

AGENDA
A meeting of the Council of the Corporation
of the Town of Northeastern Manitoulin and the Islands
to be held on Tuesday, September 19, 2023

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest & General Nature Thereof**
- 4. Minutes of Previous Meeting**
 - i. Confirming By-Law 2023-25
- 5. Planning Applications**
 - i. Consolidation of properties
 - ii. Blair Hagman -- Zoning Application
 - iii. Tom & Ashley Hughson – Consent
 - iv. Town of NEMI – Easement Application
- 6. New Business**
 - i. Site Plan agreement – Hayward Street
 - ii. Petition for Speed bumps – Meredith Street
 - iii. Motion of Support – NOSUM
 - iv. Mayors Update
- 7. Minutes and Correspondence**
 - i. Distribution of Police Record Check Revenue to Municipalities
 - ii. Manor Board Minutes – June 2023
- 8. In Camera**
 - i. a proposed or pending disposition or acquisition of land for municipal or local board purposes
- 9. Adjournment**

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

BY-LAW NO. 2023-25

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 15th, 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 15th, 2022 and held on:

September 5, 2023

September 7, 2023

are hereby adopted.

2. THAT the taking of any action authorized in or by the minutes mentioned in Section 1 hereof and the exercise of any powers by the Council or Committees by the said minutes are hereby ratified, authorized and confirmed.
3. THAT, where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the minutes mentioned in Section 1 hereof or with respect to the exercise of any powers by the Council or Committees in the above-mentioned minutes, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing the taking of any action authorized therein or thereby or required for the exercise of any power therein by the Council or Committees.
4. THAT the Mayor and proper Officers of the Corporation of the Town of Northeastern Manitoulin and the Islands are hereby authorized and directed to do all things necessary to give effect to the recommendations, motions, resolutions, reports, action and other decisions of the Council or Committees as evidenced by the above-mentioned minutes in Section 1 and the Mayor and Clerk are hereby authorized and directed to execute all necessary documents in the name of the Corporation of the Town of Northeastern Manitoulin and the Islands and to affix the seal of the Corporation thereto.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
19th day of September, 2023.

Al MacNevin

Mayor

Pam Myers

Clerk

The Corporation of the Town of Northeastern Manitoulin and the Islands
Minutes of a Council meeting held Tuesday, September 5, 2023

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

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

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

Resolution No. 178-09-2023

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 agenda as presented.

Carried

Resolution No. 179-09-2023

Moved by: M. Erskine

Seconded by: W. Koehler

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes by-law 2023-22 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 hereby.

Carried

Resolution No. 180-09-2023

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 Strategic Plan for 2022-2026 as presented.

Carried

Resolution No. 181-09-2023

Moved by: M. Erskine

Seconded by: D. Orr

RESOLVED THAT the Planning Authority of the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands conditionally approves the application for consent as applied for by Karen Thompson File Number 2023-09, subject to the following conditions;

1. 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,
2. 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.
3. Prior to final approval by the Town of Northeastern Manitoulin and the Islands, the owner provides confirmation of payment of all outstanding taxes.

Carried

Resolution No. 182-09-2023

Moved by: W. Koehler

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 2023-23 being a by-law to amend by-law 2018-41 by site specific zoning amendment to allow for a 101 m² residential garage located at 260 Bayshore Road West.

Carried

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

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Resolution No. 183-09-2023

Moved by: B. Wood

Seconded by: L. Cook

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes By-law 2023-24 being a by-law to amend by-law 2018-41 by site specific zoning by changing the zoning of 54 Water Street West to Residential from Multiple Residential.

Carried

Resolution No. 184-09-2023

Moved by: M. Erskine

Seconded by: G. Williamson

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the purchase of 62 Garbage bins at a total cost of \$105 56.00 plus HST from Precision Waste, funds to be drawn from the landfill cell expansion reserve account.

Carried

Resolution No. 185-09-2023

Moved by: D. Orr

Seconded by: P. Aelick

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the request by Manitoulin Sudbury District Services Board for the placement of 2 directory signs that are 4' by 5' located at 5 Park Street.

Carried

Resolution No. 186-09-2023

Moved by: M. Erskine

Seconded by: G. Williamson

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands proceeds In Camera in order to address a matter pertaining to a proposed or pending disposition or acquisition of land for municipal or local board purposes and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

Resolution No. 187-09-2023

Moved by: W. Koehler

Seconded by: G. Williamson

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:55 p.m.

Carried

Al MacNevin, Mayor

Pam Myers, Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands
Minutes of a Regular Council meeting held Thursday, September 7th, 2023**

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

Disclosure of pecuniary interest and the general nature thereof

Resolution No. 188-09-2023

Moved by: P. Aelick

Seconded by: B. Wood

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

Carried

Resolution No. 189-09-2023

Moved by: A. Boyd

Seconded by: D. Orr

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. 190-09-2023

Moved by: P. Aelick

Seconded by: B. Wood

RESOLVED THAT THE Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the minor alterations requested by Brenda and Anita Dewer to the shoreline road allowance under the following conditions

1. None of the alterations undertaken are to be within 10' of the existing waterline
2. All work must be approved by the manager of Public Works prior to starting
3. All work must be approved by the MNR and proof of approval must be copied to the municipality
4. No structures will be allowed on the shoreline road allowance
5. No trees are to be planted or removed from the shoreline road allowance

Carried

Resolution No. 191-09-2023

Moved by: M. Erskine

Seconded by: G. Williamson

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands authorizes the Mayor and CAO to enter into a boundary road agreement with Assiginack Township as attached.

Carried

Resolution No. 192-09-2023

Moved by: W. Koehler

Seconded by: B. Wood

BE IT RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:39 pm.

Carried

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

August 24th 2023

Dear NEMI Planning Board,

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

We are requesting to CANCEL the consent property #'s

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

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

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

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

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

2360 Bay Estates Rd
Sheguandah, ONT
P0P1W0

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

Name of Applicant
Val Tamblyn

Signature

Property Manager
Blair Hagman

Signature

Town of Northeastern Manitoulin and the Islands

CERTIFICATE OF CANCELLATION

Section 53 (45) of the Planning Act

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

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

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

This Certificate of Cancellation is issued in accordance with Section 53(45) of the Planning Act R.S.O. 1990, c.P.13, as amended, and the decision of the Council of the Town of Northeastern Manitoulin and the Islands dated on the 19th day of September 2023.

Signed:

.....
(official)

Dated this 19th day of September 2023

MEMO

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Date: September 14, 2023
To: Pam Myers, Clerk
Town of Northeastern Manitoulin and the Islands
From: Nikita Jariwala, Planner
Subject: Zoning By-Law Amendment – 12040 Highway 6, Northeastern Manitoulin and the Islands
JLR No.: 27193 (06)

PROPERTY DESCRIPTION The subject lands are located along Sheguiandah Bay to the north and Highway 6 to the south, close to the Ten Mile Point Nature Preserve. The subject lands are municipally addressed as 12040 Highway 6. The property is legally described as PART LOT 19 CONCESSION 13, Sheguiandah, with PIN numbers 471350123, 471350691, and 471350690.

APPLICATION The purpose of this Zoning By-law Amendment is to rezone the subject lands from the Shoreline Residential (SR) and Rural (RU) Zones to the Tourist Commercial, Special Exception X (C3-X) Zone in order to permit a tourist cabin establishment with the following exceptions:

- A maximum of 11 cabins shall be permitted;
- The maximum size for each cabin shall be 84 square metres (900 square feet);
- Buildings and structures are prohibited on the escarpment face itself including the approximately 25 metre high, 38 to 40 degree slope, a 10 metre setback at the crest, and a 15 metre setback away from the toe of the slope; and
- The 10 metre setback from the crest of the slope to the shoreline below, also referred to as the break in slope from the upper horizontal surface, must be left as undisturbed as practically possible to allow for natural vegetation with the allowance for access to the water.

RECOMMENDATION That Council enact a By-law to rezone the subject lands from Shoreline Residential (SR) and Rural (RU) to Tourist Commercial, Special Exception 5 (C3-5).

1.0 BACKGROUND

The subject lands are located along Sheguiandah Bay to the north and Highway 6 to the south, close to the Ten Mile Point Nature Preserve. The subject lands are municipally addressed as 12040 Highway 6. The properties are legally described as PART LOT 19, CONCESSION 13, Sheguiandah, with PIN numbers 471350123, 471350691, and 471350690. This application is also accompanied by a concurrent application from the applicant to cancel consents for properties with PINs 471350691, and 471350690, which will enable them to consolidate the subject lands.

