

AGENDA
A meeting of the Council of the Corporation
of the Town of Northeastern Manitoulin and the Islands
to be held on Tuesday, July 22, 2025
at 7:00pm

1. Call to Order

2. Approval of Agenda

Presentation –

Dr. Akintayo Akindele
Dr. Inyene Inyang
Dr. Chantal Boucher

Disclosure of Pecuniary Interest & General Nature Thereof

3. Minutes of Previous Meeting

- i. Confirming By-Law 2025-27

4. Old Business

- i. Georgian Bay Geopark

5. Planning Applications

- i. Zoning amendment – Trenton Bond and Michelle Ritchie
- ii. Consent application – Trenton Bond and Michelle Ritchie

6. New Business

- i. FONOM – Request for Support – Canadian Softwood Lumber
- ii. FONOM - Request for Support - NORDS Program

7. Correspondence

- i. Ryleighs Ride

8. Adjournment

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

BY-LAW NO. 2025-27

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

July 8, 2025
July 10, 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
22nd 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, July 10, 2025
at 7:00p.m.

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

ABSENT: Councillor Cook

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. 142-07-2025

Moved by: B. Wood

Seconded by: P. Aelick

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

Carried

Resolution No. 143-07-2025

Moved by: A. Boyd

Seconded by: G. Williamson

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

Carried

Resolution No. 144-07-2025

Moved by: A. Boyd

Seconded by: M. Erskine

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:13 pm.

Carried

Al MacNevin Mayor

Pam Myers Clerk

The Corporation of the Town of Northeastern Manitoulin and the Islands
Minutes of a meeting of Council held Tuesday, July 8, 2025
at 7:00p.m.

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

ABSENT: Laurie Cook

STAFF PRESENT: David Williamson, CAO
Pam Myers, Clerk

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

Resolution No. 134-07-2025

Moved by: W. Koehler

Seconded by: B. Wood

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

Carried

Resolution No. 135-07-2025

Moved by: A. Boyd

Seconded by: M. Erskine

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes By-law 2025-22 being a by-law to adopt the minutes of Council for the term commencing November 15th, 2022, and authorizing the taking of any action therein and thereby.

Carried

Resolution No. 136-07-2025

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 2025-23 being a by-law to amend zoning by-law 2018-41 to allow for an oversized garage at 469 Whites Point Road, to a maximum size of 42' x 32' including a carport.

Carried

Resolution No. 137-07-2025

Moved by: W. Koehler

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 2025-24 being a by-law to amend zoning by-law 2018-41 to allow for an oversized garage at 36 Island View Drive, to a maximum size of 64' x 32' x 22'.

Carried

Resolution No. 138-07-2025

Moved by: M. Erskine

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes By-law 2025-25 being a by-law to amend zoning by-law 2018-41 to allow for an oversized garage at 296 Pepper Point Road, to a maximum size of 110m².

Carried

Resolution No. 139-07-2025

Moved by: A. Boyd

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 2025-26 being a by-law to amend zoning by-law 2018-41 to allow for a seasonal dwelling unit to be built into the 20' shoreline setback.

Carried

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

Page 2

Resolution No. 140-07-2025

Moved by: B. Wood

Seconded by: W. Koehler

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

Carried

Resolution No. 141-07-2025

Moved by: M. Erskine

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now adjourns at 9:07 pm.

Carried

Al MacNevin Mayor

Pam Myers Clerk



Project: Application for Zoning amendment
File #: Con 2025-08
Owner: Trent Bond and Michelle Ritchie
Address: 10 Meredith Street , West , Little Current
Legal: Lot 19, RP31R232

Purpose of the Application

The zoning application is being applied for the purposes of requesting a site specific zoning amendment to allow for a multi family residential units on a newly created lot being simultaneously apply for along with this application

Official Plan

Designation – Residential Area

Zoning

Designation – Residential

Comments from agencies

No comments from Ministries were received

Comments from the Public

No comments or requests were received from the public.

Subject Lands:

This property is surrounded by residential units

Provincial Policy Statement

- 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
- Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
- 1.4.2 Where planning is conducted by an upper-tier municipality:
- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and

b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

17 | Provincial Policy Statement, 2020

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and

f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety

Official Plan

Urban Settlement Area

The Urban Settlement Area of Little Current functions as a centre for growth, development, and urban activities. It is the service centre for the majority of residents in the Town and is where municipal water and sewer services are provided. The Urban Settlement Area will be the focus of residential, commercial, community-related employment, institutional, entertainment, cultural, recreational, and open space uses, but heavy industrial uses are not encouraged.

