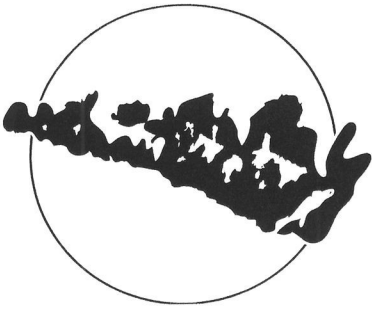




MANITOULIN PLANNING BOARD

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☎ 705-282-2237 ☎ 705-282-3142

August 26, 2026

MINUTES OF PLANNING BOARD MEETING - August 25, 2026

At a Meeting of the Manitoulin Planning Board held at the Planning Board Office, Gore Bay, Ontario, on Tuesday, August 25th, 2026 at 7:00 p.m., the following Members of Planning Board were present:

- | | | | |
|----|-------------|----|--------------|
| 1. | K. Noland | 6. | J. Van Every |
| 2. | L. Hayden | 7. | I. Anderson |
| 3. | D. McDowell | 8. | B. Barker |
| 4. | J. DeForge | 9. | D. Osborne |
| 5. | R. Stephens | | |

Regrets: L. Chappell and D. Head

Also in attendance for the meeting were:

Tom Sasvari, Reporter for the Manitoulin Expositor;
J. Dodge and D. Obonsawin, Consent to Sever File No. B08-26; and
N. Ranieri, Consent to Sever File No. B09-26.

There were no other interested parties or members of the general public or press in attendance.
The meeting was called to order at 7:00 p.m., by Chair K. Noland, 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 held on June 23rd, 2026.

There were no conflicts declared.

1. ORDER OF BUSINESS

The Chair requested the adoption of the order of business.

MOTION

It was moved by L. Hayden and seconded by J. DeForge that the Order of Business be adopted,
- Carried.

2. MINUTES OF PREVIOUS BOARD MEETING - June 23rd, 2026.

The Chair announced that the Minutes of the Board Meeting held on June 23rd, 2026 had been circulated to the Board Members and requested that any errors or omissions be stated.

There was none.

MOTION

It was moved by D. Osborne and seconded by J. DeForge that the Minutes of June 23rd, 2026 be adopted,
- Carried.

BUSINESS ARISING FROM MINUTES OF THE PREVIOUS BOARD MEETING - June 23rd, 2026.

There was none.

3. VARIABLE EXPENDITURES

There were no questions to the variable expenditures, as presented.

MOTION

It was moved by B. Barker and seconded by R. Stephens that the variable expenditures be accepted as presented,
- Carried.

Board Minutes
August 25th, 2026 - Continued

4. PRESENTATION OF APPLICATIONS FOR CONSENT TO SEVER

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

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

5. SUBDIVISION FILE NO. 2022-001 - TOWNSHIP OF BARRIE ISLAND

The Secretary-Treasurer informed the Board that a new application and application fee for Subdivision, File No. SUB2022-001 has been received and that a written request for additional time to complete the Subdivision was received via email on August 9th, 2026, from agent V. Smith.

' Dear Ms. Carlisle,

Please accept this letter as out formal request for a one (1 year) extension for File No. SUB2022-001 in the Municipality of Gordon/Barrie Island.

The landowner and project team have actively advancing the draft plan and required documentation needed to proceed with the project. This request is being made to give additional time to formulate the subdivision agreement.

Should there be any questions with respect to the above, do not hesitate to contact the undersigned directly.'

The Clerk for the Municipality of Gordon/Barrie Island advised by email on August 10th, 2026 of the following Resolution, No. 2026-096:

*' WHEREAS the Proponents of the Barrie Island Subdivision wish to continue with the planned subdivision;
AND WHEREAS a request has been made to Council of the Municipality of Gordon/Barrie Island for more time in the amount of six (6) months;
THEREFORE BE IT RESOLVED THAT the Municipality will work with the proponents from today's date for another year to complete the subdivision agreement;
AND FURTHER will recommend to the Manitoulin Planning Board that the Subdivision Application, File No. SUB2022-001, be reviewed and additional time be given to complete the conditions of the draft approval.'*

At the August 26th, 2025 Planning Board Meeting, the following motion had resulted from a request to deem the Subdivision 'not to have lapsed', which is permitted under certain circumstances under Section 51(33.1) of the Planning Act.