The subject lands have an area of approximately 21.7 hectares and a frontage of approximately 308.5 metres on Highway 6 and approximately 475 metres of frontage along Sheguiandah Bay. The subject lands are bounded by Sheguiandah Bay to the north, heavily forested vacant lands to the east and west, and vacant lands to the south, across Highway 6. The subject lands currently contain 6 cabins, 3 of which were built in 2021, 1 in 2021, and 1 in 2023. Figure 1 shows the location of the subject lands.

Through the proposed amendment, the applicants are seeking to permit a tourist cabin establishment with the construction of 5 additional cabins, for a total of 11 cabins (see Schedule 1 attached). The new cabins will be serviced by individual on-site water and sewage services. A UV water treatment system, signs at all faucets indicating the water is not safe for drinking, and bottled water/water dispensers will be required for each cabin. Specific details related to water and sewage services will be determined through the site plan control process. The applicants have also acquired a permit from the Ministry of Transportation to create a new commercial entrance from Highway 6 to access the development. No changes are proposed to the 6 existing cabins.

The subject lands are zoned 'Shoreline Residential' (SR) and 'Rural' (RU) which does not permit a tourist cabin establishment. As such, the proposed amendment to rezone the subject lands to 'Tourist Commercial, Special Exception 5' (C3-5) is being requested to permit a tourist cabin establishment. The special exception will limit the subject lands to a maximum of 11 cabins with a maximum size of 84 square metres (900 square feet) per cabin. This in accordance with the approved commercial entrance permit from Ministry of Transportation (MTO) as well as the development proposal that was submitted. The special exception also implements recommendations on where development shall be prohibited as per the recommendations of a geotechnical study conducted by David F. Wood Consulting Ltd., dated May 2020. The special exception is worded as follows:

- Buildings and structures are prohibited on the escarpment face itself including the approximately 25 metre high, 38 to 40 degree slope, a 10 metre setback at the crest, and a 15 metre setback away from the toe of the slope; and
- The 10 metre setback from the crest of the slope to the shoreline below, also referred to as the break in slope from the upper horizontal surface, must be left as undisturbed as practically possible to allow for natural vegetation with the allowance for access to the water.

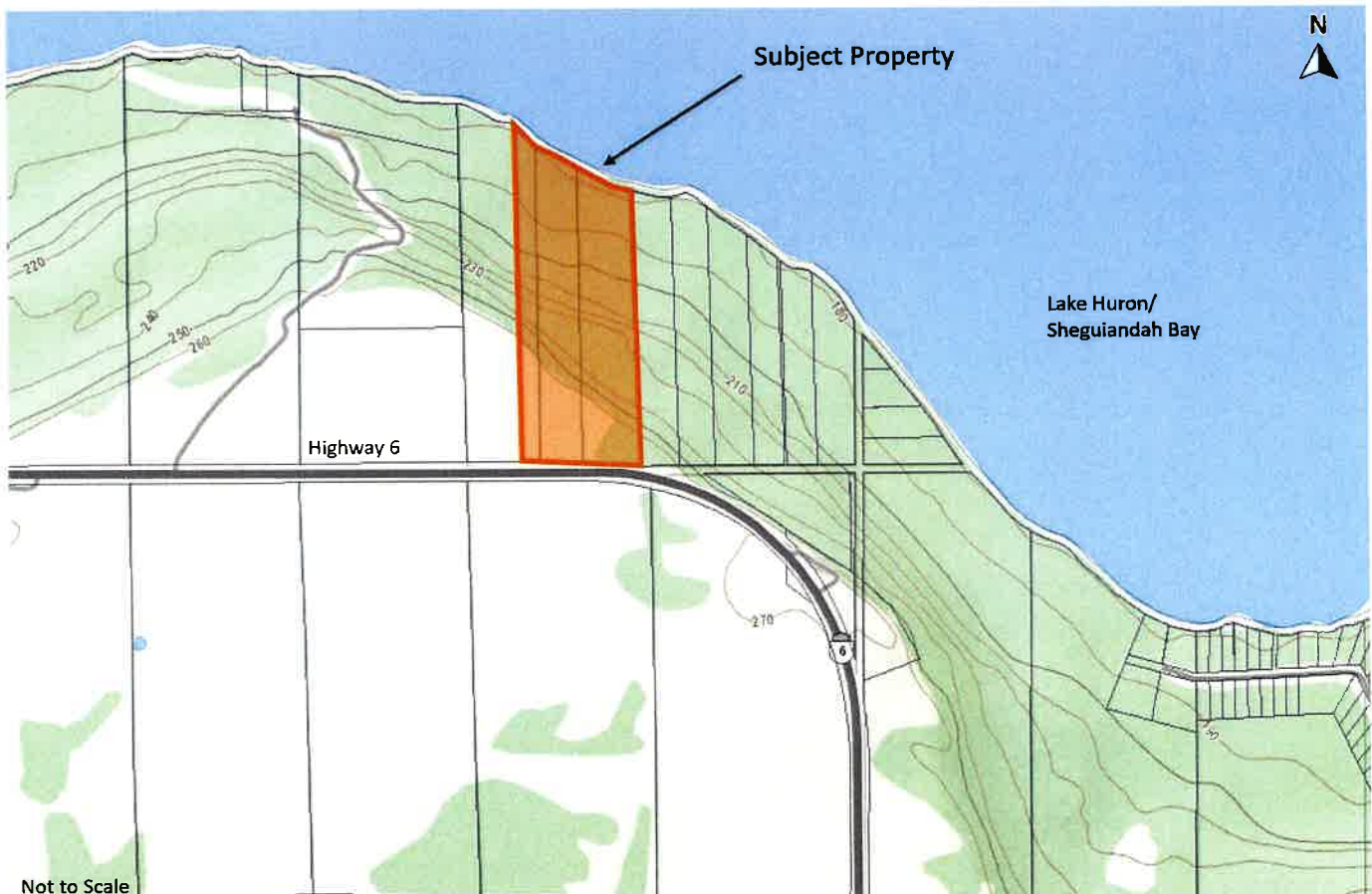


Figure 1 Location of the subject lands

2.0 SUMMARY OF STUDIES

Given the property location and proposed development, the following studies were also completed:

Geotechnical considerations at 12040 Hwy 6, Sheguiandah, Ten Mile Point, Manitoulin Island, Ontario, prepared by David F. Wood Consulting Ltd., May 22, 2020.

The study supports new construction for the subject lands, stating that the escarpment face is intrinsically stable and the incremental loadings from small buildings will not affect the current conditions. The existing building from the 1960s was not found to have any impact on the stability or behaviour of the ground in the intervening 50+ years. The study noted several recommendations for restrictions on building location in relation to the escarpment, which have been captured through the proposed special exception zone wording. The study also noted recommendations on where and how water should be discharged and details regarding building foundations which will be taken into consideration during the site plan and building permit processes.

A Study of Grassland Bird Presence and Habitat Usage, prepared by Winter Spider Eco-Consulting, June 22, 2016. Memo update, June 30, 2023.

A Species at Risk study was conducted in 2016, which concluded that there were no Bobolinks or Eastern Meadowlarks present on the subject lands and that the property is only marginally suitable for the species. The 2023 memo update noted that it is unlikely that the site conditions have changed or improved for these species. Further the memo update concluded that amalgamation of the properties is unlikely to cause further impact from the current situation.

Traffic Impact Study, prepared by Trans-Plan Transportation Inc., October 2022.

The traffic impact study evaluated the potential impact on Highway 6 as a result of the proposed commercial entrance and development of five additional cabins, ranging in size from 500 square feet to 900 square feet, for a total of 11 cabins on the subject lands. The capacity analysis found that the proposed commercial access on Highway 6 is expected to operate with a good Level of Service of B or better with minimal delays under future conditions. The proposed development is expected to have minimal impact on the traffic operations of Highway 6 based on the review of operation conditions between future background and total volume conditions. The study determined that signal and lane improvements at the intersection of Highway 6 and the proposed commercial access are not required to support the proposed development on the subject lands.

3.0 ANALYSIS

3.1 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act.

Through several policies, the PPS provides support for tourism and economic development. Section 1.1.4.1.h states that healthy, integrated and viable rural areas should be supported by providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets. Section 1.1.5.3 confirms that recreational, tourism, and other economic opportunities should be promoted on rural lands in municipalities. Section 1.7.1.h reinforces that long-term economic prosperity should be supported by providing opportunities for sustainable tourism development. The proposed development is located within the Town's rural lands and is offering a new tourism use that is leveraging an economic opportunity.

