

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, May 19, 2026**  
**at 7:00pm**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest & General Nature Thereof**
- 4. Minutes of Previous Meeting**
  - i. Confirming By-law 2026-23
- 5. New Business**
  - i. By-law 2026-24 - Agreement NOHFC
  - ii. Tender Results - Blake St.
  - iii. Tender Results – Library Roof
  - iv. Permission to do work – Shoreline Road Allowance Bay Estates
- 6. In Camera**
  - i. a proposed or pending disposition or acquisition of land for municipal or local board purposes;
  - ii. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- 7. Adjournment**

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

**BY-LAW NO. 2026-23**

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

May 5, 2026

May 7, 2026

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 May 2026

\_\_\_\_\_  
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, May 7, 2026**  
**at 7:00p.m.**

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

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

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

**Resolution No. 106-05-2026**

Moved by: B. Wood

Seconded by: A. Boyd

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

Carried

**Resolution No. 107-05-2026**

Moved by: P. Aelick

Seconded by: M. Erskine

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

Carried

**Resolution No. 108-05-2026**

Moved by: G. Williamson

Seconded by: D. Orr

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands accepts the tender as submitted by E. Corbiere and Sons for the supply of gravel in the amount of \$25.37 m<sup>3</sup> for M gravel and \$23.37m<sup>3</sup> for B gravel.

Carried

**Resolution No. 109-05-2026**

Moved by: M. Erskine

Seconded by: A. Boyd

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands accepts the tender as submitted by Mike Varey Excavation for the supply of sand in the amount of \$24.19m

Carried

**Resolution No. 110-05-2026**

Moved by: W. Koehler

Seconded by: A. Boyd

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands accepts the tender as submitted by Mike Varey Excavation for the supply of landfill cover in the amount of \$17.23m<sup>3</sup>.

Carried

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands supports the Little Current Lions Club and Haweater Weekend by approving the following requests

1. Permission to use the Lions Pavilion for bar and food at Low Island Park
2. Low Island Park for the Ball Tournament, soccer pitch and various other events
3. Closure of Water Street from the Anchor Inn to the Lighthouse from 6am Friday July 31 to Sunday August 2nd
4. Closure of Manitowaning Road from Campbell Street East to the BMO as needed.
5. Closure of Vankoughnet Street East from Northern Life Church to just past the Legion on Saturday August 1<sup>st</sup> from 8am to 1pm

Carried

**Resolution No. 111-05-2026**

Moved by: P. Aelick

Seconded by: B. Wood

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

Carried

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

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**Resolution No. 112-05-2026**

Moved by: L. Cook

Seconded by: M. Erskine

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:42pm.

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, May 5, 2026**  
**at 7:00p.m.**

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

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

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

**Resolution No. 101-05-2026**

Moved by: W. Koehler

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. 102-05-2026**

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 2026-21 being a by-law to adopt the minutes of Council for the term commencing November 15, 2022 and authorizing the taking of any action therein and thereby.

Carried

**Resolution No. 103-05-2026**

Moved by: B. Wood

Seconded by: M. Erskine

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 Craig and Kelly Timmermans, File Number 2026-02, subject to the following conditions;

1. Entrance Permit and Entrance will be required
2. Transfer of land form prepared by a solicitor and a schedule to the transfer of land form on which is set out the entire legal description of the parcel,
3. 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.
4. Prior to final approval by the Town of Northeastern Manitoulin and the Islands, the owner provide confirmation of payment of all outstanding taxes.
5. All outstanding fees associated with this application including a fee of \$130 for each transfer of land and advertising cost.

Carried

**Resolution No. 104-05-2026**

Moved by: M. Erskine

Seconded by: A. Boyd

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 2026-22 being a by-law to provide for the adoption of tax rates and further provide for penalty and interest in default of payment thereof for 2026.

Carried

**Resolution No. 105-05-2026**

Moved by: B. Wood

Seconded by: P. Aelick

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:35 pm.

Carried

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

**BY-LAW No. 2026-24**

**Being a by-law to authorize the execution of an agreement  
with Northern Ontario Heritage Fund Corporation**

**WHEREAS** the Interpretation Act, 2001, S.O. 2001.25 section 9 provides that a Municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act.

