

AGENDA
A meeting of the Council of the Corporation
of the Town of Northeastern Manitoulin and the Islands
to be held on Tuesday, March 19th, 2024
at 7:00pm

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest & General Nature Thereof**
- 4. Minutes of Previous Meeting**
 - i. Confirming By-Law 2024-08
- 5. Planning Applications**
 - i. Consent Application 2024-01 Al, Steve and Paul Rolston
 - ii. Consent Application 2024-02 Susan McGragh
 - iii. Consent Application 2024-03 Mark Anderson and Candice Hall
 - iv. Zoning Application 2024-01 Paul Rolston
- 6. New Business**
 - i. Motion of Support, Chatham-Kent – Blue Box regulation
- 7. Minutes and Reports**
 - i. Manitoulin Centennial Manor minutes - January
 - ii. Rainbow District Animal Control – 2023 Annual Report
 - iii. Notification of Assiginack’s Open House Zoning update meeting
- 8. Adjournment**

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

BY-LAW NO. 2024-08

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

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

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

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

1. THAT the minutes of the meetings of the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands for the term commencing November 15, 2022

March 5, 2024

March 7, 2024

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
19th day of March, 2024.

Al MacNevin

Mayor

Pam Myers

Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands
Minutes of a Regular Council meeting held Tuesday, March 5, 2024**

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

STAFF PRESENT: David Williamson, CAO
Pam Myers, Clerk

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

Disclosure of pecuniary interest and the general nature thereof – none.

Resolution No. 47-03-2024

Moved by: A. Boyd

Seconded by: P. Aelick

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

Carried

Resolution No. 48-03-2024

Moved by: W. Koehler

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes By-law 2024-06. Being a by-law to adopt the minutes of Council for the term commencing November 15, 2022 and authorizing the taking of any action therein and thereby.

Carried

Resolution No. 49-03-2024

Moved by: M. Erskine

Seconded by: G. Williamson

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the water and wastewater budget as presented.

Carried

Resolution No. 50-03-2024

Moved by: A. Boyd

Seconded by: W. Koehler

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Island, now reads a first, second and third time and finally passes By-law 2024-07, Being a by-law to establish a policy for water and wastewater rates and charges.

Carried

Resolution No. 51-03-2024

Moved by: P. Aelick

Seconded by: G. Williamson

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands approves the 2024 OCWA Annual Water Treatment Plant Report for the Sheguiandah Plant.

Carried

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

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Resolution No. 52-03-2024

Moved by: M. Erskine

Seconded by: A. Boyd

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands approves the 2024 OCWA Annual Water Treatment Plant Report for the Little Current Plant.

Carried

Resolution No. 53-03-2024

Moved by: G. Williamson

Seconded by: P. Aelick

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands has no comment or concern in regard to Mr. Swain working with the MNR on the purchase for the Crown Reserve around his property.

Carried

Resolution No. 54-03-2024

Moved by: M. Erskine

Seconded by: P. Aelick

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands provides MICA with a letter of support for a new Mountain Bike Park to be operated in conjunction with the Manitoulin Nordic Ski Club.

Carried

Resolution No. 55-03-2024

Moved by: L. Cook

Seconded by: B. Wood

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands authorizes the Fitness Center to make non structural changes to the office area adjacent to the gym area under the conditions that they provide engineered plans, the work is completed by a qualified contractor, with proof of insurance and all work is done at the cost of the Fitness Center.

Carried

Resolution No. 56-03-2024

Moved by: W. Koehler

Seconded by: A. Boyd

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands proceeds In Camera in order to address a matter pertaining to personal matters about an identifiable individual, including municipal or local employees.

Carried

Resolution No. 57-03-2024

Moved by: B. Wood

Seconded by: G. Williamson

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 8:21 pm.

Carried

The Corporation of the Town of Northeastern Manitoulin and the Islands
Minutes of a meeting of Council held Thursday, March 7, 2024
Via Zoom at 7:00p.m.

PRESENT: Mayor Al MacNevin, Councillors: Patti Aelick, Al Boyd, Laurie Cook, Mike Erskine, Dawn Orr,
George Williamson, Bruce Wood

ABSENT: Councillor Willaim Koehler

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

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

Resolution No. 58-03-2024

Moved by: M. Erskine

Seconded by: P. Aelick

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

Carried

Resolution No. 59-03-2024

Moved by: A. Boyd

Seconded by: B. Wood

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

Carried

Resolution No. 60-03-2024

Moved by: L. Cook

Seconded by: D. Orr

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands appoints April Aelick to the Library Board.

Carried

Resolution No.61-03-2024

Moved by: B. Wood

Seconded by: G. Williamson

RESOLVED THAT the Administration and Finance Committee does now adjourn at 7:09 pm.

Carried

Al MacNevin Mayor

Pam Myers Clerk



Project: Application for Consent
File #: Con 2024-01
Owner: Albert, Stephen and Paul Rolston
Legal: Howland Concession 11 & 12
Lots 3-4 and 3-5

Purpose of the Application

The Purpose of this application is to provide motor vehicle access to Part 1, 31R4190

Official Plan

Designation – Rural

The following comments were considered approximately one year ago when approval was given to a consent application that created Part 1 on 31R4190.

Quarry adjacent

Set back from quarry property is recommended to be 1000 meters – applicant is indicating that the property line will be within a 900 meters of the licensed quarry area.

Applicant Comments

The applicant has stated that even though part of this property is zoned Hazard the actual flood plain is to the west and north of the area to be severed and furthermore that there has been no flooding during the duration of family ownership of 128 years.

A. Natural Hazards

It is the intent of Council to minimize the risk to public safety and to property by restricting development within areas identified as being susceptible to natural hazard processes, such as flooding, erosion, karst topography, and wildland fire.

1. Development is strictly prohibited in areas of natural hazards for:
 - a. Uses associated with hospitals, nursing homes, schools, and day cares, where there is a threat to safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of flood-proofing, and/or erosion;
 - b. Essential emergency services such as fire, police, ambulance stations, and electrical substations that could be impaired in the case of flooding, failure of flood protection works, and/or erosion; and
 - c. Uses associated with the disposal, manufacture, treatment, or storage of hazardous substances and outdoor industrial storage.

Decisions should also consider the potential of climate change to increase risks associated with natural hazards.

▪ Flooding Hazards

Flood plain management policies are intended to prevent the loss of life, to minimize property damage and social disruption, and to encourage a coordinated approach to land use and water management.

For the purpose of this Plan, a flood plain shall mean low lying lands adjacent to Lake Huron, inland lakes, and watercourse corridors defined by the 1:100 year flood plus wave up-rush where applicable or defined by specific right-to-flood levels.

Flooding hazards, where identified by MNRF, are shown on the Schedules to this Plan.

1. Where a proponent is proposing to develop in close proximity to a watercourse or waterbody where a flood line study has

not been completed, the proponent shall be required to undertake a detailed flood line study.

Development shall not be permitted within the flood plain except for:

- a. Flood *and/or* erosion control structures;
- b. Shoreline stabilization;
- c. Minor additions *and/or* renovations to existing structures;
- d. Minor recreational facilities which, by their nature, must locate near watercourses; or
- e. Uses such as agriculture, forestry, conservation, wildlife management, and similar activities, provided that no associated buildings and structures are located on the flood plain.²⁵

Lake Manitou's water levels are controlled by a dam operated by MNRF. The minimum and maximum operating ranges are 224.6 metres GSC – 224.75 metres GSC. For the purposes of dam safety, a flood event occurs when lake levels exceeds an elevation of 224.87 metres GSC. New residential development shall not be permitted below the 224.87 metres GSC.

