

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, July 8, 2025**  
**at 7:00pm**

**1. Call to Order**

**2. Approval of Agenda**

**Presentation – Tony Pigott, Geo Park**

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

**4. Minutes of Previous Meeting**

- i. Confirming By-Law 2025-22

**5. Planning Applications**

- i. Zoning amendment - Marc and Lorri Levesque
- ii. Zoning amendment – Darryl Dennis
- iii. Zoning amendment – Dan and Dave Love
- iv. Zoning amendment – Michael Ernst and Christine Crandall

**6. New Business**

- i. Drinking Water Advisory – June 27, 2025

**7. Correspondence**

- i. Ministry of Emergency Preparedness

**8. In Camera**

- i. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

**9. Adjournment**

**[Georgianbaygeopark.com](http://Georgianbaygeopark.com):**

**Introduction to Northeastern Manitoulin and the Islands.**

**July 8, 2025**



# Grass Roots Expertise and Networks



**Mike Robbins**  
Geotourism



**Nick Eyles**  
Geology and Research



**Ray Hatfield**  
Indigenous  
outreach/planning



**Janet Lougheed**  
Funding



**Ian Rhind**  
Management/Finance



**John Van Nostrand**  
Planning/Outreach



**Mike Hendren.**  
Development and  
Partnerships



**James Dobbin**  
Geospatial Planning





What is a Global Geopark?

What do they do?

A Geopark with a difference: [Georgianbaygeopark.com](http://Georgianbaygeopark.com)

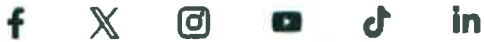
What are some potential benefits?

What is our ask?



[Subscribe](#) 

[Contact](#) 



**unesco**

Shetland  
Global Geopark

[Terms & Conditions](#) [Privacy Policy](#) [Disclaimer](#) [Cookies](#)

© 2009 – 2025 Promote Shetland.

Shetland Is a UNESCO Global Geopark

Website des

NB Co



Cliffs of Fundy  
Geopark



unesco

Global Geopark

[About](#) [Discover](#) [Learn](#) [Get Involved](#)

# Pjila'si, Welcome, Bienvenue

The Cliffs of Fundy UNESCO Global Geopark in Nova Scotia, Canada, is nestled on the north shore of the Minas Basin in the Bay of Fundy. Here you will discover the world's highest tides, learn about fascinating history, and explore a globally unique landscape offering adventure at every turn.



Type here to search





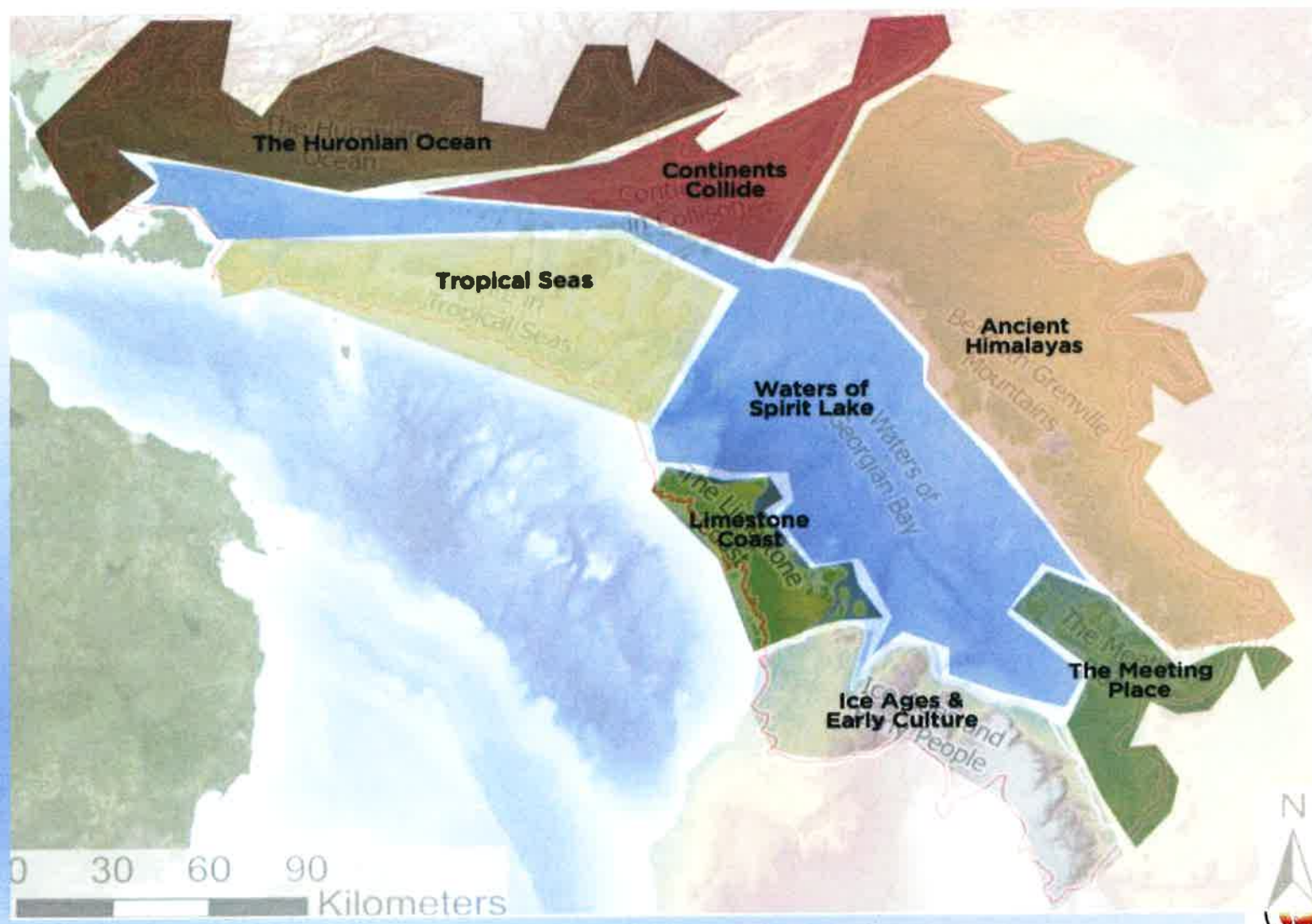


## The Challenge: Growing Pressures on a National Treasure

- Rapid urbanization
- Rising tourism
- Habitat loss & climate change
- Fragmented governance
- Underutilized Indigenous knowledge
- Insufficient pro active planning capacity

