

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, September 5, 2023**

- 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 2023-22
- 5. Old Business**
  - i. Strategic Planning
- 6. Planning Applications**
  - i. Karen Thompson – Consent
  - ii. Robbie Martel – Zoning amendment – oversized accessory building
  - iii. Paul Lefebvre – Zoning amendment – Multiple Residential to Residential
- 7. New Business**
  - i. Front load Garbage bin purchase
  - ii. Request for signage- DSSAB
- 8. In Camera**
  - i. a proposed or pending disposition or acquisition of land for municipal or local board purposes;
  - ii. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- 9. Adjournment**

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

**BY-LAW NO. 2023-21**

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<sup>th</sup>, 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<sup>th</sup>, 2022 and held on:

August 15, 2023  
August 17, 2023

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  
5<sup>th</sup> day of September, 2023.

Al MacNevin

Mayor

Pam Myers

Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a Council meeting held Tuesday, August 15, 2023**

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

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

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

Resolution No. 169-08-2023

Moved by: P. Aelick

Seconded by: G. Williamson

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

Carried

Mr. Craig Matheson made a presentation to Council regarding the Doctor Recruitment program and the progress they have made. A number of questions were asked by Council members.

Resolution No. 170-08-2023

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 2023-20 being a by-law to adopt the minutes of Council for the term commencing November 15<sup>th</sup>, 2022 and authorizing the taking of any action therein and hereby.

Carried

Resolution No. 171-08-2023

Moved by: M. Erskine

Seconded by: P. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands authorizes Ryleigh's Ride group to use the Low Island Park area for their annual lunch and stop area on September 16, 2023..

Carried

Resolution No. 172-08-2023

Moved by: P. Aelick

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 8:25 p.m.

Carried

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Al MacNevin, Mayor

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David Williamson, CAO, Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands  
Minutes of a Regular Council meeting held Thursday, August 17th, 2023**

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

**ABSENT:** Councillor Al Boyd

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

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

Disclosure of pecuniary interest and the general nature thereof

Resolution No. 173-08-2023

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 amended to add an In Camera session.

Carried

Resolution No. 174-082023

Moved by: G. Williamson

Seconded by: L. Cook

**RESOLVED THAT** the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the recreation centers updated rates, as attached for the 2023/2024 season.

Carried

Resolution No. 175-08-2023

Moved by: M. Erskine

Seconded by: M. Aelick

**RESOLVED THAT** the Council of 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. 176-08-2023

Moved by: M. Erskine

Seconded by: G. Williamson

**RESOLVED THAT** the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands rescinds by-law 2001-13 being a by-law to license owners and drivers of taxi cabs.

Carried

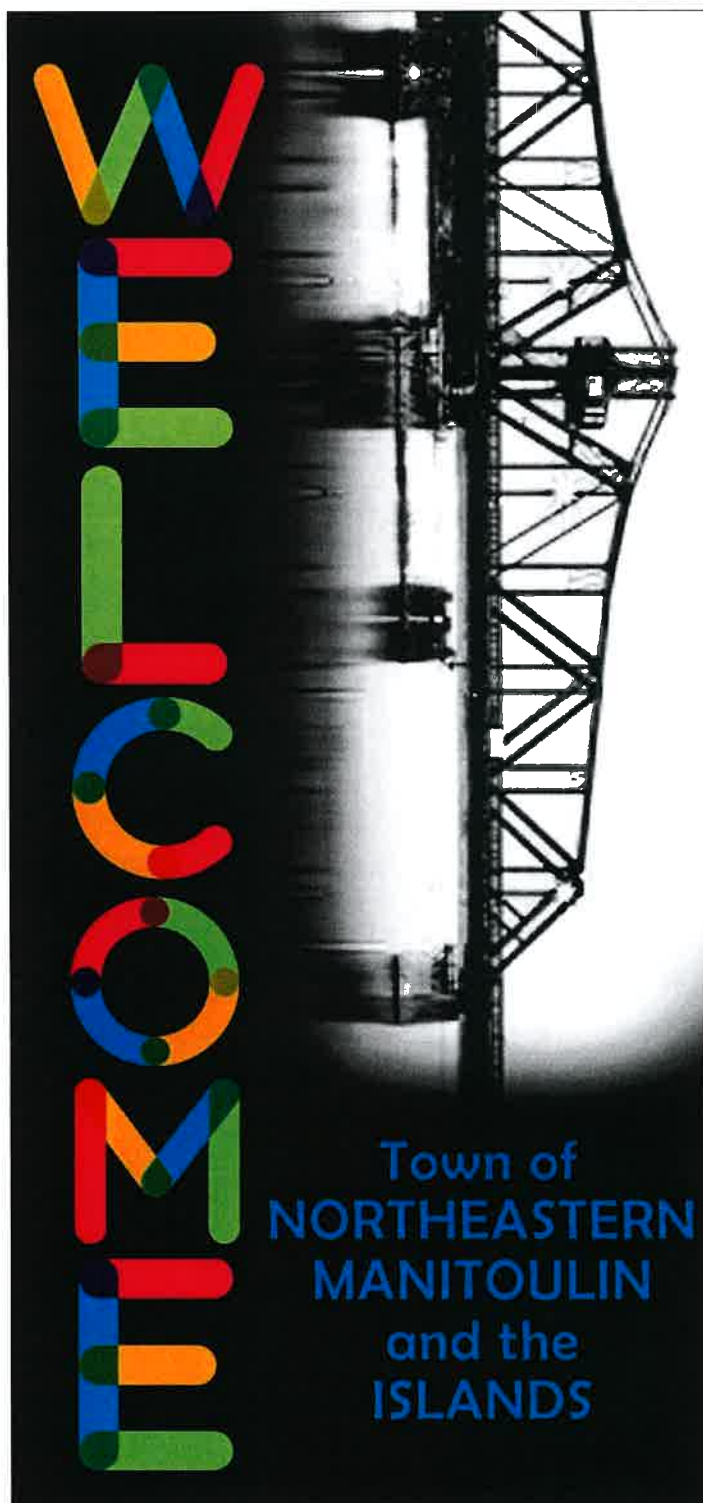
Resolution No. 177-08-2023

Moved by: W. Koehler

Seconded by: B. Wood

**BE IT RESOLVED THAT** the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 8:15pm.

Carried



# Town of Northeastern Manitoulin and the Islands

2022-2026 Strategic Plan

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August 2023



**Strategic Planning** systematically addresses the Municipality's purpose, internal and external environment, value to stakeholders, plans for action and long-term financial planning. The strategic plan serves as a roadmap that will take us from where we are today to where we want to be in the coming years.

Recognizing this, the Council for the Town of Northeastern Manitoulin and the Islands (NEMI) developed such a plan and instituted a process that allows updates to the plan to ensure that it continues to meet the evolving needs of the Community. It builds upon the direction of previous strategic plans and is supported by the current Council's strategic direction and identification of specific initiatives.



The Town of NEMI's strategic planning process is the cornerstone of our business model. It is the foundation upon which community projects, initiatives and the annual budgets are based.

