

**AGENDA - AMENDED**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, January 17<sup>th</sup>, 2023**  
**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 2023-01
- 5. Old Business**
  - i. Draft Budget
- 6. Planning Applications**
  - i. Steven Gutscher – Consent application 2022-12
  - ii. Emilia and Anthony Robinson – Consent application 2022-13
- 7. New Business**
  - i. Community Services Advisory Committee appointments
- 8. Minutes and Other Reports**
  - i. Airport Operations Update
- 9. Correspondence**
  - i. Peter Lehman – Cycling on Manitoulin
- 10. In Camera**
  - i. a proposed or pending disposition or acquisition of land for municipal or local board purposes
- 11. Adjournment**

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

**BY-LAW NO. 2023-01**

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:

January 5, 2023  
January 10, 2023

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

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
17th day of January, 2023.

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Al MacNevin

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Mayor

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Pam Myers

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Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a meeting of Administration and Finance held Thursday, January 5, 2023**  
**Via Zoom at 7:00p.m.**

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

**ABSENT:** Councillor William Koehler

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

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

**Resolution No. 01-01-2023**

Moved by: L. Cook

Seconded by: B. Wood

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

Carried

**Resolution No. 01-02-2023**

Moved by: M. Erskine

Seconded by: A. Boyd

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

Carried

**Resolution No. 01-03-2023**

Moved by: D. Orr

Seconded by: B. Wood

RESOLVED THAT the Administration and Finance Committee does now adjourn at 7:28 pm.

Carried

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

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

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a Special Council meeting held Tuesday, January 10, 2023**

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

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

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

Disclosure of pecuniary interest and the general nature thereof – none.

Resolution No. 01-01-2023

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 agenda as presented.

Carried

Mayor MacNevin and CAO, David Williamson introduced the meeting as the public presentation of the Draft Budget 2023.

Sheryl Wilkin then presented the draft budget.

The audience was asked for input or questions – Zak Nichols made a presentation with ideas of costs savings.

Everyone was thanked for attending and it was announced that Council will discuss the suggestions and any other input they had at the next Council meeting, January 17, 2023.

Resolution No. 02-01-2023

Moved by: B. Wood

Seconded by: G. Williamson

**RESOLVED THAT** the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:29 pm.

Carried

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Al MacNevin, Mayor

Pam Myers, Clerk

INPUT RECEIVED  
JANUARY 10, 2023

Good Evening. Below are my suggestions and concerns with the 2023 proposed budget. Jan. 10, 2023

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Town of Northeastern Manitoulin and the Islands

2019-2022 Strategic Plan

Amended August 2022

Term of the Strategic Plan

The strategic plan is intended to guide the Town of NEMI for a four (4) year planning horizon. These four-year goals specify the priorities and directions to be focused on and reflect the planning cycles during Council's term.

Strategic Direction

Strategic direction represents the priorities and desired results to be achieved in support of the overall vision and mission. Once the strategic direction is set, the operations of the Municipality can be directed to specific goals and objectives that support that direction. Specific actions can then be taken to support the attainment of the goals and objectives.

The strategic directions identified through the planning process are as follows:

- ☐ Enhance Community Infrastructure
- ☐ Create an Age Friendly Community
- ☐ Strengthen the Local Economy
- ☐ Improve Tourism Promotion
- ☐ Ensure a livable, healthy and sustainable Community

Creation of a dedicated off-leash dog park.      Staff will continue to work to identify a group to fund/operate a dog park.

1. Elimination of following lines:

a.	234	Council Donations	\$5,500.00
b.	1654	CountryFest	\$1,200.00 (received hundreds of thousands in grants)
c.	1655	Rockin the Rock	\$800.00
d.	1670	Lion's Club	\$4,000.00 ( <u>discounted permits 'Catch the Ace'</u> )
e.	1676	Manitoulin Streams	\$2,500.00

Total: \$14,000.00 annually  
\$56,000.00 council term.

\$10,000.00 McLean's Mountain Fund to cover any donations from NEMI. Beyond this, the ratepayer can decide which causes or events they wish to support.

2. Commitment from Council for Ad-Hoc Committee, Dedicated Off-Leash Dog Park.
  - a. Part of Strategic Plan. EDO can be directed to seek funding partners.
  - b. User Group can form and move forward with confidence.
  - c. Location can be identified.
  - d. Established community interest for this amenity.
  - e. Relief from By-Law 2016-06.
  - f. Worst case scenario. Town pays for entire cost. Will be covered by savings from donation lines.
  - g. An additional asset for the community.
3. Council shall meet only twice a month, combining regular meetings with Ad & Fi. Frees up staff time. Estimated annual savings of over \$20,000.00, or \$80,000.00 over council term. Last 176 meetings, average meeting was 61.29 minutes.
4. Review of Physician Recruitment Incentive program. \$7,500.00 annually. Are we getting return for investment?
5. Payment of \$12,576.00 September 30, 2022, Fleeteye Inc. Why, and is this a recurring cost?

Thank you for your time and concern. I am happy for any questions and discussion.

