

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, September 1, 2026**  
**at 7:00pm**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest & General Nature Thereof**  
  
**Presentation: Introduction of Official Plan update**
- 4. Minutes of Previous Meeting**
  - i. Confirming By-law 2026-36
- 5. Planning Application**
  - i. Consent application – Quackenbush Investments
- 6. New Business**
  - i. Fuel Tender Results
  - ii. Request to do shoreline work – 183 Rosewood lane
- 7. Adjournment**

**JLR No.: 27193-008**  
**Revision: 0**

**August 28, 2026**

Prepared for:

**CORPORATION OF THE TOWN OF NORTHEASTERN MANITOULIN  
AND THE ISLANDS**  
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# **Town of Northeastern Manitoulin and the Islands**

## **Background Report - Official Plan Review and Update**



**Value through service and commitment**

# Town of Northeastern Manitoulin and the Islands Background Report - Official Plan Review and Update

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# Town of Northeastern Manitoulin and the Islands

## Background Report - Official Plan Review and Update

### 1.0 Introduction

The Town of Northeastern Manitoulin and the Islands (Town, NEMI) is a single-tier amalgamated municipality located primarily in the northeastern part of the Manitoulin District and including all of the islands surrounding Manitoulin Island. NEMI includes parts of three geographic townships on Manitoulin Island (Howland Township, Bidwell Township, and Sheguiandah Township), with urban, suburban, and rural areas within its 490 km<sup>2</sup> area. Based on the 2021 Census NEMI has a population of 2,641.

The current Official Plan was adopted by the Town on March 15, 2016, and approved by the Ministry of Municipal Affairs and Housing (MMAH) on November 3, 2016. No amendments have been made since the adoption of the Official Plan (OP, Plan). As outlined under Section 26 (1.1) of the *Planning Act* (the Act) the council shall revise the plan no less frequently than, (a) 10 years after it comes into effect as a new official plan; and (b) every five years thereafter, unless the plan has been replaced by another new official plan. The current Official Plan is therefore due for a 10-year review and update in accordance with the requirements under the Act. J.L. Richards & Associates Limited (JLR) has been retained by the Town to undertake this review and update alongside Town staff.

The Background report is intended to address areas of the 2016 Official Plan that require updates to be consistent with new and updated legislative requirements under the *Planning Act*, the Provincial Planning Statement 2024, and the Growth Plan for Northern Ontario, as well as local changes and priorities.

### 2.0 Development Activity

#### 2.1 Building Activity

Building permit data for new construction for the 2020 to 2025 period for residential development in the urban area based on unit type is shown in Table 1. This indicates that 58 units were created in the urban area in the last 5 years.

**Table 1: Residential Building Permit Data - Units Created, Urban Area 2020-2025**

| New Construction         | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|--------------------------|------|------|------|------|------|------|-------|
| Single detached dwelling | 2    | 3    | 2    | 4    | 5    |      | 16    |
| Secondary Suite          |      |      |      |      | 1    |      | 1     |
| Semi-detached dwelling   |      | 4    | 4    |      |      |      | 8     |
| Tri-plex dwelling        |      |      |      | 3    |      |      | 3     |
| Four-plex dwelling       | 4    | 16   |      |      |      | 4    | 24    |
| Six-plex dwelling        |      |      |      | 6    |      |      | 6     |
| Total                    | 6    | 23   | 6    | 13   | 6    | 4    | 58    |

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Building permit data for new construction for the 2020 to 2025 period for residential development in the rural area is shown in Table 2 and indicates that 95 new units were created. Of those, 48 were shoreline residential units, roughly split half and half between single dwellings and seasonal dwellings. Another 41 units were created in the rural area (not on waterfront).

Overall, 62% of the units built in the Town over the last 5 years were in the rural and shorelines area.

**Table 2: Residential Building Permit Data - Units Created, Rural Area 2020-2025**

| Zoning                | New Construction         | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|-----------------------|--------------------------|------|------|------|------|------|------|-------|
| Residential           | Single detached dwelling |      |      | 1    |      |      |      | 1     |
| Rural                 | Single detached dwelling | 9    | 6    | 5    | 5    | 1    | 5    | 31    |
|                       | Seasonal dwelling        | 2    | 2    | 2    |      | 3    | 1    | 10    |
| Shoreline Residential | Single detached dwelling | 9    | 5    | 3    | 2    | 3    | 5    | 27    |
|                       | Seasonal dwelling        | 4    | 2    | 4    | 5    | 4    | 2    | 21    |
|                       | Secondary suite          |      | 1    | 2    |      |      |      | 3     |
| Tourist Commercial    | Seasonal dwelling        |      |      |      | 1    |      |      | 1     |
| Commercial            | Seasonal dwelling        |      |      |      |      | 2    |      | 2     |
| Total                 |                          | 24   | 16   | 16   | 13   | 13   | 13   | 95    |

### 2.2 Consent Activity

The Town of Northeastern Manitoulin and the Islands is the consent approval authority. From 2020 to 2025 there have been 66 lots created by consent, for an average of 11 lots per year. The majority of new lots are created in the rural area of NEMI. This information is shown in Table 3. Most lots have been created for residential purposes. 1 new lot was created in the urban area for commercial purposes.

**Table 3: Consent Activity, 2020-2025**

| Year         | Lots Created by Consent (Urban)            | Lots Created by Consent (Rural) | Total     |
|--------------|--------------------------------------------|---------------------------------|-----------|
| 2020         | 1                                          | 4                               | 5         |
| 2021         | 4                                          | 7                               | 11        |
| 2022         | 2                                          | 10                              | 12        |
| 2023         | 1                                          | 12                              | 13        |
| 2024         | 1                                          | 12                              | 13        |
| 2025         | 3 (note 1 lot was for commercial purposes) | 9                               | 12        |
| <b>TOTAL</b> | <b>12</b>                                  | <b>54</b>                       | <b>66</b> |

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### 2.3 Subdivision Activity

The Town of Northeastern Manitoulin and the Islands is the approval authority for plans of subdivision within NEMI. Since the approval of the current OP there have been no lots created by subdivision.

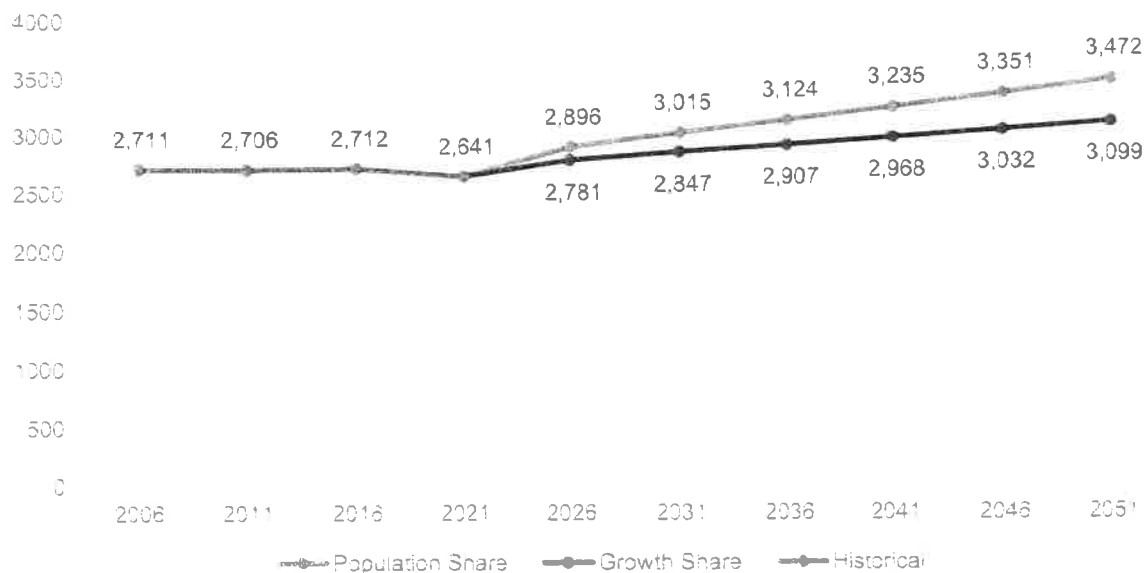
## 3.0 Growth and Settlement

### 3.1 Population

The Town's population has remained relatively stable since 2006, declining slightly from 2,711 in 2006 to 2,641 in the latest Census period. Using Ontario Ministry of Finance projections for the District of Manitoulin (District), it is estimated that the Town's population will increase from 2,641 as of 2021 to between 3,099 and 3,472 as of 2056, as shown in Figure 1.

