

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, August 17, 2021**  
**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 2021-45

**4. Manager Reports**

- i. Fire Department – Duane Deschamps, Fire Chief
- ii. Public Works – Wayne Williamson, Manager of Public Works
- iii. Community Services – Reid Taylor, Manager of Community Services
- iv. Building Controls

**5. New Business**

- i. Tender Results and Recommendation – Meredith Street Drain

**6. Minutes and Other Reports**

- i. Museum Committee update
- ii. Mayor's Report

**7. Adjournment**

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

**BY-LAW NO. 2021-45**

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:

August 10, 2021

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  
17th day of August, 2021.

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Al MacNevin

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Mayor

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Pam Cress

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Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a Regular Meeting of Council meeting held Tuesday, August 10, 2021**  
**via Zoom at 7:00p.m.**

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

**ABSENT:** Councillor James Ferguson

**STAFF PRESENT:** David Williamson, CAO  
Pam Cress, Clerk  
Sheryl Wilkin, Treasurer

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

**Resolution No. 223-08-2021**

Moved by: W. Koehler

Seconded by: B. Wood

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

Carried

**Resolution No. 224-08-2021**

Moved by: A. Boyd

Seconded by: M. Erskine

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 # 2021-41 to adopt the minutes of Council for the term commencing December 4, 2018 and authorizing the taking of any action authorized therein and thereby.

**Resolution No. 225-08-2021**

Moved by: M. Erskine

Seconded by: B. Wood

RESOLVED THAT the Planning Authority for the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands conditionally approves the application for consent as applied for by Jamie and Connie Still, File Number Con 2021-04 , subject to the following conditions;

1. Transfer of landform prepared by a solicitor and a schedule to the transfer of landform on which is set out the entire legal description of the parcel,
2. General – the applicant must deposit a Reference Plan of Survey in the Land Registry Office clearly delineating the parcels of land approved by The Town of Northeastern Manitoulin and the Islands in this decision and provide the Town Office with a copy.
3. Taxes – Prior to final approval by the Town of Northeastern Manitoulin and the Islands, the owner provide confirmation of payment of all outstanding taxes.
4. All outstanding fees associated with this application including a fee of \$100 for each transfer of land and advertising cost.

Carried

**Introduction of Art and Wendy Lalonde's application for a zoning amendment**

**Ms. Lalonde made a presentation indicating that the unit they wanted to build was for general residential use, the building was located at the end of a private road on a large piece of acreage and should not be seen by anyone.**

**An announcement was made that anyone wanting to make comment on the application could now come forward – No persons came forward**

**The Corporation of the Town of Northeastern Manitoulin and the Islands  
Minutes of Council**

**Page 2**

**The Secretary for the Planning Authority read aloud a number of letters in opposition to the application**

**Ms. Lalonde made a final presentation answering to the concerns raised in the letters**

**Ms. Lalonde stated that this is only for personal use – there is no commercial activity going to be happening, and if they did they would have to come back to the Planning Authority as their property is not zoned for commercial use, and reiterated that the property was located at the end of a private road and the garage would be constructed behind the house therefore not even visible from the water side of the property.**

**Resolution No. 226-08-2021**

Moved by: M. Erskine

Seconded by: W. Koehler

**RESOLVED THAT the Planning Authority for 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 2021-42 being a by-law to regulate the use of land in the Town of Northeastern Manitoulin and the Islands, under the Authority of section 34 of the Planning Act, as amended to amend by-law 2018-41 to allow for an oversized accessory building up to 111.41 square meters and up to 5.18 meters in height, located at 2615E, Bay Estates Road.**

**Carried**

**Introduction of Jerry Pickett's application for a zoning amendment**

**Mr. Pickett made a presentation stating that he had a large 13-foot-high boat by 38 feet long that dictated why he required the extra height. He indicated that he was located on a dead-end street and the area behind him remained undeveloped.**

**An announcement was made that anyone wanting to make comment on the application could now come forward – No persons came forward**

**No written submission was received**

**Resolution No. 227-08-2021**

Moved by: W. Koehler

Seconded by: M. Erskine

**RESOLVED THAT the Planning Authority for 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 2021-43 being a by-law to regulate the use of land in the Town of Northeastern Manitoulin and the Islands, under the Authority of section 34 of the Planning Act, as amended to amend by-law 2018-41 to allow for an oversized accessory building up to 222.96 square meters and up to 7 meters in height, located at 9164D, Hwy 6.**

