

The Municipality of Central Manitoulin

Public Meeting

Agenda

Thursday, November 27th, 2025 at 6:45 P.M.

Via teleconference &

at the

MUNICIPAL OFFICE

6020 HWY 542, MINDEMOYA, ONTARIO

1. 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. 2024-12ZBL-25-002
-Applicant/Owner – LORRIE-ANN & LLOYD BELANGER
5. Council Comments
6. Public Comments
7. Chair's Closing Remarks
8. Adjournment

MANITOULIN PLANNING BOARD

ZONING BY-LAW AMENDMENT – PLANNING REPORT

November 21st, 2025

Applicant/Owner(s): Lorrie-Ann and Lloyd Belanger
Agent: Lorrie-Ann Belanger
File No. 2024-12ZBL-25-002
Property Description: Part Lot 5 Concession VIII
Surveyed as Part 1 Plan 31R-1961, (#328 Blue Road)
Township of Carnarvon, Municipality of Central Manitoulin
District of Manitoulin

1. PROPOSAL:

A Zoning Amendment Application has been received from Ms. Belanger to rezone an area (+/-0.26 hec.) of the subject parcel of land from Conservation (O2) Zone to Agricultural (A) Zone to permit a single detached dwelling for residential uses.

2. REASON:

The subject parcel of land is zoned Conservation (O2) with a very tiny portion zoned Agriculture (A) at the very north west corner of the lot.

The Municipal Zoning By-law No. 2024-12, for the Municipality of Central Manitoulin under Section 7.11 - Conservation (O2) Zone states:

‘ No person shall within any Conservation Zone (O2) use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

7.11.1.1 Rural uses

A farm but not a specialized use farm as defined in Section 5 of this By-law.

A nursery garden

No dwelling unit or accessory buildings shall be permitted’

A dwelling or accessory structures is not permitted within the O2 Zone. Therefore, in order to permit the proposed residential use, an Amendment is required.

3. SUBJECT LANDS:

i) History:

The subject ±1.2 Hec. parcel of land was created from Lot 5 Concession VIII, Township of Carnarvon, by Consent to Sever File No. B41-89 in 1989 and surveyed as Part 1 on Plan 31R-1961. Consent to Sever File No. B41-89 also created a new ±1.2 Hec. lot to the east, surveyed as Part 2 on Plan 31R-1961. The resulting ±38 Hec. retained land consists of the balance of Lot 5, Concession VIII.

The land subject to amendment has a frontage of +/-114.3 m. on Blue Road, a maintained municipal road, and a depth of +/-106.68 m., thereby containing an area of +/-1.2 hectares. There is an existing seasonal dwelling and an existing outhouse located within the property. The applicants have advised that both of these structures are to be removed. The landowners have owned the property since October 3rd, 2013.

ii) Access: Access is via an existing entrance, #328 Blue Road, a maintained municipal road.

The Ministry of Transportation (MTO) was circulated for comments are part of the preliminary review. C. Cole, Corridor Management Planner (MTO), advised that the subject property is outside the MTO' Permit Control Area (PCA). Therefore, they had no comments to provide at this time.

ZONING BY-LAW AMENDMENT - PLANNING REPORT - FILE NO: 2024-12ZBL-25-002

November 21st, 2025

- iii) Servicing: The property is intended to be serviced by a private individual well and a private individual septic system.

The Public Health Sudbury and Districts (PHSD) advised they have no concerns and has determined that the subject property is capable of development for installation of a septic tank and leaching bed system.

Electrical service is available from existing hydro lines on Blue Road.

Hydro One was circulated for comments as part of the preliminary review of the application. S. Salt, Supervising Distribution Engineering Technician advised that Hydro One has no concerns and that they have no easement over the subject land; no easement is required; and there are no poles on the land.

- iv) Fire Protection: is available from the Municipal Volunteer Fire Department.
v) School Bussing: is available
vi) Garbage Collection/Disposal: Garbage Collection is available.