Zak Nicholls, Little Current

# 2023 PROPOSED BUDGET

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## TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS DETERMINATION OF ANNUAL TAX RATE 2023

	All Wards	Ward 1	Ward 2	Wards 3 & 4	Wards 2,3 & 4
Total Weighted Assessment	533,247,689	125,462,504	139,899,895	267,885,289	407,785,185
	100.00%	23.53%	26.24%	50.24%	n/a

Common Levy Brought Fwd: \$ 3,150,144 \$ 741,166 \$ 826,454 \$ 1,582,524 \$

Area Rates					
Programs Provided	2,184,616	19,200	190,810	44,294	1,930,313
Increase (Decrease) in Operating Reserves	104,798	-	1,215	-	103,583
Capital Projects	740,711	-	60,000	-	680,711
Increase (Decrease) in Capital Reserves	(723,000)	-	(60,000)	-	(663,000)
Utilities Operations, Reserves and Capital	500	-	500	-	-
Allocation of Shared Area Rate (W2, 3 & 4)	-	-	703,850	1,347,757	(2,051,607)
External Financing	-	-	-	-	-
Prior Year's Ward (Surplus) Deficit	-	-	-	-	-
	2,307,625	19,200	896,375	1,392,051	0

Net amounts to be raised:  
Municipal Levy \$ 5,457,769 = \$ 5,457,769 \$ 760,366 \$ 1,722,829 \$ 2,974,575 \$  
Education Levy \$ 1,048,336  
Total Levy \$ 6,506,105

### RESIDENTIAL TAX RATES, per \$1,000:

% inc.	MUNICIPAL	2022	2023		2022	2023
4.56% Ward 1	0.00579605	0.00606050	0.00606050	0.01231473	0.01110391	
5.05% Ward 2	0.01772277	0.01231473	0.01231473			
5.59% Wards 3 & 4	0.07051571	0.01110391				
			0.00153000			
EDUCATION						
Residential Wards						
COMBINED						
3.61% Ward 1	0.00759050	2023	903,644	3.59%	0.00732605	872,337
4.47% Ward 2	0.01384473		1,489,614	5.74%	0.01325277	1,408,811
4.88% Wards 3 & 4	0.01263391		3,062,024	5.89%	0.01204571	2,891,712
			\$ 5,455,282	5.46%		\$ 5,172,860

### COMPARATIVE RESIDENTIAL COMBINED LEVIES

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## TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS

Analysis of Common Municipal Levy  
2023

### EXPENDITURE

#### General Government

Council	\$ 162,400	
Property Assessment	91,734	
Administration	<u>1,417,230</u>	
		\$ 1,671,363

#### Protection to Persons & Property

Policing	739,910	
MNR Fire Protection		
By-Law Enforcement	5,000	
Building Inspection	126,040	
Animal Control	28,600	
Emergency Planning	<u>2,000</u>	
		901,550

#### Transportation Services

Airport		65,034
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#### Environmental Services

Water Quality Study	-	
Landfill Op'ns	295,094	
Recycle & Compost	<u>35,800</u>	
		330,894

#### Health Services

Health Unit	112,225	
Land Ambulance	751,705	
Cemeteries	<u>34,002</u>	
		897,932

#### Social & Family Services

M-S DSSAB	422,706	
Centennial Manor	142,559	
Haven House	-	
		565,266

#### Parks & Recreation

Parks	409,189	
Recreation	674,807	
Library	144,940	
Museum	<u>284,410</u>	
		1,513,347

#### Planning & Development

Planning	9,000	
Tourism	22,000	
Downtown Enhance'mt	4,571	
Waterfront Dev't	-	
Econ. Development	<u>29,100</u>	
		64,671

### COMMON EXPENDITURE

\$ 6,010,056

### COMMON EXPENDITURE

\$ 6,010,056

#### REDUCED BY:

### REVENUE

Payments in Lieu 135,300

#### Province of Ontario

OMPF (Ontario Municipal Partnership Fund) 1,604,300

#### Gas Tax

Other Funding (Recycling) 31,500

#### Other Governments

Grant 27,500

Project Funding

#### Long Term Financing

#### User Fees

Bldg Permits & Fines	\$ 126,000	
Zoning Revenues	9,000	
Tipping Fees & Access Fees	75,000	
Cemeteries	10,630	
Parks & Rec.	<u>619,282</u>	
		839,912

#### Misc. Revenue

211,400

#### Transfers from Reserves (for Capital)

10,000

#### Prior Year's Surplus (Deficit) from Common Levy

### COMMON REVENUES

2,859,912

### COMMON LEVY:

\$ 3,150,144

#### Prior Year's Levy

\$ 2,968,121

#### Percentage Change in Levy:

6.13%



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## TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS WARD 1 AREA RATE 2023

	EXPENSES	-	REVENUES	=	INCR/(DECR) LEVY	PRIOR YEAR
Programs Provided						
Assessment Reductions	\$ -		\$ -		\$ -	\$ -
Roadways Maintenance	4,700		-		4,700	4,700
MNR Fire Protection	2,500		-		2,500	2,500
Recycling Removal	12,000		-		12,000	12,000
	<u>19,200</u>		<u>-</u>		<u>19,200</u>	<u>19,200</u>
Management of Operating Reserves						0
Fire Protection Reserve	-		-		-	-
Tax Rate Stabilization	-		-		-	2,800
Water Quality Study Reserve	<u>-</u>		<u>-</u>		<u>-</u>	<u>2,800</u>
Capital Projects						
Ward 1 - Burnt Island Surface Treatment	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
Management of Capital Reserves	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
Utilities Operations and Capital	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
External Financing	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
WARD TOTALS	<u>\$ 19,200</u>		<u>\$ -</u>		<u>19,200</u>	<u>22,000</u>
Prior Year's (Surplus) Deficit						0
LEVY FOR WARD SERVICES					<u>\$ 19,200</u>	<u>\$ 22,000</u>