We believe that to allocate available resources, we must understand the needs and desires of the residents of the Municipality and the social and environmental factors that affect us. By looking ahead and asking our stakeholders what they need, we establish a vision for the desired level of service and an understanding of what resources will be necessary to achieve those service levels. The result is a strategic plan that helps the Municipality establish priorities and make informed decisions while:

- Improving performance
- Identifying efficiencies
- Building for the future
- Communicating effectively
- Providing clear direction
- Managing Risk

**The Strategic Initiatives Report Card** evaluates progress towards the accomplishment of the specific objectives in the strategic plan. This provides an opportunity to evaluate and revise the supporting strategies and actions. The strategic initiatives report card is provided to Council annually, to outline the progress on strategic initiatives and the Municipality's progress in addressing Council's strategic directions.

## **Term of the Strategic Plan**

The strategic plan is intended to guide the Town of NEMI for a four (4) year planning horizon. These four-year goals specify the priorities and directions to be focused on and reflect the planning cycles during Council's term.

However, this is a dynamic and evolving plan, created using an assessment of the environment at a specific point in time. As issues, challenges, trends and opportunities emerge, Council has the opportunity to update the strategic plan to ensure Council's evolving priorities and directions continue to be addressed.

## **Use of the Strategic Plan**

The strategic plan is intended to be used to:

- Align decision making and resource allocation towards the achievement of specific objectives and goals that are consistent with the overarching vision and strategic direction set by Council
- To direct the development of municipal projects and initiatives to ensure they are consistent with the strategic plan.

## **Mission Statement**

A mission statement captures the essence of the community and provides the general direction for setting specific goals and objectives. Based on input from residents, businesses, community organizations, municipal staff and members of Council, a comprehensive vision was created for the community (Sustainable Community Plan, 2011). This vision was captured in the following mission statement.

"Naturally beautiful, NEMI will strive to enhance, diversify and expand its economic base and entrepreneurial spirit; strengthen the health and well-being of all ages; honor its past and welcome its future, while maintaining its 'unique' quality of life on the Island."

## Strategic Direction

Strategic direction represents the priorities and desired results to be achieved in support of the overall vision and mission. Once the strategic direction is set, the operations of the Municipality can be directed to specific goals and objectives that support that direction. Specific actions can then be taken to support the attainment of the goals and objectives.

The strategic directions identified through the planning process are as follows:

- Build a Healthy and Sustainable Community
- Strengthen the Local Economy
- Enhance Community Infrastructure
- Create an Age Friendly Community
- Tourism Promotion and Development



**Town of Northeastern Manitoulin and the Islands**  
**2022-2026 STRATEGIC PLANNING PRIORITIES**

<b>BUILDING A HEALTHY AND SUSTAINABLE COMMUNITY</b>	
<b>STRATEGIC GOAL</b>	<b>TASKS TO ACHIEVE GOAL</b>
<b>Improve communications with our constituents and partners.</b>	<ul style="list-style-type: none"> <li>• Utilize appropriate media to inform and educate the public.</li> <li>• Continue to use the municipal website to serve as a hub for sharing municipal information.</li> </ul>
<b>Promote volunteerism in our municipality.</b>	<ul style="list-style-type: none"> <li>• Promote and encourage volunteer involvement within our community and seek additional ways to recognize these valuable contributions.</li> </ul>
<b>Enhanced safety on our municipal roadways.</b>	<ul style="list-style-type: none"> <li>• Address speeding and high traffic issues on cross streets in town and explore options for implementation of traffic calming measures.</li> <li>• Explore increased traffic safety and parking in high-traffic areas</li> </ul>
<b>Explore alternative methods of waste diversion and disposal at our Landfill.</b>	<ul style="list-style-type: none"> <li>• Explore available options for composting and recycling within our community including public education and awareness, seeking funding to purchase composters, and exploring a composting program at the Landfill.</li> </ul>

## STRENGTHENING OUR LOCAL ECONOMY

<b>Business Attraction</b>	<ul style="list-style-type: none"> <li>• Create an attractive business environment to retain existing businesses and attract new businesses.</li> </ul>
<b>Explore opportunities to ensure a Skilled Workforce</b>	<ul style="list-style-type: none"> <li>• Actively promote the community as a desirable location to work and live as a method of attracting a broader workforce.</li> </ul>

## ENHANCING COMMUNITY INFRASTRUCTURE

<b>Increase internet accessibility within our community.</b>	<ul style="list-style-type: none"> <li>• Explore options and availability of fibre for Little Current and broadband to increase rural connectivity and continue to lobby government.</li> </ul>
<b>Continue to upgrade critical and necessary municipal buildings, infrastructure, and equipment across our community.</b>	<ul style="list-style-type: none"> <li>• Explore options and develop a long-term plan for waste treatment.</li> <li>• Continue to commit and maximize funding necessary to upgrade our infrastructure.</li> <li>• Development of additional sidewalks throughout town.</li> <li>• Development and expansion of the Sheguiandah Government Dock Park area</li> <li>• Installation of additional benches along the Low Island Trail.</li> <li>• Continue to upgrade our fire protection vehicles on an ongoing basis, as necessary.</li> <li>• Explore funding opportunities to complete the development of hard-surfaced bicycle trails on</li> </ul>

	<p>the sides of our municipal roadways.</p> <ul style="list-style-type: none"> <li>• Enhance the indoor facilities at the NEMI Recreation Center to enable the offering of additional activities (ie. Indoor walking track, etc.)</li> </ul>
<b>Affordable Housing</b>	<ul style="list-style-type: none"> <li>• Explore options to work towards improved and affordable housing projects.</li> </ul>
<b>Expand opportunities for community members and visitors to enjoy and connect with nature.</b>	<ul style="list-style-type: none"> <li>• Planting additional trees throughout the community.</li> <li>• Continue to promote dark skies via light pollution shields and community education and awareness.</li> </ul>

<b>CREATE AN AGE FRIENDLY COMMUNITY</b>	
<b>Increased access to transportation for seniors, especially accessible transportation.</b>	<ul style="list-style-type: none"> <li>• Explore options and availability of transportation options for seniors within our community.</li> </ul>
<b>Emphasis on ensuring that seniors have access to and can sources services and goods locally.</b>	<ul style="list-style-type: none"> <li>• Lobby the Province for a Service Ontario Office within our municipality.</li> <li>• Encourage community members to utilize our website as a hub for municipal information such as events, activities, and programming.</li> </ul>

<b>TOURISM PROMOTION &amp; DEVELOPMENT</b>	
<b>Increased availability of EV Charging Stations within our municipality.</b>	<ul style="list-style-type: none"> <li>• Explore options to work with local businesses to secure additional locations for EV Charging Stations across our municipality.</li> </ul>
<b>Ensure that we have a variety of events, activities and programming occurring on a year-round basis.</b>	<ul style="list-style-type: none"> <li>• Enhance the promotion of events and programs to ensure the public is aware of activities occurring throughout the year.</li> <li>• Cross promotion of our events and activities with other Island communities and tourism providers.</li> </ul>

This Strategic Plan provides Council, Staff and the Community with the goals and objectives of Council for the current term and will be used as a guiding document for priority setting and decision making. It is an evolving document and will be reviewed on an annual basis to ensure that the specific objectives identified in the plan remain relevant and consistent with the social and economic environment in the Town of Northeastern Manitoulin and the Islands. At all times, Council reserves the right to deviate from the established objectives to pursue emerging opportunities for community growth and development or to address priority needs.