The Town may identify and promote redevelopment of designated and vacant and/or underutilized sites, and areas in transition in the Urban Settlement Area taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs

■ Residential Area

Residential Areas are expected to continue to accommodate attractive neighbourhoods and foster the creation of complete communities which provide for facilities and services such as schools, parks, places of worship, community services, and local neighbourhood-oriented commercial uses which are integral to and supportive of a residential environment.

The Urban Settlement Area will allow for a variety of housing types and accommodate and encourage a variety in size, design, tenure, accessibility, and affordability to meet the housing needs of the Planning Area. The implementing Zoning By-law will provide zones that are categorized by dwelling type and include performance standards.

1. Low density residential uses will be permitted including single detached dwellings, semi-detached dwellings, and duplex dwellings.
2. Secondary dwelling units, garden suites, and group homes are considered residential uses and are permitted in accordance with the policies of this Plan.
3. Medium and high density buildings (i.e. triplex, fourplex, row or block townhouses, apartments, and multi-residential buildings) are also permitted, subject to the following considerations:
 - i. The type and size of the development;
 - ii. The adequate provision of services and parking;
 - iii. Proposed buffering provisions that shall serve to minimize any potential adverse effects on adjacent properties;
 - iv. The design of the development in relation to the character, scale, massing, height, and streetscape features of adjacent buildings.
4. Multi residential development that is designed for occupancy by seniors, including seniors' apartment buildings, assisted living facilities and long-term care facilities is permitted. Related commercial uses may also be permitted. The development of any new seniors' facility and related commercial uses, including the conversion of an existing building, may require a site-specific Zoning By-law Amendment and site plan control.
5. Mobile home parks are not permitted in accordance with the policies of this Plan.

Complementary land uses may be permitted in the Residential Area where they are compatible with the residential environment, including parks and open space and institutional and community facility uses.

Home-based businesses are permitted in the Residential Area, subject to the policies of this Plan, and may require approval of a site-specific Zoning By-law Amendment.

Local commercial uses and personal services uses may be permitted in the Residential Area, where they are compatible with the surrounding residential area, and may require a site-specific Zoning By-law Amendment. The Zoning By-law may set out additional performance standards including floor area, height, parking, and landscaping requirements. Local commercial uses may be subject to site plan control. Compatibility will be assessed based on the following:

- a. Potential affects to the character of the surrounding residential area;
- b. Noise and traffic generation; and
- c. Overall number of local commercial uses, location, and design.

Municipal Services

As this is a double lot being divided new water and sewer hookups will be required.

Correspondence /inquiries Received

No correspondence received, or information requested.

Recommendations

By allowing by site specific zoning amendment this property to house a Multi Residential units (four-plex) the planning authority would be following the objectives of the Provincial Policy Statement as well as the Official Plan.

The Planning Authority should take into consideration the ability for the town's lagoon system to operate at appropriate capacity levels with the influx of multiple unit dwellings being applied for.

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

ZONING

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): Trenton Bond & Michelle Ritchie
Address: P.O. Box 673
e-mail address: trentonbond@hotmail.com
b) Phone: Home (705) 348-1099 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: _____
Lot: 19 Concession: _____ Township: NEMI Registered Plan No.: 31R232
Part/Lot/Block: 182 Parcel: _____

5. *‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 65 Lot Depth (m) 165 Lot Area (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: _____

8. *‡ CURRENT OFFICIAL PLAN DESIGNATION: Residential

9. ‡ CURRENT ZONING OF SUBJECT LAND: Residential

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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:** Multi Purpose Dwelling Unit

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

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Zoning By-law Amendment application:

16. ‡ PROPOSED REZONING REQUESTED: To allow for multi residential units

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

‡ Why is the rezoning being requested: To allow for a multi residential unit (fourplex) in a residential area.

17. ‡ Explain how the application conforms to the Official Plan: By allowing for a variety of housing stock

18. ‡ EXISTING USE OF LAND: vacant - part of a double lot at this time

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

19. ‡ PROPOSED USE OF LAND: residential - fourplex

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

	Existing	Proposed
Type	_____	_____
Length (m) x Width (m)	_____	_____
Floor Area (m ²)	_____	_____
Height (m)	_____	_____
No. of Storeys	_____	_____
Setbacks from:		
Front Lot Line (m)	_____	_____
Rear Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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ACCESS / SERVICING

21. ‡ **ACCESS TO LAND:**

Provincial Highway ()	Year-Round Municipal Road (✓)	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:

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 ()
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23. *‡ If the proposed development is serviced by a privately owned and operated individual or communal septic system, will more than 4500 litres of effluent be produced per day? Yes () No ()