Section 1.1.5.2. provides direction on the permitted uses on rural lands within municipalities. The permitted uses are (emphasis added):

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);**
- c) residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and
- e) normal farm practices, in accordance with provincial standards;
- f) home occupations and home industries;
- g) cemeteries; and
- h) other rural land uses

The proposed use of tourist cabin establishment would be considered a permitted use under resource-based recreational uses.

Section 1.1.5.5 states that development on rural lands shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. Section 1.6.6.4 states that individual on-site water and sewage services may be used if municipal or private communal services are not available, planned, or feasible provided that the site conditions are suitable for the long-term provision of such services with no negative impacts.

The proposed development will be serviced by individual onsite water and sewage services as no municipal or private communal services are feasible. The applicants have been notified that depending on the scale of the operations, the approval for wastewater system may be local at the Health Unit or may go to MOECP (if flows are >10,000L/day). The applicants have also been notified that a UV water treatment system, signs at all faucets indicating the water is not safe for drinking, and bottled water/water dispenser would be required for each proposed cabin. Specific details related to water and sewage services will be determined through the site plan control process.

Section 1.6.7.1 states that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs. Considering the subject lands are undergoing a change from a residential use to a commercial use, a traffic impact study was undertaken by Trans-Plan Transportation Inc. to evaluate the projected traffic needs. The study identified that the proposed commercial entrance will be safe and sufficient for the projected needs of the proposed development.

Section 2.1. provides guidance on natural heritage. Section 2.1.1. states that natural features and areas shall be protected for the long term and Section 2.1.6 states that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. In accordance with this policy, a Species at Risk study was conducted in 2016 by Winter Spider Consulting Eco-Consulting, which concluded that there were no Bobolinks or Eastern Meadowlarks present on the subject lands and that the property is only marginally

suitable for the species. An update memo was provided with the current application which concluded that it is unlikely that the site conditions have changed or improved for these species.

Section 3.1. provides guidance on natural hazards. Section 3.1.1. states that development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- c) hazardous sites.

The subject lands have an escarpment and steep slope which are considered hazardous. The geotechnical study concluded that new construction in the form of tourist cabins will not affect the current conditions of the escarpment. However, several recommendations were made regarding building locations for safety and the wording has been captured in the special exception zone wording:

- Buildings and structures are prohibited on the escarpment face itself including the approximately 25 metre high, 38 to 40 degree slope, a 10 metre setback at the crest, and a 15 metre setback away from the toe of the slope; and
- The 10 metre setback from the crest of the slope to the shoreline below, also referred to as the break in slope from the upper horizontal surface, must be left as undisturbed as practically possible to allow for natural vegetation with the allowance for access to the water.

Therefore, the proposed Zoning By-law Amendment for the subject lands is consistent with the PPS.

3.2 Growth Plan for Northern Ontario (GPNO)

The Growth Plan for Northern Ontario (2011) is a strategic framework to guide decision making and investment planning in Northern Ontario. Section 2.2.2 identifies tourism as an existing and emerging priority economic sector. Section 2.3.10 identifies that efforts to grow and diversify the tourism sector should include encouraging new, flexible, and high-quality tourism products for domestic and international visitors. The proposed development will provide a new tourist amenity to the area.

Therefore, the proposed Zoning By-law Amendment for the subject lands is consistent, or does not conflict, with the GPNO.

3.3 Town of Northeastern Manitoulin and the Islands Official Plan (2016)

The subject lands are designated 'Rural Area' and 'Shoreline Area' on Schedule B of the Town of Northeastern Manitoulin and the Islands Official Plan (see Schedule 2 attached).

Section B.4 establishes that it is a goal of Council to support economic vitality of the Town by increasing local tourism and recreational activities and promoting waterfront residential and tourist commercial development on Manitoulin Island. Section B.2.3 confirms that rural lands within the Town will be promoted for a variety of uses including commercial tourism. The proposed development is aligned with Council's goal of increasing local tourism as it will create five new tourist cabins along the waterfront through this Zoning By-law Amendment.

Section C.5.3 of the Official Plan provides guidance on commercial and industrial uses in the 'Rural Area'. The section notes that while most commercial and industrial development will occur in the 'Urban Settlement Area', it is anticipated that there may be a need or desire for commercial and industrial development in the 'Rural Area'. The section specifies that the area along Highway 6 or Highway 540 may be appropriate for rural commercial and industrial activities. Furthermore, Section C.5.3.1 explicitly states that, "rural commercial and industrial uses which provide for the basic and immediate needs of ... tourists and the travelling public shall be permitted." The proposed development for a tourist cabin establishment located along Highway 6 is permitted within the 'Rural Area' designation.

Section C.5.3.5 states that proposed commercial uses shall be subject to the following:

- *The use must be appropriate for the proposed location and be compatible with surrounding land uses;*
- *Access will be carefully controlled in order to avoid creating any traffic hazard;*
- *Appropriate landscaping, screening, and buffering shall be provided;*
- *Adequate parking and loading spaces will be provided;*
- *Advertising signage and outdoor storage of goods and materials will be appropriately controlled;*
- *The uses will be placed in a separate category in the Zoning By-law;*
- *The uses shall be dry uses; and*
- *Site conditions shall be suitable for the long-term provision of individual on-site sewage services and individual on-site water services.*

Section C.4 of the Official Plan provides guidance on permitted uses in the 'Shoreline Area'. It states that permitted uses include recreational dwellings, tourist commercial, and other commercial uses that relate to the waterfront. As such, the proposed development for a tourist cabin establishment is a permitted use. The section further elaborates that development in this designation:

- *may only be permitted where appropriate servicing and access can be provided;*
- *will be subject to the environmental policies of Section D; and*
- *shall disturb natural vegetation as little as possible adjacent to the shoreline.*

The proposed development is appropriate for the location as it is located along Highway 6, close to points of interest such as the Pepper Point Gardens and Ten Mile Point Nature Preserve, and is also close to other tourist accommodations such as Serenity on the Water. The traffic study provided with the application states that with the proposed commercial entrance and proposed development will have minimal impacts to Highway 6. The protection of the escarpment and natural vegetation has been captured in the wording of the zoning by-law amendment. No significant wildlife habitat, habitat of endangered and threatened species, or significant wetland has been identified on the subject lands. Site layout details related to landscaping, parking, signage, outdoor storage, and servicing will be addressed through site plan control.

Section D.2.1.1. states that where there is potential habitat of endangered/or threatened species, an ecological site assessment will be required in support of a planning application. In accordance with this policy, Winter Spider Consulting conducted a species at risk study in 2016, which found that there were no bobolinks or eastern meadowlarks present on the subject lands and that the property is only marginally suitable for the species. A memo update was provided with the application that noted that it is unlikely that the site conditions have changed or improved for these species.

Section D.5.2. states that development shall only be permitted where the effects of hazards such as erosion, unstable soils, and steep slopes can be avoided or successfully mitigated. It further provides that a geotechnical study shall be required for proposed development on site with the potential for any of the hazards as described. As such, a geotechnical study conducted by David F. Wood Consulting Ltd. in 2020 in support of this application. The study was in support of new construction on the subject lands, stating that the escarpment face is intrinsically stable and the incremental loadings from small buildings will not affect the current conditions. The study noted several recommendations for restrictions on building location in relation to the escarpment, which have been captured through the proposed special exception zone wording.

In accordance with Section E.1.4, the proposed development is located along Highway 6 and is therefore located within the MTO permit control area under the *Public Transportation and Highway Improvement Act*. The applicant has acquired a commercial entrance permit, dated June 21, 2023, to support the proposed development from MTO.

The proposed development will be serviced by private septic systems. Section E.2.3.2 states that the installation of septic systems is subject to the approval of the Sudbury and District Health Unit, provided septage capacity has been confirmed and where site conditions are suitable for the long term. The applicant has confirmed that approval for a septic permit has been received from the Sudbury and District Health Unit, dated August 15, 2023. Further details regarding the septic systems will be acknowledged through the site plan approval process.

Section E.3 notes that the development of any property shall include consideration for surface and stormwater management. The geotechnical study submitted with the application states that no discharge of water shall be permitted within the 10-metre setback from the crest of the slope to the shoreline and that all rainwater should be directed away from the slope and buildings. It further confirms that no concentrated flows of water from the buildings shall be permitted to be discharged over the escarpment. Prior to development approval, the Town Council may require a stormwater management plan. Further details related to stormwater management will be addressed through the site plan approval process.