Project: Application for Consent  
File #: Con 2023-09  
Owner: Karen Thomson  
Agent: Gordon Keatley  
Legal: Sheguiandah Township, Lot 197, Concession 13, RP 31R2605 Part 1

**Purpose of the Application**

This is a request to create two new building lots with water access only

**Official Plan**

**Designation – Shoreline Area and Rural**

**Zoning**

**Designation –Shoreline Residential and Rural**

**Comments from the Public**

No comments or requests were received from any Ministry or 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

The proposed lot creation will be for the purpose of new development

No Park land dedication will be required.

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

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 Karen ThomsonAddress 9066 Highway 6Little Current, ON POP 1K0Phone Number: \_\_\_\_\_ Cell: 705-368-1841 Email: \_\_\_\_\_

## 2. Name of Agent

Name of Agent: Gordon KeatleyAddress P.O. Box 578; 39 Water Street EastLittle Current, ON POP 1K0Phone Number: 705-368-2221 Cell: 705-368-1522 Email: gord@manitoulin.net

## 3. Property Description

Geographic Township SheguiandahRoll # 511904000604600Concession 13 Lot 19RP Plan 31R-2605 Part 1 Island \_\_\_\_\_Street Address 12020 Highway 64. Are there any easements or restrictive covenant's 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

☒ 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: \_\_\_\_\_

If lot addition what is the current land use: \_\_\_\_\_

## 8. Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage	128m Hwy 6 / 48m Lake Huron	46m	46m
Depth	800 avg.	183m +/-	183m +/-
Area	9 hectares +/-	0.8 hectares +/-	0.8 hectares +/-
Use of Property - Existing	Rural	Rural	Rural
Proposed	Rural residential	Rural residential	residential
Buildings - Existing	Garage	None	None
Proposed	Residence	Seasonal residence	Seasonal residence
Access	<input checked="" 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	<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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Privately owned individual well <input checked="" type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input checked="" 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 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 checked="" 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 type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	<input checked="" type="checkbox"/> 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 Area

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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



14. Affidavit or Sworn Declaration:

I/We Gordon Keatley make oath and say that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn before me

At the Town of Little Current

In the Province of Ontario

This 4th day of July 20

Ram Myers

Commissioner of Oaths

Gordon Keatley

Owner/Agent Signature

15. Authorized Appointment of Agent

I/We Karen Thomson am/are the registered owner of the subject lands for which this application is to apply.  
I/We do hereby authorize Gordon Keatley to act on my/our behalf in regard to this application.

2023/06/23  
Date

\_\_\_\_\_  
Date

Karen Thomson

Owner(s) Signature

16. Permission to Enter

I/We here by authorize staff members of The Town of Northeastern Manitoulin and the Islands to enter upon the subject lands and premises for the purpose of evaluation the merits of this application.

2023/06/23  
Date

\_\_\_\_\_  
Date

Karen Thomson

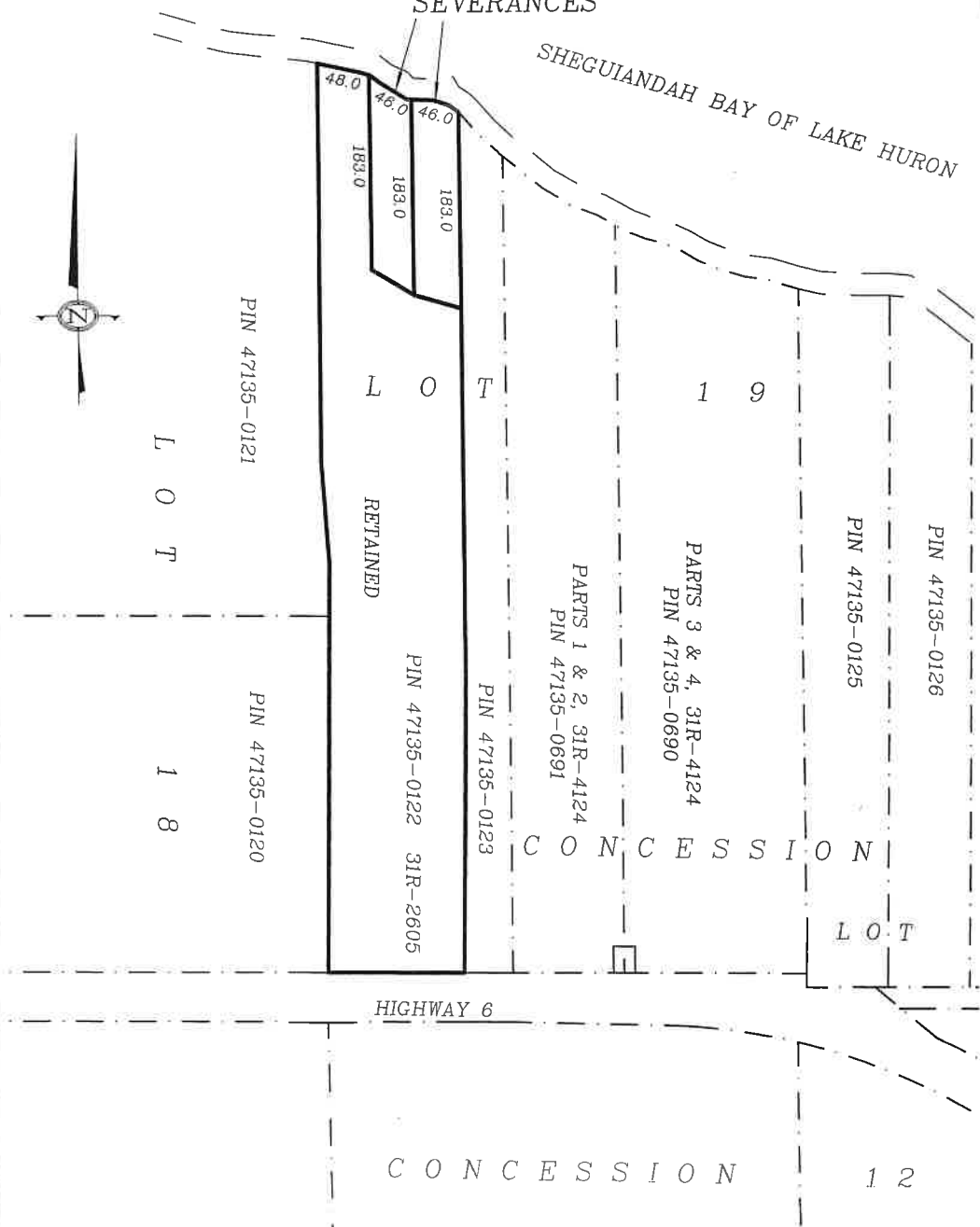
Owner(s) Signature

Please use next page for a detailed sketch of property, building locations, septic systems etc.

