



MANITOULIN PLANNING BOARD

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March 23, 2022

MINUTES OF PLANNING BOARD MEETING - March 22, 2022

At a Meeting of the Manitoulin Planning Board held electronically at the Planning Board Office, Gore Bay, Ontario, on March 22, 2022, the following Members of Planning Board were present:

- | | | | |
|----|-------------|----|--------------|
| 1. | L. Hayden | 6. | I. Anderson |
| 2. | D. Osborne | 7. | R. Stephens |
| 3. | K. Noland | 8. | R. Brown |
| 4. | D. McDowell | 9. | T. Mackinlay |
| 5. | D. Head | | |

Absent: E. Russell

Also in attendance for the electronic meeting were:

K. Jarus, agent and D. Nadeau, applicant for Subdivision File No. SUB2022-01;
D. Watts, interested party; and
T. Sasvari, reporter, Manitoulin West Recorder.

There were no other interested parties or members of the general public or press in attendance.

The Meeting was called to Order at 7:03 P.M. by Chair L. Hayden, who welcomed all present.

The Chair asked if there were any Board Members who wished to declare a conflict of interest with any of the items listed on the agenda or having to do with the previous Board Meeting on February 22nd, 2022.

There were no conflicts declared.

1. ORDER OF BUSINESS

The Chair requested the adoption of the order of business.

The Secretary-Treasurer requested two additional items be added to the agenda under:

6. b) Request for Consideration - Consent to Sever File No. B25-21; and
7. f) Special Business Case Funding from MMAH.

MOTION

It was moved by D. McDowell and seconded by D. Osborne that the Order of Business be adopted, as amended, - Carried

2. MINUTES OF PREVIOUS BOARD MEETING - February 22, 2022

The Chair announced that the Minutes of the electronic Board Meeting held on February 22, 2022 had been circulated to the Board Members and requested that any errors or omissions be stated.

MOTION

A motion was moved by R. Brown and seconded by K. Noland that the Minutes be adopted, - Carried.

BUSINESS ARISING FROM THE MINUTES OF THE PREVIOUS BOARD MEETING - February 22, 2022

There was none.

3. VARIABLE EXPENDITURES

Board Member, K. Noland asked why there were no bank charges listed. The Secretary-Treasurer explained that due to the current bank balance, the monthly bank charges were waived.

There were no other questions of the variable expenditures as circulated.

MOTION

It was moved by I. Anderson and seconded by T. Mackinlay that the variable expenditures be accepted as presented, - Carried.

4. PRESENTATION OF APPLICATIONS FOR CONSENT

The Chair announced that the application for consent to sever would now be heard.

Note: For the sake of continuity the details and decisions of the presentations will be so recorded in the usual fashion toward the end of the Minutes.

5. APPLICATION FOR PLAN OF SUBDIVISION - FILE NO. SUB2022-01

Owner: 1927402 Ontario Inc.
Agent: Kevin Jarus
Location: Lots 24, 25 and 26, Conc. VIII, and Lots 26 and 27, Conc. VII and Lot 25, Conc. VI including part of the Municipal Road Allowance Township of Barrie Island, Municipality of Gordon/Barrie Island District of Manitoulin

The Secretary-Treasurer reported that a Public Meeting had been heard and a presentation of the application and draft conditions had been given at the Board Meeting held electronically on January 25th, 2022 and that requirements under the Planning Act and Ontario Regulation 544/06 had been complied with.

Decision on the application had been deferred to provide additional time for the Applicant(s), the Municipality, and the Planning Board to consider the information provided, and for the Township to work out the details of the Subdivision Agreement and the conditions for approval of the Subdivision with the applicant(s).

The Municipality and the applicant(s) have since discussed conditions of Draft approval and have come to an agreement with amended conditions, prepared by the Secretary-Treasurer. The amended conditions have been provided to the Municipality, to Mr. Jarus, agent for the applicant, to Mr. Nadeau, applicant, and to all Board Members.