' It was moved by K. Noland and seconded by D. McDowell that despite the approval of Subdivision File No. SUB2022-001 which lapsed on March 22nd, 2025, the file is deemed 'not to have lapsed' as requested; and a new application with a reduced application fee of \$17,050.00 is required; and it is understood that a Subdivision Agreement must be completed within one year from today, being before August 26th, 2026; and that the Planning Board Staff will review the previous conditional approval and screen the application for any changes due to the new Provincial Planning Policy in 2024 and the new municipal Zoning By-law No. 2022-016.'

The Subdivision Agreement will not be completed before August 26th, 2026.

The Planning Act, under Section 51(33.1) states that:

' The approval authority shall provide that the approval lapses at the expiration of the time period specified by the approval authority.'

The Secretary-Treasurer explained that the Board motion of August 26th, 2025 does not specifically state a time (date) when the approval will lapse. The Secretary-Treasurer requested clarification from the Board regarding the motion of August 26th, 2025.

- i) If additional time will be given for the subdivision to be completed;
- ii) if so, what time will be given and what is the expiration date of the time period; and
- iii) if the change for additional time and the motion clarification is considered to be minor or major.

Board Minutes
August 25th, 2026 - Continued

L. Hayden, Board Member representing the Municipality of Gordon/Barrie Island, spoke to the application and advised that Municipal Council supports the request for additional time to complete the Subdivision Agreement. Council felt that six (6) months may not be long enough and have supported a one year time period to complete all the conditions of the subdivision approval and are requesting the Planning Board to support the same. There is a new agent representing the application and it is hopeful that the application will move along as it would be an economical loss to the municipality if additional time is not supported. He felt that approval for the subdivision has already been granted and some of the conditions have already been fulfilled and if the Planning Board allows additional time to complete the application it may be considered 'minor'.

Discussion resulted in the following motion:

MOTION

It was moved by R. Stephens and seconded by I Anderson that Subdivision Application File No. SUB2022-001 has been deemed not to have lapsed and to provide clarification of the motion of August 26th, 2025, additional time will be given to complete the conditions of the subdivision approval including the Subdivision Agreement until September 1st, 2027 and that this is considered to be a minor change,

- Carried Unanimously.

6. OFFICIAL PLAN AMENDMENT (OPA) NO. A-3
- NATURAL HERITAGE SYSTEM STRATEGY (NHSS)

The Secretary-Treasurer reported that each of the eight member municipalities have recently held a Public Meeting for Official Plan Amendment (OPA) No. A-3 for the Natural Heritage System Strategy (NHSS), as instructed by the Ontario Ministry of Municipal Affairs and Housing (MMAH). Notices for the Public Meetings were provided as well as Notices of Adoption for the (2022) OPA and NHSS.

Information pertaining to the OPA and the NHSS have been available on the Manitoulin Planning Board website since 2019. Updates have been made available during the entire process. The Unincorporated Townships of Robinson and Dawson have not advised of any concerns.

She noted that since 2023, there are three minor technical text changes required to the document, to reflect current ministry and legislation names.

Section D.4.(b).3 -1 - Page #10

The Endangered Species Act (ESA) is now referred to as the Species Conservation Act (SCA) and the Species at Risk in Ontario (SARO) is now referred to as the Protected Species in Ontario (PSO); and

Section D.4.(b).5 - Page #12

The M.N.R.F. is now referred to as M.N.R.

Discussion among the Board Members included:

- a Pubic Meeting had been held by the Planning Board on November 22nd, 2022 and the OPA for the NHSS was adopted, as amended, by the MPB on January 30th, 2023;
- this is taking a very long time;
- MMAH can make the three text changes and will likely make other changes;
- what are the next steps?

The Secretary-Treasurer advised that she requires a motion of the Manitoulin Planning Board in order to prepare a package to be sent to the Ontario Ministry of Municipal Affairs and Housing (MMAH) with OPA No. A-3 and the NHSS (2022) for their consideration and approval.