SKETCH PREPARED FOR SEVERANCE APPLICATION  
 LOT 19, CONCESSION 13  
 TOWNSHIP OF SHEGUIANDAH  
 DISTRICT OF MANITOULIN

PROPOSED  
 SEVERANCES

SHEGUIANDAH BAY OF LAKE HURON



**NOTE**

THIS SKETCH IS PREPARED FROM COMPILED  
 AND CALCULATED INFORMATION NOT FROM  
 AN ACTUAL SURVEY

DISTANCES SHOWN HAVE NOT BEEN VERIFIED

**CAUTION**

THIS IS NOT A PLAN OF SURVEY AND SHALL  
 NOT BE USED FOR TRANSACTION OR  
 MORTGAGE PURPOSES

**SCALE**

1:5000

METRES



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DATE: JUNE 23, 2023

FILE: 6320

SCALE = 1:5,000

**KEATLEY SURVEYING LTD.**

ONTARIO LAND SURVEYOR

P.O. BOX 578

LITTLE CURRENT, ONTARIO

## Zoning by-law amendment – Planning Report

September 5<sup>th</sup>, 2023

Applicant: Robby and Rhonda Martel  
File No: 2023-04  
Property Description: 260 Bayshore Road West  
Howland Township, Concession 4, Lot 32 RP M171 Part 9 Parcel 1434

### **Proposal :**

An amendment application has been received to amend the zoning by-law by site specific to allow for a residential garage larger than allowed in the current Zoning By-law.

### **Reasoning:**

The purpose of this application is to amend the zoning to allow for an oversized accessory building to be utilized as a residential garage to be no larger than 101m<sup>2</sup>

### **Subject Lands:**

This property is surrounded by residential/seasonal properties

### **Provincial Policy Statement:**

### **Official Plan**

### **Zoning**

Rural

### **Municipal Services**

No new services would be required

### **Correspondence /inquiries Received**

No correspondence received

### **Recommendations**

By allowing the requested oversized residential garage of 101m<sup>2</sup> s no adverse affects are evident. If Council feels that all stipulations are met, this application could be approved.

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

**BY-LAW NO. 23-23**

**Being a By-law to Amend Zoning By-law No. 2018-41**

**Being a By-law** for the purpose of amending Zoning By-law No. 2018-41, being a By-law, to regulate the Use of Land of the Corporation of the Town of Northeastern Manitoulin and the Islands, under the Authority of Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

**Whereas**, the Corporation of the Town of Northeastern Manitoulin and the Islands, has ensured that adequate information has been made available to the public and has held at least one (1) public meeting after due notice for the purpose of informing the public of this by-law;

**And Whereas**, Council deems it appropriate to concur and, whereby Restricted Area Zoning By-law 2018-41 is to be amended to permit an oversized residential garage on lands described as Howland Twp, Lot 32, Concession 4, Plan M171, Part 9 Parcel 1434

**And Whereas**, upon considering representations in respect to the zoning proposal and the report of the Clerk of the Town, the Council of the Town of Northeastern Manitoulin and the Islands, deems it advisable to amend Zoning By-law No. 2018-41, as amended;

**Now Therefore**, the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands, enacts, as follows:

- 1) Section 7, Specific zones is hereby amended to add to the following subsection RU-21 to allow for a oversized residential garage with a maximum floor size of 101m<sup>2</sup> n a Rural zone.
- 2) Subsection 1) applies to that parcel of land described, Howland Twp, Lot 32, Concession 4, Plan M171, Part 9 Parcel 1434 of Northeastern Manitoulin and the Islands, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31)
- 3) That it is hereby certified that this amending By-law is in conformity with the Official Plan for The Town of Northeastern Manitoulin and the Islands.
- 4) Schedule "A" hereto attached shall be considered to be part of this By-law.
- 5) This by-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13 and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(19) of the Planning Act and subject to the approval of the Ontario Municipal Board where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

Read a First, Second and Third Time this\_\_ \_\_day of 5\_\_ September \_\_,2023.

\_\_\_\_\_  
A. MacNevin, Mayor

\_\_\_\_\_  
P. Myers Clerk

**THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41**  
**PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.**

\_\_\_\_\_  
A. MacNevin, Mayor

\_\_\_\_\_  
P. Myers, Clerk

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): Robby & Rhonda Martel  
Address: 260 Bayshore Rd West  
e-mail address: Robby1-Martel@hotmail.com  
b) Phone: Home 249-997-0119 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 ( ) Both  
(✓) Zoning By-law Amendment

3. \*‡ Date of Application: \_\_\_\_\_

4. \*‡ LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 00260 Bayshore Rd W  
Lot: 32 Concession: 4 Township: Hawland Registered Plan No.: M171  
Part/Lot/Block: BPA 9 Parcel: 1434

5. \*‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 45.7 Lot Depth (m) 90.5 Lot Area (ha) 0.41/ha

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

7. ‡ Date the subject land was acquired by the current owner: June 1<sup>st</sup>, 2017

8. \*‡ CURRENT OFFICIAL PLAN DESIGNATION: Shoreline Area

9. ‡ CURRENT ZONING OF SUBJECT LAND: Ru Rural

**TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS**

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

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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):**

( ) Change a policy

( ) Delete a policy

( ) Replace a policy

( ) Add a policy

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

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\* 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:

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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 (✓)

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 (✓)

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:

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# 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: Build Residential garage

‡ In the proposed zone, please provide the following: Maximum Height (m) 6.5 Maximum Density 2.4%

‡ Why is the rezoning being requested: Current BY Law permits max height of 5m + max area of 89m<sup>2</sup>. Requesting to build a max height of 6.5m and area 100.3m<sup>2</sup>

17. ‡ Explain how the application conforms to the Official Plan: The proposed size of the residential garage is under the max of 20% lot coverage.

18. ‡ EXISTING USE OF LAND: Residential

‡ Date of Construction: Aug 2020 ‡ Length of Time Existing Uses have Continued: 2 yrs.

19. ‡ PROPOSED USE OF LAND: Residential Garage

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

	Existing	Proposed
Type	<u>Residential home</u>	<u>GARAGE</u>
Length (m) x Width (m)	<u>10.97m x 9.14m</u>	<u>10.97m x 9.144m</u>
Floor Area (m <sup>2</sup> )	<u>100.3m<sup>2</sup></u>	<u>100.3m<sup>2</sup></u>
Height (m)	<u>7.62m</u>	<u>6.5m</u>
No. of Storeys	<u>2</u>	<u>1</u>
Setbacks from:		
Front Lot Line (m)	<u></u>	<u></u>
Rear Lot Line (m)	<u></u>	<u></u>
Side Lot Line (m)	<u></u>	<u></u>
Side Lot Line (m)	<u></u>	<u></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 (X)	Seasonal Municipal Road ( )	Other Public Road or Right-of-way ( )	Water ( )
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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:

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

Municipal Water ( )	Communal Water ( )	Private Well ( )	Lake or other Water body (X)	Municipal Sewers ( )	Communal Septic ( )	Private Septic (X)	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 (X)

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 (X)	Swales ( )	Other: _____ ( )
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### 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 ( )	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): \_\_\_\_\_ \*‡ Status of Application(s): \_\_\_\_\_

\* Approval Authority: \_\_\_\_\_ \* Lands Affected: \_\_\_\_\_

\* Purpose of Application(s): \_\_\_\_\_

\* 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.