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

24. ‡ INDICATE THE STORM DRAINAGE METHOD:

Sewers (✓)	Ditches ()	Swales ()	Other: _____ ()
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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 (x) 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? _____

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

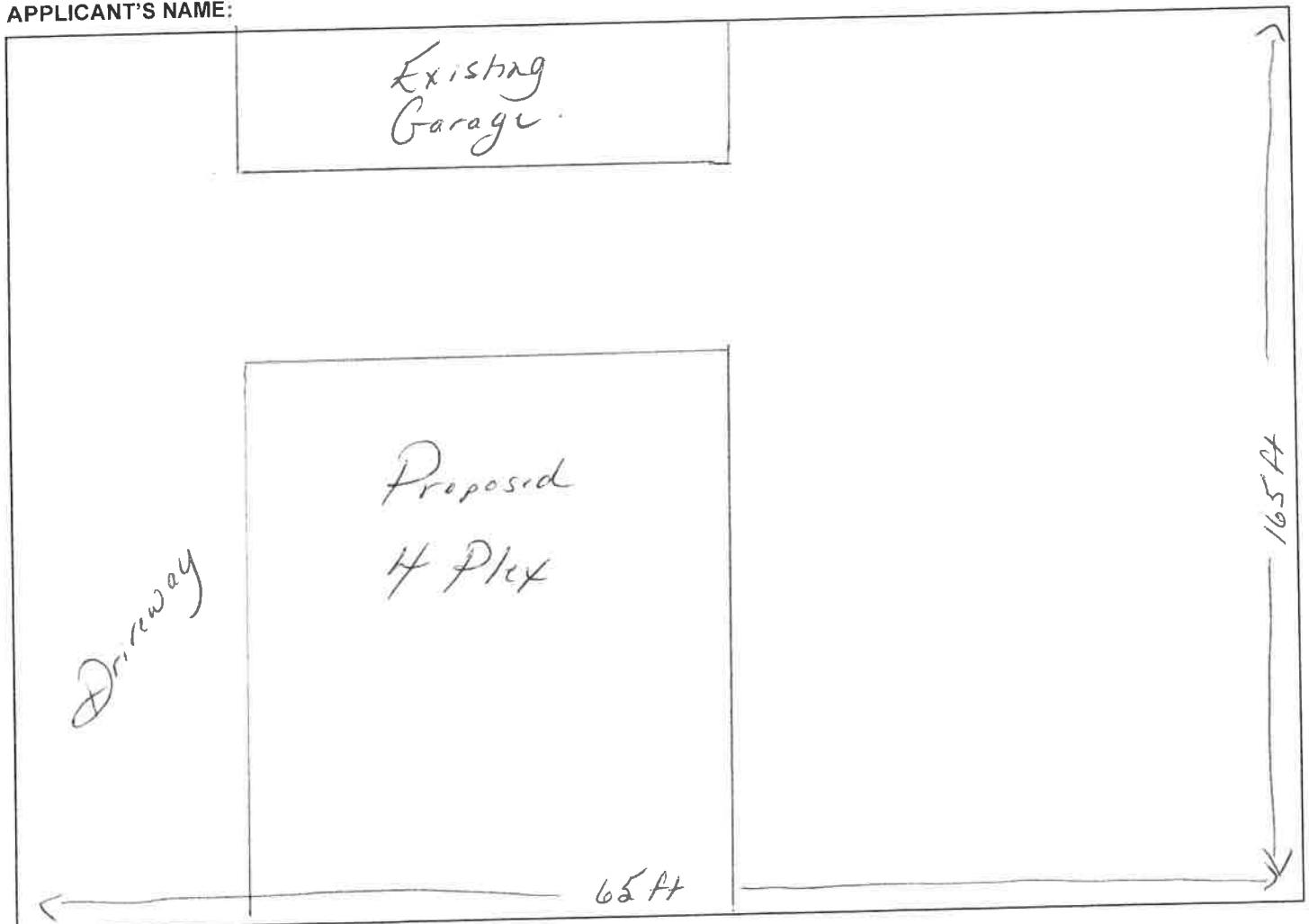
Note: Asterisk * identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.
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APPLICATION SKETCH

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

APPLICANT'S NAME:

DATE:



* 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

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

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

**10 Meredith Street
TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS**

TAKE NOTICE that the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands will hold a public meeting on **July 22, 2025** at 7:00 pm at the Municipal Office, 14 Water Street East, Little Current. The purpose of this public meeting is to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act* for the property located at 10 Meredith Street West, 31R232 Part 1 & 2 Town of Northeastern Manitoulin and the Islands. The attached key map shows the affected property.