D.7 Land Use Compatibility

Noise, vibration, odour and other contaminants resulting from certain uses can impact adjacent land uses, and the residents, businesses and visitors of the Town. Managing these adverse effects is important to ensuring the health and well-being of residents and the compatibility of neighbouring uses so as not to create conflicts.

1. In reviewing any development application, Council shall be satisfied that the proposed use will be, or can be made to be compatible with surrounding uses in accordance with MOECC guidelines.

2. influence areas and minimum separation distances between industrial land uses and sensitive land uses will be determined in accordance with MOECC Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses. Proponents may be required to provide supporting technical studies, prepared by qualified individuals in accordance with MOECC guidelines, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures.

3. In the absence of technical studies, prepared according to MOECC Guideline D-6 which identify an actual influence area, the minimum separation distances required between industrial uses and residential or other sensitive land uses shall be:

- o Class I Industries: 70 metres
- o Class II Industries: 300 metres
- o Class III Industries: 1,000 metres

With the support of technical studies, prepared under MOECC Guideline D-6, the following minimum separation distances in accordance with MOECC guidelines shall apply between industrial uses and residential or other sensitive land uses:

- o Class I Industries: 20 metres;
- o Class II Industries: 70 metres;
- o Class III Industries: 300 metres.

Separation distances between potentially conflicting land uses shall be measured in accordance with MOECC Guideline D-6.

Where residential or other sensitive land uses are proposed in proximity to aggregate operations or lands zoned to permit future aggregate operations, the standards for Class III Industries shall apply.²⁹

All new farm and non-farm development must comply with the Minimum Distance Separation (MDS) Formulae as amended from time to time.

Separation distances or appropriate remedial measures use will be established in the Zoning By-law or through development approval processes.

Residential areas, and other sensitive land uses, such as hospitals and nursing homes, will be protected from undesirable air quality and excessive noise/vibration through good land use planning, site plan control, and building control. Proponents may be required to carry out noise and/or vibration assessments or other technical studies and determine control measures, which are satisfactory to Council, in meeting the MOECC's recommended sound and vibration limits in accordance with MOECC Environmental Noise Guideline NPC-300 or its successors.

For any proposed residential development or other sensitive land use in close proximity to a major source of noise, vibration, or emissions; such as a provincial highway, an airport, a railway, or aggregate operation; or where a development which could be a major source of noise proposes to locate in close proximity to existing residential development or other sensitive land use, the proponent may be required to conduct a noise, vibration, and/or emissions study. The study shall be prepared in accordance with Provincial guidelines, including NPC-300, satisfactory to Town Council and the recommendations may be incorporated into a development agreement. Council will consider any potential noise problem in determining the appropriateness of the proposed development.

Uses proposed within these buffer areas may be subject to noise feasibility and/or detailed noise studies in accordance with MOECC Environmental Noise Guideline NPC-300 or its successors.

Where planning approvals are required for the development of residential or other sensitive land uses within one kilometre of an airport, an impact assessment addressing noise in accordance with NPC-300 and other potential impacts will be required. Impact assessments shall be completed by a qualified consultant and shall describe mitigation measures required to achieve provincial standards for aircraft noise criteria.

E.1.3 Water Access

It is recognized that some properties, by virtue of their bay, island, or shoreline location, may not have direct road access or frontage. Water access properties may be accessed by boat or floatplane or alternative method.

Development may be permitted on the basis of water access only.

Proponents shall demonstrate that they have adequate parking or docking facilities to the satisfaction of the Town as part of a planning application

Zoning

Designation – Rural and Hazard

Comments from agencies

Ministry of Transportation Comments

In regard to the above-noted applications for consent for an easement, the Ministry of Transportation of Ontario (MTO) would have no concerns as the access for the proposed easement is to a road under the jurisdiction of the Town. However, the MTO would request to be consulted on any further development which could increase traffic on the proposed easement. Even if that development is beyond MTO's permit control jurisdiction, the access at Trotter's Side Road is within MTO's permit control jurisdiction, and no upgrading of this entrance would be permitted to facilitate additional traffic that could impact the Trotters Road / Highway 6 intersection without further input from the Ministry

Comments from the Public

No comments or requests were received from the public.

When Considering Approval, we should consider:

B. 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. AMTO 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.

Although there is a Hazard zone designation on a portion of the property in question consideration may be given that there will be no building development within this zone and that this section will be used for an access road only.

The Planning Authority will note that the requested consent/easement is once again within the 1000 meter setback from a quarry however being as this is an easement strictly for the use of access it is felt that there is no need for this requirement.

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

The Easement shall be registered on title

An Easement agreement shall be registered on title of all affected lands

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 a copy.

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



Application for Consent

Applicant Information

Name of Owner: Albert Rolston, Stephen Rolston, and Paul Rolston
 Address: c/o Stephen Rolston
26 Meredith St. E, PO Box 520; Little Current, ON P0P 1K0
 Phone Number: _____ Cell: 705-348-2381 Email: steve@rolstons.com

Name of Agent

Name of Agent: Gordon Keatley
 Address: P.O. Box 578; 39 Water Street East
Little Current, ON P0P 1K0
 Phone Number: 705-368-2221 Cell: 705-368-1522 Email: gord@manitoulin.net

Property Description

Geographic Township: Howland
 Roll #: 511904000400300, 511904000401100, 511904000407600, 511904000407700, & 511904000407700
 Concession: 11 & 12 Lot: 3-4 & 3-5
 Map Plan: _____ Part: _____ Island: _____
 Street Address: _____

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

Type and Purpose of the application

Creation of a New Lot Addition to a lot Easement/ROW
 A charge A lease A correction of title

Other Information

Name of Persons to whom land will be transferred: Stephen Albert Rolston & Meredith Victoria Morris
 In addition what is the current land use: _____

Description of Subject land and Servicing Information

	Retained	Easement	Severance #2
Frontage	695m+/- Hwy 6 1200m+/- Lake	20.12m wide	
Depth	1500m+/- average	1750m+/-	
Area	145+/- ha	3.5*+/- ha	
Use of Property - Existing	Rural	Rural / access road	
Proposed	No Change	No Change	
Buildings - Existing	Barn	None	
Proposed	No Change	No Change	
Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access
Water Supply	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other N/A	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other
Sewage Disposal	<input type="checkbox"/> Publicly owned Sanitary sewage system <input checked="" type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy N/A	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy
Other Services	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection	<input type="checkbox"/> Electricity N/A <input type="checkbox"/> School Bussing N/A <input type="checkbox"/> Waste Collection N/A	<input type="checkbox"/> Electricity <input type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection

Land Use

What is the existing Official Plan designation Rural & Shoreline

What is the existing zoning Rural & Hazard

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

Use or Feature	On the Subject Land	Within 500 Metres (Specify distance)
Agricultural operation, including livestock facility or stockyard		
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		Rolston Quarry
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: #4 Trotter's Sideroad severed in 1975 by consent from MMAH; lot addition in 1989 approved by Manitoulin Planning Board.

