

AGENDA
A meeting of the Council of the Corporation
of the Town of Northeastern Manitoulin and the Islands
to be held on Tuesday, October 20, 2026
at 7:00pm

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest & General Nature Thereof**
- 4. Minutes of Previous Meeting**
 - i. Confirming By-law 2026-39
- 5. Planning Applications**
 - i. Sweezey – Zoning amendment application
 - ii. Lee – Consent application
- 6. New Business**
 - ii. Request for Sea Container – Ed Smith
- 7. In Camera**
 - i. personal matters about an identifiable individual, including municipal or local employees
- 8. Adjournment**

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

BY-LAW NO. 2026-39

Being a by-law of the Corporation of the Town of Northeastern Manitoulin and the Islands to adopt the minutes of Council for the term commencing November 15, 2022 and authorizing the taking of any action authorized therein and thereby.

WHEREAS the Municipal Act, S.O. 2001, c. 25. s. 5 (3) requires a Municipal Council to exercise its powers by by-law, except where otherwise provided;

AND WHEREAS in many cases, action which is taken or authorized to be taken by a Council or a Committee of Council does not lend itself to an individual by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS ENACTS AS FOLLOWS:

1. THAT the minutes of the meetings of the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands for the term commencing November 15, 2022

October 6, 2026

are hereby adopted.

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

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
20th day of October, 2026

Al MacNevin

Mayor

Pam Myers

Clerk

The Corporation of the Town of Northeastern Manitoulin and the Islands
Minutes of a meeting of Council held Tuesday, October 6, 2026
at 7:00p.m.

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

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

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

Resolution No. 199-10-2026

Moved by: M. Erskine

Seconded by: B. Wood

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

Carried

Resolution No. 200-10-2026

Moved by: W. Koehler

Seconded by: A. Boyd

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes by-law 2026-38, being a by-law to adopt the minutes of council for the term commencing November 15, 2022 and authorizing the taking of action therein and thereby.

Carried

Resolution No. 201-10-2026

Moved by: W. Koehler

Seconded by: P. Aelick

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

Carried

Resolution No. 202-10-2026

Moved by: B. Wood

Seconded by: G. Williamson

WHEREAS the Council for the Town of Northeastern Manitoulin and the Islands recognizes the urgent need to expand rental housing options, including new affordable, family-sized and senior-focused housing in the community; and

WHEREAS Council supports the Manitoulin-Sudbury District Services Board in its efforts to advance affordable housing through the Northern Ontario Service Deliverers Association (NOSDA) coordinated, multi-site housing development strategy; and

WHEREAS Council will consider providing the following municipal supports for Manitoulin Sudbury DSB housing projects:

- Waiving or reducing development-related fees including, but not limited to, water and sewer to lot line, water and sewer hookups, building permits, tipping fees, planning application fees, and development charges (where applicable)
- . Providing timely planning, zoning, and permitting approvals
- . Offering in-kind technical support during project development
- . Exploring the need for and feasibility of municipal tax relief or other municipal financial tools once the development model is finalized.

NOW THEREFORE BE IT RESOLVED that the Council for the Town of Northeastern Manitoulin and the Islands formally supports the Manitoulin-Sudbury District Services Boards participation in NOSDA's coordinated, multi-site housing development strategy for Northern Ontario, including local development opportunities that address community needs and advance shared priorities for growth, revitalization, and affordability

Carried

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

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Resolution No. 203-10-2026

Moved by: G. Williamson

Seconded by: A. Boyd

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands donates \$200 to the Manitoulin Navy League.

Carried

Resolution No. 204-10-2026

Moved by: G. Williamson

Seconded by: M. Erskine

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands proceeds In Camera in order to address a matter pertaining to a proposed or pending disposition or acquisition of land for municipal or local board purposes.