The Manitoulin Planning Board conditions to final plan approval for registration of this Subdivision are as follows:

No. Conditions of Draft Approval

1. That this approval applies to the phased Plan of Subdivision for 1927402 Ontario Inc. prepared by Tulloch Geomatics Inc., dated April 21, 2021, on Lots 24, 25 and 26, Conc. VIII, and Lots 26 and 27, Conc. VII and Lot 25, Conc. VI including part of the Municipal Road Allowance, Township of Barrie Island, Municipality of Gordon/Barrie Island, which shows a total of thirty-five (35) lots to be developed for seasonal residential uses in two phases (Phase 1 - Lots 22 - 35 and Phase 2 - Lots 1 - 21). The approval also applies to four (4) Blocks.
2. That the owner acknowledges and agrees that Block Three (3) shall be dedicated/granted to the Municipality without monetary consideration and free of all encumbrances, satisfactory to the Municipality of Gordon/Barrie Island.
3. That the owner acknowledges and agrees that until such time as the second phase is registered, the Phase Two parcel of land shall not be developed without the required permits, unless otherwise stated.
4. That the owner acknowledges and agrees that Phase Two shall be registered only upon completion of a letter from the Municipality that Phase One has been registered satisfactory to the Municipality.
5. That the road allowance(s) included within this draft plan of subdivision shall be stopped up and closed by a municipal By-law and are conveyed to the land owner satisfactory to the Municipality and a copy of the signed By-law and a copy of the registered transfer(s) of land/deed is provided to the Planning Board.
6. That the subject lands, as described in Condition 1. (above) and also identified by PINs 47146-0170, 47146-0171, 47146-0172 and 47146-0425 and any new PIN(s) generated from the conveyance of the municipal road allowance(s), have been consolidated into the same ownership prior to final approval of Phase One satisfactory to Planning Board.
7. That all roads shall be named to the satisfaction of the Municipality.
8. That the plan may be registered in phases and prior to an application for registration of any phase or portion thereof, the owner shall enter into one or more subdivision agreements with the Municipality of Gordon/Barrie Island with terms and conditions satisfactory to the Municipality in order to satisfy the financial, servicing, and other requirements of the Municipality, e.g.

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March 22, 2022 - Continued

Application for Plan of Subdivision - File No. SUB2022-01- continued

8.
 - i) minimizing storm drainage/runoff within a Stormwater Management Plan;
 - ii) planned road works/engineering drawings; standard of road construction; transfer of the road(s); road(s) accepted in road inventory; cul de sac;
 - iii) connect to East Line Road/culverts; ditching;
 - iv) tree removal/tree planting;
 - v) street lighting;
 - vi) numbering system assigned to the lots/911/municipal address location/signage;
 - vii) no outstanding taxes.
9. That the subdivision agreement(s) between the land owner and the Municipality shall be registered against the lands to which it/they apply once the plan of subdivision has been registered, which may be done in phases, satisfactory to the Municipality.
10. That the land owner acknowledges and agrees that no development, site alternation or works shall occur within the subject land without the required permits until the owner has entered into a Subdivision Agreement(s) with the Municipality of Gordon/Barrie Island.
11. That any blocks or easements required for utility or drainage purposes shall have a minimum width of 7.62 metres and shall be shown on the final plan and dedicated/granted to the Municipality without monetary consideration and free of all encumbrances, satisfactory to the Municipality.
12. That the owner acknowledges and agrees to convey any easements(s) as deemed necessary by Bell Canada to service this new development. The owner further agrees and acknowledges to convey such easements(s) at no cost to Bell Canada. The owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities and/or easements at their cost and copies of the registered easements will be provided to the Manitoulin Planning Board. The Owner shall enter into an agreement (Letter of Understanding) with Bell Canada and a copy shall be provided to the Planning Board.
13. That any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to the Municipality, satisfactory to the Municipality.
14. That the owner acknowledges and agrees to dedicate to the Municipality five percent (5%) of the value of land, provided by the Appraisal Report prepared by Hall Love Real Estate Advisory Services dated March 2022, as cash-in-lieu, as per the Planning Act, Section 42, satisfactory to the Municipality.
15. That the Owner(s) acknowledges and agrees that a line of credit set as a cost estimate of \$150,000.00 in the form of a Formal Agreement registered on title with the Municipality, as a levy for the treatment of the road(s), to be used for all municipal roads accessing the Subdivision, and shall include from the time of construction in the winter (January/February) of 2022, satisfactory to the Municipality.
16. Written confirmation from the Municipality that all outstanding taxes have been paid for the subject parcel of land prior to registration of Phase One.
17. Written confirmation from the Municipality that all outstanding taxes have been paid for the parcel of land prior to registration of Phase Two.
18. Proof satisfactory to the Manitoulin Planning Board that the archaeological assessment report, B1HQ-1, that is currently awaiting review by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTC) has been posted on the Archeological Registry which then confirms the report is satisfactory to MHSTC.
19. That the Owner(s) shall acknowledge and agree that it is solely responsible for obtaining all permits and authorizations that may be necessary and/or advisable relating to the development and site alteration proposed on the subject lands, from all authorities having jurisdiction, (Ministry of Natural Resources and Forestry, Ministry of the Environment Conservation and Parks, Department of Fisheries and Oceans, Municipality of Gordon/Barrie Island), as may be required in order to protect natural heritage features and areas, fish habitat, Species at Risk, and shall provide any such permits and authorizations to the Manitoulin Planning Board on an ongoing basis.
20. That the owner acknowledges and agrees to include on all offers of purchase and sale that if Hydro service is not made available to the subject subdivision lots, a statement to this effect and any conditions that Hydro One may impose to provide electrical service.