Therefore, the proposed Zoning By-law Amendment for the subject lands conforms to the Official Plan.

3.3 Town of Northeastern Manitoulin and the Islands Zoning By-law (2018)

The subject lands are zoned Shoreline Residential (SR) and Rural (RU) on Schedule B of the Town of Northeastern Manitoulin and the Islands Zoning By-law (2018) (see Schedule 3 attached). The SR zone only permits residential uses, mainly single detached dwellings, and recreational uses. The RU zone permits rural, rural residential, institutional, and recreational uses. Neither zone permits tourist commercial uses or the specific use of tourist cabin establishment. As such, a zoning by-law amendment is being requested to rezone to the Tourist Commercial Zone to permit a tourist cabin establishment. The special exception will limit the subject lands to a maximum of 11 cabins and a maximum size of 84 square metres (900 square feet) per cabin in accordance with the development proposal that was submitted and approved commercial entrance permit from MTO. The special exception also captures the recommendations from a geotechnical study conducted by David F. Wood Consulting Ltd., dated May 2020 regarding where residential development (cabins) shall be prohibited. The special exception is worded as follows:

- Buildings and structures are prohibited on the escarpment face itself including the approximately 25 metre high, 38 to 40 degree slope, a 10 metre setback at the crest, and a 15 metre setback away from the toe of the slope; and
- The 10 metre setback from the crest of the slope to the shoreline below, also referred to as the break in slope from the upper horizontal surface, must be left as undisturbed as practically possible to allow for natural vegetation with the allowance for access to the water.

Section 6.24 of the Zoning By-law identifies parking requirements, and states that 1 parking space per unit or guest room and 1 additional parking space per 9 square metres of floor area devoted to public is required for tourist cabins. The subject lands have sufficient room for the minimum amount of parking required for the proposed development. Parking configuration will be further discussed through the site plan process.

No additional special provisions are proposed through this application as the proposed development and the existing cabins comply with all the provisions of the Tourist Commercial Zone.

Rezoning the subject lands to the Tourist Commercial Zone would be consistent with the Town's established zoning pattern for commercial uses along the water and outside of the settlement area.

Based on a review of relevant policies, the proposed zoning by-law amendment can be recommended for approval as outlined herein.

4.0 SITE PLAN CONTROL

The Town's Site Plan Control By-law (2003-33) designates the entire Town as a Site Plan Control Area, with certain types of development exempt. Tourist commercial development is not exempt, and therefore prior to undertaking development and obtaining further building permits the applicant will require an approved Site Plan with the Town. As noted herein, Site Plan Control will ensure site layout details related to landscaping, parking, signage, outdoor storage, and servicing are addressed.

5.0 RECOMMENDATION

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and conforms to the Town of Northeastern Manitoulin and the Islands Official Plan. Therefore, it is recommended:

- That Council enact a By-law to rezone the subject lands from 'Shoreline Residential' (SR) and 'Rural' (RU) Zones to the 'Tourist Commercial, Special Exception 5' (C3-5) Zone

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Nikita Jariwala, M. Pl.
Planner

Reviewed by:



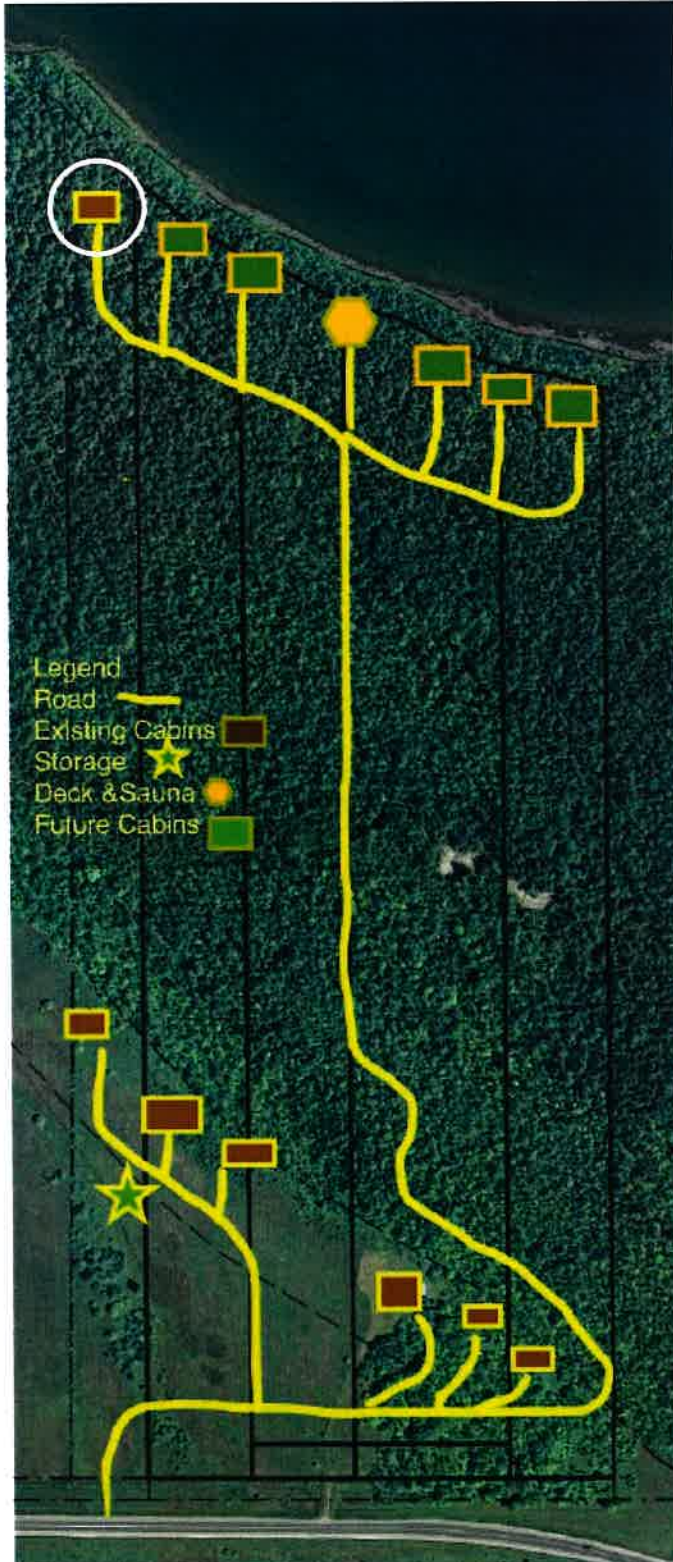
Sarah Vereault, RPP, MCIP
Associate, Senior Planner

NJ:sv

Attachments:

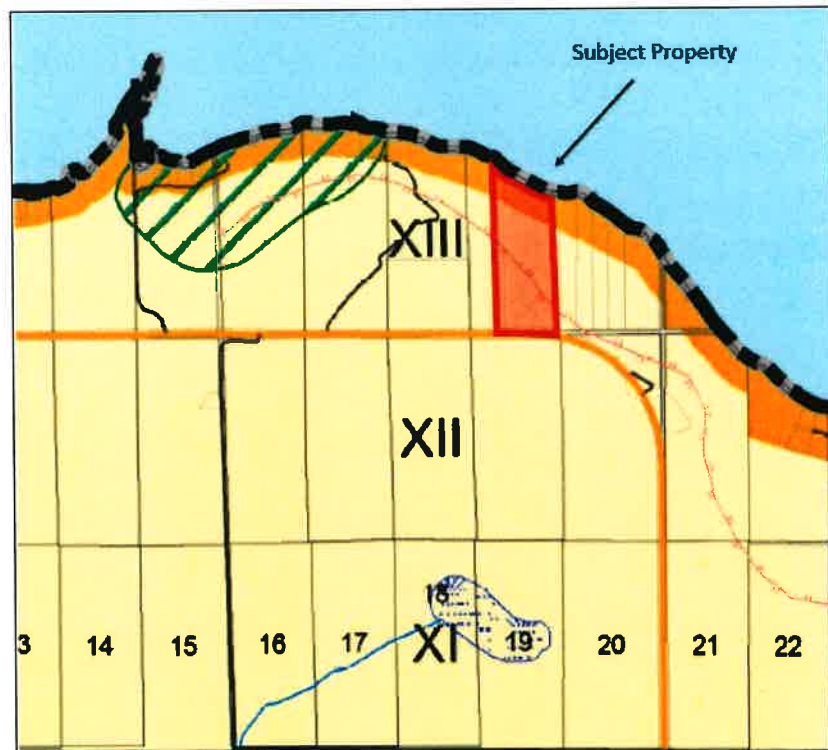
- Schedule 1:** Sketch
- Schedule 2:** Official Plan Designation of the Subject Lands
- Schedule 3:** Zoning of the Subject Lands

Schedule 1 – Sketch



Note that the "cabin" circled in white is a utility shed, not an existing cabin, as per email communication dated September 12, 2023.

