



# MANITOULIN PLANNING BOARD

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

October 30, 2024

## MINUTES OF PUBLIC MEETING - October 29<sup>th</sup>, 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, for the Township of Robinson

File No.:	<b>2022-05ZBL-24-005</b>
Applicants/Owners:	Arthur and Lucinda Madore
Agent:	Arthur Madore
Property Description:	Lot 3, Conc. 2 (Located at #490 Little Lake Huron 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   | 5. K. Noland |
| 2. D. McDowell | 6. B. Barker |
| 3. R. Stephens | 7. D. Head   |
| 4. J. DeForge  |              |

Also in attendance for the meeting were:

T. Sasvari, reporter, Manitoulin Expositor;  
D. Earl, Agent and Jose Gonzalez, interested party, for Consent to Sever,  
File No's. B22-24, B23-24 and B24-24.

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-24-005 to be heard.

The Secretary-Treasurer explained that a Zoning Amendment Application was received from Arthur and Lucinda Madore to request that

- i) an existing portable storage container, (±12.3 m. X ± 2.6 m.) and
- ii) an existing deer stand/blind in the front yard (in front of the seasonal dwelling),

placed on the property without permit, accessory to a seasonal dwelling in a Rural Zone, within the subject land be allowed to remain.

Zoning By-law No. 2022-05 under 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.'

MINUTES OF PUBLIC MEETING - OCTOBER 29<sup>th</sup>, 2024

FILE NO: 2022-05ZBL-24-005 - CONTINUED

Section 4.1.d) - Accessory Uses states:

' Unless otherwise noted in the following table, the accessory structures shall have the same setbacks as the principal building.'

Therefore, an amendment to the Zoning By-law is required.

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

There were none.

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

MOTION

It was moved by D. Head and seconded by J. DeForge that the Public Meeting be closed at 7:04 p.m.

\_\_\_\_\_  
L. Hayden, Chair

  
T.A. Carlisle, Secretary-Treasurer



# MANITOULIN PLANNING BOARD

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

October 30, 2024

## MINUTES OF PUBLIC MEETING - October 29<sup>th</sup>, 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 7:00 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 Township of Dawson.

File No.:	<b>2022-05ZBL-24-006</b>
Applicants/Owners:	Jordan and Julie Davie
Property Description:	Lot 29, Conc. XIV Including Part 4, Plan 31R-3949 and excepting Parts 1, 2, & 3, Plan 31R-3949 (Located at #879 Water Street) 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	5.	K. Noland
2.	D. McDowell	6.	B. Barker
3.	R. Stephens	7.	D. Head
4.	J. DeForge		

Also in attendance for the meeting were:

T. Sasvari, reporter, Manitoulin Expositor;  
D. Earl, Agent and Jose Gonzalez, interested party, for Consent to Sever,  
File No's. B22-24, B23-24 and B24-24.

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-24-006 to be heard.

The Secretary-Treasurer explained that a Zoning Amendment Application was received from Mr. and Mrs. Davie to permit an existing portable storage container, (±6.09 m. X ± 2.43 m.), placed on the property without permit, accessory to a seasonal dwelling in a Rural Zone within the subject land.

Zoning By-law No. 2022-05 under 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 to the Zoning By-law is required.

MINUTES OF PUBLIC MEETING - OCTOBER 29<sup>th</sup>, 2024

FILE NO: 2022-05ZBL-24-006 - CONTINUED

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

There were none.

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

MOTION

It was moved by B. Barker and seconded by R. Stephens that the Public Meeting be closed at **7:02 p.m.**

---

L. Hayden, Chair

  
T.A. Carlisle, Secretary-Treasurer