

The Municipality of Central Manitoulin

Public Meeting

Agenda

Thursday, March 27th, 2025 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-25-002
-Applicant/Owner – Providence Bay Agricultural Society
5. Council Comments
6. Public Comments
7. Chair's Closing Remarks
8. Adjournment

MANITOULIN PLANNING BOARD

ZONING BY-LAW AMENDMENT - PLANNING REPORT March 20, 2025

Applicant/Owner: Providence Bay Agricultural Society
Agent: John (Jack) Charles White
File No.: 2002-07ZBL-25-002
Related File: Municipal Bylaw No. 2010-15, Special Provision No. 8.48
Property Description: Part Lot 1, Conc. XVII
(Located along Firehall Road), Township of Campbell
Municipality of Central Manitoulin, District of Manitoulin

1. PROPOSAL:

A Zoning Amendment Application has been received from Mr. White on behalf of the Providence Bay Agricultural Society to permit annually, on a site specific basis:

- i) a maximum of five (5) outdoor festival like music related events with each event taking place over no more than three consecutive days, including Blue Grass in the Country (June), Weengusjk Film Festival (July), and the Providence Bay Fair (August);*
- ii) no more than 100 camping sites will be permitted on site with priority given to those involved in the event (volunteers, event organizers, musicians, vendors) and only for four days prior to the permitted event, during the event, and two days after the event;*
- iii) any of the 100 camping sites not used by those mentioned above under ii) will only be permitted for the Public for the Blue Grass in the County event, satisfactory to the municipality and only for four days prior to the permitted event, during the event, and two days after the event;*
- iv) an outdoor movie theater in the existing amphitheater, with a maximum of ten event days;*
- v) motor sports events including a tractor pull, with a maximum of three event days;*
- vi) A farmers's market, for a maximum of twelve (12) consecutive weeks;*
- vii) all such events shall include accessory uses to support such events and activities including but not limited to liquor licenced events, a livestock show, 4H showmanship events, corn roast, food and craft vendors, swag tent vendors.*

2. REASON:

Zoning By-law No. 2002-07 for the Municipality of Central Manitoulin, under Section 7.2 - Rural (R) Zone does not permit the proposed uses. Therefore a zoning amendment is considered necessary.

3. SUBJECT LANDS:

- i) History:

The Providence Bay Agricultural Society took ownership of the property in June 2021.

The subject land has been zoned Rural (R) in the current Zoning By-law No. 2002-07 and consists of Part of Lot 1, Conc. XVII (as described by Instrument No. T-19845), Township of Campbell, having a frontage of ±248.4 metres along the open non-maintained 16th concession allowance known as Firehall Road (north), and ±221.7 metres along the unopened non-maintained road allowance (east) between the Townships of Campbell and Carnarvon, thereby containing an area of ±5.6 Hec.

An approved site specific amendment, By-law No. 2010-15 and Special Provision No. 8.48, permits a dirt bike track within the subject land. According to the application the track has not operated since 2019.

**ZONING BY-LAW AMENDMENT - 2002-07ZBL-25-002
- PLANNING REPORT - March 20, 2025 - Continued**

Residential uses border the property and there are residential uses in the vicinity including those along Highway No. 551, to the east. The Providence Bay Fair Grounds are located to the east, within the Township of Carnarvon. Farm-related uses exist to the north, within Lot 1, Conc. XVI.

There are two barns in the vicinity that meet the Minimum Distance Separation (MDS) formulae, as required by the Ontario Ministry of Agriculture and Rural Affairs (OMAFRA).

According to the application, there are two sets of bleachers, a converted travel trailer/bar structure, and a stage/amphitheatre existing within the subject land.

The applicant wishes to have uses in addition to those permitted by By-law No. 2010-15 and those permitted in a Rural (R) Zone related to the stage/amphitheatre as mentioned above.

ii) Access: is via Firehall Road, an open non-maintained concession allowance.

The Ontario Ministry of Transportation (MTO) have no concerns and advised that the subject land is located outside the MTO's permit control area; therefore have no comments to provide at this time.

iii) Servicing:

There is currently no well for water supply or septic system for sewage disposal services; there is a portable toilet structure within the property; there is no proposal at this time for any permanent water and sewage services.