The effect of the proposed Zoning By-law Amendment special exception R1-17 to allow for a multi-family residential unit in a residential zone

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed By-law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Northeastern Manitoulin & the Islands before the proposed By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of Northeastern Manitoulin & the Islands to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Northeastern Manitoulin & the Islands before the proposed By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

An explanation of the purpose and effect of the proposed By-law Amendment, describing the affected property, a Key Map showing the location of the affected property to which the proposed By-law Amendment applies, and a copy of the complete proposed By-law Amendment is available for inspection during regular office hours at the Municipal Office, 14 Water Street East, Little Current.

DATED at the Town of Northeastern Manitoulin & the Islands on 2025-06-25

Ms. Pam Myers Clerk
Town of Northeastern Manitoulin & the Islands
14 Water Street East; P.O. Box 608
Little Current, ON P0P 1K0
Ph.: (705) 368-3500





Project: Application for Consent
File #: Con 2025-05
Owner: Trent Bond and Michelle Ritchie
Legal: 10 Meredith Street West
Lot 19 – RP 31R232 Parts 1 and 2

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of a new building lot by severing a double lot – a concurrent zoning applications is also submitted to allow for a multi residential (four-ple) development on the what will be newly severed lot.

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required due to the Owner wishing to create a multi residential development

Official Plan

Designation –Residential

Zoning

Designation – Residential

Comments from agencies

No comments were received from outside Ministries

Comments from the Public

One letter has been received and is included in the package

When Considering Approval, we should consider:

A. Consents

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

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

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

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

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

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

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

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

Remarks to approval considerations.

This application does not constitute a need for a subdivision

Park land dedication will not be required.

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

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,

A building permit will have to be applied for as soon as consent is registered if the zoning application is approved.

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.

sever

2025-05



Application for Consent

1. Applicant Information

Name of Owner

Trenton Bend & Michelle Ritchie

Address

P.O. Box 673
Little Current, ON
POB 1K0

Phone Number

(705) 348-1099 Cell: 7

2. Name of Agent

Name of Owner

Address

Phone Number

3. Property Description

Municipal Township

NEMI

Roll #

020002006

Concession

Lot 19

RP Plan

31R232 Part 1B2 Island

Street Address

10 Morda St. E

4. 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	65 FT	65 FT	
Depth	131 FT	165 FT	
Area			
Use of Property - Existing	Residential	Multi Residential Unit	
Proposed		Garage	
Buildings - Existing			
Proposed			
Access	<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access
Water Supply	<input checked="" type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other
Sewage Disposal	<input checked="" type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input checked="" type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy
Other Services	<input checked="" type="checkbox"/> Electricity <input type="checkbox"/> School Bussing <input checked="" type="checkbox"/> Waste Collection	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input checked="" type="checkbox"/> Waste Collection	<input type="checkbox"/> Electricity <input type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection

9. Land Use

What is the existing Official Plan designation Residential

What is the existing zoning _____

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		<u>Ball Service Center</u>
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

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

Consent zoning amendment application

Other Information:

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

Garage will be left on severed property
however building permit will be applied
for after approval of consent.

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, July 22nd, 2025
at 7:00pm

File No. :	Con 2025-05
Applicant:	Trent Bond and Michelle Ritchie
Legal Description:	Lot 19 31R232 Part 1 and 2
Civic Address	10 Meredith Street West
Official Plan:	Residential
Zoning:	Residential

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of a new building lot

CONSENT IS REQUIRED FOR THE FOLLOWING:

The consent is required for the creation of a new building lot – concurrent zoning application is also submitted to allow for a multi-residential unit.

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

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

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

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

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

Dated: June 25, 2025

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





June 30, 2025

The Right Honourable Mark Carney

Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2
SENT BY EMAIL: PM@pm.gc.ca

The Honourable Doug Ford

Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
SENT BY EMAIL: Premier@ontario.ca

Dear Prime Minister Carney and Premier Ford,

On behalf of the **Federation of Northern Ontario Municipalities (FONOM)** and the 110 municipalities we represent across Northeastern Ontario, I write to express our deep concern with the recent announcement by the U.S. Department of Commerce, issued on April 4, 2025, which proposes a preliminary combined countervailing and anti-dumping duty rate of **34.45% on Canadian softwood lumber**—more than double the current rate.

This significant escalation in tariffs, expected to take effect in July, poses a direct and immediate threat to the economic well-being of communities across Northeastern Ontario. Our region's forest sector is a foundational pillar of the local economy—supporting thousands of direct and indirect jobs and underpinning many municipal tax bases. Communities such as Timmins, Hearst, Kapuskasing, Cochrane, Temiskaming Shores, and many others have built their resilience and growth around this industry.