Carried

Resolution No. 205-10-2026

Moved by: P. Aelick

Seconded by: A. Boyd

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

Carried

Al MacNevin

Mayor

Pam Myers

Clerk



Project: Application for Zoning Amendment
File #: Zone 2026-05
Owner: Scott Sweezey and Stephanie Barnes
Address: 9 Cherry Lane
Legal: Shaftesbury Town Plot 2, Lot 15 S/S Water Street

Purpose of the Application

The zoning application is being applied for the purposes of requesting a site specific zoning amendment to allow for a reduction in front yard setback from 6m to 1m and rear yard setback from 7m to 1m.

Official Plan

Designation – Residential Area

Zoning

Designation – Residential

Comments from agencies

No comments from Ministries were received

Comments from the Public

Letter attached from Chris Bousquet

Subject Lands:

This property is surrounded by residential and multi residential units

Official Plan

Residential Area

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

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

1. Low density residential uses will be permitted including single detached dwellings, semi-detached dwellings, and duplex dwellings.
2. Secondary dwelling units, garden suites, and group homes are considered residential uses and are permitted in accordance with the policies of this Plan.
3. Medium and high density buildings (i.e. triplex, fourplex, row or block townhouses, apartments, and multi-residential buildings) are also permitted, subject to the following considerations:

- i.The type and size of the development;
- ii.The adequate provision of services and parking;
- iii.Proposed buffering provisions that shall serve to minimize any potential adverse effects on adjacent properties;
- iv.The design of the development in relation to the character, scale, massing, height, and streetscape features of adjacent buildings.

Municipal Services

No new services will be required as water and sewer are already installed to the lot line.

Consideration

Although this is an unopened road allowance the Town does utilize this area to store snow from Cherry Lane. A 1m set back has the potential to cause safety issues.

Recommendations

Staff does not recommend a 1m front yard set back

THE CORPORATION OF THE
TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS

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

9 Cherry Lane
TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS

TAKE NOTICE that the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands will hold a public meeting on **October 20, 2026** at 7:00 pm at the Municipal Office, 14 Water Street East, Little Current. The purpose of this public meeting is to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act* for the property located at 9 Cherry Lane, Town of Northeastern Manitoulin and the Islands. The attached key map shows the affected property.

The effect of the proposed Zoning By-law Amendment special exception R1-19 to allow for a reduction in rear yard setbacks from 7.5m to 1m and front yard setback from 6m to 1m

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

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

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

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

DATED at the Town of Northeastern Manitoulin & the Islands on 2025-09-23

Ms. Pam Myers Clerk

Town of Northeastern Manitoulin & the Islands

14 Water Street East; P.O. Box 608

Little Current, ON P0P 1K0

Ph.: (705) 368-3500

Water Street

Cherry Lane

9900 House
Boundary setback
reduced to 1m

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): Scott Sweezey + Stephanie Barnes
Address: 50 CAMPBELL ST W. LITTLE CURRENT, ON P0P 1K0
e-mail address: stephbarnes@gmail.com + scott.a.c.sweezey@gmail.com
- b) Phone: Home 226 606 3540 Work 226 606 4056 Fax: _____

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

- c) Authorized Agent(s): N/A
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
☒ Zoning By-law Amendment

3. *‡ Date of Application: APRIL 8

4. *‡ LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 9 Cherry Lane, Little Current - Shafterburg Town Plot 2
Lot: 15 Concession: _____ Township: _____ Registered Plan No.: _____
S/S Water Street Parcel: _____
Part/Lot/Block: _____

5. *‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 57.7 Lot Depth (m) 15.1 Lot Area (ha) 0.09

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

N/A

7. ‡ Date the subject land was acquired by the current owner: OCT 3, 2025

8. *‡ CURRENT OFFICIAL PLAN DESIGNATION: _____

9. ‡ CURRENT ZONING OF SUBJECT LAND: _____

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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Official Plan Amendment application:

10. * **OFFICIAL PLAN TO BE AMENDED:** _____

Name of Municipality requested to initiate Official Plan Amendment: _____

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

Why is the Official Plan Amendment being requested? _____

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

() Change a policy

() Delete a policy

() Replace a policy

() Add a policy

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

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

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

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

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

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Zoning By-law Amendment application:

16. ‡ PROPOSED REZONING REQUESTED: REDUCE FRONT AND REAR SETBACKS TO 1M

‡ In the proposed zone, please provide the following: Maximum Height (m) 9 Maximum Density 1

‡ Why is the rezoning being requested: UNABLE TO BUILD A HOUSE GIVEN THE STANDARD SETBACKS

17. ‡ Explain how the application conforms to the Official Plan: _____

18. ‡ EXISTING USE OF LAND: RESIDENTIAL HOUSING

‡ Date of Construction: _____ ‡ Length of Time Existing Uses have Continued: 11 MONTHS

19. ‡ PROPOSED USE OF LAND: RESIDENTIAL SINGLE HOME

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

	Existing	Proposed
Type	<u>SINGLE HOME</u>	<u>SINGLE HOME</u>
Length (m) x Width (m)	<u>15.0m x 7.5m</u>	<u>18.3m x 13.1m</u>
Floor Area (m ²)	<u>112.5m²</u>	<u>239.7m²</u>
Height (m)	<u>6m</u>	<u>9m</u>
No. of Storeys	<u>1 1/2</u>	<u>2</u>
Setbacks from:		
Front Lot Line (m)	<u>3m</u>	<u>1m</u>
Rear Lot Line (m)	<u>3.7m</u>	<u>1m</u>
Side Lot Line (m)	<u>0.88m</u>	<u>0.88m</u>
Side Lot Line (m)	<u>41.8m</u>	<u>38.5m</u>

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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ACCESS / SERVICING

21. ‡ **ACCESS TO LAND:**

Provincial Highway ()	Year-Round Municipal Road (✓)	Seasonal Municipal Road ()	Other Public Road or Right-of-way ()	Water ()
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If access to the subject land is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

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

Municipal Water (✓)	Communal Water ()	Private Well ()	Lake or other Water body ()	Municipal Sewers (✓)	Communal Septic ()	Private Septic ()	Privy or other means ()
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23. *‡ **If the proposed development is serviced by a privately owned and operated individual or communal septic system, will more than 4500 litres of effluent be produced per day?** Yes () No ()

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

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

Sewers ()	Ditches ()	Swales ()	Other: <u>Hilly</u>
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PREVIOUS APPLICATIONS

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

Plan of Subdivision ()	Consent ()	Official Plan Amendment ()	Zoning By-law Amendment ()	Minister's Zoning Order ()	Minor Variance ()	Site Plan ()
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If "Yes", please provide the following information:

*‡ File No. of Application(s):

*‡ Status of Application(s):

* Approval Authority:

* Lands Affected:

* Purpose of Application(s):

* Effect on Requested Amendment:

PROVINCIAL POLICY

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

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

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

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APPLICATION SKETCH

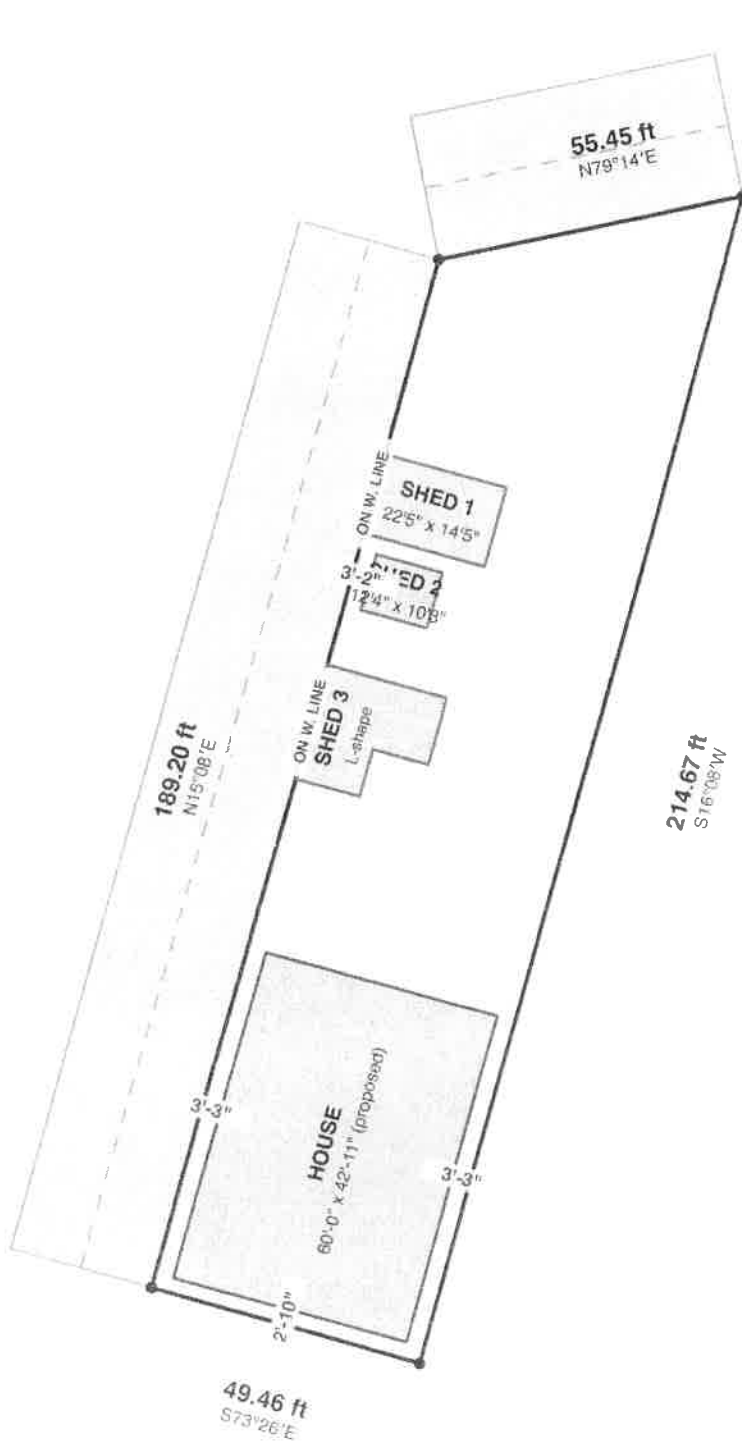
28. ‡ **ACCURATE, TO SCALE, DRAWING OF PROPOSAL:** In the space below or on a separate page(s), please provide a drawing of the proposal. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal.

APPLICANT'S NAME: Scott Sweeney + Stephanie BARNES DATE: Sept 10, 2026

* See attached DRAWINGS.

* 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



SCALE (feet)



PROPOSED SITE PLAN

Part 1, Registered Plan 31R-2242

Lot 15, South Water Street

Town of Little Current

Township of Shaftesbury, Manitoulin

LOT DIMENSIONS

North (Water St): 55.45 ft

East: 214.67 ft

South: 49.46 ft

West (Cherry St): 189.20 ft

BUILDINGS

House 60'0" x 42'11" (1 m side setbacks)

Shed 1 22'5" x 14'5"

Shed 2 12'4" x 10'3"

Shed 3 L-shape (22'3" wide, 21'1" deep)

SETBACKS (perp. to lot line)

House → West (Cherry St): 3'-3"

House → East: 3'-3"

House → South: 2'-10"

Shed 2 → West (Cherry St): 3'-2"

Shed 1 → West (Cherry St): 0'-0"

Shed 3 → West (Cherry St): 0'-0"



Outlook

Proposed zoning by-law amendment re 9 Cherry Street, Little Current

From chris @ manitoulinproperty.com <chris@manitoulinproperty.com>

Date Fri 2026-10-02 1:42 PM

To Pam Myers <pmyers@townofnemi.on.ca>

Hi Pam,

Further to our conversation, I have the following concerns to this zoning by-law amendment proposal.

