

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 6, 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 2026-01
- 5. Planning Applications**
 - i. Zoning amendment - 1924471 Ontario Inc
 - ii. Consent Application – 1924471 Ontario Inc
 - iii. Consent Application – Jordan Stephens Personal Real Estate Corp
 - iv. Zoning Application – Jordan Stephens Personal Real Estate Corp
 - v. Consent Application – Island 833 Corp
- 6. New Business**
 - i. By-law 2026-04 Borrowing
 - ii. By-law 2026-05 Interim Tax Rates
 - iii. By-law 2026-06 Use of Corporate Resources, Elections
 - iv. By-law 2026-07 to Authorizing Vote by Mail for 2026 Elections
 - v. Request for donation of ice – Manitoulin Family Resources
 - vi. EV Charger Funding program
- 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. 2026-01

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 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

December 16, 2024

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
06th day of January, 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, December 16, 2025
at 7:00p.m.

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

STAFF PRESENT: David Williamson, CAO
Pam Myers, Clerk
Sheryl Wilkin, Treasurer
Duane Deschamps, Fire Chief
Wayne Williamson, Manager Public Works
Reid Taylor, Manager Community Services
Lisa Hallaert, Museum Manager

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

Resolution No. 238-12-2025

Moved by: M. Erskine

Seconded by: B. Koehler

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

Carried

Resolution No. 239-12-2025

Moved by: L. Cook

Seconded by: P. Aelick

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 2025-42 being a by-law to adopt the minutes of Council for the term commencing November 15th, 2022, and authorizing the taking of any action therein and thereby.

Carried

Resolution No. 240-12-2025

Moved by: A. Boyd

Seconded by: M. Erskine

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

Carried

Resolution No. 241-12-2025

Moved by: M. Erskine

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands authorizes the sale of the 2011 Freightliner Garbage Truck to Assiginack Township in the amount of \$20 000 inclusive of HST.

Carried

Resolution No. 242-12-2025

Moved by: W. Koehler

Seconded by: B. Wood

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now adjourns at 7:52 pm.

Carried



Project: Application for Zoning Amendment
File #: Zone 2025-12
Owner: 1924471 Ontario Inc
Agent: Pamela Williamson
Address: Box 381, Little Current
Civic: 46 Vankoughnet Street East
Legal: Lot 22, North Side Vankoughnet Street

Purpose of the Application

The zoning application is being applied for the purposes of requesting an amendment to Residential from Industrial. A simultaneous application is being applied for, The lot in question is being requested to be divided into two equal lots with both having the Residential zoning.

Official Plan

Designation – Employment Area

Zoning

Designation – Industrial

Comments from agencies

No comments from Ministries were received

Comments from the Public

No comments or requests were received from the public.

Subject Lands:

This property is surrounded by Commercial zoning to the East and North, Industrial to the West and Residential to the South. Even though this property is zoned Industrial there has never been an Industrial operation on it. There is currently one water and sewer line to the west half of the property and new connections would be required for the east half along with an entrance permit.

Provincial Policy Statement

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and

redevelopment, and land in draft approved and registered plans.

- 1.4.2 Where planning is conducted by an upper-tier municipality:
- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
 - b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

17 | Provincial Policy Statement, 2020

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety

Official Plan

• **Employment Area**

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

• **Commercial and Institutional Uses**

1. Permitted commercial and institutional uses shall include but not be limited to retail operations, offices, restaurants, motels and hotels, personal and related services, tourist services and facilities, entertainment uses, institutions, government and public operations, and general business activities appropriate to the Urban Settlement Area.
2. Large format retail may be considered along Highway 6, subject to adequate servicing, parking, and landscaping. A Zoning By-law Amendment and supporting traffic impact study may be required.
3. In recognition of the existing character of the area, existing low to medium density residential development shall also be permitted. Secondary dwelling units may be permitted in the Employment Area, when accessory to a commercial or institutional use. Mixed-use buildings that provide for the integration of two or more permitted uses, other than light industrial, shall also be permitted.
4. Medium density multi-residential development may be permitted subject to land use compatibility, and may require Zoning By-law Amendment and Site Plan Control.
5. Appropriate landscaping and buffering shall be provided along road frontages and along boundaries with residential uses. In order to promote a denser, more urban environment in the downtown core, reduced parking requirements may be considered.
6. Uses may be subject to Site Plan Control.
7. Improvements to the Employment Area will be encouraged by such means as CIPs, business improvement areas, redevelopment, renovation, and land assembly programs, and by the construction of new commercial buildings.

