Under Ontario Regulation 319/08 - Small Drinking Water Systems made under the *Health Protection and Promotion Act*, it is the responsibility of the Owner/Operator of a Small Drinking Water System to ensure that it meets the minimum quality standards.

Official Plan Policy E.2.3.4 states in part that:

'The Sudbury and District Health Unit (PHSD) is responsible for the approval of all new septic tank and tile or leaching bed systems.'

The applicants have indicated that they will use an outhouse for their sewage disposal. As per the decision of Consent to Sever File No. B34-03, the PHSD advised that the subject land is capable of containing a septic tank and tile system. Should the applicants wish to install a septic system, they will require a permit from the Sudbury and District Health Unit.

Official Plan Policy C.3.2.2 states that:

'Development within Shoreline Areas will also be subject to the policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, and hazards which may be a constraint to development.'

From information available, the land subject to amendment does not contain any natural resources, natural heritage features, or functions.

Official Plan Policy F.4.2.2 - Temporary Use By-laws - states:

'The Planning Board and/or municipality may pass a temporary use by-law to allow the temporary use of land, buildings or structures for a purpose otherwise not permitted by the Zoning By-law for a specific period of time not to exceed three years.'

The amendment application proposes the temporary use of an existing recreational vehicle (RV) to be used for human habitation, an existing portable storage container, an existing shed/boathouse, and an existing outhouse, to support the construction of a proposed seasonal dwelling in the next three years.

The subject land will remain designated as being within a Shoreline Area and all Official Plan Policies applicable thereto will continue to apply. There does not appear to be any conflicts with policies of the Official Plan.

No zoning change is proposed. The Recreational Vehicle is proposed to be used for human habitation in a Zone where dwellings are not a permitted accessory use. The Recreational Vehicle, Portable Storage Container, Shed/Boathouse and Outhouse have all been erected on the lot prior to the principal building, without permit.

The four structures are currently located in the front yard (in front) of the proposed seasonal dwelling. The applicants have indicated that the portable storage container is to be removed; that the RV will be moved to the rear yard; and that the outhouse will be moved, after the Seasonal Dwelling has been constructed to conform to the Zoning By-law. The boathouse will be in conformity with the zoning by-law, once the seasonal dwelling has been constructed.

Section 14.1 sets out the permitted uses in the Rural (R) Zone, and 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'

The subject land was created by Consent to Sever File No. B34-03, therefore a Seasonal Dwelling is a permitted use.

All other requirements set out in Zoning By-law No. 2022-05 will continue to apply.

The Planning Act, under Section 39(1)(2), permits the Planning Board to authorize a temporary use of land, buildings or structures for any purpose that is prohibited by a Zoning By-law.

Section 39 states:

- ' (1) The council of a local municipality may, in a by-law passed under Section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.
- (2) A by-law authorizing a temporary use under subsection (1) shall define the area to which it applies and prescribe the period of time for which the authorization shall be in effect, which shall not exceed,
 - (a) ten years from the day or passing of the by-law, in the case of a by-law authorizing the temporary use of a garden suite; or
 - (b) three years from the day of the passing of the by-law, in all other cases.
- Extension
- (3) Despite subsection (2), the council may by by-law grant further periods of not more than three years each during which the temporary use is authorized.'

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AMENDMENT APPLICATION - FILE NO. 2022-05ZBL-26-002 - Continued

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 (PPS) 2024.

The PPS 2024, Paragraph 2.7.1 states that:

'On rural lands [lands located outside settlement areas and outside prime agricultural areas] located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreation uses (including recreational dwellings not intended as permanent residences).'

The proposed use for the lot is a seasonal dwelling, which is supported by the PPS in the unincorporated areas.

Paragraph 3.6.4 states in part that:

'Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.'

The PHSD inspected the site in 2003 and determined that it is capable of supporting a class 4 septic system. Under Ontario Regulation 319/08, it is the Owner/Operator's responsibility to ensure that the drinking water system conforms to the minimum drinking water standards.

Paragraph 5.2.3 states in part:

*'Development and site alteration shall not be permitted within:
c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards ... unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard'*

All existing structures, and the proposed seasonal dwelling are well above the ±177.8 m. flood contour. Additionally, the legal deeded access to the property is from the rear lot line, away from Lake Huron.

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.

The Growth Plan for Northern Ontario 2011, under Section 3.4.3 states that:

'Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public open spaces and easy access to local stores and services.'

