

**THE MUNICIPALITY OF CENTRAL MANITOULIN**

**BY-LAW NO. 2025-27**

**Being a By-law to Adopt Amendment Number 2-07OPA-23-001 to  
The Official Plan for the District of Manitoulin**

Under the Jurisdiction of the Manitoulin Planning Board

**WHEREAS** the Municipality of Central Manitoulin has reviewed an Official Plan Amendment (OPA) for the District of Manitoulin;

**AND WHEREAS** The Municipality of Central Manitoulin deems it appropriate to adopt the Official Plan Amendment No. 2024-12OPA-25-001 and rescind Official Plan Amendment No. 2-07ZBL-23-001 to permit a commercial type retail store/warehouse, (not accessory to a dwelling), being 371 square metres in size in a Prime Agriculture Area which is larger than permitted by Official Plan Policy C.4.1.4 and Official Plan Policy G-27-119 of 250 square metres, on a site specific basis, for lands described as being Lot 6, Cone. XI, excepting Part 2 on Hwy Plan P-2314-18, located at #361 Hartley Side Road South, Township of Campbell, Municipality of Central Manitoulin, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31).

**NOW THEREFORE** the Municipality of Central Manitoulin, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. THAT Amendment No. 2024-12OPA-25-001 to the Official Plan for the District of Manitoulin consisting of explanatory text and mapping, identified as 'Part B' is hereby adopted; and
2. THAT the previous Amendment No. 2-07OPA-23-001 to the Official Plan for the District of Manitoulin consisting of explanatory text and mapping, is hereby rescinded.
3. Schedule 'A' hereto attached shall be considered to be part of this Adopting By-law.
4. This By-law shall come into force in accordance with the provisions 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 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 \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

\_\_\_\_\_  
**Richard Stephens, Mayor**

\_\_\_\_\_  
**Denise Deforge, CAO/Clerk**

I, \_\_\_\_\_, Clerk of the Municipality of Central Manitoulin, hereby certify that the foregoing is a true copy of By-law 2025-27 passed by the Council of the Municipality of Central Manitoulin on the \_\_\_\_ day of \_\_\_\_\_, 2025.

