

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, November 24<sup>th</sup>, 2020**  
**Electronic Format at 7:00 p.m.**

- 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 2020-50
- 5. Planning Reports**
  - i. Zoning application – Patrick Glover
  - ii. Zoning application – Justin Tilson
- 6. New Business**
  - i. Review of the Strategic Plan
- 7. Minutes and Other Reports**
  - i. CPAC minutes – November 11, 2020
  - ii. Mayors update
- 8. Adjournment**

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

**BY-LAW NO. 2020-50**

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 December 4, 2018 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 December 4<sup>th</sup>, 2018 and held on:  

November 17<sup>th</sup>, 2020

  
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  
24<sup>th</sup> day of November 2020.

---

Al MacNevin

---

Mayor

---

Pam Cress

---

Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of meeting held Tuesday, November 17<sup>th</sup>, 2020**  
**Electronic Format at 7:00p.m.**

**PRESENT:** Mayor Al MacNevin, Councillors: Barb Baker, Al Boyd, Laurie Cook, Mike Erskine, William Koehler, Bruce Wood, Jim Ferguson, and Dawn Orr

**STAFF PRESENT:** David Williamson, CAO  
Pam Cress, Clerk  
Reid Taylor, Manager of Community Services  
Ed Smith, Assistant Foreman Public Works

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

**Resolution No. 299-11-2020**

Moved by: M. Erskine

Seconded by: A. Boyd

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

Carried

**Resolution No. 300-11-2020**

Moved by: B. Wood

Seconded by: W. Koehler

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands reads a first, second and third time and finally passes by-law 2020-49, being a by-law to adopt the minutes of Council for the term commencing December 4, 2018 and authorizing the taking of any action authorized therein and thereby.

Carried

**Resolution No. 301-11-2020**

Moved by: J. Ferguson

Seconded by: M. Erskine

BE IT RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves a public meeting for the presentation of the 2021 draft budget on December 1, 2020.

Carried

**Resolution No. 302-11-2020**

Moved by: J. Ferguson

Seconded by: M. Erskine

BE IT RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:48 pm.

Carried

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

\_\_\_\_\_  
Pam Cress Clerk

## Zoning by-law amendment – Planning Report

November 24<sup>th</sup>, 2020

Applicant: Patrick Glover  
File No: 2020-02 zbl  
Property Description: 27 Worthington Street  
Shaftesbury Town Plot 2S Pt Lot 21 NS Meredith Street

### **Proposal :**

A amendment application has been received to change the zoning 27 Worthington Steet to amend the Institutional zoning to General Commercial. (C2)

### **Reasoning:**

The property has been utilized as the Town's Fire Hall location for a number of years and since this operation ceased and the property is now under new ownership a General Commercial zone would be more beneficial to them .

### **Subject Lands:**

This property is surrounded by residential with commercial in proximity. In the updated zoning by-law of 2018 the area from the Worthington/Robinson to the Worthington/Meredith location have been designated as C1 and C2.

### **Provincial Policy Statement:**

## **SECTION 1      1.3 Employment**

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c. encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d. ensuring the necessary *infrastructure* is provided to support current and projected needs.

## SECTION 2      **1.3.2 Employment areas**

1.3.2.1 Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.

1.3.2.2 Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

1.3.2.3 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.

1.3.2.4 Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

### **Official Plan**

#### ▪ **Residential Area**

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

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

#### ▪ **Employment Area**

The Employment Area is generally located along Highway 6, between Vankoughnet Street and Harbourview Road, and in the downtown core of Little Current. The Employment Area shall allow for a wide variety of commercial, institutional, and industrial uses which provide employment in the Town. It is the intent of this Plan to encourage growth of the business function of this area by promoting the expansion of commercial, institutional, and industrial uses and by encouraging investment in community improvements.

### ***Commercial and Institutional Uses***

1. Permitted commercial and institutional uses shall include but not be limited to retail operations, offices, restaurants, motels and hotels, personal and related services, tourist services and facilities, entertainment uses, institutions, government and public operations, and general business activities appropriate to the Urban Settlement Area.

2. Large format retail may be considered along Highway 6, subject to adequate servicing, parking, and landscaping. A Zoning By-law Amendment and supporting traffic impact study may be required.
3. In recognition of the existing character of the area, existing low to medium density residential development shall also be permitted. Secondary dwelling units may be permitted in the Employment Area, when accessory to a commercial or institutional use. Mixed-use buildings that provide for the integration of two or more permitted uses, other than light industrial, shall also be permitted.
4. Medium density multi-residential development may be permitted subject to land use compatibility, and may require Zoning By-law Amendment and Site Plan Control.
5. Appropriate landscaping and buffering shall be provided along road frontages and along boundaries with residential uses. In order to promote a denser, more urban environment in the downtown core, reduced parking requirements may be considered.
6. Uses may be subject to Site Plan Control.
7. Improvements to the Employment Area will be encouraged by such means as CIPs, business improvement areas, redevelopment, renovation, and land assembly programs, and by the construction of new commercial buildings.

### **Zoning By-law**

## **General Commercial (C2) Zone**

### **i. Permitted Uses**

No person within any General Commercial (C2) Zone shall use any lot or erect, alter or use any building or structure except for one or more of the following uses:

#### **a) Residential Uses**

a dwelling unit or units in accordance with the provisions of Section 6.12 of this By-law,  
an existing dwelling unit

#### **b) Commercial Uses**

an animal hospital  
a motel or hotel  
a restaurant  
a restaurant, drive-in  
a retail store  
a convenience retail store  
a personal service shop  
a service or repair shop

- a laundromat
- a motor vehicle sales area
- a commercial garage
- a bank
- a post office
- a business or professional office
- a hotel
- a place of entertainment
- an emergency vehicle dispatch centre
- a child care centre
- a pharmacy

**c) Recreational Uses**

- a community centre

**GARAGE, COMMERCIAL** shall mean a general industrial establishment for the:

repair of damage to a motor vehicle or recreational vehicles, including reconstruction, painting or repainting, and the rebuilding or conversion of automotive engines or engine parts

sale of petroleum products and lubricants, and new supplies, parts and accessories to service motor vehicles, snowmobiles, farm implements

washing or cleaning of motor vehicles, including a car wash.

This does not include the servicing of heavy vehicles (see Service Shop, Heavy).

**Correspondence /inquiries Received**

No correspondence received

**Recommendations**

By rezoning this property to General Commercial ( C2) the planning authority would be following the objectives of the Provincial Policy Statement as well as the Official Plan.

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

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

**BY-LAW NO. 2020-xx 51**

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

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

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

**And Whereas**, Council deems it appropriate to concur and, whereby Restricted Area Zoning By-law 2018-41 is to be amended to rezone the south end (approx. 53 meters from Meredith to Campbell Streets and a width of +/- 41m along Meredith Street) of 27 Worthington Street as General Commercial (C2) and permit all associated activities.

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

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

- 1) Section 8, Special Provisions, is hereby amended to rezone the +/- 53m distance from Meredith to Campbell Street and a width of 41m along Meredith Street to General Commercial (C2).
- 2) Subsection 1) applies to that parcel of land described as 27 Worthington Street east, Town of Northeastern Manitoulin and the Islands, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31).
- 3) That it is hereby certified that this amending By-law is in conformity with the Official Plan for The Town of Northeastern Manitoulin and the Islands.
- 4) Schedule "A" hereto attached shall be considered to be part of this By-law.
- 5) This by-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13 and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(19) of the Planning Act and subject to the approval of the Ontario Municipal Board where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

Read a First, Second and Third Time this \_\_\_\_ day of \_\_ \_\_\_\_, 2020.

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

\_\_\_\_\_  
P. Cress, Clerk

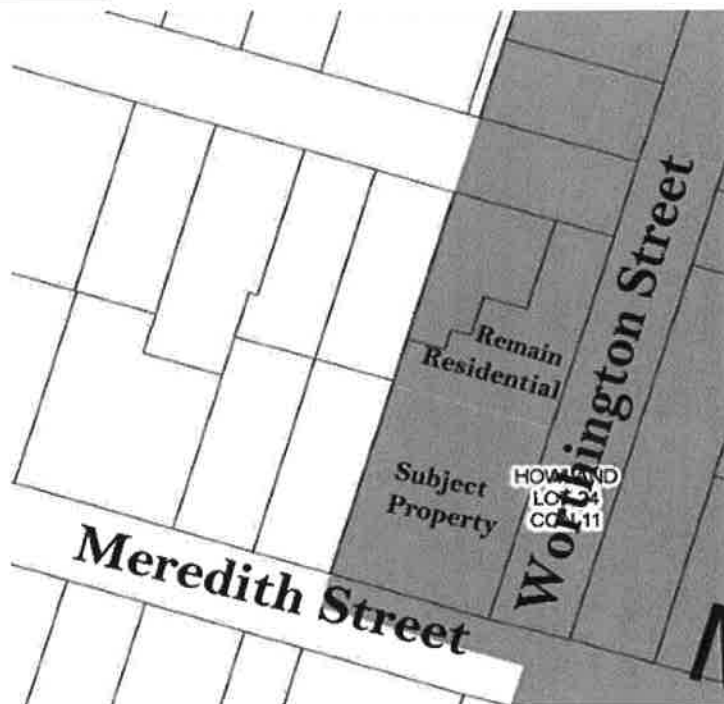


THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41

PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

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

\_\_\_\_\_  
P. Cress, Clerk



**TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS**

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

**1. \*‡ APPLICANT INFORMATION**

a) Registered Owner(s): Patrick Glover

Address: \_\_\_\_\_

e-mail address: \_\_\_\_\_

b) Phone: Home \_\_\_\_\_ Work \_\_\_\_\_ Fax: \_\_\_\_\_

If the application will be represented, prepared or submitted by someone other than the registered owner(s) please specify:

c) Authorized Agent(s): Town of Northeastern Manitoulin and the Islands

Address: 14 Water Street – Box 608, Little Current

e-mail address: \_\_\_\_\_

d) Phone: Home \_\_\_\_\_ Work 705-368-3500 Fax: \_\_\_\_\_

NOTE: Unless otherwise requested, all communication will be sent to the agent, if any.

