

The Municipality of Central Manitoulin

Public Meeting

Agenda

Thursday, October 8th, 2020 at 7:00 P.M.

Via teleconference

at the

MUNICIPAL OFFICE

6020 HWY 542, MINDEMOYA, ONTARIO

1. Electronic meeting called to Order
 2. Adoption of the Agenda
 3. Opening Remarks
 - a) Chair
 4. Application to be Considered
 - i) Zoning By-Law Amendment File No's. 2-07ZBL-20-004
-Applicant/Owner – LISI, David and Robert
 5. Council Comments
 6. Public Comments
 7. Chair's Closing Remarks
 8. Adjournment
-

MANITOULIN PLANNING BOARD

ZONING BY-LAW AMENDMENT - PLANNING REPORT

October 01, 2020

Applicant/Owner: David and Robert Lisi
File No.: 2-07ZBL-20-004
Related Files: None
Property Description: Lot 18, Conc. VIII
(Located at #640 Evergreen Drive)
Township of Campbell, Municipality of Central Manitoulin
District of Manitoulin

1. PROPOSAL:

A Zoning Amendment Application has been received from David Lisi to permit the additional use of one (1) portable storage container, accessory to the residential use, in a Rural (R) Zone within lands described as Lot 18, Conc. VIII, (located at #640 Evergreen Drive), Township of Campbell, Municipality of Central Manitoulin, District of Manitoulin.

2. REASON:

This amendment is required as there is no provision within Zoning By-law No. 2002-07 that permits the proposed use. Portable storage containers are not a permitted use in any zone, within Zoning By-law No. 2002-07, for the Municipality of Central Manitoulin.

3. SUBJECT LANDS:

i) History:

The applicants purchased the subject ±40 Hec. lot in February 2019. According to the application a seasonal dwelling is under construction and there are three small accessory structures; a change room, a sauna, and a privy located within this land. The applicants have located the portable storage container on the land without approval and it is currently in contravention to the Municipal Zoning By-law No. 2002-07. They propose to use the structure for storage purposes.

According to information available the surrounding properties are vacant.

- ii) Access: is via Evergreen Road, a non-maintained municipal allowance.
- iii) Servicing: Services consist of a privy with a chemical toilet and hauled water. There are no new services required as a result of this proposal.
- iv) Fire Protection: Available (Central Manitoulin Volunteers)
- v) School Bussing: Not required
- vi) Garbage Collection/ Disposal: Available at Waste Disposal Site

**ZONING BY-LAW AMENDMENT - 2-07ZBL-20-004
- PLANNING REPORT - October 01, 2020 - Continued**

4. OFFICIAL PLAN POLICIES:

- i) Official Plan Designation: Rural Area
- ii) Proposed Designation: Same
- iii) Comments:

The lands subject to this proposal will remain designated as being within a Rural District and all Official Plan Policies applicable thereto will continue to apply.

5. ZONING BY-LAW (BY-LAW NO. 2002-07):

- i) Current Zoning: Rural (R) Zone
- ii) Proposed Zoning: Rural (R) Zone with a Site Specific Amendment
- iii) Comments:

An approved amendment to Comprehensive Zoning By-law No. 2002-07 under Special Provisions, Section 8, if approved, will permit the additional use of one (1) portable storage container (± 6.0 m. X ± 2.4 m.), to be used for storage accessory to the residential use, in a Rural (R) Zone, within the subject land.

It is noted that Zoning By-law No. 2002-07 contains a definition for a '*portable storage container*' as follows:

'Portable Storage Containers or Shipping Containers shall be defined as per the Industry standard as a standardized, resealable transportation box for unitized freight handling with standardized equipment, and for the purpose of this by-law a Portable Storage Container or Shipping Container shall mean a container, also known as a sea bin, used for the transportation of goods by air, sea or land. A Portable Storage Container or Shipping Container shall be considered to be a structure or building and is to be used for storage purposes only and not for human or animal habitation.'

6. PROVINCIAL POLICY STATEMENT (PPS) 2020

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 PPS.

There does not appear to be any conflict or adverse impacts to policies expressed by the PPS 2020.

**ZONING BY-LAW AMENDMENT - 2-07ZBL-20-004
- PLANNING REPORT - October 01, 2020 - Continued**

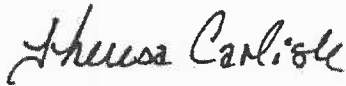
7. RECOMMENDATIONS:

From satellite imagery (attached) the area where the applicants propose to locate the structure is bush covered, which may protect the visual impact these structures this large could have.

