



MANITOULIN PLANNING BOARD

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

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June 25, 2025

MINUTES OF PUBLIC MEETING - JUNE 24, 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-25-003
Applicants: David and Josephine Daniel
Location: Lot 11 Concession VII
Except Part 9 Plan 31R-184 (Highway Plan No. P-2303-0010)
(Located at #24399 Highway 540)
Township of Dawson, District of Manitoulin

Proposal: To permit one (1) existing portable storage container with attached lean-to, and six (6) existing sheds and the existing remains of a barn, which are in the front yard (in front of the existing dwelling), placed on the property without permit, to be allowed to remain as located within the property. The proposal does not conform to Sections

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

The Board Members present were:

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

Also in attendance were: David and Josephine Daniel, applicants.

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

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-25-003 to be heard.

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

The Secretary-Treasurer reported that the application was circulated on to the Wiikwemkoong Unceded Territory and the United Chiefs and Councils of Mnidoo Mnising (UCCMM), as per Official Plan Policy F.5 - Consultation and Engagement. No comments or concerns have been received or additional time requested to do so.

Notice of Public Meeting was given to the Dawson Local Roads Board (DLRB), the Rainbow District School Board, Ontario Power Generation, Metis Nation of Ontario, Bell Canada, the Ontario Ministry of Transportation (MTO), and all property owners within 120 metres as prescribed by Ontario Regulation 545/06.

Bell Canada did not advise of any concerns.

The Ontario Ministry of Transportation (MTO) advised they had no concerns with the location of the portable storage container and that an MTO residential entrance permit will be required in order to formalize access to the subject lot.

MINUTES OF PUBLIC MEETING - June 24, 2025 - Continued

Susan Feindell, Secretary-Treasurer for the Dawson Local Roads Board, advised via email on March 3rd 2025:

' The Dawson Local Roads Board has considered the proposed amendment Lot 11 Concession V11 24399 Highway 540. The Board understands that acceptance of the proposal will not increase the assessed value of the property and will therefore not incur any costs to the other ratepayers. As a result we have no reservations to the amendment as proposed.'

The Secretary-Treasurer had provided clarification to Ms. Feindell that if the Municipal Property Assessment Corporation (MPAC) should assess the property with the proposed change, there may be an increase to the assessment for the property. This should not affect any other landowners.

On May 28th, 2025, the landowner of Lot 12 Concession VIII, Dawson Township, P. Conlon, called the Manitoulin Planning Board Office requesting further information. He noted that he was required to move one of his accessory structures that had been located in the front yard. No written concerns were received.

There have been no other comments or concerns received as a result of the circulation or the posting of the Notice.

The Secretary-Treasurer noted that according to the information provided by the applicants, there is a single detached dwelling built about 1995, six (6) sheds and the remains of the old barn built prior to their purchase in 2015, a Portable Storage Container (PSC) placed on the property in 2017, and a lean-to attached to the PSC in 2020. The applicants have submitted an application for Zoning Conformity Permit to permit the existing structures, which is pending the decision of Planning Board on the Amendment Application.

Discussion among the Board included:

- if the location of the PSC is where the barn used to be; have the buildings existed prior to their purchase in 2015; what was the zoning of the property prior to Zoning By-law No. 2022-05- was it zoned Agriculture-if so the uses may conform; is the front yard the water or the Highway; what are the structures being used for; the Dawson Local Roads Board do not have any issues; MPAC has not assessed other PSCs; MPAC may not assess the PSC or the sheds as they are small; is a LofC permit required for a PSC;

Mr. and Mrs. Daniel spoke to their application and advised that:

- yes the PSC is located where the old barn was; the PSC and lean-to were put on the property by them; the PSC and the existing sheds are all used related to their Farm License; they have submitted a Zoning Conformity Permit (LofC);

The Secretary-Treasurer explained that:

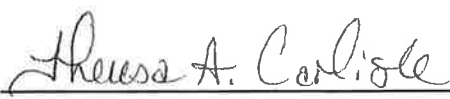
- The previous Zoning By-law No. 96-01 had the property in an Agriculture Zone; the new Zoning By-law, No. 2022-05, has put the property in a Rural Zone; Zoning By-law No. 2022-05 defines the front yard for the property as being the water side; accessory structures are not permitted in the front yard/in front of the dwelling; from information available to date, MPAC has acknowledged only the existing dwelling built in 1995; and PSC containers are only permitted in the General Industrial Zone;

The Chair stated, for the record, there was no one else present to speak in support or in opposition to the application.

There would be no Decision made until later during the Regular Meeting of Planning Board.

It was moved by B. Barker and seconded by D. Osborne, that the Public Meeting be declared closed at 7:22 p.m.


L. Hayden, Chair


T.A. Carlisle, Secretary-Treasurer