

**The Municipality of Central Manitoulin**

Public Meeting

Agenda

Thursday, August 26<sup>th</sup>, 2021 at 6:45 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-21-004  
-Applicant/Owner – Randy Tolsma
5. Council Comments
6. Public Comments
7. Chair's Closing Remarks
8. Adjournment

# MANITOULIN PLANNING BOARD

## ZONING BY-LAW AMENDMENT - PLANNING REPORT August 19, 2021

Applicant/Owner: 931029 Ontario Inc./Stanley Park Campgrounds Inc.  
Agent: Randy Tolsma  
File No.: 2-07ZBL-21-004  
Related Files: B51-10 and B16-91  
Property Description: Part Lot 6, Conc. IV and  
Part Lot 7, Conc. IV surveyed as Part 1, Plan 31R-2831  
Located at #1702 Monument Road  
Township of Carnarvon, Municipality of Central Manitoulin  
District of Manitoulin

### 1. PROPOSAL:

A Zoning Amendment Application has been received from Randy Tolsma on behalf of 931029 Ontario Inc., to permit the additional use of one (1) portable storage container accessory to the campground/trailer park and Commercial Recreational (CR) uses within lands described as Part Lot 6, Conc. IV and Part Lot 7, Conc. IV surveyed as Part 1, Plan 31R-283, Township of Carnarvon, Municipality of Central 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, without an approved amendment.

### 3. SUBJECT LANDS:

#### I) History:

The applicant purchased the subject land in August 2007, which contains a Commercial Recreational campground/trailer park operation, known as Stanley Park Campgrounds Inc.

The previous land owner by consent to sever, File No. B16-91, created three new lots, surveyed as Parts 1, 2, and 3, Plan 31R-2256, at the south west corner of Lot 6, Conc. IV, along Tracy Road, a maintained municipal road. The current owners by consent to sever, File No. B51-10, created a new  $\pm 0.4$  Hec. lot, surveyed as Part 1, Plan 31R-3827 located at #1850 Monument Road, a maintained municipal road, containing a dwelling that was surplus to the Commercial business.

The subject land contains 205 camp sites, a recreational building, a laundromat, and the applicants dwelling and garage.

The portable storage container being  $\pm 2.0$  m. X  $\pm 12.0$  m. in size is to be located north of the existing garage having a front yard setback from Monument Road of 16.7 metres and is buffered from some existing trees. The applicant proposes to use this container for storage associated with the Commercial campground business.

**ZONING BY-LAW AMENDMENT - 2-07ZBL-21-004  
- PLANNING REPORT - August 19, 2021 - Continued**

- ii) Access: is via Monument Road, a maintained township road
- iii) Servicing: private communal septic system and water from Lake Mindemoya.  
There are no new services required as a result of this proposal.
- iv) Fire Protection: Available (Central Manitoulin Volunteers)
- v) School Bussing: Available
- vi) Garbage Collection/  
Disposal: Available

**4. OFFICIAL PLAN POLICIES:**

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

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

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

- i) Current Zoning: Commercial Recreational (CR) Zone and Rural ( R) Zone
- ii) Proposed Zoning: Same with a Special Provision to permit one (1) portable storage container.
- iii) Comments:

An approved amendment to Comprehensive Zoning By-law No. 2002-07 under Special Provisions, Section 8, will permit the additional use of one (1) portable storage container (±2.0 m. X ±12.0 m.) to be used for storage accessory to the commercial campground/trailer park uses, in a Commercial Recreational (CR) Zone, within the subject land.

It is noted that Zoning By-law No. 2002-07, by By-law No. 2017-11, 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.’*

**ZONING BY-LAW AMENDMENT - 2-07ZBL-21-004  
- PLANNING REPORT - August 19, 2021 - Continued**

**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.

**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 that the large structure may 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 portable storage container on a site specific basis may be supported by Council if in their judgement the proposal is favourable to the well being of the Municipality.

Respectfully Submitted,



Theresa Carlisle, ACST  
Secretary-Treasurer

**THE MUNICIPALITY OF CENTRAL MANITOULIN**

**BY-LAW NO. 2021-17**

**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 to be used and located as identified on attached Schedule "A", accessory to the commercial campground/trailer park known as Stanley Park in a Commercial Recreational (CR) Zone, within lands described as Part Lot 6, Conc. IV and Part Lot 7, Conc. IV surveyed as Part 1, Plan 31R-283, 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:

- (1) Section 8, Special Provisions, of the Restricted Area Zoning By-law No. 2002-07 is hereby amended to add the following Subsection **8.103**

Notwithstanding the uses permitted in a Commercial Recreational (CR) Zone as set out in Section 7.12 of the Restricted Area Zoning By-law No. 2002-07 the additional use of one (1) portable storage container, being 2.0 M. X 12.0 M. in size, shall be permitted to be located on a site specific basis, being 13 metres south of the northerly lot line and 16.7 metres east of the front lot line along Monument Road, as identified on attached Schedule "A", accessory to the commercial campground/trailer park use, known as Stanley Park Campgrounds Inc., within land described in Subsection (2).

