

**The Municipality of Central Manitoulin**

Public Meeting

Agenda

Thursday, October 27<sup>th</sup>, 2022 at 6:30 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-22-005  
-Applicant/Owner – BOUDREAU/DROCOR/1929999 ONTARIO INC.
  5. Council Comments
  6. Public Comments
  7. Chair's Closing Remarks
  8. Adjournment
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**MANITOULIN PLANNING BOARD**

**ZONING BY-LAW AMENDMENT - PLANNING REPORT**

**October 19, 2022**

Applicant/Owner: DROCOR/1929999 Ontario Inc.  
Agent/Solicitor: Marc Boudreau  
File No.: 2-07ZBL-22-005  
Property Description: Lot 7, Conc. X, excepting Part 1, Plan 31R-3108, and  
Parts 2, 3, and 4, Plan 31R-342; and  
Lot 8, Conc. X, excepting Part 1, Plan 31R-3724  
(Located at #1030 Silver Bay Road)  
Township of Sandfield  
Municipality of Central Manitoulin  
District of Manitoulin

**1. PROPOSAL:**

A Zoning Amendment Application has been received from Marc Boudreau on behalf of DROCOR/1929999 Ontario Inc., to rezone the subject land from Agriculture (A) Zone to Rural ( R) Zone to permit a '*business/enterprise*' for the sale of maple syrup and livestock products.

**2. REASON:**

Zoning By-law No. 2022-07 for the Municipality of Central Manitoulin, under Section 7.2.1.1 - Rural Zone - permits '*an Agriculture use or enterprise carried on in the field of general agriculture*'. This is not a permitted use in the Agriculture (A) Zone.

Therefore an Amendment is required to rezone from Agriculture (A) Zone to Rural ( R) Zone which, if approved, will permit Agriculture uses as well as the a business/enterprise related to the selling of maple syrup and livestock products.

**3. SUBJECT LANDS:**

i) History:

Consent to Sever, File No. B46-08, created the subject ±74 Hec. parcel of land. The applicant has owned the lot since January 2010. There is currently a pole barn (9.1 m. X 34.1 m.) located at the northerly part of Lot 7, Conc. X which has access from Silver Bay Road. The subject land is partly bush covered and is currently used as farmland with some crop removal with a class 3 soil classification. According to the application, the applicant is proposing to continue with Agriculture uses and construct a sugar shack, a barn and stables on the land in the near future.

ii) Access: Access will be via the existing entrance, #1030 Silver Bay Road, a maintained municipal road.

iii) Servicing: is via private well and privy.

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**ZONING BY-LAW AMENDMENT - File No: 2-07ZBL-22-005 - PLANNING REPORT**  
**October 19, 2022 - Continued**

- iv) Fire Protection: Available via volunteer fire fighters
- v) School Bussing: Available
- vi) Garbage Collection/ Disposal: Available

**4. OFFICIAL PLAN POLICIES:**

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

Section C.5 Rural Areas supports resource-based activities. Farm related Commercial uses that are small in scale and are directly related to the farm operation are supported. There will be no change in the current designation. The land subject to this proposal will remain designated as being within a Rural Area and all Official Plan Policies applicable thereto will continue to apply. The existing uses and the proposed uses are considered to be consistent with policies of the Official Plan.

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

- i) Current Zoning: Agriculture (A) Zone
- ii) Proposed Zoning: Rural ( R) Zone
- iii) Comments:

Zoning By-law No. 2002-07 for the Municipality of Central Manitoulin does not permit a 'business/enterprise' in an Agriculture (A) Zone. The Rural ( R) Zone permits '*an Agriculture use or enterprise carried on in the field of general agriculture*'. The proposal is to rezone from Agriculture (A) Zone to Rural ( R) Zone to permit the commercial type use for the sale of maple syrup and livestock in addition to the already permitted Agriculture uses.

**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.

This land has not been identified as Prime Agricultural Land by the Ministry of Agriculture, Food and Rural Affairs. With approval of this proposed amendment to rezone to Rural (R) Zone, there does not appear to be any conflict or adverse impacts to policies expressed by the PPS 2020 and is considered to be in conformity with the PPS 2020.

**ZONING BY-LAW AMENDMENT - File No: 2-07ZBL-22-005 - PLANNING REPORT**  
**October 19, 2022 - Continued**

**7. RECOMMENDATIONS:**

There have been four (4) inquiries received from abutting land owners requesting additional information. The written comments have been provided to the Clerk for the Municipality.