Schedule 2 – Official Plan Designation of the Subject Lands Town of Northeastern Manitoulin and the Islands Official Plan Schedule B



Legend

Municipal Landfill



Airfield



Tower



Abandoned Mines (AMIS)



Pits & Quarries



Escarpment



Utility Line



Stream



Municipal Boundary



Roads



Provincial Highway



Local



Regulated & Recommended Provincial Parks



First Nation Reserve



Water Body



Parcel Fabric



Geographic Township



Designations

Urban Settlement Area Boundary



Landuse Designation



Rural Area



Shoreline Area



Village Area



Natural Features Overlays

Fish & Wildlife Habitat



Fish Habitat



Wildlife Habitat



Deer Wintering



Alvar Area



Thermal Regime - Stream



Thermal Regime - Waterbody



Cold



Wetlands



Flood Hazards



Areas of Natural & Scientific Interest (ANSI)



Karst



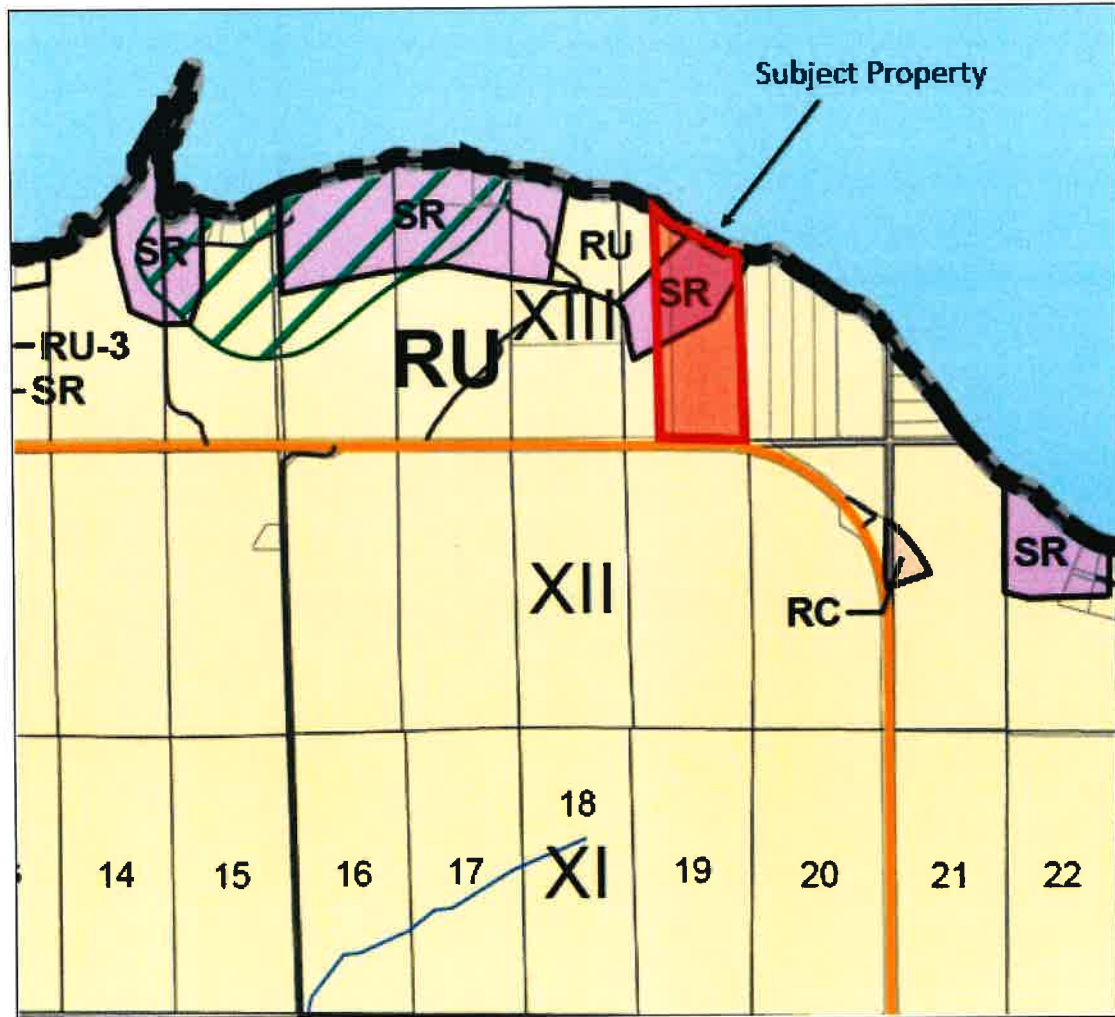
known



inferred



Schedule 3 – Zoning of the Subject Lands **Town of Northeastern Manitoulin and the Islands Zoning By-law Schedule B**



Legend

Tower	Roads
	Provincial Highway
Utility Line	Local
	First Nation Reserve
Stream	Water Body
	Parcel Fabric
Municipal Boundary	Geographic Township

Zones

Urban Settlement Area Boundary	RC Rural Commercial
	I Institutional
R1 Residential	O1 Open Space
R2 Multiple Residential	M General Industrial
RU Rural	Q Pit and Quarry
C2 General Commercial	WP Waste Processing
C3 Tourist Commercial	HZ Hazard
	Restricted Deer Wintering Area

ZONING BY-LAW AMENDMENT

PART OF LOT 19, CONCESSION 13, SHEGUIANDAH
PIN NUMBERS 471350123, 471350691, AND 471350690
12040 HIGHWAY 6, NORTHEASTERN MANITOULIN AND THE ISLANDS, ON

Prepared for:

TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS

September 14, 2023

J.L. RICHARDS & ASSOCIATES LIMITED

Engineers • Architects • Planners
314 Countryside Drive
Sudbury, Ontario
P3E 6G2

JLR 27193 (06)

EXPLANATORY NOTE

The purpose of this Zoning By-law Amendment is to rezone the subject lands from the Shoreline Residential (SR) and Rural (RU) Zones to the Tourist Commercial, Special Exception 5 (C3-5) Zone in order to permit a tourist cabin establishment with the following exceptions:

- The only permitted uses shall be a tourist cabin establishment with 11 cabins and accessory uses;
- The maximum size for each cabin shall be 84 square metres (900 square feet);
- Buildings and structures are prohibited on the escarpment face itself including the approximately 25 metre high, 38 to 40 degree slope, a 10 metre setback at the crest, and a 15 metre setback away from the toe of the slope; and
- The 10 metre setback from the crest of the slope to the shoreline below, also referred to as the break in slope from the upper horizontal surface, must be left as undisturbed as practically possible to allow for natural vegetation with the allowance for access to the water.

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

By-law No.

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 Part of Lot 19, Concession 13, Sheguiandah; PIN numbers 471350123, 471350691, and 471350690; 12040 Highway 6, 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 'B' of By-law No. 2018-41 is hereby amended by rezoning the affected property from the Shoreline Residential (SR) and Rural (RU) Zones to the Tourist Commercial, Special Exception 5 (C3-5). in accordance with the provisions of this By-law.
 - (b) By-law No. 2018-41, as amended, is hereby further amended by adding the following clause, immediately after Section 7.8.4.4:

C3-5 12040 Highway 6; Part of Lot 19, Concession 13, Sheguiandah; PIN Numbers 471350123, 471350691, and 471350690

Notwithstanding the provisions of this by-law, on the lands zoned C3-5, the following provisions shall apply:

- The only permitted uses shall be:
 - A tourist cabin establishment with a maximum of 11 cabins; and
- The maximum size for each cabin shall be 84 square metres (900 square feet);
- Buildings and structures are prohibited on the escarpment face itself including the approximately 25 metre high, 38 to 40 degree

slope, a 10 metre setback at the crest, and a 15 metre setback away from the toe of the slope; and

- The 10 metre setback from the crest of the slope to the shoreline below, also referred to as the break in slope from the upper horizontal surface, must be left as undisturbed as practically possible to allow for natural vegetation with the allowance for access to the water.