There appears to be Hydro lines in the vicinity, along Highway No. 551 and Firehall Road. The Hydro lines do not appear to reach the subject land. Hydro One has advised that they have no issues or concerns.

iv) Fire Protection: Volunteer Fire Department
v) School Bussing: not required
vi) Garbage Collection/ Disposal: collection is available

4. OFFICIAL PLAN (OP) POLICIES:

i) Current Designation: Rural Area
ii) Proposed Designation: SAME

iii) 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.

OP Policies under Section C.5 support rural/commercial type uses that are resource-based activities, such as forestry and other rural uses that are not appropriate in the Urban Areas, Village Areas, Shoreline Areas and Agricultural Areas. Additionally, service and tourist commercial uses, publicly-owned open spaces, and limited residential development may be permitted in the Rural Area without requiring an OP Amendment but may be subject to rezoning.

The uses proposed (as mentioned above) including music festivals, film festival, camping, and movie theatre, appear to be accessory uses related to the existing stage/ amphitheatre.

This proposal does not appear to conflict with the Official Plan Policies.

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

i) Current Zoning: Rural (R) Zone with a Special Provision, No. 8.48, permitting a dirt bike track within the subject land.

**ZONING BY-LAW AMENDMENT - 2002-07ZBL-25-002
- PLANNING REPORT - March 20, 2025 - Continued**

- ii) Proposed Zoning: Rural (R) Zone with a Special Provision to permit annually, on a site specific basis:
- i) a maximum of five (5) outdoor festival like music related events with each event taking place over no more than three consecutive days, including Blue Grass in the Country (June), Weengusjk Film Festival (July), and the Providence Bay Fair (August);*
 - ii) no more than 100 camping sites will be permitted on site with priority given to those involved in the event (volunteers, event organizers, musicians, vendors) and only for four days prior to the permitted event, during the event, and two days after the event;*
 - iii) any of the 100 camping sites not used by those mentioned above under ii) will only be permitted for the Public for the Blue Grass in the County event, satisfactory to the municipality and only for four days prior to the permitted event, during the event, and two days after the event;*
 - iv) an outdoor movie theater in the existing amphitheater, with a maximum of ten event days;*
 - v) motor sports events including a tractor pull, with a maximum of three event days;*
 - vi) A farmers's market, for a maximum of twelve (12) consecutive weeks;*
 - vii) all such events shall include accessory uses to support such events and activities including but not limited to liquor licenced events, a livestock show, 4H showmanship events, corn roast, food and craft vendors, and swag tent vendors.*
- iii) The proposed amendment to Comprehensive Zoning By-law No. 2002-07, if approved, will permit uses in addition to those permitted by By-law No. 2010-15 and those permitted in a Rural (R) Zone.

6. PROVINCIAL PLANNING STATEMENT (PPS) 2024

Chapter 1 of the PPS requires land use decisions made the municipalities to be consistent with the PPS 2024. Section 2.6 - Rural Lands in Municipalities - states in part:

- ‘ 1. On rural lands located in municipalities, permitted uses are:
a) the management or use of resources.’

The proposal appears to be in conformity with the PPS 2024.

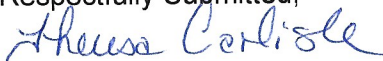
7. RECOMMENDATIONS:

This proposal is for additional site specific uses and it will be at Council's discretion to determine if there are any concerns regarding servicing (waste disposal and water supply systems), fire protection, parking, noise, traffic, security, etc. which may be addressed within the Site Plan Agreement or a Festival Permit under the Municipal Act.

While the Public Meeting must be held on March 27th, 2025 at 6:45 p.m. as scheduled, it is at the discretion of Council, should they deem it appropriate, to defer their decision regarding approval/refusal of a by-law to allow council the opportunity to evaluate all the information provided and/or request additional information.

Providing there are no extenuating circumstances or additional information to be considered the amendment proposal may be approved by Council, if in their judgement the proposal is favourable to the advancement and well being of the Municipality and conforms to the requirements of the Provincial Planning Policy 2024, the Official Plan, and the Municipal Zoning By-law.

