

AGENDA
A meeting of the Council of the Corporation
of the Town of Northeastern Manitoulin and the Islands
to be held on Tuesday, September 7, 2021
Electronic Format at 7:00 p.m.

1. Call to Order

2. Approval of Agenda

Disclosure of Pecuniary Interest & General Nature Thereof

Deputation – Craig Timmermans

3. Minutes of Previous Meeting

- i. Confirming By-Law 2021-48

4. Planning Applications

- i. File # 2021-05 – Jennifer Machum – Consent Application

5. New Business

- i. McLay Subdivision Revised Conditions of Draft Approval
- ii. Manitoulin Municipal Association Request- Swing Bridge
- iii. Declaration of Surplus Municipal Property
- iv. Museum Park Washroom- Tender Results

6. Minutes and Other Reports

- i. Mayor's Report

7. In Camera

- i. A proposed or pending disposition or acquisition of land for municipal or local board purposes.
- ii. A proposed or pending disposition or acquisition of land for municipal or local board purposes.
- iii. Personal Matters about an identifiable individual, including municipal or local employees.

8. Adjournment



If you have any questions please contact us at 368-2545

To: Mayor and Council – Township of NEMI
From: Craig Timmermans
Date: Sept 1 2021

REF: Internet supply for the township of NEMI Rec Centre and Town Garage.

Dear Mayor and Council,

I have been working with staff since Feb 2017 to provide internet services to NEMI township office locations within Little Current.

I am requesting the opportunity to supply internet access for the Town Garage, and the NEMI Rec Centre at this time.

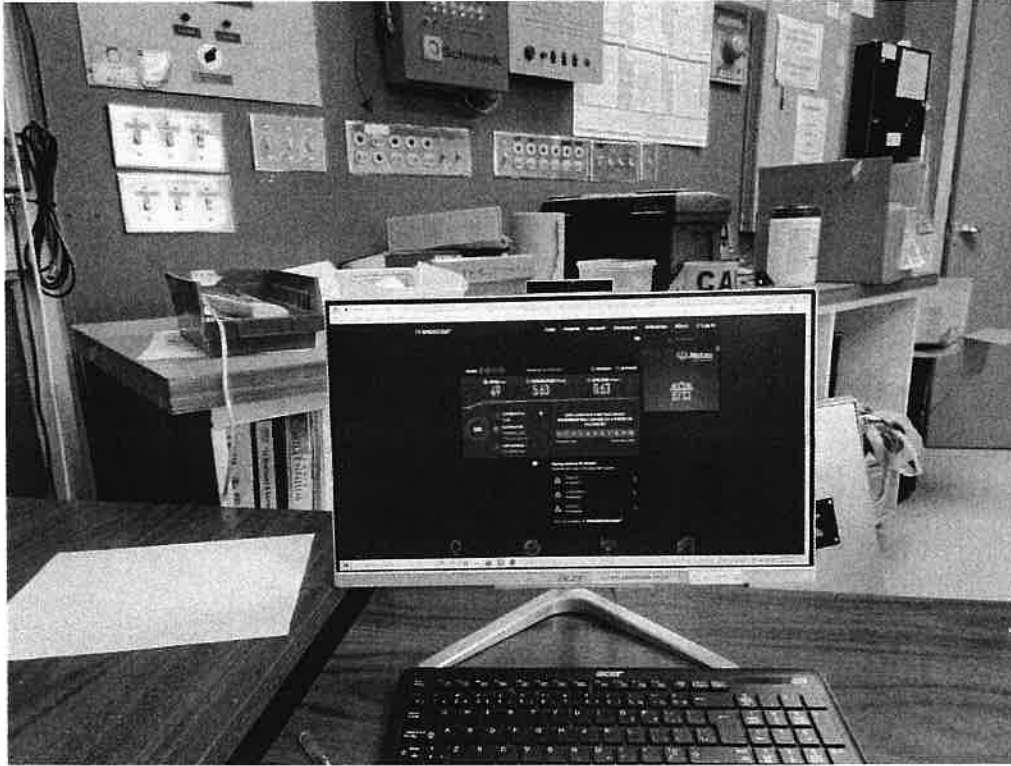
Due to a professional verbal agreement with EastLink, MSD will not be supplying a Internet quote for the Town Office.