• **Industrial Uses**

1. Industrial uses may be permitted along Vankoughnet Street and Highway 6, subject to adequate separation distances as per MOECC Guidelines when proposed near sensitive land uses.
2. Separation distances will vary depending upon the nature of the proposed industrial use. The approval of development proposals shall be based upon the achievement of adequate separation distances and the recommendations of the required studies. The intent of this Plan is to group industrial uses so as to maximize their compatibility and minimize any negative impacts on nearby residential or other sensitive land uses.
3. Permitted industrial uses shall include but not be limited to warehousing, processing, manufacturing, logistics operations, distribution, fabricating, and storage. In addition, certain other compatible uses are permitted, such as commercial uses accessory to industrial uses, commercial uses primarily serving the industrial area, wholesale uses, office uses, other quasi-industrial, or service or business uses, and commercial uses which require large sites for storage.
4. Industrial uses shall be placed in an Industrial zoning category in the implementing Zoning By-law. Performance standards shall also be included that separate, screen, or otherwise buffer adjacent sensitive land uses from open storage areas, noise, odour, and other impacts. Open storage will be screened such that it is not visible from a provincial highway, municipal road, or adjacent residential uses.

5. Uses may be subject to Site Plan Control.

Municipal Services

The request is for a zoning amendment and simultaneously a consent application to divide the property in two evenly which will require one new water and sewer hookup.

Correspondence /inquiries Received

No correspondence received, or information requested.

Recommendations

By allowing the amendment, this property will have the ability for the creation of a minimum of two housing units to increase the housing stock in town.

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

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): 1924471 Ontario Inc.
Address: P.O. Box 381 Little Current Ont.
e-mail address: williamson.pme@gmail.com
b) Phone: Home 705 348-0291 Work _____ Fax: _____

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

c) Authorized Agent(s): PAMELA WILLIAMSON
Address: P.O. Box 381 Little Current, Ont
e-mail address: williamson.pme@gmail.com
d) Phone: Home 705 348-0291 Work _____ Fax: _____

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

2. PURPOSE OF THE APPLICATION

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

3. *‡ Date of Application: November 21, 2025

4. *‡ LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 46 Vankoughnet St.
Lot: 22 Concession: NORTH SIDE VANKOUGHNET ST Township: _____ Registered Plan No.: _____
Part/Lot/Block: _____ Parcel: PIN: 47122-0249 LT

5. *‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 40 Lot Depth (m) 50 Lot Area (ha) 0.2

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: December 15, 2017

8. *‡ CURRENT OFFICIAL PLAN DESIGNATION: _____

9. ‡ CURRENT ZONING OF SUBJECT LAND: General Industrial (M) Zone.

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS
APPLICATION FOR OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT

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Official Plan Amendment application:

10. * **OFFICIAL PLAN TO BE AMENDED:** NO
Name of Municipality requested to initiate Official Plan Amendment: N/A

11. * **LAND USES PERMITTED IN CURRENT OFFICIAL PLAN DESIGNATION:** Employment Land
Why is the Official Plan Amendment being requested? it is not

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

- | | |
|---|--|
| <input type="checkbox"/> Change a policy | <input type="checkbox"/> Delete a policy |
| <input type="checkbox"/> Replace a policy | <input type="checkbox"/> Add a policy |

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

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

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

13. * **LAND USES THAT THE REQUESTED AMENDMENT WOULD PERMIT:** N/A

Both applications:

14. *‡ **Does the application alter the boundary of or implement a new settlement area?** Yes ☐ No ☒

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 ☐

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:

Need for residential lots exceeds demand for industrial lots

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS
APPLICATION FOR OFFICIAL PLAN AMENDMENT and/or ZONING BY-LAW AMENDMENT

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Zoning By-law Amendment application:

16. ‡ **PROPOSED REZONING REQUESTED:** Residential (R1)
 ‡ In the proposed zone, please provide the following: Maximum Height (m) _____ Maximum Density _____

‡ Why is the rezoning being requested: to enable the development of housing on the property.

17. ‡ **Explain how the application conforms to the Official Plan:** Need to expand housing stock in the community in addition to uses compatible with the surrounding area.

18. ‡ **EXISTING USE OF LAND:** Vacant
 ‡ Date of Construction: _____ ‡ Length of Time Existing Uses have Continued: _____

19. ‡ **PROPOSED USE OF LAND:** Residential

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

	Existing	Proposed
Type	<u>None</u>	<u>House</u>
Length (m) x Width (m)	_____	<u>T.B.D.</u>
Floor Area (m ²)	_____	_____
Height (m)	_____	_____
No. of Storeys	_____	_____
Setbacks from:		
Front Lot Line (m)	_____	_____
Rear Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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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 ()

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 ()

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?

