

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, June 7<sup>th</sup>, 2022**  
**Electronic Format at 7:00 p.m.**

**1. Call to Order**

**2. Approval of Agenda**

**Disclosure of Pecuniary Interest & General Nature Thereof**

**3. Minutes of Previous Meeting**

- i. Confirming By-Law 2022-33

**4. Old Business**

- i. Request - Manitoulin Hotel – Corey Stacinski

**5. New Business**

- i. Site Plan – fourplex – Hayward Street

**6. Minutes and Other Reports**

- i. Coastal Protection Committee Minutes
- ii. Mayor's update

**7. Adjournment**

**THE CORPORATION OF THE TOWN OF  
NORTHEASTERN MANITOULIN AND THE ISLANDS**

**BY-LAW NO. 2022-33**

Being a by-law of the Corporation of the Town of Northeastern Manitoulin and the Islands to adopt the minutes of Council for the term commencing December 4, 2018 and authorizing the taking of any action authorized therein and thereby.

WHEREAS the Municipal Act, S.O. 2001, c. 25. s. 5 (3) requires a Municipal Council to exercise its powers by by-law, except where otherwise provided;

AND WHEREAS in many cases, action which is taken or authorized to be taken by a Council or a Committee of Council does not lend itself to an individual by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS ENACTS AS FOLLOWS:

1. THAT the minutes of the meetings of the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands for the term commencing December 4<sup>th</sup>, 2018 and held on:

May 31<sup>st</sup>, 2022

are hereby adopted.

2. THAT the taking of any action authorized in or by the minutes mentioned in Section 1 hereof and the exercise of any powers by the Council or Committees by the said minutes are hereby ratified, authorized and confirmed.
3. THAT, where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the minutes mentioned in Section 1 hereof or with respect to the exercise of any powers by the Council or Committees in the above-mentioned minutes, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing the taking of any action authorized therein or thereby or required for the exercise of any power therein by the Council or Committees.
4. THAT the Mayor and proper Officers of the Corporation of the Town of Northeastern Manitoulin and the Islands are hereby authorized and directed to do all things necessary to give effect to the recommendations, motions, resolutions, reports, action and other decisions of the Council or Committees as evidenced by the above-mentioned minutes in Section 1 and the Mayor and Clerk are hereby authorized and directed to execute all necessary documents in the name of the Corporation of the Town of Northeastern Manitoulin and the Islands and to affix the seal of the Corporation thereto.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
7<sup>th</sup> day of June, 2022.

\_\_\_\_\_  
Al MacNevin

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Pam Cress

\_\_\_\_\_  
Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a meeting of Council held Tuesday, May 31, 2022**  
**Via Zoom at 7:00p.m**

**PRESENT:** Mayor Al MacNevin, Councillors: Barb Baker, Al Boyd, Laurie Cook, Mike Erskine, William Koehler, Dawn Orr, Bruce Wood, Al Boyd

**ABSENT:** Councillor Jim Ferguson

**STAFF PRESENT:** David Williamson, CAO  
Pam Cress, Clerk

Mayor MacNevin called the meeting to order at 7:00 p.m.

Councillor Orr declared a conflict with the contents of the deputation and refrained from the conversation.

**Resolution No. 141-05-2022**

Moved by: M. Erskine

Seconded by: A. Boyd

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the agenda as presented.

Carried

**Mayor MacNevin welcomed Corey Stacinski, representing the Manitoulin Hotel – Mr. Stacinski requested that Council consider placing picnic tables at the Hotel and the grass area to the east of 3 Cows and a Cone as this was widely utilized by members of the travelling public.**

**Resolution No. 142-05-2022**

Moved by: M. Erskine

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes By-Law 2022-32 to adopt the minutes of Council for the term commencing December 4, 2018 and authorizing the taking of any action authorized therein and thereby.