A request was put into staff on July 6 2021 for the current upload speed and costs with the Town office, Town Garage and Recreation Centre. I did receive the current pricing that the township is paying for internet service from Bell, but the staff replied that they did not have the resources to conduct a speedtest at the sites, I did the speedtest myself at the two locations.

NEMI is currently paying for the below services:

-Town Office – with EastLink – MSD is a partner with EastLink and have a gentlemen's agreement not to compete.

-Rec Centre – Bell Ultra at a cost of \$188 per month. The current speed with Bell for the Rec Centre is 5.63MB download and 0.63MB upload (see pic below). This speed test was performed July 27, 2021.



Town Garage – Bell FIBE 10/1 at a cost of \$140 per month. I attempted to conduct a speed test on July 27, 2021. It could not be completed as the internet was out of service, the Staff at the Garage noted it had been down for weeks.

MSD is owned by Craig Timmermans, a Haweater and owner of many properties within the township. MSD has a long history as it was the first internet service provider in Espanola and Manitoulin. We have been supplying internet since 1989.

MSD's internet service is fed from our 10 Campbell St. Server Farm where internet feeds from NetCentral, EastLink, and Vianet all originate. From MSD's 10 Campbell Street site, most of Manitoulin's and future Killarney internet originates from. With multiple sources of internet MSD's has an uptime of over 99.9. This means we have additional backup AirFiber links from my 450ft tower on McLean's Mountain to the North Shore as well as Fiber thus providing the most reliable internet service on Manitoulin. Our internet basically does not go down, even with Island Wide power failures.

MSD currently is supplying Fiber to the Rec Centre for LAMBAC. MSD proposes a separate fiber link dedicated to the Rec Centre, not shared.

MSD Proposal:

Dedicated true Fiber link at NEMI Rec Centre with 30MB upload, and 10MB Download speeds at a cost of \$179 per month, no contracts. Speeds can be increased if required.

Supply and install a wireless link from the Rec Centre to the town Garage so the town Garage can share the internet with the Rec Centre.

REC Centre internet:

One Time fiber network install for the Rec at a cost of \$100

Ongoing monthly of \$179

Town Garage internet:

One Time wireless link install labour for Town Garage sharing internet with Rec Centre, includes all labour and required Ethernet cable runs \$350 –NO Monthly

NEMI to purchase Radios, Switch and wireless router

Wireless bridge approx cost \$110 Each x2

Smart switch approx \$130

Wireless Router approx \$89

Currently paying for poor internet feeds for both Rec and Town Garage \$328 Monthly to Bell

MSD proposal One Time approx \$889 plus \$179 monthly Plus HST

Thank You,

Craig Timmermans

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

BY-LAW NO. 2021-48

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 4th, 2018 and held on:

August 31, 2021

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 7th day of September, 2021.

Al MacNevin

Mayor

Pam Cress

Clerk

The Corporation of the Town of Northeastern Manitoulin and the Islands
Minutes of a Regular Meeting of Council meeting held Tuesday, August 31, 2021
via Zoom at 7:00p.m.

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

ABSENT: Councillor James Ferguson

STAFF PRESENT: David Williamson, CAO
Heidi Ferguson, Deputy-Clerk
Reid Taylor, Manager of Community Services

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

Disclosure of pecuniary interest and the general nature thereof – Councillors Barbara Baker and Dawn Orr declared a conflict with item 4 i) Manitoulin Health Center Fundraising Request.

Resolution No. 239-08-2021

Moved by: B. Wood

Seconded by: D. Orr

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

Carried

Resolution No. 240-08-2021

Moved by: W. Koehler

Seconded by: M. Erskine

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes by-law # 2021-47 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. 241-08-2021

Moved by: M. Erskine

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands supports the resolution put forth by AMO and hereby declares September 30, 2021, as the National Day for Truth and Reconciliation (National Orange Shirt Day) within the Town of Northeastern Manitoulin and the Islands.

Carried

Resolution No. 242-08-2021

Moved by: M. Erskine

Seconded by: W. Koehler

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Island encourages all participants to come to the table and negotiate in good faith to resolve the ongoing dispute of the Robinson Huron Treaty Litigation Fund.