As outlined in the proposed Provincial Projection Methodology Guideline, the lower range of the population projection is calculated using the growth share approach and is based on NEMI's share of population growth at the District level in the last Census period (10.4%). The upper range is calculated using the population share approach and is based on an extrapolation of the Town's share of the District's population in the last Census period (18.95%), assuming this stays constant over time.

**Figure 1: Historical and Projected Population for the Town of NEMI, 2006-2051**



### 3.2 Housing

The housing need forecast translates the population outlook over the planning horizon into an estimate of dwellings by type and location (i.e., intensification within designated growth areas)

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based on housing needs by age cohort. Housing need forecast is adjusted to account for market demand, vacancy targets, and suppression of household formation due to availability and affordability of suitable housing options.

Using the lower range of projected population growth, it is estimated that there will be approximately 215 new households in the Town by 2051. Assuming that 25% of new households will be accommodated through intensification, and including adjustments for unit vacancy, market demand, and suppression of household formation, it is estimated that a minimum of 167 housing units on vacant land will be needed over the planning horizon to 2051. Comparatively, using the upper range of projected population growth, it is estimated that there will be approximately 386 new households in the Town by 2051, necessitating up to 301 housing units on vacant land after applying the above intensification factor and adjusting for unit vacancy, market demand, and suppressed household formation.

It is projected that housing stock in the Town will continue to be oriented towards low-density dwellings (90%), including single-detached and semi-detached dwellings, as well as apartments within duplexes, with the remainder developed at a medium density (10%), including townhouses, triplexes, quadplexes, and apartments in low-rise buildings.

The amount of land needed to accommodate forecasted housing need considers both the anticipated housing mix (90% low density and 10% medium density) and targets for density at the low and medium range, being 13 units per net hectare and 43 units per net hectare, respectively. **At the lower range of the population projection, this equates to approximately 17.1 hectares needed for housing** (11.6 ha and 0.4 ha for low and medium density dwellings, respectively), and **at the upper range, approximately 30.7 ha needed for housing** (20.8 ha and 0.7 ha for low and medium density dwellings, respectively).

### 3.3 Employment

Employment is separated into the following categories based on type and location of work:

- **General Employment:** jobs primarily serving the needs of the local and regional population that are within the settlement area but are primarily outside of employment areas. These jobs primarily serve a resident population, including major office, retail, commercial, hospitality, institutional, educational, health care and work from home employment.
- **Employment Land Employment:** jobs related to industries and activities that are generally not compatible with sensitive land uses and are primarily located within or adjacent to employment areas (e.g., manufacturing and warehousing jobs).
- **Rural Employment:** jobs that are typically located outside of settlement areas and are not related to settlement area land need, including resource and agriculture-based jobs (e.g., mining, forestry, agri-food businesses, feed and fertilizer facilities).

The distribution of forecast employment by land use category is based on the latest Census period, where the share of general employment jobs accounts for the largest component of the Town's employment base (80%), followed by employment land employment jobs (8%) and rural employment jobs (12%).

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Total employment in the Town is forecast to increase to approximately 1,392 jobs by 2051 at the lower range of the population forecast and 1,560 jobs by 2051 at the upper range, representing between 262 and 430 new jobs over the forecast horizon. Assuming that 50% of total employment growth will be accommodated through intensification, it is estimated that between 116 and 190 new jobs will require vacant land in the Town's settlement areas, as shown below in Table 4.

**Table 4: Forecasted Employment Growth needing Vacant Land in Settlement Areas (2051)**

|             | New Jobs on Vacant Land in Settlement Area by 2051 |                 |       |
|-------------|----------------------------------------------------|-----------------|-------|
|             | General Employment                                 | Employment Land | Total |
| Lower Range | 105                                                | 11              | 116   |
| Upper Range | 172                                                | 18              | 190   |

Translating this forecast of employment growth into an estimate of land needs considers the distribution of general employment and employment land employment jobs, as well as density targets for each (30 and 35 jobs per gross hectare, respectively). **At the lower range, this equates to approximately 3.8 ha** (3.5 ha for general employment and 0.3 ha for employment land employment) of land needed to accommodate forecasted employment growth, and **6.2 ha at the upper range** (5.7 ha for general employment and 0.5 ha for employment land employment).

### 3.4 Land Supply

Available data from the Municipal Property Assessment Corporation (MPAC) was used to identify vacant properties within the Town's settlement areas. These properties were then organized by Official Plan designation and corresponding zone in the Town's Zoning By-law and filtered to focus the analysis on properties with development potential, including those with frontage on a year-round maintained public road, connected to municipal water and wastewater services, and meeting minimum lot area requirements. A summary of the Town's vacant land inventory based on these criteria is below in Table 5.

**Table 5: Vacant Land Inventory by Official Plan Designation and Zoning**

| Category                   | Land Use Designation   | Zoning |                    | Designated and Available*   |       | Zoned and Serviced (Meeting Min Lot Area)** |       |
|----------------------------|------------------------|--------|--------------------|-----------------------------|-------|---------------------------------------------|-------|
|                            |                        |        |                    | Total Vacant Land Area (ha) | Count | Total Vacant Land Area (ha)                 | Count |
| General Employment         | Employment Policy Area | C2     | General Commercial | 8.31                        | 12    | 8.18                                        | 10    |
|                            | Village Policy Area    | I      | Institutional      | 1.13                        | 4     | 1.13                                        | 4     |
|                            |                        | C2     | General Commercial | 0.2                         | 1     | 0.2                                         | 1     |
|                            |                        | C3     | Tourist Commercial | 3.48                        | 3     | 3.28                                        | 2     |
|                            | Total                  |        |                    | 13.12                       | 20    | 12.79                                       | 17    |
| Employment Land Employment | Employment Policy Area | M      | General Industrial | 1.2                         | 4     | 1.2                                         | 4     |
|                            | Total                  |        |                    | 1.2                         | 4     | 1.2                                         | 4     |

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| Category | Land Use Designation    | Zoning |                      | Designated and Available*   |           | Zoned and Serviced (Meeting Min Lot Area)** |           |
|----------|-------------------------|--------|----------------------|-----------------------------|-----------|---------------------------------------------|-----------|
|          |                         |        |                      | Total Vacant Land Area (ha) | Count     | Total Vacant Land Area (ha)                 | Count     |
| Housing  | Village Policy Area     | R1     | Residential One      | 2.29                        | 13        | 2.29                                        | 13        |
|          | Residential Policy Area | R1     | Residential One      | 8.48                        | 58        | 8.33                                        | 56        |
|          |                         | R2     | Multiple Residential | 1.22                        | 8         | 0.78                                        | 3         |
|          | <b>Total</b>            |        |                      | <b>11.99</b>                | <b>79</b> | <b>11.4</b>                                 | <b>72</b> |

\*Note that additional vacant parcels are designated and available, though zoning does not match the land use designation.

\*\* Includes properties where extension of services is feasible within the planning horizon.

**Table 6: Summary of Land Needs and Designated and Available Lands**

| Land Needs                  |         | Designated and available lands | Difference |
|-----------------------------|---------|--------------------------------|------------|
| Housing – Lower Forecast    | 17.1 ha | 11.99 ha                       | -5.11 ha   |
| Housing – Upper Forecast    | 30.7 ha |                                | -18.71 ha  |
| Employment – Lower Forecast | 3.8 ha  | 14.32 ha                       | +10.52 ha  |
| Employment – Upper Forecast | 6.2 ha  |                                | +8.12ha    |

Table 6 summarizes the difference between the lands needed for housing and employment based on the population projections and the lands that are designated and available. Based on the Town's supply of vacant land in settlement areas, additional land for housing will be needed to accommodate forecasted growth. At a minimum, 5.1 ha of designated and available residential land will be needed to accommodate forecasted growth. The Town has sufficient designated and available employment lands.