- Cherry Street is a very narrow street to begin with, at 30 ft+-, less than half standard street allowance.
- Historically it has been a challenge for snow removal on this street due to the narrowness and maneuvering equipment and the placement of snow from plowing, which normally is pushed into a pile in the unopened street portion, directly in front of this property. Being unable to do so, would incur additional expense to the town to remove snow completely after each snow fall, requiring more room for additional equipment, hindering drive through street access to neighbours.
- Currently, it appears the existing structure may not even meet the current zoning by-law - I would estimate from online tools the west side may have approx 4 meters of set back and the east side maybe 3 meters.
- Reducing the setback to 1 meter (both sides) makes snow removal even more of a challenge, and eliminates current parking space with the current structure, not to mention reduces spaces between neighbouring dwellings substantially, creating construction limitations, fire suppression and exposure, noise factors, accessibility to side yards etc. There needs to be sufficient room to park on the owner property and not on the street allowance, especially in winter months.
- Understanding this is a narrow lot and a new build would definitely improve the site, the lot is plenty deep enough to build a suitable building to size.
- Further consideration should be given to potential future opening of the street to connect with Water street and concerns regarding construction, maintenance and services/access should that occur.

I believe the current by-law is sufficient for the size of this lot, but at the very most, construction withing the existing footprint as far as setbacks go, with the option extend construction to the north on the lot (which exists).

Thank you for your time.

Chris

Chris Bousquet
Broker of Record
Bousquet Realty, Brokerage



Project: Application for Consent
File #: Con 2026-05
Owner: Lynda Lee
Legal: BidwellTwp, Concession 2
Lot 26, 31R1141 Part 6 & 7
Civic: 207 Lucar Point Road

PURPOSE OF THE APPLICATION

Purpose of this application is for the realignment of lot lines

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required due to the Owner wishing to transfer a small area to the neighbouring property to help in aligning lot lines and having existing structures on the neighbouring property.

Official Plan

Designation –Rural

Zoning

Designation – Rural

Comments from agencies

No comments were received from outside Ministries

Comments from the Public

No comments were received

When Considering Approval, we should consider:

A. Consents

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

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

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

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

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

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

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

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

Remarks to approval considerations.

This application does not constitute a need for a subdivision

Park land dedication will not be required.

The parent property will retain more than required for frontage

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

The transfer of property must be transferred to the neighboring property as a lot addition

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

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

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

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, October 20, 2026
at 7:00pm

File No. : Con 2026-05
Applicant: Lynda Lee
Legal Description: Bidwell Twp, Concession 2, Lot 26 RP 31R1141
Official Plan: Rural Area
Zoning: Rural

PURPOSE OF THE APPLICATION

Purpose of this application is sever a small portion and transfer to neighbouring property.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The consent is required for the creation of a new alignment of lot lines.

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

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

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

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

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

Dated: September 23, 2026

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





Application for Consent

1. Applicant Information

Name of Owner: Kynda Catherine Lee
Address: 207 Lucan Pt Rd - Box 301
Monteney, ON P0R 1S0
Phone Number: 519-347-0586 Cell: 905-202-5839 Email: gustadina@telusnet.net

2. Name of Agent

Name of Agent: _____
Address: _____
Phone Number: _____ Cell: _____ Email: _____

3. Property Description

Geographic Township: Northeastern Manitoulin & the Islands
Roll #: 5119-040-007-09600-0000
Concession: 2 Lot: 26
RP Plan: 31R1141 Part: 6+7 Island: _____
Street Address: 207 LUCAN PT RD

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

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

6. Purpose of Application

Type and Purpose of the application

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

7. Other Information

Name of Persons to whom land will be transferred:

Darrell Wright

If lot addition what is the current land use:

Vacant

5119 040-007-05600-0000

8. Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage	130 M +/-	48.3 m +/-	
Depth	Irregular	17.8 +/- average	
Area	0.98 ha +/-	0.04 ha +/-	
Use of Property - Existing			
Proposed			
Buildings - Existing			
Proposed			
Access	☐ Provincial Highway ☐ Municipal Road Seasonal Road ☐ Road Allowance ☐ Municipal Road Year Road	☐ Provincial Highway ☐ Municipal Road Seasonal Road ☐ Road Allowance ☐ Municipal Road Year Road	☐ Provincial Highway ☐ Municipal Road Seasonal Road ☐ Road Allowance ☐ Municipal Road Year Road

9 Land Use

What is the existing Official Plan designation? Urban Residential (Residential)

What is the existing zoning?

10 Please check (x) if any following use or features on the subject land or within 500 metres of the subject land

Use or Feature	On the Subject Land	Within 500 Metres (Specify distance)
Agricultural operation including livestock facility or stockyard		☒
Airway 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? No

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

Provide details of application and decision:

12. Former Uses of Subject land and Adjacent Land

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

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

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

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

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

13. Are there currently any other applications on the subject property? ☐ Yes ☒ No

Please describe application and status.

471250689

471250688



RECEIVED

OCT 02 2026

To: Town Council

From: Edward Smith

Address: 382 Whites Point Road, Little Current, Ontario P0P 1K0

Cell Number: (705) 918-2048

Email: edsislandlife@outlook.com

October 5th, 2026

To:

The Mayor and Members of Town Council

Town of Northeastern Manitoulin and the Islands

14 Water Street East, Little Current, Ontario P0P 1K0

Subject: Request for Approval / Permit Consultation to Place a Shipping Container at 382 whites Point Road, Little Current, Ontario P0P 1K0

Dear Mayor and Members of Council,

I am writing to formally request approval, or guidance on the necessary application process, to place a single shipping container on my residential/rural property located at the above referenced address.

The purpose of the shipping container is strictly to secure personal storage/storing of household goods. It will measure approximately 8 feet by 20 feet / 160 square feet and will be placed in the rear yard of the property, maintaining all required setbacks from neighboring lots and property lines as mandated by local zoning bylaws.

To ensure full transparency and compliance with local standards, please note the following details regarding the proposed placement:

Location: Placed discreetly in the rear yard, hidden beside garage and from primary street views and adjacent properties.

Foundation/Placement: Set securely on a level, stable surface, meeting all structural requirements.

Aesthetics & Maintenance: Maintained in good, rust-free, structurally sound condition to ensure it remains visually compatible with the surrounding area.

Use: Strictly for non-commercial/personal storage with no plumbing or hazardous materials stored inside.

I want to ensure that this installation fully respects municipal guidelines and building codes. If this request requires a minor variance, a zoning amendment, or a formal building permit through the Chief Building Official, please let me know the appropriate next steps or department to contact.

Thank you for your time, consideration, and guidance on this matter. I look forward to your response.

Sincerely

A handwritten signature in blue ink, appearing to read 'Edward Smith', with a large, sweeping flourish extending to the right.

Edward Smith

PLAN OF LOCATION SURVEY
OF
LOT 13 REG'D PLAN S-144
LONG POINT LOWLANDS
SITUATED IN FRONT OF
LOTS 15, 16 & 17 CONCESSION 12
TOWNSHIP OF HOWLAND
DISTRICT OF MANITOULIN

1974

SCALE: 1" = 30'

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PROPERTY CONTAINED BY LOT 13, REG'D
PLAN S-144 AND HAVE FOUND THE BUILDING SITUATED THEREON TO BE WHOLLY
WITHIN THE LIMITS OF SAID LOT.

LITTLE CURRENT, ONT.
28 MARCH, 1974.

L.A. Emon
L.A. EMON
ONTARIO LAND SURVEYOR.