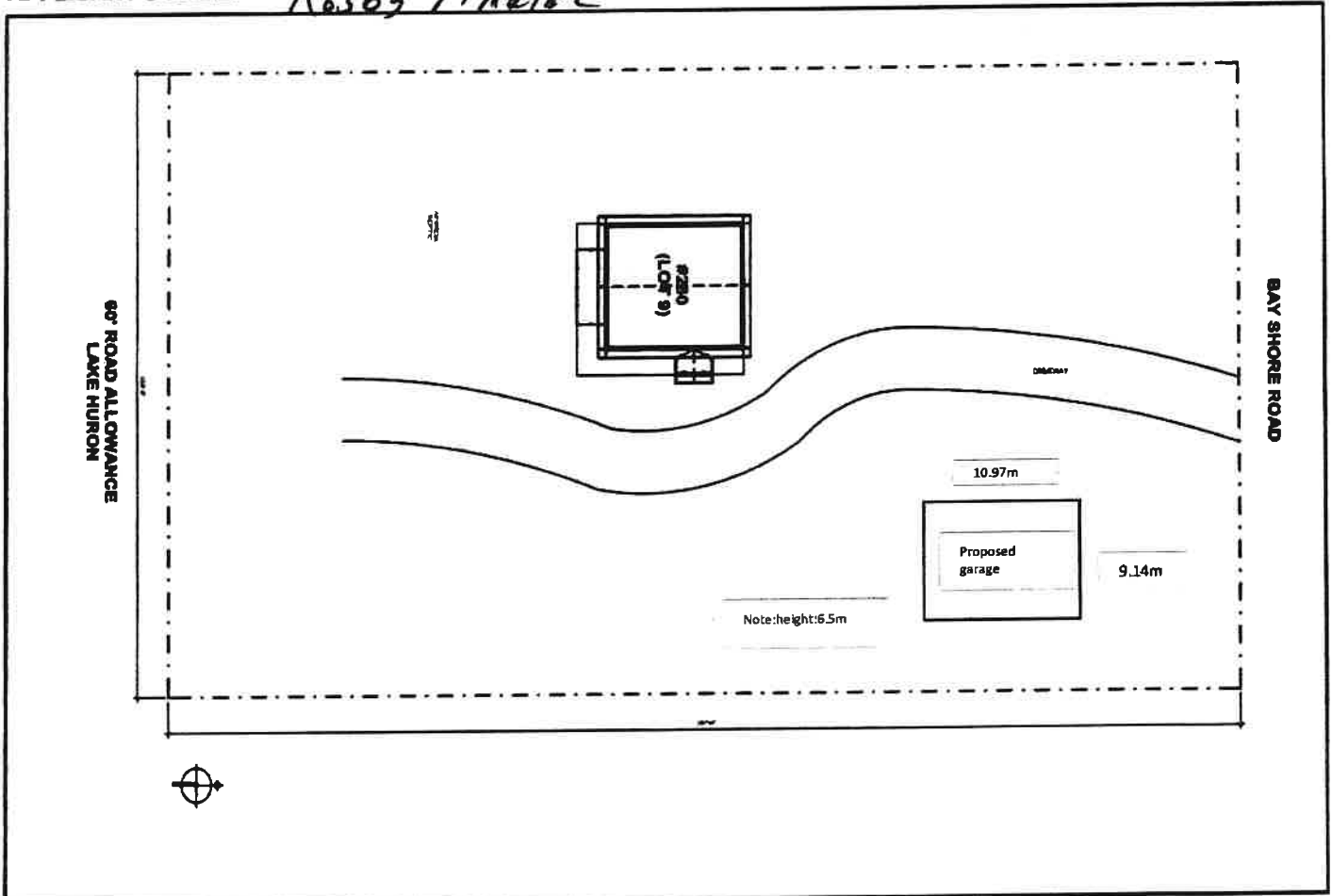
#### APPLICATION SKETCH

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:

*Robby Maere*

DATE:



\* 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

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

AFFIDAVIT

I (we) Robby Maasen of the Town of Little Current  
NEMI (municipality), District of Manitoulin solemnly declare

that all the statements contained in this application are true, and I (we) make solemn declaration  
conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath  
and by virtue of the *Canada Evidence Act*.

DECLARED before me at the Town of Northeastern Manitoulin & the Islands the District of Manitoulin this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

R. Martel  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Commissioner

\_\_\_\_\_  
Date

AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed.)

I (we) \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ (municipality), District of \_\_\_\_\_

do hereby authorize \_\_\_\_\_ to act as my agent in this application.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

APPLICATION AND FEE OF \$ \_\_\_\_\_ RECEIVED BY THE MUNICIPALITY

\_\_\_\_\_  
Signature of Employee

\_\_\_\_\_  
Date

## Zoning by-law amendment – Planning Report

September 5<sup>th</sup>, 2023

Applicant: Paul Lefebvre  
File No: 2023-02 ZBL  
Civic address: 54 Water Street  
Legal description: Shaftesbury Plan 2, Part lots 5 & 6  
RP31R3805 Part 2

### **Proposal :**

An amendment application has been received to amend the zoning of 54 Water Street to Residential from Multiple Residential.

### **Reasoning:**

The purpose of this application is to amend the zoning to allow a single detached dwelling and to utilize the currently installed foundation.

### **Subject Lands:**

This property is surrounded by residential, vacant and multiple residential properties

### **Provincial Policy Statement:**

### **Official Plan**

### **Zoning**

Residential

### **Municipal Services**

Water and Sewer services are already installed to the lot line

### **Correspondence /inquiries Received**

No correspondence received

### **Recommendations**

By allowing the requested zoning change we feel that there will be no adverse affects.

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

**BY-LAW NO. 2023-24**

**Being a By-law to Amend Zoning By-law No. 2018-41**

**Being a By-law** for the purpose of amending Zoning By-law No. 2018-41, being a By-law, to regulate the Use of Land of the Corporation of the Town of Northeastern Manitoulin and the Islands, under the Authority of Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

**Whereas**, the Corporation of the Town of Northeastern Manitoulin and the Islands, has ensured that adequate information has been made available to the public and has held at least one (1) public meeting after due notice for the purpose of informing the public of this by-law;

**And Whereas**, Council deems it appropriate to concur and, whereby Restricted Area Zoning By-law 2018-41 is to be amended to rezone 54 Water Street to Resident from Multiple Residential.

**And Whereas**, upon considering representations in respect to the zoning proposal and the report of the Clerk of the Town, the Council of the Town of Northeastern Manitoulin and the Islands, deems it advisable to amend Zoning By-law No. 2018-41, as amended;

**Now Therefore**, the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands, enacts, as follows:

- 1) Section 7, Specific zones is hereby amended to add to the following subsection RU-22 to allow the zoning to be changed from Multiple Residential to Residential.
- 2) Subsection 1) applies to that parcel of land described, 54 Water Street, Shaftesbury Plan 2, Pt Lots 5 & 6, RP 31R3805 Part 2 of Northeastern Manitoulin and the Islands, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31)
- 3) That it is hereby certified that this amending By-law is in conformity with the Official Plan for The Town of Northeastern Manitoulin and the Islands.
- 4) Schedule "A" hereto attached shall be considered to be part of this By-law.
- 5) This by-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13 and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(19) of the Planning Act and subject to the approval of the Ontario Municipal Board where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

Read a First, Second and Third Time this\_\_ \_\_day of 5\_\_ September \_\_, 2023.