Recognizing the Town's historic development patterns and recent growth in the rural area, representing 60% of units and 80% of lots created over the last 5 years, it is reasonable that some of the residential growth during the planning horizon will also be accommodated in the rural area. While the Province directs that settlement areas are to be the "focus of growth and development", the PPS allows for growth and development to be directed to rural lands in accordance with the following:

- On rural lands, a range of uses are permitted, including, among others, residential development and lot creation where site conditions are suitable for the provision of appropriate sewage and water services;
- Development that can be sustained by rural service levels should be promoted and must be appropriate to the infrastructure which is planned or available, avoiding the uneconomical expansion of such infrastructure;
- Agricultural and other resource-related uses should be protected by directing non-related development to areas where it will minimize constraints on these uses; and,
- New land uses, including the creation of lots and new or expanding livestock facilities, must comply with the minimum distance separation formulae.

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The Town has 93.2 ha of vacant rural lands (rural and shoreline areas) that can accommodate residential growth.

With the lower population forecast, 70% of the projected residential growth can be accommodated in designated and available lands, with the remaining 30% accommodated in the rural area, following provincial guidance to focus growth and development in the settlement areas. The Town will continue to monitor population growth and development needs over the planning period to review strategic future expansions to existing settlement areas, when the Town is able to accommodate such growth with appropriate infrastructure and servicing.

### 4.0 Servicing Capacity

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Within the urban settlement area of Little Current the predominant form of servicing is municipal water and wastewater services. Parts of Little Current and Sheguiandah are partially serviced by municipal water and private sewage services. Outside of the urban settlement areas the predominant form of servicing is on-site septic and water/well services.

The 2025 Little Current Lagoons Annual Operating report indicated that the capacity of the facility is 1,500 m<sup>3</sup>/day. The average annual flows over the 2025 calendar year measured 1,122.96 m<sup>3</sup>/day for the facility, therefore, not exceeding the specified rated capacity, but operating at 74.8% of capacity. The report further stated that *there is a trigger to assess the capacity of the lagoons once the flows reach 80% capacity*. The Town of Little Current lagoons are therefore able to accommodate some future development, though it is restricted unless upgrades or expansions are made to address wastewater capacity.

The 2025 Little Current Water Treatment report provided that under the plant's Municipal Drinking Water License (MDWL) the maximum treated water per day into the distribution system is 3,100 m<sup>3</sup>/day. The daily treated water maximum flow over the 2025 year was 1,360 m<sup>3</sup> representing 44% capacity. There is adequate capacity at the Little Current Water Treatment facility to accommodate development.

Water servicing is available in Sheguiandah. In accordance with the water treatment facility's MDWL the maximum daily flow of this facility is 546 m<sup>3</sup>/d. The daily treated water maximum flow over the 2025 year was 159.30 m<sup>3</sup> and represents 29% of capacity. Generally, there is adequate capacity at the Sheguiandah Water Treatment facility to accommodate development.

To be able to service the projected population and employment growth as identified in Section 3.0 of this report, considerations like holding provisions to address servicing capacity may need to be implemented through Official Plan policy and considerations.

### 5.0 Provincial Legislative and Policy Changes

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The *Planning Act*, R.S.O. 1990, c.P.13 (the *Act*), provides the statutory authority for land use planning in the Province of Ontario and serves as the basis upon which municipalities prepare Official Plans. As outlined in Section 2 of the *Act* decision-makers carrying out their responsibilities under the *Act* must have regard to matters of provincial interest, and decisions

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affecting land use planning must be consistent with policy statements issued under Section 3 of the *Act*, and conform to, or not conflict with, any in-effect provincial plans.

Several legislative amendments to the *Act* have occurred since the Official Plan for NEMI came into effect in 2016, including but not limited to those outlined in Table 7.

**Table 7: Key Provincial Legislative and Policy Changes\* since 2016 Approval of NEMI OP**

| Legislation or Policy                                                         | Key Changes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Recommendation for NEMI OP Update                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Better Communities and Conserving Watersheds, 2017 (Bill 139)</b> | <ul style="list-style-type: none"> <li>Replaced the OMB with LPAT, limiting appeals to conformity and consistency issues, reducing "de novo" hearings, and giving greater deference to municipal planning decisions</li> <li>Extended municipal decision timelines on planning applications</li> </ul>                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>No impact on OP</li> </ul>                                                                                                                                                                                                                                                                                                    |
| <b>More Homes, More Choices Act, 2019 (Bill 108)</b>                          | <ul style="list-style-type: none"> <li>Reversed many of Bill 139's appeal reforms and restored "de novo" hearings and "good planning" test</li> <li>Shortened municipal decision timelines on planning applications</li> <li>Introduced Community Benefits Charges (CBCs)</li> <li>Revised parkland dedication provisions</li> <li>Expanded housing permissions to support additional residential units (ARUs)</li> </ul>                                                                                                                             | <ul style="list-style-type: none"> <li>Review parkland dedication policies in Section F.4.3</li> <li>Review housing policies in Section B.3</li> </ul>                                                                                                                                                                                                               |
| <b>More Homes for Everyone Act, 2022 (Bill 109)</b>                           | <ul style="list-style-type: none"> <li>Requires delegated authority to staff for site plan control approvals</li> <li>Established complete application requirements for Site Plan</li> <li>Introduced application fee refunds if decisions were not made within legislated timelines (later reversed)</li> <li>Allows MMAH to suspend timelines for minister-approved Official Plans</li> <li>creating the Community Infrastructure and Housing Accelerator (CIHA),</li> <li>updating subdivision and community benefits charge provisions</li> </ul> | <ul style="list-style-type: none"> <li>Update text in Section F.3.3 'Site Plan Control' as Council is no longer the approval authority under the <i>Planning Act</i></li> </ul>                                                                                                                                                                                      |
| <b>More Homes Built Faster Act, 2023 (Bill 23)</b>                            | <ul style="list-style-type: none"> <li>Designed to help provinces housing target of 1.5 million homes, encourages increased housing supply, faster approvals, greater urban intensification, reduced regulatory barriers</li> <li>Introduced "as-of-right" permissions for up to 3 Additional Residential Units within the settlement area where full municipal services are available.</li> </ul>                                                                                                                                                    | <ul style="list-style-type: none"> <li>Remove section B.3.2 'Secondary Units' and replace with Additional Residential Units</li> <li>Review housing policies in Section B.3</li> <li>Review parkland dedication policies in Section F.4.3</li> <li>Update Section F.3.3 'Site Plan Control' regarding applicability of site plan for residential projects</li> </ul> |

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| Legislation or Policy                                                     | Key Changes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Recommendation for NEMI OP Update                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Helping Homebuyers, Protecting Tenants Act, 2024 (Bill 97)</b>         | <ul style="list-style-type: none"> <li>Exempts site plan control for residential development of 10 units or less</li> <li>Further revisions to parkland dedication with new caps and changes to alternative rate calculations</li> <li>Restricts third party appeals for minor variances and consents</li> <li>Reintroduced Site Plan Control for certain residential developments of 10 units or less (proximity to rail, wetlands, shorelines)</li> <li>New definition for "area of employment" which excludes institutional uses and commercial uses.</li> </ul>                                                                                                                                                           | <ul style="list-style-type: none"> <li>Revised Section C.2.2 'Employment Area' by removing commercial and institutional uses as permitted uses under the Employment Area section.</li> <li>Remove Section C.2.2.1 'Commercial and Institutional Uses' under the Employment Area.</li> </ul> |
| <b>Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)</b>          | <ul style="list-style-type: none"> <li>Limits to third party appeals of Official Plan Amendments and Zoning By-law Amendments</li> <li>Applicants can appeal an Official Plan Amendment or Zoning By-law Amendment application that seek to alter the boundary of the settlement area provided that the lands are not in the Greenbelt</li> <li>Municipalities can no longer require pre-consultations for applications</li> <li>Repealed Bill 109 fee refund requirements</li> <li>Introduced municipal authority to withdraw servicing allocation and mandatory lapsing provisions for draft plans of subdivision</li> <li>Permits public notices on municipal websites where local newspapers are not available</li> </ul> | <ul style="list-style-type: none"> <li>Revise section F.3.7 'Pre-Consultation'. Remove the following sentence: <i>Council may pass a by-law requiring pre-consultation for certain types of applications.</i></li> </ul>                                                                    |
| <b>Homeowner Protection Act, 2024 (Bill 200)</b>                          | <ul style="list-style-type: none"> <li>Extended timelines related to the management of listed but non-designated cultural heritage properties</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Review Section D.4 for any required changes</li> </ul>                                                                                                                                                                                               |
| <b>Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)</b> | <ul style="list-style-type: none"> <li>Requires Minister's written approval for Official Plan amendments changing the "complete" application requirements</li> <li>Requires municipalities to accept studies prepared by a person authorized to practice a prescribed profession (i.e., professional engineer)</li> <li>Regulation-making power to limit complete application requirement</li> <li>Regulation-making power to allow reductions for setback</li> </ul>                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Revise Section F.3.8 'Complete Applications'</li> <li>Revise Section F.3.3 to ensure that portable classrooms, are exempt from Site Plan.</li> <li>Review permissions for schools and child care in land use designations</li> </ul>                 |