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.

Other Information:

Please identify any and all information you think we will find useful in making a decision.

Purpose of the application is to provide motor vehicle access to Part 1, 31R-4290. Simultaneous applications to be made to create easement over #4 Trotter's Sideroad.

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, February 21st, 2023
at 7:00pm

File No. : Con 2024-01
Applicant: Albert, Stephen and Paul Rolston
Legal Description: Howland, Concession 11 and 12
Lots 3-4 and 3-5
Official Plan: Rural and Hazard
Zoning: Rural

PURPOSE OF THE APPLICATION

Purpose of this application is to provide motor vehicle access to Part 1, 31R4190

CONSENT IS REQUIRED FOR THE FOLLOWING:

Access to Part 1 31R4190 is by water only, the request is to have vehicle access via Trotters Sideroad and across Concession 11 & 12 Lots 3-4 and 3-5 by way of easement.

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.

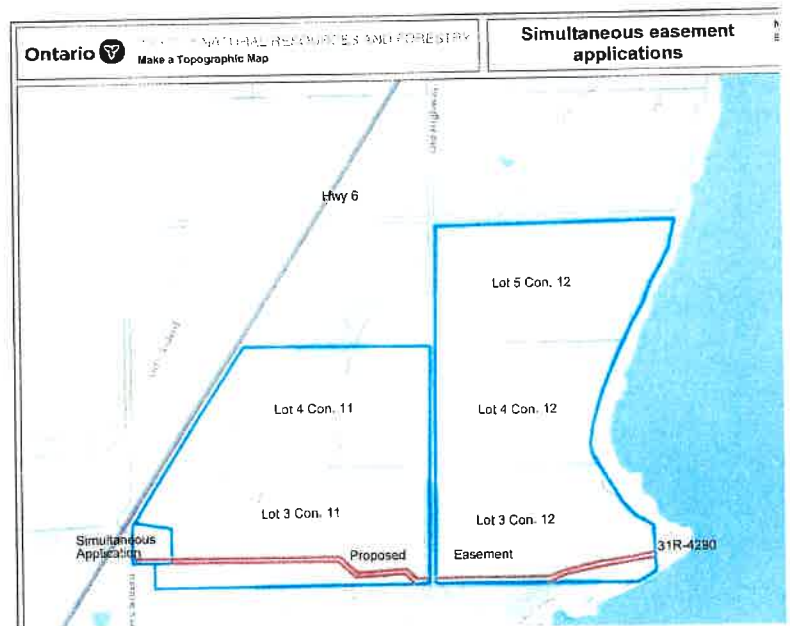
IF YOU WISH TO BE NOTIFIED of the Decision of the Planning Authority in respect of the proposed Consent, you must make a written request to the Secretary-Treasurer of the Planning Authority at the address shown below.

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 and Secretary-Treasurer of the Planning Authority, at (705) 368-3500 ext. 228.

Dated: February 21, 2024

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





Project: Application for Consent
File #: Con 2024-02
Owner: Susan McGraph
Agent: Gordon Keatley
Legal: Howland Concession 11 – Lot 3
31R159 and 31R-1905 Part 1 and-2 and 1

Purpose of the Application

The Purpose of this application is to provide motor vehicle access to Part 1, 31R4190

This is a simultaneous application - Consent application 2024-01

Official Plan

Designation – Rural

Zoning

Designation – Rural and Hazard

Comments from agencies

Comments from the Ministry of Transportation

In regard to the above-noted applications for consent for an easement, the Ministry of Transportation of Ontario (MTO) would have no concerns as the access for the proposed easement is to a road under the jurisdiction of the Town. However, the MTO would request to be consulted on any further development which could increase traffic on the proposed easement. Even if that development is beyond MTO's permit control jurisdiction, the access at Trotter's Side Road is within MTO's permit control jurisdiction, and no upgrading of this entrance would be permitted to facilitate additional traffic that could impact the Trotters Road / Highway 6 intersection without further input from the Ministry.

Comments from the Public

No comments or requests were received from the public.

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. AMTO 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

The Easement shall be registered on title

An Easement agreement shall be registered on title of all affected lands

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 a copy.

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



Application for Consent

1. Applicant Information

Name of Owner Susan McGragh
 Address 4 Trotter's Sideroad
Sheguiandah, ON POP 1W0
 Phone Number: _____ Cell: 705-968-0540 Email: smcgragh@hotmail.com

2. Name of Agent

Name of Agent: Gordon Keatley
 Address P.O. Box 578; 39 Water Street East
Little Current, ON POP 1K0
 Phone Number: 705-368-2221 Cell: 705-368-1522 Email: gord@manitoulin.net

3. Property Description

Geographic Township Howland
 Roll # 511904000400400
 Concession 11 Lot 3
 RP Plan 31R-159 & 31R-1905 Part 1-2 & 1 Island _____
 Street Address 4 Trotter's Sideroad

4. Are there any easements or restrictive covenants affecting the subject land? No Yes

5. If Yes please describe the easement or covenant and its effect. Subject to easement over road across southerly end of property in favour of remainder of Lots 3 & 4, Con. 11, Howland.

6. Purpose of Application

Type and Purpose of the application

- Creation of a New Lot Addition to a lot Easement/ROW
 A charge A lease A correction of title

7. Other Information

Name of Persons to whom land will be transferred: Stephen Albert Rolston & Meredith Victoria Morris

If lot addition what is the current land use: _____

8. Description of Subject land and Servicing Information

	Retained	Easement	Severance #2
Frontage	136.4m	20.12m wide	
Depth	132m	132m	
Area	1.7 ha	0.26 ha	
Use of Property - Existing	Rural residential	Rural / access road	
Proposed	No Change	No Change	
Buildings - Existing	House & outbuildings	None	
Proposed	No Change	No Change	
Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access
Water Supply	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other N/A	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other
Sewage Disposal	<input type="checkbox"/> Publicly owned Sanitary sewage system <input checked="" type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy N/A	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy
Other Services	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection	<input type="checkbox"/> Electricity N/A <input type="checkbox"/> School Bussing N/A <input type="checkbox"/> Waste Collection N/A	<input type="checkbox"/> Electricity <input type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection

g Official Plan designation Rural

Existing zoning Rural

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

Use or Feature	On the Subject Land	Within 500 Metres (Specify distance)
Agricultural operation, including livestock facility or stockyard		
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		Rolston Quarry
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: Property was originally created in 1975 by consent from MMAH; lot addition in 1989 approved by Manitoulin Planning Board.

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.

Other Information:

Please identify any and all information you think we will find useful in making a decision.

Purpose of the application is to provide motor vehicle access to Part 1, 31R-4290. Simultaneous applications to be made to create easement over remainder of existing road from east limit of subject property to 31R-4290.

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, March 19th, 2024
at 7:00pm

File No. : Con 2024-02
Applicant: Susan McGragh
Legal Description: Howland, Concession 11 Lot 3
31R-159 and 31R1905 Part 1-2 and 1
Official Plan: Rural
Zoning: Rural

PURPOSE OF THE APPLICATION

Purpose of this application is to provide motor vehicle access to Part 1, 31R4190

CONSENT IS REQUIRED FOR THE FOLLOWING:

Access to Part 1 31R4190 is by water only, the request is to have vehicle access via Trotters Sideroad and across Concession 11 lot 3 31R159 and 31R-1905 Part 1-2 and 1 by way of easement.