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 [Click here to enter a date.](#) day of [Click here to enter a date.](#)

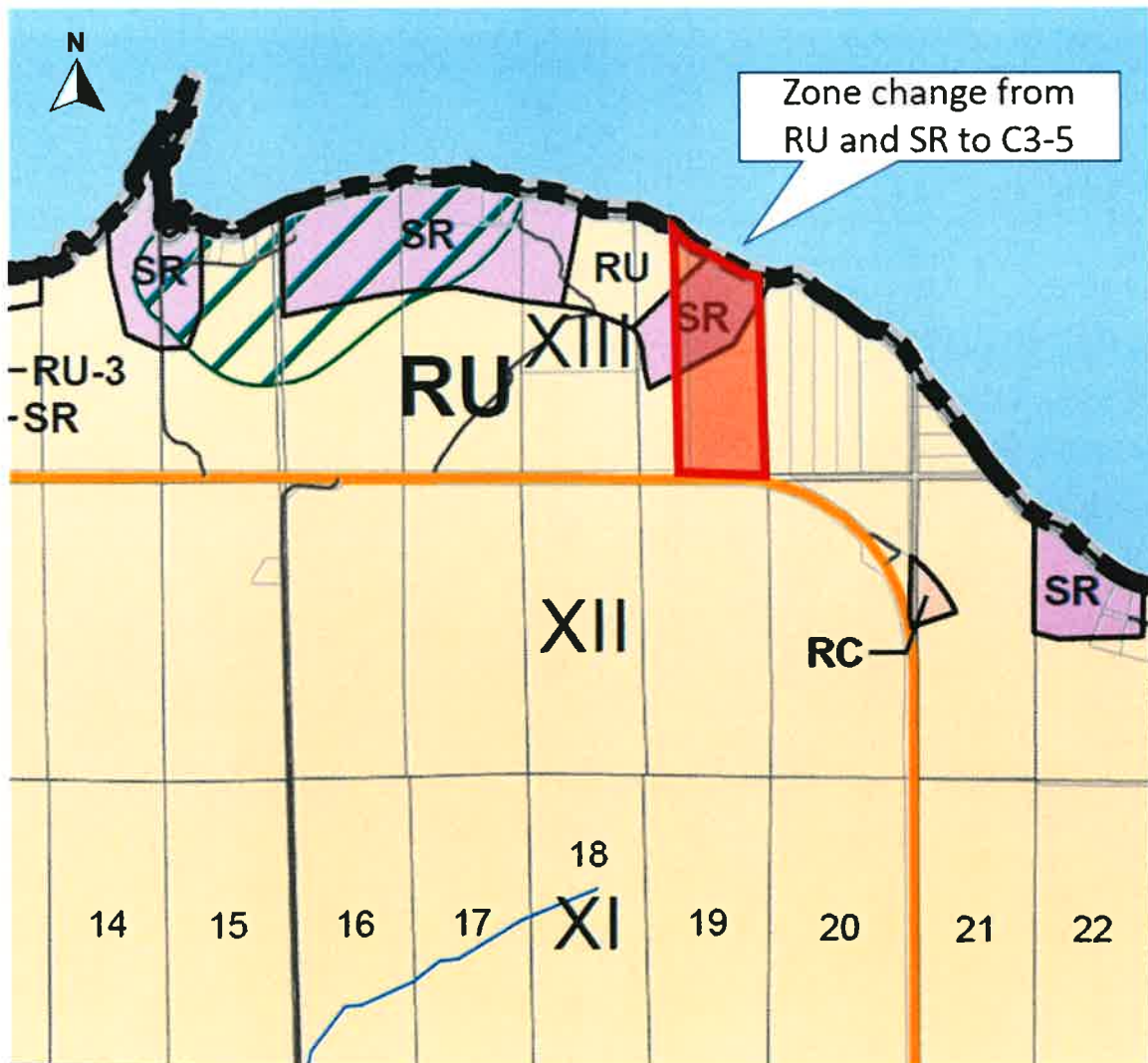
READ a third time and finally passed this [Click here to enter a date.](#) day of [Click here to enter a date.](#)

Al MacNevin
Mayor

Pam Myers
Clerk

SEAL

Schedule A





Project: Application for Consent
File #: Con 2023-11
Owner: Tom and Ashley Hughson
Agent: Gordon Keatley
Legal: Sheguiandah Township, Lot 23, Concession 10, RP 31R3854 Part 1-3
Civic: 230 Bay Estates Road

Purpose of the Application

This is a request to create two new building lots.

Official Plan

Designation – Rural Area

Zoning

Designation –Rural Area

Comments from the Public

No comments or requests were received from the public.

When Considering Approval, we should consider:

A. Consents

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

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

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

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

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

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

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

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

Remarks to approval considerations.

This application does not constitute a need for a subdivision

The proposed lot creation will be for the creation of more housing

No Park land dedication will be required.

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

Entrance permits must be applied for

Transfer of landform prepared by a solicitor and a schedule to the transfer of landform on which is set out the entire legal description of the parcel,

The applicant must deposit a Reference Plan of Survey in the Land Registry Office clearly delineating the parcels of land approved by The Town of Northeastern Manitoulin and the Islands in this decision and provide the Town Office with a copy.

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

Application for Consent

1. Applicant Information

Name of Owner Tom & Ashley Hughson

Address 230 Bay Estates Road
Sheguiandah, ON P0P 1W0

Phone Number: _____ Cell: 705-698-8764 Email: tomhughsonchar@gmail.com

2. Name of Agent

Name of Agent: Gordon Keatley

Address P.O. Box 578; 39 Water Street East
Little Current, ON P0P 1K0

Phone Number: 705-368-2221 Cell: 705-368-1522 Email: gord@manitoulin.net

3. Property Description

Geographic Township Sheguiandah

Roll # 511904000631500

Concession 10 Lot 23

RP Plan 31R-3854 Part 1-3 Island _____

Street Address 230 Bay Estates Road

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

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

6. Purpose of Application

Type and Purpose of the application

☒ 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	176.5m	45.7m	45.7m
Depth	268m	89m	89m
Area	6.4 ha	0.4 ha	0.4 ha
Use of Property - Existing	Rural residential	Rural residential	Rural residential
Proposed	No change	No change	No change
Buildings - Existing	House & outbuildings	None	None
Proposed	No change	House & outbuildings	House & outbuildings
Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access
Water Supply	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other
Sewage Disposal	<input type="checkbox"/> Publicly owned Sanitary sewage system <input checked="" type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system <input checked="" type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system <input checked="" type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy
Other Services	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection

9. Land Use

What is the existing Official Plan designation Rural

What is the existing zoning Rural

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

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

11. History of Subject Land

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

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

Provide details of application and decision: Property created by consent in 2012 through Manitoulin Planning Board

12. Former Uses of Subject land and Adjacent Land

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

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

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

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

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

13. Are there currently any other applications on the subject property?
Please describe application and status. ☐ Yes ☒ No

Other Information:

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

Grading only changed through building of driveway and around buildings

14. Affidavit or Sworn Declaration:

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

Sworn before me

At the Town of Little Current

In the Province of Ontario

This 21st day of August, 2023

Pam Myers

Commissioner of Oaths

[Signature]

Agent Signature

15. Authorized Appointment of Agent

We Tom & Ashley Hughson, are the registered owners of the subject lands for which this application is to apply. We do hereby authorize Gordon Keatley to act on our behalf in regard to this application.

2023/08/18
Date

[Signature]
Owner Signature

2023/08/18
Date

[Signature]
Owner Signature

16. Permission to Enter

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

2023/08/18
Date

[Signature]
Owner Signature

2023/08/18
Date

[Signature]
Owner Signature



Project: Application for Easement
File #: Con 2023-10
Owner: Town of NEMI
Agent: Lyle VanEvery
Legal: 31M -185 Part 1 of Block 16

Purpose of the Application

The easement application is to create legal access to Part 3 on Plan 31R-4274.

Official Plan

Designation – Rural Area

Zoning

Designation – Rural Area

Comments from agencies

No comments from Ministries were received.

Comments from the Public

No comments or requests were received from the public.

When Considering Approval, we should consider:

A. Consents

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

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

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

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

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

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

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

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

Remarks to approval considerations.

This application does not constitute a need for a subdivision

No Park land dedication will be required.