- (2) Subsection (1) applies to that parcel of land described as being Part of Lot 6, Conc. IV and Part of Lot 7, Conc. IV surveyed as Part 1, Plan 31R-2831, (located at #1702 Monument Road), 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 2002-07, which apply to the Commercial Recreational (CR) Zone which are not specifically varied hereby continue to 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 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 \_\_\_\_\_ 2021.**

\_\_\_\_\_  
**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 2021-15 passed by the Council of the Municipality of Central Manitoulin on the \_\_\_\_ day of \_\_\_\_\_, 2021.

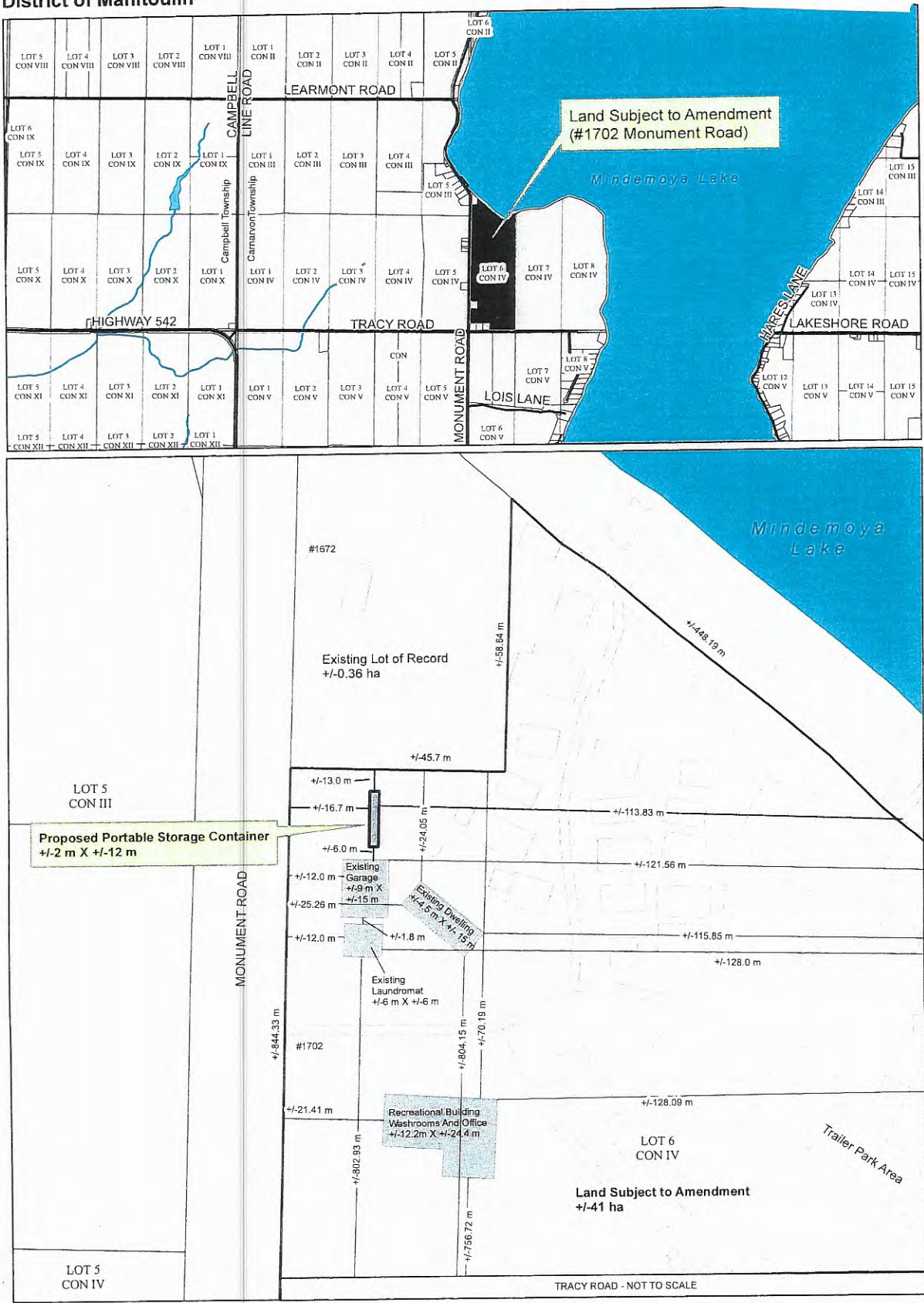
\_\_\_\_\_  
**Clerk**



R. Stephens, Mayor

R. Frawley, CAO/Clerk

Part Lot 6 Concession IV and  
Part Lot 7 Concession IV Surveyed As Part 1 Plan 31R-2831  
(#1702 Monument Road)  
Township of Carnarvon  
Municipality of Central Manitoulin  
District of Manitoulin





CARNARVON  
LOT 5  
CON 3

CARNARVON  
LOT 5  
CON 4

CARNARVON  
LOT 6  
CON 4

CARNARVON  
LOT 7  
CON 4

MONUMENT ROAD

TRACY ROAD

Map Prepared by Manitoulin Planning Board 2021-05-12  
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All Property Boundaries, Zoning, Measurements and Coordinates are Approximate  
THIS IS NOT A PLAN OF SURVEY

CARNARVON  
LOT 6

CARNARVON  
LOT 7  
CON 5

Stanley Park