4. OFFICIAL PLAN (OP) POLICIES:

- i) Current Designation: Agriculture Area
ii) Proposed Designation: SAME
ii) Comments:

The Official Plan under Section C.4.1 - Permitted Uses for Agriculture Areas states in part:

*'2. A single residential dwelling will be permitted per lot. A secondary farm residence may be permitted when the size and nature of the operation requires additional employment, and provided the secondary farm residence is on the same lot, is accessory to the main farm operation, is used for full time farm help, servicing is adequate, and it meets the requirements of the Zoning By-law.
7. The specific uses permitted and accessory uses will be established in the Zoning Bylaws.'*

A single detached dwelling is a permitted use in the Agricultural (A) Zone according to the Municipal Zoning By-law, No. 2024-12, for Central Manitoulin.

From information available, the proposed amendment would be considered to be consistent with the policies of the Official Plan.

5. ZONING BY-LAW (BY-LAW 2024-12):

- i) Current Zoning: Conservation (O2) Zone
ii) Proposed Zoning: Agricultural (A) Zone
ii) Comments:

The proposed amendment, if approved, will rezone an area of the property, measuring 34.0 m. X 77.0 m., containing an area of 0.26 hectares, located along the north west boundary of the lot from Conservation (O2) Zone to Agricultural (A) zone to permit residential uses (e.g. a single detached residence and accessory structures).

ZONING BY-LAW AMENDMENT - PLANNING REPORT - FILE NO: 2024-12ZBL-25-002
November 21st, 2025

6. NATURAL HERITAGE:

There is Fish Habitat in the Mindemoya River, which runs southeast of the subject land. Section D.4.4 of the Official Plan (OP) states:

'3. Any development or change in land use within or adjacent to an existing fish habitat area, or potential fish habitat area along lands adjacent to any lake, river, stream or wetland, will be reviewed by the Planning Board in consultation the DFO with respect to the potential impact. Adjacent lands will be defined by the Planning Board, in consultation with the province and DFO, and will generally be 30-120 m from the edge of the identified fish habitat.'

The Natural Heritage Reference Manual, published by the Ministry of Natural Resources (MNR), under Section 13.5.4.2 - Buffers - Table 11-3, recommends a minimum 30 metre buffer from adjacent lands of natural cover from warm water, cool water, and cold water streams to avoid negative impacts from nearby development.

The area proposed to be rezoned is on an elevated area of land approximately 60 metres northwest of the Mindemoya River, which is entirely outside the 30 metre buffer. No site alteration is proposed within this area. From the available information, the proposal is considered to have no negative impacts on the fish habitat.

7. FLOODING AND EROSION HAZARDS:

The property is zoned Conservation (O2) and the Mindemoya River is southeast of the subject land. Areas zoned O2 are intended to recognize areas that may be subject to hazards, including flood and erosion risks due to low-lying areas in proximity to nearby water bodies.

Section D.9.1.1 Flood Hazards of the Official Plan (OP) states(in part:

'2. Development will be directed away from areas within or adjacent to the regulatory flood plain, except under very specific conditions. Any development proposed within the regulatory flood plain will be approved by the Province.'

The Ministry of Natural Resources (MNR) was consulted regarding flood plain mapping for the Mindemoya River. J. McFarling, Regional Planner (MNR), advised that flood plain mapping was not available for the river, and that it was the responsibility of the applicant to obtain studies by a qualified professional to determine flood and erosion risk as well as feasibility of the development. The proposed development would not need to be approved by the Province as there is no regulatory flood plain present,

The applicant was advised of the comments received from MNR and they contacted a professional engineer to investigate possible flood hazards on the property, and prepare a report identifying a building site outside of any flood hazards and any required mitigation.

D. F. Woods, Professional Engineer, prepared a report dated July 2nd, 2025 which is available at the Planning Board Office.