Since the expiration of the last Softwood Lumber Agreement in 2016, Canadian producers have faced unfair and punitive duties. These trade actions have now cost the industry **over \$10 billion CAD**, undermining confidence, investment, and the future viability of a sector critical to both our regional and national economies. The increased rate threatens to exacerbate these impacts and further destabilize the forest industry at a time when we can least afford it.

Compounding this issue is the looming potential for additional tariffs on forest products stemming from the U.S. Section 232 national security review, which could deepen the uncertainty and further harm communities throughout Northern Ontario.

We urge both the federal and provincial governments to respond decisively by:

- Making the resolution of the softwood lumber dispute a **top priority** in ongoing bilateral trade discussions with the United States.



- Working directly with forest-sector stakeholders and municipalities to **develop and implement support measures** that protect workers, communities, and local economies.
- **Publicly acknowledge the urgency of this issue for rural and northern Ontario, and commit** to concrete, coordinated actions.

The forest sector in Northern Ontario is vital to our economic survival and to national priorities such as addressing housing needs, advancing clean energy, and promoting sustainable development. However, our region cannot continue to bear the brunt of unfair trade measures without meaningful government action.

FONOM is committed to working alongside all levels of government and our industry partners to protect jobs, investment, and long-term prosperity in our communities.

Sincerely,

A handwritten signature in dark ink, appearing to read "Danny Whalen", written in a cursive style.

Danny Whalen
President

cc'd Patty.Hajdu@parl.gc.ca
Marcus.Powlowski@parl.gc.ca
Eric.Melillo@parl.gc.ca
Dominic.LebLANc@parl.gc.ca
Kevin.Holland@pc.ola.org
Greg.Rckford@pc.ola.org
charla@tbchamber.ca
jdunn@ofia.com
dwhalen@temiskamingshores.ca
fonom.info@gmail.com
amopresident@amo.on.ca
clowry@mississippimills.ca
admin@noma.on.ca

Support for Making the NORDS Pilot Program Permanent and Expanding Program Eligibility

WHEREAS the Northern Ontario Resource Development Support (NORDS) pilot program was introduced to help Northern Ontario municipalities address infrastructure pressures resulting from natural resource sector activities;

AND WHEREAS the funding provided through the NORDS pilot was very well received by the municipal sector, as it delivered timely and much-needed financial support to many communities across the North;

AND WHEREAS the program has allowed municipalities, such as the City of North Bay, to strategically stack multi-year allocations in order to support large-scale infrastructure initiatives critical to community development and economic growth;

AND WHEREAS the NORDS pilot program has clearly demonstrated its value and effectiveness in helping Northern municipalities address the infrastructure challenges tied to resource development and extraction;

AND WHEREAS rural and northern municipalities are also facing infrastructure degradation resulting from the increasing size and frequency of agricultural machinery and activity, which is currently outside the scope of the pilot;

THEREFORE BE IT RESOLVED THAT the Council of the [Insert Municipality Name] strongly urges the Government of Ontario to make the Northern Ontario Resource Development Support (NORDS) program a permanent fixture of its support to Northern municipalities;

AND FURTHER THAT the Province consider expanding program eligibility to recognize the significant impact that agricultural equipment and operations have on municipal infrastructure, particularly in rural communities;

AND FURTHER THAT municipalities be encouraged to continue utilizing the ability to stack NORDS allocations over multiple years to support the planning and delivery of major infrastructure projects;

AND FURTHER THAT a copy of this resolution be forwarded to the Minister of Northern Economic Development and Growth, the Minister of Agriculture, Food and Agribusiness, the Minister of Infrastructure, the Minister of Natural Resources, local MPP, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), Northwestern Ontario Municipal Association, Rural Ontario Municipalities Association and all Northern Ontario municipalities for their awareness and support.

Good Afternoon

I am looking to see if we can use Low Island again this year for our 7th annual Ryleigh's Ride in Memory of Johnny.

I am also pleased to say that Sickkids Hospital is recognizing our annual event with a plaque on the wall of donors, as we have raised over \$25 000 in our first 6 years.

The ride is booked for Saturday, September 13th, 2025 and will follow the same schedule as previous years, have the bikes on the island for lunch then returning to Sudbury. The riders would arrive around 1230-1 pm and be there for no more than 1.5 hours.

I look forward to hearing from you

Thanks
Kerri Chevrier
Ryleighs Ride
705-521-3216