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## TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS WARD 2 AREA RATE 2023

	EXPENSES	REVENUES	INCR/(DECR) LEVY	PRIOR YEAR
Programs Provided	\$ -	\$ -	\$ -	\$ -
Assessment Reductions	8,000	-	8,000	6,000
Sidewalks	12,500	-	12,500	12,500
Streetlighting	32,400	-	32,400	32,260
Crossing Guards	36,000	-	36,000	36,000
Curbside Pickup of Recyclables	-	-	-	-
Canine Control	36,094	-	36,094	36,094
Landfill Closure Financing	75,031	8,000	67,031	65,197
Garbage Collection	5,785	7,000	(1,215)	(1,215)
BIA Operations	205,810	15,000	190,810	186,836
Management of Operating Reserves	1,215	-	1,215	1,215
BIA	-	-	-	-
Recycling	1,215	-	1,215	1,215
Capital Projects	60,000	-	60,000	-
Streetlighting	-	-	-	-
Meredith St Drain	-	-	-	-
Urban Sidewalk	60,000	-	60,000	-
Management of Capital Reserves	-	60,000	(60,000)	-
Streetlighting	-	-	-	-
Connecting Link - Land Purchase	-	60,000	(60,000)	-
Utilities Operations and Capital	-	-	-	-
Sanitary Sewers	-	-	-	-
Sewer Reserves	500	-	500	500
Storm Sewers	-	-	-	-
Waterworks	-	-	-	-
Water Reserves (Watermain)	-	-	-	-
Water Treatment Plant	-	-	-	-
Water Distribution System	-	-	-	-
Sewer Reserves (Con Link)	-	-	-	-
	500	-	500	500
External Financing	-	-	-	-
	-	-	-	-
WARD TOTALS	\$ 267,525	\$ 75,000	192,525	188,551
Ward share of (Surplus) Deficit from services allocated to Wards 2, 3 & 4			703,850	652,518
Prior Year's (Surplus) Deficit			\$ 896,375	\$ 841,068
LEVY FOR WARD SERVICES				

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## TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS WARDS 3 & 4 AREA RATE 2023

	EXPENSES	-	REVENUES	=	INCR/(DECR) LEVY	PRIOR YEAR
Programs Provided						
Assessment Reductions	\$ -		\$ -		\$ -	\$ -
Civic Addressing	-		-		-	-
Streetlighting	8,200		-		8,200	6,500
New Landfill Financing	36,094		-		36,094	36,094
Landfill Closure Financing	<u>44,294</u>		<u>-</u>		<u>44,294</u>	<u>42,594</u>
Management of Operating Reserves						
Tax Rate Stabilization	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
Capital Projects						
Walking Trails	-		-		-	-
Roads	-		-		-	-
Streetlighting	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
Management of Capital Reserves	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
Utilities Operations and Capital						
Waterworks	-		-		-	-
Water Reserves	-		-		-	-
Water Distribution System	-		-		-	-
Water Plant Upgrade	-		-		-	-
Water meters	-		-		-	-
Waterworks Users	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
External Financing	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
WARD TOTALS	<u>\$ 44,294</u>		<u>\$ -</u>		<u>44,294</u>	<u>42,594</u>
Ward share of services allocated to Wards 2, 3 & 4					1,347,757	1,253,294
Prior Year's (Surplus) Deficit					<u>-</u>	<u>-</u>
LEVY FOR WARD SERVICES					<u>\$ 1,392,051</u>	<u>\$ 1,295,888</u>

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## TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS WARDS 2, 3 & 4 SHARED AREA RATE 2023

	EXPENSES	-	REVENUES	=	INCR/(DECR) LEVY	PRIOR YEAR
Programs Provided						
Basic Fire Service	\$ 180,041		\$ 11,800		\$ 168,241	\$ 164,673
911 Response	1,500		-		1,500	1,500
Roadways Maintenance	1,881,056		26,600		1,854,456	1,619,445
Docks	394,267		488,150		(93,883)	(56,466)
Garbage Disposal						
	<u>2,456,863</u>		<u>526,550</u>		<u>1,930,313</u>	<u>1,729,152</u>
Management of Operating Reserves						
Fire Equipment Reserve	-		-		-	-
Docks & Marina Reserve	103,583		-		103,583	57,710
Public Works Reserves						
Landfill Monitoring Reserve	-		-		-	-
	<u>103,583</u>		<u>-</u>		<u>103,583</u>	<u>57,710</u>
Capital Projects						
Fire Equipment	40,000		26,000		14,000	-
Roadways	1,569,000		906,000		663,000	118,950
Public Works (Drain)						-
Marina & Other Marine Services	539,988		536,277		3,711	-
	-		-		-	-
Cell Expansion						
	<u>2,148,988</u>		<u>1,468,277</u>		<u>680,711</u>	<u>118,950</u>
Management of Capital Reserves						
Fire Equipment	-		-		-	-
Roadways	-		663,000		(663,000)	-
Public Works	-		-		-	-
Marina	-		-		-	-
	<u>-</u>		<u>663,000</u>		<u>(663,000)</u>	<u>-</u>
Utilities Operations and Capital						
	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
External Financing						
	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
WARD TOTALS	<u>\$ 4,709,434</u>		<u>\$ 2,657,827</u>			
LEVY FOR WARD SERVICES					<u>\$ 2,051,607</u>	<u>\$ 1,905,812</u>
Allocated to Ward 2			34.31%		\$ 703,850	\$ 652,518
Allocated to Wards 3 & 4			65.69%		1,347,757	1,253,294
					<u>\$ 2,051,607</u>	<u>\$ 1,905,812</u>