**Defeated**

**Ayes: Mayor MacNevin, Councillors Erskine, Koehler, Wood**

**Nays: Councillors Baker, Boyd, Cook and Orr**

**The Corporation of the Town of Northeastern Manitoulin and the Islands  
Minutes of Council**

**Page 3**

**Introduction of Maxime Rivard's application for a zoning amendment**

**Ms. Knobel made a presentation to Council on behalf of Mr. Rivard. Ms. Knobel stated that this unit if built separately would fall below the limitation of the 89 square meters however in the interest of aesthetics they would like to combine the buildings. The purpose of the application is for a residential garage and a secondary dwelling unit for family and friends to utilize when visiting.**

**An announcement was made that anyone wanting to make comment on the application could now come forward – No persons came forward**

**The Secretary for the Planning Authority read aloud a number of letters in opposition to the application**

**Ms. Knobel made a final presentation stating that there was a full tree line between the road and their property and the property to the north and a fence between their property and the south. As well reiterated that the garage was for personal use only.**

**Resolution No. 228-08-2021**

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 y-law 2021-44 being a by-law to regulate the use of land in the Town of Northeastern Manitoulin and the Islands, under the Authority of section 34 of the Planning Act, as amended to amend by-law 2018-44 to allow for an oversized accessory building up to 175 square meters to accommodate a residential garage and secondary dwelling, located at 2248 Bay Estates Road. The applicant will provide engineered plans identifying the residential dwelling unit as +/- half the size of the total building.**

**Carried**

**Resolution No. 229-08-2021**

Moved by: B. Baker

Seconded by: A. Boyd

**RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the financial reports as presented.**

**Carried**

**Resolution No. 230-08-2021**

Moved by: B. Baker

Seconded by: W. Koehler

**RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 8:23 pm.**

**Carried**

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Al MacNevin

Mayor

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Pam Cress

Clerk

FIRE DEPARTMENT REPORT TO COUNCIL

August, 2021

CALLS FOR SERVICE (4)

July 15 <sup>th</sup> ,	Topaz Lake , Rescue, Passed along to OPP
July 17 <sup>th</sup> ,	Hwy 540 at McVey Drive, Assist OPP with a rescue from Bush Trail
July 18 <sup>th</sup> ,	Cup and Saucer Trail, Extrication, Hand stuck in trunk of car. Called off en-route
July 29 <sup>th</sup> ,	29 Worthington street, Fire Alarm

(FIRE APPARATUS & EQUIPMENT IN GOOD WORKING ORDER)



## **Public Works Report**

**August 17,2021**

### **Roads**

Staff have been working on Draper Street sidewalk

Staff have been brushing roads sides

Staff have been patching

Replaced culvert on Windovers Road

### **Landfill**

All operations are going well

Staff have started to dig a new landfill cell

### **Equipment**

All equipment is being maintained

## Report to Community Services/Public Works – August 17, 2021

### **Rec Centre**

- Ice in prep will begin shortly
  - Ice plants on September 7<sup>th</sup>
- Ice plant complete.
  - Commissioning, Training and Testing to happen shortly
- Air conditioner replacements nearing completion

### **This Month**

- MHC - facility use as required.
- Drive Test
- A.A Meetings – Weekly
- Indoor Pickleball resumes
- Outdoor Pickleball continues

### **Marine, Parks & Outdoor Buildings**

- Both marine facilities are in full operation
- Spider Bay is busy with boats each day for service and dockage.
- Town Docks remain busy daily
  - Both Day dockage and Overnight Transient
- All rendezvous went very well
  - Approx. 70 boats brought to town
- Staff are completing day to day maintenance tasks.
- Staff are completing repairs as they arise.
- Inspecting play structures and parks regularly.
- Mobi-Mats & accessible picnic tables installed at Low Island
- Turner Park completed
- Blue Bridge Garden Path completed
  - Sitting Stones to be added this Fall



## **Building Control Report to August 12, 2021**

There have been 63 permits issued this year and 6 renewals. The permits are categorized as follows.

	Permits	Total
Residential – New	8	\$31,884.00
Residential – Additions & Renovations	13	\$7,738.00
Multi Residential – New	1	\$8,916.00
Seasonal Dwellings – New	3	\$4,200.00
Seasonal Dwellings – Additions & Renovations	2	\$1,624.00
Accessory Buildings – New	11	\$2,552.00
Detached Garages- New	5	\$2,414.00
Decks – New & Alterations	12	\$1,304.00
Commercial/Industrial New	1	\$2,030.00
Commercial/Industrial – Additions & Renovations	5	\$3,084.00
Demolition/Moving	2	\$100.00
Permit Renewals	6	\$300.00
Total	69	\$66,146.00
Permits Canceled/Refunded		\$-5400.00
Total		\$60,746.00

Two new Residential dwellings, three residential renovations, one new seasonal dwelling, one seasonal dwelling renovation, one new detached garage, one new accessory building, one new commercial, one demolition, and one deck permit have been issued since the last report. This report period has a construction value of **\$882,000.00** and a permit value of **\$11,596.00**. The total value of construction to date is **\$5,043,100.00** with a total building permit revenue of **\$60,746.00**.