Board Minutes
March 22, 2022 - Continued

Application for Plan of Subdivision - File No. SUB2022-01- Continued

21. That prior to the final approval by the Planning Board, the Board is advised in writing by the Municipality of Gordon/Barrie Island that Conditions 2 to 5 and 7 to 11 and 13 to 19 have been satisfied.
22. That prior to the final approval by the Planning Board, the Board is advised in writing by Bell Canada how Condition No. 12. has been satisfied, satisfactory to Bell Canada.
23. That the Owner(s) acknowledges and agrees, as per the Planning Act, Section 51(59), that if a final plan of subdivision is approved under Section 58, but is not registered within 30 days of the date of approval, the approval authority (The Manitoulin Planning Board) may withdraw its approval.
24. That the Owner(s) acknowledges that pursuant to Subsection 51(32) of the Planning Act, the approval of this plan will lapse as **of March 22, 2025.**

Notes:

It is the applicant's responsibility to fulfill the conditions of draft approval within the appropriate time frame.

The approval may be extended pursuant to subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Extensions to Draft approval may be considered provided that existing technical reports remain applicable or updates are provided, and the provisions of the Draft conditions, if amended, are met. An updated review of the plan, and revision of the conditions of approval may be necessary if an extension is to be granted.

A request for extension **must be made** at least 60 days before the approval lapses. The request shall include the reasons why an extension is needed and be accompanied by a resolution from the Municipality in support of the extension.

Board Member, K. Noland asked for an explanation of the process for the Subdivision from Draft Approval to Registration.

Kevin Jarus, agent and D. Nadeau, applicant, were in attendance during consideration of the application.

Discussion resulted in the following motion,

MOTION

It was moved by I. Anderson and seconded by R. Brown that the Plan of Subdivision, File No. SUB2022-01 be given draft approval with the conditions as presented,
- Carried Unanimously.

6. a) REQUEST FOR A CHANGE TO CONDITIONS
- CONSENT TO SEVER FILE NO. B29-21

Owner: Ryan Yiu
Location: Part Lot 20, Conc. IV, (#93 High Falls Road)
Township of Sheguiandah
Municipality of Assiginack

The Secretary-Treasurer explained that Consent to Sever File No. B29-21 has been conditionally approved by the Board on November 30th, 2021, with a condition as follows:

'Accompanying the transfer documents shall be:

- vi) *a copy of an approved amendment to Zoning By-law No. 80-20:*
 - a) *rezoning the subject land from Agriculture (A) Zone to Rural (R) Zone; and*
 - b) *permitting seasonal residential uses; and*
 - c) *permitting accessory wood shed(s) to be located in the front yard (in front of the dwelling) within the proposed retained land;'*

At that time High Falls Road, was a seasonally maintained Township Road.

Board Minutes
March 22, 2022 - Continued

Request for a Change to Conditions - Consent to Sever File No. B29-21 - Continued

The Municipality have since advised, on February 9th, 2022 via email, that the Municipality will be maintaining High Falls Road as a year round publicly maintained road.

Therefore a year round residence would be a permitted use in the Rural Zone.

The applicant, Mr. Yiu is requesting a change to condition vi) to:

- vi) a copy of an approved amendment to Zoning By-law No. 80-20:*
 - a) rezoning the subject land from Agriculture (A) Zone to Rural (R) Zone;*
 - b) permitting one single family detached dwelling on the severed land and one single family detached dwelling on the retained land; and*
 - c) permitting four (4) accessory wood sheds to be located in the front yard (in front of the dwelling) within the proposed retained land'*

The Secretary-Treasurer further explained that if the Board considered the change to be a minor change, no re-circulation of the application would be required; if they considered the change to be a major change a re-circulation would be required.