If "Yes", please provide the following with this application: 1) a servicing options report; and 2) a hydrogeological report. N/A Yes () No ()

24. ‡ INDICATE THE STORM DRAINAGE METHOD:

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

PREVIOUS APPLICATIONS

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

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

If "Yes", please provide the following information:
 *‡ File No. of Application(s): _____

*‡ Status of Application(s): _____

* Approval Authority: _____

* Lands Affected: _____

* Purpose of Application(s): _____

* Effect on Requested Amendment: _____

PROVINCIAL POLICY

26. *‡ Is the application consistent with policy statements issued under subsection 3(1) of the Planning Act?

Yes ☒ 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

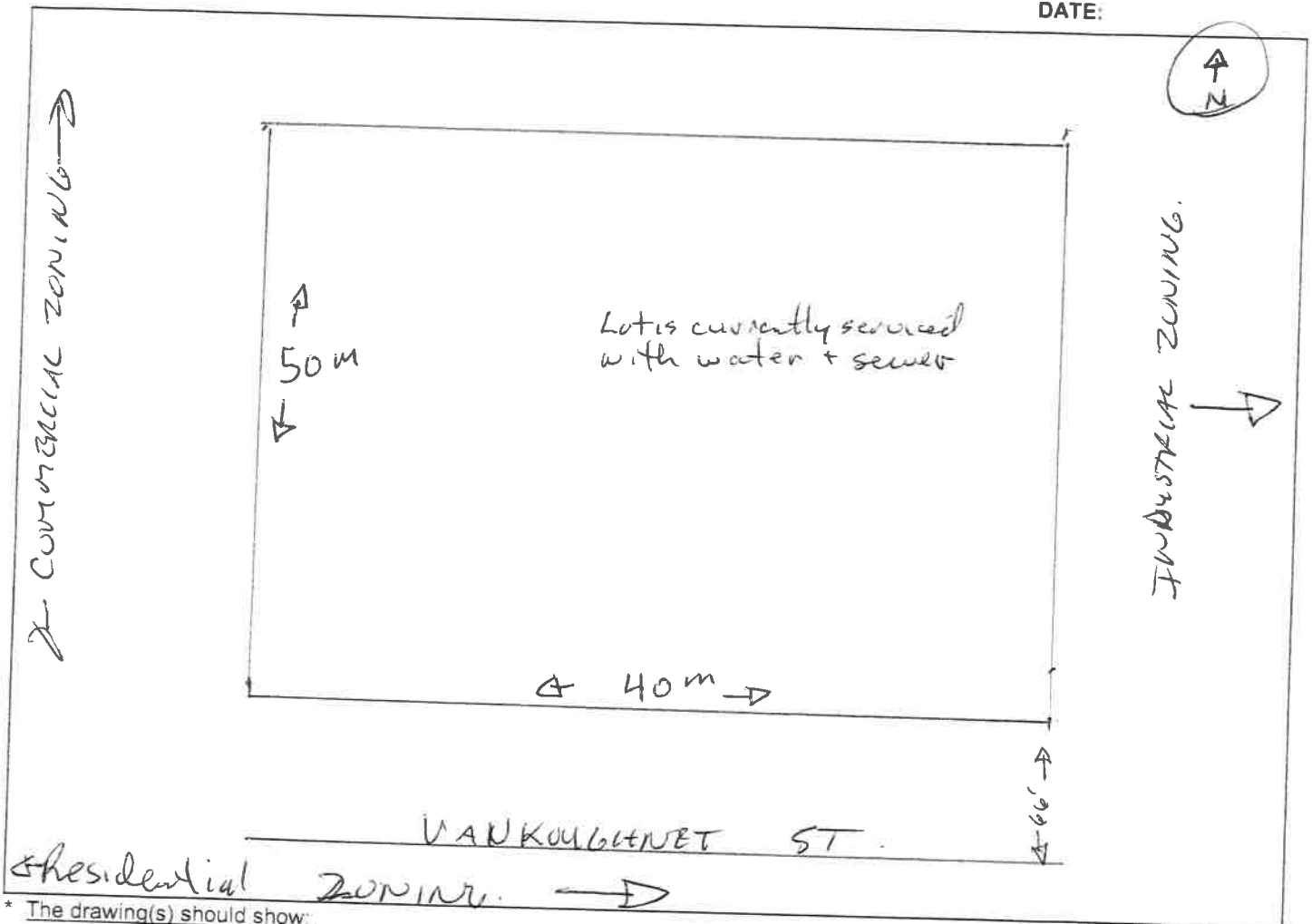
Note: Asterisk * identifies required information for an Official Plan Amendment outlined in Schedule 1, Ontario Regulation 543/06.
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APPLICATION SKETCH

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:

DATE:



* The drawing(s) should show:

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

**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**

**46 Vankoughnet Street East
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 **January 6, 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 46 Vankoughnet Street West, 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 M-8 is to rezone 46 and 48 Vankoughnet Street east to Residential property.