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.

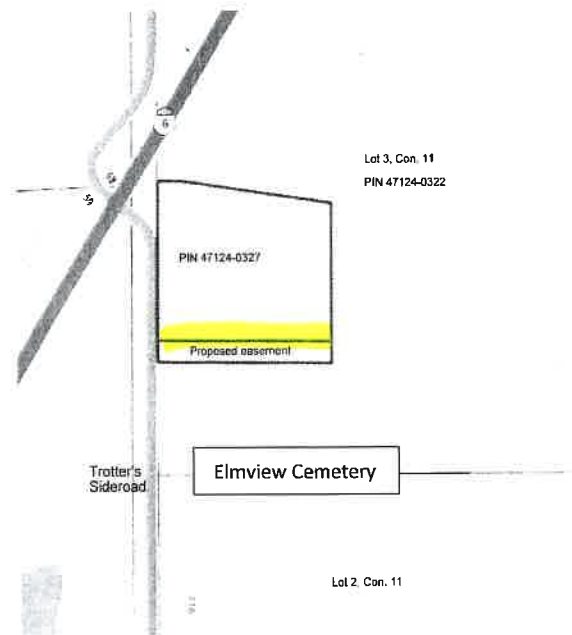
IF YOU WISH TO BE NOTIFIED of the Decision of the Planning Authority in respect of the proposed Consent, you must make a written request to the Secretary-Treasurer of the Planning Authority at the address shown below.

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 and Secretary-Treasurer of the Planning Authority, at (705) 368-3500 ext. 228.

Dated: February 21, 2024

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





Project: Application for Consent
File #: Con 2024-03
Owner: Mark Anderson and Candice Hall
Agent: Gordon Keatley
Legal: Sheguiandah Township, Concession 13, Lot 11

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of 4 new lots being accessed via Right of Way from N'Gokan Miikan

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required due to the Owners wishing to create 4 waterfront building lots. These lots will be accessed via a registered easement that will be created along with this application. Water and Sewer supply will be the responsibility of the owners of each lot. by private services. The remanence of the water frontage will be added to PIN 47135-0680 as a lot addition.

Official Plan

Designation – Rural & Shoreline Residential

E.1.3 Water Access

It is recognized that some properties, by virtue of their bay, island, or shoreline location, may not have direct road access or frontage. Water access properties may be accessed by boat or floatplane or alternative method.

Development may be permitted on the basis of water access only.

Proponents shall demonstrate that they have adequate parking or docking facilities to the satisfaction of the Town as part of a planning application

Zoning

Designation – Rural & Shoreline Residential

Comments from agencies

Comments received from the Ministry of Transportation

My apologies for the delayed response. MTO has reviewed the proposed severance and can confirm that since the proposed lots will be located outside MTO's permit control area and will be accessed from N'Gokan Mikan, The MTO has no comments to provide and the severance may proceed. Any future development or additional proposed severances will be subject to MTO review.

Comments from the Public

No comments or requests were received from the public.

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

The Easement shall be registered on title of each of the 4 properties created

The remnant piece shall be added to PIN 47135-0680

An Easement agreement shall be registered on title of all affected lands

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 a copy.

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



Application for Consent

1. Applicant Information

Name of Owner 1447244 Ontario Limited c/o Mark Anderson
 Address 57 Bay Village Road
Sheguiandah, ON POP 1W0
 Phone Number: _____ Cell: 705-282-7062 Email: mark.kipling65@gmail.com

2. Name of Agent

Name of Agent: Gordon Keatley
 Address P.O. Box 578; 39 Water Street East
Little Current, ON POP 1K0
 Phone Number: 705-368-2221 Cell: 705-368-1522 Email: gord@manitoulin.net

3. Property Description

Geographic Township Sheguiandah
 Roll # 511904000601500
 Concession 13 Lot 11
 RP Plan _____ Part _____ Island _____
 Street Address 11340 Highway 6

4. Are there any easements or restrictive covenants affecting the subject land? No Yes

5. If Yes please describe the easement or covenant and its effect

6. Purpose of Application

Type and Purpose of the application

X Creation of a New Lot X Addition to a lot Easement/ROW
 A charge A lease A correction of title

7. Other Information

Name of Persons to whom land will be transferred: _____

If lot addition what is the current land use: _____

8. Description of Subject land and Servicing Information

	Retained	Severances #1-4	Lot addition
Frontage	203.6m Highway 6	48m-54m	18.3m
Depth	450 +/- average	100 +/- average	110 +/- average
Area	8.84 ha	0.50 ha – 0.55ha	0.21 ha
Use of Property - Existing	Rural	Rural	Rural
Proposed	No change	Shoreline Residential use	Shoreline Residential use
Buildings - Existing	Vacant	Vacant	Vacant
Proposed	No change at this time	Shoreline Residential structures	No change
Access	X Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input type="checkbox"/> Municipal Road Year Road X Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input type="checkbox"/> Municipal Road Year Road X Right of Way <input type="checkbox"/> Water Access
Water Supply	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well X Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well X Privately owned individual well or X Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well X Privately owned individual well or X Lake <input type="checkbox"/> Other
Sewage Disposal	<input type="checkbox"/> Publicly owned Sanitary sewage system X Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system X Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system X Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy
Other Services	X Electricity	X <input type="checkbox"/> Electricity	X Electricity
	X School Bussing	<input type="checkbox"/> School Bussing	<input type="checkbox"/> School Bussing
	<input type="checkbox"/> Waste Collection	<input type="checkbox"/> Waste Collection	<input type="checkbox"/> Waste Collection

9. Land Use

What is the existing Official Plan designation Rural & Shoreline

What is the existing zoning Rural & Shoreline Residential

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

Use or Feature	On the Subject Land	Within 500 Metres (Specify distance)
Agricultural operation, including livestock facility or stockyard		
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.

Other Information:

Please identify any and all information you think we will find useful in making a decision.

Lot addition and four new lots will be granted together with a right-of-way to access N'Gokan Miikan

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, March 19th, 2024
at 7:00pm

File No. : Con 2024-03
Applicant: Mark Anderson and Candice Hall
Legal Description: Sheguiandah Concession 13, Lot 11
Civic Address 11340 Hwy 6
Official Plan: Rural and Shoreline Residential
Zoning: Rural & Shoreline Residential

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of 4 new lots being accessed via Right of Way from N'Gokan Miikan

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required due to the Owners wishing to create 4 waterfront building lots. These lots will be accessed via a registered easement that will be created along with this application. Water and Sewer supply will be the responsibility of the owners of each lot. by private services. The remanence of the water frontage will be added to PIN 47135-0680 as a lot addition.

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.