Discussion resulted in the following motion.

MOTION

It was moved by D. McDowell and seconded by R. Stephens that the request for the change to condition vi) of Consent to Sever File No. B29-21 be supported as presented, and that the change is considered to be a minor change,
- Carried Unanimously.

- b) REQUEST FOR CONSIDERATION - CONSENT TO SEVER FILE NO. B25-21

The Board Members were advised that a condition of Consent to Sever for File No. B25-21 was:

- iv) proof satisfactory to the Manitoulin Planning Board that if the use of the severed land is for a year round dwelling there is a minimum flow rate of 13.7 litres/per minute of potable water available as per the provincial D-5-5 Guidelines but would not be required for a seasonal residential use, i.e. zoning conformity permit'.*

It was explained that the applicants wish to sell the proposed new lot for year round residential uses and had provided a well record for property to the south, (on the other side of the Hwy 540), identified by Well Tag #A280743 that produced a flow rate of 5 gallons/22.7 litres/per minute. The applicants are requesting the Board to accept this as proof to satisfy condition iv) of the Consent to Sever approval.

The Board Members were provided with a sketch that identified well record #A280743 and other well records in the vicinity of the proposed new lot, including one on the retained lot, some that produced the required flow rate of 13.7 litres/per minute and some that did not.

During discussion and in consideration of the information provided, the following motion resulted,

MOTION

It was moved by T. Mackinlay and seconded by I. Anderson that in this case, the well record information provided is satisfactory to the Manitoulin Planning Board to fulfill condition iv) of the Consent to Sever approval, for File No. B25-21.

7. GENERAL, REGULAR AND NEW BUSINESS

- a) Central Ontario Orthophotography Project (COOP) 2021

The Secretary-Treasurer informed the Board that the digital version of the satellite imagery for the COOP 2021 Project had been received on March 3rd, 2022. The GIS Technician is reviewing the imagery for technical problems and any missing files and will report these back to the Ministry of Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR). Once this review is complete, the imagery will be put together into township files and sent to the municipalities with an update for the ArcReader program. Once an invoice has been received from NDMNRF, the participating municipalities will be requisitioned for their share of the imagery, based on the number of tiles for their municipality. The Ministry of Municipal Affairs and Housing (MMAH) have provided funding in the amount of \$2,540.00 for the portion for the Unincorporated Townships of Robinson and Dawson.

Board Minutes
March 22, 2022 - Continued

7. b) Natural Heritage System (NHS) Review

The Planning Board has received a Draft report from North-South Environmental, the firm hired to review the policies and mapping of a Natural Heritage System for the Manitoulin District. Staff will be reviewing the report and virtually meeting with North South Environmental on March 23rd, 2022 to discuss and finalize the report. The project cost is \$16,402.52 including HST. Funding towards this project has been received from the Ministry of Municipal Affairs and Housing (MMAH) in the amount of \$9,817.00.

c) Municipal (Interim) Requisitions 2022

The Secretary-Treasurer informed the Board that a request for the (interim) Requisition was sent out to all Municipalities on February 4th, 2022 and five of the eight requisitions have been received to date.

d) Official Plan Policies Re: Potable Water

This item was put back on the Board Agenda for discussion purposes, as the Board Members had been provided with a submission prepared by Board Member, T. Mackinlay.

It was the general consensus of the Board that this topic be tabled and discussed further at the next Board Meeting, to be held on Tuesday, April 26th, 2022, if it is an in-person meeting.

e) 2021 Audit

All required materials have been submitted to KPMG for the 2021 audit and they have provided draft Financial Statements for the Manitoulin Planning Board on March 17th, 2022. Staff will review the draft statements and present them to the Board at the April 26th, 2022 Board Meeting together with a draft budget for 2022.

f) MMAH SPECIAL BUSINESS CASE FUNDING
- UPDATING OF ZONING BY-LAW No. 96-01

A request for funding had been submitted to the Ministry of Municipal Affairs and Housing (MMAH), in December 2021, in the amount of \$14,000.00 for the Updating of the Zoning By-law for the Unincorporated Townships of Robinson and Dawson.

As part of the Special Business Case Funding request, \$5,091.00 has been received from MMAH. The Ministry requires a signed agreement and a Resolution to accept the funding.