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.

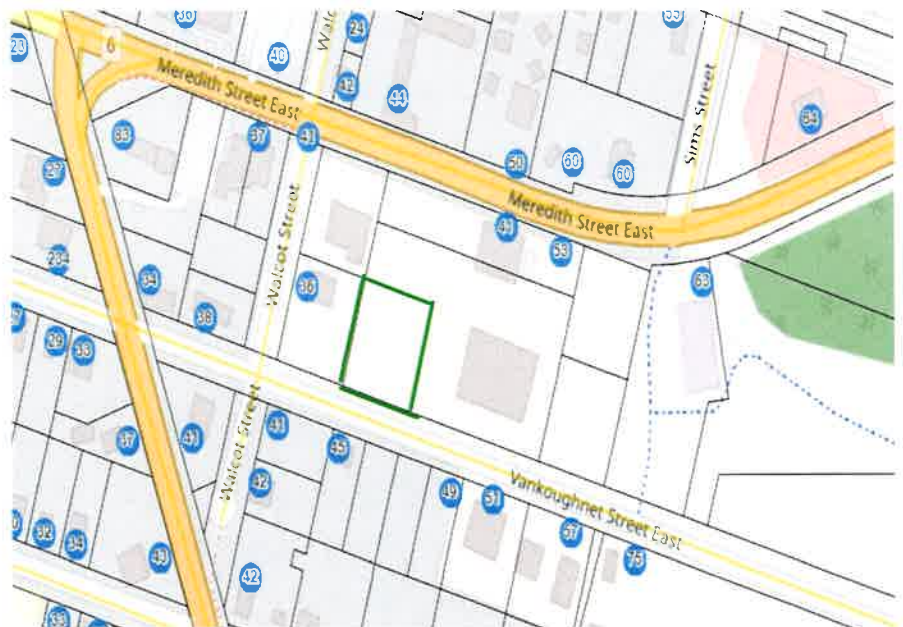
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Northeastern Manitoulin & the Islands before the proposed By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of 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 2025-17-12

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





Project: Application for Consent

File #: Con 2025-12

Owner: 1924471 Ontario Inc

Agent: Pamela Williamson

Address: Box 381, Little Current

Civic: 46 Vankoughnet Street East

Legal: Lot 33, North Side Vankoughnet Street

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of two new building lots

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required due to the Owner wishing to create two building lots

Official Plan

Designation –Employment Area

Zoning

Designation –Industrial

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.

Suggested Conditions if Approved – to be filed within two years 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,

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.

Two driveway permits will be required if they do not already exist

One new water and sewer connection will be required

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

Name of Owner 1924471 Ontario INC
 Address P.O. Box 381
88 Rocky Mountain Way
Little Current, ONT. P0P1K0
 Phone Number 705 348-0291 Cell: 705 348 0291 Email: williamsonpm@gmail.com

2. Name of Agent

Name of Agent PAMELA Williamson
 Address (same as above)
 Phone Number _____ Cell: _____ Email: _____

3. Property Description

Geographic Township N.E.M.F
 Roll # 0200 4114 000000
 Concession _____ Lot Lot 33 N/S VANROUENET ST
 RP Plan _____ Part _____ Island _____
 Street Address 46 VANROUENET ST.

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
 Other Information _____

Name of Persons to whom land will be transferred: PAMELA Williamson

lot addition what is the current land use: _____

Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage	<u>20 m</u>	<u>20 m</u>	
Depth	<u>50 m</u>	<u>50 m</u>	
Area	<u>1000 m</u>	<u>1000 m</u>	
Use of Property - Existing	<u>VACANT</u>	<u>VACANT</u>	
Proposed	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>	
Buildings - Existing	<u>NONE</u>	<u>NONE</u>	
Proposed	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>	
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 checked="" 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 checked="" 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
Waste Disposal	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input checked="" type="checkbox"/> Waste Collection	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input checked="" type="checkbox"/> Waste Collection	<input type="checkbox"/> Electricity <input type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection

Land Use

What is the existing Official Plan designation Employment Local

What is the existing zoning INDUSTRIAL

0. 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		
Landfill, active or closed		
Sewage treatment plant oragoon		
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)	Asbestos NONE	ASBESTOS LINE - TO THE WEST COLDWATER - TO THE EAST
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? X/0

☐ 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: _____

Other Information:

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

This application is consistent with Provincial and Municipal focus on new housing creation
The property's current zoning is not compatible with the surrounding uses of commercial and residential property.