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| Legislation or Policy                                                                 | Key Changes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Recommendation for NEMI OP Update                                                                                                            |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5)</b>                   | <ul style="list-style-type: none"> <li>requirements up to 10% without a minor variance for urban residential land;</li> <li>Exempt portable classrooms on school sites from site plan control</li> <li>Municipal official plans and zoning by-laws cannot prohibit a parcel of urban residential land for publicly funded schools and associated childcare</li> <li>Exempt publicly funded universities from the planning act</li> <li>Allows the Province to designate: Special Economic Zones; Trusted Proponents; and Designated Projects which then may be exempted from municipal planning approvals and regulatory requirements</li> <li>Also amended the Endangered Species Act, Ontario Heritage Act, mining legislation, and infrastructure approval legislation</li> </ul> | <ul style="list-style-type: none"> <li>Review Section D.2 to align with changes to Endangered Species Act where appropriate</li> </ul>       |
| <b>Fighting Delays, Building Faster Act, 2025 (Bill 60)</b>                           | <ul style="list-style-type: none"> <li>Allows regulation-making authority for "as-of-right" minor variances to minimum or maximum zoning requirements up to a prescribed percentage</li> <li>Minister's Zoning Orders (MZOs) become non-regulatory orders</li> <li>Municipalities are able to delegate authority to municipal staff to enter into agreements relating to MZOs</li> <li>Ministerial decisions under the Planning Act are no longer required to be consistent with Provincial Policy outside the Greenbelt Area</li> <li>Started the initiative to standardize structure and contents of Official Plans</li> </ul>                                                                                                                                                     |                                                                                                                                              |
| <b>Building Homes and Improving Transportation Infrastructure Act, 2026 (Bill 98)</b> | <ul style="list-style-type: none"> <li>Standardization of structure and contents of Official Plans, including table of contents, land use designations, and schedules</li> <li>Provides the Minister with the power to make regulations setting the minimum lot area (175 sqm) of a parcel of urban residential land that is not in the Greenbelt Area</li> <li>Amendments to Site Plan Requirements; Removal of Sustainable Design Features and EV Parking Standards</li> </ul>                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>New OP for the Town to be developed with new standardizations.</li> </ul>                             |
| <b>Provincial Planning Statement, 2024</b>                                            | <ul style="list-style-type: none"> <li>Planning authorities shall provide for a range of housing options and densities. The term "affordable"</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>Review Housing policies under section B.3 'Housing', ensuring support for ARUs, affordable</li> </ul> |

# Town of Northeastern Manitoulin and the Islands

## Background Report - Official Plan Review and Update

| Legislation or Policy | Key Changes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Recommendation for NEMI OP Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <ul style="list-style-type: none"> <li>incorporated into the definition of housing options.</li> <li>Removed requirements for a comprehensive review for the conversion of employment land to non-employment, and for settlement boundary expansions.</li> <li>Settlement area expansions can occur where prescribed criteria are met, including infrastructure capacity, growth needs, agricultural considerations, and servicing availability</li> <li>Definition of Employment Area updated</li> <li>Hierarchy of preferred forms of servicing established with greater flexibility regarding municipal services, private servicing, and rural servicing approaches.</li> <li>Permits rural lot creation and residential development where servicing is appropriate</li> <li>Recognizes the role of Indigenous communities in planning, and the importance of knowledge sharing, and protection of Aboriginal and Treaty Rights</li> </ul> | <ul style="list-style-type: none"> <li>housing, infill and intensification, and mixed use redevelopment.</li> <li>Revise Section C.2.2 'Employment Area' by removing commercial and institutional uses as permitted uses under the Employment Area section.</li> <li>Review Sections B.1 and B.2 on growth management and community structure</li> <li>Review and revise section E.2 'Water and Sewage Systems' to ensure alignment with the 2024 PPS.</li> <li>Review Section C.5 Rural area policies to align with PPS permissions</li> <li>Review and update Sections F.2 and F.3.10 regarding Indigenous consultation and coordination</li> </ul> |

\*2020 PPS not included, since 2024 PPS supersedes this document.

### 5.1 Standardizing Official Plans through Bill 98

The Building Homes and Improving Transportation Infrastructure Act, 2026 (Bill 98) was approved on May 15, 2026, and received Royal Assent on June 2, 2026. Bill 98 introduced a mandatory, simplified structure for Official Plans including a standardized Table of Contents and standardized schedules (maps). The specific provisions regarding Official Plan standardization will not take effect immediately after Royal Assent. Rather, the requirements for Official Plan standardization will come into force upon proclamation on a date declared by the Lieutenant Governor in Council. As of August 24, 2026 they have not yet come into effect. This provides the Ministry of Municipal Affairs and Housing time to finalize the technical requirements and regulations that municipalities will ultimately need to follow within a local Official Plan.

Municipalities are now limited to a set of 12 specific land use designations defined by the Province. Local governments can no longer create custom, local land use designations within their Official Plan. Municipal documents shall comply with this new framework when a new official plan or revision is adopted on or after January 1, 2029.

The Town of NEMI's new Official Plan is being reviewed to be compliant with the new framework. For the Town's Plan this mean adjusting the structure of the plan to meet the provincial table of contents, and adjusting the land use designations as indicated in Tables 8 and 9.