Carried

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

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Resolution No. 243-08-2021

Moved by: B. Baker

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands approves the 2021-2022 COVID-19 Protocol for the NEMI Recreation Center as presented.

Carried

Resolution No. 244-08-2021

Moved by: D. Orr

Seconded by: M. Erskine

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

Carried

Al MacNevin Mayor

Heidi Ferguson Deputy-Clerk



Project: Application for Consent
File #: Con 2021-05
Owner: Jennifer Machum
Location: Gaida Sideroad
Legal: Howland, Concession 3, Lot 33 to 35
Hwy 540

Purpose of the Application

The consent application is being applied for the purposes of downsizing and selling that portion of property described as +/- 96 acres on the north end of Howland Concession 3 lots 33 to 35, leaving an approximate 98.14 acres to be retained.

Conformity with the Official Plan

Designation – Rural

Official Plan

Designation - Rural

Zoning

Designation - Rural

Comments from agencies

No Comments were received

Comments from the Public

No comments or requests were received from the public.

When Considering Approval, we should consider:

A. Consents

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

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

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

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

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

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

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

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

The parkland dedication policies of Section F.4.3 will apply.

Remarks to approval considerations.

This application does not constitute a need for a subdivision

The proposed lot has both highway access as well as access via Gaida's Sideroad

The MTO highway entrance is on a straight stretch of highway which should not create any traffic hazards

Both the retained and severed lots have more than adequate frontage and size as per our zoning by-laws.

As per the attached diagram the proposed severance will not restrict any development to surrounding properties.

All services to this area will be private services.

No Park land dedication will be required.

Suggested Conditions if Approved – to be filed within one year of the Notice Decision for certification

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

General – 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.

Taxes – Prior to final approval by the Town of Northeastern Manitoulin and the Islands, the owner provide confirmation of payment of all outstanding taxes.

All outstanding fees must be paid in full

Recommendations –

If Planning Authority of the Town of Northeastern Manitoulin and the Island is satisfied that all requirements are met a favorable decision could be made.

1. Applicant Information

Name of Owner Jennifer Machum
 Address 94 Gaida Sideroad
Little Current, Ont
PO P 1K0
 Phone Number (705) 368-2348 Cell: (705) 282-4199

2. Name of Agent

Name of Owner _____
 Address _____

 Phone Number _____ Cell: _____

3. Property Description

Municipal Township NEMI
 Roll # 5119 040-002-17400-0000
 Concession 3 Lot 33 to 35 Hacienda Two
 RP Plan _____ Part _____ Island _____
 Street Address Highway 540

4. Are there any easements or restrictive covenant's affecting the subject land? No Yes

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

6. Purpose of Application

Type and Purpose of the application

- Creation of a New Lot Addition to a lot Easement/ROW
 A charge A lease A correction of title

7. Other Information

Name of Persons to whom land will be transferred: To sell on local market

If lot addition what is the current land use: _____

8. Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage	<u>411.3m</u> 753.3m	400.6m	
Depth	827.3m	989.1m	
Area	704,954.7 m ²	387,671 m ²	
Use of Property - Existing	<u>farm land</u>	<u>Recreational - Residential</u>	
Proposed			
Buildings - Existing			
Proposed			
Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input checked="" type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access	<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road Seasonal Road <input type="checkbox"/> Road Allowance <input type="checkbox"/> Municipal Road Year Road <input type="checkbox"/> Right of Way <input type="checkbox"/> Water Access
Water Supply	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input checked="" type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <p style="text-align: center;">N/A</p>	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake

the existing Official Plan designation _____

What is the existing zoning rural

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

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

11. History of Subject Land

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

Official Plan Amendment Zoning By-law amendment Consent Application

Provide details of application and decision: application was to provide for a family dwelling unit approx 1988

12. Former Uses of Subject land and Adjacent Land

- Has there been industrial or commercial use on the subject or adjacent land? Yes No
- Has the grading of the subject land been changed by adding earth or other material? Yes No
- Has a gas station or the storage of petroleum been located on the subject land? Yes No
- Is there reason to believe the subject /adjacent land may have been contaminated by a former use Yes No
- Has an Environmental Site Assessment or Record of Site Condition been filed? Yes No