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, January 6, 2025
at 7:00pm

File No. :	Con 2025-12
Applicant:	1924471 Ontario Inc
Legal Description:	Lot 33 N/S Vankoughnet Street
Civic Address	46 Vankoughnet Street East
Official Plan:	Employment Lands
Zoning:	Industrial

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of two new building lots..

CONSENT IS REQUIRED FOR THE FOLLOWING:

The consent is required for the creation of two new building lots

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: December 17, 2025
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 2025-14
Owner: Jordan Stephens Personal Real Estate Corp
Agent: Jordan Stephens
Address: 533 Barber Street Espanola
Civic: 22 Vankoughnet Street East
Legal: Shaftesbury Town plot 2, Lot 27 N/S Vankoughnet St.

PURPOSE OF THE APPLICATION

Purpose of this application is for technical consent to sever two lots that have merged

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required due to the Owner wishing to create two building lots.

Official Plan

Designation –Employment Area

Zoning

Designation –Institutional and Residential

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.

Suggested Conditions if Approved – to be filed within two years 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,

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.

A driveway permit will be required if it does not already exist

One new water and sewer connection will be required

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: Jordan Stephens Personal Real Estate Corp
Address: 23 Vankoughnet St. Fall
Phone Number: 7058697853
Name of Agent: Little Creek
Address: Little Creek
City: Cat.
Email: 7058697853

2. Name of Agent: Little Creek
Address: Little Creek
City: Cat.
Email: 7058697853

3. Property Description
Roll #: 51902000412400
Concession: Little Creek
R/P Plan: 23 Vankoughnet St. Fall
Street Address: 23 Vankoughnet St. Fall
Are there any easements or restrictive covenants affecting the subject land? No
If Yes please describe the easement or covenant and its effect

4. Purpose of Application
Type and Purpose of the application: Creation of a New Lot
Name of Persons to whom land will be transferred: Jordan Stephens
If additional what is the current land use: Jordan Stephens

5. Description of Subject land and Surveying Information

Frontage	65x165	65x165	65x165
Depth	165	165	165
Area	10,725	10,725	10,725
Use of Property - Existing	Office / R/S	Office / R/S	Office / R/S
Buildings - Existing	Office / R/S	Office / R/S	Office / R/S
Proposed	Office / R/S	Office / R/S	Office / R/S
Access	Provincial Highway	Provincial Highway	Provincial Highway
Water Supply	Publicly owned water system	Publicly owned water system	Publicly owned water system
Waste Disposal	Publicly owned Sanitary sewage system	Publicly owned Sanitary sewage system	Publicly owned Sanitary sewage system
Other Services	Electricity	Electricity	Electricity
Other Services	School Bussing	School Bussing	School Bussing
Other Services	Waste Collection	Waste Collection	Waste Collection

9. Land Use

What is the existing Official Plan designation _____

What is the existing zoning Church / Res

10. Please check any of the 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		
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: _____

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

Other Information:

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

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, January 6, 2026
at 7:00pm

File No. :	Con 2025-14
Applicant:	Jordan Stephens
Legal Description:	Shaftesbury Town Plot 2, Lot 27 N/S Vankoughnet Street
Civic Address	22 Vankoughnet Street East
Official Plan:	Employment Lands
Zoning:	Institutional and Residential

PURPOSE OF THE APPLICATION

Purpose of this application is for the technical consent – to separate two lots that have merged.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The consent is required for the creation of two separate lots

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: December 17, 2025
Town of Northeastern Manitoulin & the Islands
14 Water St. E.; P.O. Box 608
Little Current, ON P0P 1K0





Project: Zoning Amendment
File #: Zoning 2025-13
Owner: Jordan Stephens Personal Real Estate Corp
Agent: Jordan Stephens
Address: 533 Barber Street Espanola
Civic: 22 Vankoughnet Street East
Legal: Shaftesbury Town plot 2, Lot 27 N/S Vankoughnet St.

Purpose of the Application

The zoning application is being applied for the purposes of requesting an amendment to General Commercial from Institutional. A simultaneous application is being applied for, The lot in question is being requested to be divided into two equal lots with the zoning application on the retained lot to be General Commercial and the severed lot retaining the Residential zoning.

Official Plan

Designation – Employment Area

Zoning

Designation – Institutional

Comments from agencies

No comments from Ministries were received

Comments from the Public

No comments or requests were received from the public.

Subject Lands:

This property is surrounded by a mix of uses being mainly commercial and residential. Over that last number of years the building on the property has been utilised as a Church however in the past it was the Children's Aid Society. The area being requested to be severed off has never had a building on it.