Project: Application for Consent  
File #: Con 2022-12  
Owner: Steven Gutscher  
Address: 114 Tamarack Lane  
Legal: Howland Concession3 Lot 36 & 37

#### **Purpose of the Application**

The consent application is being applied for the purposes of the creation of a new lot for the purpose selling – when originally purchase these two lots were separate pieces of property

#### **Official Plan**

**Designation – RuralArea**

#### **Zoning**

**Designation – Rural**

#### **Comments from agencies**

No comments from Ministries were received

#### **Comments from the Public**

No comments or requests were received from the public.

#### **When Considering Approval, we should consider:**

### **A. Consents**

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

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

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

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

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

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

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

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

**Remarks to approval considerations.**

This application does not constitute a need for a subdivision

The proposed lot creation will be for disposing on one piece

No Park land dedication will be required.

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

The newly created lot will be registered.

An entrance permit will be required before an entrance is created.

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

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

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



## Application for Consent

## 1. Applicant Information

Name of Owner Steven Gutscher

Address 114 Tamarack Lane Little Current, ON. P0P 1K0

Phone Number 705-210-8792 Cell: \_\_\_\_\_ Email: gutscher54@gmail.com

## 2. Name of Agent

Name of Agent N/A

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

## 3. Property Description

Geographic Township Howland /NEMI

Roll # 5119 040-002185-0000 / 5119 040-002186-0000

Concession 3 Lot 36

RP Plan Part 31R-150 Part 1 Island \_\_\_\_\_

Street Address \_\_\_\_\_

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 SEVERANCE

Name of Persons to whom land will be transferred: N/A

If lot addition what is the current land use: Vacant Residential Land

## 8. Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage	<del>2886.66</del> 1556	1633.72	
Depth	Irregular	Irregular	
Area	28 Acre	14 Acre	
Use of Property - Existing	Vacant Residential Land	Vacant Residential Land	
Proposed	Vacant Residential Land	Vacant Residential Land	
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 type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned communal well <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Lake <input type="checkbox"/> Other
Sewage Disposal	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy	<input type="checkbox"/> Publicly owned Sanitary sewage system <input type="checkbox"/> Privately owned Septic tank <input type="checkbox"/> Privately owned communal septic system <input type="checkbox"/> Privy
Other Services	<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	<input type="checkbox"/> School Bussing	<input type="checkbox"/> School Bussing	<input type="checkbox"/> School Bussing
	<input type="checkbox"/> Waste Collection	<input type="checkbox"/> Waste Collection	<input type="checkbox"/> Waste Collection

9. Land Use

What is the existing Official Plan designation Shoreline Area & Rural

What is the existing zoning Res/Farm Tx: Full Rural

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

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

11. History of Subject Land

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

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

Provide details of application and decision: N/A

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.

No

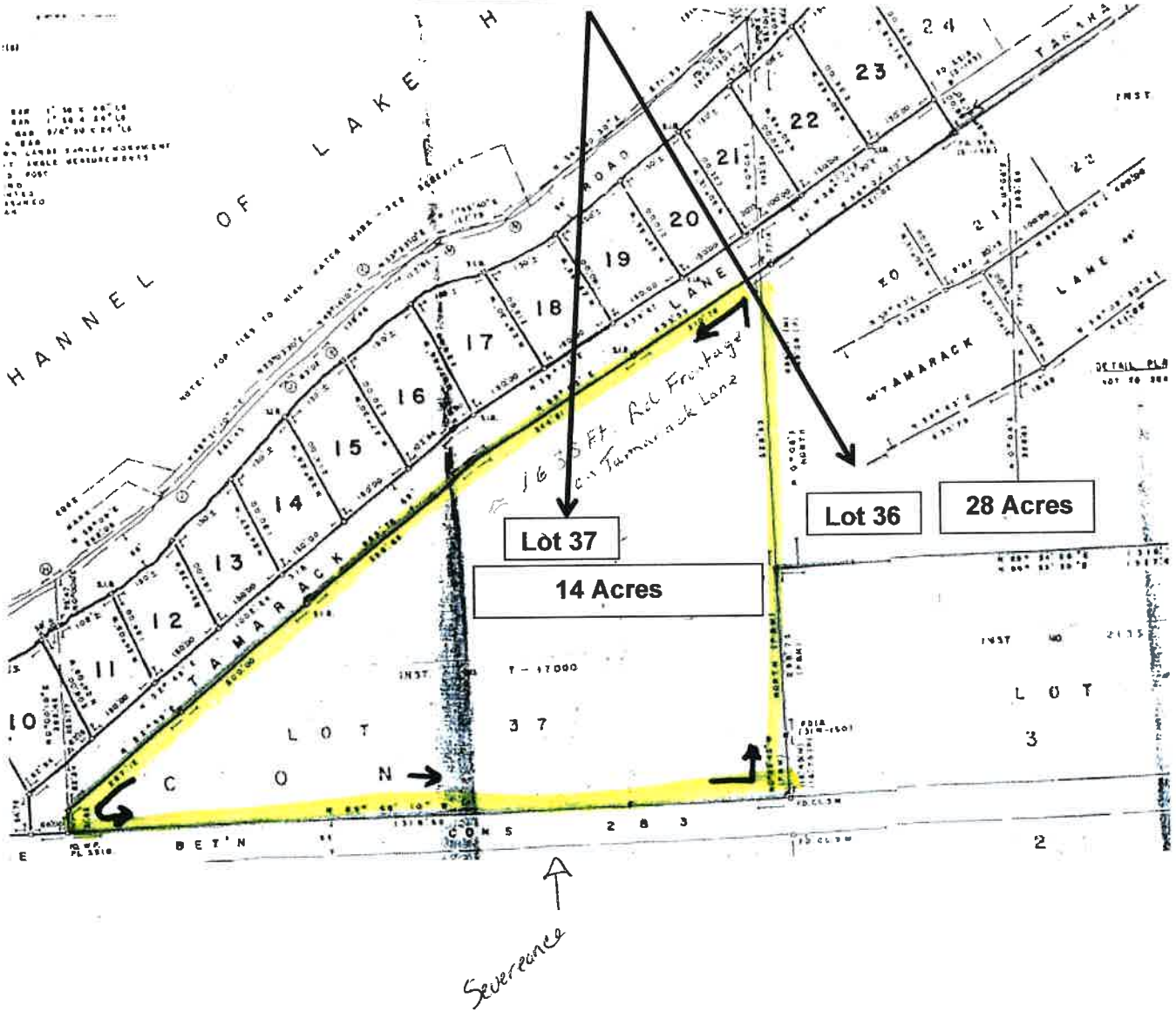
Other Information:

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

I want to sever HOWLAND CON 37 from Lot 36 to be able to sell Lot 37 without changing anything else.



Separate Lot 37 from Lot 36



**Application for CONSENT**  
Under Section 53 of the *Planning Act*  
To be held on Tuesday, January 17, 2023  
at 7:00pm

**File No. :** Con 2022-12  
**Applicant:** Steven Gutscher  
**Legal Description:** Howland, Concession 3, Lot 36 and 37

**Official Plan:** Rural  
**Zoning:** Rural

**PURPOSE OF THE APPLICATION**

This is a request to sever two lots for the purpose of selling one – these two lots were originally purchased as two lots and merged once purchased

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The request is being made to transfer the severed portion to an interested party

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

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

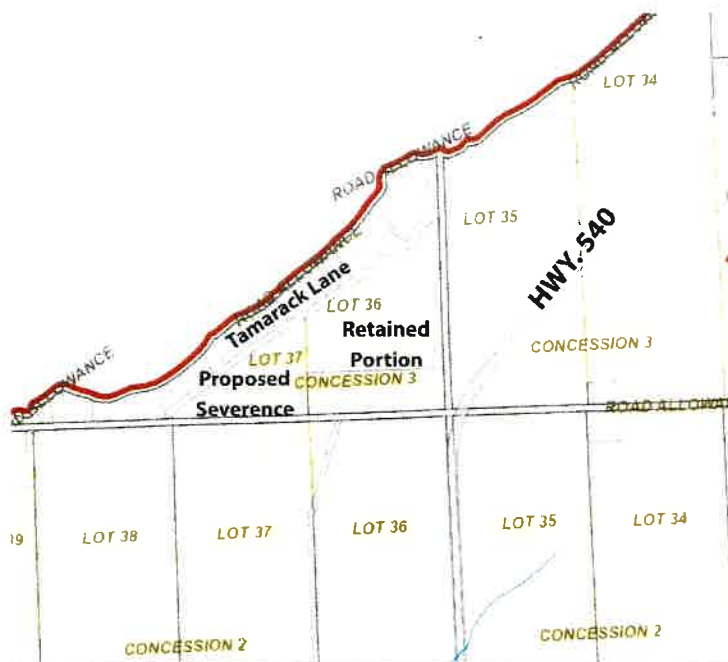
**IF YOU WISH TO BE NOTIFIED** of the Decision of the Planning Authority in respect of the proposed Consent, you must make a written request to the Secretary-Treasurer of the Planning Authority at the address shown below.

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

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

Dated: November 30, 2022

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





Project: Application for Consent  
File #: Con 2022-13  
Owner: Emilia and Anthony Robinson  
Legal: Howland Concession 9 Lot 4

#### **Purpose of the Application**

The consent application is being applied for the purposes of the creation of two new lots and the retention of one lot. These three lots will have an approximate size of 1.34 acres per lot

#### **Official Plan**

**Designation – Rural Area**

#### **Zoning**

**Designation – Rural**

#### **Comments from agencies**

Comments from the Ministry of Transportation were received and are included with this report.

#### **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 lots 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.

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

No Park land dedication will be required.

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

The newly created lots will be registered.