# Town of Northeastern Manitoulin and the Islands

## Background Report - Official Plan Review and Update

**Table 8: Current NEMI Official Plan Sections and New Provincial Table of Contents**

| <b>Current NEMI Official Plan Section</b>                                                                                                                                                                                                                                                 | <b>New Table of Contents (per Provincial Framework)</b>                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Introducing the Town of Northeastern Manitoulin and the Islands Official Plan<br>A.2 Basis of the Plan<br>A.2.1 Purpose of the Plan<br>A.2.3 Town Vision<br>A.2.4 Town Issues, Goals, and Objectives                                                                                   | 1 Introduction & How to Use this Plan<br>1.1 Purpose<br>1.2 Plan Organization                                                                                                                                                                                                                              |
| A.2.2 Legislative Context                                                                                                                                                                                                                                                                 | 2 Strategic Planning Framework<br>2.1 Provincial and Regional Planning Context                                                                                                                                                                                                                             |
| F.2 Cross-Jurisdictional Coordination<br>F.3.10 Public and Indigenous Consultation                                                                                                                                                                                                        | 3 Indigenous Engagement<br>3.1 Indigenous Engagement                                                                                                                                                                                                                                                       |
| B.2 Community Structure<br>C.2 Urban Settlement Area<br>C.3 Village Area<br>B.1 Managing Growth                                                                                                                                                                                           | 4 Settlement Area Structure and Growth Needs and Management<br>4.1 Settlement Areas<br>4.2 Growth Management                                                                                                                                                                                               |
| B.3 Housing                                                                                                                                                                                                                                                                               | 5 Residential and Mixed Uses<br>5.1 Housing<br>5.2 Mixed Uses                                                                                                                                                                                                                                              |
| B.4 Economic Development<br>C.2.2 Employment Area                                                                                                                                                                                                                                         | 6 Economy and Employment Areas<br>6.1 Economic Development<br>6.2 Employment Uses                                                                                                                                                                                                                          |
| C.5 Rural Area<br>C.5.1 Agricultural Uses                                                                                                                                                                                                                                                 | 7 Rural Areas and Agricultural System<br>7.1 Rural Areas<br>7.2 Agricultural Land Base<br>7.3 Agri-Food Network                                                                                                                                                                                            |
| E.1 Transportation<br>C.1.4 Public Infrastructure and Utilities<br>E.2 Water and Sewage Systems<br>E.3 Stormwater Management<br>D.6.3 Waste Disposal Sites and Waste Management<br>C.2.4 Open Space Area                                                                                  | 8 Infrastructure, Facilities and Community Services<br>8.1 Transportation<br>8.2 Infrastructure Corridors<br>8.3 Public Service Facilities<br>8.4 Water and Wastewater<br>8.5 Waste Management<br>8.6 Parks and Open Space                                                                                 |
| D.2 Natural Heritage Features<br>D.3 Environmental Impact Studies<br>D.1 Water Resources<br>D.4 Cultural Heritage and Archaeological Resources<br>C.6 Aggregate Resource Area<br>N/A<br>B.6 Climate Change<br>D.5 Natural Hazards<br>D.6 Human-Made Hazards<br>D.7 Land Use Compatibility | 9 Local Landscape and Resource Management<br>9.1 Natural Heritage<br>9.2 Water Resources<br>9.3 Cultural Heritage and Archaeology<br>9.4 Mineral Aggregate Resources<br>9.5 Mineral Resources<br>9.6 Energy Conservation<br>9.7 Waterfront and Shorelines<br>9.8 Natural Hazards<br>9.9 Human-Made Hazards |
| C.2.1 Residential Area<br>C.2.2 Employment Area<br>C.2.3 Waterfront Policy Area<br>C.2.4 Open Space Area<br>C.3 Village Area<br>C.4 Shoreline Area<br>F.3 Planning Administration<br>F.1 Monitoring the Plan<br>B.5 Community Improvement<br>F.4 Land Division                            | 10 Implementation and Interpretation<br>10.1 Land Use Designations<br>10.2 Processes<br>10.3 Implementation Tools<br>10.4 Definitions                                                                                                                                                                      |

# Town of Northeastern Manitoulin and the Islands

## Background Report - Official Plan Review and Update

**Table 9: Existing and Proposed Land Use Designations**

| <b>Current NEMI Official Plan Designation</b> | <b>Proposed Land Use Designation (per Provincial Framework)</b>   |
|-----------------------------------------------|-------------------------------------------------------------------|
| Residential Area                              | Neighbourhoods                                                    |
| Employment Area                               | Mixed-Use Areas or Mixed-Use Commercial Areas<br>Employment Areas |
| Open Space Area                               | Parks and Open Spaces                                             |
| Waterfront Area                               | Mixed-Use Areas or Mixed-Use Commercial Areas                     |
| Rural Area                                    | Rural Lands                                                       |
| Shoreline Area                                | Shoreline Areas                                                   |
| Village Area                                  | Mixed-Use Areas                                                   |
| Aggregate Resource Area                       | Resource Areas                                                    |
| New                                           | Natural Environment and Water Resource Areas                      |
| New                                           | Prime Agricultural Areas                                          |

In addition to the standardized table of contents, the province has specified standardized schedules, as follows:

- Schedule A1: Settlement Boundaries, Urban/Rural Structure and Provincial Plans Processes
- Schedule A2: Strategic Growth Areas and Intensification Areas
- Schedule A3: Land Use Designations
- Schedule B1: Transportation and Corridors
- Schedule B2: Infrastructure
- Schedule B3: Public Service Facilities, Parks and Open Space
- Schedule C1: Natural Environment
- Schedule C2: Water Resources
- Schedule C3: Resource Potential
- Schedule C4: Natural and Human-made Hazards

The Town's current Official Plan schedules will need to be reviewed as appropriate to conform to the above-noted schedules.

### 5.2 One-Window Provincial Meeting

The Town of NEMI participated in a "one-window" pre-consultation meeting for the update to the Town's Official Plan which gathers all of the provincial ministries involved in land use planning to provide input to the Town for the update. The meeting was held on May 28, 2026 and involved the following ministries:

- Ministry of the Environment, Conservation and Parks
- Ministry of Natural Resources
- Ministry of Citizenship and Multiculturalism
- Ministry of Transportation
- Ministry of Energy and Mines
- Ontario Ministry of Agriculture, Food and Agribusiness

# Town of Northeastern Manitoulin and the Islands

## Background Report - Official Plan Review and Update

- Ministry of Municipal Affairs and Housing
- Ministry of Economic Development, Job Creation and Trade

### 6.0 Municipal Priorities

Since the Town's Official Plan approval, the Town has completed or updated several municipal plans and documents which influence or intersect with land use planning, including most recently:

- Accessibility Plan
- Age-Friendly Community Plan (2016)
- Asset Management Plan (2025)
- Community Safety and Well-Being Plan (2021-2025)
- Energy Conservation and Demand Management Plan (2023-2028)
- Municipal Service Delivery Review (2020)
- Strategic Plan (2018-2022) and August 2022 update

Of particular note are the strategic directions identified in the Strategic Plan containing further detailed goals and objectives several of which tie back to land use planning and should be addressed in the Town's Official Plan Update, as noted below in Table 10.

**Table 10: Municipal Strategic Plan Directions and Linkages to New OP**

| Strategic Plan Directions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Recommendation for OP Update*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Enhance Community Infrastructure <ul style="list-style-type: none"> <li>○ Increase the number of sidewalks</li> <li>○ Address mitigation strategies to deal with the impacts of water levels</li> <li>○ Explore further development of the Sheguiandah Government Dock area</li> <li>○ Enhance Low Island Park for potential additional recreational opportunities</li> <li>○ Creation of a dedicated off-leash dog park</li> <li>○ Ensure upgrades on both water treatment plants continue on a regular basis</li> <li>○ Explore the possibility of the installation of a water tower</li> <li>○ Explore installation options for electric vehicle charging stations</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Ensure supportive language for sidewalks in Section 8.1 Transportation</li> <li>• Address mitigation strategies in Section 9.2 Water Resources</li> <li>• Review land use designations around Sheguiandah Government Dock area</li> <li>• Review land use designations around Low Island Park for Parks and Open Space</li> <li>• Review opportunities for additional Parks and Open Spaces areas</li> <li>• Support upgrades of municipal water infrastructure in Section 8.4 to support growth and development</li> <li>• Provide supportive language for charging stations in Section 8.1 Transportation; reference as permitted land use in designations</li> </ul> |
| <ul style="list-style-type: none"> <li>• Create an Age Friendly Community <ul style="list-style-type: none"> <li>○ Support the redevelopment of Turner's Park into an age-friendly space</li> <li>○ Make areas within the municipality accessible</li> <li>○ Lobby the government for a Service Ontario location within the community</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• Ensure supportive language for age-friendly spaces and accessibility in Section 8.6 Parks and Open Space</li> <li>• Enable Service Ontario locations through Section 8.3 Public Service Facilities; reference as permitted land use in designations</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"> <li>• Strengthen the Local Economy <ul style="list-style-type: none"> <li>○ Attract new business throughout the municipality</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Ensure supportive economic development policies in Section 6.1, flexible land use policies in Section 10.1, implementation of Community Improvement in 10.3 to support business development</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