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

Lot 6 Concession XI

Except Instrument No. T14583

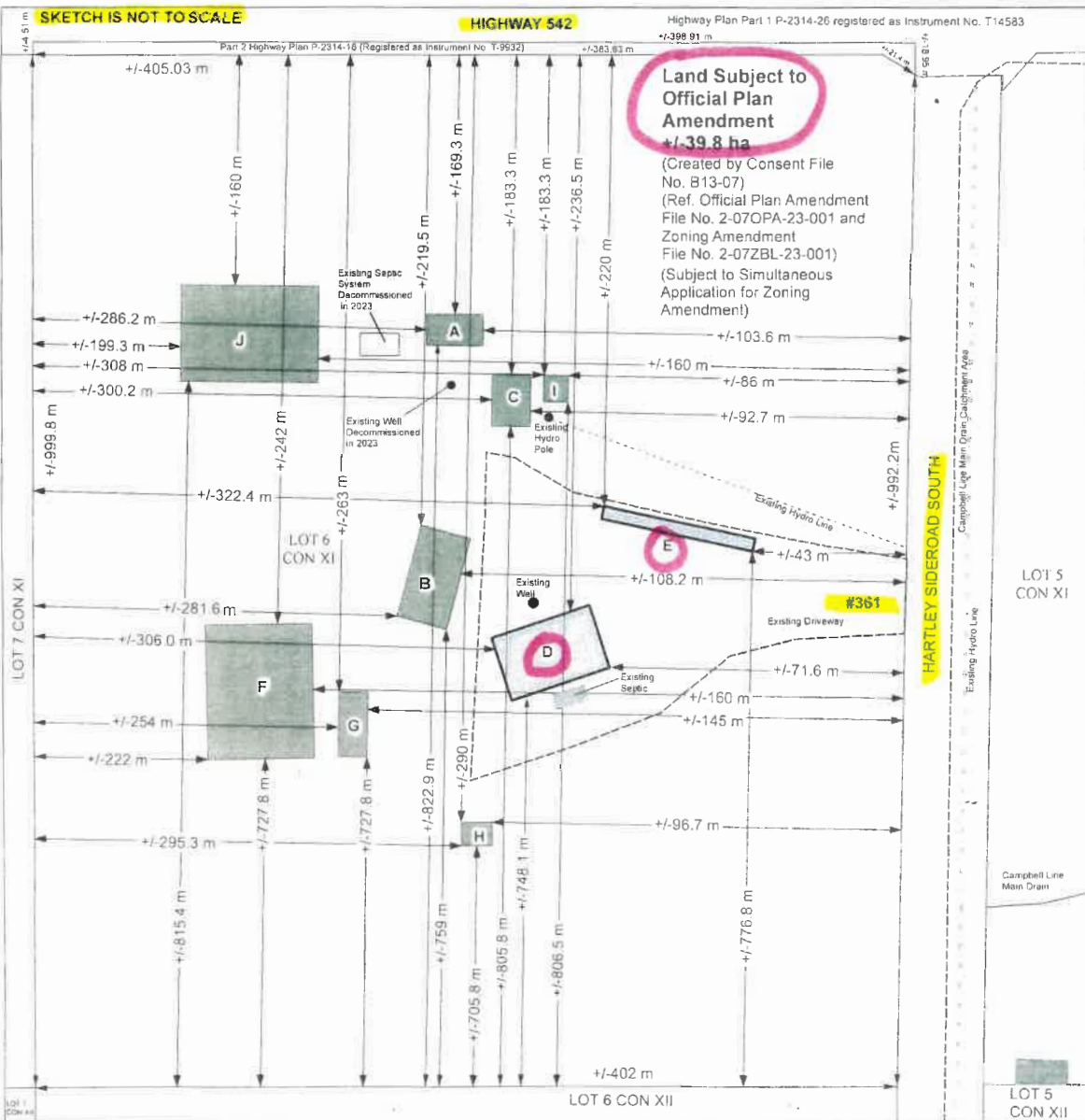
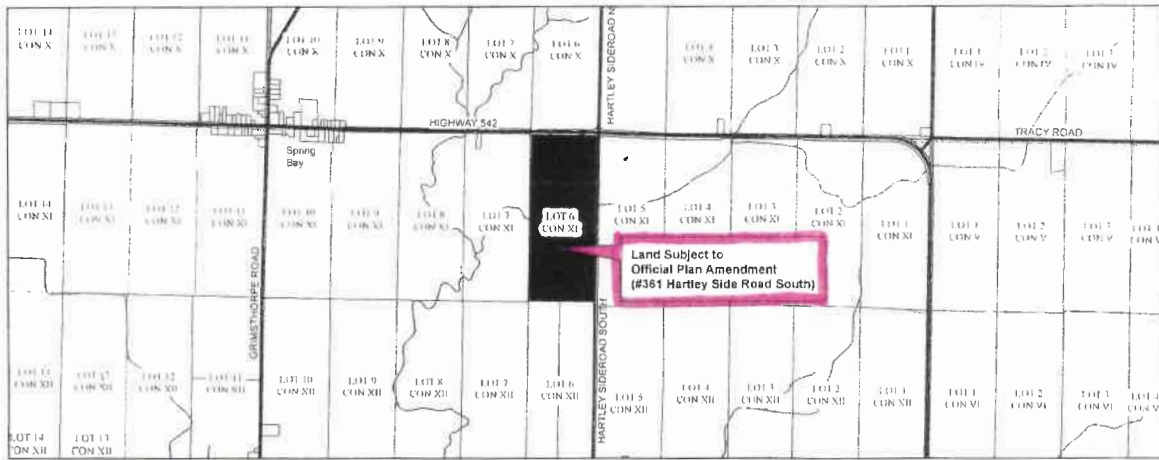
More Particularly Described as Part 2 Highway Plan P-2314-18  
(#361 Hartley Side Road South)

Township of Campbell

Municipality of Central Manitoulin

District of Manitoulin

FILE NO: 2024-12OPA-25-001



**AMENDMENT NO. 2024-12OPA-25-001**

**TO THE**

**OFFICIAL PLAN**

**FOR THE**

**DISTRICT OF MANITOULIN**

**Under the Jurisdiction of the Manitoulin Planning Board**

I, Denise DeForge, CAO/Clerk of the Municipality of Central Manitoulin do hereby certify that this is a true copy of adopted Official Plan Amendment No. 2024-12OPA-25-001.