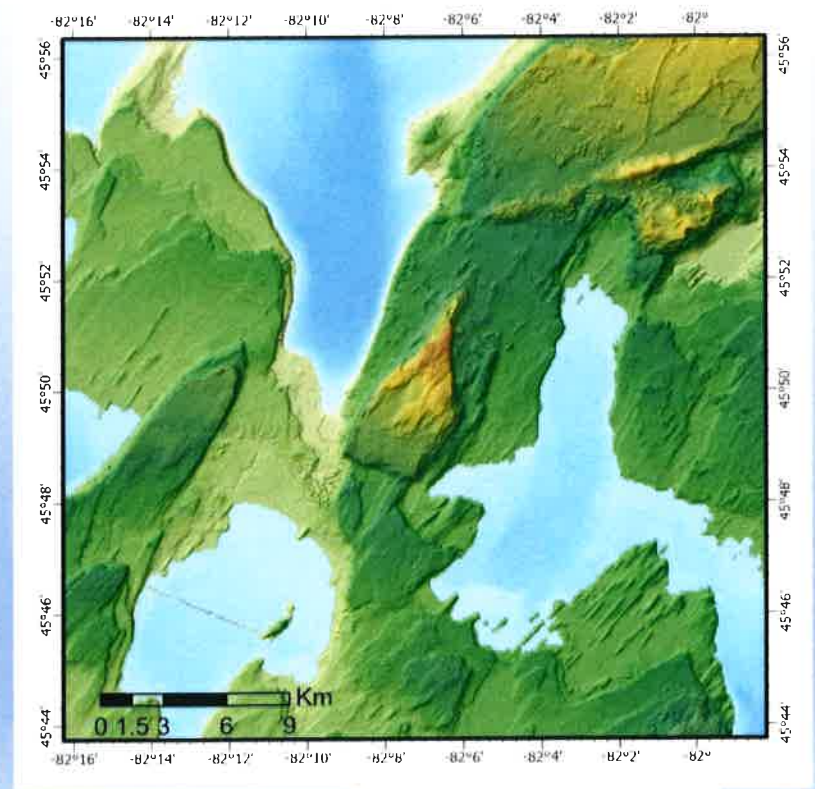






**DEEPTIME**  
The University of Regina

# Geological and Lidar mapping/analysis





---

**Work has begun on Educational Material,  
Virtual Field Trips and new Research.**

---

### **Virtual Field Trips**



*Georgian Bay Overview*



*The Bruce Peninsula*



*Glacial Georgian Bay*



*The Paleozoic Coast*

### **Learning Modules for Teachers and the Public**



*The Case for Geoconservation*



*Niagara Escarpment*



*Geology Fundamentals*



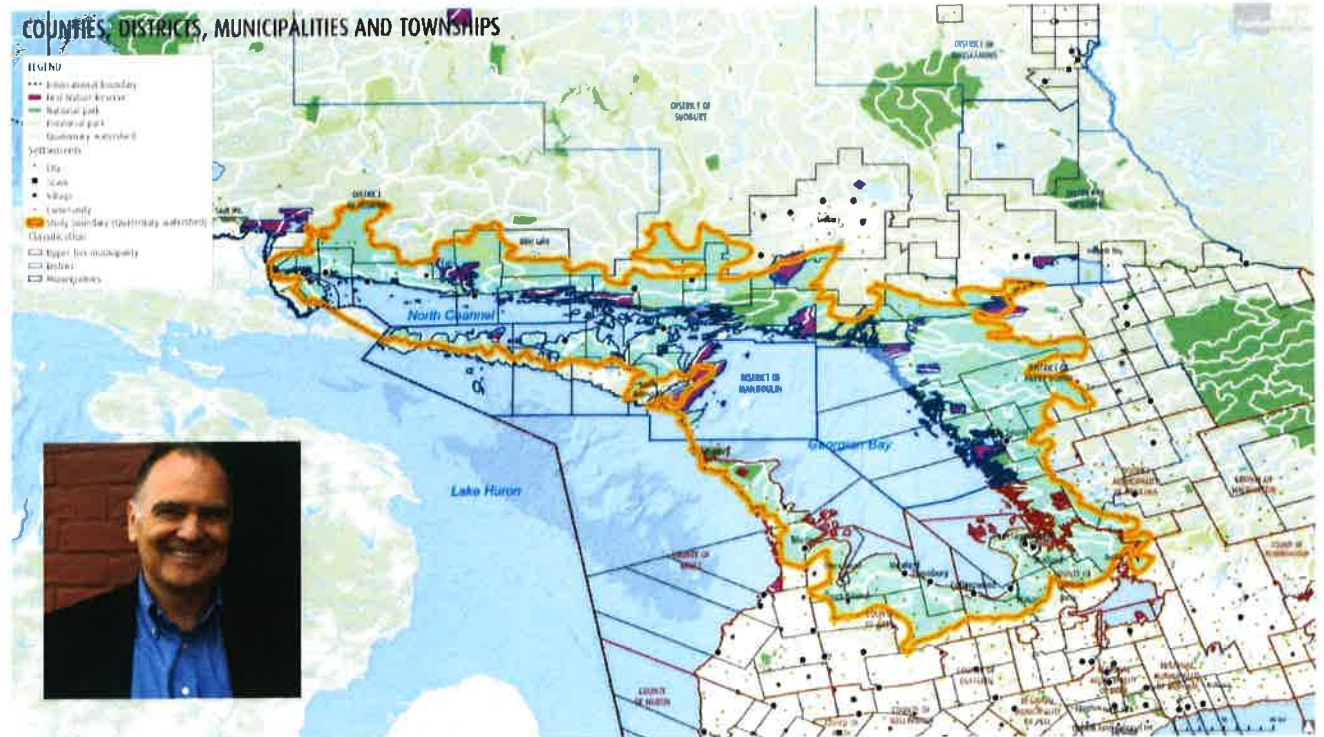
*Holocene of Georgian Bay*

**MITACS Lidar Research.**



# Envision 2030.

Explore the Geological Past. Create  
a Sustainable Future.



“ The most significant Ecoregional Planning Project  
in Canada and a new model for UNESCO Globally”

## . Promoting conservation based, community supported Tourism

- Guidelines
- Codes of conduct program
- Destination Stewardship program
- Certification programs
- Operator resources;
- Indigenous cultural authenticity guidelines



## Showcase & Operating System

Inform  
Inspire  
Collaborate





**Find out more about the 8 DEEPTIME Zones of the world's largest Geopark.**

**DEEPTIME Zone 1**  
**The Huronian Ocean**

2.7 billion years -  
Sault Ste Marie to  
Serpent River

**DEEPTIME Zone 2**  
**Continents Collide**

1.8 billion years -  
Serpent River to  
Killarney

**DEEPTIME Zone 3**  
**The Ancient  
Himalayas**

1.3 billion years -  
Killarney to Honey  
Harbour

**DEEPTIME Zone 4**  
**Tropical Seas**

500 million years -  
Manitoulin Island

**DEEPTIME Zone 5**  
**The Limestone  
Coast**

350 million years -  
Tobermory to Wiarton

**DEEPTIME Zone 6**  
**Ice Ages & Early  
Cultures**

13,000 years -  
Collingwood to Wiarton

**DEEPTIME Zone 7**  
**The Meeting Place**

100,000 to 13,000  
years - Collingwood to  
Honey Harbour

**DEEPTIME Zone 8**  
**Mino Gami - Great  
Spirit Lake**

4,000 years to today -  
waters of Georgian Bay

GEORGIAN BAY GEOPARK

# It all begins with asiniivan [rocks]

By helping residents and visitors discover and understand how Georgian Bay's unique geology has shaped the entire watershed's environment and cultures over the past 2.7 billion years, we can inform and inspire a more sustainable future for everyone.

## THE INITIATIVE

A grass roots initiative is underway to establish **Georgian Bay** as one of



Makganyene Ocean

2: Continents Collide

3: The Ancient Himalayas

4: Tropical Seas

5: The Limestone Coast

6: Ice Ages & Early Cultures

7: The Meeting Place

8: Mindo Gami - Great Spirit Lake

About the Shared Timeways

To allow communities full control over their stories, the story pages should have a link to a similar form to "Request Removal", that can be reviewed and potentially enacted by the Georgian Bay Geoparks team.

This link should go to a form to submit a story with fields for name, community, region, dropdown for categories and zones, and document upload or link (image, video, audio file). Once approved by the

SHARED TIMWAYS 2018

# The Huronian/Makganyene Ocean



## 2.7 billion years ago • Sault Ste. Marie to Serpent River

The ancient mineral-rich rocks of the North Channel record the breakup of Kenorland - the planet's oldest supercontinent - and the birth of the Huronian Ocean 2.7 billion years ago. These rocks record key phases in the evolution of our planet's early atmospheres and climates. Geology Investigations started in the early nineteenth century with the discovery of copper at Bruce Mines.

Significant Indigenous details to the area go here. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nunc vulputate libero et velit interdum, ac aliquet odio mattis. Class aptent taciti sociosqu ad litora torquent per conubia nostra, per inceptos himenaeos. Curabitur tempus urna at turpis condimentum lobortis.

Submit a story



## More DEEPTIME ZONE 1 Geosites

Click on the icons for more information



Σ Iron Bridge Deer Yard



ρ North Channel Inshore Provincial Park



δ Gowganda Diamictite



Σ Chippewa Falls



ρ Desharat Ripples



ρ A Gowganda Jumble



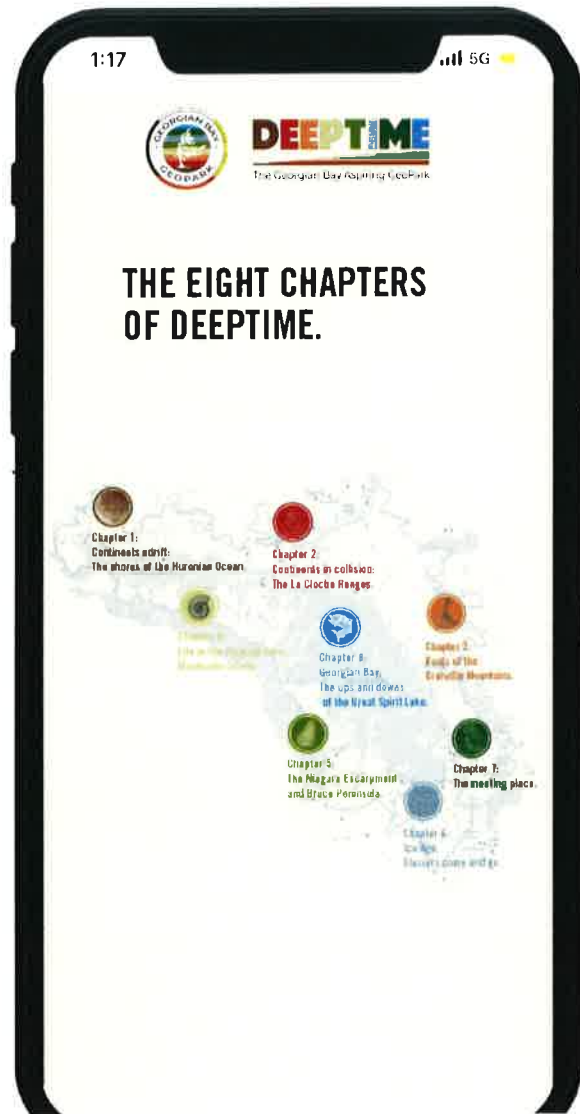
Σ Soo Locks



ρ Elliott Lake

**Find out more about the 8 DEEPTIME Zones of the world's largest Geopark.**

3.