\_\_\_\_\_  
A. MacNevin, Mayor

\_\_\_\_\_  
P. Myers Clerk

**THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41**  
**PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.**

\_\_\_\_\_  
A. MacNevin, Mayor

\_\_\_\_\_  
P. Myers, Clerk

**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 Lefebvre \_\_\_\_\_  
Address: 441 Albert Street, Azilda, ON P0M 1B0 \_\_\_\_\_  
e-mail address: geminilion@hotmail.com \_\_\_\_\_

b) Phone: Home (705) 929-5418 \_\_\_\_\_ 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 ( ) Both  
(X) Zoning By-law Amendment

3. \*‡ Date of Application: August 2nd, 2023 \_\_\_\_\_

**4. \*‡ LEGAL DESCRIPTION OF THE ENTIRE PROPERTY**

Municipal Address: 54 Water Street West, Little Current \_\_\_\_\_

Lot: \_\_\_\_\_ Concession: \_\_\_\_\_ Township: \_\_\_\_\_ Registered Plan No.: RP 31 R 38 05 \_\_\_\_\_

Part/Lot/Block: SHAFTESBURY PLAN 2 PT LOTS 5 AND 6 Parcel: \_\_\_\_\_

SHAFTESBURY PLAN 2 PT LOTS 5 AND 6 RP 31R3805 PART 2

5. \*‡ **DIMENSIONS OF THE LANDS AFFECTED** Lot Frontage (m) 17.721072 Lot Depth (m) 31.02864 Lot Area (ha) 0.05498

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

7. ‡ Date the subject land was acquired by the current owner: December 8, 2022 \_\_\_\_\_

8. \*‡ **CURRENT OFFICIAL PLAN DESIGNATION:** Residential Area \_\_\_\_\_

9. ‡ **CURRENT ZONING OF SUBJECT LAND:** R2 – Multiple 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):**

☐ Change a policy

☐ Delete a policy

☐ Replace a policy

☐ 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:** Residential \_\_\_\_\_

**Both applications:**

14. \*‡ **Does the application alter the boundary of or implement a new settlement area?** Yes ☐ No ☒

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 ☒

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: R1 - Residential** \_\_\_\_\_

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

‡ Why is the rezoning being requested: The request to rezone from R2 – Multiple Residential to R1 – Residential is being requested to construct a single detached dwelling, and use the foundation that is currently installed on the property (originally designed for a single detached dwelling) \_\_\_\_\_

17. ‡ **Explain how the application conforms to the Official Plan:** Continues to conform to the permitted use of residential single detached dwellings. It will allow for the creation of an attractive neighborhood and foster the creation of a complete community.

18. ‡ **EXISTING USE OF LAND:** Vacant Land- with a single detached dwelling foundation installed. \_\_\_\_\_

‡ Date of Construction: U n k n o w n \_\_\_\_\_ ‡ Length of Time Existing Uses have Continued: \_\_\_\_\_

19. ‡ **PROPOSED USE OF LAND:** Residential – Single Detached Dwelling \_\_\_\_\_

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

	Existing	Proposed
Type	Foundation _____	_____
Length (m) x Width (m)	14.17m x 14.94m _____	_____
Floor Area (m <sup>2</sup> )	157.51m <sup>2</sup> _____	_____
Height (m)	N/A _____	_____
No. of Storeys	N/A _____	_____
Setbacks from:		
Front Lot Line (m)	7.874m _____	_____
Rear Lot Line (m)	8.2296m _____	_____
Side Lot Line (m)	2.1844m _____	_____
Side Lot Line (m)	7.871m _____	_____

# 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 (X) 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 (X) Communal Water ( ) Private Well ( ) Lake or other Water body ( ) Municipal Sewers (X) Communal Septic ( ) Private Septic ( ) Privy or other means ( )

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 (X) 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 ( ) Official Plan Amendment ( ) Zoning By-law Amendment ( ) Minister's Zoning Order ( ) Minor Variance ( ) Site Plan ( )

If "Yes", please provide the following information:

\*‡ File No. of Application(s):

\*‡ Status of Application(s):

\* Approval Authority:

\* Lands Affected:

\* Purpose of Application(s):

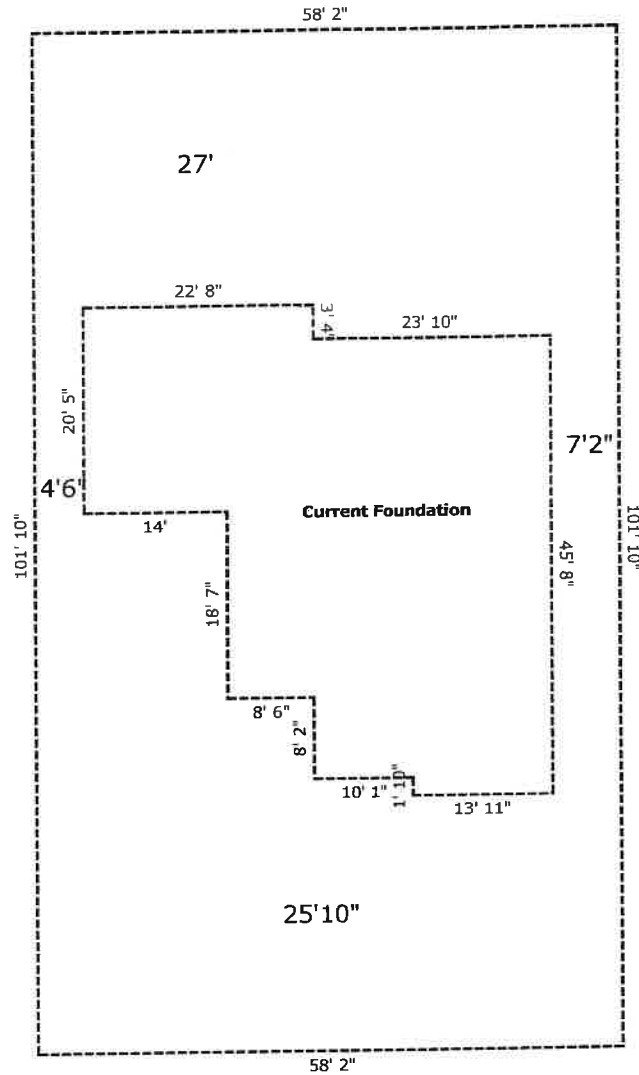
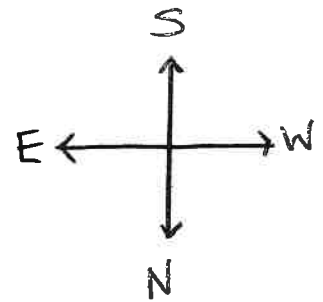
\* Effect on Requested Amendment:

### PROVINCIAL POLICY

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

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

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



Water Street West

TOTAL Sketch by a la mode

Area Calculations Summary

North Eastern Manitoulin and the Islands Township  
14 Water St E,  
Little Current, ON  
P0P 1K0

August 24th 2023

Dear NEMI Planning Board,

The owners of the three properties located at 12040 HWY 6 would like to request to cancel two of the property's consent # to allow for the consolidation of the 3 properties into one.