It is recommended that Council, while reviewing this proposal, have regard for:

- Section 6.19 - Parking Area Regulations - with safe and easy access for the number of vehicles and visitors/pedestrians associated with the business;
- the location and size of the proposed barn and stables meet the criteria established for the Minimum Distance Separation Formulae and separation distances from incompatible uses, i.e. residential; and
- that this amendment proposal **does** not cause any undesirable affects with abutting land uses and is suitable for the proposed uses and the scale of the business.

Based on the aforementioned analysis the Application for Amendment to rezone to permit the commercial type business may be supported by Council if in their judgement the proposal is favourable to the well being of the Municipality and all planning criteria has been satisfied.

The Public Meeting must be held as scheduled. However, Council may defer Decision should they wish to consider any comments, concerns, or objections resulting from the Public Meeting.

Respectfully Submitted,



Theresa Carlisle, ACST  
Secretary-Treasurer  
[mpbcarlisle@bellnet.ca](mailto:mpbcarlisle@bellnet.ca)

## Theresa Carlisle

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**From:** Ruth Frawley [centralm@amtelecom.net]  
**Sent:** October 14, 2022 11:14 AM  
**To:** 'dave Roberts'  
**Cc:** 'Theresa Carlisle'  
**Subject:** RE: Proposed Amendment

Dave,

I have talked to Raymond McPherson ( he is on holidays this week ) and he suggested you contact the Manitoulin Planning Board with your questions. They may be reached at: 705-282-2237 or email at: [mpbcarlisle@bellnet.ca](mailto:mpbcarlisle@bellnet.ca)

Regards,  
Ruth

**From:** dave Roberts <[roberts@cyberbeach.net](mailto:roberts@cyberbeach.net)>  
**Sent:** October 14, 2022 10:15 AM  
**To:** [centralm@amtelecom.net](mailto:centralm@amtelecom.net)  
**Subject:** Proposed Amendment

Hi Ruth.

I spoke to someone at the Municipality office today regarding a proposed zoning amendment on Silver Bay Road/Maple Ln. The proposal is to change the zone to Rural and permit a commercial type business or enterprise relating to selling maple syrup and livestock. My concern, and of other residents here is that of having a "commercial type business of selling livestock". Not defining what kind or amount of livestock is concerning. We are also concerned that this could turn into a large scale farming operation and business, which would not be suitable for this residential/rural area. I would really like a definition on livestock and what the acceptable limits and type of livestock is. There was also, on this notice, an indication that there was additional information available which I have not been able to obtain. If it is possible to call me back I would appreciate it. My name is Dave Roberts I live at 163 Maple Ln. My phone number is 705-929-4546.

Thank you for your concern,

Dave

**Theresa Carlisle**

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**From:** Theresa Carlisle [mpbcarlisle@bellnet.ca]  
**Sent:** October 18, 2022 3:38 PM  
**To:** 'Scott McKee'  
**Subject:** RE: Maple Lane Rezoning Application Questions  
**Attachments:** AmendmentApplication.pdf

Good afternoon Mr. McKee,

REF: Proposed Amendment File No. 2-07ZBL-22-005 - Township of Sandfield

Thank you for your email request for information. In answer to your questions:

1. There is an existing access, #1030 Silver Bay Road. The applicant has advised that this entrance will be used for the proposed "Commercial" type use.
2. Mr. Boudreau has advised that he is requesting a rezoning so that he can have a store front to sell his Maple Syrup product. At this time he is proposing a hobby farm type of operation; he does not know how much livestock he will have as he is doing research; he does not have details on the exact size and exact location of the proposed barn, this can be determined at the building permit stage; he does not plan on selling bison/buffalo products; and he does not plan on butchering bison/buffalo.
3. Please find attached a copy of the Amendment Application. You have been provided with a copy of our covering letter, the 'Notice of Public Meeting', and the application sketch. Additional information will be provided at your request, i.e. answer your specific questions.
4. The Municipality of Central Manitoulin is the approval authority for the Zoning Amendment. The Municipal Council will take the information provided by the applicant and any written comments into consideration when considering approval of the application.
5. Yes, this is possible, should the Municipal Council wish to consider this.

If you have any additional questions, please let me know.

I will be sharing your email and my reply to the Municipality and to the applicant, Mr. Boudreau.

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**From:** Scott McKee [mailto:smckee@gmail.com]  
**Sent:** October 17, 2022 10:23 AM  
**To:** mpbcarlisle@bellnet.ca  
**Subject:** Maple Lane Rezoning Application Questions

Hi Teresa,

The questions I have regarding the rezoning application see as follows.