## Future Vision.

Mobile and low bandwidth ready.  
Explore stories, landscapes, and  
teachings  
A living, evolving space for  
generations to come.



# Potential Benefits

**Sustainable Economic  
Development/Managed  
Tourism**

**Deeper knowledge for  
planning and conservation**

**Public understanding and  
engagement**

**Indigenous Economic and  
cultural reconciliation**



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

**BY-LAW NO. 2025-21**

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, 2022 and authorizing the taking of any action authorized therein and thereby.

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

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

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

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

June 17, 2025

June 19, 2025

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  
8<sup>th</sup> day of July, 2025

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Pam Myers

\_\_\_\_\_  
Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a meeting of Council held Thursday, June 19, 2025**  
**at 7:00p.m.**

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

**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. 128-06-2025**

Moved by: L. Cook

Seconded by: B. Wood

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

Carried

**Resolution No. 129-06-2025**

Moved by: M. Erskine

Seconded by: D. Orr

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 2025-20, being a by-law to authorize the Mayor and CAO to enter into an agreement with Product Care Association.

Carried

**Resolution No. 130-06-2025**

Moved by: D. Orr

Seconded by: M. Erskine

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes by-law 2025-21 being a by-law to being a by-law to authorize the Mayor and CAO to enter into a 5 year agreement with Canadian Broadcast Corporation.

Carried

**Resolution No. 131-06-2025**

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 the 10-year financial plan with OCWA as per the attached.

Carried

**Resolution No. 132-06-2025**

Moved by: L. Cook

Seconded by: D. Orr

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands authorizes the painting of two of the downtown crosswalks as per the request put forth by the Royal Canadian Legion under the supervision of the Manager of Community Services.

Furthermore, it is the responsibility of the Legion to supply the Manager with the paint and stencils for this project and to cover the costs of these supplies.

Carried

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

**Page 2**

**Resolution No. 133-06-2025**

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 7:44 pm.

Carried

\_\_\_\_\_  
Al MacNevin      Mayor

\_\_\_\_\_  
David Williamson    Deputy Clerk



**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a meeting of Council held Tuesday, June 17, 2025**  
**at 7:00p.m.**

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

**ABSENT:** William Koehler

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

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

**Resolution No. 124-06-2025**

Moved by: M. Erskine

Seconded by: A. Boyd

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

Carried

**Resolution No. 125-06-2025**

Moved by: P. Aelick

Seconded by: G. Williamson

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 2025-18 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 thereby.

Carried

**Resolution No. 126-06-2025**

Moved by: P. Aelick

Seconded by: M. Erskine

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes By-law 2025-19 being a by-law to amend zoning by-law 2018-41 to allow shipping containers under certain conditions

Shipping Containers/Sea Cans – Maybe allowed with submission of a request to Council including a site plan.

Shipping Containers/Sea Cans – If approved all containers shall be restricted to the rear yard.

Shipping Containers/Sea Cans maybe allowed in all zones with the exception of Residential.

Building Permits will required depending on the size.

AND add the following to the rural zone uses

Rural Zone

7.5.1 Rural Residential Uses

a) Seasonal Dwelling

7.5.2 Seasonal Dwelling Minimum dwelling size – 36 sqm

Carried

**Resolution No. 127-06-2025**

Moved by: B. Wood

Seconded by: D. Orr

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now adjourns at 7:33 pm.

Carried

## Zoning by-law amendment – Planning Report

July 8, 2025

Applicant: Marc and Lorri Levesque  
File No: 2025-04  
Property Description: 469 Whites Point Road  
Howland Lot15, Pt 17

### **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 garage which includes a car port. The garage in itself fits within the zoning by-law however the car port puts the building over the allowable square footage. Garage is 30' x 32 and the car port is 12' x 32'.

### **Subject Lands:**

This property is surrounded by residential/seasonal properties

### **Zoning**

Shoreline Residential

### **Municipal Services**

No new services would be required

### **Correspondence /inquiries Received**

No correspondence received

### **Recommendations**

By allowing the requested oversized residential garage no adverse affects are evident. If Council feels that all stipulations are met, this application could be approved.

By-law No. 2025-XX

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, Lot 15 Part 17, 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 42' x 32' on the property described above including a carport.
  - (b) By-law No. 2018-41, as amended, is hereby further amended by adding the following clause, immediately after Section 7.1.4.42  
  
Howland Township, Lot 15 , Part 17, Town of Northeastern Manitoulin and the Islands  
  
Notwithstanding the provisions of this by-law, on the lands zoned SR-42, 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 8day of July, 2025

READ a third time and finally passed this 8 day of July, 2025.

---

Al MacNevin  
Mayor

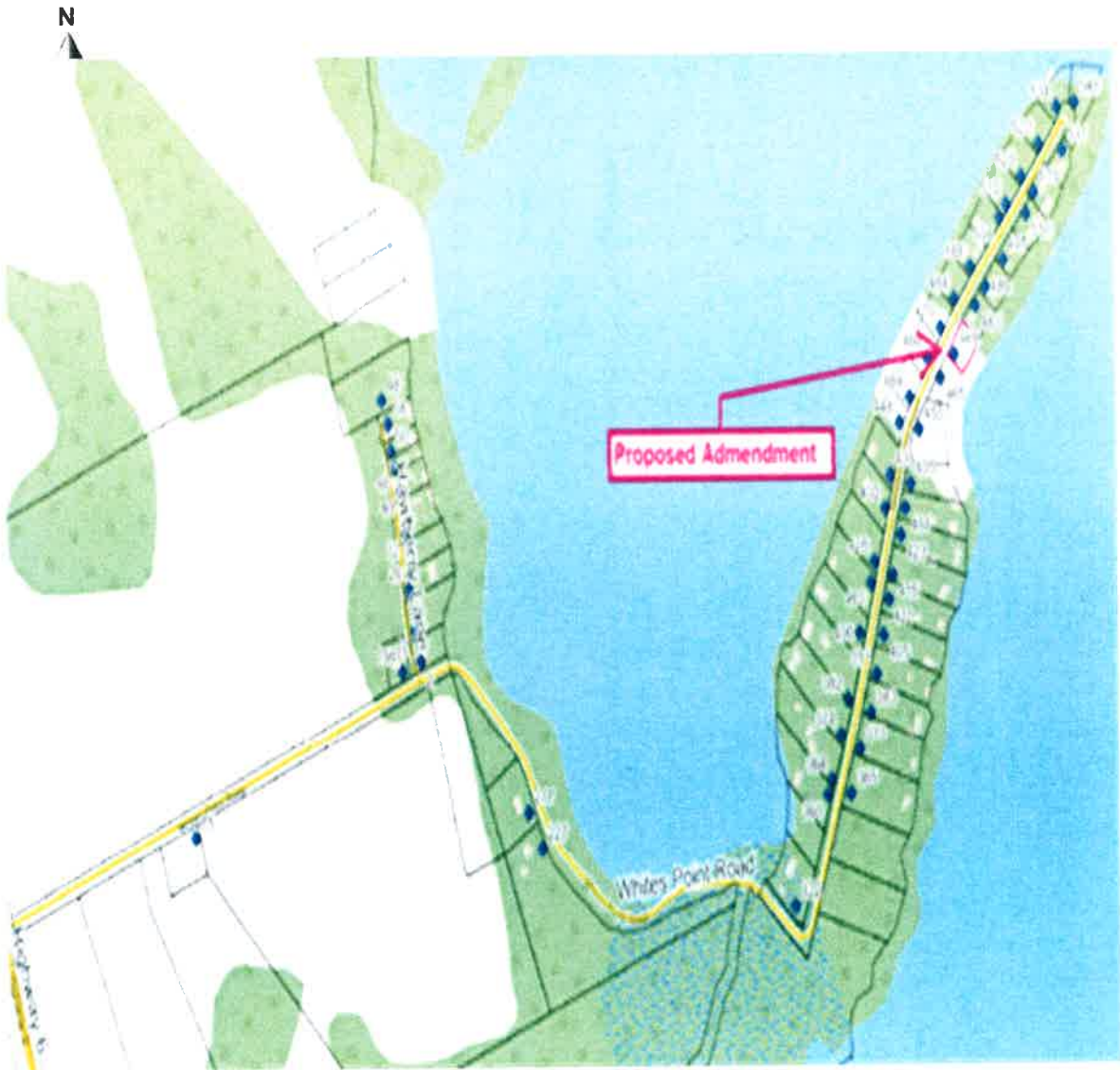
---

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): MARC + Larri Levesque  
Address: 651 Churchill Ave Sudbury Ontario P3A3Z7  
e-mail address: total2@sympatico.ca  
b) Phone: Home 705-674-6632 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: May 7, 2025