**AND WHEREAS** Northern Ontario Heritage Fund Corporation wishes to enter into an agreement with the Town of Northeastern Manitoulin and the Islands,

**NOW THEREFORE** the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands **ENACTS AS FOLLOWS:**

1. THAT the Mayor, Alan MacNevin and CAO, David Williamson be authorized to execute an agreement with the Northern Ontario Heritage Fund Corporation , attached to and forming part of this By-Law as Appendix 'A'.
2. This By-Law shall come into effect on the date of passing.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
19th DAY of May 2026

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

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

(Manitoulin Trade Show Funding)

This **CONDITIONAL CONTRIBUTION AGREEMENT** is made effective as of the Effective Date

**B E T W E E N:**        **NORTHERN ONTARIO HERITAGE FUND CORPORATION**  
a corporation existing under the laws of Ontario  
(“**NOHFC**”)

**A N D:**                **THE CORPORATION OF THE TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS**  
a municipality existing under the laws of Ontario  
(the “**Recipient**”)

**WHEREAS** the Recipient wishes to obtain financial assistance from NOHFC to carry out the Event;

**AND WHEREAS** NOHFC wishes to provide financial assistance towards the Eligible Costs of the Event in the form of a conditional contribution subject to the terms and conditions of this Agreement;

**NOW THEREFORE** in consideration of mutual promises and agreements contained in this Agreement and other good and valuable consideration, the parties agree as follows:

## 1. Interpretation

1.1. This agreement, together with:

Schedule A – Event Details;

Schedule B – Request for Disbursement (Advance); and

Schedule C – Reimbursement Form and Final Report;

and any agreement entered into as provided for in Section 15.2 having the effect of amending the foregoing,

(the or this “**Agreement**”) constitutes the entire agreement between the parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations, understandings and agreements.

1.2. In this Agreement, the following capitalized terms have the meanings set out below:

(a) “**Advance Funds**” has the meaning given to it in Section 4.3;

(b) “**Contribution**” means the conditional contribution payable by NOHFC to the Recipient in accordance with this Agreement;

(c) “**Effective Date**” means the date this Agreement is signed by NOHFC;

(d) “**Eligible Costs**” means the costs paid by the Recipient for the purpose of carrying out the Event for which NOHFC may provide the Contribution and that are (i) incurred by the Recipient between **January 29, 2026** and the expiry or termination of the Agreement; (ii) in the sole opinion of NOHFC, reasonable and necessary for carrying out the Event; (iii) limited to the amount and the Event cost categories listed in the row labelled “A.” in the Event Costs Chart including any explanatory notes thereto; (iv) not Ineligible Costs; and (v) net of any costs (including taxes) for which the Recipient has received, will receive, or is eligible to receive, a rebate, credit, or refund;

**SCHEDULE C  
REIMBURSEMENT FORM AND FINAL  
REPORT**

**TO:** Northern Ontario Heritage Fund Corporation (“NOHFC”)

**FROM:** THE CORPORATION OF THE TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS (the “Recipient”)

**RE:** Conditional contribution agreement between NOHFC and the Recipient for NOHFC File Number 76004255 (the “Agreement”)

**Instructions:** Please review this form, complete sections 3 and 4, and have the form signed by duly authorized signatories of the Recipient. The following documents **MUST** be attached to this form:

- A copy of the final agenda for the Event
- A copy of Schedule B (if Advance Funds were received)
- A summary of evaluations submitted by the Event attendees (if applicable)
- A statement of revenues and expenses for the Event (which must distinguish between cash and in-kind expenses)

**1. Event Costs Chart**

	<b>Event cost category</b>	<b>Eligible Costs**</b>	<b>Ineligible Costs</b>	<b>Total costs</b>
<b>A.</b>	<ul style="list-style-type: none"> <li>• Event Costs, Guest Speakers, Drapery Rentals, Security &amp; Marketing</li> <li>• Other costs that are, in NOHFC’s sole discretion, directly related to the Event and necessary for the successful completion of the Event, provided those costs have been approved by NOHFC in writing.</li> </ul>	\$35,000	\$0	\$35,000
<b>B.</b>		\$0	\$0	\$0
	<b>Total:</b>	<b>\$35,000</b>	<b>\$0</b>	<b>\$35,000</b>