MOTION

It was moved by D. Osborne and seconded by I. Anderson that the Manitoulin Planning Board (MPB) has held a Public Meeting for Official Plan Amendment (OPA) No. A-3 for the Natural Heritage System Strategy (NHSS) on November 22nd, 2022 and that the motion to adopt OPA No. A-3 and the NHSS of January 30th, 2023 has not changed and will remain in effect and the MPB acknowledges three technical text changes to the original (2022) document and these text changes can be implemented upon approval by the Ontario Ministry of Municipal Affairs and Housing,

- Carried Unanimously.

MOTION

It was moved by B. Barker and seconded by L. Hayden that BE IT RESOLVED the motion be adopted, as read,

- Carried Unanimously.

*Board Minutes
August 25th, 2026 - Continued*

7. TRANSITION TO ARCGIS ONLINE PROGRAM

The Secretary-Treasurer advised that all requisitions have been received for the Arc GIS Online project by July 29th, 2026 with the exception of the Township of Tehkummah. The project is to proceed without the Township of Tehkummah with the possibility of them joining at a later date, if so decided, and submitting their requisition.

Discussion among the Board Members included:

- how much longer before the transition is completed?
- why is it taking so long?
- is the Planning Board currently paying for two systems, ArcReader and Arc GIS Online?

The secretary-Treasurer explained that the transition from ArcReader to Arc GIS Online was to be completed in July, however, the Gis Technician still has some three months of planning records, some building permit information, and some mapping corrections to be completed before the transition can be completed.

The consensus of the Board was that this project be given priority to completion.

8. VIOLATION REPORT - UNINCORPORATED TOWNSHIPS OF ROBINSON AND DAWSON

The Secretary-Treasurer reported that there are still some outstanding violations; two from 2024 and five from 2025. Most are for Rvs (trailers) and portable storage containers placed on the properties without permissions and compliance to the Zoning By-law No. 2022-05. Some are for buildings/structures without a Zoning Conformity Permit. Site visits were conducted by the GIS technician and the Office GIS Intern in July 2026, and five new violations have been discovered. Follow-ups are being done and some land owners are working on resolving the issue(s)..

Discussion among the Board members included:

- this appears to be an ongoing and time consuming task;
- the provincial funding is not near enough to enforce the violations in the Unincorporated Area;
- the 2024 and 2025 violations need to be given priority and resolved or fines layed;

Board Member J. Van Every, spoke to the topic and advised that he is interested in remaining as a Planning Board Member, representing the Unincorporated Townships. If the Province re-appoints him he would like to have a future discussion with the Board Members regarding these issues and would like to involve the community and bring a level of awareness forward.

The consensus of the Board was that staff are to continue to follow-up on the violations and attempt to resolve them, and consider proceeding with laying fines if necessary.

Board Minutes
August 25th, 2026 - Continued

Application File No.: B08-26 No. of Members Present: 9
Date of Decision: August 25, 2026
Location of Property: Part Lot 20, Concession III, Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin

DECISION

The purpose of this application made under Section 53(1) of the Planning Act by John and Myrna Dodge is to provide for a lot addition having a frontage of ± 15.25 M. along Ketchankookem Trail, a maintained township road, and an average depth of ± 39.2 M., thereby containing an area of ± 490.7 Sq. M. The lot addition is to be added to and consolidated with an existing lot to the east, located at #221 Ketchankookem Trail, containing a dwelling with attached garage and deck, having a frontage of ± 20.12 M. along Ketchankookem Trail and a depth of ± 40.23 M., thereby containing an area of ± 645.7 Sq. M. which is owned by D. Obonsawin and L. George. The lot addition will result in a larger lot having a total frontage of ± 35.4 M. along Ketchankookem Trail and an average depth of ± 39.2 M. and a total area of ± 1136.4 Sq. M. (± 0.11 Hec.) Mr. and Mrs. Dodge have advised that the lot addition is to accommodate an encroachment of their neighbours septic system/field bed. Residential uses are proposed to continue.

The land to be retained, located at #249 Ketchankookem Trail, has a frontage of ± 186.27 M. along Ketchankookem Trail, a maintained municipal road, and a depth of ± 54.24 M. along the westerly boundary and a depth of ± 38.15 M. along the easterly boundary, thereby containing a total area of 7,400 Sq. M. (± 0.74 Hec.). The applicants' dwelling, garage and three sheds are located within this land. Residential uses are proposed to continue.