Carried

**Resolution No. 143-05-2022**

Moved by: M. Erskine

Seconded by: W. Koehler

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands supports Manitoulin Country Fest and Rockin' the Rock by

1. Designating the events as events of municipal significance
2. Allowing directional signage on municipal property, under the supervision of the Manager of Public Works
3. Allowing the Recreation Center Parking lot to be utilized by patrons of the event und the condition that the facility is not rented out, as well as the public parking located behind the LCBO with nonexclusive rights.
4. Allowing patrons of the events to utilize the Recreation Center showers on August 6<sup>th</sup>, August 12<sup>th</sup> and August 13<sup>th</sup> from 8am to noon.
5. Allowing the use of the Rendezvous Pavilion on August 10<sup>th</sup>.
6. Allowing the events to be advertised on the Gateway sign.
7. Supplying up to 4 nim bins and refuge pick up – schedule to be discussed with the Manager of Public Works.

There will be no direct charge to the event holder.

Carried

**Resolution No. 144-05-2022**

Moved by: M. Erskine

Seconded by: B. Baker

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands authorizes the closure of Water Street from Expositor Square to the Anchor Inn on July 1<sup>st</sup> from 9am to 3pm for Canada Day events.

Carried



# Manitoulin Hotel Conference Centre


Good evening, Mayor, Council & staff,

I am writing you to today to see if we can continue to secure the use of some picnic tables again this summer. As council is all aware, the covid pandemic was very difficult and challenging for all. As we continue to emerge from the pandemic, we know that many have differ comfort levels as we all learn to live life with covid. The pandemic is still a daily challenge for many including hotels and restaurants, as we know many have different comfort level, specific around indoor dining. The various patio tables NEMI was gracious enough to supply throughout the community, were a welcome sight and we received nothing but positive comments from both visitors and locals.

I am asking Council to again this summer consider continuing to assist the community and the various user groups that benefit from this picnic tables. And continue to supply picnic tables to there various location thought NEMI for 2022.

Thanks

Corey Stacinski



## **Bonusing – s. 106 of the Municipal Act**

Whenever a municipality enters into a commercial agreement with a for-profit enterprise or contemplates providing financial aid, it must take care not to violate the anti-bonusing provisions contained in s. 106 of the Municipal Act, 2001, otherwise it is subject to a challenge in the Superior Court of Justice. Municipalities are a creature of statute and only possess the powers granted to them by the Province of Ontario. A Municipality does not have jurisdiction to pass a by-law, or grant assistance, that is prohibited by the Municipal Act, 2001. The term “bonus” is not clearly defined in the Municipal Act but has historically been interpreted as “conferring an obvious advantage or undue benefit” to private parties within the commercial market place.

### **Assistance prohibited**

*106 (1) Despite any Act, a municipality shall not assist directly or indirectly any manufacturing business or other industrial or commercial enterprise through the granting of bonuses for that purpose. 2001, c. 25, s. 106 (1).*

*Same*

*(2) Without limiting subsection (1), the municipality shall not grant assistance by,*

*(a) giving or lending any property of the municipality, including money;*

*(b) guaranteeing borrowing;*

*(c) leasing or selling any property of the municipality at below fair market value; or*

*(d) giving a total or partial exemption from any levy, charge or fee. 2001, c. 25, s. 106 (2).*