**2. PURPOSE OF THE APPLICATION**

( ) Official Plan Amendment

( ) Both

(X) Zoning By-law Amendment

3. \*‡ Date of Application: Oct 5th, 2020

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

Municipal Address: 27 Worthington Street, Shaftesbury Town Plot 2S Pt Lot 21 NS Meredith Street

Lot: \_\_\_\_\_ Concession: \_\_\_\_\_ Township: \_\_\_\_\_ Registered Plan No.: \_\_\_\_\_

Part/Lot/Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

5. \*‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 83 Lot Depth (m) \_\_\_\_\_ Lot Area (ha) 0.102

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

7. ‡ Date the subject land was acquired by the current owner: September 30, 2020

8. \*‡ CURRENT OFFICIAL PLAN DESIGNATION: Employment Lands

9. ‡ CURRENT ZONING OF SUBJECT LAND: Institutional and Residential

**TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS**

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

---

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

**Official Plan Amendment application:**

10. \* **OFFICIAL PLAN TO BE AMENDED:** \_\_\_\_\_

Name of Municipality requested to initiate Official Plan Amendment: \_\_\_\_\_

11. \* **LAND USES PERMITTED IN CURRENT OFFICIAL PLAN DESIGNATION:** \_\_\_\_\_

Why is the Official Plan Amendment being requested? \_\_\_\_\_

12. \* **THE PURPOSE OF THE REQUESTED AMENDMENT (check if yes):**

( ) Change a policy

( ) Delete a policy

( ) Replace a policy

( ) Add a policy

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

---

---

---

\* Does the requested amendment change or replace a designation or schedule in the Official Plan? Yes ( ) No ( )

If "Yes", please identify the proposed designation and land uses the requested designation would permit and/or provide the re requested schedule change and the text that accompanies it:

---

---

---

13. \* **LAND USES THAT THE REQUESTED AMENDMENT WOULD PERMIT:** \_\_\_\_\_

**Both applications:**

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

If "Yes", please explain Official Plan policies dealing with alteration or establishment of a settlement area and provide details of Official Plan Amendment (if applicable) which deal with the matter:

---

15. \*‡ **Does the application remove land from an employment area?** Yes ( ) No (X )

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

---

# TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

### Zoning By-law Amendment application:

16. ‡ PROPOSED REZONING REQUESTED: Institutional to General Commercial

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

‡ Why is the rezoning being requested: just acquired property from the Town and the designation does not suit commercial activity.

17. ‡ Explain how the application conforms to the Official Plan: The official plan states this is employment lands and a want is to start a new commercial business

18. ‡ EXISTING USE OF LAND: Vacant – Fire Hall

‡ Date of Construction: 1977 ‡ Length of Time Existing Uses have Continued: \_\_\_\_\_

19. ‡ PROPOSED USE OF LAND: Commercial Garage

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

	Existing	Proposed
Type	_____	<u>No change to</u>
Length (m) x Width (m)	_____	<u>Set up at this time</u>
Floor Area (m <sup>2</sup> )	_____	_____
Height (m)	_____	_____
No. of Storeys	_____	_____
Setbacks from:		
Front Lot Line (m)	_____	_____
Rear Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____

# TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

### ACCESS / SERVICING

21. ‡ **ACCESS TO LAND:**

Provincial Highway ( )	Year-Round Municipal Road (X)	Seasonal Municipal Road ( )	Other Public Road or Right-of-way ( )	Water ( )
------------------------------	-------------------------------------	-----------------------------------	---	--------------

If access to the subject land is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

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

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

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

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

24. ‡ **INDICATE THE STORM DRAINAGE METHOD:**

Sewers ( )	Ditches ( )	Swales ( )	Other: <u>storm sewers</u> ( )
---------------	----------------	---------------	-----------------------------------

### PREVIOUS APPLICATIONS

25. \*‡ Has the subject land (or lands within 120 metres for an Official Plan Amendment Application) ever been, or is it now, the subject of an application for:

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

If "Yes", please provide the following information:

\*‡ File No. of  
Application(s):

\*‡ Status of Application(s):

\* Approval Authority:

\* Lands  
Affected:

\* Purpose of Application(s):

\* Effect on Requested  
Amendment:

### PROVINCIAL POLICY

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

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

## TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

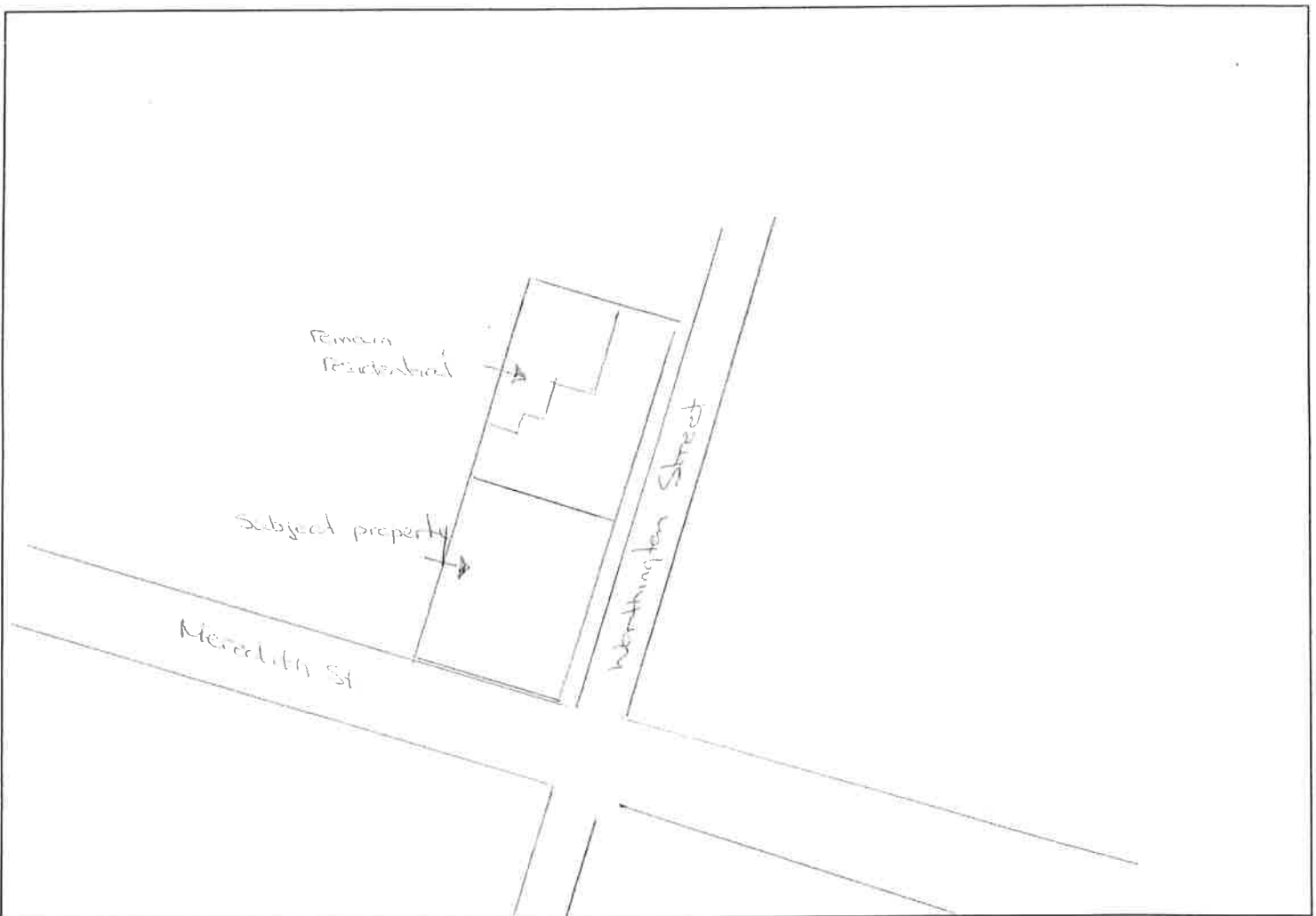
If "Yes", does the application conform to or not conflict with the applicable provincial plan or plans? \_\_\_\_\_

#### APPLICATION SKETCH

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

APPLICANT'S NAME: \_\_\_\_\_

DATE: \_\_\_\_\_



\* The drawing(s) should show:

- Property boundaries & dimensions
- Location, size and type of existing and proposed buildings and structures, indicating setbacks to all lot lines
- Adjacent land uses (residential, commercial, agricultural, etc.)
- Easements or restrictive covenants
- Location, name and width of abutting public roads, allowances, rights-of-way
- Approximate location of all natural and artificial features on subject land and on land adjacent to subject land that, in the opinion of the applicant, may affect the application (buildings, railways, watercourses, drainage ditches, rivers or stream banks, wells and septic tanks)
- If access to subject land is by water only, location of parking & docking facilities to be used

HOWLAND  
LOT 26  
CON. 11

Lake Huron

HOWLAND  
LOT 25  
CON. 11

HOWLAND

HOWLAND  
LOT 24  
CON. 12

HOWLAND  
LOT 24  
CON. 11

Meredith

koughnet

HOWLAND  
LOT 23  
CON. 11

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

- North arrow

AFFIDAVIT

I (we) Patrick Glover of the Town of Little Current

Town of Northeastern Manitoulin and the Islands (municipality), District of


Manitoulin solemnly declare that all the statements contained in this application are

true, and I (we) make solemn declaration conscientiously believing it to be true, and knowing that it is of the

same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

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

22 day of October, 2020.