There has been a previous application for Consent to Sever, File No. B114-89, that proposed the creation of a new lot, however this application did not receive approval from the Manitoulin Planning Board and was refused, as the lot was undersized and did not meet the minimum lot size requirements of the Official Plan or the Municipal Zoning By-law.

A building permit, No. CM57-11, was issued in 2011 for new garage with a foundation and a new deck for the land benefiting from the lot addition. There are no known building permits for the retained land.

The application was circulated on July 24th, 2026 to the United Chiefs and Councils of Mnidoo Mnising (UCCMM) and the Wiikwemkoong Unceded Territory as per Official Plan Policy F.5 – Consultation and Engagement. The United Chiefs and Councils of Mnidoo Mnising (UCCMM) advised that the information was reviewed and they have no comments at this time. The Wiikwemkoong Unceded Territory UCCMM and have not provided any comments or concerns or requested additional time to do so.

The subject land has been designated Shoreline Area in the Official Plan for the District of Manitoulin under the jurisdiction of the Manitoulin Planning Board and zoned Shoreline Residential (SR) by the Municipal Zoning By-law, No. 2024-12 for the Municipality of Central Manitoulin. A single detached dwelling is a permitted use.

There is a Hydro Line identified along Ketchankookem Trail to the north of the subject land. Hydro One was circulated for comments as part of the preliminary review and they advised that they support the application; that they have no easement over the land and do not require one; and that there are no Hydro One poles located on the property.

Services for the retained land and for the land benefiting from the lot addition, consist of private wells and private individual septic systems. A completion Notice from the Public Health Sudbury & District, dated December 2nd, 2019 accompanied the application for the retained land. A use permit from the Sudbury and District Health Unit, dated June 30th, 1992 was provided for the land benefiting from the lot addition. No new services are required as a result of this application for lot addition.

Access is via an existing entrances from a maintained municipal road; #249 Ketchankookem Trail for the retained land, and #221 Ketchankookem Trail for the land benefiting from the lot addition. From information available it appears that Ketchankookem Trail traverses through the north west corner of the subject land.

The Ontario Ministry of Transportation (MTO) was circulated for comments as part of the preliminary review and they advised that:

'The Ministry of Transportation has reviewed the Application for Consent - Dodge. This is confirmation that the subject lot is not within MTO's permit control area (PCA), therefore have no comments to provide.'

The planning application proposes the continuation of existing residential uses and a larger lot to accommodate the encroachment of an existing septic system/field bed. There does not appear to be any conflicts with the policies of the Growth Plan for Northern Ontario 2011.

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

Board Minutes
August 25th, 2026 - Continued

Application File No. B08-26
August 25, 2026 - Continued

This proposal is considered to be in conformity with the Provincial Planning Statement (PPS) 2024.

The application was circulated on August 7th, 2026 to the Municipality of Central Manitoulin, Bell Canada, the Ontario Ministry of Transportation (MTO), 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 Municipality recommends consent be granted with no specific conditions.

Bell Canada they have no comments or concerns.

Abutting land owner to the south of the subject land, advised via email she had no comments/concerns with the application.

There were no other inquiries or concerns received as a result of circulation to property owners within 60 metres and/or the posting of the notice.

Mr. Dodge, applicant and Mr. Obonsawin, his neighbour, were in attendance during consideration of 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 and state this conveyance is a consolidation of the severed lands with lands identified by the property identification numbers (PINs) and confirmed by a copy of the Parcel Register.

Accompanying the transfer documents shall be:

- i) a reference plan of survey, which bears the Land Registry Office registration number as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates;
- ii) an undertaking from a Solicitor stating that the lot addition land being Part of Lot 20, Conc. III, will be consolidated on title with land located at #221 Ketchankookem Trail (described by Instrument No. 0065873) and a copy of the resulting Land Transfer(s) and the new resulting Property Identification Number (PIN)(s) for the subject lands, will be provided to the Manitoulin Planning Board;
- iii) a written confirmation from the municipality or from an Ontario Land Surveyor (OLS) that any portion of the travelled road(s) that encroaches onto the subject land(s), has been surveyed and conveyed to the municipality satisfactory to the municipality;
- iv) a written confirmation from the municipality that the land benefiting from the lot addition and the resulting retained land, are in conformity with the municipal zoning by-law, satisfactory to the municipality, i.e. location of structures, building permits;
- v) a fee of \$170.00 for each Transfer of Land submitted for Certification; and
- vi) a written confirmation from the Municipality that all outstanding municipal taxes have been paid for the subject land.