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

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

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



## 1. Applicant Information

Application for Consent

Name of Owner

EMILIA NOE ROBINSON

Address

1083 THE PARKWAY  
KENDON ONT N6A 2W8

Phone Number

519-645-1252 Cell 519-619-0338

Name of Agent

ANTHONY GEORGE ROBINSON

Name of Owner

9351 KENDON DRIVE

Address

KENDON ONT N6A 2W8

Phone Number

519-645-1534

Property Description

NEM1

Municipal Township

Assessment

519-030-001-06600-0000

Concession

9

R/P Plan

4

Street Address

Port

Useful

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

If yes, please describe the easement or covenant and its effect

Purpose of Application

Type and Purpose of the Application

Creation of a new lot ☒ Addition to a lot ☐ Extension/ROW ☐ A change ☐ A base ☐ A correction of title ☐

Other Information

Name of persons to whom land will be transferred

If not addition what is the current by-law

Description of subject land and servicing information

Zoning

Area

Use of Property

Building

Proposed

Building

Existing

Acres

Frontage

Depth

Width

Height

Volume

Weight

Temperature

Humidity

Pressure

Speed

Density

Viscosity

Conductivity

Resistivity

Capacitance

Lot 2 - Anthony Robinson  
 Lot 3 - Emilia Robinson  
 Anthony Robinson

Water Supply	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned water system <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned water system <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned water system <input type="checkbox"/> Privately owned water system <input type="checkbox"/> Privately owned individual well <input type="checkbox"/> Other
Sanitary Sewerage	<input type="checkbox"/> Publicly owned sanitary sewerage system <input type="checkbox"/> Privately owned sanitary sewerage system <input type="checkbox"/> Privately owned individual septic system <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned sanitary sewerage system <input type="checkbox"/> Privately owned sanitary sewerage system <input type="checkbox"/> Privately owned individual septic system <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned sanitary sewerage system <input type="checkbox"/> Privately owned sanitary sewerage system <input type="checkbox"/> Privately owned individual septic system <input type="checkbox"/> Other
Electricity	<input type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned <input type="checkbox"/> Other
Gas	<input type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned <input type="checkbox"/> Other	<input type="checkbox"/> Publicly owned <input type="checkbox"/> Privately owned <input type="checkbox"/> Other
Other Services	<input type="checkbox"/> School Building <input type="checkbox"/> Waste Collection	<input type="checkbox"/> School Building <input type="checkbox"/> Waste Collection	<input type="checkbox"/> School Building <input type="checkbox"/> Waste Collection

9. Land Use

What is the zoning Official plan designation?

What is the zoning zoning?

Rural

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 Meters (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 1 km		
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?

☐ Other, all Plan Amendment ☐ Zoning By-law amendment ☐ Consent Applications

Other: ☐ Other, all Plan Amendment ☐ Zoning By-law amendment ☐ Consent Applications

Not to my knowledge

12. Former Uses of Subject Land and Adjacent Land

Has there been industrial or commercial use on the subject or adjacent land?

Was the grading of the subject land changed by adding earth or other material?

Has a gas station or the storage of petroleum been located on the subject land?

Is there reason to believe the subject/adjacent land may have been contaminated by a former use?

Has an Environmental Site Assessment or Record of Site Condition been filed?

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

Other Information:

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

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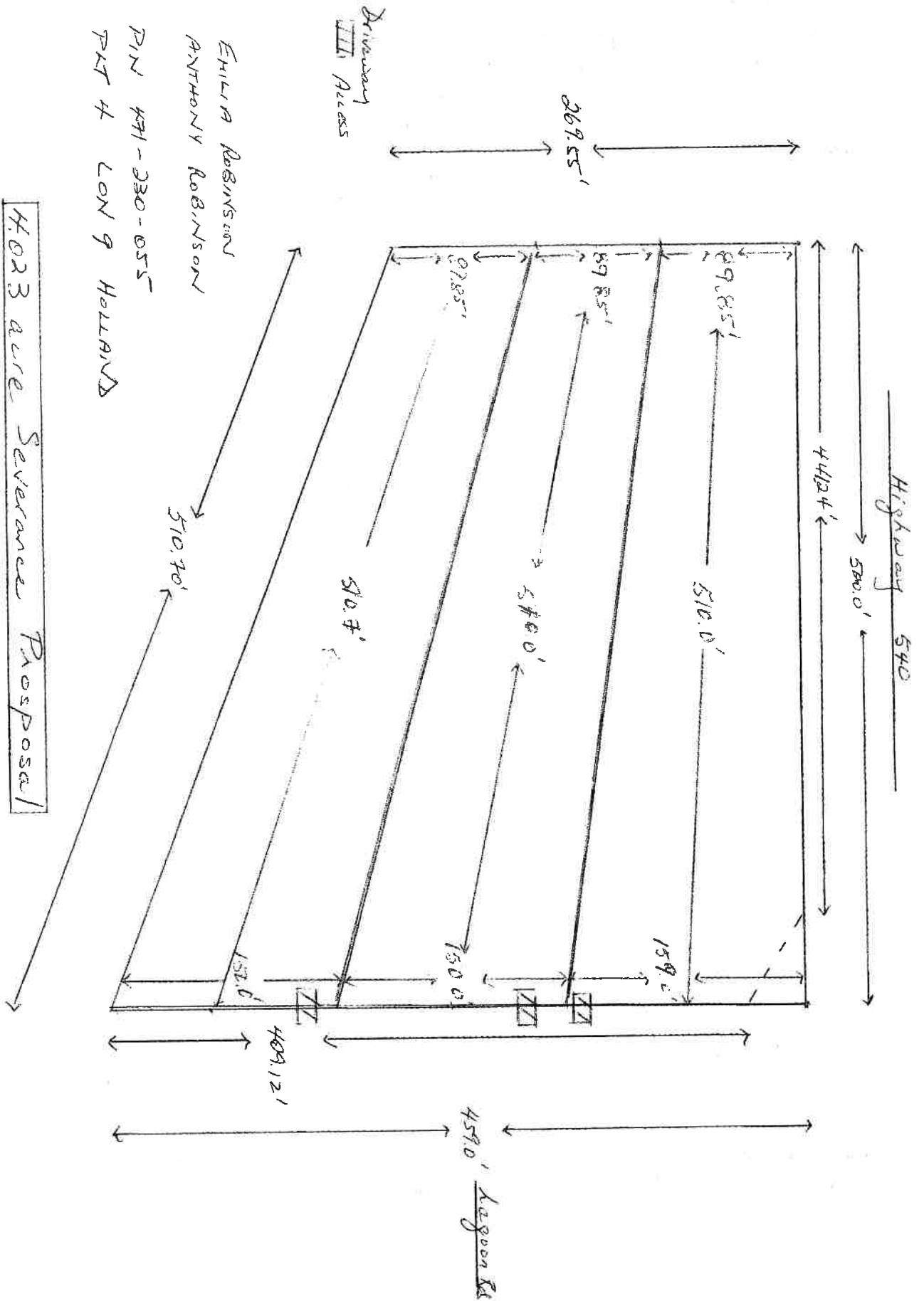
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**Application for CONSENT**  
Under Section 53 of the *Planning Act*  
To be held on *Tuesday, January 17, 2023*  
at 7:00pm