  
Signature of Owner

Oct 22 / 20  
Date

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

\_\_\_\_\_  
Date

AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

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

I (we) Patrick Glover of the Town of \_\_\_\_\_

Northeastern Manitoulin and the Islands (municipality), District of

Manitoulin do hereby authorize David Williamson

\_\_\_\_\_ to act as my agent in this application.

  
Signature of Owner(s)

Oct 22 / 20  
Date

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

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

\_\_\_\_\_  
Date



## Zoning by-law amendment – Planning Report

Applicant: Justin and Kerrene Tilson  
File No: 2020-031 zbl  
Property Description: 2394 Hwy 540  
Lot 25, Con 7  
RP31R889, Part 6

### **Proposal :**

A site-specific zoning amendment application has been received to permit up to 4 rental camping units, (tents or temporary structures – not trailers) within the existing shoreline residential zoning.

### **Reasoning:**

To provided for Air bnb spaces and create local employment

### **Subject Lands:**

This property is surrounded by shoreline residential, rural and O1 zonings

### **Official Plan**

This property is designated Shoreline Area

### **Shoreline Area**

The Shoreline Area shall be defined as those lands, extending inland 150 meters from any standing waterbody greater than 8 hectares in area. The Shoreline Area designation is will apply to those lands which are located on Manitoulin Island and border on Lake Huron, Lake Manitou, or other inland lakes, and the multitude of islands that form part of the municipality. It should be recognized that for many small islands the shoreline designation may apply to the entire island. The designation does not apply to those lands designated within the Urban Settlement Area or Village Area.

The Town's many shoreline areas are composed of significant natural features, wilderness landscapes, and characterized by low density and intensity of development. These areas are valued for their individual sense of place, protection of the natural environment and water quality, and careful management of change and development. The Town encourages development to occur in a responsible manner while protecting and preserving the significant natural heritage features and ecological functions of the shoreline areas.

The existing lakeshore/rural character of Shoreline Areas will be recognized and maintained. Lot sizes shall generally be a minimum of 0.4 hectares, or larger when necessary.

The shoreline is a sensitive area and, as such, permitted uses are limited to recreational dwellings, tourist commercial, and other commercial uses that relate to the waterfront area (i.e., resorts, camps, restaurants, attractions, and marinas), and Open Space uses.

Secondary dwelling units may be permitted in accordance with the policies of this Plan and where appropriate space and servicing permits.

Development may only be permitted where appropriate servicing and access can be provided, in accordance with those sections of this plan.

Development and site alteration will be subject to the environmental policies of Section D that outline the natural limitations relating to flood and erosion areas, hazard lands, soil, and topography.

Natural vegetation shall be disturbed as little as possible adjacent to the shoreline.

In order to implement these policies and to protect the natural shoreline, Council may use the policies of this Plan, the provisions and standards in the Zoning By-law, site plan control, and the issuance of building permits.

The Town may develop different standards for development on its various types of shorelines (i.e. Lake Huron, Inland Lakes, Lake Manitou, and Islands).

The policies of Section E.1.6 apply to proposed marine systems uses.

#### ■ **Provincial Highways**

Highway 6 is a provincial highway that serves as a connection to the mainland to the north and to the port at the south in South Baymouth. Highway 540 is a provincial highway that serves as a connection to various communities across the District. Under both highway scenarios, there are circumstances where the highway also acts as a connecting link within the Town. They are owned and maintained by the MTO. Accordingly, right-of-way widths and setbacks will be determined by the MTO.

1. All proposed development located within MTO's permit control area under the *Public Transportation and Highway Improvement Act (PTHIA)* is subject to MTO approval. Any areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards, and requirements. Direct access will be discouraged and often prohibited.

MTO's Permit Control Area for entrances, buildings and land use applies around Highways 6 and 540 as follows:

An MTO permit is required if you want to ...	Within this distance ...
Place a building, structure, entrance, or any road	45 metres of the limit of any highway 180 metres of the centre point of any intersection (on King's Highways) 395 metres of the centre point of any intersection on controlled access highways
Place a sign	400 metres of the limit of the highway
Major developments or uses (i.e. shopping centre, stadium, fair ground, race track, drive-in theatre, or any other purpose) that cause persons to congregate in large numbers	800 metres of the limit of the highway

For development along Highways 6 and 540 which may be subject to additional MTO requirements and standards, particular attention should be given to the orientation and design of any proposed development to ensure it complements and contributes to the character of the area. Similarly, streetscaping elements such as special lighting, landscaping and street furniture are encouraged outside the right-of-way of Highways 6 and 540 to reinforce and enhance the character of the area.

Development proposals adjacent to a provincial highway shall be designed such that outdoor storage and loading areas are visually screened and appropriately located.

For proposals that may generate large amounts of traffic within the permit control area, the MTO will require a proponent to prepare a traffic impact assessment in accordance with MTO guidelines.

Council supports and encourages active transportation and would support paved shoulders on roads under provincial jurisdiction to assist the Town in allowing for active transportation to meet its healthy, sustainable community goals.

### **Zoning By-law**

Under the Shoreline Residential Zone the following are allowed at this time, hence the application.

### **Shoreline Residential (SR) Zone**

#### **i. Permitted Uses**

No persons shall within any Shoreline Residential (SR) Zone use any land, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

#### **a) Residential Uses**

- a single detached dwelling
- a garden suite, subject to section 7.1.3

a secondary unit, subject to section 7.1.3  
a home occupation use

**b) Recreational Uses**

a public park  
a playground

**c) Other Uses**

a public utility  
a bed and breakfast establishment

**Correspondence /inquiries Received**

No Correspondence has been received

**Recommendations**

Due to the location of this property and the proximity of the highway, staff recommends that this application be denied and ask the proponent to resubmit once he has written approval of the MTO.

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

**BY-LAW NO. 2020-52**

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

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

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

**And Whereas**, Council deems it appropriate to concur and, whereby Restricted Area Zoning By-law 2018-41 is to be amended to permit 4 temporary camping units, not trailers by Special Provision, Section 8, on lands described as Lot 25, Concession 7. RP31R889 Part 6 in Howland Township, Town of Northeastern Manitoulin and the Islands, District of Manitoulin

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

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

- 1) Section 8, Special Provisions, is hereby amended to add the following subsection C2-14 to allow four temporary camping units, not trailers.
- 2) Subsection 1) applies to that parcel of land described as Lot 25, Concession 7, RP31R889 Part 6, Howland Township, Town of Northeastern Manitoulin and the Islands, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31).
- 3) That it is hereby certified that this amending By-law is in conformity with the Official Plan for The Town of Northeastern Manitoulin and the Islands.
- 4) Schedule "A" hereto attached shall be considered to be part of this By-law.
- 5) This by-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13 and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(19) of the Planning Act and subject to the approval of the Ontario Municipal Board where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

Read a First, Second and Third Time this \_\_\_\_ day of \_\_ \_\_\_\_, 2020.

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

\_\_\_\_\_  
P. Cress, Clerk

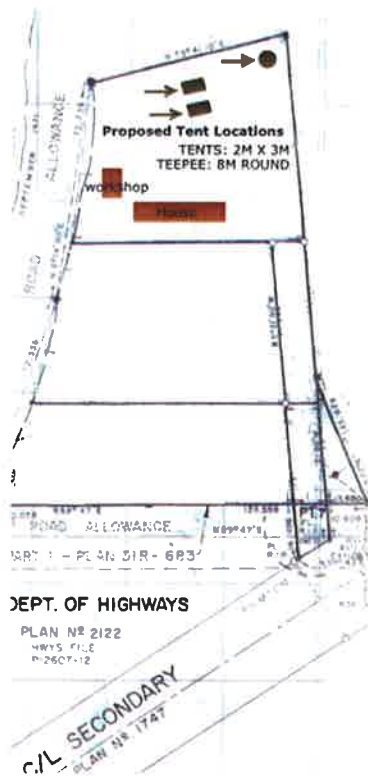
THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41

PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

2020

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

\_\_\_\_\_  
P. Cress, Clerk



Nov 24 meeting  
Nov 12

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

1. \*‡ APPLICANT INFORMATION

a) Registered Owner(s): Justin & Kerrene Tilson  
Address: 2394 Hwy 540, Little Current, ON, P0P 1K0  
e-mail address: justintilson@gmail.com  
b) Phone: Home 705-987-2791 Work \_\_\_\_\_ Fax: \_\_\_\_\_

If the application will be represented, prepared or submitted by someone other than the registered owner(s) please specify:

c) Authorized Agent(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
e-mail address: \_\_\_\_\_  
d) Phone: Home \_\_\_\_\_ Work \_\_\_\_\_ Fax: \_\_\_\_\_

NOTE: Unless otherwise requested, all communication will be sent to the agent, if any.