Municipal Services

The request is for zoning amendment to allow for a business office and a dwelling unit in the existing building. A new water and sewer hook up will be required for the newly created lot.

Correspondence /inquiries Received

No correspondence received, or information requested.

Recommendations

By allowing the amendment, this property will have the ability to increase the housing stock as well as house a new commercial office.

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

2025-12

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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

1. *† APPLICANT INFORMATION

- a) Registered Owner(s): Jordan Stephens Personal Real Estate Corp
Address: 533 Barber St. Espanola P5E 1M9
e-mail address: jordan.solid1@gmail.com
- b) Phone: Home _____ Work _____ Fax: _____

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

- c) Authorized Agent(s): _____
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: Dec 9, 2025

4. *† LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 22 Vankeghnet St. E Little Current
Lot: _____ Concession: _____ Township: _____ Registered Plan No.: _____
Part/Lot/Block: _____ Parcel: _____

5. *† DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 20 Lot Depth (m) 56 Lot Area (ha) 1.06

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

7. † Date the subject land was acquired by the current owner: Dec 31, 2025

8. *† CURRENT OFFICIAL PLAN DESIGNATION: _____

9. † CURRENT ZONING OF SUBJECT LAND: _____

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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

Official Plan Amendment application:

10. * OFFICIAL PLAN TO BE AMENDED: _____

Name of Municipality requested to initiate Official Plan Amendment: Town of Nemi

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

Why is the Official Plan Amendment being requested? to allow a former church
be used for offices and a residential unit

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

☐ Change a policy

☐ Delete a policy

☐ Replace a policy

☐ Add a policy

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

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

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

would allow the use of office spaces with a
2 bedroom residential unit

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 ☒

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 ☒

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

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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

Zoning By-law Amendment application:

16. ‡ PROPOSED REZONING REQUESTED: _____

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

‡ Why is the rezoning being requested: to allow for mixed use
commercial / residential. Currently zoned
institutional

17. ‡ Explain how the application conforms to the Official Plan: there is various
commercial properties surrounding and residential

18. ‡ EXISTING USE OF LAND: Church

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

19. ‡ PROPOSED USE OF LAND: _____

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

	Existing	Proposed
Type	_____	_____
Length (m) x Width (m)	_____	_____
Floor Area (m ²)	_____	_____
Height (m)	_____	_____
No. of Storeys	_____	_____
Setbacks from:		
Front Lot Line (m)	_____	_____
Rear Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____

⋈ Attached Floor Plan"

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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

ACCESS / SERVICING

21. ‡ ACCESS TO LAND: Provincial Highway () Year-Round Municipal Road ☒ Seasonal Municipal Road () Other Public Road or Right-of-way () Water ()

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

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

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

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

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

24. ‡ INDICATE THE STORM DRAINAGE METHOD: Sewers () Ditches ☒ Swales () Other: ()

PREVIOUS APPLICATIONS

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

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

If "Yes", please provide the following information:

*‡ File No. of Application(s):

*‡ Status of Application(s):

* Approval Authority:

* Lands Affected:

* Purpose of Application(s):

* Effect on Requested Amendment:

PROVINCIAL POLICY

26. ‡ Is the application consistent with policy statements issued under subsection 3(1) of the Planning Act? Yes () 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?

**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**

**22 Vankoughnet Street East
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 **January 6, 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 22 Vankoughnet Street East, 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 I-2 to rezone from Institutional to General Commercial.

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 2025-17-12

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





Project: Application for Consent
File #: Con 2025-15
Owner: The Island 833 Corp
Legal: Island TP 833, PCL 345, Inst 9434

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of a new lot.

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required due to the corporation wanting to create a new lot. This lot will be water access only.

Official Plan

Designation – Shoreline Residential

E.1.3 Water Access

It is recognized that some properties, by virtue of their bay, island, or shoreline location, may not have direct road access or frontage. Water access properties may be accessed by boat or floatplane or alternative method.

Development may be permitted on the basis of water access only.

Proponents shall demonstrate that they have adequate parking or docking facilities to the satisfaction of the Town as part of a planning application

Zoning

Designation – Shoreline Residential

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.

