



MANITOULIN PLANNING BOARD

40 WATER STREET - UNIT 1 - P.O. BOX 240 - GORE BAY - ONTARIO - P0P 1H0
☎ 705-282-2237 ☎ 705-282-3142

March 26, 2025

MINUTES OF PUBLIC MEETING - MARCH 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 to hear and receive comments in support of or in opposition to an Application to Amend Zoning By-law No. 2022-05, for the Unincorporated Townships of Robinson and Dawson.

File No.: 2022-05ZBL-25-002
Applicants: Paul and Dianne McCallum
Location:: Part Lot 34, Conc. XII
Lying North of lands described in Instrument No. T-14225 and
Part 7, Plan 31R-218 (Highway Plan P-2293-25)
(Located at #22456 Highway No. 540)
Township of Robinson, District of Manitoulin

Proposal: The applicants are seeking relief to permit four guest cabins, placed on their property without permits to remain, that will become accessory to a year round residential dwelling.

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

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

Also in attendance for the meeting were:

T. Sasvari, Reporter, Manitoulin Expositor;
P. and D. McCallum, applicants for File No. 2022-05ZBL-25-002; and
M. & G. Duncanson, and J. & T. Bailey, interested parties.

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-25-002 to be heard.

The Secretary-Treasurer explained that Zoning By-law No. 2022-05 for the Township of Robinson states:

' 3.0 - Definitions:

GUEST CABIN means a building accessory to a seasonal dwelling, without cooking facilities that is used only for the purposes of sleeping accommodation.'

' 4.1.2 - Guest Cabin:

1. a maximum of one (1) guest cabin is permitted per lot.'

Zoning By-law No. 2022-05 allows for one guest cabin per lot, if it is accessory to a seasonal dwelling. Therefore, an amendment is required.

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

The Secretary-Treasurer read the following covering letter received from the applicants, Mr. and Mrs. McCallum:

' Attention: Manitoulin Planning Board

We are seeking relief from Zoning By-law 2022-05, Section 4.1.2, to permit more than one guest cabin on the subject property based on several considerations. With a large family and frequent gatherings of friends and family, we require additional cabins to comfortably accommodate guests while maintaining the privacy and tranquillity of the property. The current guest cabins provide essential accommodation options without compromising the environment, as they preserve open spaces and minimize the overall footprint of buildings.

The development of the existing guest cabins has been reasonable and has not impacted neighbouring properties in any adverse way. They have integrated well with the environment, causing no harm to the surrounding land use or natural landscape. Our property spans 100 acres, a size that comfortably accommodates additional cabins without overcrowding or sacrificing open spaces. These guest cabins allow for effective land use while preserving the property's integrity, aesthetics and natural appeal.'

Questions from the Board included:

-was it the current owners that built the structures or were they build prior to their ownership?; Did the lawyer doing the transfer not confirm the contravention?; Have any of the guest cabins been rented out?; were the guest cabins or any of the building inspected by a building official before they took ownership?

The Secretary-Treasurer explained that according to the application the guest cabins were built between 1992 and 1998. The property has been in family (H. McCallum) ownership since 1965 but P. McCallum has only been on title to the property since 2008. There is no building official for the Unincorporated Township of Robinson.

Mr. and Mrs. McCallum explained that there have been no inspections to the buildings that they are aware of; that the guest cabins are small 10 ft. X 10 ft. structures sitting on rock, without foundations or footings, with no running water; used for sleeping accommodation for friends and family and some hunting friends and not rented.

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

The Public Meeting was declared closed by the Chair at 7:09 p.m.

L. Hayden, Chair


T.A. Carlisle, Secretary-Treasurer