2. PURPOSE OF THE APPLICATION

( ) Official Plan Amendment ( ) Both  
(X) Zoning By-law Amendment

3. \*‡ Date of Application: February 17th, 2020

4. \*‡ LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 2394 Highway 540, Northeastern Manitoulin and the Islands  
Lot: 25 Concession: 7 Township: NEMI Registered Plan No.: RP 31R889  
Part/Lot/Block: Part 6 Parcel: \_\_\_\_\_

5. \*‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 40m Lot Depth (m) 75m Lot Area (ha) 0.025

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

7. ‡ Date the subject land was acquired by the current owner: Nov 15th, 1979

8. \*‡ CURRENT OFFICIAL PLAN DESIGNATION: shoreline residential

9. ‡ CURRENT ZONING OF SUBJECT LAND: shoreline residential

**TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS**

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

---

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

**Official Plan Amendment application:**

10. \* **OFFICIAL PLAN TO BE AMENDED:** \_\_\_\_\_

Name of Municipality requested to initiate Official Plan Amendment: \_\_\_\_\_

11. \* **LAND USES PERMITTED IN CURRENT OFFICIAL PLAN DESIGNATION:** \_\_\_\_\_

Why is the Official Plan Amendment being requested? \_\_\_\_\_

12. \* **THE PURPOSE OF THE REQUESTED AMENDMENT (check if yes):**

( ) Change a policy

( ) Delete a policy

( ) Replace a policy

( ) Add a policy

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

---

---

---

\* Does the requested amendment change or replace a designation or schedule in the Official Plan? Yes ( ) No ( )

If "Yes", please identify the proposed designation and land uses the requested designation would permit and/or provide the re requested schedule change and the text that accompanies it:

---

---

---

13. \* **LAND USES THAT THE REQUESTED AMENDMENT WOULD PERMIT:** \_\_\_\_\_

**Both applications:**

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

If "Yes", please explain Official Plan policies dealing with alteration or establishment of a settlement area and provide details of Official Plan Amendment (if applicable) which deal with the matter:

---

15. \*‡ **Does the application remove land from an employment area?** Yes ( ) No (X)

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

---



# TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

### Zoning By-law Amendment application:

To permit the rental of up to 4 camping units (tents or

16. ‡ **PROPOSED REZONING REQUESTED:** temporary structures – not trailers) within the existing zoning

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

‡ Why is the rezoning being requested: \_\_\_\_\_

I would like to offer Airbnb spaces in the warmer months and create local employment opportunities.

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

Section B.4 of the official plan states that it is the goal of Council to "Increase tourism and recreational activities". The proposed amendment is consistent with that goal.

18. ‡ **EXISTING USE OF LAND:** Residential

‡ Date of Construction: May, 2020 ‡ Length of Time Existing Uses have Continued: 100+ years

19. ‡ **PROPOSED USE OF LAND:** Residential with seasonal Airbnb tents

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

Type	Existing		Proposed
	House	Workshop	No Change
Length (m) x Width (m)	24m x 6m	12m x 6m	
Floor Area (m <sup>2</sup> )	144m	77m	
Height (m)	6m	3m	
No. of Storeys	2	1	
Setbacks from:	Front Lot Line (m)	3m	15m
	Rear Lot Line (m)	45m	31m
	Side Lot Line (m)	32m	3m
	Side Lot Line (m)	22m	58m

**NOTE: None of the proposed tents will be within 20m of the high water mark**

# TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

### ACCESS / SERVICING

21. ‡ **ACCESS TO LAND:**

Provincial Highway (X)	Year-Round Municipal Road ( )	Seasonal Municipal Road ( )	Other Public Road or Right-of-way ( )	Water ( )
------------------------------	-------------------------------------	-----------------------------------	---	--------------

If access to the subject land is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

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

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

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

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

24. ‡ **INDICATE THE STORM DRAINAGE METHOD:**

Sewers ( )	Ditches ( )	Swales ( )	Other: _____ ( )
---------------	----------------	---------------	---------------------

### PREVIOUS APPLICATIONS

25. \*‡ **Has the subject land (or lands within 120 metres for an Official Plan Amendment Application) ever been, or is it now, the subject of an application for:**

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

If "Yes", please provide the following information:

\*‡ File No. of  
Application(s): \_\_\_\_\_

\*‡ Status of Application(s): \_\_\_\_\_

\* Approval Authority: \_\_\_\_\_

\* Lands  
Affected: \_\_\_\_\_

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

\* Effect on Requested  
Amendment: \_\_\_\_\_

### PROVINCIAL POLICY

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

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

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

## TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

Note: Asterisk \* identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.  
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

#### APPLICATION SKETCH

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

**APPLICANT'S NAME:** Justin Tilson

**DATE:** February 26, 2020

See attached diagram

\* The drawing(s) should show:

- Property boundaries & dimensions
- Location, size and type of existing and proposed buildings and structures, indicating setbacks to all lot lines
- Adjacent land uses (residential, commercial, agricultural, etc.)
- Easements or restrictive covenants
- Location, name and width of abutting public roads, allowances, rights-of-way
- Approximate location of all natural and artificial features on subject land and on land adjacent to subject land that, in the opinion of the applicant, may affect the application (buildings, railways, watercourses, drainage ditches, rivers or stream banks, wells and septic tanks)
- If access to subject land is by water only, location of parking & docking facilities to be used
- North arrow

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

**AFFIDAVIT**

I (we) Justin & Kerren Tilson of the Family of Four-toed Muggles  
NEMI (municipality), District of Manitoulin solemnly declare

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

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

4 day of March, 2020.

Justin Tilson  
Signature of Owner

March 5th, 2020  
Date

Kerren Tilson  
Signature of Commissioner

Oct 23, 2020  
Date

**AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER**

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

I (we) \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ (municipality), District of \_\_\_\_\_  
do hereby authorize \_\_\_\_\_ to act as my agent in this application.

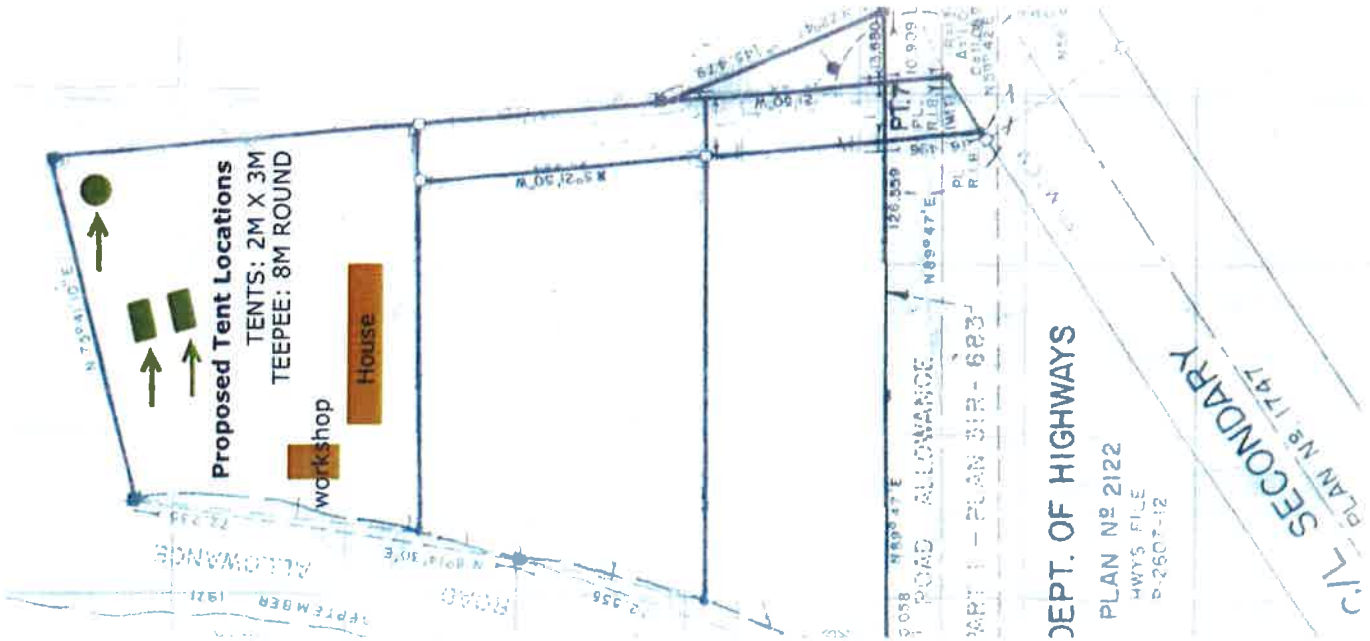
\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