- 1) Where will the road access be located for the commercial building?
- 2) what is the expected size and volume of the commercial enterprise?
- 3) When will the information package referred to in the notice be available and where can they be obtained?
- 4) With so the application being so vague on the commercial enterprise how can anyone be expected to approve of the process.
- 5) Can the rezoning be specific to use and size of operation in order to limit future uses should the business be sold?

Regards  
Scott McKee

## Theresa Carlisle

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**From:** Theresa Carlisle [mpbcarlisle@bellnet.ca]  
**Sent:** October 18, 2022 2:47 PM  
**To:** 'Ryan Kirwan'  
**Cc:** 'Scott McKee'  
**Subject:** RE: Maple Lane Rezoning Application Questions  
**Attachments:** NoticeForFile2-07ZBL-22-005.pdf

Good afternoon Mr. Kirwan,

I have attached a copy of our covering letter, Notice of Public Meeting, and sketch for Amendment File No. 2-07ZBL-22-005.

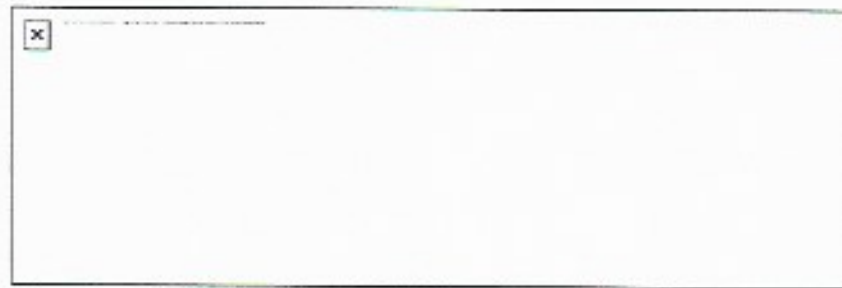
Ruth Frawley's contact information is on the attached Notice.

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**From:** Ryan Kirwan [mailto:ryan@hqmortgages.ca]  
**Sent:** October 18, 2022 10:33 AM  
**To:** mpbcarlisle@bellnet.ca  
**Cc:** Scott McKee  
**Subject:** Fwd: Maple Lane Rezoning Application Questions

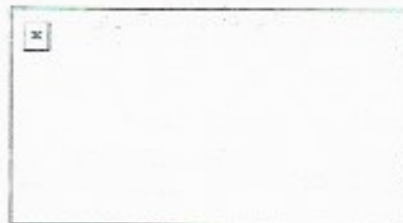
Hi Teresa, I'm following up on the email I received from my neighbor on Maple Lane. How do I go about getting a hold of Ruth Frawley so I can be a part of this process?

Thanks!



Bus. (705)588-4747 Cell (705)626-9442  
Toll Free Bus. (877)507-1110 Toll Free Fax (855)771-1130

[CLICK HERE](#) FOR OUR SECURED ONLINE APPLICATION



# **THE MUNICIPALITY OF CENTRAL MANITOULIN**

## **BY-LAW NO. 2022-19**

### **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 rezone from Agriculture (A) Zone to Rural (R) Zone to permit a Commercial type business/enterprise related to the selling of maple syrup and livestock within land described as Lot 7, Conc. X, excepting Part 1, Plan 31R-3108, and Parts 2, 3, and 4, Plan 31R-342; and Lot 8, Conc. X, excepting Part 1, Plan 31R-3108 and excepting Parts 1, 2 and 3, Plan 31R-342; (Located at #1030 Silver Bay Road), Township of Sandfield, 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) Rezone from Agriculture (A) Zone to Rural (R) Zone;
- (2) Subsection (1) applies to that parcel of land described as Lot 7, Conc. X, excepting Part 1, Plan 31R-3108, and Parts 2, 3, and 4, Plan 31R-342; and Lot 8, Conc. X, excepting Part 1, Plan 31R-3108 and excepting Parts 1, 2 and 3, Plan 31R-342; (Located at #1030 Silver Bay Road), Township of Sandfield, 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 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.
- (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 Ontario Land Tribunal (OLT) 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 \_\_\_\_\_ 2022.**

\_\_\_\_\_  
**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 2022-19 passed by the Council of the Municipality of Central Manitoulin on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
**Clerk**

Part Lot 8 Concession X Excepting Part 1 Plan 31R-3724 and  
 Part Lot 7 Concession X Excepting Part 1 Plan 31R-3108 and  
 Excepting Part 2, 3 and 4 Plan 31R-342  
 (#1030 Silver Bay Road)  
 Township of Sandfield  
 Municipality of Central Manitoulin  
 District of Manitoulin

Mayor - Richard Stephens

CAO/Clerk - Ruth Frawley