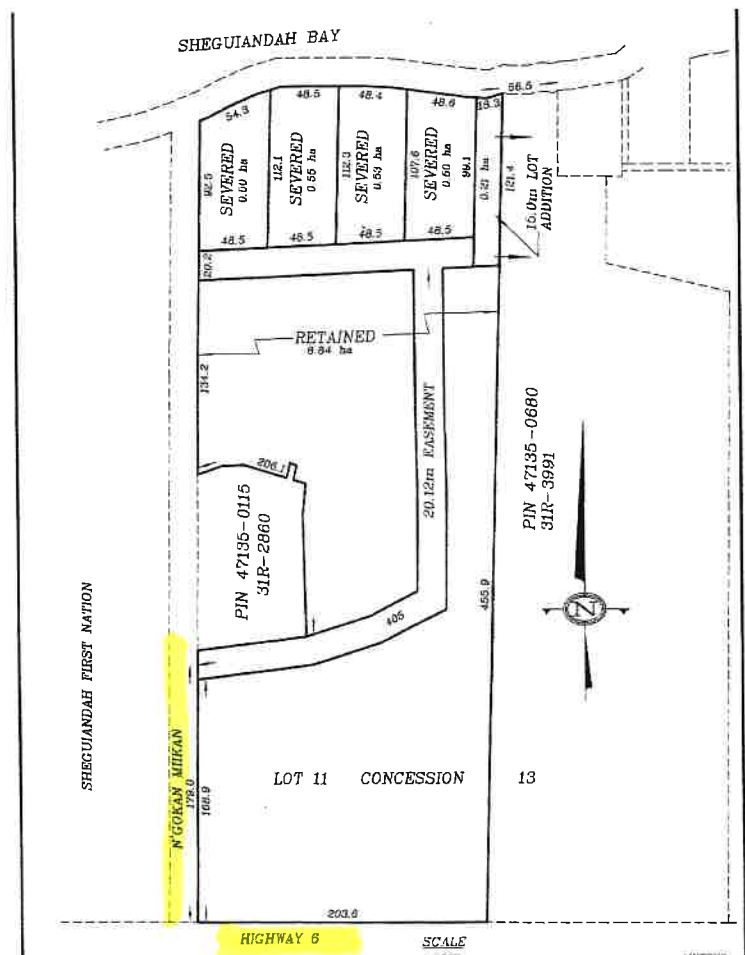
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IF A PERSON OR PUBLIC BODY THAT FILES AN APPEAL against a decision of the Approval Authority in respect of the proposed consent has not made a written submission to the Approval Authority before it gives or refuses to give a provisional consent, the 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 and Secretary-Treasurer of the Planning Authority, at (705) 368-3500 ext. 228.

Dated: February 21, 2024

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



By-law No. 2024-09

Being a By-law to amend By-law No. 2018-41

WHEREAS By-law No. 2018-41 regulates the use of land and the use and erection of buildings and structures within the Town of Northeastern Manitoulin and the Islands;

AND WHEREAS the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands deems it advisable to amend By-law No. 2018-41 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands enacts as follows:

1. The property affected by this By-law is located in Howland Township, Concession 12, Lot 1 Plan 31R4118 Part 1, Town of Northeastern Manitoulin and the Islands, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 2018-41 is hereby amended as follows:

- (a) Schedule 'A' of By-law No. 2018-41 is hereby amended by site specific to allow for an oversized garage up to a maximum of 40' x 50' on the property describes above.
- (b) By-law No. 2018-41, as amended, is hereby further amended by adding the following clause, immediately after Section 7.1.4.32

Howland Township, Concession 12, Lot 1 Plan 31R4118 Part 1, Town of Northeastern Manitoulin and the Islands

Notwithstanding the provisions of this by-law, on the lands zoned SR-32, the following provisions shall apply:

- The only permitted uses shall be:
- Personal usage no commercial activity is permitted

3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this 19 day of March, 2024

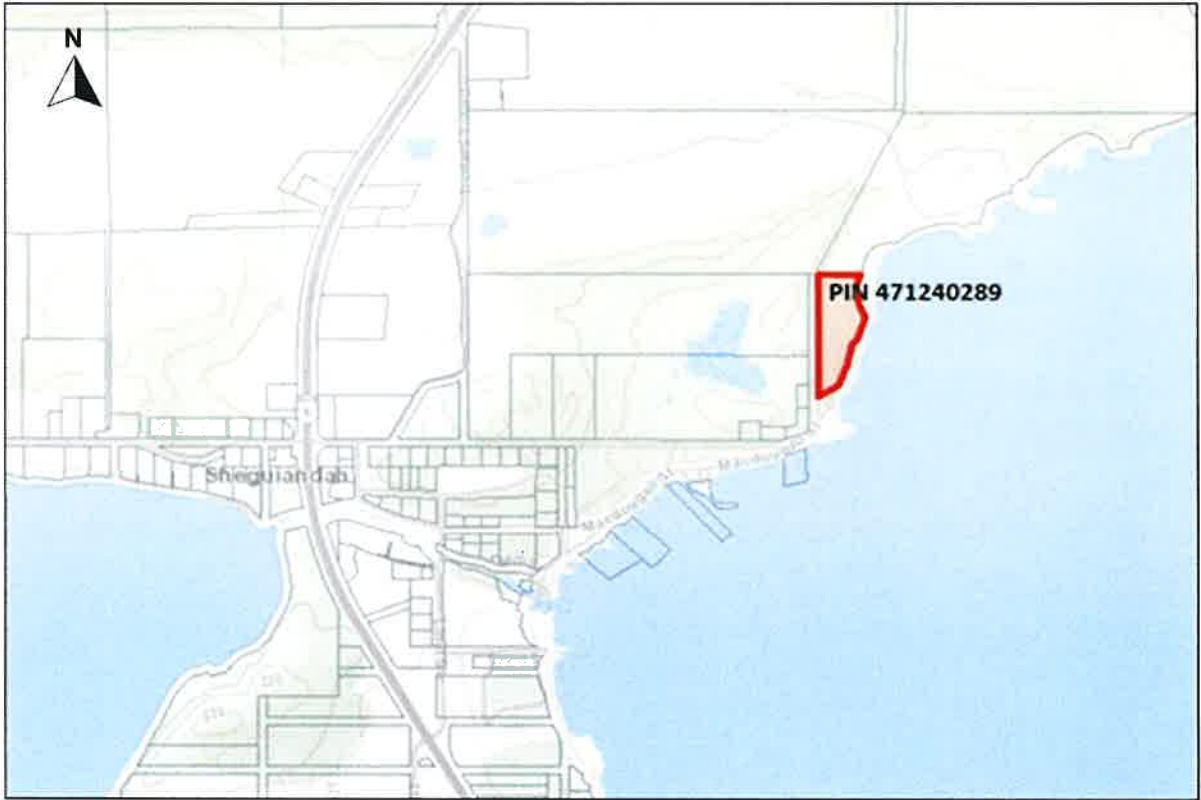
READ a third time and finally passed this 19 day of March, 2024.

Al MacNevin
Mayor

Pam Myers
Clerk

SEAL

Schedule A



TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

APPLICATION FOR OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT

Note: Asterisk * identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06. Double dagger † identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

1. *† APPLICANT INFORMATION

a) Registered Owner(s): PAUL ROLSTON
Address: 535 OLD ORCHARD GROVE, TORONTO, M5M 2G8
e-mail address: p.rolston@yahoo.com
b) Phone: Home 416 274 7651 Work _____ Fax: _____

If the application will be represented, prepared or submitted by someone other than the registered owner(s) please specify:

~~c) Authorized Agent(s): _____
Address: _____
e-mail address: _____
d) Phone: Home _____ Work _____ Fax: _____~~

NOTE: Unless otherwise requested, all communication will be sent to the agent, if any.