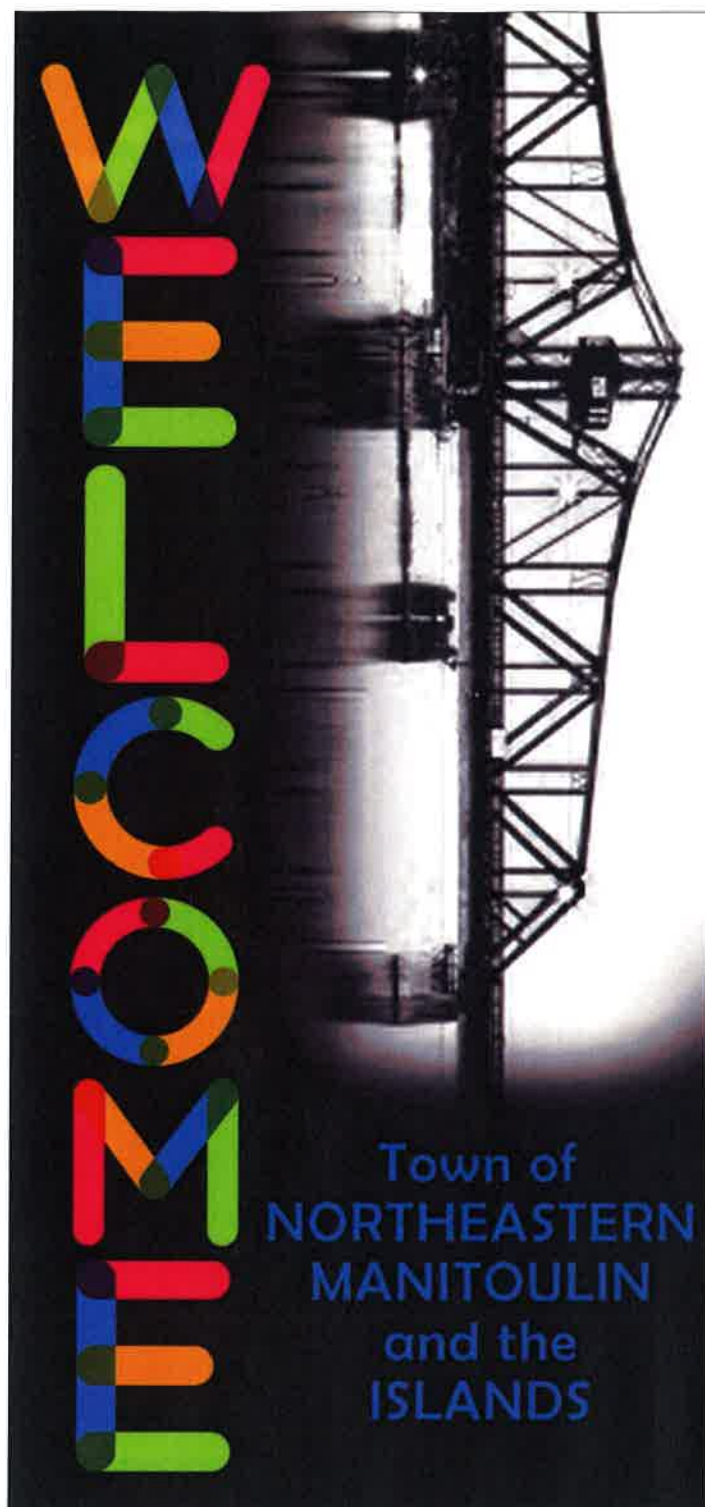
APPLICATION AND FEE OF \$ \_\_\_\_\_ RECEIVED BY THE MUNICIPALITY

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

\_\_\_\_\_  
Date







# Town of Northeastern Manitoulin and the Islands

Strategic Initiatives Report Card

---



November 2020

## Enhance Community Infrastructure

Goal: Enhance Community Infrastructure	Accomplishments to Date
<p><b>Roads and Sidewalks</b></p> <ul style="list-style-type: none"> <li>Continue to maintain existing roads to a high standard by increasing the number of hard-surfaced roads.</li> <li>Explore options for hard surfacing.</li> <li>Increase the number of sidewalks and their functionality within our community (i.e. heated sidewalks)</li> </ul>	<ul style="list-style-type: none"> <li>Municipal roads have been very well maintained and ongoing annual maintenance continues priority roads.</li> <li>Connecting Link Project completed in 2019-2020, which saw major improvements to the connecting link portion of roadway, as well as drainage upgrades, curbs, and sidewalks.</li> <li>Green Bush Road project completed which saw 3.3 kilometers of Green Bush Road improved including sections of the roadway widened and raised, adequate ditching and drainage and installation of several cross-tiles.</li> <li>Orr's Side Road was rehabilitated, proper ditching added and hard surfaced in 2020.</li> <li>12.4 kilometers of roads in were hard surfaced in 2020 and 16.3 kilometers of roads were hard surfaced in 2019.</li> <li>Installation of culverts along Hardbargain Road in 2020.</li> </ul>
<p><b>Buildings</b></p> <ul style="list-style-type: none"> <li>Upgrade priority buildings (such as Recreation Center, Spider Bay Marina and Sand/Salt Shed in Sheguiandah)</li> </ul>	<ul style="list-style-type: none"> <li>Spider Bay Marina Office/Visitor Building had upgrades in 2020 including a new roof and major interior upgrades to the Office/Visitor's Lounge areas.</li> <li>Recreation Center saw significant upgrades in 2019 and 2020 including: New dehumidifiers for the ice surface and Curling Club, LED lighting, washroom retrofit. Upgrades to the Ice Plant will be completed in 2021.</li> <li>Roof replacement at Low Island</li> </ul>

		<p>Pavilion and Information Center.</p> <ul style="list-style-type: none"> <li>▪ Many municipal buildings received LED lighting upgrades and on-demand hot water.</li> </ul>
Waterfront Development	<ul style="list-style-type: none"> <li>▪ Complete a study to assess and define mitigation strategies to deal with the impacts of water levels (high and low) on our community and municipal waterfront infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Funding was utilized in 2020 to upgrade the waterfront docks to mitigate some of the high- water impacts. Upgrades included two dock raises (Fuel Dock and East Weir for Cruise Ship Tenders), purchase of additional electrical pedestals, stone barriers and purchase of lumber for ramps.</li> </ul>
Internet Accessibility	<ul style="list-style-type: none"> <li>▪ Explore options and availability of broadband and increased internet connectivity in our community</li> </ul>	<ul style="list-style-type: none"> <li>▪ Council has supported three applications for funding towards community broadband connectivity projects to date.</li> </ul>
Water and Sewer Infrastructure	<ul style="list-style-type: none"> <li>▪ Ensure upgrades on both water treatment plants continue on a regular basis.</li> <li>▪ Explore the possibility of the installation of a water tower.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continued maintenance to both water plants as outlined by OCWA in the Annual Budget.</li> <li>▪ LED Lighting Upgrade at Little Current Water Treatment Plant in November 2020.</li> </ul>



## Create an Age-Friendly Community

Goal: Create an Age-Friendly Community		Accomplishments to Date
Develop Turner Park	<ul style="list-style-type: none"> <li>Support the development of Turner's Park into an age-friendly space for adults and seniors within our community to enjoy. This redevelopment could include adequate seating, gazebo, community garden space and meditation garden.</li> </ul>	<ul style="list-style-type: none"> <li>Turner Park Revitalization Project began in spring 2020 with the creation of walking paths, purchase of accessible picnic tables, gazebo, and creation of a meditation garden and construction of a flower bed. Work will continue in spring 2021 to complete this project.</li> </ul>
Increase Accessibility	<ul style="list-style-type: none"> <li>Make areas (curbs, sidewalks, and handicapped parking spaces) within our municipality accessible.</li> </ul>	<ul style="list-style-type: none"> <li>All new work that is completed meets AODA accessibility standards.</li> </ul>
Library	<ul style="list-style-type: none"> <li>Explore options for how the Library can continue to be a vital focus for seniors within our community.</li> </ul>	<ul style="list-style-type: none"> <li>Staff continues to share information and funding opportunities with Library Staff on an ongoing basis.</li> </ul>
Encourage and Promote the provision of services available to seniors	<ul style="list-style-type: none"> <li>Lobby the Government for a Service Ontario location within our community.</li> </ul>	<ul style="list-style-type: none"> <li>In 2020, Council sent two letters to the Ministry of Transportation requesting a Service Ontario located be considered in NEMI.</li> </ul>

## Strengthen the Local Economy

Goal: Strengthen our Economy		Accomplishments to Date
Recruitment and Retention of Skilled Workforce	<ul style="list-style-type: none"> <li>Explore marketing opportunities which will promote recruitment and retention opportunities for a skilled workforce/labor pool.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing in partnership with Sudbury and Manitoulin Workforce Planning.</li> </ul>
Business Development	<ul style="list-style-type: none"> <li>Attract new business throughout our municipality.</li> </ul>	<ul style="list-style-type: none"> <li>Staff continues to work with prospective businesses in NEMI.</li> </ul>