**File No. :** Con 2022-13  
**Applicant:** Emilia and Anthony Robinson  
**Legal Description:** Howland, Concession 9, lot 4

**Official Plan:** Rural  
**Zoning:** Rural

**PURPOSE OF THE APPLICATION**

This is a request to sever one parcel of land into three lots with approximate size of 1.34 acres per lot.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The request is being made to transfer the severed portion to an interested party

**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.

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Dated: November 30, 2022

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





## Pam Cress

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**From:** Cole, Cameron (MTO) <Cameron.Cole2@ontario.ca>  
**Sent:** December 13, 2022 2:52 PM  
**To:** Pam Cress  
**Cc:** Muldoon, Laurel (MTO); Burke, Debra A. (MTO)  
**Subject:** NEMI Consent Application Con2022-13  
**Attachments:** Application for Consent - File Con2022-13\_Emlia and Anthony Robinson.pdf

Hello Pam,

The Ministry of Transportation of Ontario (MTO) has reviewed the attached consent application **Con 2022-13** to sever two (2) lots and retain one (1) lot from the subject lands located in Lot 4 Concession 9 of Howland Township. The subject lands are located within MTO's permit control area and is subject for review under the *Public Transportation and Highway Improvement Act R.S.O 1990*. The MTO supports the application in principle with the following comments as conditions of consent:

**Retained Lot (Highway Frontage Property):**

- No direct access from Highway 540 shall be permitted.
- Retained lot must be accessed from side road labelled as Lagoon Street on attached circulation.
- Any new access to the subject lands must be placed a minimum of 45 meters from the Highway 540 right-of-way
- Placement of any buildings or structures on the subject lands will require an MTO building/land use permit.

**Severed Lot 1 (Middle Property):**

- Any new access to the subject lands must be placed a minimum of 45 meters from the Highway 540 right-of-way
- No direct access from Highway 540 shall be permitted.
- Retained lot must be accessed from side road labelled as Lagoon Street on attached circulation.
- Placement of any buildings or structures on the subject lands will require an MTO building/land use permit.

**Severed Lot 2 (Southern Property)**

- No direct access from Highway 540 shall be permitted.
- Retained lot must be accessed from side road labelled as Lagoon Street on attached circulation.
- Placement of any buildings or structures on the subject lands will require an MTO building/land use permit.

All permit applications can be made online at <https://www.hcms.mto.gov.on.ca/>

Any questions regarding permitting or setbacks can be directed to Debra Burke, Corridor Management Officer [debra.a.burke@ontario.ca](mailto:debra.a.burke@ontario.ca)

If there are any other questions or concerns, don't hesitate to contact me.

Thank you,  
**Cameron Cole**

Community Services Advisory Committee

Appointment / Applicants

Steve Arthurs – incumbent

Sean O’Hare – incumbent

Barb Baker - incumbent

Zak Nicholes – Applicant

## Dave Williamson

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**From:** Town of NEMI Info  
**Sent:** January 6, 2023 11:13 AM  
**To:** Dave Williamson  
**Subject:** FW: Outsider Perspective

**From:** Peter Lehman <peter.a.g.lehman@gmail.com>  
**Sent:** January 4, 2023 4:38 PM  
**To:** Town of NEMI Info <info@townofnemi.on.ca>  
**Subject:** Outsider Perspective

Hello NEMI.

Please forward freely. (Apologies for length. I have a degree in English Literature. Essays happen.)

I am a regular visitor - approximately once a year on average over the past 57 years, often twice a year - whose parents and siblings now reside or have property on the Island if not in NEMI. We were up to visit again last week.