### 4. \*† LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 469 Whites Point Road  
Lot: 15 Concession: \_\_\_\_\_ Township: Howland Registered Plan No.: T15886  
Part/Lot/Block: part 17/lot 15/ Parcel: \_\_\_\_\_

5. \*† DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 152 Lot Depth (m) 101.5 Lot Area (ha) 0.35000 Acres

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

None

7. † Date the subject land was acquired by the current owner: June 2012

8. \*† CURRENT OFFICIAL PLAN DESIGNATION: \_\_\_\_\_

9. † CURRENT ZONING OF SUBJECT LAND: Res/Farm 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):**

☐ 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:** \_\_\_\_\_

**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: \_\_\_\_\_

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

‡ Why is the rezoning being requested: Add a carport to permitted detached garage

17. ‡ Explain how the application conforms to the Official Plan: \_\_\_\_\_

18. ‡ EXISTING USE OF LAND: Residential

‡ Date of Construction: 1973 ‡ Length of Time Existing Uses have Continued: since 1973

19. ‡ PROPOSED USE OF LAND: personal use

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

|                              | Existing                      | Proposed                              |
|------------------------------|-------------------------------|---------------------------------------|
| Type                         | <u>Cottage</u>                | <u>Detached Garage</u>                |
| Length (m) x Width (m)       | <u>48ft x 20 x 15ft</u>       | <u>13 x 32 Carport 30 x 32 Garage</u> |
| Floor Area (m <sup>2</sup> ) | <u>1136 sf</u>                | <u>384 sf 960 sf</u>                  |
| Height (m)                   | <u>16</u>                     | <u>14'6"</u>                          |
| No. of Storeys               | <u>1</u>                      | <u>1</u>                              |
| Setbacks from:               |                               |                                       |
| Front Lot Line (m)           | <u>2.5 <del>20</del> 60ft</u> | <u>12ft</u>                           |
| Rear Lot Line (m)            | <u>10 <del>20</del> 10ft</u>  | <u>80ft</u>                           |
| Side Lot Line (m)            | <u>30ft</u>                   | <u>93ft</u>                           |
| Side Lot Line (m)            | <u>72ft</u>                   | <u>15ft</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<br>Highway<br>( ) | Year-Round<br>Municipal Road<br>(✓) | Seasonal<br>Municipal Road<br>( ) | Other Public Road<br>or Right-of-way<br>( ) | Water<br>( ) |
|------------------------------|-------------------------------------|-----------------------------------|---|--------------|

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<br>Water<br>( ) | Communal<br>Water<br>( ) | Private<br>Well<br>( ) | Lake or other<br>Water body<br>(✓) | Municipal<br>Sewers<br>( ) | Communal<br>Septic<br>( ) | Private<br>Septic<br>(✓) | Privy or<br>other means<br>( ) |
|---------------------------|--------------------------|------------------------|------------------------------------|----------------------------|---------------------------|--------------------------|--------------------------------|

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<br>( ) | Ditches<br>( ) | Swales<br>( ) | Other: _____<br>( ) |
|---------------|----------------|---------------|---------------------|

### 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<br>Subdivision<br>( ) | Consent<br>( ) | Official Plan<br>Amendment<br>( ) | Zoning By-law<br>Amendment<br>( ) | Minister's<br>Zoning Order<br>( ) | Minor<br>Variance<br>( ) | Site<br>Plan<br>( ) |
|-------------------------------|----------------|-----------------------------------|-----------------------------------|-----------------------------------|--------------------------|---------------------|

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? \_\_\_\_\_

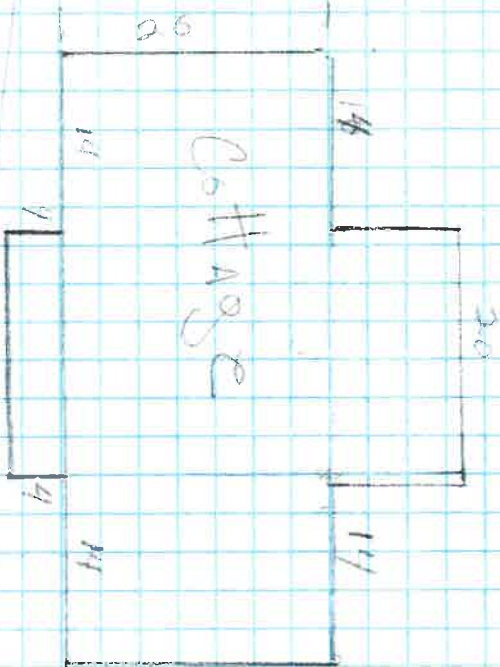
89'

1-30'

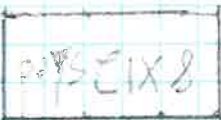
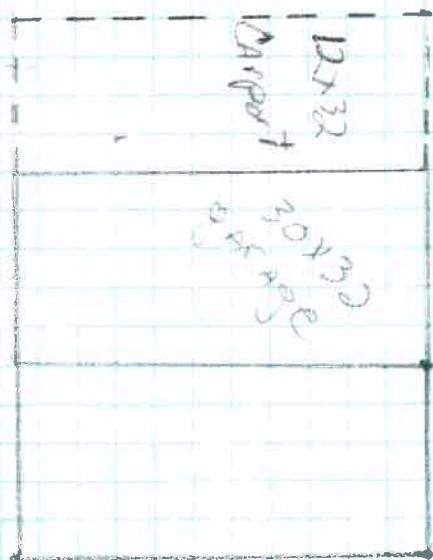
proposed airport

148.32'

101.05 410.12



152' 48'



112'



## Zoning by-law amendment – Planning Report

July 8, 2025

Applicant: Darryl Dennis  
File No: 2025-05  
Property Description: 36 Island View Drive  
Howland Concession 5, Lot 29  
31R1920 Parts 6-7-8

### **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 garage up to a maximum size of 64' x 32' x 22' on a piece of property approximately 15 acres in size,

### **Subject Lands:**

This property is surrounded by residential/seasonal properties

### **Zoning**

Shoreline Residential

### **Municipal Services**

No new services would be required

### **Correspondence /inquiries Received**

No correspondence received

### **Recommendations**

By allowing the requested oversized residential garage no adverse affects are evident.  
If Council feels that all stipulations are met, this application could be approved.

By-law No. 2025-XX

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 at 36 Island View Drive in Howland Township, Concession 5 Lot 29, Parts 6-7-8 31R1920 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 64'x 32'x 22' in height 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 7.1.4.42  
  
36 Island View Drive, Howland Township, Concession 5 Lot 29, Parts 6-7-8 31R1920, Town of Northeastern Manitoulin and the Islands  
  
Notwithstanding the provisions of this by-law, on the lands zoned SR-43, 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 8day of July, 2025

READ a third time and finally passed this 8 day of July, 2025.

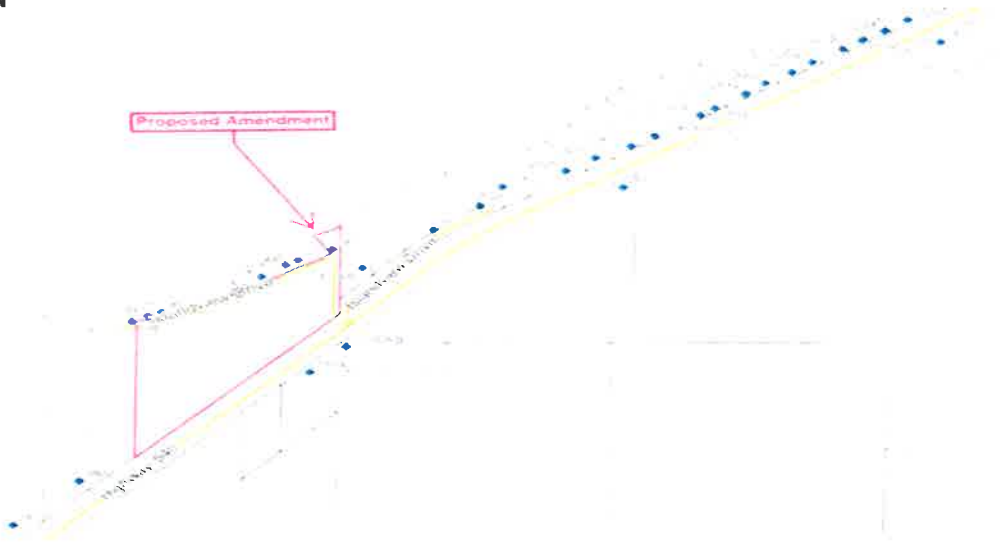
\_\_\_\_\_  
Al MacNevin  
Mayor

\_\_\_\_\_  
Pam Myers  
Clerk

SEAL

Schedule A

N



# 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): Darryl Dennis  
Address: 36 Island View Dr  
e-mail address: darryldennis380@gmail.com
- b) Phone: Home 705 280-9066 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: \_\_\_\_\_