Discussion resulted in the following two motions:

MOTION

It was moved by T. Mackinlay and seconded by R. Stephens that the Manitoulin Planning Board accepts \$5,091.00 for the Business Case Funding component of the Assistance to Planning Boards Funding Program 2021-2022 from the Ministry of Municipal Affairs and Housing to be used towards the updating of the Zoning By-law for the Unincorporated Townships of Robinson and Dawson,
- Carried Unanimously.

MOTION

It was moved by T. Mackinlay and seconded by D. Osborne that BE IT RESOLVED the motion be adopted as read,
- Carried Unanimously.

PRESENTATION OF APPLICATION FOR CONSENT TO SEVER

The Chair announced that the purpose of this phase of the meeting is:

- (a) to consider applications for consent under Section 52 of the Planning Act,
- (b) to make decision in regard to the applications scheduled to be heard, and, explained that this phase is open to the public and any interested parties will be given the opportunity to speak in support or oppose an application.

Board Minutes
March 22, 2022 - Continued

Presentation of Applications for Consent to Sever - Continued

The Chair then asked if any Board Members have or wish to declare a "Conflict of Interest", at this meeting or previous meeting. There were none.

Following is the list of Applications for Consent considered at this meeting.

	<u>Moved By</u>	<u>Seconded By</u>
1. B06-22 to B09-22	K. Noland	R. Brown

It was moved and seconded that the above applications be conditionally approved, subject to all conditions being fulfilled as stated in the Decisions. - Carried.

Application File No.: B06-22, B07-22, B08-22 and B09-22 No. of Members Present: 9
 Date of Decision: March 22, 2022
 Location of Property: Park Lot 6, North Side Back Street Excepting Part 11,
Plan 31R-1722, Town of Gore Bay, District of Manitoulin

DECISION

The purpose of this application made under Section 53(1) of the Planning Act by Jordan Chandler on behalf of 1905130 Ontario Inc. is to provide for the creation of four (4) new lots for residential uses.

This proposal was presented to the Board on February 22nd, 2022 for their consideration prior to being put into process for the reasons that there have been fourteen (14) lots previously created by the Consent to Sever process from the original parcel of land; approval would result in four (4) additional lots being created by the Consent to Sever process rather than by the Plan of Subdivision process; and the retained land is large enough to qualify for further severances. The Board's position was to support the development proposal in principle with the usual conditions applying to the Consent to Sever approval.

File No. B06-22 proposes to create a new lot having a frontage of ±28.0 metres on Doc Strain Drive, a maintained municipal street, and a depth of ±50.0 M., thereby containing an area of ±1400 Sq. M. (0.14 Hec.).

File No. B07-22 proposes to create a new lot having a frontage of ±28.0 metres on Doc Strain Drive, a maintained municipal street, and a depth of ±50.0 M., thereby containing an area of ±1400 Sq. M. (0.14 Hec.).

File No. B08-22 proposes to create a new lot having a frontage of ±28.0 metres on Doc Strain Drive, a maintained municipal street, and a depth of ±50.0 M., thereby containing an area of ±1400 Sq. M. (0.14 Hec.)

File No. B09-22 proposes to create a new lot having a frontage of ±28.0 metres on Doc Strain Drive, a maintained municipal street, and a depth of ±50.0 M., thereby containing an area of ±1400 Sq. M. (0.14 Hec.).

There are no structures on the four proposed new lots.

The retained land has frontages of ±32.0 M. on Doc Strain Drive, a maintained municipal Street, and ±105.3 on the unopen municipal allowance, known as Back Street, and an average depth of ±80.3 M. thereby containing an area of ±9500 Sq. M. (0.95 Hec.). There are no structures within this land.

There have been nine (9) previous applications for Consent to Sever that has resulted in fourteen (14) lots being created by the Consent to Sever process involving the original parcel of land.