Respectfully Submitted,



Theresa Carlisle, ACST
Secretary-Treasurer

THE MUNICIPALITY OF CENTRAL MANITOULIN
BY-LAW NO. 2025-08

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, as amended, permits additional uses in the Rural (R) Zone, Section 7.2. by Special Provision on a Site-Specific basis;

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, is hereby amended to add the following Subsection **8.115**,

Despite Section 7.2 -Rural (R) Zone permits annually, on a site-specific basis:

- i. a maximum of five (5) outdoor festival like music related events with each event taking place over no more than three consecutive days, including Blue Grass in the Country (June), Weengusjk Film Festival (July), and the Providence Bay Fair (August);*
- ii. no more than 100 camping sites will be permitted on site with priority given to those involved in the event (volunteers, event organizers, musicians, vendors) and only for four days prior to the permitted event, during the event, and two days after the event;*
- iii. any of the 100 camping sites not used by those mentioned above under ii) will only be permitted for the Public for the Blue Grass in the County event, satisfactory to the municipality and only for four days prior to the permitted event, during the event, and two days after the event;*
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- vi. A farmers' market, for a maximum of twelve (12) consecutive weeks;*
- vii. all such events shall include accessory uses to support such events and activities including but not limited to liquor licensed events, a livestock show, 4H showmanship events, corn roast, food and craft vendors, swag tent vendors.*

within land described in Subsection (2)

- 2) Subsection (1) applies to that parcel of land described as Part of Lot 1, Conc. XVII, as described in Instrument No. T-19845, Township of Campbell, 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 27th DAY OF MARCH , 2025

Mayor – Richard Stephens

CAO/Clerk – Denise Deforge

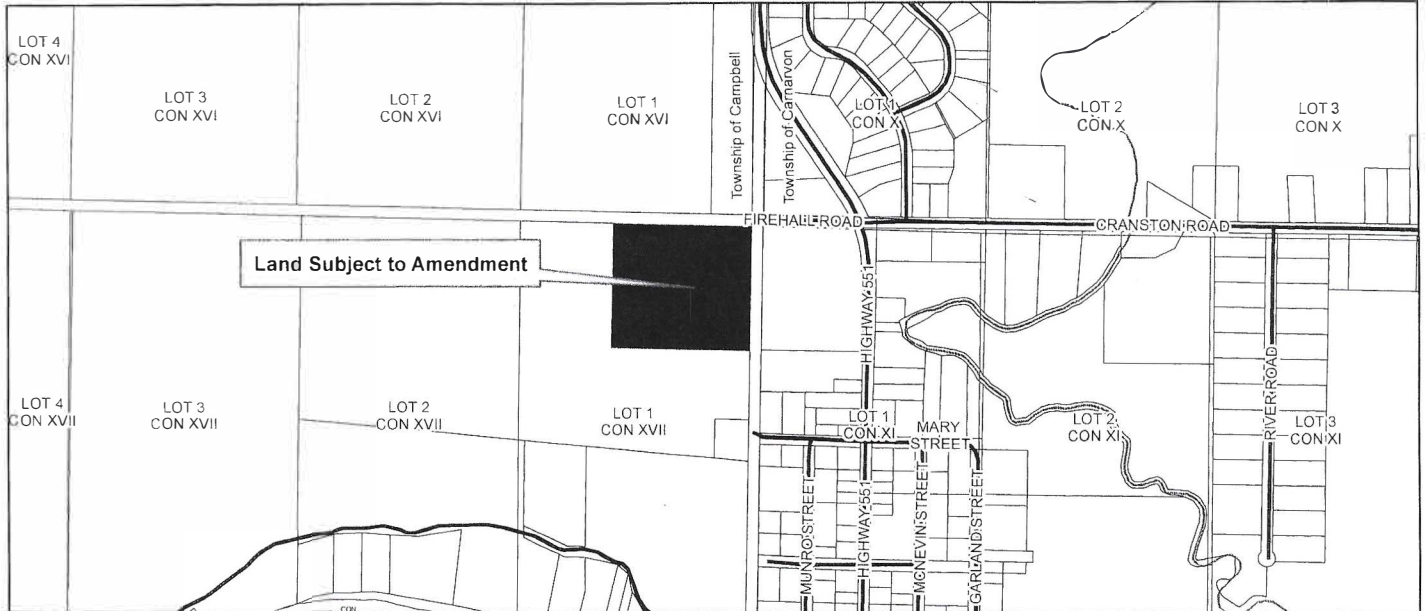
I, _____, Clerk of the Municipality of Central Manitoulin, do hereby certify that the foregoing is a true copy of By-Law #2025-08, which was passed by the Municipality of Central Manitoulin Council on the **27th** day of **March**, 2025.