2. PURPOSE OF THE APPLICATION

- Official Plan Amendment
- Zoning By-law Amendment
- Both

3. *† Date of Application: JANUARY 22, 2024

4. *† LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 1363 Mac DOUGALL STREET
Lot: 1 Concession: 12 Township: HAWLAND Registered Plan No.: PLAN31R-4118
Part/Lot/Block: PART 1 Parcel: _____

5. *† DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 340 Lot Depth (m) irregular Lot Area (ha) 2.8 acres

6. † Names and addresses of any mortgages, charges or other encumbrances in respect of the subject land:
- NIL -

7. † Date the subject land was acquired by the current owner: JAN 4, 2019

8. *† CURRENT OFFICIAL PLAN DESIGNATION: SHORELINE AREA

9. † CURRENT ZONING OF SUBJECT LAND: SHORELINE RESIDENTIAL

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

APPLICATION FOR OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT

Note: Asterisk * identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

Official Plan Amendment application:

10. * **OFFICIAL PLAN TO BE AMENDED:** _____

Name of Municipality requested to initiate Official Plan Amendment: _____

11. * **LAND USES PERMITTED IN CURRENT OFFICIAL PLAN DESIGNATION:** _____

Why is the Official Plan Amendment being requested? _____

12. * **THE PURPOSE OF THE REQUESTED AMENDMENT (check if yes):**

- | | |
|---|--|
| <input type="checkbox"/> Change a policy | <input type="checkbox"/> Delete a policy |
| <input type="checkbox"/> Replace a policy | <input type="checkbox"/> Add a policy |

If "Yes", please identify the policy to be changed, replaced, deleted or added and the text of the requested amendment:

* Does the requested amendment change or replace a designation or schedule in the Official Plan? Yes () No ()

If "Yes", please identify the proposed designation and land uses the requested designation would permit and/or provide the re requested schedule change and the text that accompanies it:

13. * **LAND USES THAT THE REQUESTED AMENDMENT WOULD PERMIT:** _____

Both applications:

14. *‡ **Does the application alter the boundary of or implement a new settlement area?** Yes () No (X)

details If "Yes", please explain Official Plan policies dealing with alteration or establishment of a settlement area and provide details of Official Plan Amendment (if applicable) which deal with the matter:

15. *‡ **Does the application remove land from an employment area?** Yes () No (X)

If "Yes", please explain Official Plan policies dealing with removal of land from an employment area and provide details of Official Plan Amendment (if applicable) which deal with the matter:

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

APPLICATION FOR OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT

Note: Asterisk * identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.
 Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

Zoning By-law Amendment application:

16. ‡ PROPOSED REZONING REQUESTED: LARGER GARAGE

‡ In the proposed zone, please provide the following: Maximum Height (m) _____ Maximum Density _____

‡ Why is the rezoning being requested: I WOULD LIKE PERMISSION TO INCREASE THE ALLOWABLE SIZE OF MY GARAGE BUILD TO 2,000 sq/feet.

17. ‡ Explain how the application conforms to the Official Plan: THE GARAGE WOULD BE ON THE NORTH SIDE OF THE COTTAGE AND FAR AWAY FROM THE SHORELINE (100 FEET) AND WOULD NOT BE SEEN BY NEIGHBOURS.

18. ‡ EXISTING USE OF LAND: COTTAGE / RESIDENTIAL

‡ Date of Construction: 2018 ‡ Length of Time Existing Uses have Continued: _____

19. ‡ PROPOSED USE OF LAND: RESIDENTIAL

20. ‡ PARTICULARS OF ALL EXISTING AND PROPOSED BUILDINGS (use an additional sheet if necessary)

	Existing	Proposed
Type	<u>RESIDENTIAL / COTTAGE</u>	<u>GARAGE (Detached)</u>
Length (m) x Width (m)		<u>40 x 50</u>
Floor Area (m ²)	<u>2800 (inc basement)</u>	<u>2,000</u>
Height (m)		<u>16</u>
No. of Storeys	<u>2</u>	<u>1</u>
Setbacks from:		
Front Lot Line (m)	<u>100</u>	<u>100</u>
Rear Lot Line (m)	<u>100</u>	<u>90</u>
Side Lot Line (m)	<u>± 400</u>	<u>± 400</u>
Side Lot Line (m)	<u>± 400</u>	<u>± 400</u>

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

APPLICATION FOR OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT

Note: Asterisk * identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.
 Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

ACCESS / SERVICING

21. ‡ **ACCESS TO LAND:** Provincial Highway () Year-Round Municipal Road () Seasonal Municipal Road () Other Public Road or Right-of-way Water ()

If access to the subject land is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

22. ‡ **INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

Municipal Water ()	Communal Water ()	Private Well ()	Lake or other Water body <input checked="" type="checkbox"/>	Municipal Sewers ()	Communal Septic ()	Private Septic ()	Privy or other means ()
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23. ‡ If the proposed development is serviced by a privately owned and operated individual or communal septic system, will more than 4500 litres of effluent be produced per day? Yes () No

If "Yes", please provide the following with this application: 1) a servicing options report; and 2) a hydrogeological report.

24. ‡ **INDICATE THE STORM DRAINAGE METHOD:** Sewers () Ditches () Swales () Other: _____ ()

PREVIOUS APPLICATIONS

25. ‡ Has the subject land (or lands within 120 metres for an Official Plan Amendment Application) ever been, or is it now, the subject of an application for:

Plan of Subdivision ()	Consent <input checked="" type="checkbox"/>	Official Plan Amendment ()	Zoning By-law Amendment ()	Minister's Zoning Order ()	Minor Variance ()	Site Plan ()
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If "Yes", please provide the following information:

*‡ File No. of Application(s): 2018-08 *‡ Status of Application(s): _____

* Approval Authority: NEMi * Lands Affected: _____

* Purpose of Application(s): would like 40x50 Garage (larger than permitted)

* Effect on Requested Amendment: _____

PROVINCIAL POLICY

26. ‡ Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*? Yes No ()

27. ‡ Is the land within an area designated under any provincial plan or plans? Yes () No ()

If "Yes", does the application conform to or not conflict with the applicable provincial plan or plans? _____