Note: Subsection 3 or 5, as the case may be, of Section 50 of the Planning Act shall apply to any subsequent conveyances of or in relation to the parcel of land being the subject of this application.

Note: Any shoreline improvements shall be done only with the consultation of The Ministry of Natural Resources (MNR), the Department of Oceans and Fisheries of Canada, (DFO) and the Municipality.

Board Minutes
August 25th, 2026 - Continued

Application File No.: B09-26 No. of Members Present: 9
Date of Decision: August 25, 2026
Location of Property: Part Lot 11, Concession X, surveyed as Parts 1 and 3, Plan 31R-287
excepting Parts 1, 4, 6, 9, 11, and 13, Plan 31R-846 and excepting Part 1, Plan 31R-1279,
Township of Campbell, Municipality of Central Manitoulin, District of Manitoulin

DECISION

The purpose of this application made under Section 53(1) of the Planning Act by Nicky Ranieri is to provide for a lot addition surveyed as Part 3, Plan 31R-287, having a width of ± 40.26 M. and a length of 50.29 M., thereby containing an area of $\pm 2,024.7$ Sq. M. (0.2 Hec.). The lot addition is to be added to and consolidated with an existing lot surveyed as Part 1, Plan 31R-1694 excepting Part 1 on Plan 31R-4161, having a frontage of ± 37.01 M. along Highway No. 542, a provincially maintained highway, and a depth of ± 50.29 M., thereby having an area of ± 1861.23 Sq. M. (± 0.19 Hec.), and containing a dwelling owned by R. McCorriston. The lot addition will result in a larger lot having a frontage of ± 37.01 M. along Highway No. 542, a depth of ± 100.6 M. and a total area of ± 3885.9 Sq. M. (± 0.39 Hec.). Residential uses are proposed to continue.

The land to be retained, surveyed as Part 1, Plan 31R-287 excepting Parts 1, 4, 6, 9, 11, and 13, Plan 31R-846 and excepting Part 1, Plan 31R-1279, has frontages of ± 10.92 M. & ± 67.67 M. along Highway No. 542, a provincially maintained highway, ± 40.23 M. along the maintained portion of the municipal road known as Perivale Road East and ± 701.46 M. along the non-maintained portion of Perivale Road East, and an irregular depth of ± 1007.5 M., thereby containing a total area of ± 37.01 Hec. The applicant's dwelling and garage are located within this land. Residential uses are proposed to continue.

There have been six previous applications for Consent to Sever, involving the subject land.

File No. 04-51C-76-565 created a new lot surveyed as Part 1, Plan 31R-287 and the resulting retained land surveyed Part 2, Plan 31R-287;

File No. 04-51C-78-580 provided for a lot addition to abutting land of Pt. of Part 1, Plan 31R-287 becoming Parts 1 and 2, Plan 31R-846 which nullified the previous approval (File No. 04-51C-76-565) and resulted with Part 3, Plan 31R-287 merging with Pt. of Part 1, Plan 31R-287;

File No. 04-51C-78-593 and File No. 04-51C-78-596 provided for four lot additions: Part 4 to Part 3, Plan 31R-846; Part 6 to Part 5, Plan 31R-846; Part 9 to Part 8, Plan 31R-846; and Parts 11 & 13 to Parts 10 & 11, Plan 31R-846;

File No. B67-82 created a new lot surveyed as Part 1, Plan 31R-1279. The resulting retained land is the land subject to the current application for Consent to Sever, (File No. B09-26);

File No. B25-19 provided for a lot addition to Part 1, Plan 31R-2146 surveyed as Part 1, Plan 31R-4161. The resulting retained land is the land benefiting from the lot addition of the current Application for Consent to Sever (File No. B09-26).

There has also been an approved amendment, File No. 51ZC-82-672-05, approved by the Ministry of Housing that permits a non manned switching station within Part 1, Plan 31R-1279, currently operated by EastLink.

According to the application, the existing dwelling is close to 100 years old and the existing garage is about 50 years old, within the retained land. Both structures were built prior to Mr. Ranieri purchasing the property in 2025. The Municipality have advised that they have no building permits on file for the subject land or for the land benefiting from the lot addition.