Suggested Conditions if Approved – to be filed within two years 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,

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 THE 833 ISLAND CORP. - DAVID MIDDLEBROOK,
Address 5 EVE DR. PRESIDENT
EGG HARBOR TWP.
NEW JERSEY, U.S.A. 08234

Phone Number _____ Cell: 609-703-0885

2. Name of Agent

Name of Owner N/A

Address _____

Phone Number _____ Cell: _____

3. Property Description

Municipal Township McGREGOR BAY

Roll # 5119-010-001-10600-0000

Concession _____ Lot _____

RP Plan _____ Part _____ Island TP 833 PCL 345 Inst 9434

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

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

If lot addition what is the current land use: _____

8. Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage			
Depth			
Area	<u>31,019 M²</u>	<u>13,385 M²</u>	
Use of Property - Existing	<u>LAND ONLY</u>	<u>LAND ONLY</u>	
Proposed	<u>LAND ONLY</u>	<u>LAND ONLY</u>	
Buildings - Existing	<u>NONE</u>	<u>NONE</u>	
Proposed	<u>NONE</u>	<u>NONE</u>	
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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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"/> School Bussing <input type="checkbox"/> Waste Collection	<input type="checkbox"/> Electricity <input type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection	<input type="checkbox"/> Electricity <input type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection

9. Land Use

What is the existing Official Plan designation _____

What is the existing zoning SR

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: NOT UNDER CURRENT OWNERSHIP. NONE TO MY KNOWLEDGE UNDER ANY PREVIOUS OWNERSHIP.

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?

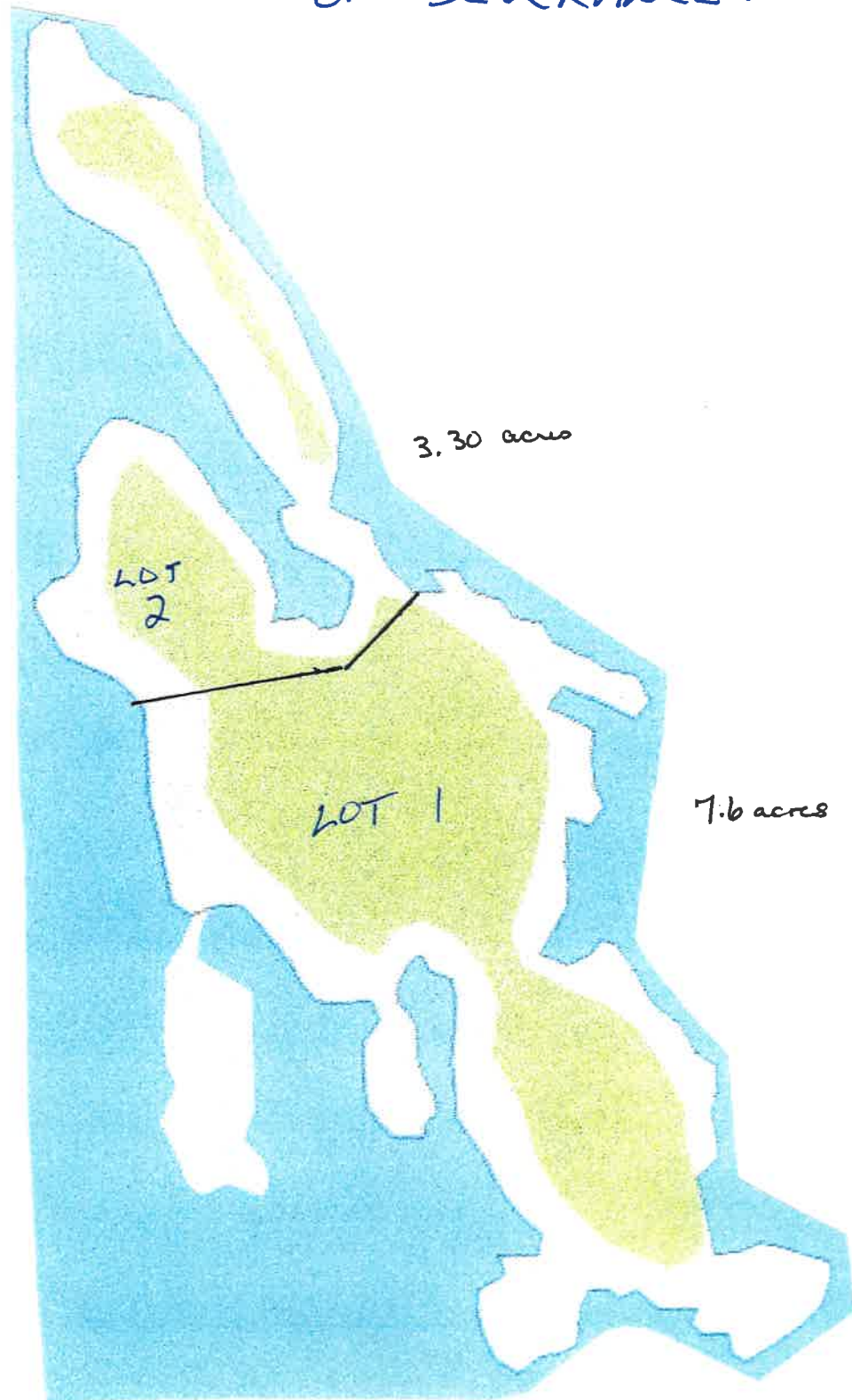
☐ Yes ☒ No

Please describe application and status.