13. Are there currently any other applications on the subject property?
Please describe application and status.

Yes No

No

Other Information:

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

What is t/

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File No.: SUB2016-01
**Owners/
Applicant:** Davis & McLay
Developments Ltd.
Location: Pt. Lots 14 and 15, Conc. VII
and Pt. Lot 15, Conc. VIII
Being Parts 1, 2 & 3, Plan 31R-3552
Excepting Parts 1 & 2, Plan 31R-4026
Township of Bidwell
Town of Northeastern Manitoulin and the Islands

Date of Decision:
Date of Notice:
Last Date of Appeal:

The Town conditions to final plan approval for registration of this Subdivision are as follows:

No. Conditions of Draft Approval

1. That this approval applies to the phased Plan of Subdivision for Davis and McLay Developments Limited, prepared by Keatley Surveying Ltd., December 1, 2015 on part of Lots 14 and 15, Concession VII and part of Lot 14, Concession VIII, Being Parts 1, 2 & 3, Plan 31R-3552, excepting Parts 1 & 2, Plan 31R-4026, Geographical Township of Bidwell within the Town of Northeastern Manitoulin & the Islands, District of Manitoulin, which shows a total of 19 single detached lots to be developed in 2 phases (Phase 1 - 6 lots; Phase 2 - 13 lots).
2. That the final plan be revised to show the private road as one Block.
3. That entire plan shall be registered; but the plan will be developed in two (2) phases. The plan shall be registered once an executed subdivision agreement that implements the enhanced sewage technologies and/or soils for phosphorus retention satisfactory to the MMAH. Phase 2 shall be permitted to proceed to development only upon completion of the following:
 - a. A letter from the MMAH that confirms the performance of the technologies and/or soils used in Phase 1 are satisfactory; and
 - b. An agreement between the proponent and the Town committing to the use of the same technologies and/or soils as were used in Phase 1 for septic purposes.
4. That the road shall be named to the satisfaction of the Municipality.
5. That the road included within this draft plan of subdivision shall be a private road and that the owner shall prepare a joint use agreement to address the maintenance and access for such private road satisfactory to the Town, to be registered on title.
6. That the owner shall enter into one or more subdivision agreements with the Municipality in order to satisfy the financial, servicing and other requirements of the Municipality, and to implement the requirements for the installation of enhanced sewage technologies and/or soils for phosphorus retention satisfactory to the Ministry of Municipal Affairs and Housing. The subdivision agreement(s) between the owner and the Municipality shall be registered against the lands to which it/they apply once the plan of subdivision has been registered.
7. That any blocks required for utility or drainage purposes shall have a minimum width of 7.62 metres and shall be shown on the final plan and dedicated to the Municipality without monetary consideration and free of all encumbrances.
8. That the owner shall agree in the subdivision agreements(s) to have a professional Consulting Engineer prepare an engineering report, to the satisfaction of the Municipality. The report will identify the standard of road construction and any associated storm drainage/runoff facilities, including the depositing of securities.