Box 608, Little Current, Ontario, P0P 1K0  
705-368-3500

### Tender Opening

Date of Opening Aug 4, 2021

Project Meraldth Street Drain

Present for Opening Dave Williamson  
Wayne Williamson  
Pam Cress

<u>Supplier</u>	<u>Price</u>	<u>HST</u>	<u>Total</u>
<u>Dennis Gratton</u>	<u>                    </u>	<u>                    </u>	<u>518 406.59</u>
<u>JI Enterprises</u>	<u>                    </u>	<u>                    </u>	<u>672 960.45</u>
<u>Belanger</u>	<u>                    </u>	<u>                    </u>	<u>554 194.28</u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>



**K. SMART ASSOCIATES LIMITED**  
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive  
Kitchener, ON N2R 1H6

Tel: 519-748-1199  
Fax: 519-748-6100

August 4, 2021

File No. 17-058

Town of Northeastern Manitoulin & the Islands  
14 Water Street East  
P O Box 608  
Little Current, ON P0P 1K0

**RE: MEREDITH STREET – LITTLE CURRENT  
STORMWATER OUTLET CONSTRUCTION  
TENDER BID RESULTS**

Dear Mayor and Council:

After reviewing the tender bids for the Meredith Street Stormwater Outlet Construction, we recommend the contract be awarded to Denis Gratton Construction. The tender bid is in order, and there was one error in calculating the 10% contingencies. Attached is a summary of the tender bids.

Further to our recommendations, we remain confident that Denis Gratton Construction can complete the work and that the contractor can reasonably deal with landowner and Council concerns. *We recommend that the Township award the tender to the **lowest bidder at \$413,015.90, Denis Gratton Construction Ltd.*** This price is 103% of the Engineer's estimate.

If you have any concerns with the contractor, *don't hesitate to contact the undersigned* at 1-800-265-6456 ext: 240, fax 519-748-6100 and email [nmorris@ksmart.ca](mailto:nmorris@ksmart.ca).

Yours truly,

N. W. Morris, P. Eng.  
mw

cc: John Linley (Drainage Superintendent, K. Smart Associates)  
David Williamson (CAO, Town of Northeastern Manitoulin)