**2. Funding Arrangements Chart**

<b>Funding source</b>	<b>Financing type</b>	<b>Event cost category</b>	<b>Eligible Costs</b>	<b>Ineligible Costs</b>	<b>Total funding</b>
NOHFC	Conditional contribution	Eligible Costs	\$10,500	\$0	\$10,500
Recipient	Cash	All Costs	\$24,500	\$0	\$24,500
	<b>Total:</b>		<b>\$35,000</b>	<b>\$0</b>	<b>\$35,000</b>
<b>NOHFC % of total Eligible Costs:</b>			<b>30%</b>		

**3. Detailed List of Transactions**

Aside from any Advance Funds, NOHFC funding is provided on a cost reimbursement basis and NOHFC will only consider **one** request for reimbursement. As a result, you must record all Eligible Costs for the Event in the table below, including those paid with Advance Funds (if any) and those now being claimed for reimbursement in connection with the Event.

In order to initiate reimbursement of Eligible Costs, please complete the table below and submit this form to NOHFC, along with the following:

- (a) copies of invoices or such other documentation evidencing costs incurred relating to Eligible Costs



Box 608, Little Current, Ontario, POP 1K0  
705-368-3500

Tender Opening

Opened at The Town of Northeastern Manitoulin and the Islands

Opened by EXP

Project Blake St. water & Sewer replacement

Date May 11<sup>th</sup>

Company Name	Bid	HST	Total	Cert chq included
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<u>Deep Construction</u>			<u>2 298 582.30</u>	
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<u>MCA</u>			<u>7 032 783.166</u>	
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<u>E. Corbiere &amp; Sons</u>			<u>2 338 103.25</u>	
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## **Blake Street Water Main & Sewer Replacement**

### **RFP Scoring Evaluation Summary and Recommendations**

**Project Name**  
Blake Street Water Main & Sewer Replacement

**Project Number**  
SUD – 26001992-A0

**Prepared By:** Mark Langille, P.Eng.

EXP Services Inc.  
885 Regent St, Sudbury  
Ontario, P3E 5M4  
Canada

**Date Submitted**  
May 11<sup>th</sup>, 2026

## 1 Purpose

This report will outline the scoring process executed by EXP's proposal review for the Blake Street Water Main & Sewer Replacement project.

## 2 Scoring Criteria

The submitting procedure for proponents is the submission of two (2) envelopes. Envelope 1 – Technical Proposal and Envelope 2 – Proposal Form.

The scoring criteria for the purpose of the RFP will first have a technical evaluation. The technical evaluation will be scored out of 30 following the criteria shown below in Table 1.

**Table 1 : Technical Scoring Criteria**

<b>Technical Proposal Evaluation</b>	<b>Point Allocation</b>
<b>Company Experience and Project Management</b>	<b>7</b>
<b>Project Team and Sub-trades</b>	<b>5</b>
<b>Quality Management</b>	<b>3</b>
<b>Environmental Management</b>	<b>2</b>
<b>Safety Management</b>	<b>2</b>
<b>Project Schedule &amp; Sequencing</b>	<b>4</b>
<b>Technical Plan</b>	<b>4</b>
<b>Financial Control</b>	<b>3</b>
<b>Total Technical:</b>	<b>30</b>

Once it has been determined that each proponent has received a technical score of 21 or higher, then and only then will each proponent's Proposal Form be opened and evaluated to calculate their total score.

The Proposal Form scoring will be scored out of 70 and follow equation 1 below.

### **Equation (1)**

$$\frac{2 \text{ Times Cost of Lowest Proposal} - \text{Cost of Proposal being Evaluated}}{\text{Cost of Lowest Proposal}} \times \text{Full Weight of Cost Criteria}$$

A total score out of 100 is then summed together from the Technical score and Proposal Form score.

### 3 Proposal Scoring

Three (3) Proposals were submitted for RFP Blake Street Water Main & Sewer Replacement, *DEEP Construction Inc.*, *MCA Contracting Ltd*, and *E. Corbiere and Sons Contracting*. All proposals were submitted on time and received a full evaluation.