9. That the owner shall dedicate to the Municipality up to five percent (5%) of the land included in the plan for public recreational purposes. The frontage and area of each parcel that comprises the parkland dedication shall satisfy the minimum lot frontage and area requirements of the appropriate zoning by-law. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
10. That the subdivision agreement(s) implement the Water Quality and Fish Habitat Assessment completed by Michalski Nielsen Associates (MNA), (April, 2011, with addendum February 2013), including, but not limited to the following:
 - a. All primary building structures shall be set back a minimum of 30 metres from the recognized high water mark of Lake Manitou;
 - b. The 30 metre shoreline buffer shall be maintained in its natural state with restrictions that prohibit disturbance, except for a 2.0 metre wide pathway to provide access to the shoreline, safety (i.e. the removal of dead trees or trees of poor health), and provision of views (i.e., minimal limbing);
 - c. Sedimentation and erosion control works, in the form of silt fencing and/or straw bales, shall be installed along the down gradient edges of all building envelopes, laneways, parking areas, tile fields and bases of exposed slopes to retain any particulates generated during the construction period;
 - d. All erosion and sediment control works shall be maintained in good working order until the exposed soils have been vegetated.
 - e. All disturbed slopes and exposed soils shall be restored with appropriate plantings and/or seed mixtures as soon after construction as feasible.
 - f. Preparation of Site Development Plans for each of the lots in Phase 1.
11. That Phase 1 of the plan of subdivision permit the creation of 6 lots, and the subdivision agreement for this phase shall include, at minimum, the following terms:
 - a. Sewage systems on each lot will be constructed as a conventional septic tile field or an Ontario Building Code approved tertiary treatment system, and partially treated effluent would then be directed to drain fields on each lot having B horizon Precambrian Shield soils that meet the same characteristics as the native soils in the Ministry of the Environment Lake Capacity Assessment Handbook, (May 2010) on page 38, section 5.2. It is understood that on three of these lots, the Ecoflo or Waterloo Biofilter or comparable tertiary system with phosphorus treatment unit that are considered as acceptable within the Ontario Building Code process for private septic systems will be installed.
 - b. The installation of the sewage systems and the piezometers/wells, including verifying that the correct B horizon soil has been used, will be approved and certified by an independent qualified expert. This expert shall be retained by the Applicant, and shall be an individual acceptable to the Ministry of Municipal Affairs and Housing. All costs associated with retaining the experts shall be paid for by the Applicant prior to any occupancy of an individual lot.
 - c. Once any of the septic systems have been commissioned and wastewater is being discharged to the systems, three continuous years of monitoring (co-ordinated by the applicant) on each system, will be undertaken by a qualified expert retained by the Applicant at the Applicant's expense, plus monitoring at year five and year ten, as outlined below. The expert shall be a person or organization satisfactory to the Ministry of Municipal Affairs and Housing.
 - i) Three piezometer/wells will be installed in each of the six drain fields to evaluate distribution of the treated effluent, with a fourth piezometer/well in the down gradient mantle. The locations of the four piezometer/wells will be determined in consultation with the Ministry of Municipal Affairs and Housing. All piezometers/wells will be installed upon the completion of the drain fields being constructed. These wells will generally be of a shallow depth (<3m) and may be constructed to the bedrock depth if site conditions dictate. The depth position of the screened intervals of the wells will be decided upon by the qualified expert after site conditions are assessed, but will generally include the

- bottom 30 cm thickness of the filter bed sand and any permeable zones present underneath the filter bed.
- ii) For the first six months after installation of septic systems and occupancy of the residences, no sampling shall be required.
 - iii) Thereafter, groundwater sampling of the piezometers/wells shall be conducted within one week of each of the long holiday weekends in May, July, August and September or October until the completion of three years following the date of installation, occupancy and initial testing of each system. If the home is occupied during December through April, one additional sample would be required following this period of usage. The Applicant is responsible for ensuring that this monitoring will take place at his own or the individual new lot Owner's expense.
 - iv) All groundwater samples will be filtered (0.45 micrograms) and collected in two sample bottles, one untreated and one acidified to pH <2, prior to delivery to an accredited laboratory. Analysis will be for chloride and nitrogen compounds (ammonia, ammonium, nitrates) and total phosphorus (acidified sample) within the laboratory specified holding times.
 - v) The Ecoflo or Waterloo Biofilter or comparable phosphorus treatment units shall be designed to permit the sampling of effluent. Effluent from the Ecoflo or Waterloo Biofilter or comparable phosphorus treatment units shall be collected on the same sampling schedule as the piezometers/wells. Effluent samples shall be unfiltered prior to delivery to an accredited laboratory and shall be analyzed for chloride and nitrogen compounds (ammonia, ammonium, nitrates), and total phosphorus. A field pH reading shall also be taken of the effluent.
 - vi) Annual reports will be provided to the Ministry of Municipal Affairs and Housing and the Ministry of the Environment and Climate Change within two months following the end of each calendar year once a monitoring program for any of the test systems is established. The annual report shall be prepared by a qualified expert, retained by the Applicant and satisfactory to the Ministry. The report shall include, at minimum:
 - a. A summary and interpretation of all monitoring data with a comparison to the performance standard;
 - b. A description of sampling protocol and any difficulties encountered;
 - c. A discussion regarding the quality assurance/quality control program;
 - d. A summary of occupancy, a description of any operating problems encountered and corrective actions taken;
 - e. A scale site plan or plans of the entire site illustrating significant site features such as surface water features, seeps, ponds, ditches, roadways, the septic systems, as well as all the sampling locations;
 - f. A groundwater contour map showing the groundwater elevations for each well and the groundwater flow directions;
 - g. Tables summarizing all historical and current analytical results for all parameters;
 - h. Hydrographs and tables summarizing all historical and current water level data;
 - i. A copy of the borehole logs for all groundwater monitoring wells; and
 - j. A copy of the original laboratory analytical results.
 - vii) Near the end of the three-year monitoring period, on each of the lots with only imported soils (no tertiary system), sediment cores will be retrieved immediately adjacent to each monitoring well location in the filter bed (three locations), and 5 depth-discrete samples of the filter bed sand per well location will be analyzed for desorbable P ('plant-available' P) assay provided by the University of Guelph Soil and Nutrient laboratory. Sediment sample splits will be retained for a period of 1 year after collection for additional analysis if required (e.g. acid-extractable P analysis).