Section 3.4.3 of the *Growth Plan for Northern Ontario* states that

'Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public open spaces and easy access to local stores and services'

The Growth Plan is supportive of a range of housing types, and thus, the proposal conforms to the Growth Plan for Northern Ontario.

The Secretary-Treasurer advised that if approved, the proposal will amend Zoning By-law No. 2022-05 to permit the existing four buildings/structures placed on the property without permits, to remain as located and used on a temporary basis for up to three (3) years during the construction of a proposed seasonal dwelling.

The Secretary-Treasurer explained that the applicants will be submitting a Zoning Conformity application pending approval of the Amendment Application.

The Secretary-Treasurer read the following By-law for the Board's consideration:

BY-LAW NO. 2026-002 - T

TEMPORARY USE PROVISIONS FOR SPECIFIC LANDS

Being a By-law of the Manitoulin Planning Board to amend Zoning By-law No. 2022-05 for the Townships of Robinson and Dawson, being By-law No. 2022-05.

Whereas the Manitoulin Planning Board has been granted the authority by Ontario Regulation 159/96, deeming Ontario Regulation 672/81, a Minister's Zoning Order, to be and to always have been a By-law of the Manitoulin Planning Board under Section 34 of the Planning Act.

And Whereas the Manitoulin Planning Board has ensured that adequate information has been made available to the public and has held at least one (1) public meeting after due notice for the purpose of informing the public of this By-law;

And Whereas the Manitoulin Planning Board deems it desirable to amend Zoning By-law No. 2022-05 under the Temporary Use Provisions Section 4.1.4 and as set out by Section 39 of the Planning Act, Chapter p.13, R.S.O., as amended.

Now Therefore, the Manitoulin Planning Board enacts the following:

- (1) Despite requirements of the Zoning By-law No. 2022-05 under Section 14.0 - Rural (R) Zone adds the following Subsection **R-34**:

Despite Sections 4.1.4 - Recreational Vehicles and Section 4.1.6 - Portable Storage Containers and Section 4.1.a) and c) - Accessory Uses permits

- i) one existing Recreational Vehicle (RV) for to be used for human habitation;*
- ii) one existing Portable Storage Container;*
- iii) one existing Shed/Boathouse; and*
- iv) one existing Outhouse,*

placed on the property without permits, to remain as located and used on a temporary basis until the **22nd Day of September, 2029** during the construction of a proposed seasonal dwelling, in accordance with Section 39 of the Planning Act, within lands described under subsection (2).

- (2) Subsection (1) applies to that parcel of land in the geographic Township of Robinson, in the District of Manitoulin, (located at #1329A Mason Line Road), described as Part Lot 4, Conc. IX, Surveyed as Part 1, Plan 31R-3287, as registered in the Land Registry Office for the Registry Division of Manitoulin (31).
- (3) That it is hereby certified that this amending By-law is in conformity with the Official Plan for the District of Manitoulin under the jurisdiction of the Manitoulin Planning Board.
- (4) Schedule "A" hereto attached shall be considered to be part of this By-law.
- (5) This By-law shall come into force and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(19) of the Planning Act and subject to the approval of the Ontario Land Tribunal (OLT) where objections to this by-law are filed with the Secretary-Treasurer of Planning Board.

MOTION

It was moved by L. Hayden and seconded by D. Head that By-law No. 2026-002-T be approved, as read,
- Carried Unanimously.

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 so recorded in the usual fashion toward the end of the Minutes

6. REQUEST TO BE HEARD - TOWNSHIP OF ROBINSON

The Secretary-Treasurer advised the Board that she has received a 'Request to be Heard' for a proposed amendment application from T. Clement, to permit an undersized seasonal dwelling in a Rural (R) Zone in the Township of Robinson, to assist with a planning violation. From information available the subject land does not have a legal deeded right-of-way all the way to the property. She is requesting direction from the Board on how staff are to proceed with the Amendment Application and a Zoning Conformity Permit Application. She provided the following information:

May 30th 2025 A violation to the zoning by-law was initially discovered during a site visit with two recreational vehicles (Rvs) on site. A notice was left on the property advising of the violation.

June 27th 2025 A follow-up letter was sent to the landowner advising of the contravention and options to correct it (i.e. removing the two RVs or obtaining a temporary use by-law to permit them to remain while a seasonal dwelling was constructed).

November 28th 2025, A follow up site visit was made confirming removal of the two RVs; but a shed and a deck platform were found on the site. Notice was left on the property advising of the violation, with accessory structures without primary structure.