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

APPLICATION FOR OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT

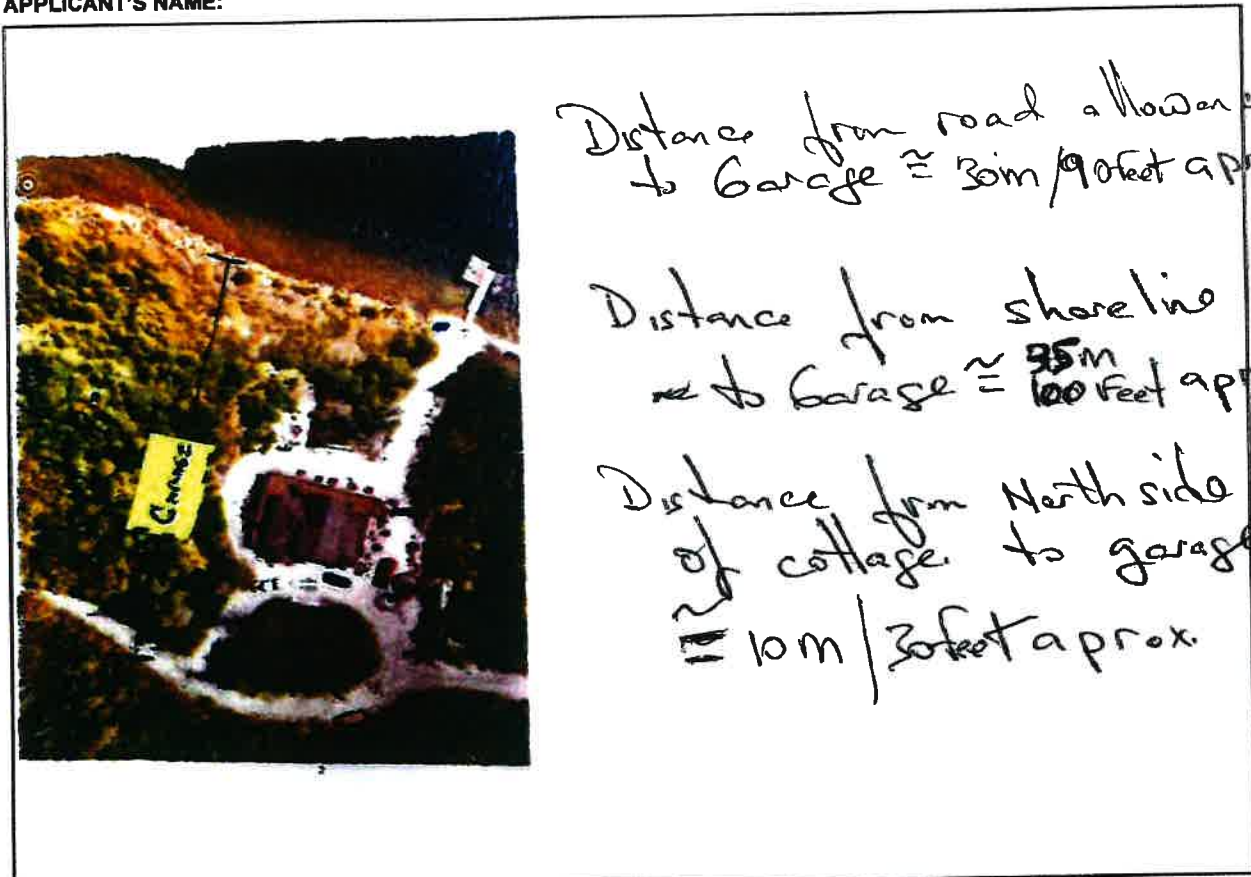
Note: Asterisk * identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

APPLICATION SKETCH

28. ‡ **ACCURATE, TO SCALE, DRAWING OF PROPOSAL:** In the space below or on a separate page(s), please provide a drawing of the proposal. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal.

APPLICANT'S NAME:

DATE:



Distance from road allowance to Garage \approx 30m / 90 feet approx.

Distance from shoreline to Garage \approx 95m / 100 feet approx.

Distance from North side of cottage to garage \approx 10m / 30 feet approx.

* The drawing(s) should show:

- Property boundaries & dimensions
- Location, size and type of existing and proposed buildings and structures, indicating setbacks to all lot lines
- Adjacent land uses (residential, commercial, agricultural, etc.)
- Easements or restrictive covenants
- Location, name and width of abutting public roads, allowances, rights-of-way
- Approximate location of all natural and artificial features on subject land and on land adjacent to subject land that, in the opinion of the applicant, may affect the application (buildings, railways, watercourses, drainage ditches, rivers or stream banks, wells and septic tanks)
- If access to subject land is by water only, location of parking & docking facilities to be used
- North arrow

March 5, 2024

The Honourable Doug Ford
Premier of Ontario
Via Email: premier@ontario.ca

The Honourable Andrea Khanjin
Minister of the Environment, Conservation and Parks
Via E-mail: minister.mecp@ontario.ca

Re: Request to the Province to Amend Blue Box Regulation for 'Ineligible' Sources

Please be advised the Council of the Municipality of Chatham-Kent, at its regular meeting held on March 4, 2024 supported the following resolution from the Township of Perry regarding the above noted matter;

Whereas under Ontario Regulation 391/21: Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of, for 'eligible' sources only;

And Whereas 'ineligible' sources which producers are not responsible for include businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks;

And Whereas should a municipality continue to provide services to the 'ineligible' sources, the municipality will be required to oversee the collection, transportation, and processing of the recycling, assuming 100% of the costs;

Be it resolved that the Council of the Corporation of the Municipality of Chatham-Kent hereby request that the province amend Ontario Regulation 391/21: Blue Box so that producers are responsible for the end-of-life management of recycling products from all sources;

And further that Council hereby request the support of all Ontario Municipalities;

And further that this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Andrea Khanjin, Minister of the Environment, Conservation, and Parks, Local MPP all Ontario Municipalities.

Sincerely,

**Judy
Smith**

Digitally signed by
Judy Smith
Date: 2024.03.05
10:19:56 -05'00'

Judy Smith, CMO
Director Municipal Governance/Clerk

C

Local MPP
Ontario Municipalities

**Manitoulin Centennial Manor
Board of Management Meeting
Jan 25, 2024
(unapproved)**

Present:

Pat MacDonald, Dawn Orr, Mary Jane Lenihan,
Keith Clement (Extendicare), Sylvie Clark (DOC)
By Phone: Art Hayden, Brenda Reid, Trish Talabis (Extendicare), Mandeep (Extendicare), Mike
Erskine (Expositor)
With regrets – Don Cook (Administrator)

Meeting held in Manor boardroom.

1.0 Call to order

1.1 Meeting called to order at 10.00 a.m. by Chair, Pat MacDonald

1.2 Welcome

2.0 Approval of Agenda

2.1 Motion to approve agenda.

Moved by Dawn Orr Seconded M.J. Lenihan carried

3.0 Approval of Minutes

3.1 Motion put forward to approve Dec. 2023 minutes.

Moved by M.J. Lenihan Seconded Dawn Orr carried

4.0 New Business

4.1 – Board Elections

Chair – Art Hayden nominates Pat McDonald. Seconded by Dawn Orr. All approved.
Elected Chair for 2024 – Pat McDonald

Vice Chair – Brenda nominates Dawn Orr. Second by M.J. Lenihan. All approved.
Elected Vice Chair for 2024 – Dawn Orr

5.0 Business Arising from Minutes

5.1 Kitchen floor quote

Deferred to February meeting, as quotes still not received and need to revisit capital budget.

5.2 Family Council

A letter has been emailed to family members with a copy for other family Members asking them for interest in setting up a Family Council.

6.0 Fundraising Update

6.1 Dining Room Renovations - Plan to have dining room finished by end of February. Awaiting curtains, tablecloths and trim.

6.2 Tree of Lights – very successful campaign with \$43,720.15 raised and a few late donations have been received. Purchased 20 new beds – 8 have arrived and some already in use. A big thank you to all that helped and especially to everyone that donated.

Keith inquired whether donation was received through Rhonda and Trish. Keith to follow up with Lana.

Motion to approve.

Moved by Dawn Orr

Seconded by M.J. Lenihan

....carried

7.0 Correspondence - None

8.0 Administrator’s Report – report information reviewed with board by Sylvie Clark (DOC)

8.1 Attached Report

Moved by Art Hayden

Seconded by Brenda Reid

.... carried

Board members wish to convey deepest condolences on the loss of the Administrator’s father.