# Town of Northeastern Manitoulin and the Islands

## Background Report - Official Plan Review and Update

| Strategic Plan Directions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Recommendation for OP Update*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Improve Tourism Promotion <ul style="list-style-type: none"> <li>○ Further develop McLean's Mountain and Strawberry Lookouts to make them tourist destinations</li> <li>○ Explore opportunities to further develop and support tourism infrastructure</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• Review land use designations around McLean's Mountain and Strawberry Lookouts for tourism commercial uses</li> <li>• Ensure supportive economic development policies in Section 6.1, flexible land use policies in Section 10.1, implementation of Community Improvement in 10.3 to support tourism opportunities</li> </ul>                                                                                                                                                                                                                                                                                                                                   |
| <ul style="list-style-type: none"> <li>• Ensure a Livable, Healthy, and Sustainable Community <ul style="list-style-type: none"> <li>○ Continue to plant trees throughout our community and green spaces</li> <li>○ Explore options for energy use reduction as identified in the Energy Conservation and Demand Management Plan</li> <li>○ Explore composting at landfill to aid diversion efforts and increase life expectancy</li> <li>○ Continued and/or increased protection of the natural environment (i.e., Mapping of wetlands, endangered species and green spaces)</li> <li>○ Explore potential development opportunities for the Low Island property</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Encourage active re-greening in Section 8.6 Parks and Open Space</li> <li>• Review and update policies of Section 9.6 Energy Conservation to align with the Town's Energy Conservation and Demand Management Plan</li> <li>• Update Section 8.5 to support composting and other diversion efforts</li> <li>• Update Section 9.1 to reflect latest information and legislative requirements for natural environment protection</li> <li>• Update schedules as appropriate and as information is available for wetlands, endangered species and other natural heritage features</li> <li>• Review land use designations on and around Low Island Park</li> </ul> |

\*reference provided to sections of the new Plan as outlined in the standardized provincial TOC.

## 7.0 Consultation

Understanding that public engagement is an important component of the Official Plan process as it provides the opportunity to better understand and identify local priorities, opportunities, challenges and alignment with the community vision for future growth and development. The review of the NEMI Official Plan is intended to be informed by meaningful consultation with residents, business, community organizations, community stakeholders, and indigenous communities.

### 7.1 Public Consultation

Consultation will occur throughout this process through attendance at the Manitoulin Trade Show in late May 2026, an online survey during the summer 2026, an open house when the draft plan is available, anticipated in Fall 2026, and the public meeting in early 2027, as well as availability via email and phone. Input received from the public will be documented in a separate Public Engagement Report. This report will summarize consultation activities undertaken and key themes and feedback received. This information will help inform the preparation of the new Official Plan to ensure the document remains responsive to the needs of the community.

### 7.2 Relationship with Indigenous Communities

Equitable land use planning requires recognition of the rights and values of all people living on the land, historically, currently, and in the future. In 2015 the Truth and Reconciliation Commission of Canada prepared 94 calls to action for Canadians and all levels of government

## **Town of Northeastern Manitoulin and the Islands Background Report - Official Plan Review and Update**

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to recognize and amend the history of systemic mistreatment, subjugation, and the removal of Indigenous people from their lands and culture. At the local level, municipalities have a role to play in establishing land use policies and practices which work to reconcile relationships with Indigenous Communities and recognize the value of Indigenous knowledge and practice in regard to land stewardship and cultural heritage.

The PPS 2024 requires that planning authorities engage and coordinate with Indigenous Communities on land use planning matters. Further, it requires that planning authorities engage with Indigenous communities when identifying, protecting, and maintaining cultural heritage and archaeological resources, in accordance with the PPS 2024.

The following Indigenous Communities have been identified in partnership by NEMI and the Ministry of Municipal Affairs and Housing to engage:

- Atikameksheng Anishnawbek First Nation
- Aundeck Omni Kaning First Nation
- Henvey Inlet First Nation
- Magnetawan First Nation
- Métis Nation of Ontario
- Mississauga First Nation
- Sagamok Anishnawbek First Nation
- Shawanaga First Nation
- Serpent River First Nation
- Sheguiandah First Nation
- Sheshegwaning First Nation
- Thessalon First Nation
- United Chiefs and Councils of Mnidoo Mnising (UCCMM)
- Wasauksing First Nation
- Whitefish River First Nation
- Wiikwemkong First Nation
- Zhiibaahaasing First Nation

The above listed communities will be circulated notice advising that the Town of Northeastern Manitoulin and the Islands is undergoing the development of a new Official Plan, and inviting each community to provide feedback. The identified communities will be invited to all public engagement events.

## **8.0 Conclusion**

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This report provides background for the Town of Northeastern Manitoulin and the Islands' Official Plan Review and Update, which is required as part of the 10-year review of the Town's 2016 Official Plan. It examines recent development activity, growth forecasts, housing and employment land needs, servicing capacity, legislative and policy changes, municipal priorities, and consultation requirements.

Development in NEMI has included both urban and rural residential growth, with 58 new residential units created in the urban area and 95 in the rural area between 2020 and 2025,

## **Town of Northeastern Manitoulin and the Islands Background Report - Official Plan Review and Update**

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along with 66 new lots created by consent, most of which were in rural areas. NEMI is expected to experience moderate population and employment growth over the planning horizon, with population projected to increase from 2,641 in 2021 to between approximately 3,099 and 3,472 by 2056. This growth is expected to generate demand for additional housing and employment lands, including approximately 17.1 to 30.7 hectares for housing and 3.8 to 6.2 hectares for employment uses, depending on the growth scenario. Most of this growth will occur in settlement areas, consistent with the direction of the 2024 PPS, but some growth is anticipated to occur in rural areas, continuing past trends in the municipality. While water servicing capacity appears generally adequate, wastewater capacity in Little Current is approaching the threshold where further assessment will be needed.

The update to the Town's Official Plan will address growth management, rural and settlement area development, servicing constraints, housing diversity, employment land policies, Indigenous community engagement, local municipal priorities, and alignment with recent Planning Act amendments and the Provincial Planning Statement, 2024. The new Plan is being prepared to be consistent with the new Provincial standardized table of contents, schedules, and land use designations that all municipalities will need to align with by January 2029.

This report has been prepared by J.L. Richards & Associates Limited for the Town of Northeastern Manitoulin and the Islands' exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

This report was prepared for the sole benefit and use of the named client and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited, and anyone intending to rely upon this report is advised to contact J.L. Richards & Associates Limited in order to obtain permission and to ensure that the report is suitable for their purpose.

### **J.L. RICHARDS & ASSOCIATES LIMITED**

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

**BY-LAW NO. 2026-36**

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 November 15, 2022 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 November 15, 2022

August 20, 2026

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  
1st day of September, 2026

Al MacNevin

Mayor

Pam Myers

Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a meeting of Council held Thursday, August 20, 2026**  
**at 7:00p.m.**

**PRESENT:** Mayor Al MacNevin, Councillors: Patti Aelick, Al Boyd, Mike Brskine, George Williamson, Dawn Orr,  
William Koehler, Bruce Wood, Laurie Cook

**STAFF PRESENT:** David Williamson, CAO  
Duane Deschamps, Fire Chief  
Wayne Williamson, Manager of Public Works  
Reid Taylor, Manager of Community Services

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

**Resolution No. 179-08-2026**

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. 180-08-2026**

Moved by: B. Wood

Seconded by: P. Aelick

**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 2026-35, being a by-law to adopt the minutes of council for the term commencing November 15, 2022 and authorizing the taking of action therein and thereby.  
Carried

**Resolution No. 181-08-2026**

Moved by: W. Koehler

Seconded by: D. Orr

**RESOLVED THAT** the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:47 pm.  
Carried

---

Al MacNevin

Mayor

Pam Myers

Clerk



Project: Application for Consent

File #: Con 2026-03

Owner: Quackenbush Investments Ltd

Legal: Howland Twp, Pt Lt 6-9, Concession 8  
Except Pt 1, 31R615 and T8496  
PIN 47121-0126

Civic: 532 Hwy 540 Project:

#### **PURPOSE OF THE APPLICATION**

Purpose of this application is for the creation of a new lot and to remove the current buildings from the vacant land.

#### **CONSENT IS REQUIRED FOR THE FOLLOWING:**

Consent is required due to the Owner wishing to utilize the vacant land for rural agricultural and recreational uses

#### **Official Plan**

**Designation –Rural**

#### **Zoning**

**Designation – Rural**

#### **Comments from agencies**

No comments were received from outside Ministries

#### **Comments from the Public**

No comments were received

#### **When Considering Approval, we should consider:**

### **A. Consents**

A consent shall only be considered where a plan of subdivision is deemed to be unnecessary, where the application conforms with the policies of this Plan, is consistent with the Provincial Policy Statement, and the consent will generally not result in the creation of more than five new lots on a lot that existed prior to the date of adoption of this Plan, and it does not necessitate the creation of a new municipal road, or the extension of municipal services.