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Denise DeForge,  
CAO/Clerk

**AMENDMENT NO. 2024-12OPA-25-001**

**TO THE**

**OFFICIAL PLAN**

**FOR THE**

**DISTRICT OF MANITOULIN**

**Under the Jurisdiction of the Manitoulin Planning Board**

The attached explanatory text and Schedule 'A', constitutes Amendment No. 2024-12OPA-25-001 to the Official Plan for the District of Manitoulin.

The following Amendment to the Official Plan for the District of Manitoulin consists of two parts:

PART A      THE PREAMBLE - consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B      THE AMENDMENT - including the text and Schedules, sets out the actual Amendment.

## PART A THE PREAMBLE

### 1. Purpose

The purpose of the Application is to *Amend the Official Plan (OP)* for the District of Manitoulin to permit a commercial type retail store/warehouse of 371 square metres in size in a Prime Agriculture Area (not accessory to a dwelling) which is larger than permitted by OP Policy C.4.1.4 and G-27-119 of 250 square metres within certain lands, as shown on 'Schedule A' attached.

### 2. Location

The lands affected by the Amendment are described as being Lot 6, Conc. XI, excepting Part 2 on Hwy Plan P-2314-18, as described in Instrument No. T14583, located at #361 Hartley Side Road South, 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. Basis

The current use of the subject  $\pm 40$  Hec. parcel of land consists of Agriculture/Farm uses. There is no dwelling located within the subject land. An Entrance permit has been issued from the maintained municipal road, known as Hartley Side Road South in 2022.

Official Plan Policy C.4.1.4 states:

*' Agriculture related commercial and industrial uses directly related to, and supportive of an agricultural operation are permitted, provided the following policies are considered:*

- a. the agriculture related commercial or industrial operation is of a small scale and cannot reasonably be located in a non-agriculture designation and is required in close proximity to the farm operation;*
- b. such uses will be located to conform with the Minimum Distance Separation Formula;*
- c. an amendment to the Zoning By-law is approved;*
- d. the agriculture related commercial or industrial use will not require large volumes of water nor generate large volumes of effluent and will be serviced with appropriate water supply and sewage treatment facilities;*
- e. the agriculture related commercial and industrial uses will be located and designed to minimize potential adverse impacts including noise, visual, odours, and air emissions, upon nearby residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout; and*
- f. the location of agriculture related commercial and industrial uses must provide for appropriate access and minimum sight distances in either direction along a municipal road.'*

## **PART A                      THE PREAMBLE - Continued**

The Official Plan under Section G-27-119 defines 'small scale' as:

*' when used in the context of businesses, offices and industries, means those commercial or industrial uses that do not exceed the following:*

- a)        employs no more than the equivalent of five (5) full time employees in addition to the owner;*
- b)        occupies a structure not exceeding 250 square metres in area; and*
- c)        Outdoor storage and display is limited to an area not greater than 750 gross square metres.'*

The Provincial Planning Statement (PPS) 2024 under Section 4.3.2 - Permitted Uses states:

*' In Prime Agriculture areas, permitted uses and activities are:*

- agriculture uses, agriculture related uses and on farm diversified uses based on provincial guidance.'*

Technical advice was requested (in 2023) from The Ontario Ministry of Agriculture, Forestry and Rural Affairs (OMAFRA), as part of the review of the previous OP Amendment Application No. 2-07OPA-23-001. OMAFRA, at that time, provided guidance with 'On Farm Diversified Uses (OFDU)' and criteria that must be met in order to support the agriculture-related commercial type use in a Prime Agriculture Area. The maximum area for a OFDU where an existing farm has a separate farm-related enterprise are allowed to be 2% of the overall lot area or 1.0 Hectare, whichever is less. The proposed OFDU does not exceed the recommended maximum size in OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agriculture Areas.