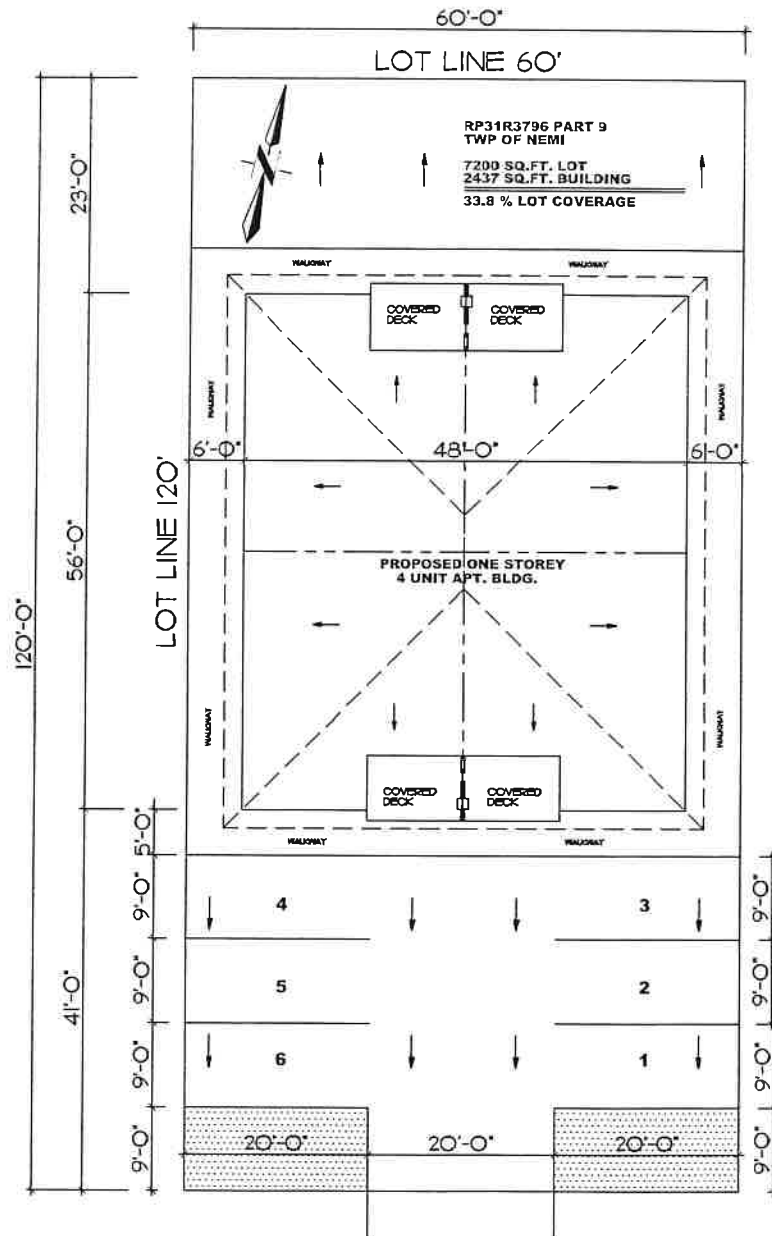
*Exception*

*(3) Subsection (1) does not apply to a council exercising its authority under subsection 28 (6), (7) or (7.2) of the Planning Act or under section 365.1 of this Act. 2001, c. 25, s. 106 (3); 2002, c. 17, Sched. A, s. 23; 2006, c. 23, s. 34.*

### **Conclusion**

A municipality’s power to make grants and provide economic development services is subject to the anti-bonusing provisions outlined in s. 106 of the Municipal Act, 2001.

Municipalities are prohibited from using tax funds to give an obvious advantage to one or a few commercial or industrial enterprises over their business competitors and can be challenged in the Superior Court of Justice for violating s. 106. Arrangements that benefit an entire class of businesses, across an entire municipality, while maintaining a level playing field among competitors, are less likely to be challenged for bonusing.



# HAYWARD STREET SITE PLAN



## COASTAL PROTECTION ADVISORY COMMITTEE CONFERENCE CALL MINUTES

<b>Date:</b>	<b>May 18<sup>th</sup> 2022</b>
<b>On the phone:</b>	Rolfe Jones (RJ), John Carson (JC), Rupert Kindersley (RK), Doug Carr (DC), John Woodrooffe (JW), Cam Richardson (CR), Al MacNevin (AM), Cosette Shipman (CS) Allan Hazelton (AHZ), Eric Armour (EA)
<b>Absent:</b>	Gord Forstner (GF), Andrew Hurlbut (AH), Peter Frost (PF), Pam Wing (PW), Jim Rook (JR),

