

The Corporation of the Township of Burpee and Mills

Special Council Meeting Minutes (Zoning Draft 2)

Tuesday, September 14, 2022, at 1:00 p.m.

The Corporation of the Township of Burpee and Mills Council met for the Special Council Meeting at the Municipal Complex. Reeve Ken Noland and Councillors, Martin Ainslie, Penny Palonen, Arthur F. Hayden and Wayne L. Bailey were in attendance. Tim Bailey, Bylaw Office attended and Lynn Jackes, Deputy Clerk-Treasurer recorded the minutes.

The meeting was called to order by Reeve Noland 1:00 p.m.

There was no Conflict of Interest.

MOTION: 2022-131

Moved By: Arthur F. Hayden

Seconded By: Wayne L. Bailey

THAT Council approve the Agenda for the September 14, 2022 Special Zoning Council Meeting as amended.....carried K.N.

Trailer bylaw discussion.

Tim will make a few changes to the Bylaw. Council passed amended bylaw with the changes proposed at this meeting.

MOTION: 2022-132

Moved By: Martin Ainslie

Seconded By: Penny Palonen

THAT By-law No. 02-2022, being a By-law to License Trailers for the Township of Burpee and Mills, is amended.

THAT Council approves this amendment to By-law 02-2022 and provides first, second and third reading and is passed.....carried K.N.

Bailey Severance

Council discussed the L. Charles Bailey Severance

It was noted that the property in question is registered on title that future development can only go forward as a planned subdivision.

Wayne was concerned that because there are numerous houses in the Settlement, there may be problems with flooding and icy roads.

Council recommends a Drainage Plan at the developer's expense before the Severance is approved.

Irwin Thompson, who lives in the area, has concerns about the danger of flooding and has expressed his concern's to the Planning Board.

Patterson Severance

Council has no concerns with this severance.

Zoning Bylaw – 2nd draft review

Art asked for clarification of the actual process to complete the bylaw.

- Council reviews the second draft
- Council meets with J.L. Richards to go over the 2nd draft
- A public meeting is held to hear their input
- Revisions are made if necessary

- A final public meeting is held
- Council passes bylaw

The zoning bylaw was reviewed, and Tim and highlighted sections will be discussed with J.L. Richards. Tim will arrange the meeting with them.

Ojebewung Park. Currently the Park is zoned Agricultural. It appears that taxes have been determined as a Residential rate instead of Commercial. The office will clarify the assessment with MPAC.

Jake at the Manitoulin Planning Board suggested that the zoning is reviewed and clarified.

Zoning Map review

Review is needed on the following:

- Commercial? G.G.'s
 - o G.G.'s
 - o Fred Scott
 - o Jim Stack
 - o Evansville store
- Check the agriculture in the Mills Poplar area. Eg. Honess farms
- Burpee – Lorne Lake Conservation area – is this correct?
- Con 5, bottom of 26 & 27 – should agriculture be larger
- Small residential lot Con 3, Lot 36 and Lot 37
- Should the little lots in the middle of an agricultural lot be zoned rural?
- Check the zoning for the following because they are no longer camps
 - o Camp Adanac, Con 10, Lot 28, 29
 - o Northern Air, Con VII, Lot 33, 34 in Evansville
 - o Pine Haven, Con 8, Lot 1
 - o Twilight Isle, Con 1, Lot 25
 - o Misery Bay Con 3, Lot 6 Shoreline Residential
 - o Pit & Quarries in Mills
 - o Shoreline residential? Whole lip on Con 10 Lots 15-20
 - o Shoreline residential? Gold Coast – All shoreline on West side
 - Con 9 & 10 and Lot 16
 - Con 8, Lot 25, Lot 21 to 27

These notes will be sent to Jake at the planning board for review.

MOTION: 2022-133

Moved By: Arthur F. Hayden

Seconded By: Martin Ainslie

THAT the Special Council Meeting be adjourned at 3:13 p.m.....carried K.N.


Reeve Ken Noland


Deputy Clerk-Treasurer, Lynn Jackes