Clerk

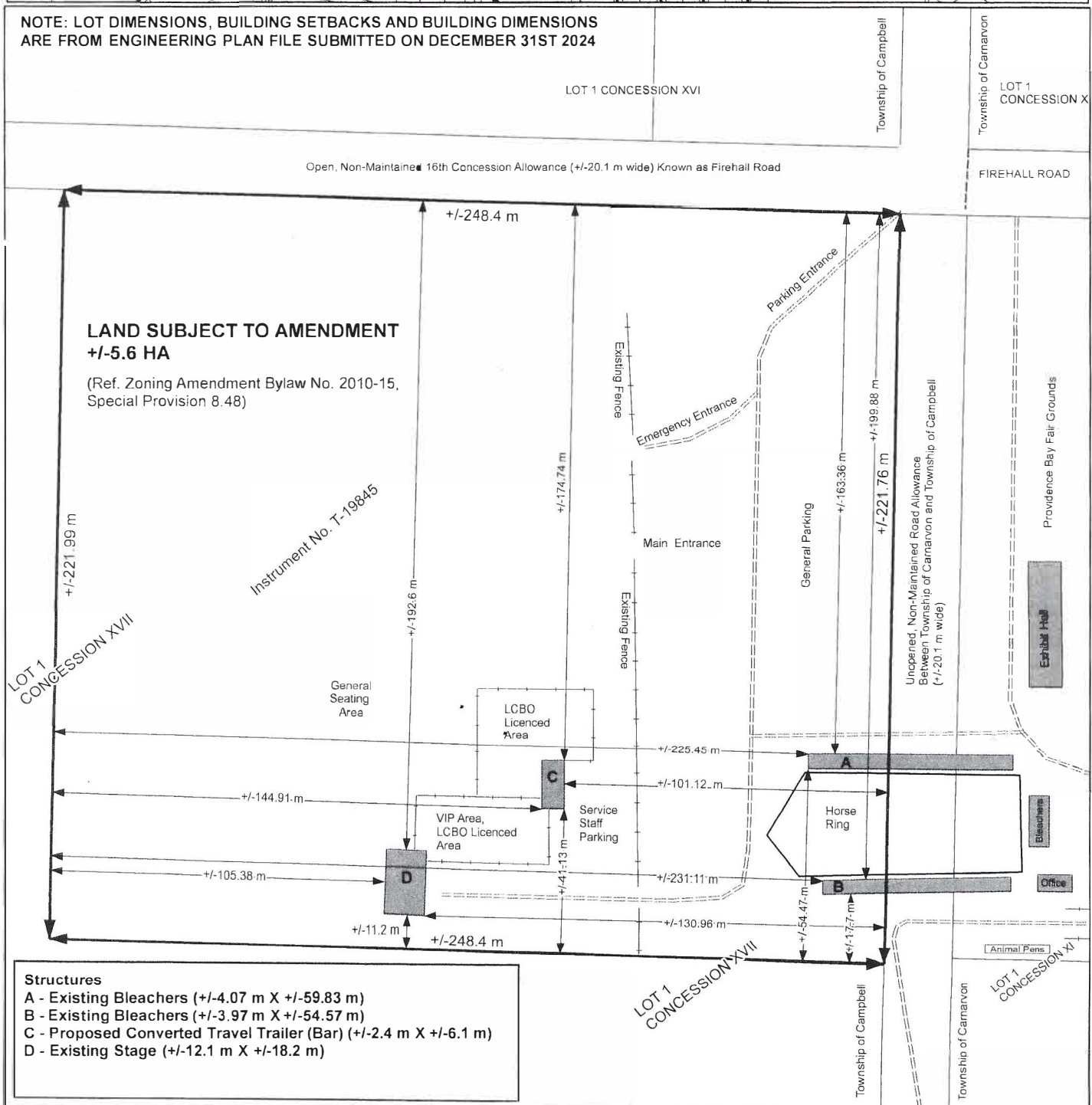
Mayor - R. Stephens

CAO/Clerk - D. DeForge

Part Lot 1 Concession XVII
As In Instrument No. T-19845
Township of Campbell
Municipality of Central Manitoulin
District of Manitoulin



NOTE: LOT DIMENSIONS, BUILDING SETBACKS AND BUILDING DIMENSIONS ARE FROM ENGINEERING PLAN FILE SUBMITTED ON DECEMBER 31ST 2024



- Structures**
- A - Existing Bleachers (+/-4.07 m X +/-59.83 m)
 - B - Existing Bleachers (+/-3.97 m X +/-54.57 m)
 - C - Proposed Converted Travel Trailer (Bar) (+/-2.4 m X +/-6.1 m)
 - D - Existing Stage (+/-12.1 m X +/-18.2 m)