ZONING BY-LAW AMENDMENT - PLANNING REPORT - FILE NO: 2024-12ZBL-25-002
November 21st, 2025

The report from D.F. Woods Consulting Inc., had regard for section D.9.1.1-3 of the Official Plan which states:

- '3. Development may be permitted on an existing lot of record in a flood plain provided sufficient information accompanies the application in the form of a report prepared by a qualified engineer demonstrating that:*
- a. the proposed development and its occupants will be protected from the effects of a 1:100 year flood;*
 - b. The potential upstream and downstream impact of the development proposal will not significantly affect the hydrology and hydraulics of the flood plain;*
 - c. That adequate flood proofing measures are incorporated into the development;*
 - d. That the development is limited to uses which by their nature must locate within the flood plain, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows; and*
 - e. That during times of flooding:*
 - i. safe egress and ingress for persons and vehicles are provided;*
 - ii. no new flooding hazards are created, and existing ones are not aggravated;*
 - iii. development and site alteration are undertaken in accordance with flood proofing standards, protection works standards, and access standards; and*
 - iv. no adverse environmental impacts will result.'*

The report investigated the Mindemoya River where it crosses the property, and determined it to be at an approximate elevation of 193 metres above sea level, confined to a channel between 2-3 metres wide. A large tree was identified showing no signs of erosion or slope instability in the area. The report identified an area measuring 34 meters east to west and 77 meters north to south, to the west and north of the identified tree, as a building site for the property outside of flood hazards. This area is approximately 200 m above sea level.

Within the report, Mr. Woods, gave his professional opinion as follows:

- that lands to the west and north of the identified tree are completely safe and secure from a geotechnical viewpoint (e.g. flood and erosion hazards);*
- that the development and its occupants would be protected from a 1:100 year flood;*
- that there will be no potential upstream or downstream impact of the proposal and development will not significantly affect the hydrology of the flood plain;*
- no part of the development will be located within the geotechnical flood plain of the river;*
- during times of flooding, safe ingress and egress would be available from Blue Road;*
- no new flooding hazards will be created;*
- no adverse environmental impacts will result;*

From the information provided, the portion of the property to be rezoned may be considered to be outside of the flood risk area and conform to the flood hazard policies of the Official Plan.

ZONING BY-LAW AMENDMENT - PLANNING REPORT - FILE NO: 2024-12ZBL-25-002

November 21st, 2025

8. PROVINCIAL PLANNING STATEMENT (PPS) 2024:

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policies issued under the Act. Land use planning decisions made by municipalities must be consistent with the Provincial Planning Statement (PPS) 2024.

Section 5.2 Natural Hazards of the PPS 2024 states in part:

*‘ 2. Development shall generally be directed to areas outside of:
b) hazardous lands adjacent to river, stream and small inland lake systems
which are impacted by flooding hazards and/or erosion hazards;*

The report prepared by D.F. Woods Consulting Inc., indicates that the area to be rezoned would be outside of any area impacted by flooding and erosion hazards (See Section 7 - Flood and Erosion Hazards - above).

9. NORTHERN ONTARIO GROWTH PLAN:

Section 3(5) of the Planning Act requires that decisions affecting planning matters “shall conform to” provincial plans issued under the Act. The Northern Ontario Growth Plan is a regional plan issued under the act that provides guidance to align provincial decision making in Northern Ontario. Land use planning decisions made by municipalities in Northern Ontario must be consistent with the Northern Ontario Growth Plan.

Section 8.1 of the *Growth Plan for Northern Ontario* specifies that ‘*All communities in Northern Ontario will be responsible for the implementation of this Plan through decisions that conform to this Plan*’. Section 3 of the Growth Plan sets out policies for people. In order to have people in Northern Ontario there must be residences for them. The proposed rezoning would permit the use of the lot for use as a residence and contribute to a diverse housing supply in the Municipality.

10. RECOMMENDATIONS:

There has been a letter of objection received on November 17th, 2025 from Mr. and Mrs. Lamoureux and an email response letter from L. and L. Belanger received on November 18th, 2025. Both were forwarded to you and are attached to our Planning Report.

The Municipality may wish to consider having a survey completed to identify the area and boundary descriptions for the land subject to the amendment.

Providing there are no extenuating circumstances or additional information to be considered and based on the aforementioned analysis, the subject application for Zoning By-law amendment may be approved by Council, if in their judgement the proposal is favourable to the advancement and well-being of the Municipality, and providing there is conformity to the Municipal Zoning By-law.

Respectfully Submitted,



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

To Manitoulin Planning Board:
Dear Sir/Madam:

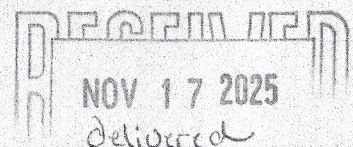
Re: File No: 2024-12ZBL-25-002

Over the last 40 years I have owned numerous properties on the Island and have been previously told that not being originally from the Island, that I was not entitled to any opinion. I have seen many changes to the Island ways and the people in that time. Therefore, again, I will voice my feelings and opinion.

