

**MUNICIPALITY OF BILLINGS AND ALLAN EAST
PUBLIC MEETING**

AGENDA

Tuesday, April 19th, 2022 at 7:00 P.M.

At

the Old Mill Building, 15 Old Mill Road, Kagawong, Ontario

1. Meeting called to Order
2. Adoption of the Agenda
3. Opening Remarks
 - a) Reeve
4. Application to be Considered
 - i) Zoning By-law Amendment No. 8011ZBL-22-001
- Applicant/Owner - Darren Ellis
5. Public Representations
6. Reeve's Closing Remarks
7. Adjournment

MANITOULIN PLANNING BOARD
ZONING BY-LAW AMENDMENT - PLANNING REPORT
April 11, 2022

Applicant/Owner: Darren Ellis
File No.: 8011ZBL-22-001
Related File's: B30-21 to B33-21
Property Description: Lot 29, Conc. VIII
(Located at #99 Concession Road 8)
Township of Billings
Municipality of Billings and Allan East
District of Manitoulin

1. PROPOSAL:

A Zoning Amendment application has been received from Darren Ellis to fulfill conditions of Consent to Sever, File No's. B30-21 to B33-21, as imposed by the Manitoulin Planning Board to provide under Special Provisions, Section 8, the minimum lot dimensions and area to be established for the lots as approved and to be as described by part numbers on a registered/deposited plan of survey, despite any other requirements set out by Zoning By-law No. 80-11.

2. REASON:

This amendment is to fulfill a condition of consent to sever, thereby restricting further development by the consent to sever process.

3. SUBJECT LANDS:

i) History:

The subject parcel of land is an existing lot of record. There has been an application for Consent to Sever in 2015, (File No. B49-15) that lapsed when conditions of the approval were not finalized in one year as required under the Planning Act. This land is now the subject to Consent to Sever Application File No's. B.30-22 to B33-22, which proposes to create four (4) new lots, and retain one lot. The lot proposed by File No. B30-21 is ±1.74 Hec. In size, contains a dwelling and accessory shed and fronts on Concession Road 8, a maintained municipal road. The other three proposed new lots (File No's. B31-21, B32-21 and B33-21) are vacant, vary in size from ±0.88 Hec. to ±1.34 Hec., front of Lake Kagawong, and will be together with a right-of-way to the Township Road. The retained parcel of land is to be ±27.35 Hec. in size and has frontages on the Township Road and also on Lake Kagawong and contains an existing dwelling and Quonset Building.

The applicant has owned the property since May 2021. He proposes to offer the lots for sale for residential uses.

ii) Access: Access is via private right-of-way to Concession Road 8, a maintained municipal road.

iii) Servicing: Water supply will be from Lake Kagawong or private well;
Sewage disposal will be via private individual septic systems.

The Public Health Sudbury & District have advised that they have no concerns as it appears that the severed and the retained lots are capable of development for installation of a septic tank and leaching bed system.

iv) Fire Protection: Volunteer Fire Department

v) School Bussing: Not required

vi) Garbage Collection/ Disposal: Disposal available at Municipal Transfer Station

ZONING BY-LAW AMENDMENT - PLANNING REPORT
File No. 8011ZBL-22-001 - continued

4. OFFICIAL PLAN POLICIES:

- i) Current Designation: Rural Area
- ii) Proposed Designation: The lands subject to this proposal will remain designated as being within a Rural Area and all Official Plan Policies applicable thereto will continue to apply.
- iii) Comments: The proposed residential use is considered to be consistent with the overall development of the area.

5. ZONING BY-LAW (BY-LAW NO. 80-11)

- i) Current Zoning: Rural (R) Zone
- ii) Proposed Zoning: There will be no change in the present zoning.
- iii) Comments: The approved amendment to Comprehensive Zoning By-law No. 80-11 will fulfill conditions of Consent to Sever, File No's. B30-21 to B33-21 as imposed by the Manitoulin Planning Board, and will under Special Provisions, Section 8, establish the minimum lot dimensions and area in accordance with the part numbers on a registered/deposited plan of survey, despite any other requirements set out by Zoning By-law No. 80-11.

6. PROVINCIAL POLICY STATEMENT (PPS) 2020:

There does not appear to be any conflict or adverse impacts to policies expressed by the Provincial Policy Statement.

7. RECOMMENDATIONS:

Providing there are no extenuating circumstances or additional information to be considered and based on the aforementioned analysis, it is recommended 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.

However, it is advised that a By-law not be approved until the required Plan of Survey, to describe the severed and the retained land has been deposited at the Land Registry Office and is received by the Municipality.

I will provide you with a copy of the deposited Plan of Survey and revised By-law, upon our receipt.

Respectfully Submitted,



Theresa Carlisle, ACST
Secretary-Treasurer

**Lot 29 Concession VIII
(#99 Concession Road 8)
Township of Billings
Municipality of Billings/Allan East
District of Manitoulin**

I. Anderson, Reeve

K. McDonald, Clerk