- d. The Applicant agrees to provide permission to the Province or its authorized agent to attend on site to monitor the piezometers/wells once at 5 years and 10 years from the installation of the system, with the monitoring to be undertaken at the expense of the Ministry and not the applicant. The applicant agrees to maintain the piezometers during this time.
 - e. The sewage systems must meet a performance standard of no more than 0.3 mg/e total phosphorus in 80% of the samples from all of the monitoring wells.
 - f. Monitoring will be implemented through the Applicant. The Applicant or individual new lot owner will post with the Town of Northeastern Manitoulin and the Islands, as part of the subdivision agreement, a bond or other security of \$36,000 (that is, equal to the cost of the monitoring for three years on all lots), or \$6,000 per lot (or such lesser amount as the Ministry and the applicant agree) and in the event the Applicant or new land owner fails to carry out the monitoring in a satisfactory manner, the Town, after consultation with the Ministry of the Environment and Climate Change, may call on the bond or other security to carry out the monitoring.
 - g. The recommendations as contained in the Water Quality and Fish Habitat Assessment completed by Michalski Nielsen Associates Limited, and dated April 2010, will be supported within a Site Plan Agreement and/or the Subdivision Agreement.
 - h. Until such time as Phase 1 has successfully completed the monitoring program, the Phase 2 block of land shall not be developed and will be placed in a Holding zone and will be subject to an inhibiting order in the subdivision agreement.
 - i. A copy of all monitoring reports will be provided to the Lake Manitou Area Association (LMAA) at the time they are submitted to the Ministries. The Association will be afforded the opportunity to offer its comments to the Ministries within 30 days of receipt of the reports, prior to the Province making its determination as to whether the results are satisfactory. It is understood that the LMAA has no veto authority.
12. That an archeological assessment is completed by a licensed archaeologist prior to final approval of each phase of the plan of subdivision and is to be registered with the Ministry of Tourism, Culture and Sport and written confirmation from the Ministry advising they are satisfied.
 13. That Phase 2 of the plan of subdivision permit the creation of up to 13 lots, and the subdivision agreement for this phase shall include, at minimum, use of the technologies and/or soils used in Phase 1 to the satisfaction of the MMAH.
 14. That the owner shall provide electrical service to each lot, or shall make each purchaser of a lot aware of any conditions that the power authority may impose to provide electrical service.
 15. That prior to final approval of each phase, the Town has received confirmation that the Holding zone provisions applicable to that phase have been removed from the zoning by-law.
 16. That prior to the development of Phase 2 the Town is satisfied with the construction of the private road to access Lots 7-19.
 17. That the final plan approved by the Town must be registered within 30 days or the Town may withdraw its approval under subsection 51(59) of the *Planning Act*, R.S.O 1990.
 18. That this draft approval shall lapse on April 15, 2023.

AUG 30 2021

LITTLE CURRENT BUSINESS IMPROVEMENT AREA

Little Current ...Port of the North Channel

August 25, 2021

Hon. Caroline Mulroney,
Ministry of Transportation,
Province of Ontario

cc. Mayor Al MacNevin and Council, Town of Northeastern Manitoulin and the Islands

Re: Concern about proposal to change frequency of openings of Little Current Swing bridge for watercraft.