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

Municipal Address: 36 Island View Drive Howland C 5 Lot 29 R1  
31 R 100 Parts 6-78 N  
Lot: \_\_\_\_\_ Concession: \_\_\_\_\_ Township: \_\_\_\_\_ Registered Plan No.: \_\_\_\_\_  
Part/Lot/Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

5. \*‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 148 Lot Depth (m) \_\_\_\_\_ Lot Area (ha) 15.52 ACRES

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

N/A

7. ‡ Date the subject land was acquired by the current owner: \_\_\_\_\_

8. \*‡ CURRENT OFFICIAL PLAN DESIGNATION: Rural

9. ‡ CURRENT ZONING OF SUBJECT LAND: Rural



# 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: To Allow For oversized Garage  
‡ In the proposed zone, please provide the following: Maximum Height (m) 22 Maximum Density 2048 Sq Ft  
‡ Why is the rezoning being requested: For Personal Storage

17. ‡ Explain how the application conforms to the Official Plan:

18. ‡ EXISTING USE OF LAND: Residential

‡ Date of Construction: ‡ 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                         |          |                      |
| Length (m) x Width (m)       |          | <u>64 Ft x 32 Ft</u> |
| Floor Area (m <sup>2</sup> ) |          | <u>22 Ft</u>         |
| Height (m)                   |          | <u>1</u>             |
| No. of Storeys               |          |                      |
| Setbacks from:               |          |                      |
| Front Lot Line (m)           |          | <u>120 Ft</u>        |
| Rear Lot Line (m)            |          | <u>120 Ft</u>        |
| Side Lot Line (m)            |          | <u>48 Ft</u>         |
| Side Lot Line (m)            |          | <u>1000 Ft</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<br>Highway<br>( ) | Year-Round<br>Municipal Road<br><input checked="" type="checkbox"/> | Seasonal<br>Municipal Road<br>( ) | Other Public Road<br>or Right-of-way<br>( ) | Water<br>( ) |
|------------------------------|---|-----------------------------------|---|--------------|

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<br>Water<br>( ) | Communal<br>Water<br>( ) | Private<br>Well<br><input checked="" type="checkbox"/> | Lake or other<br>Water body<br>( ) | Municipal<br>Sewers<br>( ) | Communal<br>Septic<br>( ) | Private<br>Septic<br><input checked="" type="checkbox"/> | Privy or<br>other means<br>( ) |
|---------------------------|--------------------------|--|------------------------------------|----------------------------|---------------------------|--|--------------------------------|

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<br>( ) | Ditches<br><input checked="" type="checkbox"/> | Swales<br>( ) | Other: _____<br>( ) |
|---------------|--|---------------|---------------------|

### 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<br>Subdivision<br>( ) | Consent<br>( ) | Official Plan<br>Amendment<br>( ) | Zoning By-law<br>Amendment<br>( ) | Minister's<br>Zoning Order<br>( ) | Minor<br>Variance<br>( ) | Site<br>Plan<br>( ) |
|-------------------------------|----------------|-----------------------------------|-----------------------------------|-----------------------------------|--------------------------|---------------------|

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.

**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 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)

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)

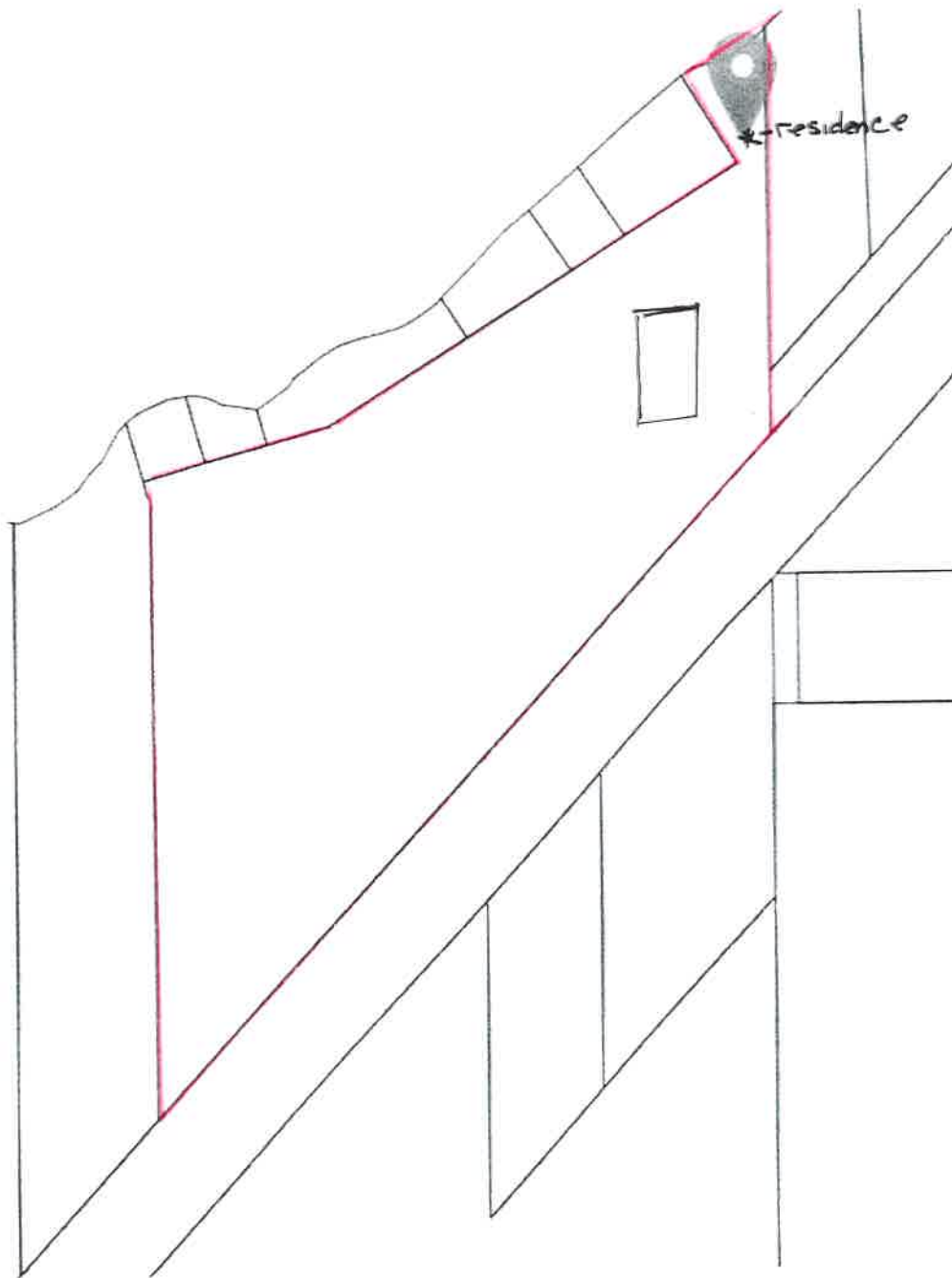
If "Yes", please explain Official Plan policies dealing with removal of land from an employment area and provide details of Official Plan Amendment (if applicable) which deal with the matter:

\_\_\_\_\_





36 Island View drive



## Zoning by-law amendment – Planning Report

July 8, 2025

Subject: Application for Amendment  
File #: 2025-06 ZBA  
Owner: Daniel and Dave Love  
Location: 296 Pepper Point Road  
Legal Des. Sheguiandah Twp, Concession 13 Lot 16

### **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 110m<sup>2</sup> and no higher than 7.1 meters.

### **Subject Lands:**

This property is approximately 100 acres currently owned by two brothers who have had another application for consent approved to divide the property into two larger pieces of approx. 44 acres each and three smaller lots for their children. These lots are located past the built-up area of Pepper Point Road on a continued road access that they have put in. There is no access to property beyond this point. This property surrounded by residential/seasonal properties to the west and bush lots to the east.

A zoning amendment application has also been approved for an oversized garage on this property for Mr. Dan Love. For a residential garage of 299m<sup>2</sup> and a height of 7.65 m.

### **Zoning**

Deer yard, Shoreline Residential

### **Municipal Services**

No new services would be required

### **Correspondence /inquiries Received**

The MOE and MNR were notified of this application – neither groups indicated any concerns with the project.

No further correspondence received

### **Recommendations**

By allowing the requested oversized residential garage 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. 2025-xx**

**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 up to a maximum size of 299m<sup>2</sup> on lands described as Sheguiandah Twp, Lot 16, Concession 13 civic address 296 Pepper Point Road.

**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 SR44 to allow for an oversized residential garage up to a maximum of 110m<sup>2</sup> and on the Shoreline Residential zone.
- 2) Subsection 1) applies to that parcel of land described, Sheguiandah Twp, Lot 16, Concession 13, civic address 296 Pepper Point Road. 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 8\_\_ July \_\_,2025.