The subject land has been designated Rural Area and Village Area in the Official Plan for the District of Manitoulin under the jurisdiction of the Manitoulin Planning Board and zoned Rural (RU) and Village Area (VA) by Zoning By-law, No. 2024-12 for the Municipality of Central Manitoulin. The existing structures and the lot addition land are located within the Village Area and the Village Area Zone.

There is a Hydro Line identified along Highway No. 542 to the south and along Perivale Road East to the east of the subject land. Hydro One was circulated for comments as part of the preliminary review and they advised that they have no concerns; they do not have an easement over the subject land and do not require one; and that they have no hydro poles on the subject property.

Services consist of private individual septic systems and private wells. The Public Health Sudbury and District during review of Consent to Sever File No. B67-82, did not advise of any concerns with the existing septic system, within the subject land. A copy of the Public Health Unit 'use permit' dated December 29, 1975 accompanied the application, for the existing septic system within the land benefiting from the lot addition. No new services are required as a result of this application for lot addition.

Access is vi existing entrances, #9350 and #9390 Highway No. 542.

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August 25th, 2026 - Continued

Application File No. B09-26
August 25, 2026 - Continued

The Ontario Ministry of Transportation (MTO) was circulated for comments as part of the preliminary review and they advised that MTO supports the proposal and that:

‘ The current property owner is required to obtain a “no fee” change of ownership entrance permit to reflect the current property ownership after the Consent to Sever is approved and the legal description of the lot is updated. ‘

For clarification, MTO advised that :

“both parties” will need to obtain a “no fee” change of ownership entrance permit to reflect the current property ownership

Mr. Ranieri was advised of MTO's comments.

The planning application proposes a lot addition resulting in a larger residential lot. There does not appear to be any conflicts with the policies of the Growth Plan for Northern Ontario 2011.

From information available, the subject proposal does not appear to have any natural heritage features or species at risk concerns. This proposal is considered to be in conformity with the Provincial Planning Statement (PPS) 2024.

The application was circulated on August 7th, 2026 to the Municipality of Central Manitoulin, Bell Canada, the Ontario Ministry of Transportation (MTO), 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 Municipality recommends consent be granted with no specific conditions.

Bell Canada advised they have no comments or concerns.

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

Mr. Ranieri, applicant, was in attendance during consideration of the application.

There was no one else 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 and state this conveyance is a consolidation of the severed lands with lands identified by the property identification numbers (PINs) and confirmed by a copy of the Parcel Register.

Accompanying the transfer documents shall be:

- i) a reference plan of survey, which bears the Land Registry Office registration number as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates;
- ii) an undertaking from a Solicitor stating that the lot addition land surveyed as Part 3, Plan 31R-287 will be consolidated on title with land described as Part 1, Plan 31R-1694 excepting Part 1, Plan 31R-4161 and a copy of the resulting Land Transfer(s), and the new resulting Property Identification Number (PIN)(s) for the subject lands, will be provided to the Manitoulin Planning Board;
- iii) a written confirmation from the municipality that the land benefiting from the lot addition and the resulting retained land, are in conformity with the municipal zoning by-law, satisfactory to the municipality, i.e. location of structures, building permits;

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Application File No. B09-26
August 25, 2026 - Continued

- iv) a written confirmation from the Ministry of Transportation (MTO) that change of ownership entrance permits have been issued for "both parties", satisfactory to MTO;
- v) a fee of \$170.00 for each Transfer of Land submitted for Certification; and
- vi) a written confirmation from the Municipality that all outstanding municipal taxes have been paid for the subject land.

Note: Subsection 3 or 5, as the case may be, of Section 50 of the Planning Act shall apply to any subsequent conveyances of or in relation to the parcel of land being the subject of this application.

PRESENTATION OF APPLICATIONS 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

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. B08-26	J. DeForge	J. Van Every
2. B09-26	I. Anderson	B. Barker

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

The time now being 7:55 P.M. and all business before the Board having been dealt with the Meeting was adjourned on a motion moved by J. DeForge and seconded by L. Hayden.

K. NOLAND, CHAIR



T.A. CARLISLE, SECRETARY-TREASURER