December 4th 2025 A follow-up letter was sent advising of options to resolve the violation: removal of the structures, a temporary use amendment to permit the structures to remain on a temporary use for up to three years while a seasonal dwelling is constructed, and/or an amendment to permit a seasonal dwelling in a Rural Zone and a zoning conformity permit for a seasonal dwelling.

The applicant responded to the notice of violation and proposed a seasonal dwelling for the property. There has been extensive correspondence to attempt to establish the legal access for the property. In review of all documents submitted, the property appears to have registered right-of-way over Little Lake Huron Road and Pebble Road, but does not appear to have registered right-of-way over the access road/trail known as Heron Trail, which appears to traverse through private property and is not described by a survey.

July 10th 2026, The applicant submitted a draft amendment application to permit the existing deck platform (3.0 m. X 3.7 m.) to be used as the base for an undersized seasonal dwelling of 11.1 sq. m. (from a minimum 55 sq. m. as per section 14.2 – Zone Provisions of the Rural Zone of By-law No. 2022-05), and the existing tool shed (3.0 m. X 3.7 m.) to become an accessory structure, with access to be over the existing access known as Heron Trail (not a deeded right-of-way).

Zoning By-law 2022-05 states the following:

' 4.9 Frontage on a Public Road or Street

1. No person shall construct or erect upon a lot, a building or structure for any purpose on any zone unless the front lot line of such lot abuts a public street other than a lane or private right-of-way, except: a) a seasonal dwelling may be erected on a lot where the lot abuts a right-of-way that provides access to a street that is open and maintained year round; b) a seasonal dwelling unit may be erected on a lot having only water access provided there is a developed public access point.'

The By-law defines a Right-of-Way as

"area of land that is legally described in a registered deed for the provision of private access to abutting lots and does not include a public road, street or highway."

The By-law defines Public Access Point as

"public land designated by the Crown and developed and maintained as a public access to a water body. "

From information available, Heron Trail would not meet the definition of a Right-of-Way and would not constitute legal access under Section 4.9. of the Zoning By-law.

There is access to Little Lake Huron from Pebble Road over Part 25, Plan RR-33, where it may be possible to launch a boat to Little Lake Huron. It does not appear to be maintained as a public access to the lake as it must be accessed by private road.

The Robinson Local Roads Board (LRB) and the Robinson Local Services Board (RLSB) were contacted regarding services. The LRB does not provide any services in the area as all the roads are private; the RLSB issues 911 numbers and provides garbage collection using Heron Trail.

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The RLSB advised that some roads in the Little Lake Huron area may not be cleared of upper branches wide enough for standard emergency vehicles (fire truck and ambulance). The fire department has a 'side-by-side' all-terrain vehicle (ATV) which may be used to access the area where the fire truck cannot. In the event of a fire where neither the fire truck or the ATV can reach it, firefighters proceed with backpacks on foot.

The Secretary-Treasurer advised that a 'Tiny Home' as defined in the Building Code is to have a minimum ground floor area of 17.5 sq. m. The road allowance located along the easterly boundary of the lot is only partly open and travelling.

To assist staff and the applicant and to bring the property into conformity with Zoning By-law No 2022-05, the following questions were posed to the Board:

1. Would the Board consider permitting a seasonal dwelling on the property having water access not from a developed public access point?
2. Would the Board consider permitting a seasonal dwelling having access over the existing Heron Trail, which is not a registered right-of-way under the current definition in the by-law? (To grant registered right of way on Heron Trail from Pebble Road to the subject land, it would need to be granted by 17 separate property owners).
3. Would the Board require the opening of the road allowance along the eastern boundary of the property to access the subject land? (Permission would be needed from the Ministry of Natural Resources and the allowance would need to be surveyed and opened +/-859 metres to reach Pebble Road).
4. Would the Board be willing to consider a reduced ground floor area of 11.1 sq. m. for the proposed seasonal dwelling? (The building code allows for a 17.5 sq. m. minimum size for a 'tiny home'.)

Discussion among the Board Members included:

- having water access, although not the best option may be the best solution; may consider an alternate access should additional information become available confirming a legal deeded access over Heron Trail or legal documentation that access over Heron Trail has been established under the Road Access Act or the road allowance along the easterly boundary of the lot has been opened and made travelling to the satisfaction of the Ministry of Natural Resources, the Building Code allows for a minimum ground floor area of 17.5 sq. m. for a 'tiny home',

The following motion resulted:

MOTION

It was moved by J. Van Every and seconded by D. Osborne that the Manitoulin Planning Board supports the Amendment Application to permit a seasonal dwelling in a Rural Zone having a reduced minimum ground floor area of 17.5 sq. m. from 55 square metres and that a Zoning Conformity Permit is supported for the undersized seasonal dwelling having water access via Little Lake Huron,

- Carried Unanimously.