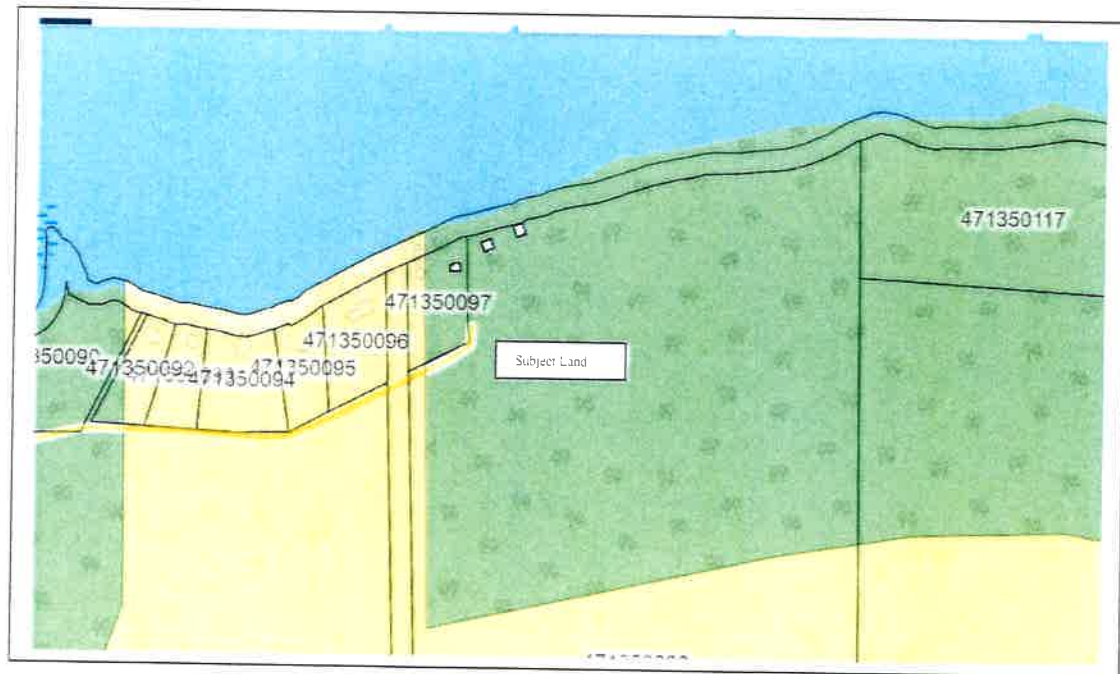
\_\_\_\_\_  
A. MacNevin, Mayor

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

THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41  
PASSED ON THE 8 DAY OF July 2025.

\_\_\_\_\_  
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): Daniel Love / David Love  
Address: 19 Rayburn Meadows East Garafraxa L4W 7J1  
e-mail address: danlove@rogers.com

b) Phone: Home 647-822-2525 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:** May 29/25

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

Municipal Address: 296 A Fepper Pt Rd, Shesquiandah, Ont P0P 1W0  
Lot: 16 Concession: 13 Township: NEMi Registered Plan No.: \_\_\_\_\_  
Part/Lot/Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

5. \*‡ **DIMENSIONS OF THE LANDS AFFECTED** Lot Frontage (m) 400 Lot Depth (m) 950 Lot Area (ha) 39

6. ‡ **Names and addresses of any mortgages, charges or other encumbrances in respect of the subject land:**  
None

7. ‡ **Date the subject land was acquired by the current owner:** 1969

8. \*‡ **CURRENT OFFICIAL PLAN DESIGNATION:** Rural Area / Deer Wintering

9. ‡ **CURRENT ZONING OF SUBJECT LAND:** RU / SR

**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:** \_\_\_\_\_

**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:** Minor variance application
- ‡ In the proposed zone, please provide the following: Maximum Height (m) 7.1 Maximum Density
- ‡ Why is the rezoning being requested: Application for minor variance to allow construction of garage/storage area to accompany residence construction. Structure height to peak of 7.1m / area 9.1m x 12.1m, 110m<sup>2</sup>  
Shop is for personal use only - not for any commercial purpose.
17. ‡ **Explain how the application conforms to the Official Plan:**
18. ‡ **EXISTING USE OF LAND:** None
- ‡ Date of Construction: 06/24 ‡ Length of Time Existing Uses have Continued:
19. ‡ **PROPOSED USE OF LAND:** Residence
20. ‡ **PARTICULARS OF ALL EXISTING AND PROPOSED BUILDINGS (use an additional sheet if necessary)**
- | Existing                     |         | Proposed           |            |
|------------------------------|---------|--------------------|------------|
| Type                         | <u></u> | Garage/Storage     | <u></u>    |
| Length (m) x Width (m)       | <u></u> | 9.1 x 12.1         | <u></u>    |
| Floor Area (m <sup>2</sup> ) | <u></u> | 110 m <sup>2</sup> | <u></u>    |
| Height (m)                   | <u></u> | 7.1                | <u></u>    |
| No. of Storeys               | <u></u> | 1.5                | <u></u>    |
| Setbacks from:               |         |                    |            |
| Front Lot Line (m)           | <u></u> | Shoreline          | <u>58</u>  |
| Rear Lot Line (m)            | <u></u> | Hwy 6              | <u>850</u> |
| Side Lot Line (m)            | <u></u> | West               | <u>74</u>  |
| Side Lot Line (m)            | <u></u> | East               | <u>274</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<br>Highway<br>( ) | Year-Round<br>Municipal Road<br>( ) | Seasonal<br>Municipal Road<br>( ) | Other Public Road<br>or Right-of-way<br>(X) | Water<br>( ) |
|------------------------------|-------------------------------------|-----------------------------------|---|--------------|

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<br>Water<br>( ) | Communal<br>Water<br>( ) | Private<br>Well<br>( ) | Lake or other<br>Water body<br>(X) | Municipal<br>Sewers<br>( ) | Communal<br>Septic<br>( ) | Private<br>Septic<br>( ) | Privy or<br>other means<br>( ) |
|---------------------------|--------------------------|------------------------|------------------------------------|----------------------------|---------------------------|--------------------------|--------------------------------|

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<br>( ) | Ditches<br>(X) | Swales<br>( ) | Other: _____<br>( ) |
|---------------|----------------|---------------|---------------------|

### 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<br>Subdivision<br>( ) | Consent<br>( ) | Official Plan<br>Amendment<br>( ) | Zoning By-law<br>Amendment<br>( ) | Minister's<br>Zoning Order<br>( ) | Minor<br>Variance<br>( ) | Site<br>Plan<br>( ) |
|-------------------------------|----------------|-----------------------------------|-----------------------------------|-----------------------------------|--------------------------|---------------------|

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 (X)

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



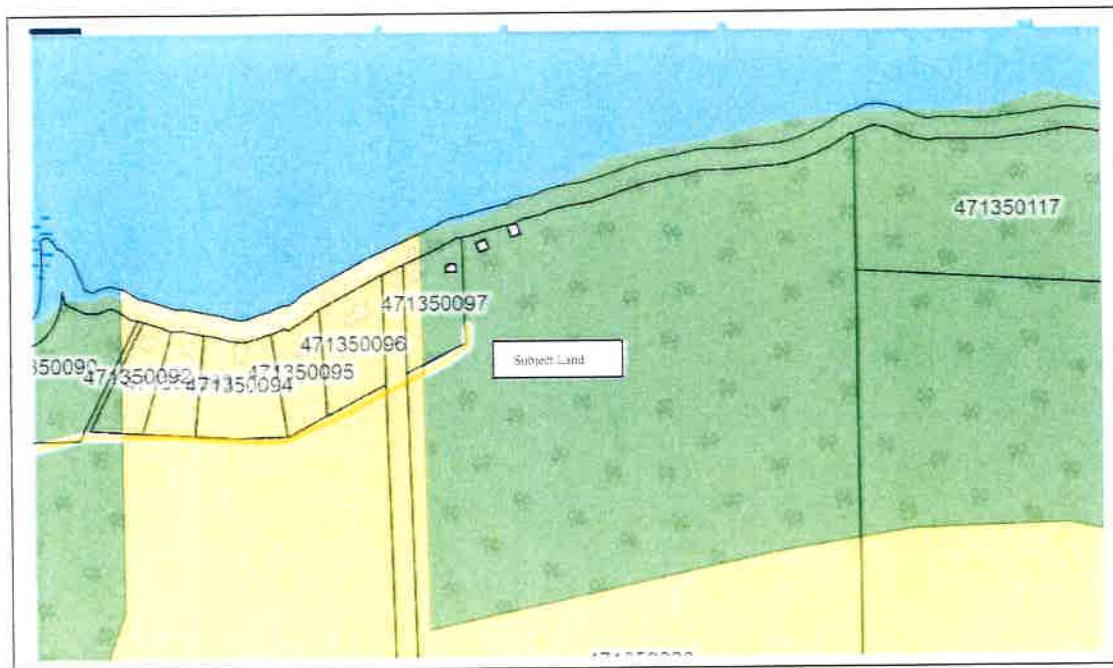
THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41  
PASSED ON THE 8 DAY OF July 2025.