The minimum distance separation (MDS) formula calculation was completed and there are no concerns with the proposed 'On Farm Diversified Uses (OFDU)' in the vicinity of residential uses.

The dwelling has been removed from the property.

It is recommended that the Municipality consider rescinding the previous Official Plan Amendment for No. 2-07ZBL-23-001 as the use proposed is no longer accessory to a dwelling. The previous OPA is required to be rescinded in favour of the new Official Plan Amendment (OPA). By approving a (new) Official Plan Amendment the applicant will be permitted the uses as proposed.

## **PART B                      THE AMENDMENT**

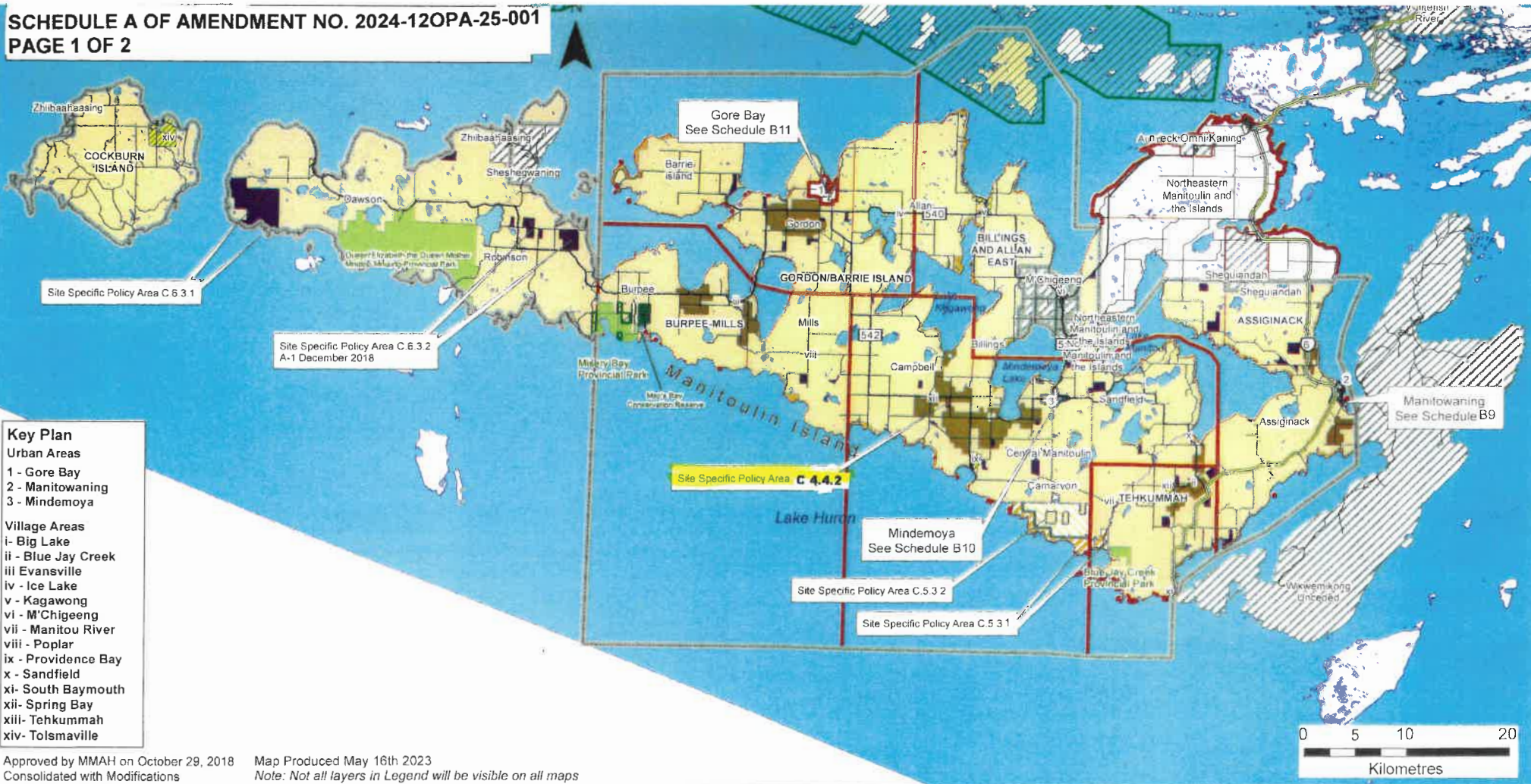
All of this part of the document entitled Part B The Amendment, which consists of the following text and Schedule 'A', constitutes Amendment No. 2024-12OPA-25-001 to the Official Plan for the District of Manitoulin.