Municipalities Initials	Township of the Archipelago (ToA) Township of Georgian Bay (TGB) Township of Carling (ToC)	(ToA) (TGB) (ToC)	Municipality of Killarney Town of Northeastern Manitoulin and the Islands Unorganized Townships	(MoK) (NEMI) (UT)
Committee Member Initials	John Carson (JC) Doug Carr (DC) Rolfe Jones (RJ) Eric Armour (EA) Pamela Wing (PW) Cam Richardson (CR) Andrew Hurlbut (AH)	TGB north TGB TGB south ToA south ToC ToA north MoK	John Woodroffe (JW) Al Hazelton (AHZ) Jim Rook (JR) Al MacNevin (AM) Rupert Kindersley (RK) Cosette Shipman (CS) Shannon Farquharson (SF)	NEMI TGB Councillor MoK Councillor NEMI Mayor GBA Executive Director GBA CPC Coordinator GBA Marketing & Admin

### DEFINITIONS

<b>ASSOCIATIONS</b>				
BICA	Bay of Islands Community Association	KRAA	Key River Area Association	SSCA
BNIA	Bayfield-Nares Islanders' Association	MadClub	Madawaska Club at Go Home Bay	SCA
BL	Blackstone Lake Cottagers' Association	Manitou	Manitou Association	12-Mile
CCA	Cognashene Cottagers' Association	MB	McGregor Bay Association	WWT
HH	Honey Harbour Association	NGBA	Northern Georgian Bay Association	WCA
		PaBIA	Pointe au Baril Islanders' Association	WBCA
				Sans Souci Copperhead Association
				South Channel Association
				Twelve Mile Bay
				Wah Wah Taysee Association
				West Carling Association
				Woods Bay Community Association



ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<p><b>FEDERAL &amp; INTERNATIONAL</b></p> <p>CGLR Council of the Great Lakes Region  ECCC Environment &amp; Climate Change Canada  DFO Department of Fisheries &amp; Oceans  DND Department of National Defence  GLAM Great Lakes Adaptive Mgmt Committee  GLC Great Lakes Commission  GLEC Great Lakes Executive Committee  GLWQA Great Lakes Water Quality Agreement  IAGLR International Assoc. for Great Lakes Research  IJC International Joint Commission  TC Transport Canada  USACE United States Army Corps of Engineers  CSBC Canadian Safe Boating Council</p>	<p><b>PROVINCIAL &amp; NGO</b></p> <p>CELA Canadian Environmental Law Association  ED Environmental Defence  EGBPS Eastern Georgian Bay Protective Society  FOCA Federation of Ontario Cottager's Associations  GBB Georgian Bay Biosphere  GBF Georgian Bay Forever  GBLT Georgian Bay Land Trust  LPAT Local Planning Appeal Tribunal  MECP Ministry of Environment, Conservation &amp; Parks  MNRF Ministry of Natural Resources &amp; Forestry  OEB Ontario Energy Board  OPG Ontario Power Generation  OPP Ontario Provincial Police  RBAC Recreational Boating Advisory Council  SQL Safe Quiet Lakes  GBGLF Georgian Bay Great Lakes Foundation</p>	<p><b>MUNICIPAL &amp; OTHER</b></p> <p>TGB Township of Georgian Bay  ToA Township of the Archipelago  Carling Township of Carling  Killarney Municipality of Killarney  NEMI Town of North East Manitoulin &amp; the Islands  AGM Annual General Meeting  OAA Ontario Aquaculture Association  PFAS Per/Poly Fluoroalkyl Substances  TCE Trans Canada Energy Corporation  MZO Minister's Zoning Orders  GB Georgian Bay</p>

<p><b>Note: items in [ ] represent post meeting events/updates</b></p>		
Starting Meeting and Approval of previous minutes		
<p>Introduction (started meeting at 5:08)</p> <ul style="list-style-type: none"> <li>RJ and JC are now co-chairs of this committee, as John is no longer a GBA Director.</li> </ul> <p>Approval and changes to minutes</p> <ul style="list-style-type: none"> <li>changed "no" to "on" under the backlot development section of previous minutes</li> <li>moved with above amendment</li> </ul>	<p>RJ</p> <p>Moved: CR  Second: JC</p>	<p>A</p> <p>Amend minutes</p>



ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<b>Pleasant Cove Condominium</b>		
<p><b>Overview / Background Pleasant Cove Condominium Issue</b></p> <ul style="list-style-type: none"> <li>TOA approved the change of a resort status to a condominium status in 2016/7</li> <li>With that change a 10 to 15% increase was allowed to the 13 buildings</li> <li>Currently owns 6 of these buildings (7 were sold)</li> <li>Total allowable sq footage of the lot is 16,200 sq ft and the lot is approx. 5 acres and zoned as CR-71 (coastal residential)</li> </ul> <p><b>OLT involvement</b></p> <ul style="list-style-type: none"> <li>Applied for a minor variance for 1 of the buildings to increase it (two floors) to 1,309 sq ft (making it a 38% increase of current footprint)</li> <li>TOA denied this request as they didn't view it as a minor variance (was not compliant with the OP or agreed upon building increase)</li> <li>Issue went to the OLT and it was approved by them</li> </ul> <p><b>Concerns</b></p> <ul style="list-style-type: none"> <li>The OLT decision might be precedent setting for other similar resort conversions and lot coverage increases</li> <li>Resorts are being replaced by AirBNBs etc.</li> <li>This OLT decision undermines the ToA OP</li> </ul> <p><b>On-going</b></p> <ul style="list-style-type: none"> <li>Determine the number of resorts along the Eastern &amp; Northern Georgian Bay shorelines to assess the potential threat</li> </ul> <p><b>Discussion on OLT decisions</b></p> <ul style="list-style-type: none"> <li>The application contravened the OP (size coverage) but the OLT approved the size increase</li> <li>The Provincial Policy Guidelines are encouraging more of this type of development and it is similar to the Woods Bay backlot issue</li> <li>In the Woods Bay backlot development the OLT did not agree that the application was precedent setting</li> </ul>	CR	I
	CR/RK/JC/EA	A
	JC/RK	I

Formulate a strategy to address the issue focusing on environmental protection

ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<p><b>Discussion on Planning Services Agreement</b></p> <ul style="list-style-type: none"> <li>TGB's Planning Services Agreement (PSA) (that applicants for planning approval must file) is under review by Council.</li> <li>According to the agreement, all costs for processing a planning application are supposed to be borne by the applicant, but, if the municipality fails to secure all upfront fees, then subsequent collection can be problematic. The municipality must then bear major planning and legal expenses.</li> <li>A redesigned PSA and enforcing the requirement to pay fees upfront could act as a tool to discourage planning applications that seek to circumvent planning regulations.</li> <li>The PSA could also allow additional fees to be collected if an application requires more studies, or an OLT appeal.</li> <li>The current TGB PSA only requires \$6,000 as an upfront fee for OLT appeals. The most recent OLT appeal on the Moreau property cost TGB ~\$75,000, so this amount is no longer adequate.</li> </ul>	<p>RK/ AHZ</p>	<p>I/A</p> <p>Follow up as appropriate on this issue in the context of the TGB waterfront policy review</p>
<p><b>Ongoing</b></p> <ul style="list-style-type: none"> <li>What is the policy of other coastal municipalities in this respect?</li> <li>Important to understand this issue throughout the Bay before formulating a strategy</li> </ul>	<p>AHz/JW/JC/RK/RJ</p>	<p>A</p> <p>Determine policies in the other municipalities</p>

ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
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**Municipal Update on Planning and development issues & recent events**