---

A. MacNevin, Mayor

---

P. Myers, Clerk



## Zoning by-law amendment – Planning Report

July 8, 2025

Subject: Application for Amendment  
File #: 2025-07 ZBA  
Owner: Michael Ernst and Christine Crandall  
Location: Island TP1900- PCL 3

### **Proposal :**

An amendment application has been received to amend the zoning by-law by site specific to allow for a seasonal dwelling to be built into the 20m inland setback.

### **Reasoning:**

The purpose of this application is to amend the zoning to allow for a seasonal dwelling to be built within the 20m setback. This would be the least invasive location on the buildable land as the property is location between Lake Huron and Lake Josephine.

### **Subject Lands:**

This property is approximately 2.03 acres and is located between Lake Huron and Lake Josephine. Due to having two different setbacks it make it difficult to fit a dwelling unit within the parameters.

Attached is a memo from the CBO .

### **Zoning**

Shoreline Residential

### **Municipal Services**

No new services would be required

### **Correspondence /inquiries Received**

No correspondence received

### **Recommendations**

By allowing the request no adverse affects are evident.

If Council feels that all stipulations are met, this application could be approved.



To whom it may concern

Reduction of setbacks from inland lakes on TP 1900

Given the unique shape, topography and location of the lot in question, the building dept does not object to a reduction in the setback.

The placement of the structure closer to the inland lake would decrease the height of the pier foundation and the visual impression from the Lake Huron side would also be reduced.

Respectively,

Rick Armstrong C.B.O.

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

**BY-LAW NO. 2025-xx**

**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 a seasonal dwelling to be built into the 20m setback from Lake Josephine.

**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 SR42 to allow for a seasonal dwelling to be built within the 20m setback.
- 2) Subsection 1) applies to that parcel of land described, Island TP 1900 – PCL 3 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 8\_\_ July \_\_,2025.

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

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



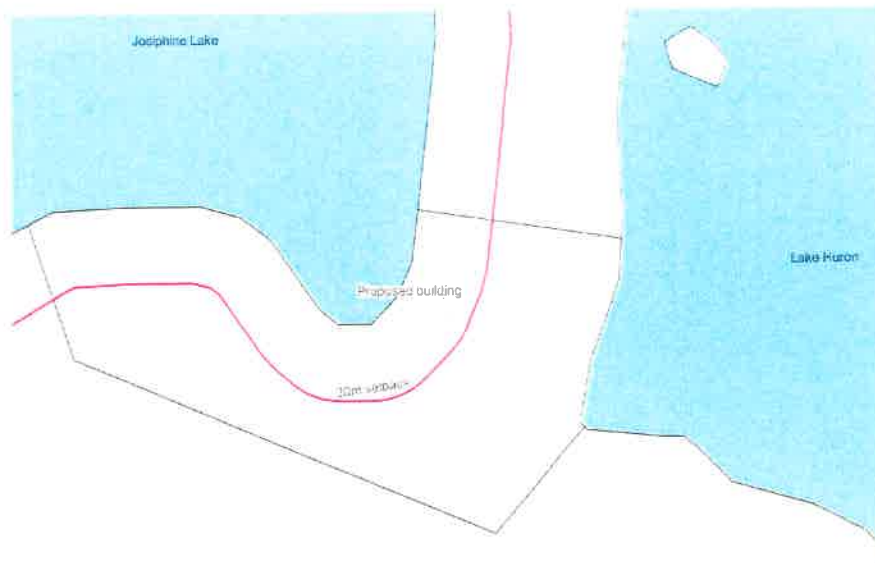
**THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41**  
**PASSED ON THE 8 DAY OF July 2025.**

---

**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): Michael Ernst (+ Chris Crandall)  
Address: 32 Lee St, Cambridge MA 02139  
e-mail address: spikeernst@hotmail.com  
b) Phone: Home 5082457767 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: June 5, 2025

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

Municipal Address: Island TP1900 PCL3RP 3/123568 PART 1  
Lot: \_\_\_\_\_ Concession: \_\_\_\_\_ Township: NEMI Registered Plan No.: \_\_\_\_\_  
Part/Lot/Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

5. \*‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 223 Lot Depth (m) 116 Lot Area (ha) 2.03

6. ‡ Names and addresses of any mortgages, charges or other encumbrances in respect of the subject land:  
None

7. ‡ Date the subject land was acquired by the current owner: 1990s

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):**

( ) 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:** \_\_\_\_\_

**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: To build within inland lake setback

‡ In the proposed zone, please provide the following: Maximum Height (m) 16 Maximum Density 720 sq ft

‡ Why is the rezoning being requested: Least invasive location of buildable land on parcel between two waters

17. ‡ Explain how the application conforms to the Official Plan: Section 4.2 of 2024 Policy Statement protects purity of inland lakes. I will collect all gray water into septic tank. Location also minimizes visual impact to McGregor Bay

18. ‡ EXISTING USE OF LAND: VACANT

‡ Date of Construction: after approval ‡ Length of Time Existing Uses have Continued: \_\_\_\_\_

19. ‡ PROPOSED USE OF LAND: Summer cottage

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

|                              | Existing | Proposed              |
|------------------------------|----------|-----------------------|
| Type                         |          | <u>SUMMER COTTAGE</u> |
| Length (m) x Width (m)       |          | <u>30 x 24 feet</u>   |
| Floor Area (m <sup>2</sup> ) |          | <u>720 sq. ft.</u>    |
| Height (m)                   |          | <u>16 ft.</u>         |
| No. of Storeys               |          | <u>1</u>              |
| Setbacks from:               |          |                       |
| Front Lot Line (m)           |          | <u>85 ft</u>          |
| Rear Lot Line (m)            |          | <u>25 ft</u>          |
| Side Lot Line (m)            |          | <u>30 ft</u>          |
| Side Lot Line (m)            |          | <u>~200 ft</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 ☒ Municipal Sewers ( ) 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 ( ) Swales ( ) Other: Natural ( )

### 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:

NEMI

\* Lands Affected:

\* Purpose of Application(s):

Division of land for sale in 2007

\* Effect on Requested Amendment:

None

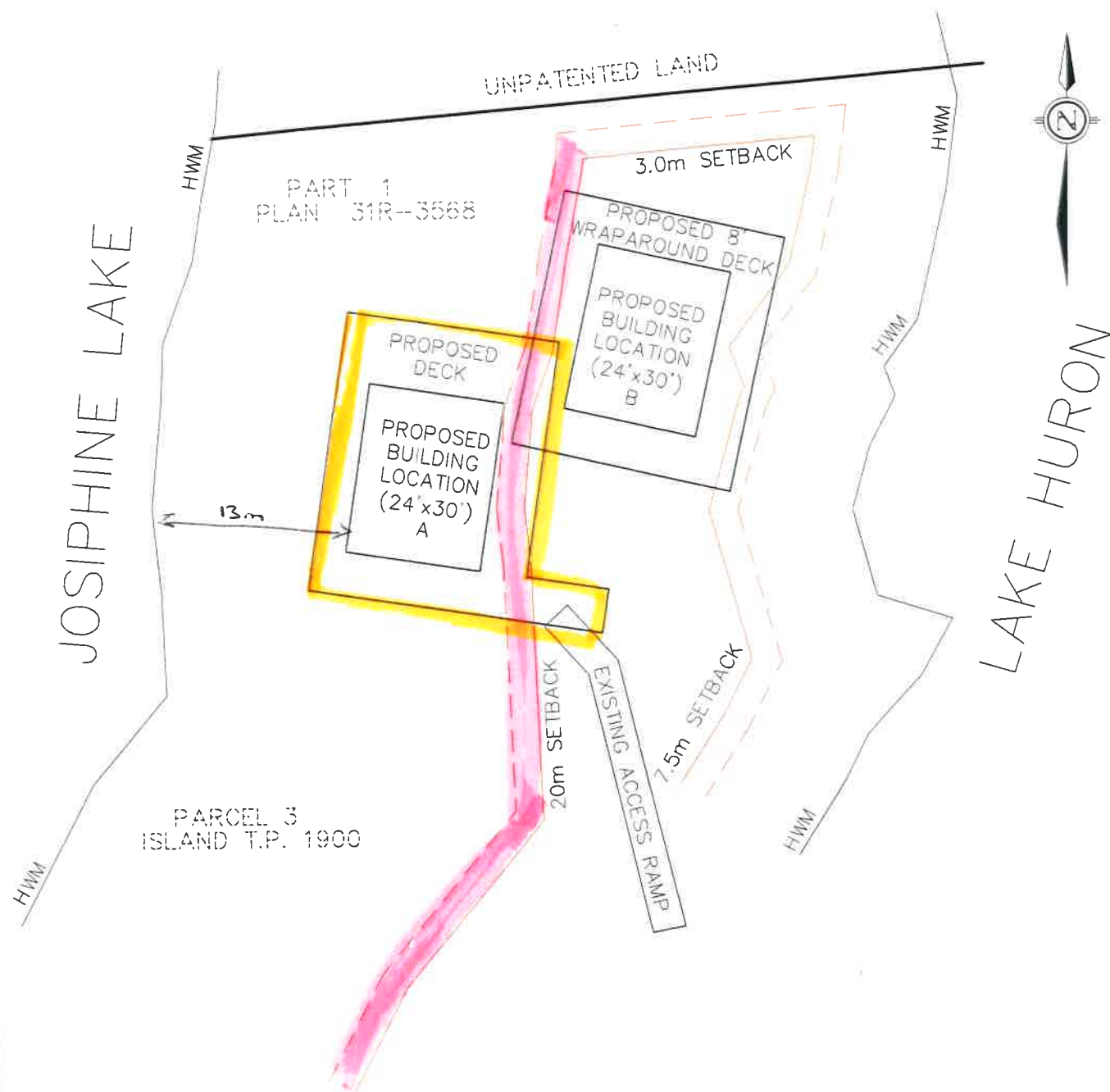
### PROVINCIAL POLICY

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?

THIS SKETCH IS TO SHOW THE POTENTIAL BUILDING LOCATIONS OF A NEW COTTAGE ON PART 1, PLAN 31R-3568 BEING PART OF PARCEL 3, ISLAND T.P. 1900 IN MCGREGOR BAY, LAKE HURON. THE PROPERTY IS OWNED BY MICHAEL ERNST AND IS DESIGNATED AS PIN 47136-0321.

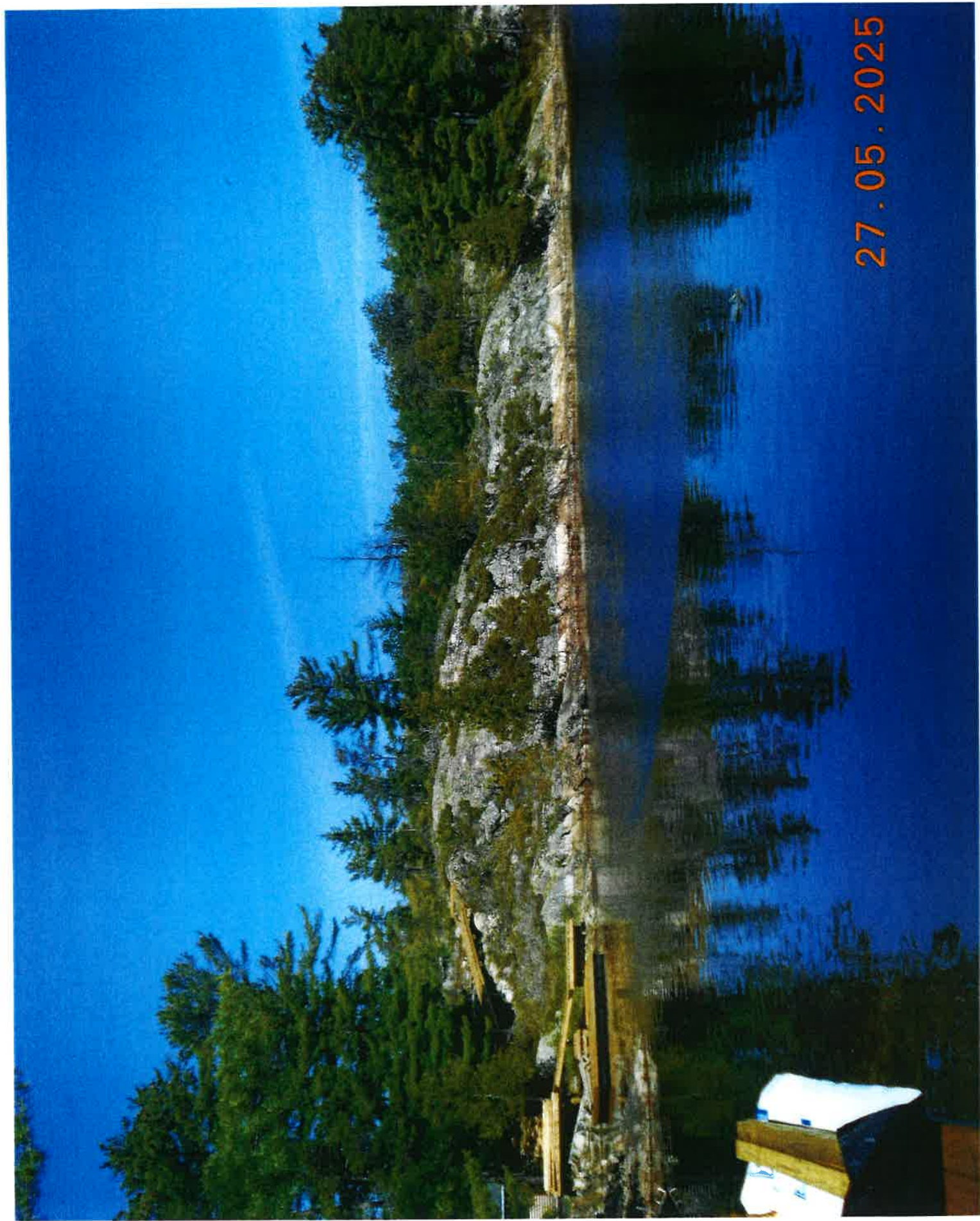


© THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF TULLOCH GEOMATICS INC., O.L.S. IS STRICTLY PROHIBITED. 2025.



TULLOCH GEOMATICS INC  
449 SECOND AVE. T. 705 869.5792  
ESPANOLA, ON P5E 1L2 TF. 866 215.2246  
espanola@tulloch.ca

DRAWN BY: PR FILE: 25-2364



27.05.2025



**Ministry of Emergency  
Preparedness and Response**

25 Morton Shulman Ave,  
Toronto, ON M3M 0B1

**Ministre de la Protection civile et  
de l'Intervention en cas d'urgence**

25, av. Morton Shulman,  
Toronto, ON M3M 0B1



June 30, 2025

Town of Northeastern Manitoulin And The Islands

Dear Connie Still - CEMC:

Emergency Management Ontario (EMO) is proud to support your efforts to deliver on our common mission to ensure Ontarians are safe, practiced and prepared before, during and after emergencies.

The Emergency Management and Civil Protection Act (EMCPA) requires each municipality to develop and implement an Emergency Management (EM) program that includes:

- Municipal hazard and identification risk assessment;
- Municipal critical infrastructure list;
- Municipal emergency plan;
- Program By-law;
- Annual Review;
- Annual training;
- Annual exercise;
- Public education program;
- An Emergency Operations Center;
- A Community Emergency Management Coordinator;
- An Emergency Management Program Committee;
- A Municipal Emergency Control Group (MECG) and;
- An Emergency Information Officer.

Emergency Management Ontario (EMO) assists municipalities by making available our Field Officers and other resources to provide advice and guidance, deliver training, participate in exercises, and other advisory services including annually advising municipalities on achieving their EMCPA requirements.

Thank you for sharing your EM program related information and the effort undertaken to do so. Upon review of the documentation submitted, EMO is pleased to advise that our assessment indicates that your municipality has satisfied all thirteen (13) program elements required under the EMCPA 2024.

Congratulations on your municipality's efforts in meeting your EMCPA requirements in 2024.

You may also be interested in learning of the following information for further context:

- 423 of 444 municipalities sought EMO's advice on their progress to meet their EMCPA requirements in 2024, of which 418 were advised they appeared to satisfy their EMCPA requirements.
- Of the 5 municipalities who were advised they did not appear to meet all 13 program elements required under the EMCPA, the most prevalent reasons were:
  - Not conducting an annual exercise as prescribed;
  - CEMC did not complete training;
  - Not completing the annual MCEG training; and/or
  - Not completing an annual review of their EM program.

There is nothing more important than the safety and wellbeing of our families and loved ones, and the importance of ensuring that your municipality is as prepared as possible for any potential emergency cannot be understated.

Once again, EMO is here to assist municipalities in achieving their EMCPA requirements. For further information or if you have any questions or concerns about this letter, please contact our Field Officer assigned to your Sector; their contact information is below.

Name: Kevin Kerkhof

Email: [kevin.kerkhof@ontario.ca](mailto:kevin.kerkhof@ontario.ca); [sarah.jacob@ontario.ca](mailto:sarah.jacob@ontario.ca)

Phone: 249-878-5290

Sincerely,

Heather Levecque  
Assistant Deputy Minister, Operations Division  
Ministry of Emergency Preparedness and Response

cc: Mayor Alan MacNevin