## Improve Tourism Promotion

Goal: Improve Tourism Promotion	Accomplishments to Date
<p><b>Tourism Product Development</b></p> <ul style="list-style-type: none"> <li>▪ Further develop lookouts (McLean's Mountain and Strawberry Lookouts) to make them tourist destinations.</li> <li>▪ Historical interpretation/guided tours within our community.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Upgraded viewing station at McLean's Mountain look-out and continue to maintain these lookouts as tourist attractions.</li> <li>▪ Completion of Sheguiandah Archaeological Site Trail construction in 2020. Plans are underway to launch guided tours of the site in spring 2021.</li> </ul>
<p><b>Focus on Marketing and Promotion</b></p> <ul style="list-style-type: none"> <li>▪ Increase tourism marketing initiatives.</li> <li>▪ Explore options to utilize technology to promote our tourism assets.</li> <li>▪ Creation of marketing materials to showcase our tourism assets within our community (i.e. Fall Color Tours, historical signage, and trails).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Municipality successfully operated the Tourism Information Center in 2020.</li> <li>▪ Increased promotion of events, activities, and things to see and do in NEMI online via Facebook, Instagram, and our municipal website.</li> <li>▪ Continued exploration of funding for tourism kiosks.</li> <li>▪ Typically, the municipality develops Leisure Guides on an annual basis and participates in the CTV Stay to Play Tourism Campaign (NEMI commercial on MCTV).</li> </ul>

## Ensuring a Livable, Healthy and Sustainable Community

Goal: Ensuring a Livable, Healthy and Sustainable Community		Accomplishments to Date
Protect the Natural Environment and make NEMI more sustainable	<ul style="list-style-type: none"> <li>Continue to plant trees throughout our community and green spaces.</li> <li>Explore options for energy use reduction as identified in our Energy Conservation and Demand Management Plan.</li> <li>Build a structure to contain salt stored at both Sheguiandah and Little Current Public Works yards.</li> <li>Explore composting at landfill to aid diversion efforts and increase life expectancy.</li> <li>Continued and/or increased protection of our natural environment (i.e. mapping of wetlands, endangered species, and green spaces).</li> </ul>	<ul style="list-style-type: none"> <li>9 trees were planted downtown in 2019.</li> <li>Continued partnership with Green Economy North to identify cost reductions and projects related to green energy.</li> <li>Energy upgrades to many municipal facilities including LED Lighting, on-demand hot water, new a/c units at Library and Museum, and new furnaces at Museum.</li> <li>Salt storage constructed at Little Current Public Works yard.</li> <li>Ongoing.</li> <li>Annual support for Manitoulin Streams initiatives as well as support in 2020 for the Phragmites Project.</li> </ul>
Set affordable rates for residents	<ul style="list-style-type: none"> <li>Keep water rates at a reasonable level for our residents.</li> </ul>	<ul style="list-style-type: none"> <li>2019 and 2020 saw a 4% increase in water rates for both Sheguiandah and Little Current.</li> </ul>
Development of Municipal Property	<ul style="list-style-type: none"> <li>Work with interested partners/businesses to explore potential development opportunities for the property located by Low Island that was donated by the Lily Fielding Foundation to the municipality.</li> </ul>	<ul style="list-style-type: none"> <li>A Request for Proposal was issued for the development of the Low Island property and staff continues to work with prospective developers.</li> </ul>

**MINUTES  
COMMUNITY POLICING ADVISORY COMMITTEE MEETING  
11 NOVEMBER 2020  
ZOOM TELECONFERENCE VIA INTERNET  
7:00 P.M.**

---

**PRESENT:** Insp. Megan MORIARITY - OPP  
Al BOYD - NEMI  
John TURNER – Gordon / Barrie Island  
Dave MCDOWELL – Assiginack  
Steve SHAFFER – Central Manitoulin  
Rick GORDON – Tehkummah  
Jack CLARK – Gore Bay  
Wayne BAILEY, Burpee/Mills

**REGRETS:** Bryan BARKER - Billings

**PUBLIC:** Tom SASVARI – Manitoulin Recorder

**Minutes Taken by** Allan Boyd

**CALL MEETING TO ORDER**

Al BOYD, chairperson called meeting to order at 7:02 p.m. He thanked everyone for attending on Zoom conference as with Covid-19 this would be the best way to meet for meetings until things change. Al BOYD advised he would take the minutes.

**ADOPTION OF AGENDA**

Al BOYD asked if any changes to the agenda or additions. Hearing none Al BOYD asked for motion.

**Moved by Steve SHAFFER and seconded by John TURNER that the agenda be adopted.  
CARRIED.**

**ADOPTION OF MINUTES**

Minutes of the 09 Sep 2020 meeting have been circulated and members were asked if there were any corrections needed. Hearing none Al BOYD asked for motion.

**Moved by Wayne BAILEY and seconded by Rick GORDON that the agenda be adopted.  
CARRIED.**

Al BOYD mentioned that due to policy issues with the OPP that certain issues or occurrences could not be discussed on Zoom due to security concerns on the internet. Insp MORIARITY advised she would be happy to follow up via telephone or e-mail on any items.

## **BUSINESS ARISING FROM LAST MEETING**

### **INTRODUCTIONS:**

Al BOYD asked the committee to go around and have members introduce themselves as we have a new member to the committee Jack CLARK from Gore Bay. Jack CLARK introduced himself and advised he has replaced former Councilor Patricia BAILEY who stepped down Jack advised he has served on council before but not with CPAC and pleased to be here. He was welcomed to the committee.

### **FUTURE OF CPAC – GOVERNMENT ANNOUNCES RE-COMPOSITION OF OPP DETACHMENT BOARDS**

Steve SHAFFER asked about the letter that was to be drafted on the position of CPAC and the intentions of the committee that was surveyed last meeting.

Al BOYD replied advising that a draft of the letter had been done with highlights of last meeting mentioned however was waiting for further response from members. Having not received he felt that we should hold off to get more direction from what the government intentions were with regards to these committees or police service boards. It was agreed that Espanola and North Shore remain separate from the Island and that most councils have already submitted this intention to the government. Al BOYD suggested to the committee that we hold off until more information comes forward. Insp MORIARITY advised she has heard nothing further from her sources on this. So, until we know a direction from government there is no urgency to submit a letter currently.

Steve SHAFFER replied that he agrees this is not time sensitive and that the government is already aware the island councils' position so that we should wait until further. Members agreed.

### **NEW BUSINESS**

OPP Detachment Commanders Comments:

Insp MORIARITY advised that the Records Management System reports had been sent to each municipality and if there were any questions pertaining to the stats.

Jack CLARK asked about the trends with property crimes in the area and noticed his municipality had 21 crimes reported with only 1 resolved. This was over a 2-year period and the Inspector advised this was rather low compared to the provincial average. Sometimes these crimes under \$5000 are hard to solve as there is transient people involved. The Lock it or Lose it program has been introduced and this has helped.

Al BOYD advised that lots of these crimes or crimes of opportunity in that most residents of Manitoulin feel safe and sometimes do not lock their vehicles or property and leave expensive items in sight. Which allows for thefts to be done quickly without notice. Education of the public is particularly important.

Wayne BAILEY wanted to thank the OPP for the quick issue of working towards solving the issue of lights on horse and buggies in their municipality. Insp MORIARITY advised that once this issue was brought to the attention of the OPP one of their specialists from the traffic area was able to attend and discuss the concerns with all. The solution of placing lights on the buggies are being dealt with the municipality purchasing lights to be given out.

## **COMMUNITY ENGAGEMENT MODEL PRESENTATION**

Insp Moriarity presented a PowerPoint presentation on the OPP's Community Engagement Model and how the OPP deal with issues using input from the community. The engagement model diagram was included with the RMS documents for members' reference.

Examples were given in relation to the mental health issue calls a new mental health crisis worker has been hired for the Island and North Shore and she is responding along with the officers to calls and doing follow-up with reference to referrals to mental health officials which has shown a reduction in officers returning to the same residence time after time.

Other issues need to be reported to the police so they can engage experts in the fields to deal and handle calls. It is also important that municipalities work with the police and help solve some of the underlying issues such as housing, financial issues that also lead to calls for police.

## **CRIMINAL TRENDS**

Al BOYD brought up are the OPP seeing an increase in some of the criminal trends due to the COVID-19 outbreak as just recently a media release noted that the OPP have arrested and charged over 50 cases of impaired operation of a motor vehicle.

Insp MORIARITY advised that yes this is happening officers have new tools with the recent legislation changes on doing random checks and tests on individuals for drug usage. Many officers are now trained as Drug Recognition Officers that can determine that people are under the influence of different drugs and this is highly effective from removing operators off the highway.

Festive RIDE season is about to get underway and additional RIDE spot checks will be set up across Manitoulin that are being done now.

## **ROUND TABLE**

**Steve SHAFFER – Central Manitoulin** – Had 3 questions for Insp Moriarity.

- How many Community Services Officers positions for the detachment now?
- Officer Training on mental health issues?
- The costing for a store front issue with MNR taking the old detachment in Mindemoya?