We are requesting to CANCEL the consent property #'s

Owner William Blair Hagman  
Concession 13 Lot 19  
Parts 3&4 31R-4142  
PIN # 47135-0690

Owner 1722811 ONT  
President Val Tamblyn  
Concession 13 Lot 19  
PIN 47135-0691

This will consolidate the properties into the following ONE consent #.

Owner 1722811 ONT  
President Val Tamblyn  
Concession 13 Lot 19  
PIN 47135-0123  
(See attached property outline)

1722811 ONT will become the sole ownership of the consolidated property Concession 13 Lot 19 Pin 47135. Moving forward William Blair Hagman will act as the property manager and receive all municipal tax bills. Please ensure the property taxes are sent to the following address:

2360 Bay Estates Rd  
Sheguandah, ONT  
P0P1W0

Dated at, Thursday this, 24th day of August, 2023

Name of Applicant  
Val Tamblyn

Signature

Property Manager  
Blair Hagman

Signature

Town of Northeastern Manitoulin and the Islands

## **CERTIFICATE OF CANCELLATION**

### **Section 53 (45) of the Planning Act**

Subsection 50(12) of the Planning Act does not apply in respect of the land described as follows:

- PIN 47135-0690: PART LOT 19 CONCESSION 13 BEING PARTS 1 & 2 PLAN 31R4124 SUBJECT TO AN EASEMENT OVER PART LOT 19 CONCESSION 13 BEING PART 2 PLAN 31R4124 IN FAVOUR OF PART LOT 19 CONCESSION 13 BEING PARTS 3 & 4 PLAN 31R4124 AS IN MD18855 TOGETHER WITH AN EASEMENT OVER PART LOT 19 CONCESSION 13 BEING PART 4 PLAN 31R4124 AS IN MD18855 TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS
- PIN 47135-0691: PART LOT 19 CONCESSION 13 BEING PARTS 3 & 4 PLAN 31R4124 SUBJECT TO AN EASEMENT OVER PART 4 PLAN 31R4124 IN FAVOUR OF PART LOT 19 CONCESSION 13 BEING PARTS 1 & 2 PLAN 31R4124 AS IN MD18855 TOGETHER WITH AN EASEMENT OVER PART LOT 19 CONCESSION 13 BEING PART 2 PLAN 31R4124 AS IN MD18855 TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS

Subsection 50(3) or (5) applies to a subsequent conveyance or other transaction involving the land.

This Certificate of Cancellation is issued in accordance with Section 53(45) of the Planning Act R.S.O. 1990, c.P.13, as amended, and the decision of the Council of the Town of Northeastern Manitoulin and the Islands dated on the X day of September 2023.

Signed:

.....  
(official)

Dated this xx day of September 2023

## Ian Phillips

---

**From:** Reception <reception@precisionwaste.ca>  
**Sent:** August 24, 2023 3:58 PM  
**To:** Ian Phillips  
**Cc:** Wayne Williamson; Katherine Martire  
**Subject:** RE: Town of NEMI  
**Attachments:** 3 Yd Flat.pdf; 8 Yd Flat.pdf

Hello again Ian,

Please find your updated pricing below. I have also attached specs sheets for the 3 & 8 Yard bins.

**Item #: FL6SHD**

**Description:** 6 YD Slant Top Front Load Container

**Your Price:** \$1,550.00 each + tax (x 52 = \$80,600.00 + tax)

**Item #: FL3FHD**

**Description:** 3 YD Flat Top Front Load Container

**Your Price:** \$1,075.00 each + tax (x 5 = \$5,375.00 + tax)

**Item #: FL8FHD**

**Description:** 8 YD Flat Top Front Load Container

**Your Price:** \$2,025.00 each + tax (x 5 = \$10,125.00 + tax)

*Total = \$96,100.00*  
This delivery would be 4 loads @ \$2,095.00 + tax per load.

Thank you,

*TOTAL Freight = \$9469.40*  
*\$96,100.00 + \$9469.40 = \$105,569.40 + tax = \$119,293.42*

**\*\*All quotations are valid for 24 hrs unless specified otherwise. All items quoted are subject to prior sale without consent of a firm purchase order. Any outstanding quotations are subject to re-quote at time of order placement.\*\***

**Check out our New and Improved Website for our Extensive Product Line**



**Melanie MacDougall**  
**CSR/Office Administrator**  
**705-431-5980**  
[reception@precisionwaste.ca](mailto:reception@precisionwaste.ca)  
[www.precisionwaste.ca](http://www.precisionwaste.ca)

---

**From:** Ian Phillips <iphillips@townofnemi.on.ca>  
**Sent:** Thursday, August 24, 2023 3:11 PM  
**To:** Reception <reception@precisionwaste.ca>

**Cc:** Wayne Williamson <wwilliamson@townofnemi.on.ca>

**Subject:** Town of NEMI

Hello,

Can we have the following bins quoted, we believe this is a final list. Thank you.