<p><b>TGB Update</b></p> <p><i>Macey Bay</i></p> <ul style="list-style-type: none"> <li>TGB contracted a consultant (North South Environmental) to provide a report to MECP on the Macey Bay species at risk plan, which was submitted, accompanied by a strong letter from the mayor</li> </ul> <p><i>Staff Changes</i></p> <ul style="list-style-type: none"> <li>Dr. Aspila the director of planning has resigned and TGB is actively searching for a replacement</li> <li>Caely Nicholson has taken the position of CBO (she was previously assisting the CBO who retired)</li> </ul> <p><i>Shoreline Road Allowance Policy</i></p> <ul style="list-style-type: none"> <li>TGB is currently reviewing the shoreline road allowance policy and are looking for input from other municipalities</li> <li>Currently TGB uses the high-water mark as the boundary for defining the shore road allowance, but staff are concerned that this might not be correct.</li> <li>TOA uses their high-water mark as the boundary</li> </ul> <p><i>Moreau Property</i></p> <ul style="list-style-type: none"> <li>Owner and contractor wanted permission to build a dock over FH1 fish habitat</li> <li>The dock will need to be 170 ft long to reach deep enough water when water levels are low</li> <li>TGB has defended their “no decision” position at the OLT as has The Eastern Georgian Bay Protective Society (Tom Bain) at a cost of around \$75,000 each</li> <li>The OLT decision is still outstanding</li> </ul>	<p>AH2</p> <p>AH2/RK</p>	<p>I</p> <p>A</p> <p>Letter and report will be circulated with these minutes</p>
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ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<p><b>Bill 109</b></p> <ul style="list-style-type: none"> <li>Recently passed and has broad implications for all Ontario municipalities</li> <li>The planning committee is reviewing how it will impact TGB</li> <li>There are new much shorter maximum “timeframes” for processing zoning and planning applications for new housing. If they aren’t completed within the “timeframe” the township must refund the applicants fees</li> <li>The Bill requires site plan agreements to be dealt with by staff, not council</li> <li>The term “complete application” within Bill 109 means that the “timeframe” does not start until there is a complete application, so it will be important to ensure that staff wait for all required studies etc. to be completed before they confirm that an application is complete and the clock starts ticking</li> </ul>		
<p><i>Discussion of Bill 109</i></p> <ul style="list-style-type: none"> <li>Bill 109 has passed into law, but the regulations have not been issued.</li> <li>There will only be a limited amount of time for municipalities to address the issues as above before the regulations are issued.</li> <li>Can GBA help articulate the messaging so people can understand the impacts?</li> <li>This Bill is primarily addressing the housing shortage – there might be opportunities for the regulations to be changed to address some of the above issues</li> </ul>	RK/AHZ	A GBA to provide info on Bill 109 for members
<p><b>NEMI Update</b></p> <p><b>Bill 109</b></p> <ul style="list-style-type: none"> <li>NEMI as a municipality and most of north eastern Ontario are members of the Federation of Northern Ontario Municipalities (FNOM) and have representatives on that board. FNOM have provided input on Bill 109.</li> <li>Site plan agreements are already dealt with by staff and council relies on them for recommendations</li> <li>The timeframe changes are unlikely to be a major concern for NEMI.</li> </ul>	AM	I

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<p><i>Canada Border Services Agency</i></p> <ul style="list-style-type: none"> <li>Canada Border Services Agency has reduced the number of ports of entry by water for recreational boats coming from the US to check in</li> <li>Manitoulin Island has 3 marinas that act as ports which are currently suspended</li> <li>Approximately 50% of boaters come from the US and use these as their first point of entry for the North Channel</li> <li>Now the only point of entry for the North Channel is near Sault Ste. Marie (approximately a whole day there and another day back for US boaters)</li> <li>This will have a large economic impact and there have already been discussion between Boating Ontario and marinas about cancellations</li> <li>NEMI is lobbying the federal government through their MP (and other channels).</li> <li>In the past these 3 ports would allow phone calls for check ins (with customs officers only doing occasional random checks) but they are now unable to provide these call check ins</li> </ul>		<p>[Please note that CBSA have since reversed these ports of entry closures so access is now back to normal]</p> <p>A</p> <p>EA will send a list of the current telephone reporting sites</p>
<b>Municipal Planning Comparison Project</b>		
<p><i>Update</i></p> <ul style="list-style-type: none"> <li>Andrea Miller (professional planner) reviewed the MPCP project in March and provided comments and feedback on the framework, methodology and draft of waterfront development comparison chart</li> <li>The purpose of Andrea's review was to highlight major gaps and for her to provide input on the effectiveness of the methodology</li> <li>Andrea confirmed that the framework and methodology will be effective</li> <li>Andrea provided background information on municipal planning, and input on how to further the analysis, such as identifying "key" waterfront development issues and follow them through the SP, OP and CZB</li> <li>Still completing the OP and CZV comparisons with the end timeline of late summer/ early fall</li> <li>Work on the septic system guide, planning guide and floating cottages projects has allowed CS to gain more understanding of planning issues within the municipalities</li> </ul>	CS	I

ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<b>Planning Policies and regulation guide</b>		
<p><b>Update</b></p> <ul style="list-style-type: none"> <li>The guide has been written, is in for layout with AlivePro, and will be finished shortly</li> </ul>	JC	I
<b>Septic System guide</b>		
<p><b>Update</b></p> <ul style="list-style-type: none"> <li>80% complete</li> <li>Purpose of guide is to outline the different options available for septic systems on residents' properties and provide a complete rundown for residents so they can make the right choice for their property</li> <li>Looks at the maintenance, inspection, and pros and cons of each option</li> <li>Concern on Georgian Bay is the low soil levels at many locations and the potential issues that this causes for Class 4 systems</li> <li>Currently compiling studies and reports etc. to provide references and support for content</li> <li>Next step is to hand it over to AlivePro for final formatting</li> <li>Currently sorting out certain matters with our partners at GBB on this project</li> <li>Q: Will there be links in the guides to municipal regulations? A: The main guidance on septic is provided by the OBC, but any specific municipal regulations will be referenced.</li> </ul> <p><b>Discussion on advanced treatment systems</b></p> <ul style="list-style-type: none"> <li>Q: Advanced treatment systems require a smaller leaching bed, is that going against the OBC and do you need to get a variance? A: No, there are 6 different advanced treatment systems permitted under the OBC</li> </ul>	RK	I
	JW/RK	I



ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<p><b>Floating Cottages</b></p> <p><i>Update</i></p> <ul style="list-style-type: none"> <li>• Formation of the CPC subcommittee (minutes were provided)</li> <li>• Formation of the Strategy Group which is comprised of representatives from ToA, TGB, Township of Severn, FOCA, GLSLCI, GPCA, and GBA (minutes were provided)</li> <li>• Aim of the strategy group is to agree to work together on the issue of getting floating cottages properly regulated, compliant with planning regulations and maybe even taxed.</li> <li>• The goal is not to ban floating cottages, but to make sure there is minimal environmental impact and regulate where they are located</li> <li>• Key municipal decisions that we need from the group is to get agreement for the respective municipal legal councils to coordinate, work together and exchange information.</li> </ul> <p><i>Discussion</i></p> <ul style="list-style-type: none"> <li>• TGB has specific by-laws to deal with floating cottages – these might be precedents for other municipalities to follow if they wish to.</li> <li>• TGB is working out how these by-laws can be fully enforced.</li> <li>• Will involve advocating to MNR, MMAH, Transport Canada and DFO (plus possibly MPAC)</li> <li>• PF has been leading the charge with Transport Canada and has written a memo to them (this has been circulated)</li> <li>• Recommendations put forward to TOA to include in the CZB review (summer 2022) to ensure that the grey water and black water containment has the ability to hold waste for 60 days with max amount of people and they do not have any pillars attached to the lake bottom</li> <li>• If anyone has more information, please send to Rupert</li> </ul>	<p>RK</p>	<p>I</p> <p>A</p> <p>Please send any info on floating cottages to Rupert</p>

ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<p><b>TGB waterfront policy review</b></p> <p><i>GBA view on this topic</i></p> <ul style="list-style-type: none"> <li>• How are the current regulations and policies protecting the natural landscapes and heritage features?</li> <li>• How can these features be better protected through regulation and having them upheld?</li> <li>• There have been issues with the interpretation from TGB municipal staff on these regulations and dealing with development applications – staff not acting in accordance with council and planning committee requests and not following their required procedures</li> <li>• The consultant suggests there are short term and long term changes needed</li> <li>• Short term would include the interpretation of the policies and regulations</li> <li>• Long term would include changes to the polices and regulations</li> <li>• GBA has interest in weighing in on the proposals being put forward but the short proposed timeline for public input is challenging</li> <li>• The current plan is for this review to be wrapped up by the end of summer 2022</li> <li>• RK has made an inquiry for a zoom call with the consultant but has received no response</li> </ul> <p><i>Update from AHZ</i></p> <ul style="list-style-type: none"> <li>• The departure of the TGB director of planning is going to have a negative impact on the review timeline</li> <li>• Council has provided a list of interested parties for the public consultation (GBA is one of them), but the consultant does not appear to have reached out yet to any of these stakeholders</li> </ul> <p><i>Discussion</i></p> <ul style="list-style-type: none"> <li>• Significant waterfront development issues will be part of this review, which will be relevant to the other coastal municipalities</li> <li>• If we have the time, we want the CPC to provide input on the GBA submission</li> <li>• Agreed to form a sub-committee to address this review</li> </ul>	<p>JC</p> <p style="text-align: right;">AHZ</p> <p>RJ/JC/RK</p>	<p>I</p> <p style="text-align: right;">I</p> <p>A</p> <p style="text-align: right;">RJ, JC and RK to discuss</p>

ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<b>Bill 109</b>		
Topic covered above		
<b>Dock permits and buying shoreline road allowances (SRA)</b>		
<p><b>Overview / GBA view on this topic</b></p> <ul style="list-style-type: none"> <li>The policy at TGB (upheld by staff) to build or repair a dock on property with a shoreline road allowance in place, is to require owners to get a permit from MNR, or the applicant needs to buy the SRA from the township and can then apply to TGB for the permit</li> <li>MNR has informed GBA that if you do not own the shoreline road allowance then you have to apply to the MNR for the dock permit and you can not apply to your township, so this TGB policy is consistent</li> <li>Questions: what are the policies in the different municipalities on buying shoreline road allowances, what is the purpose of having a shoreline road allowance (where there is no possibility of ever building a road), and why doesn't the municipality just give the SRAs to the residents?</li> </ul>	RK	[ToA policy is to give the SRAs to the property owner for \$2, but there is a cost for legals + disbursements + a survey, as it is a land transfer]
<p><b>TGB comments:</b></p> <ul style="list-style-type: none"> <li>The only other apparent option, if you don't own the SRA, is to get an occupancy license – this is being investigated at TGB</li> <li>It seems that, if you don't own the SRA or have a license of occupancy, you don't have the right to build or repair the dock – this is not a practical policy for water access only properties</li> </ul>	AHZ	I
<p><b>NEMI update</b></p> <ul style="list-style-type: none"> <li>Most of Manitoulin Island has a 66 ft shoreline road allowance and NEMI is prevented from selling these shoreline road allowances, partly due to a large land claim from the First Nations.</li> <li>In 1990 an agreement was signed that required that these shore road allowances could not be sold because they were historically used by these First Nation communities for gathering plants and medicines</li> <li>NEMI council will approve building a dock on the public shoreline road allowance, but you still need a permit from the MNR (there is a limit to the type and size of docks that are allowed)</li> </ul>	AM	I

ITEM TOPIC	PRESENTER	PURPOSES/ OUTCOME REQUIRED I = Information, D=Decision, A=Action
<ul style="list-style-type: none"> <li>• NEMI has the right to monitor and supervise the work. People can walk on the shoreline road allowances but they can't camp or have bonfires</li> <li>• Some of the islands have a shoreline reserve which are usually less than 66 ft, rather than a road allowance</li> </ul>		
<b>Other matters</b>		
No other items		
<b>Next meeting: Sept 7 at 5:00</b>		
<b>End 6:46</b>		