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March 22, 2022 - Continued

Application File No's. B06-22 to B09-22 - continued

File No's. 04-51C-77-427 and 04-51C-77-428 provided for the creation of two new lots, surveyed as Part 3 and Part 4, Plan 31R-656 and provided for a lot addition of Part 1, Plan 31R-656 to Part 2, Plan 31R268;

File No. B94-81 provided for a lot addition of Parts 1, 2 & 3, Plan 31R-1177 to Part 2, Plan 31R-268;

File No. B45-85 provided for the creation of a new lot, surveyed as Part 1, Plan 31R-1494;

File No. B33-87 provided for the creation of nine (9) new lots, surveyed as Parts 1 thru 15, Plan 31R-1722;

File No. B26-03 provided for the creation of a new lot, being Pt. Park Lot 6, S/S Back Street;

File No. B27-03 provided for the creation of a new lot being Pt. of Park Lot 6 N/S Back Street which is the land subject to the current application;

File No. B28-04 provided for a lot addition of Part 1, Plan 31R-3322 to Part 1, Plan 31R-268; and

File No. B12-18 provided for a lot addition of Part 1, Plan 31R-4062 to Parts 1 & 2, Plan 31R-656 and to Part 4, Plan 31R-4062.

The subject land has been designated Residential Area and zoned Residential (R1). According to the application, single family detached dwellings are proposed for each of the four new lots. There are no structures proposed for the retained land at this time.

Services for the subject land are proposed to be via municipal water and sewer.

A copy of the application was provided to the Municipal Clerk prior to formal circulation for comments regarding servicing for the subject land and if Council was supportive of the creation of four additional lots by the Consent to Sever process or via the Subdivision process.

The Municipal Clerk provided a DRAFT copy of an Engineer's Report, prepared by R.V. Anderson Associates Limited on February 7th, 2022. The report in part states:

' 8.0 SUMMARY AND RECOMMENDATIONS

Doc Strain Drive:

The model simulated sufficient pressure at the development north of Doc Strain Drive even without loop connection. The loop connection at Part Street and Gore Street is beneficial however, can be secondary priority since the loop connection is outside the subject land. It should be noted that this development has low available fire flow when compared to typical values.

Further studies to optimize the water distribution of the system are advised as the model developed for this limited scope task suggest presence of high pressure in the system (above recommended 700 kPa), as well as low available fire flows in parts of the Town.'

There is a barn located to the north/west, within Lot 4, S/S Park Street. The farm related structure meets the requirements of the Minimum Distance Separation (MDS) Formulae as required by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) for the severed and the retained land.

From information available the subject proposal does not appear to have any natural heritage features or species at risk (SAR) concerns.

This proposal is considered to be in conformity with the Provincial Policy Statement 2020.

The application was circulated on March 4th, 2022 to the Town of Gore Bay, Bell Canada and to all property owners within 60 metres and by the posting of a notice, clearly visible and legible from a public highway or other place to which the public has access, as required by Ontario Regulation 197/96.

The Town of Gore Bay advised on March 21st, 2022 that they have no concerns and recommended that Consent be granted with no specific conditions.

Mary McCartney, Bell Canada, advised via email, received on March 14th, 2022 that Bell Canada does not have any comments or concerns regarding the application.

There have been no inquiries or concerns received as a result of circulation to property owners within 60 metres or the posting of the notice.

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March 22, 2022 - Continued

Application File No's. B06-22 to B09-22 - continued

Board Member, K. Noland inquired if there may be drainage concerns. Board Member D. Osborne explained that there was a natural drainage and catch basins in the area that should address any concerns. Discussion was had regarding the number of lots being created by the Consent to Sever process and the general consensus of the Board was to not include the note on the approval of 'no more lots by the Consent to Sever process'.

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

Consent is tentatively granted subject to the following conditions:

The following documents must be submitted to the Secretary-Treasurer of the Board within two years from the date of the notice of decision for certification:

- a) the Transfer of Land form(s) prepared by a solicitor/lawyer, and
- b) a Schedule to the Transfer of Land form on which is set out the entire legal description of the parcel(s) given conditional approval. This Schedule must also contain the names of the parties indicated on the Transfer of Land form.

Accompanying the transfer documents shall be:

- i) a reference plan of survey, which bears the Land Registry Office registration number of its deposit therein, which illustrates the parcel(s), to which the consent approval relates;
- ii) a written confirmation from the municipality that any portion of a travelled road which is maintained by the municipality that encroaches on the subject land, has been surveyed and conveyed to the municipality satisfactory to the municipality;
- iii) a written confirmation from the municipality that entrance permits from Doc Strain Drive could be issued or have been issued, satisfactory to the municipality;
- iv) a written confirmation from the municipality that water and sewer connections can be installed or have been installed for the proposed severed land, satisfactory to the municipality;
- v) a fee of \$125.00 for each Transfer of Land submitted for Certification; and
- vi) a written confirmation from the municipality that all outstanding municipal taxes have been paid.