Quantity 52 6 yard slant front load bin

Quantity 5 3 yard flat front load bin

Quantity 5 8 yard flat front load bin

Ian Phillips

Engineering Technician

Town of Northeastern Manitoulin and the Islands

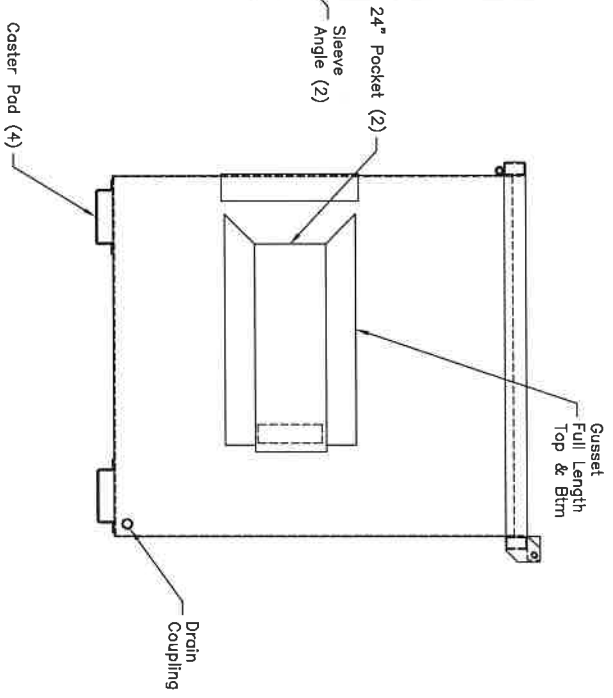
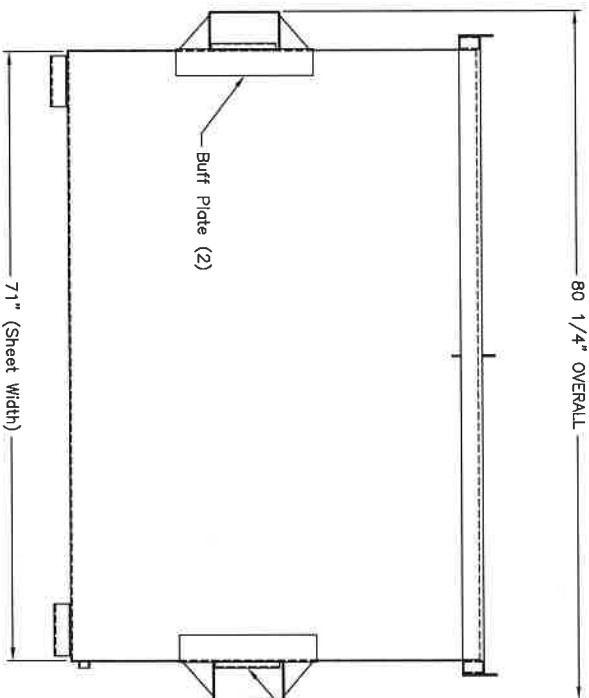
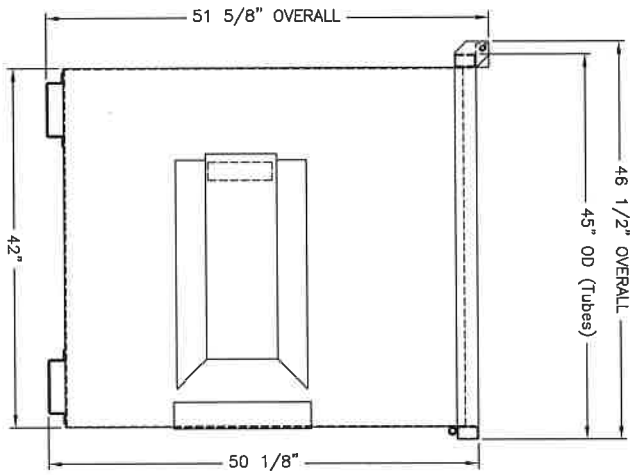
Cell: (705) 968 0770



Although the Town of Northeastern Manitoulin and the Islands (NEMI) makes every effort to ensure that the material/information provided is current and accurate, the Town of NEMI cannot accept any responsibility for the accuracy of this information, nor is it responsible for any expenses or damages incurred directly or indirectly resulting from the use of this information.

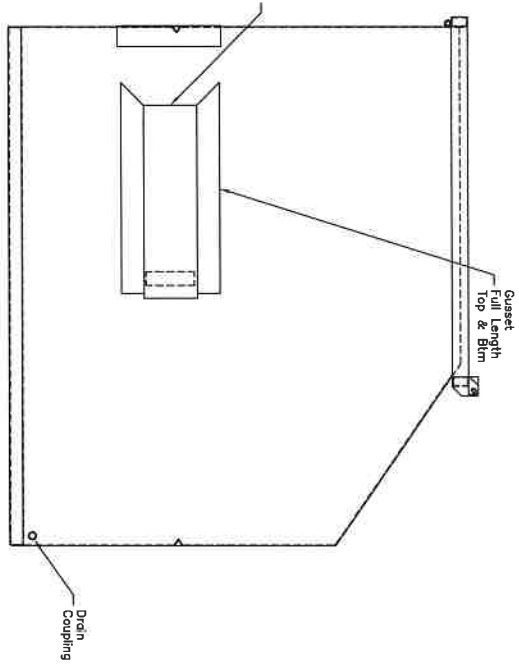
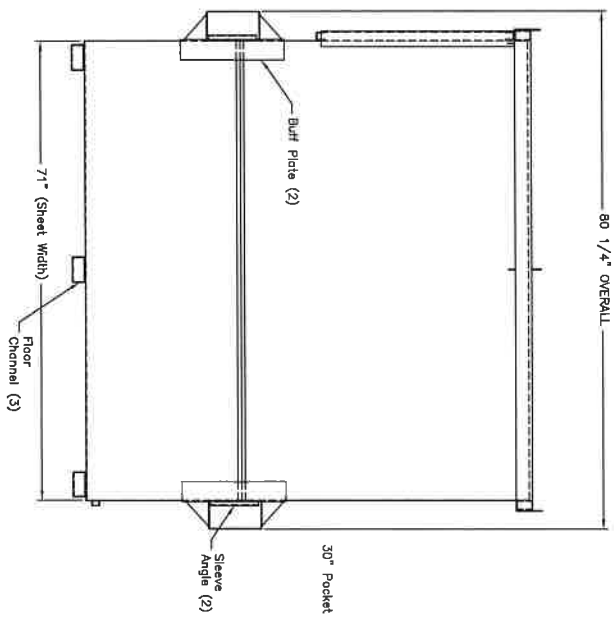
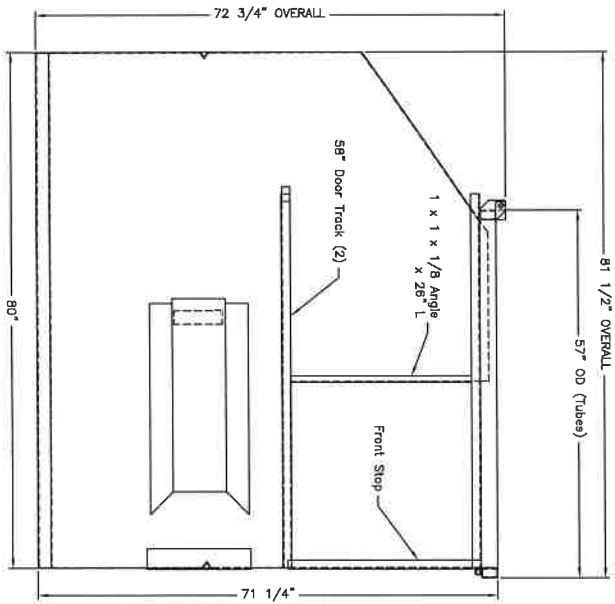
This data is for informational purposes only and should not be used for legal, engineering, or surveying purposes. This data is for the user's own internal business and personal purposes. If a formal certification or legal document is required, please contact the municipality to attain a tax certificate/letter of compliance/letter of tolerance.

# 3 YD FLAT





# 8 YD FLAT





Conseil des Services du District de  
**Manitoulin-Sudbury**  
District Services Board

210 boul Mead Blvd  
Espanola, ON P5E 1R9  
Telephone/Téléphone: (705) 862-7850  
Fax/Télécopieur: (705) 862-7805  
<http://www.msdsb.net>

Town of NEMI  
14 Water St.  
P.O. Box 608  
Little Current, ON P0P 1K0

August 25<sup>th</sup>, 2023

Attn: Mayor & Council

Re: Sign By-Law Exception

We have a new Seniors Complex located at 5 Park St. in Little Current.

It is our understanding that the sign by-law states, no signage larger than 1.0 square meter.

We would like to request an exception to allow for 2 – 4' x 5' directory signs (preview below) to be placed in the locations circled in yellow. We are requesting larger signage to provide greater visibility to the residents and visitors of our complex.



Thank you,

*Donna Stewart*

Donna Stewart  
Chief Administrative Officer  
Manitoulin-Sudbury DSB