7. CONSENT TO SEVER FILE NO. B01-25 - REVIEW OF CONDITIONS

The Secretary-Treasurer informed the Board that a condition of consent to sever, for File No. B01-25, cannot be fulfilled and requested direction from the Board to assist in completing the file. The condition states:

- ' iv) a written confirmation from the Town of Northeastern Manitoulin and the Island that access along their portion of the non-maintained 8th concession road allowance in favour of Part 2, Plan 31R-4311, has been constructed to a standard for travel by emergency vehicles, satisfactory to the municipality.'

The Town of Northeastern Manitoulin provided the following letter:

*' We are writing in response to your file #01-25, application made by Jordan Chandler on behalf of 50526911.
As part of your board decision you have indicated that you would like confirmation that the non-maintained 8th concession road allowance has been constructed to a standard for travel by emergency vehicles in favour of part 2 on Plan 31R-4311.
Please be advised that Part 2 on Plan 31R-4311 has been created as a water access lot and the non-maintained 8th concession road allowance is a secondary route therefore that was not made as a requirement. The owners were given permission to remove minimal trees for access on the NEMI side of the unopened road allowance under the direction of the manager of Public Works.'*

The Township of Assiginack provided the following letter, dated July 31, 2026:

' The purpose of this letter is to confirm that Conditions 2 and 3, specifically that access along the right-of-way to the 8th Concession road allowance and that part of the road allowance on the 8th Concession in favour of Part 2 Plan 31R-4311 have been constructed to standard and are suitable for travel by emergency vehicles.'

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The Secretary-Treasurer explained that the comments received from the Township of Assiginack pertains to the south half of the 8th concession allowance only. She provided photos of the unopened 8th concession road allowance provided by agent, J. Chandler, showing his pick-up truck with a small trailer using the access.

Discussion among the Board Members resulted in the following motion:

MOTION

It was moved by L. Hayden and seconded by J. DeForge that in consideration of the Decision for Consent to Sever File No. B01-25 (5026911 Ontario Limited), the written submission from the Town of Northeastern Manitoulin and the Islands received on July 31st, 2026, pictures provided by agent J. Chandler showing the status of the access, and the written submission from the Municipality of Assiginack dated July 31st, 2026, that conditions ii), iii) and iv) are considered to be fulfilled,

- Carried Unanimously.

8. OFFICIAL PLAN AMENDMENT NO. A-3
- NATURAL HERITAGE SYSTEM STRATEGY (NHSS)

The Secretary-Treasurer reported that Official Plan Amendment No. A-3 for the Natural Heritage System Strategy had been sent over to the Ministry of Municipal Affairs and Housing on September 14th, 2026, for their review and consideration.

9. TRANSITION OF THE ARC GIS ONLINE PROGRAM FOR
THE TOWNSHIPS OF ROBINSON & DAWSON

The Secretary-Treasurer reported that the transition from Arc Reader to Arc GIS Online has not been completed yet. The Gis Technician is working on some data entries and the transition is to be completed by September 30th, 2026.

10. VIOLATION REPORT - FOR THE UNINCORPORATED TOWNSHIPS
OF ROBINSON AND DAWSON

The Secretary reported that staff are continuing to follow-up on planning violations in the Unincorporated Townships of Robinson and Dawson and currently have about eight (8) outstanding violations. Further action may need to be taken by the end of October 2026, i.e. proceed with the '*Laying of Information*' process as per the Provincial Offenses Act,

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 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.

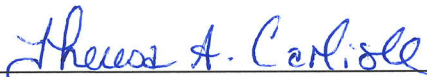
Following is the list of Applications for Consent considered at this meeting.

	Moved By	Seconded By
1. B10-26	D. Head	B. Barker

** At the request of the applicants, this application was adjourned to allow additional time to address access concerns for the proposed new lot and to discuss this with the municipality of Assiginack and the Town of Northeastern Manitoulin and the Islands.*

The time now being 7:55 P.M. and all business before the Board having been dealt with the Meeting was adjourned on a motion moved by D. McDowell and seconded by B. Barker.

K. NOLAND, CHAIR


T.A. CARLISLE, SECRETARY-TREASURER