Note: Subsection 3 or 5, as the case may be, of Section 50 of the Planning Act shall not apply to any subsequent conveyances of or in relation to the parcel of land being the subject of this application.

The time now being 8:59 p.m. and all business before the Board having been dealt with, the Meeting was adjourned on a motion moved by K. Noland.

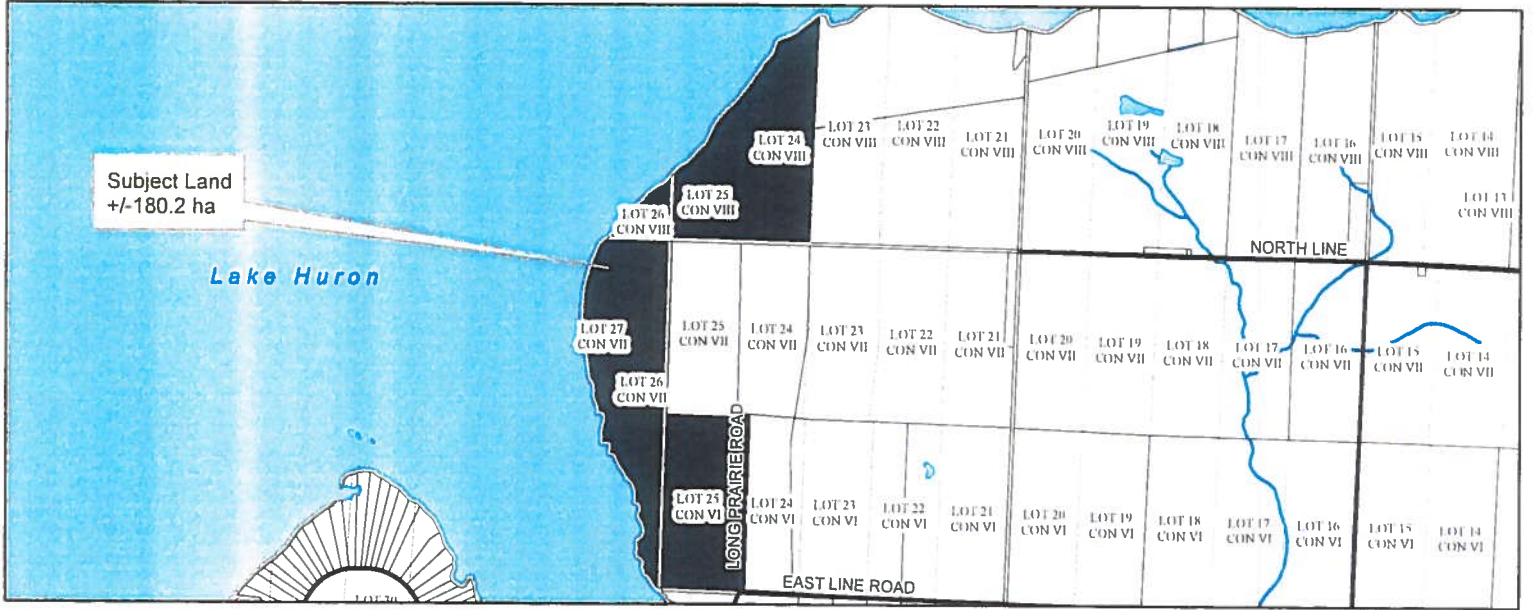
L. HAYDEN, CHAIR



T.A. CARLISLE, SECRETARY-TREASURER

**Lot 24, Lot 25 and Lot 26 Concession VIII,
 Lot 26 and Lot 27 Concession VII, Lot 25 Concession VI
 And Part of Road Allowance Between Lot 25 and Lot 26
 And Part of Road Allowance Between Concession 7 and 8
 Township of Barrie Island
 Municipality of Gordon/Barrie Island
 District of Manitoulin**

SUBDIVISION FILE NO: SUB2022-01
 Draft Approval Given March 22, 2022



Proposed Subdivision Area

Phase 1: Lots 22-35
 Area: +/-25.2 ha

Phase 2: Lots 1-21
 Area: +/-21.09 ha

Area - All Phases: +/-46.71 ha
 Average Lot Area: +/-1.33 ha

Total Area - Blocks: +/- 36.4 ha

Total Area - Roads: +/-7.13 ha

Total Subdivision Area: +/-90.24