Dear Ms. Mulroney:

I am contacting you in my capacity as chair of the Little Current Business Improvement Area (BIA) the organization that speaks for the businesses in downtown Little Current on Manitoulin Island in Northern Ontario.

Our organization wishes to share with you our concern about a proposal, recently endorsed by the Manitoulin Municipal Association, that will be brought to each of Manitoulin Island's eight municipal governments for discussion and, possibly, to endorse.

The proposal, accurately reported in a front-page news story in the August 25 edition of *The Manitoulin Expositor*, suggests that the Swing bridge Highway 6 link to Manitoulin Island, (that spans the narrowmost point of the North Channel of Lake Huron and is located in our municipality, The Town of Northeastern Manitoulin and the Islands,) should open to allow the passage of recreational and commercial watercraft only every two hours during daylight hours during the boating season. This would represent radical change from the hourly "swing" which, I would like to stress, only happens when boat traffic requires it.

The resolution passed at the Manitoulin Municipal Association (with Mayor Al MacNevin of our municipality speaking against it) will go to individual Manitoulin Island municipal councils and some of them may choose to make it their own policy and to contact your ministry requesting this change.

Our community is a port town, as are several other North Channel communities on Manitoulin Island.

The recreational boating community is vital to the success of a wide variety of businesses in these towns, not least of all our own community of Little Current.

Our municipality, along with the other Manitoulin Island, North Channel ports has invested heavily over the past decade in updating its docking and onshore facilities in order to attract transient recreational boaters.

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Part of the adventure at cruising the North Channel is passing through the narrows at Little Current, whether east or west-bound, and this involves the hourly "swing" of the bridge, making clear and safe space for boats to travel through.

The last thing we want is to make our region less accessible to recreational boaters and this would most certainly be the outcome of cutting the number of opportunities for passage through the North Channel's narrowest point in half.

We appreciate the recent interest your ministry has taken in planning for replacement of the swing bridge and would like to thank you for committing to a two-lane structure when the new bridge is eventually built. Doubling the traffic lanes on the replacement bridge will have an enormously beneficial effect on processing the backup of traffic that accumulates on Highway 6 at both ends of the bridge when it swings open for boating traffic when vehicular traffic is also at a peak. This backup of passenger cars and trucks was the genesis of the proposal to alter the bridge opening schedule.

If this notion of the bridge opening only every two hours was to be seriously considered, this would have a very negative impact on the hard-won popularity of recreational cruising in our region and there are many other destinations in the Great Lakes that boaters could- and would- consider as options to the North Channel for their holiday time, should they come to understand that, after more than a century of agreeable convenient summer service, that things could change.

Should your ministry be petitioned for such a major change, we urge you to reject it.

We would respectfully like to suggest a positive change that could quite possibly alleviate much of the concern with the traffic backups when the bridge is swung open to accommodate boaters. Until the two-lane structure is built, would it be possible for Ministry of Transportation engineers to investigate longer green-light periods, on each side of the current one-lane structure, to clear all waiting traffic following a bridge swing?

Please contact me if any clarification is required and thank you for your attention to this important matter.

Yours truly,



Aline Taillefer, chair

Little Current Business Improvement Area

aline@theislandjar.ca

Municipal Surplus Property

- 1.) 23 Campbell Street West, Howland Concession 11, Lot 24. Town Plot 2W, PT Lot 16.
- 2.) Hayward Street. Howland Concession 11, Pt. Lot 23 RP31R3796. Part 4.
- 3.) 11 David Street. Sheguiandah Town Plot 18 SS. Campbell Street. S. Pt. Lot 3. RP31R383 Part 1.
- 4.) David Street. Sheguiandah Town Plot 7 WS. David Street Lot 2, RP31R383. Part 2.



Box 608, Little Current, Ontario, P0P 1K0
705-368-3500

Tender Opening

Date of Opening September 1, 2021

Project Museum Park Washroom Construction

Present for Opening David Williamson, CAO
Heidi Ferguson, Deputy-Clerk

<u>Supplier</u>	<u>Price</u>	<u>HST</u>	<u>Total</u>
<u>Adam Callaghan/ Manitoulin Design Homes</u>	<u>\$67,200⁰⁰</u>	<u>\$8,736⁰⁰</u>	<u>\$75,936.00</u>
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