

THE MUNICIPALITY OF CENTRAL MANITOULIN

BY-LAW NO. 2025-25

Being a By-law to Amend Zoning By-law No. 2024-12

Being a By-law for the purpose of amending Zoning By-law No. 2024-12, 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. 2024-12 is amended to:

*rezone an area of the property, measuring ± 34.0 m. X ± 77.0 m., and containing an area of ± 0.26 hectares, located along the north west boundary of the lot, **surveyed as Part 1, Plan 31R-4413** from from Conservation (02) Zone to Agriculture (A) Zone to permit a residential use (e.g. a single detached residence and accessory structures), within land described as being Part Lot 5 Concession VIII, Surveyed as Part 1 Plan 31R-1961, (#328 Blue Road), Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin.*

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 to:

- (1) Rezones from Conservation (02) Zone to Agriculture (A) Zone, land described under Subsection (2);
- (2) Subsection (1) applies to an area along the north west boundary of the subject property, measuring ± 34.0 m. X ± 77.0 m., and containing an area of ± 0.26 hectares, **surveyed as Part 1, Plan 31R-4413**, being within the parcel of land described as Part of Lot 5 Concession VIII, Surveyed as Part 1 Plan 31R-1961, 1Township of Carnarvon, 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 2024-12 which apply to the Conservation (02) 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, under the jurisdiction of the Manitoulin Planning Board.
- (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 Local Planning Appeal Tribunal (LPAT) where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

Read a first and second time this 27th day of November, 2025.

R. Stephens, Mayor

D. Deforge, Clerk

Read a third time and finally passed this 14th day of May, 2026.

R. Stephens, Mayor

D. Deforge, Clerk

I, _____, Clerk of the Municipality of Central Manitoulin, do hereby certify that the foregoing is a true copy of By-law No. 2025-25, which was fully passed by the Municipality of Central Manitoulin Council on the ____ day of _____, 2026.

Clerk

Part Lot 5 Concession VIII
Surveyed As Part 1 Plan 31R-1961
(#328 Blue Road)
Township of Carnarvon
Municipality of Central Manitoulin
District of Manitoulin

THIS IS SCHEDULE "A" TO BY-LAW NO. 2025-25

PASSED ON THE _____ DAY OF _____ 2026.

Mayor - R. Stephens

Clerk - D. DeForge



METRIC NOTE
DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PIN 47116 - 0994

PIN 47116 - 0992

LOT 4

LOT

5

LAND SUBJECT TO
AMENDMENT
Part 1, 31R-4413
+/- 0.26 Hec.
(2618 Sq.M.)

CONCESSION

PIN 47116 - 0993

PART 1, PLAN 31R - 1961
PIN 47116 - 0991

GEOGRAPHIC TOWNSHIP OF CARNARVON

SOUTHWEST CORNER
LOT 5, CONCESSION 8

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9
(POSTED AS BLUE ROAD)

PLAN 31R-4413

RECEIVED AND DEPOSITED.

DATE: April 16, 2026

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF MANITOULIN, ONTARIO (No. 31)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT.

DATE: 2026/04/15 G.R. KEATLEY, O.L.S.

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA ±
1	PART OF LOT 5	8	PART OF PIN 47116-0991	0.262 ha.

PLAN OF SURVEY OF
PART OF LOT 5
CONCESSION 8
GEOGRAPHIC
TOWNSHIP OF CARNARVON
MUNICIPALITY OF CENTRAL
MANITOULIN
DISTRICT OF MANITOULIN

SCALE 1:250
0 5 10 15 METRES

DORLAND GEOMATICS INC.
ONTARIO LAND SURVEYORS

LEGEND
DENOTES NOT TO SCALE
DENOTES MONUMENT FOUND
DENOTES MONUMENT PLANTED
DENOTES STANDARD IRON BAR
DENOTES SHORT STANDARD IRON BAR
DENOTES IRON BAR
DENOTES PROPERTY IDENTIFICATION NUMBER
DENOTES MEASURED
DENOTES PLAN 31R-1961
DENOTES W.J. KEATLEY, O.L.S.
DENOTES ORIGIN OF BEARING ROTATION

NOTE
ALL BEARINGS SHOWN HEREON ARE UTM GRID DERIVED FROM
SIMULTANEOUS GPS OBSERVATIONS, REFERRED TO THE CENTRAL
MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE), NAD83
(CSRS) (Ver. 8/2010).

FOR BEARING COMPARISONS, A ROTATION OF 0°32'05"
COUNTER-CLOCKWISE WAS APPLIED TO ASTRONOMIC BEARINGS
ON PLAN 31R-1961.
DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND
DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999691.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICES AS PROVIDED BY NATURAL RESOURCES CANADA		
UTM ZONE 17, NAD 83 (CSRS) (VER. 8/2010) COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
ORP 'A'	5,061,050.71	402,598.84
ORP 'B'	5,061,048.59	402,713.09
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 4th DAY OF
FEBRUARY, 2026.
DATE: 2026/04/15 G.R. KEATLEY
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION
FORM NUMBER V-126582
DORLAND GEOMATICS
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS
177 OLD FALCONBRIDGE ROAD
SUDBURY, ONTARIO, P3A 4K7
PH: (705) 573-2536 FAX: (705) 573-1051
WWW.DORLANDGEOMATICS.CA

DATE	DATE	DATE
2026/04/15	2026/04/15	2026/04/15