#### 3.1 Technical Score

The technical score for each proponent was carefully scored on every aspect of their proposal. The overall average scoring for each section is shown below in Table 2.

**Table 2 : Technical Proposal Evaluation**

	<i>DEEP Construction</i>	<i>MCA Contracting</i>	<i>E. Corbiere and Sons</i>
<b>Company Experience (7)</b>	<b>6.5</b>	<b>7</b>	<b>6</b>
<b>Project Team (5)</b>	<b>4.5</b>	<b>5</b>	<b>5</b>
<b>Quality Management (3)</b>	<b>2.5</b>	<b>1</b>	<b>2</b>
<b>Enviro. Management (2)</b>	<b>1.5</b>	<b>1</b>	<b>1.5</b>
<b>Safety Management (2)</b>	<b>2</b>	<b>1</b>	<b>1.5</b>
<b>Schedule &amp; Sequencing (4)</b>	<b>3</b>	<b>4</b>	<b>4</b>
<b>Tech Plan (4)</b>	<b>3.5</b>	<b>1</b>	<b>3</b>
<b>Financial Control (3)</b>	<b>2.5</b>	<b>1</b>	<b>2</b>
<b>Total</b>	<b>26</b>	<b>21</b>	<b>25</b>

Table 2 above, shows each proponent has successfully reached the 21 minimum score to be eligible for financial scoring.

#### 3.2 Financial Score

From each proponent's Envelope 2 - Proposal Form submission, the following total prices were submitted. (including provisional items & contingency)

DEEP Construction Inc. - **\$ 2,298,582.30**

MCA Contracting Ltd - **\$ 7,032,783.66**

E. Corbiere and Sons Contracting - **\$ 2,338,103.25**

Each proponent successfully submitted Schedule of Prices, Agreement to Bond and 10% Proposal Deposit.

**Table 4 : Financial Score**

<b>Financial Score</b>	
<b>DEEP Construction Inc.</b>	<b>70</b>
<b>MCA Contraction Ltd.</b>	<b>0</b>
<b>E. Corbiere and Sons Contracting</b>	<b>69</b>

### 3.3 Total Score

A total score is calculated from the summation of the technical score and financial score shown below in Table 5

**Table 5 : Total Score**

<b>Total Score</b>	
<b>DEEP Construction Inc.</b>	<b>96</b>
<b>E. Corbiere and Sons Contracting</b>	<b>94</b>
<b>MCA Contraction Ltd.</b>	<b>21</b>

## 4 Recommendation

From Table 5 above, it is shown that DEEP Construction Inc. received the highest score of the three (3) proposals submitted (**96**).

EXP recommends that the Town of Northeastern Manitoulin and The Islands enter discussions with DEEP Construction Inc. with the intent to proceed with award and the preparation of the Articles of Agreement for the Blake Street Water Main & Sewer Replacement Project, for the cost of \$2,298,582.30 (Excl. HST).



Mark Langille, P.Eng.  
Senior Director, Northern Ontario



RE: Adding sand

From Rick Armstrong <rarmstrong@townofnemi.on.ca>  
Date Tue 2026-05-12 1:06 PM  
To Kelly Sinclair <kelly.sinclair76@gmail.com>  
Cc Pam Myers <pmyers@townofnemi.on.ca>

Kelly,  
You need to write a letter to council describing what you would like to do on the marine shore allowance. Then they will advise.  
Respectfully,

*Rick Armstrong, CBCO, CRBO, CBO*

Office 705-368-3500 ext 227  
Fax 705-368-2245  
Cell 705-348-1087  
[rarmstrong@townofnemi.on.ca](mailto:rarmstrong@townofnemi.on.ca)



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

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

From: Kelly Sinclair <kelly.sinclair76@gmail.com>  
Sent: May 12, 2026 12:59 PM  
To: Rick Armstrong <rarmstrong@townofnemi.on.ca>  
Subject: Adding sand

Hi Rick,

I live in Bay Estates and was wondering about seeking permission to add some sand to our shoreline.

We were hoping to add some near our grass line which would not affect the shoreline.....just to beef up what is already there.

Warm regards,  
Kelly Sinclair

2426 Bay Estates Road North