The Inspector replied advising that with Covid-19 the CSO program has been suspended and the officers have returned to the road. One in Espanola and one for the Island. The present officer for the island will remain on the road and a process is in the works to obtain a new CSO once they can return after the Covid-19 is done. There is a media relations officer who is doing media releases.

As for mental health training officers are being trained ongoing and with the help of the new Mobile Mental Health Crisis worker officers are being updated on the latest trends with the Covid-19 issues.

As for store front operations out of Mindemoya council decided not to go through with that due to costing at this time. The Mindemoya detachment is going to be used by MNR in the future but not sure what type of operations will be out of that office. Do not foresee OPP officers working out of that office like in Manitowaning once had.

**Jack CLARK - Gore Bay** – There was an incident of a stolen boat from their municipality and that when the investigation took place rumours of the boat may have been taken off the island. A question was raised that the swing bridge in Little Current has cameras recording the traffic was that used, and the understanding was the cameras were not working. Insp Moriarity advised that she cannot discuss certain cases over zoom however if Mr. CLARK would like to contact her, she can go into more detail about this case with him.

**John TURNER – Gordon/Barrie Island** – Reported things have been quiet since the summer and all is good for now in his municipality.

**Dave MCDOWELL – Assiginack** – Had 2 questions for Insp. MORIARITY the first was with the increase in drug trade and calls with the Covid-19 situation it appears to be getting out of hand. Second question was is the billing increased due to the time it takes officers to respond to Assiginack township since the Manitowaning Detachment is now closed?

The Inspector replied that they are aware of the increased drug use and that they have been working closely with the First Nations Police Services and the Drug Enforcement unit to do ongoing investigations and intelligence gathering on this issue.

As for the increased costing the answer is no there are no increased costs to respond to calls from the new Detachment in Little Current.

**Bryan BARKER – Billings** – Absent from meeting.

**Wayne BAILEY – Burpee/Mills** – Thanked the OPP for their work with the lighting issue with horse and buggies. Also looking into the issues with some residents that were causing issues this past summer. Things have seemed to settle down thanks to the officer's interventions.

One issue was that it appears some persons are leaving black skid marks on the highways in his municipality. Insp. MORIARITY advised to call her office with locations and the OPP will investigate it.

**Rick GORDON - Tehkummah** no concerns currently other than that they had a fatality motor vehicle collision. Offer was made to call the Inspectors office and she can advise further information.

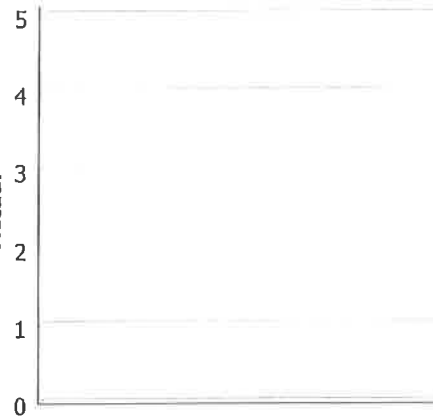
**Allan BOYD - NEMI** – Allan BOYD advised that NEMI has been quiet. The town experienced some vandalism this past summer and fall in our downtown dock area and the police were working on it. The latest issue was the new Tim Hortons that just opened in Little Current. At first there were some concerns with traffic flow on Hwy 6 with the drive through. This can be attributed too the novelty of the new coffee shop and that the inside was shut down during the first week of opening. Al BOYD advised the Inspector that the NEMI Council have hired a traffic Engineering Firm to do a study on the safest flow of traffic through the area as there are three lanes to work with. The Inspector offered any assistance to the Municipality from there traffic experts with the OPP and is willing to sit down to work with the town on the issue should they so wish.

**Police Services Board Report for Northeastern Manitoulin and the Islands**  
**Records Management System**  
**September - 2020**

**Violent Crime**

Actual	September			Year to Date - September		
	2019	2020	% Change	2019	2020	% Change
Murder	0	0	--	0	0	--
Other Offences Causing Death	0	0	--	0	0	--
Attempted Murder	0	0	--	0	0	--
Sexual Assault	0	0	--	0	0	--
Assault	0	0	--	1	1	0.0%
Abduction	0	0	--	0	0	--
Robbery	0	0	--	0	0	--
Other Crimes Against a Person	0	0	--	0	0	--
<b>Total</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>1</b>	<b>1</b>	<b>0.0%</b>

Actual



**Property Crime**

Actual	September			Year to Date - September		
	2019	2020	% Change	2019	2020	% Change
Arson	0	0	--	0	0	--
Break & Enter	0	0	--	0	0	--
Theft Over	0	1	--	0	1	--
Theft Under	0	0	--	0	1	--
Have Stolen Goods	0	0	--	0	0	--
Fraud	0	0	--	0	1	--
Mischief	0	0	--	0	1	--
<b>Total</b>	<b>0</b>	<b>1</b>	<b>--</b>	<b>0</b>	<b>4</b>	<b>--</b>

Actual



**Drug Crime**

Actual	September			Year to Date - September		
	2019	2020	% Change	2019	2020	% Change
Possession	0	0	--	0	0	--
Trafficking	0	0	--	0	0	--
Importation and Production	0	0	--	0	0	--
<b>Total</b>	<b>0</b>	<b>0</b>	<b>--</b>	<b>0</b>	<b>0</b>	<b>--</b>

Actual



**Detachment:** 4H - MANITOULIN ((Little Current))

**Location code(s):** 4H00 - MANITOULIN ((Little Current))

**Area code(s):** 4048 - Northeastern Manitoulin & the Is

**Data source date:**

2020/10/31

**Report Generated by:**

Ferguson, Carol A.

**Report Generated on:**

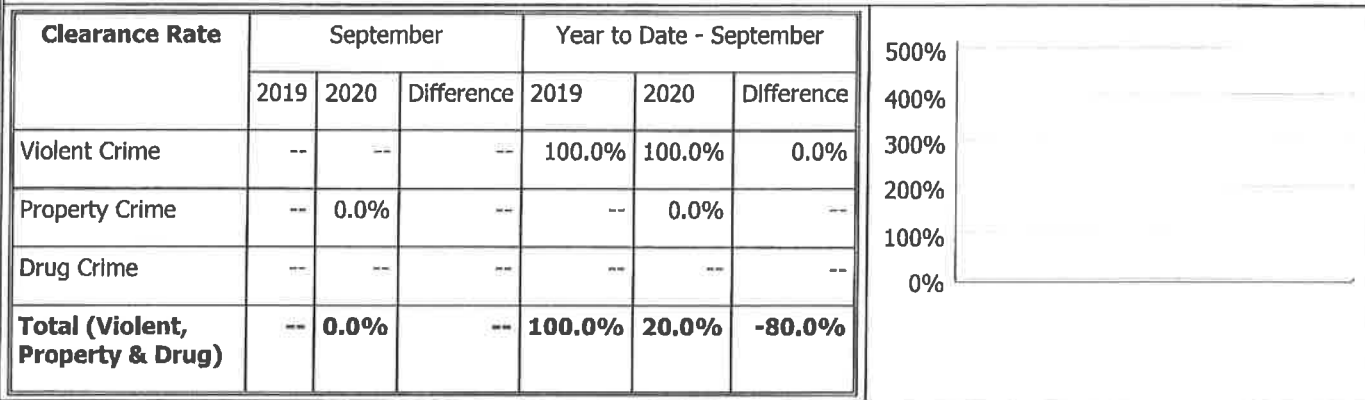
Nov 4, 2020 11:16:34 AM

PP-CSC-Operational Planning-4300



**Police Services Board Report for Northeastern Manitoulin and the Islands**  
**Records Management System**  
**September - 2020**

**Clearance Rate**



Data contained within this report is dynamic in nature and numbers will change over time as the Ontario Provincial Police continue to investigate and solve crime.

**Data Utilized**

- Major Crimes
- Niche RMS All Offence Level Business Intelligence Cube

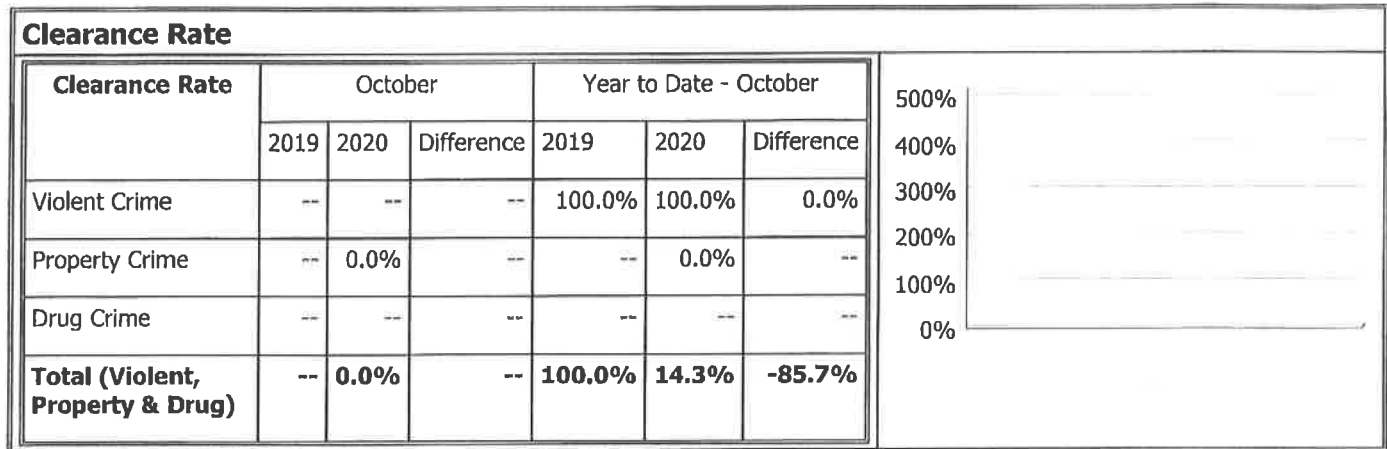
**Detachment:** 4H - MANITOULIN ((Little Current))  
**Location code(s):** 4H00 - MANITOULIN ((Little Current))  
**Area code(s):** 4048 - Northeastern Manitoulin & the Is