9.0 Extencicare Report

9.1 Financial Statement for Dec. 2023 and Year End – presented by Keith Clement and Mandeep

Motion to accept.

Moved by Art Hayden

Seconded by Dawn Orr

.... carried

10.0 In Camera

10.1 To go In Camera – Trish Talabis, Mandeep and Mike Erskine left meeting

Motion to go In Camera at 1050

Moved by Dawn Orr

Seconded by M.J. Lenihan

....carried

Sylvie Clark (DOC) left meeting for discussion of second item then returned post in camera session.

Motion to come out of In Camera at 1058.

Moved by Art Hayden

Seconded by Brenda Reid

....carried

11.0 Date of Next Meeting: - will be Feb 22, 2024. At 10:00 a.m.

12.0 Adjournment

Motion to adjourn. At 11:00

Moved by Dawn Orr



Town of Northeastern Manitoulin and the Islands Report 2023

Providing Animal Services continues to be challenging. The Pandemic, the Opioid crisis, Economic issues such as the affordability crisis and the lack of affordable housing continue to be very real problems that many residents face which makes it difficult at time to properly care for their pets.

There was a marked increase in Provincial Offence Notices (PONs) or tickets issued in 2023 with several cases warranting this action due to repeated non compliance with the running at large provisions in by-law.

01/01/2023 - 12/31/2023	
Report Totals	46
Dispatch by type	
Animal mistreated	5
Cat Lost	1
Dog at large	15
Dog attack (other domestic animal)	2
Dog barking	7
Dog bite	1
Dog found	3
Dogs off leash	7
Fail to stoop and scoop	3
Miscellaneous	1
Potentially dangerous dog	1

Town of Northeastern Manitoulin and the Islands Report 2023



01/01/2023 - 12/31/2023	
Report Totals	161
Actions by type	
Accepted surrendered animal	1
Attended at residents home, could not confine animal	1
Called - no answer	3
Called NIS	2
Consulted with administration	1
Corresponded with complainant (witness)	3
Free ride	1
Impounded animal	2
Issued notice over phone	3
Issued PON	12
Issued verbal notice	10
Issued written notice at residents home	2
Left a telephone message	5
Left calling card at residence	8
Left notice at residence	3
License sold, file closed	2
Patrolled area	66
Refereed to Administration	1
Referred to Animal Welfare Services	2
Served vicious dog notice	1
Spoke to Police	1
Spoke with animal owner	14
Spoke with complainant	9
Spoke with person concerned	5
Spoke with property owner	2
Spoke with Witness	1

**TOWNSHIP OF ASSIGINACK
156 Arthur Street
PO. Box 238
Manitowaning, ON P0P 1N0
(705) 859-3196**

Sent via Email

March 6th, 2024

c/o Pam Myers, Clerk and Secretary-Treasurer of NEMI Planning Authority
Town of Northeastern Manitoulin and the Islands
PO. Box 608
Little Current, ON
P0P 1K0

Dear Ms. Myers,

Please be advised that the Corporation of the Township of Assiginack is currently updating our Zoning By-law and as per Section 34 of the Planning Act, we are notifying all required parties of our in-person public Open House which will be held on March 27th, 2024.

Please find enclosed a copy of the notice for our upcoming public Open House Meeting. If you have any questions or concerns, please do not hesitate to contact me at (705) 859-3196 or email hferguson@assiginack.ca.

Sincerely,



Heidi Ferguson
Clerk
Township of Assiginack



Notice of a Public Open House Concerning a Township-Initiated Zoning By-law Update

TAKE NOTICE that the Council of the Corporation of the Township of Assiginack will be holding an in-person public Open House to consider a Township-initiated Zoning By-law Amendment and is notifying the public in accordance with Section 34 of the *Planning Act*.

Purpose and Effect of the Zoning By-law Amendment:

The purpose of the Zoning By-law Amendment is to update the Township's Zoning By-law. The Township Zoning By-law currently in effect is By-law No. 80-20 and By-law No. 80-21, first approved by Council in 1980. Since 1980, the Township Zoning By-law has been amended from time to time through approval of privately initiated zoning by-law amendment applications and through general amendments/reviews initiated by the Township. In October 2018, a new District of Manitoulin Official Plan was approved to be consistent with Provincial policies. The *Planning Act* requires municipalities to update their Zoning By-law after an update to their Official Plan. Pursuant to the *Planning Act*, this update will bring the Township Zoning By-law into conformity with the District of Manitoulin Official Plan, and by extension into conformity with the other Provincial planning policies in effect.

Public Open House:

A public Open House is scheduled for **March 27, 2024, from 6:00 pm to 8:00 pm** to provide information regarding the Township-initiated Zoning By-law Amendment. The public Open House will be held at the **Municipal Office located at 156 Arthur Street in Manitowaning**. The format of the public Open House will be a drop-in where you will have the opportunity to review the draft proposed new Zoning By-law, ask questions related to the proposed draft, and provide input in advance of the Township hosting a Statutory Public Meeting.

Location of the Subject Lands:

The proposed Zoning By-law Amendment applies to the entire Township and therefore a key map has not been provided.

What is the Township of Assiginack Zoning By-law?

It is a By-law passed by Council to implement the District of Manitoulin Official Plan to control the use of land and the use and construction of buildings/structures. For example, it states:

- How land may be used;
- Where buildings and other structures can be located;
- The type of buildings that are permitted and how they may be used;
- The minimum and maximum lot sizes, parking requirements, building height, and setbacks from a property line; and
- Other building and land use controls as deemed appropriate.

What stage is the Township at with its Zoning By-law Review?

Township Staff and the Township's Planning Consultants have reviewed the relevant Provincial and District policy documents and consulted internally with the various departments and certain

outside agencies to prepare an initial draft of a proposed new Zoning By-law for public review and consultation. The proposed draft will alter the structure and format of the Zoning By-law and revise several zones, provisions, and mapping to conform to District and Provincial planning policies.

Representation:

Any person may participate in the public Open House and/or make written or verbal representation regarding this matter. Written submissions can be sent electronically to hferguson@assignack.ca or dropped off at the Municipal Office located at 156 Arthur Street, Manitowaning, ON. Please ensure your name and address are included as required for the public record.

Appeal Rights:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Assiginack to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Assiginack before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Assiginack before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notice of Passing of Zoning By-law Amendment:

A copy of the Notice of Passing will be sent to each person who has filed with the Clerk a written request for a Notice of Passing.

Next Steps:

A Statutory Public Meeting, pursuant to the *Planning Act*, will follow the public Open House to provide another opportunity for the public to express their comments, and request to be kept informed. At a future date, once staff has been able to review all of the public comments and make edits accordingly, a recommendation report will be presented to Council.

Additional Information:

Additional information relating to the Zoning By-law update will be available on the Township's website (<https://www.assignack.ca/by-laws/>) on **March 8th, 2024**, or for inspection by appointment between 8:00 a.m. and 5:00 p.m. Monday to Friday at the Municipal Office located at 156 Arthur Street, Manitowaning, ON. Please contact the Clerk at hferguson@assignack.ca or call (705) 859-3196 to arrange for an appointment.

Dated at the Township of Assiginack this 6th day of March 2024.

Heidi Ferguson, Clerk
Township of Assiginack