Providing there are no extenuating circumstances or additional information to be considered, this proposal does not appear to precipitate or cause any undesirable effects on the Planning Area.

Therefore, based on the aforementioned analysis the Application for Amendment to permit the location and use of the one portable storage containers may be supported by Council if in their judgement the proposal is favourable to the well being of the Municipality.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Theresa Carlisle". The signature is written in a cursive, flowing style.

Theresa Carlisle, ACST
Secretary-Treasurer
mpbcarlisle@bellnet.ca

LOT 19
CON 7

LOT 18
CON 7

LOT 17
CON 7

LOT 19
CON 8

LOT 18
CON 8

LOT 17
CON 8

Parcel Mapping, Copyright Teranet Inc. 2016
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All Property Boundaries and Coordinates are Approximate
THIS IS NOT A PLAN OF SURVEY

LOT 18
CON 9

LOT 17
CON 9

LOT 18, CONC. 0111 Twp of Campbell MR Lisc

**THE MUNICIPALITY
OF CENTRAL MANITOULIN**

BY-LAW NO. 2020-17

Being a By-law to Amend Zoning By-law No. 2002-07

Being a By-law for the purpose of amending Zoning By-law No. 2002-07, being a By-law, to regulate the Use of Land of the Municipality of Central Manitoulin, under the Authority of Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

Whereas, the Municipality of Central Manitoulin, 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, Council deems it appropriate to concur, whereby Restricted Area Zoning By-law No. 2002-07 is amended to permit by Special Provision, the additional use of one (1) portable storage container (6.0 m. X 2.4 m.) in a Rural (R) Zone, within lands described as Lot 18, Conc. VIII, (located at #640 Evergreen Drive), Township of Campbell, Municipality of Central Manitoulin, District of Manitoulin.

And Whereas, upon considering representations in respect to the zoning proposal and the report of the Secretary-Treasurer of the Manitoulin Planning Board, the Council of the Municipality of Central Manitoulin, deems it advisable to amend Zoning By-law No. 2002-07, as amended.

Now Therefore, the Council of the Municipality of Central Manitoulin, enacts as follows:

- (1) Section 8, Special Provisions, of the Restricted Area Zoning By-law No. 2002-07 is hereby amended to add the following Subsection **8.99**

Notwithstanding the uses permitted in a Rural (R) Zone as set out in Section 7.2 of the Restricted Area Zoning By-law No. 2002-07 the additional use of one (1) portable storage container defined as:

'Portable Storage Containers or Shipping Containers shall be defined as per the Industry standard as a standardized, resealable transportation box for unitized freight handling with standardized equipment, and for the purpose of this by-law a Portable Storage Container or Shipping Container shall mean a container, also known as a sea bin, used for the transportation of goods by air, sea or land. A Portable Storage Container or Shipping Container shall be considered to be a structure or building and is to be used for storage purposes only and not for human or animal habitation.'

shall be permitted to be located twenty-one (21) metres north of the south lot line and thirty-four (34) metres west of the east lot line, as identified on attached Schedule "A", accessory to the residential use, within lands described in Subsection (2).

- (2) Subsection (1) applies to that parcel of land described as being Lot 18, Conc. VIII, (located at #640 Evergreen Drive), Township of Campbell, Municipality of Central Manitoulin, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31).
- (3) All other uses, performance standards and provisions of Restricted Zoning By-law 2002-07, which apply to the Rural (R) Zone which are not specifically varied hereby continue to apply to the land described under Subsection (2) of this By-law.
- (5) That it is hereby certified that this amending By-law is in conformity with the Official Plan for the Manitoulin Planning Area.
- (6) Schedule "A" hereto attached shall be considered to be part of this By-law.
- (7) This By-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13 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 Municipal Board where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
DAY
OF _____ 2020.**

Richard Stephens, Mayor

Ruth Frawley, CAO/Clerk

I, _____, Clerk of the Municipality of Central Manitoulin, hereby
certify that the foregoing is a true copy of By-Law 2020-15 passed by the Council of
the Municipality of Central Manitoulin on the _____ day of _____, 2020.

Clerk

Lot 18 Concession VIII
(640 Evergreen Drive)
Township of Campbell
Municipality of Central Manitoulin
District of Manitoulin

R. Stephens, Mayor

R. Frawley, CAO/Clerk

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