Council shall provide input on municipal conditions of approval for consents.

The proposed lot and retained lot shall have frontage and access on to an opened and maintained public road, or have private road or water access in compliance with the policies of this Plan.

MTO's policy is to allow only one highway entrance for each lot of record fronting onto a provincial highway. MTO will not allow backlots to create a second entrance on the highway. MTO will not support a consent to separate a home-based business from a residential use which would result in separate entrances for the business and residential parcels.

Lots will not be created which would create a traffic hazard due to limited sight lines on curves or grades.

The lot area and frontage of both the lot to be retained and the lot to be severed will be adequate for existing and proposed uses and will allow for the development of a use which is compatible with adjacent uses by providing for sufficient setbacks from neighbouring uses and, where required, the provision of appropriate buffering.

The proposed lot(s) will not restrict the development of other parcels of land, particularly the provision of access to allow the development of remnant parcels in the interior of a block of land.

The proposed development will be serviced in accordance with the policies of Section E.

**Remarks to approval considerations.**

This application does not constitute a need for a subdivision

Park land dedication will not be required.

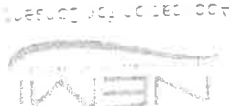
**Suggested Conditions if Approved** – to be filed within two years of the Notice Decision for certification

A new entrance permit and entrance will be required

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,

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 two copies.

Prior to final approval by the Town of Northeastern Manitoulin and the Islands, the owner provides confirmation of payment of all outstanding taxes.



Applicant Information  
Name of Owner: Quebecor Inc. (Quebecor)  
Address: 15, rue de la Loi, 1000  
City: Montreal, Quebec  
Postal Code: H3B 2Y2  
Phone: 514 988 2072  
Fax: 514 988 2072  
E-mail: quebecor@quebecor.com

Name of Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Postal Code: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Property Description  
Geographic Township: Hwy-401  
R/W #: 519-930-051-00400-0000 and 519-940-033-12100-0000  
Concession: 8  
Lot: 6-9 (Lot 6 to 9)  
Part: stand  
R/P Plan: —  
Street Address: 532 Hwy 540, Little Current, ON L0P1K0

Are there any easements or restrictive covenants affecting the subject land? ☒ No ☐ Yes  
if yes please describe the easement or covenant and its effect:  
Purpose of Application  
☒ Creation of a New Lot ☐ Addition to a lot ☐ Easement/R/W  
☐ A change ☐ A correction of title  
Other Information: Quebecor Inc. Investment Ltd (same ownership)  
Name of persons to whom land will be transferred: Quebecor Inc. Investment Ltd (same ownership)  
if not addition what is the current land use: Residential (served) ? final easement (return)

Description of Subject land and Servicing Information  
8. Retained  
Frontage: 132 m  
Depth: 130 m  
Area: 149 acres  
Use of Property - Existing: Road development  
Use of Property - Proposed: Road development  
Buildings - Existing: small road  
Buildings - Proposed: new road  
Access: Provincial Highway  
☐ Provincial Highway  
☐ Municipal Road Seasonal Road  
☐ Road Allowance  
☐ Municipal Road Year Road

Severance #1  
Frontage: 100 m  
Depth: 130 m  
Area: 149 acres  
Use of Property - Existing: Road development  
Use of Property - Proposed: Road development  
Buildings - Existing: small road  
Buildings - Proposed: new road  
Access: Provincial Highway  
☐ Provincial Highway  
☐ Municipal Road Seasonal Road  
☐ Road Allowance  
☐ Municipal Road Year Road

Severance #2  
Frontage: 100 m  
Depth: 130 m  
Area: 149 acres  
Use of Property - Existing: Road development  
Use of Property - Proposed: Road development  
Buildings - Existing: small road  
Buildings - Proposed: new road  
Access: Provincial Highway  
☐ Provincial Highway  
☐ Municipal Road Seasonal Road  
☐ Road Allowance  
☐ Municipal Road Year Road

2 Land Use

What is the existing Official Plan designation Rural

What is the existing zoning Rural

10 Please check any of the following use or features on the subject land or within 500 metres of the subject land

| Use or Feature                                                                           | On the Subject Land | Within 500 Metres<br>(Specify distance) |
|------------------------------------------------------------------------------------------|---------------------|-----------------------------------------|
| Agricultural operation, including livestock facility or stockyard                        | ✓                   | ✓ (10m)                                 |
| Utility Corridor                                                                         |                     |                                         |
| A landfill, active or closed                                                             |                     |                                         |
| A sewage treatment plant or lagoon                                                       |                     |                                         |
| Provincially significant wetland or Significant coastal wetland                          |                     |                                         |
| Significant wildlife habitat and/or habitat of endangered species and threatened species |                     |                                         |
| Fish Habitat                                                                             |                     |                                         |
| Flood Plain                                                                              |                     |                                         |
| Mine site, active, rehabilitated or abandoned or hazard                                  |                     |                                         |
| An active aggregate operation within 1km                                                 |                     |                                         |
| A contaminated site or a gas station or petroleum /fuel storage                          |                     |                                         |
| An industrial/commercial use (please specify)                                            |                     |                                         |
| Known archaeological resources or areas of archaeological potential                      |                     |                                         |

11. History of Subject Land

Has the subject land ever been the subject of any other planning applications?

☐ Official Plan Amendment ☐ Zoning By-law amendment ☐ Consent Application ☐ Subdivision/Condominium Application

Provide details of application and decision: \_\_\_\_\_

12. Former Uses of Subject land and Adjacent Land

Has there been industrial or commercial use on the subject or adjacent land? ☐ Yes ☒ No

Has the grading of the subject land been changed by adding earth or other material? ☐ Yes ☒ No

Has a gas station or the storage of petroleum been located on the subject land? ☐ Yes ☒ No

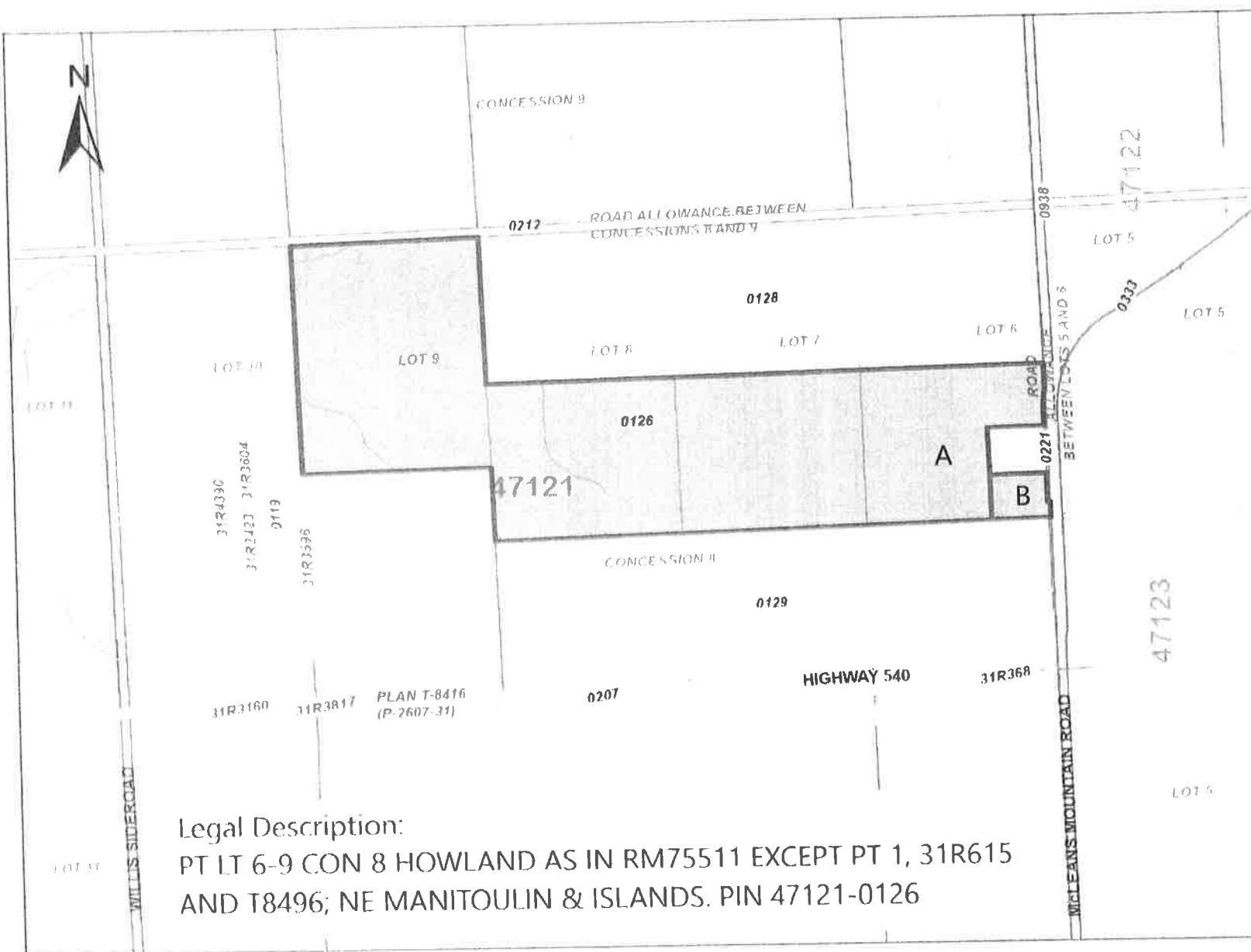
Is there reason to believe the subject /adjacent land may have been contaminated by a former use? ☐ Yes ☒ No