In June of 2024 we purchased the home/lot at 360 Blue Road (the property beside the one in question). We did so for the privacy and quietness of the area. Therefore we would like to see that 328 Blue Rd stay as conservation land. Until this notice came, we were unaware of its zoning and had considered purchasing it to keep it undeveloped.

Regards,

Mark & Marta Lamoureux
360 Blue Road
Providence Bay, Ontario
P0P1T0



November 18, 2025

Via E-Mail: ddeforge@centralmanitoulin.ca
mpbcarlisle@manitoulinplanning.ca

Municipality of Central Manitoulin
6020 Hwy 542
Mindemoya, ON P0P 1S0

Subject: Response to Letter of Objection
File No: 2024-12ZBL-25-002 (328 Blue Rd)

Dear Ms. Deforge,

In 1989, Lottie McDonald applied for the creation of two lots (328 & 360 Blue Road) for her son and daughter for future residential use. The lots were created by consent with the intent that they would be buildable lots.

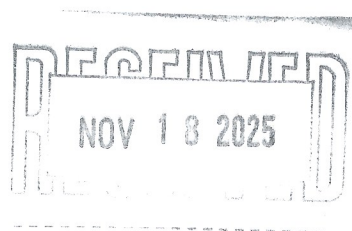
In 2013, we purchased the lot at 328 Blue from Lottie`s son, Paul McDonald. The lot was listed (on MLS/Realtor) as Agricultural, we were surprised to find out a few years later that it was zoned Conservation and that no building permit could be issued.

In June of this year, we hired David F. Wood, consultant in engineering geology, to assess the property and locate a suitable building envelope.

We have taken all the required steps to have a portion of this property rezoned to Agriculture so that we may build a future residential dwelling.

Regards,

Lorrie and Lloyd Belanger



THE MUNICIPALITY OF CENTRAL MANITOULIN

BY-LAW NO. 2025-25

Being a By-law to Amend Zoning By-law No. 2024-12

Being a By-law for the purpose of amending Zoning By-law No. 2024-12, 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. 2024-12 is amended to:

*rezone an area of the property, measuring ± 34.0 m. X ± 77.0 m., and containing an area of ± 0.26 hectares, located along the north west boundary of the lot **(not yet surveyed)** from from Conservation (02) Zone to Agriculture (A) Zone to permit a residential use (e.g. a single detached residence and accessory structures), within land described as being Part Lot 5 Concession VIII, Surveyed as Part 1 Plan 31R-1961, (#328 Blue Road), Township of Carnarvon, 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 to:

- (1) Rezones from Conservation (02) Zone to Agriculture (A) Zone, land described under Subsection (2);
- (2) Subsection (1) applies to an area along the north west boundary of the subject property, measuring ± 34.0 m. X ± 77.0 m., and containing an area of ± 0.26 hectares, being within the parcel of land described as Part of Lot 5 Concession VIII, Surveyed as Part 1 Plan 31R-1961, and **further described as Part _____, Plan 31R-_____**, Township of Carnarvon, 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 2024-12 which apply to the Conservation (02) Zone hereby apply to the land described under Subsection (2) of this By-law.
- (4) 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.
- (5) Schedule "A" hereto attached shall be considered to be part of this By-law.
- (6) 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 Local Planning Appeal Tribunal (LPAT) where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

Read a first and second time this _____ day of _____, 2025

R. Stephens, Mayor

D. Deforge, Clerk

Read a third time this _____ day of _____, 2025.

R. Stephens, Mayor

D. Deforge, Clerk

Part Lot 5 Concession VIII
Surveyed As Part 1 Plan 31R-1961
(#328 Blue Road)
Township of Carnarvon
Municipality of Central Manitoulin
District of Manitoulin

THIS IS SCHEDULE "A" TO BY-LAW NO. 2025-25
PASSED ON THE _____ DAY OF _____ 2025.

Mayor - Richard Stephens

Clerk - D DeForge