### DETAILS OF THE AMENDMENT

Schedules to the Official Plan for the District of Manitoulin are amended as follows:

- a) Official Plan "Schedule B6" entitled '*District of Manitoulin Official Plan Schedule B6 Municipality of Central Manitoulin Land Use*' is hereby amended by adding a Site Specific Policy Area C.4.4.2 as shown on Schedule 'A' attached hereto, being a  $\pm 40$  Hec. parcel of land described as being Lot 6. Conc. XI excepting Part 2 on Hwy Plan P-2314-18, as described in Instrument No. T14583, located at #361 Hartley Side Road South, Township of Campbell, Municipality of Central Manitoulin, District of Manitoulin.
  
- b) Official Plan "Schedule B" entitled '*Land Use Key Map*' is hereby amended by adding a Site Specific Policy Area C.4.4.2 as shown on Schedule 'A' attached hereto, being land approximately 40 Hec. and described as being Lot 6. Conc. XI excepting Part 2 on Hwy Plan P-2314-18, located at #361 Hartley Side Road South, Township of Campbell, Municipality of Central Manitoulin, District of Manitoulin.

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan for the District of Manitoulin, under the jurisdiction of the Manitoulin Planning Board.



**District of Manitoulin**  
**Official Plan**  
**Schedule B**  
**Land Use Key Map**

**Legend**

Highway 6

Secondary Highway

Local Road

First Nation Reserve

Manitoulin Planning Area

Municipal Boundary

Urban Settlement Boundary

Provincial Park

Proposed Provincial Park

Water Body

Conservation Reserve

Geographic Township

**Land Use Designations**

Village Area

Shoreline Area

Agriculture Area

Rural Area

Aggregate Resource Area