Has an Environmental Site Assessment or Record of Site Condition been filed? ☐ Yes ☒ No

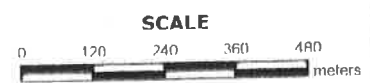
13. Are there currently any other applications on the subject property? ☐ Yes ☒ No

Please describe application and status.

\_\_\_\_\_



ServiceOntario



PROPERTY INDEX MAP  
MANITOULIN(No. 31)

LEGEND

- A Retained
- B Severed

Legal Description:  
PT LT 6-9 CON 8 HOWLAND AS IN RM75511 EXCEPT PT 1, 31R615  
AND T8496; NE MANITOULIN & ISLANDS. PIN 47121-0126

Application for CONSENT  
Under Section 53 of the Planning Act  
To be held on Tuesday Sept 1, 2026  
at 7:00pm

File No.: Con 2026-03  
Applicant: Quackenbush Investments  
Legal Description: Howland Two, Pt Lt 6-9, Concession 3  
Except Pt 1, 31R615 and T3496  
PIN 47121-0126  
Official Plan: Rural Area  
Zoning: Rural

**PURPOSE OF THE APPLICATION**

Purpose of this application is remove the house and outbuildings from the vacant land

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The consent is required for the creation of a new vacant lot for the proposed uses of Rural Agricultural and Recreation

**ANYONE INTERESTED IN THESE MATTERS MAY ATTEND** the Town of Northeastern Manitoulin and the Islands public meeting concerning this application. If you have specific comments regarding this application, you may submit a letter to the Secretary-Treasurer of the planning authority prior to or at the meeting

**IF YOU DO NOT ATTEND** this Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding

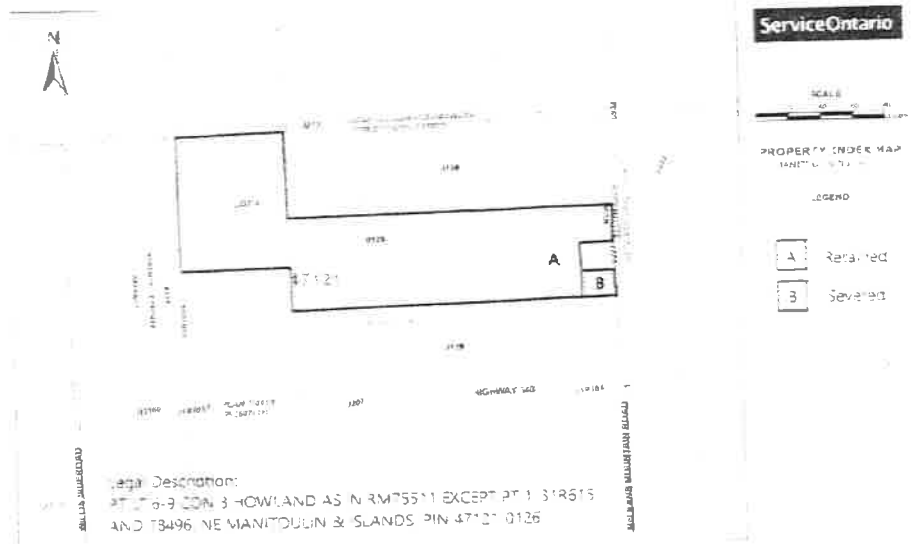
**IF YOU WISH TO BE NOTIFIED** of the Decision of the Planning Authority in respect of the proposed Consent, you must make a written request to the Secretary-Treasurer of the Planning Authority at the address shown below

**IF A PERSON OR PUBLIC BODY THAT FILES AN APPEAL** against a decision of the Approval Authority in respect of the proposed consent has not made a written submission to the Approval Authority before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**ADDITIONAL INFORMATION** regarding this application is available to the public for viewing at the Municipal office between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday; or you may contact Ms. Pam Myers, Clerk at (705) 368-3500 ext. 228

Dated: August 5, 2026

Town of Northeastern Manitoulin & the Islands  
14 Water St. E.; P.O. Box 608  
Little Current, ON P0P 1K0



# TENDER SUBMISSIONS FOR FUEL AND PROPANE

| COMPANY NAME    | REGULAR<br>GAS | PREMIUM<br>GAS | DYED<br>DIESEL | CLEAR<br>DIESEL | FURNACE<br>OIL | Propane |
|-----------------|----------------|----------------|----------------|-----------------|----------------|---------|
| NEW NORTH FUELS | 1.475          | 1.684          | 1.871          | 1.972           | 1.871          |         |
| MCDUGAL FUELS   | 1.4984         | 1.6905         | 1.9176         | 2.0193          | 1.9176         |         |
| COOP            | 1.515          | 1.724          | 1.922          | 2.024           | 1.922          |         |
| MCDUGALL FUELS  |                |                |                |                 |                | 0.6893  |

 Outlook

**RE: Request to present motion to council Sept.01**

From Dave Williamson <DWilliamson@townofnemi.on.ca>

Date Thu 2025-08-27 8:49 AM

To P. Stewart <madamestewart@hotmail.com>

Cc Pam Myers <pmyers@townofnemi.on.ca>; Dave Williamson <DWilliamson@townofnemi.on.ca>

Good morning Ms. Stewart,

We will add your request to the Council agenda for September 1<sup>st</sup>.

We will contact you after the meeting to let you know Council's decision.

Take care,

Dave

**From:** P. Stewart <madamestewart@hotmail.com>

**Sent:** August 27, 2026 8:43 AM

**To:** Dave Williamson <DWilliamson@townofnemi.on.ca>

**Subject:** Request to present motion to council Sept.01

Good morning Dave.

My name is Paulette Stewart. We own lakefront property at 183 Rosewood Lane, Sheguiandah.

We have been there since 1985. This property is located on Green Bay, a very sandy and shallow area.

The shoreline has sustained major erosion over the past spring. Four to six feet of the shoreline has been taken away.

We were told that corrective measures had to be taken so that the erosion does not continue.

An application for work permit has been sent to the MNR but they can't proceed without approval from NEMI council who actually own the shoreline.

So, could a motion be put forward to Council on Sept. 01?

Motion:

That approval be granted by NEMI for shoreline work at 183 Rosewood Lane, Sheguiandah, in order to be able to move forward with MNR permit and preventative work to be done.

Please find attached the MNR application for work permit and a few photos of the shoreline.

Thank you,  
Paulette Stewart