## Meredith Road Tender bids Summary 17-058

Engineer's Estimate						Denis Gratton Const 101342962 RT0001		J I Enterprises		RM Belanger 100454962 RT0001	
HST # WSIB Start date						27-Sep	29-Oct	01-Nov	03-Dec	23-Aug	28-Sep
ITEM	WORK DESCRIPTION	UNIT	QUANTITIES ESTIMATE	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	GENERAL										
A1	Mobilization and Demobilization	LS	1	35,000	35,000	6,500	6,500.00	50,000	50,000.00	14,601	14,601.00
A2	Site Preparation and General Work	LS	1	25,000	25,000	36,600	36,600.00	11,000	11,000.00	21,046	21,046.00
SUB TOTAL SECTION A					60,000		43,100.00		61,000.00		35,647.00
B	EARTHWORKS										
B1	Regrading Road Ditch - Meredith St.	lin m	72	40	2,880	49	3,528.00	55	3,960.00	96	6,912.00
B2	Berm (Rock flow check dam)	L.S.	1	4,000	4,000	3,100	3,100.00	23,000	23,000.00	2,006	2,006.00
SUB TOTAL SECTION B					6,880		6,628.00		26,960.00		8,918.00
C	REMOVALS										
C1	Clearing and Grubbing Meredith St. asphalt and subgrade	m <sup>2</sup>	1830	5	9,150	6.50	11,895.00	8	14,640.00	9	16,470.00
C2	excavation (Assuming 80mm Asphalt, 150mm Granular A and 300mm Granular B)	m <sup>3</sup>	20.5	50	1,025	47	963.50	72	1,476.00	50	1,025.00
C3	Rock excavation	m <sup>3</sup>	490	200	98,000	200	98,000.00	325	159,250.00	272	133,280.00
C4	Remove existing 600mm culvert	lin m	6	30	180	91	546.00	30	180.00	74	444.00
SUB TOTAL SECTION C					108,355		111,404.50		175,546.00		151,219.00
D	STORM SEWER and APPURTENANCES										
D1	Manholes - MH, 1800mm 2.7 m	each	1	15,000	15,000	17,500	17,500.00	22,000	22,000.00	15,176	15,176.00
D2	Catchbasins - 600 x 600mm	each	1	5,000	5,000	4,900	4,900.00	5,000	5,000.00	5,874	5,874.00
	- 900 x 1200mm	each	1	7,500	7,500	8,650	8,650.00	8,600	8,600.00	8,286	8,286.00
D3	French Drain	each	1	1,000	1,000	4,700	4,700.00	750	750.00	1,570	1,570.00
D4	Install new storm sewer including excavation, pipe bedding and backfill.										
	- 100mm	lin m	51	200	10,200	465	23,715.00	60	3,060.00	214	10,914.00
	- 200mm	lin m	5.5	350	1,925	490	2,695.00	370	2,035.00	883	4,856.50
	- 250mm	lin m	5	400	2,000	500	2,500.00	650	3,250.00	978	4,890.00
	- 600mm	lin m	66	450	29,700	630	41,580.00	675	44,550.00	523	34,518.00
	- 900mm	lin m	105	600	63,000	725	76,125.00	950	99,750.00	864	90,720.00
D5	Catchment Area (with 18m <sup>2</sup> r/rap)	L.S.	1	3,000	3,000	3,200	3,200.00	2,500	2,500.00	12,898	12,898.00
D6	Cut Off Wall	L.S.	1	8,500	8,500	8,600	8,600.00	8,600	8,600.00	14,022	14,022.00
D7	End Sections (galvanized steel flared) On 900mm pipe	each	1	2,000	2,000	3,100	3,100.00	1,300	1,300.00	1,899	1,899.00
SUB TOTAL SECTION D					148,825		197,265.00		201,395.00		205,623.50
E	ROAD RECONSTRUCTION										
E1	Supply and place HL4 asphalt base (35mm thick) -Meredith St.	tonne	2	1,000	2,000	1,500	3,000.00	1,500	3,000.00	288	576.00
E2	Supply and place HL8 asphalt base (45mm thick) -Meredith St.	tonne	2.3	1,000	2,300	1,500	3,450.00	1,300	2,990.00	288	662.40
E3	Supply and place Granular A (150mm) - Meredith St.	tonne	7.4	75	555	76	562.40	90	666.00	71	525.40
E4	Supply and place Granular B (300mm) - Meredith St.	tonne	13.5	70	945	74	999.00	80	1,080.00	45	607.50
E5	Delour Lane (150mm Granular A)	tonne	50	50	2,500	45	2,250.00	60	3,000.00	142	7,100.00
SUB TOTAL SECTION E					8,300		10,261.40		10,736.00		9,471.30
F	SURFACE WORKS										
F1	Topsoli and Seed	m <sup>2</sup>	1860	10	18,600	12.50	23,250.00	30	55,800.00	11.75	21,855.00
SUB TOTAL SECTION F					18,600		23,250.00		55,800.00		21,855.00
G	MISCELLANEOUS										
G1	Insulation (50mm thick)	m <sup>2</sup>	18.4	20	368	80	1,472.00	98	1,803.20	16	294.40
G2	Silt Fence (Light Duty)	lin m	313	25	7,825	45	14,085.00	20	6,260.00	21	6,573.00
G3	Water for compaction and Dust Control	LS	1	2,000	2,000	4,350	4,350.00	1,500	1,500.00	5,836	5,836.00
G4	Supply and apply Calcium Chloride Flake for Dust Control	kg	100	50	5,000	12	1,200.00	4	400.00	4	415.00
SUB TOTAL SECTION G					15,193		21,107.00		9,963.20		13,118.40

## SUMMARY

		TOTAL									
PART A	General	60,000.00		43,100.00		61,000.00		35,647.00			
PART B	Earthworks	6,880.00		6,628.00		26,960.00		8,918.00			
PART C	Removals	108,355.00		111,404.50		175,546.00		151,219.00			
PART D	Storm Sewers & Appurtenances	148,825.00		197,265.00		201,395.00		205,623.50			
PART E	Road Reconstruction	8,300.00		10,261.40		10,736.00		9,471.30			
PART F	Surface Works	18,600.00		23,250.00		55,800.00		21,855.00			
PART G	Miscellaneous	15,193.00		21,107.00		9,963.20		13,118.40			
SUB TOTAL		366,153.00		413,015.90		541,400.20		445,852.20			
PART H	Provisional Items										
	10% Contingency Allowance	36,615.30		41,301.59		54,140.02		44,585.22			
TOTAL: Part A to G plus Contingency Allowance (HST not included)		366,153.00		454,317.49		595,540.22		490,437.42			
HST (13%)		47,599.89		59,061.27		77,420.23		63,756.86			
TOTAL (HST included)		413,752.89		513,378.76		672,960.45		554,194.28			
				402,768.30		Error with Conting.		OK		OK	
						103%		134%		111%	