**Urban Land Use Designation**

Arterial Commercial Area

Community Facility Area

Core Commercial Area

Employment Area

Future Development

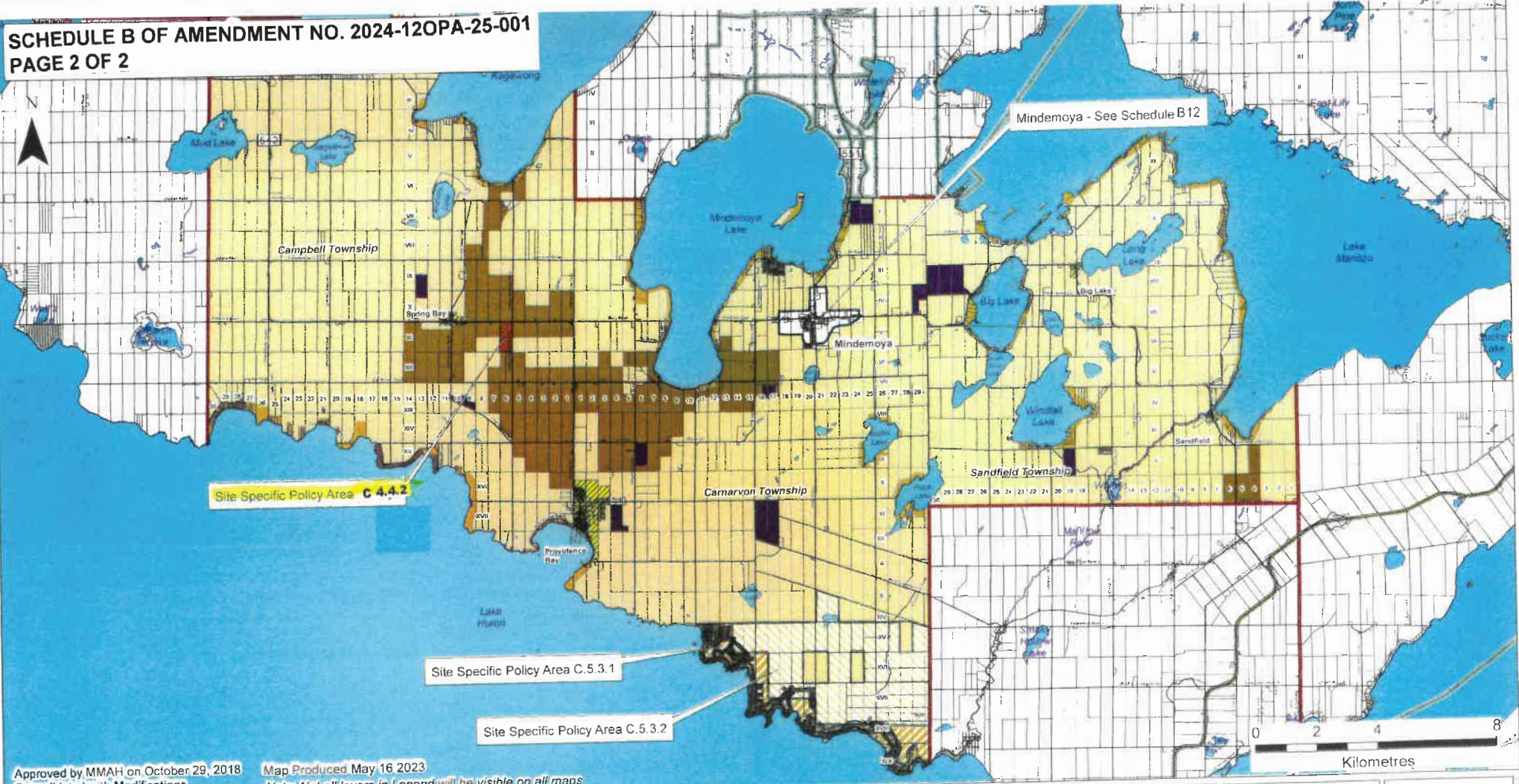
Open Space Area

Residential Area

Waterfront Area

This schedule is for general illustration purposes only. For boundary interpretation please contact the District of Manitoulin Planning Board. This schedule is intended to be interpreted in conjunction with the other schedules and policies of this Official Plan.

**DISTRICT OF MANITOULIN**



Approved by MMAH on October 29, 2018  
 Consolidated with Modifications

Map Produced May 16 2023

Note: Not all layers in Legend will be visible on all maps

**District of Manitoulin**  
**Official Plan**  
**Schedule B6**  
**Municipality of**  
**Central Manitoulin**  
**Land Use**

**Legend**

- Highway 6
- Secondary Highway
- Local Road
- First Nation Reserve
- Manitoulin Planning Area
- Municipal Boundary
- Urban Settlement Boundary
- Provincial Park
- Proposed Provincial Park
- Water Body
- Conservation Reserve
- Geographic Township

**Land Use Designations**

- Village Area
- Shoreline Area
- Agriculture Area
- Rural Area
- Aggregate Resource Area

**Urban Land Use Designation**

- Arterial Commercial Area
- Community Facility Area
- Core Commercial Area
- Employment Area
- Future Development
- Open Space Area

- Residential Area
- Waterfront Area

This schedule is for general illustration purposes only. For boundary interpretation please contact the District of Manitoulin Planning Board. This schedule is intended to be interpreted in conjunction with the other schedules and policies of this Official Plan.

**DISTRICT OF MANITOULIN**