Suggested Conditions if Approved

1. Easement agreement shall be registered on title once a mutual agreement has been defined
2. Easement shall be registered
3. Proof that conditions of entrances have been completed
4. 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.
5. Recipient of easement will be responsible for all associated costs involved with this transaction, including but not limited to legal and survey costs

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, September 19th, 2023
at 7:00pm

File No. : Con 2023-10
Applicant: Town of Northeastern Manitoulin and the Islands
Legal Description: RP31M-185 part 1 of block 16
Official Plan: Rural Area
Zoning: Rural

PURPOSE OF THE APPLICATION

This is a request for an easement to access Part 3 of plan 31R-4274

CONSENT IS REQUIRED FOR THE FOLLOWING:

The request is being made to have continued legal access to Part 3 of plan 31R-4274

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

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

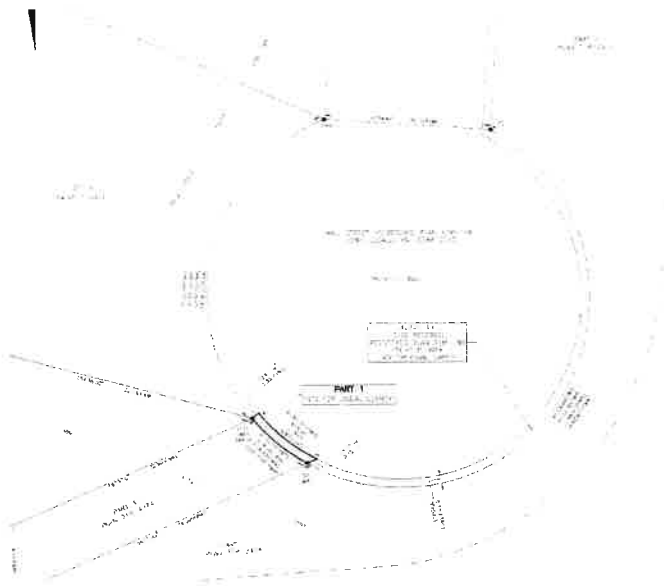
IF YOU WISH TO BE NOTIFIED of the Decision of the Planning Authority in respect of the proposed Consent, you must make a written request to the Secretary-Treasurer of the Planning Authority at the address shown below.

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

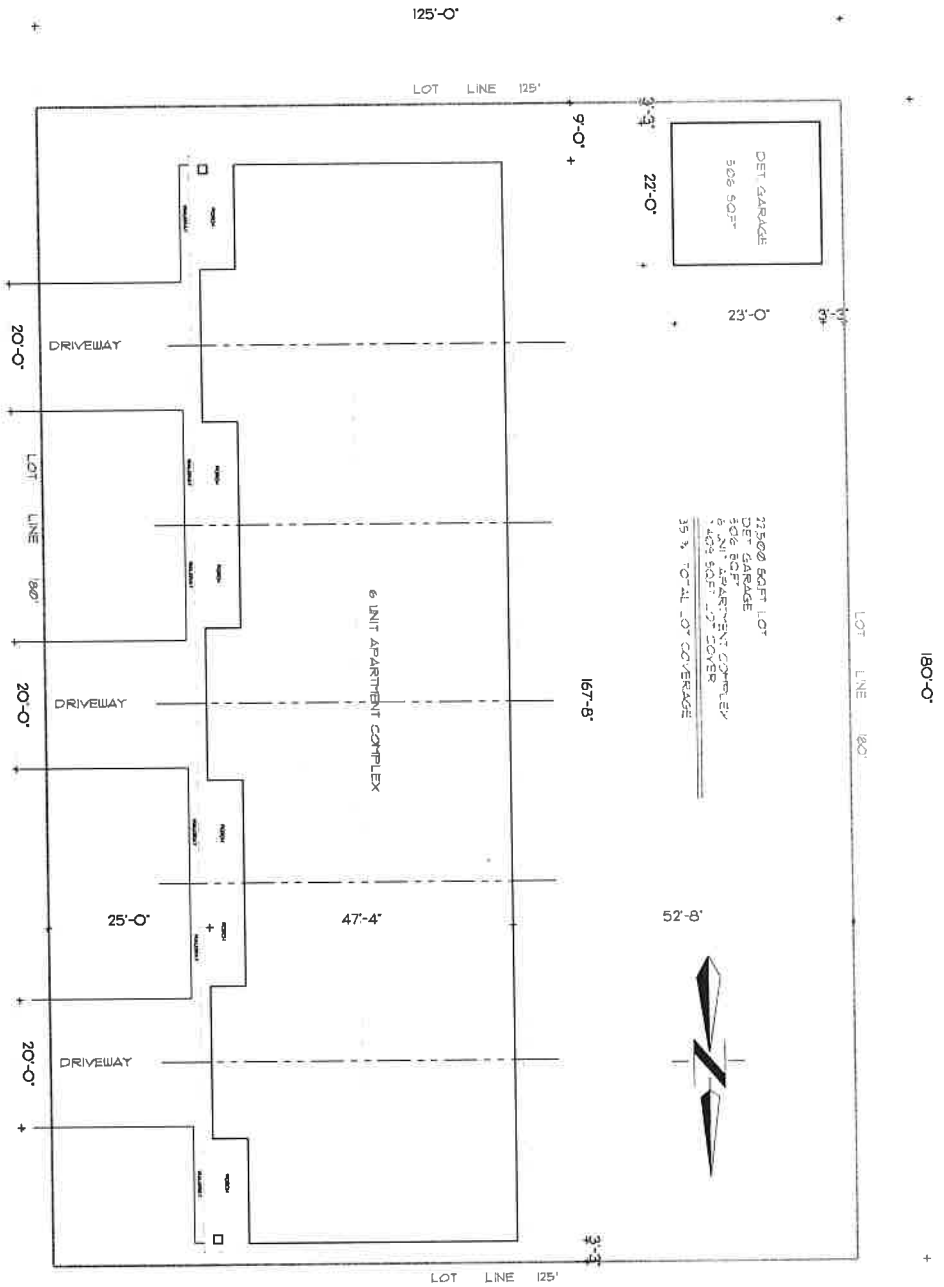
ADDITIONAL INFORMATION regarding this application is available to the public for viewing at the Municipal office between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday; or you may contact Ms. Pam Myers, Clerk and Secretary-Treasurer of the Planning Authority, at (705) 368-3500 ext. 228.

Dated: August 23, 2023

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



Site Plan Submission



121-125 HAYWARD STREET
LITTLE CURRENT

MAX CONSTRUCTION	
RESIDENTIAL BUILDERS	
HAYWARD STREET, LITTLE CURRENT	
DATE	FIELD
SEPT 10/23	1/4" = 1'-0"
SITE PLAN	92-1

NEMI COUNCIL

05-Sep-23

THE RESIDENCE OF MEREDITH ST. WEST BETWEEN WORTHINGTON ST
TO HAYWARD ST. ARE REQUESTING THAT SPEED BUMPS BE PLACE.
THE APPROXIMATE LOCATIONS OF THE SPEED BUMPS COULD BE AT
HOUSE NUMBERS BETWEEN 9-11,19-21,25-27,35

WE HAVE A MAJOR SPEEDING ISSUE ALL DAY LONG. WE BELIEVE THIS
IS THE ONLY WAY TO SOLVE THIS PROBLEM.

THANK YOU

SIGNATURES

Bob Jewell

Amber Jewell

David Peterson

Trenton Bond

Evan Fagunhor

Levi Draper

Emilia Beauden

Brenda Kemp

Sharon Elliott

Blaine 24/77

Don J

Marijinsky

Zane &

F. Levens

R. H.

Y. Tangman

J. H.

J. H.

2. H.

W. Draper

E. Beauden

B. Kemp

Sharon Elliott

Ry - P. D. M.

M. H.

Lisa D. Moore

J. Levens

Cheryl Draper

Russ Ferguson

Mike Eaton

Tim Moore

Broeden Macaluso

Jordan Stephens

Shelia Beauden

W. Draper

R. H.

J. Levens

These signatures represents the many households between Hayward St. and Worthington St. The residents of this area are very concerned with the speed of traffic on this street during the day and into the night hours.

These signatures are asking you The Council to solve the problem with Speed Bumps. The Speed Bumps could be permanent or temporary (April 1 to December 1) if you think they would interfere with the snow plowing.

Thank you for your time and hopefully this works for both sides

Robert McDonald
705-368-2417

A handwritten signature in blue ink, appearing to read "Robert McDonald", written in a cursive style.

September _____, 2023

Hon. Doug Ford
Premier of Ontario
Legislative Building, Room 28, Queen's Park
Toronto, Ontario
M7A 1A1
Sent Via Email: Premier@ontario.ca

Dear Premier Ford,

In 2002 the Conservative Government created the Northern Ontario School of Medicine (NOSM) to address the health needs of the region, improve access to quality care, and contribute to the economic development of Northern Ontario. On April 1, 2022, we celebrated as your Government proclaimed NOSM a standalone university, becoming Canada's only independent Medical University.