**Data source date:**  
 2020/10/31

**Report Generated by:**  
 Ferguson, Carol A.

**Report Generated on:**  
 Nov 4, 2020 11:16:34 AM  
 PP-CSC-Operational Planning-4300

**Police Services Board Report for Northeastern Manitoulin and the Islands**  
**Records Management System**  
**October - 2020**



Data contained within this report is dynamic in nature and numbers will change over time as the Ontario Provincial Police continue to investigate and solve crime.

**Data Utilized**

- Major Crimes
- Niche RMS All Offence Level Business Intelligence Cube

**Detachment:** 4H - MANITOULIN ((Little Current))  
**Location code(s):** 4H00 - MANITOULIN ((Little Current))  
**Area code(s):** 4048 - Northeastern Manitoulin & the Is  
**Data source date:** 2020/10/31

**Report Generated by:**  
 Ferguson, Carol A.

**Report Generated on:**  
 Nov 4, 2020 11:27:02 AM  
 PP-CSC-Operational Planning-4300

## Enforcement & Crime Suppression

**Enforcement** is an integral component of Community Policing where there are threats to community safety and security

**Crime Prevention through Social Development:** addresses the precursors to crime, like: poverty, sub-standard housing, addictions and negative parenting.

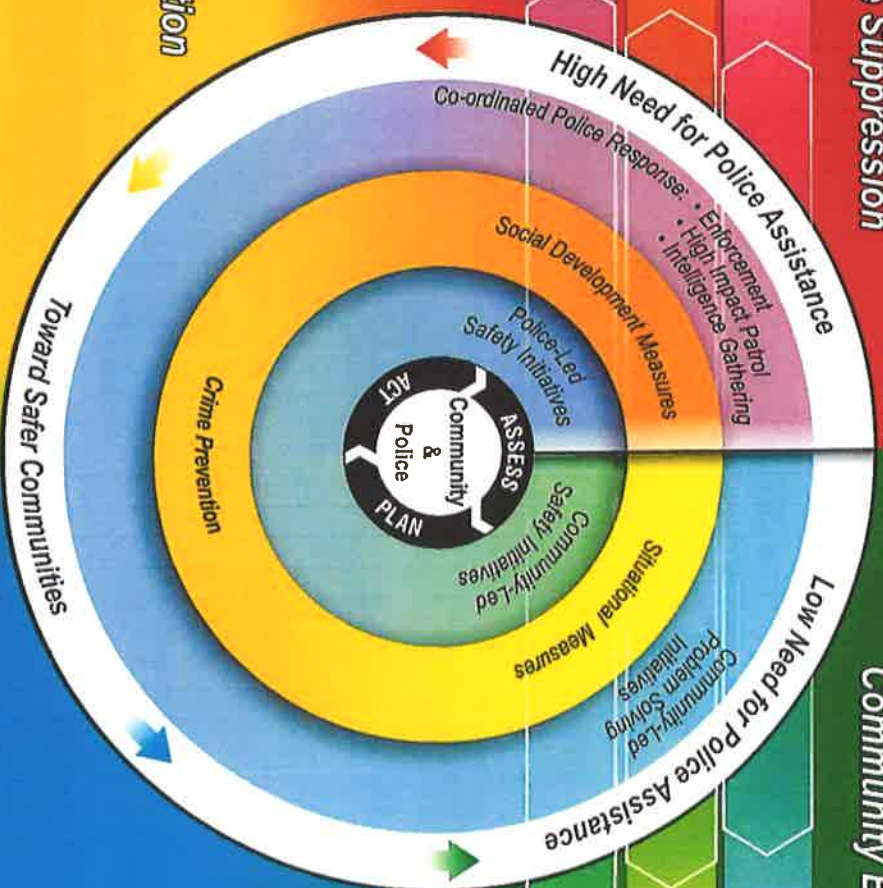
In the beginning, police lead community members into safety and community-building initiatives - always looking for community members who can take over the leadership role.

## Community Engagement & Liaison

Communities which have the greatest capacity to resolve issues that threaten their safety, security and well-being, require the least police assistance.

**Situational Crime Prevention Measures:** focus on specific forms of crime - like double-cylinder, dual bolt locks that prevent some forms of break and enter.

Police may have to find the natural community leaders and engage them to help community members increase their own safety, security and well-being.



**Community Mobilization  
& Crime Prevention**

**COMMUNITY MOBILIZATION**  
Actions and initiatives that police officers take to motivate and support neighbours to deal more effectively with the root causes of crime and insecurity in their neighbourhoods.

**COMMUNITY**  
*Community includes every person or organization that is affected by any real or anticipated threat to peace, safety, security and well-being.*

**COMMUNITY POLICING**  
Community Policing is the process by which police and other community members partner to improve community wellbeing, safety and security through joint problem identification, analysis, response and evaluation.

**COMMUNITY ENGAGEMENT**  
Police actions that encourage participation of neighbours and citizens in increasing their own and others safety, security and well-being.



## Ensuring front-line police officers and community partners have the skills and tactics for community policing

### Enforcement & Crime Suppression

Statistically, people are less safe and secure where police respond most often. Therefore crime management is the first priority for effective community policing. From the officers used to consider such tactics as:

- Analyzing crime
- Targeting enforcement
- Monitoring crime reduction
- Initiating problem-solving

Only after crime is reduced can police start effective mobilization and prevention strategies.

### Community Mobilization & Crime Prevention

Personal, social and economic wellbeing are the cornerstones of a safe and secure community. Where any of these are deficient, people are more vulnerable to crime, anti-social behaviour and victimization. There, we need police to consider such tactics as:

- Mobilizing community partners
- Problem-oriented policing
- Monitoring crime prevention

Crime prevention through social development will reduce the demand for police assistance.

### Community Engagement & Liaison

In the safest neighbourhoods people can overlook potential threats to safety and security. Here it's a good idea for police to use such tactics as:

- Liaising with neighbourhoods and groups
- Public education on risks and prevention
- Monitoring special, at-risk groups
- Partnering in early intervention

Situational crime prevention measures work best in these neighbourhoods because people have the time, resources and abilities to implement them.

### Community Safety & Consultation

Where people are relatively safe and police are rarely called for assistance, people usually have the skills and abilities to keep it that way. Therefore police are rarely required to do much more than point out potential risks to community security and encourage community people to deal with them. Police can consider such tactics as:

- Engaging community leaders
- Consulting with community groups
- Monitoring hazards

Community safety is everyone's business.

## Partnering for a safe community!

## Partnering For A Safe Community!

### Ontario's Mobilization & Engagement Model of Community Policing



#### Community Policing

Police models developed community policing as a philosophy for the way officers do business. The model emphasizes roles, responsibilities and responsibilities for non-police community members as well. The result is a dynamic, practical representation of community policing in a variety of neighbourhoods ranging from very safe, mixed areas where police rarely respond to places that police visit many times a day after public calls for assistance. The goal of community policing is for communities to move toward ever safer and more secure conditions - and when they get there, stay that way.

#### Building On The Past

The 1970s-80s saw community policing introduced as improved public relations. The '90s added strategies for consulting with community people on police priorities. Today's model stresses non-police community members partnering with police in making, and keeping their neighbourhoods safe and secure. It highlights police tactics for stimulating and supporting community members to do this. Such tactics require police services to add skills and capabilities, and reconsider how they organize and operate. Today's vision requires that police become better partners with community members.

#### Crime Prevention That Works

Ontario's Police Services Act says that crime prevention is the first duty of police services. This community policing model distinguishes between relatively safe neighbourhoods where situational crime prevention measures like target hardening and community watch strategies work, and areas where broader social problems make such measures impracticable. The model emphasizes crime prevention through social development in areas where police are most often called for assistance. It guides all community partners to select crime prevention strategies that work.

#### A Continuum Of Service

Community policing refers to a continuum of police service in all communities - a range of tactics and strategies to help the community do and remain well, safe and secure. What officers do depends upon the particular situation in which they find themselves. Sir Robert Peel's "...the police are the people and the people are the police..." reflects that police and all community members share responsibility for community policing. Particular roles vary. But, ensuring everyone's safety, security and well-being requires everyone's combined efforts.

## Partnering For A Safe Community!