I took a wrong turn last week in Little Current and just kept going and ended up down at Low Island Park. There are ruins there! I had no idea! There is LOTS of development going on there, too! How have I been coming up so often and not known that this was here? (I have been from Wiki to Meldrum Bay/Mississagi Lighthouse and Little Current to South Baymouth.) You have a real jewel in the rough, here, IMHO.

I have cycled through NEMI enroute across the Island somewhere between 6 and 10 times over the past 35 years or so. I hope to do so again in the summer of 2024. I have cycled around Georgian Bay twice, most recently in 2020, and next year I hope to ride from Waterloo to Halifax and back. Last year I rode from Waterloo to Ottawa and back, via Quebec.

I know that the Island and NEMI are trying to promote cycling. With the rise of "bike-packing" and "gravel" bikes, the opportunity for promotion and tourism could not be better, again, IMHO. (I assume that Manitoulin Cycling and Breakaway Sports in Little Current will have my back on this.) There are huge opportunities but with huge opportunities come huge challenges. However, no great reward ever comes without great risk. I would strongly encourage NEMI to continue all efforts to improve cycling infrastructure not only within NEMI but throughout the region. (Here I am extremely conscious of the abandoned rail line between Little Current and Espanola. This would be a *phenomenal* mixed use trail! Willisville would be a Mecca for bikepackers! Googlemaps already displays the rail line as bicycle friendly, in spite of the fact that it is not.)

There are many gravel roads on the Island which are very bicycle friendly. The road up to McLean's Lookout is awesome! Devil's Elbow Road, Orr's Road, Trotter's Sideroad, David, Mill and Limit Streets

through Sheg are amongst the most rideable roads in the province. Seriously. I should know. Unfortunately many of the paved roads are simply not so inviting. Vehicle speeds are too high, curves are blind and roads are narrow. This is a radical thought, but even painting a line 1 meter from the inside edge of blind curves and marking it as a bicycle lane would enormously improve the situation. Because anything less than 1 metre is NOT a bicycle lane. Yes, I know. Drivers will drive in the bicycle lane so as not to risk a head on collision. That's actually the point. Their level of consciousness will be raised. This is good. Vehicles these days are designed such that drivers involved in head on collisions walk away unscathed. Cyclists, not-so-much. Drivers are less likely to take risks when it is their vehicle at risk than if it is a cyclist at risk. Stupid. But it's true.

Oh, and for reference, the Ontario Government publication "Cycling skills: Ontario's guide to safe cycling" states on page 18: "When your safety warrants it, it is legal for a cyclist to take the whole lane by riding in the centre of the lane. Never compromise your safety for the convenience of a motorist behind you" and then, on page 19, "Maintain a **safe distance of at least one metre** from the curb." (Bold is theirs!) This means that, given that a person on a bicycle is legally entitled to 1 meter of space when being overtaken by another vehicle, it is illegal to pass a cyclist without leaving the lane of travel. The HTA has this covered, too, since to "overtake and pass another vehicle unless you are sure you can do so without danger to yourself or others" is prohibited. If a motorist cannot pass without leaving 1 meter of space then they are passing illegally. The 1 meter space still applies when there is a bicycle lane, btw. (See links below for references.)

I know that Sheg is also doing its part to promote tourism. I would encourage them to be even more proactive. I would strongly encourage both NEMI and Sheg and any other community to be even more proactive about getting input from - dare I say it - "city-folk". Because. City folk are the people that you are trying to attract and city folk have more experience riding their bicycles in traffic. FTLOG do NOT let someone who does not own a bicycle make ANY recommendations. It drives us cyclists nuts to see good money wasted on well meaning but critically flawed ideas. Ask us what we want. We'll tell you. It might not make sense. Unless you ride a bicycle. Then it will be obvious.

One thing that might make it clear that cyclists are both welcome and expected is signage saying as much. (All along the Great Lakes Waterfront Trail I was greeted with "Welcome Cyclists!" signage. It is appreciated!) Another thing would be those stand-alone bicycle repair stations. In urban centres they are prone to vandalism. There are mitigating solutions. Having a local business sponsor and then being able to monitor one of these reduces the risk. I do not think that there would be a high risk on Manitoulin anyway. Putting a repair stand "in the middle of nowhere" such that the only people accessing it are coming on bicycles also seems to help.

Manitoulin has the potential to be a cyclist's paradise. Cyclists bring a new stream of tourist dollars. We do not come to fish. We come to ride. I know it is cliché, but, "If you build it, they will come."

--

Peace!

Peter Lehman  
254 Auburn Drive  
Waterloo ON N2K 3Z4

<https://files.ontario.ca/mto-young-cycling-skills-en-2021-09-16.pdf>

[https://www.otdlegal.ca/one-meter-passing-law-for-drivers-passing-cyclists-in-ontario/#:~:text=The%20law%20\(Section%20148\(6.1,and%20the%20cyclist%20when%20passing.](https://www.otdlegal.ca/one-meter-passing-law-for-drivers-passing-cyclists-in-ontario/#:~:text=The%20law%20(Section%20148(6.1,and%20the%20cyclist%20when%20passing.)

<https://www.ontario.ca/document/official-mto-drivers-handbook/changing-positions#:~:text=Never%20overtake%20and%20pass%20another,danger%20to%20yourself%20or%20others.>

<https://urbanracks.com/product/urban-bike-repair-stand/>