NOSM University is one of the greatest successes in Canada as it relates to addressing health workforce supply, with over 50% of graduates choosing family medicine as a career and over 90% of combined MD and postgraduate learners staying in Northern Ontario. Today, over 400,000 northerners receive primary and acute care from a NOSM University-trained doctor. Furthermore, many specialists have been created by NOSM University, providing care closer to home and reducing the need for patients to travel south to decrease the cost of the Northern Health Travel Grant.

We attribute much of this success to a "distributed community engaged learning" model that places its learners in 90 communities (135 organizations) across Northern Ontario throughout the academic year. NOSM University's economic impact in our region is immeasurable, but the institution is in jeopardy.

Northern Ontario remains in a healthcare crisis. More than 350 physicians are currently needed to fill shortages, which does not account for anticipated retirements. Areas of the North that are still in dire need of healthcare services are rural, remote, and Indigenous communities. NOSM University is the only Northern solution to meeting our physician workforce needs.

We are grateful for your Government's decision to increase medical school spaces at NOSM University. Still, the momentum gained in addressing the health inequities in the North will be considerably impacted by the lack of financial sustainability for this newly created University.

While the creation of NOSM University gives it the autonomy to yield tremendous success in Northern physician recruitment and retention, the costs associated with

becoming a university, undertaking an unprecedented expansion, and continuing to offer world-class community-based education are significant. The University's current base funding rates have not been increased sufficiently, and cost reductions are no longer attainable or feasible.

As such, we respectfully support NOSM University's request to the Province of Ontario for a permanent increase in annual base funding of \$4.0 million before the end of this fiscal year so it can continue to deliver on the mandate that the Conservative Government established initially in response to the needs of Northern municipalities.

We thank you in advance for your consideration of our request.

Sincerely,

Mayor

WHEREAS the _____ name of Municipality _____ recognized the urgent need for physicians in Northern Ontario as it is experiencing a shortage of trained physicians and specialist physicians

WHEREAS life expectancy of Northern residents is more than two years lower than the Ontario average, and mental health and addictions are at a four-times higher rate

WHEREAS one in eight Northern residents does not have access to a family doctor, and many must travel long distances to access healthcare services representing the failure of healthcare in Northern Ontario

WHEREAS communities in Northern Ontario require access to equitable health care, especially underserved rural, Indigenous, and Francophone communities

WHEREAS in April of 2022, the Government announced an unprecedented medical expansion for NOSM University's medical programs

AND WHEREAS the current base funding rates for the Northern School of Medicine University (NOSM) have not been increased sufficiently to accommodate growth and expansion

THEREFORE, BE IT RESOLVED THAT _____ name of Municipality _____ strongly requests the Provincial Government grant NOSM University's request for a permanent increase in annual base funding by \$4.0 million before the end of this fiscal year so it can continue to deliver on the mandate that the Conservative Government initially established in response to the needs of Northern municipalities.

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to Premier Doug Ford, Minister of Health and Deputy Premier Sylvia Jones, Minister of Colleges and Universities Jill Dunlop, MPPs Greg Rickford, Vic Fedeli, George Pirie, Ross Romano, Kevin Holland, Association of Municipalities of Ontario, Northern Ontario School of Medicine University, Federation of Northern Ontario Municipalities, Northern Ontario Academic Medicine Association and the leaders of the opposition parties of Ontario.

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Ontario
Provincial
Police

Police
provinciale
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Municipal Policing Bureau
Bureau des services policiers des municipalités

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File Reference:

612-10

September 6, 2023

To All OPP-policed Municipalities

Re: Distribution of Police Record Check Revenue to Municipalities

In June 2022, the Ontario Provincial Police (OPP) centralized the police record check process by transferring the responsibility for the process from detachment staff to an Online Police Record Check Unit (OPRCU). The centralization of the police record check process eliminates the need for detachment staff to perform duties associated with the police record checks, with the exception of fingerprinting. This OPRCU has been staffed by reinvesting numerous administrative detachment positions from across the province. The change in staffing at OPP detachment locations will be captured in the overall municipal policing cost-recovery in accordance with the terms set out in *Police Services Act*, Ontario Regulation 267/14.

Historically, the revenue generated from detachment staff completing record checks for municipal residents has been credited back to the applicable municipalities. With the reassignment of the police record check workload to the OPRCU, there will be a gradual reduction of the revenue provided to municipalities, except for the revenue for fingerprinting. Fingerprinting remains a detachment responsibility and, therefore, the revenue for conducting fingerprint services at the detachments will continue to be allocated to municipalities. The gradual reduction of police record check revenue (not related to fingerprinting) will be accompanied by the introduction of some cost savings for municipalities resulting from the impact of reinvesting some detachment positions into the OPRCU. This will provide municipalities with an extended period of time to make appropriate adjustments to any impacted financial plans.

OPP-policed municipalities will continue to receive police record check revenue in 2023 and 2024. Commencing in 2025, the revenue will be reduced by 25% per year. In 2028, OPP-policed municipalities will cease to receive police record check revenue associated with police record checks processed by the OPRCU. Municipalities will continue to receive revenue for fingerprinting services provided at the detachment.

The OPP will continue to deliver adequate and effective policing services while focusing on meeting the municipalities' unique policing needs.

Should you have any questions, please email the OPP Municipal Policing Bureau Financial Services Unit at OPP.Financial.Services.Unit@opp.ca.

Respectfully,



Phil Whitton Superintendent
Commander,
Municipal Policing Bureau

cc OPP Deputy Commissioner Chris Harkins
OPP Provincial Commander Mary Silverthorn
A/Inspector Kirsten Buligan, Community Safety Services
OPP Detachment Commanders

Manitoulin Centennial Manor
Board of Management Meeting
Jun 22 2023
(unapproved)

Present:

Pat MacDonald, (Chair) Dawn Orr, Art Hayden, Jim Cahill, Mary Jane Lenihan, Brenda Reid
Don Cook, (Administrator); Sylvie Clarke, (DOC)
Keith Clement, Trish Talabis, Rhonda Chou (Extendicare)
Michael Erskine (Expositor)
Seran Selvasingam (Extendicare Finance guest) by Phone
Corey Houle (Freelandt Caldwell Reilly LLP Auditor guest)
With regrets –
Meeting held in Manor board room

1.0 Call to order

1.1 Meeting called to order at 10.04 a.m. by Chair, Pat MacDonald

1.2 Welcome and Introductions

2.0 Approval of Agenda

2.1 Motion put forward to approve the revised agenda
Moved by Jim Cahill Seconded Art Hayden carried

3.0 Approval of Minutes

3.1 Motion put forward to approve May 2023 minutes as amended
Moved by M.J. Lenihan Seconded Brenda Reid carried

4.0 New Business

4.1 Auditors Report - By Corey Houle of Freelandt Caldwell Reilly Chartered Professional Accountants

Motion put forward to approve Auditors Report
Moved by Art Hayden Seconded Dawn Orr carried

4.2 O.S. Benefit Plan

Don is working with Green Shield to update O.S. benefits as they have not been updated since 2016

Once G.S provides the update. Don will review and check with HR on other home's O.S. plans.

He will present new cost to board at the next meeting.

5.0 Extendicare Report

5.1 Financial Statement for May 2023

Vacation bank adjustments sent and waiting for final numbers.

Adjustments should be on the next month's statement.

Bank statement to be included with financial statement monthly.

Motion put forward to approve Financial Statement presented

Moved by Brenda Reid

Seconded M.J. Lenihan

.....carried

6. Business Arising from Minutes

None

7.0 Fundraising Update –

7.1 Courtyard project has resumed and is expected to take 7-8 weeks to complete.

We will plan a grand opening when completed

7.2 Don has been approached by someone that would be interested in possibly running 50/50 raffle, with funds being split with Wikemikong Nursing home and us for the pavilion on the new courtyard.

8.0 Correspondence - None

9.0 Administrator's Report

9.1 Attached Report

Motion to accept

Moved by Jim Cahill

Seconded by Dawn Orr

....carried

**10. Meeting Date of Next Meeting: With summer vacation there will not be a board meeting
In July
Next Meeting - Aug 24, 2023**

It was also decided that there was very little interest in an annual public meeting, so one would only be held if it was requested by the public

11.0 Adjournment

Motion to adjourn

Moved by Dawn Orr