Other Information:

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

THE 833 ISLAND CORP.
APPLICATION FOR CONSENT
OF SEVERANCE.



Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on *Tuesday, January 6, 2026*
at 7:00pm

File No. :	Con 2025-15
Applicant:	The 833 Island Corp
Legal Description:	Island TP 833 PCL 345 Inst 9434
Civic Address	
Official Plan:	Shoreline Area
Zoning:	Shoreline Residential

PURPOSE OF THE APPLICATION

Purpose of this application is for the creation of a new lot

CONSENT IS REQUIRED FOR THE FOLLOWING:

The consent is required for the creation of a new lot

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.

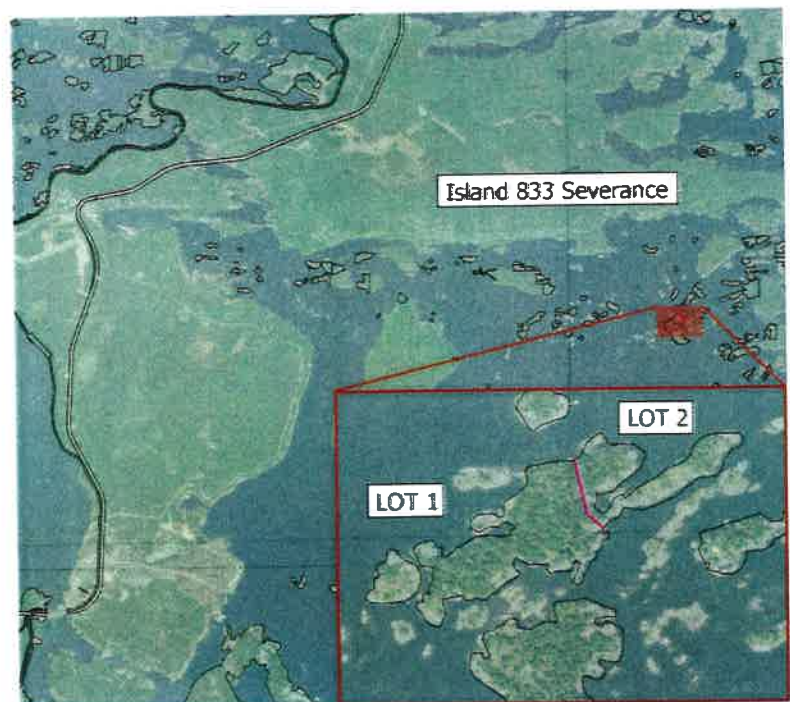
IF YOU DO NOT ATTEND this Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding.

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: December 17, 2025
Town of Northeastern Manitoulin & the Islands
14 Water St. E.; P.O. Box 608
Little Current, ON P0P 1K0



**THE CORPORATION OF THE TOWN OF
NORTHEASTERN MANITOULIN AND THE ISLANDS
BY-LAW NO. 2026-04**

**BEING A BY-LAW FOR THE BORROWING FROM TD CANADA TRUST UNTIL THE TAXES ARE
COLLECTED**

WHEREAS the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands deems it necessary to borrow the sum of \$2,000,000 dollars to meet, until the taxes are collected, the current expenditures of the Corporation for the year;

AND WHEREAS the amount of the estimated revenues of the Corporation as set out in the estimates adopted for the prior year is \$ 10,713,106 dollars;

AND WHEREAS the amount to be borrowed under this by-law and the amounts of borrowings that have not been repaid does not in the aggregate exceed 50% of the estimated revenues of the Corporation as set out above.

NOW BE IT THEREFORE enacted by the said Council as follows:

- 1) The Mayor and the CAO of the Corporation are hereby authorized on behalf of the Corporation to borrow from time to time, by way of promissory note from TD Canada Trust, a sum or sums not exceeding in the aggregate \$2,000,000 dollars to meet, until taxes are collected, the current expenditures of the Corporation of the year, including the amounts required for the purposes mentioned in s. 407 of the Municipal Act, 2001 and to give, on behalf of the Corporation, to the Bank a promissory note or notes, sealed with the corporate seal and signed by them for the moneys so borrowed, and such other documentation as may be requested by the Bank therefore, with interest at a rate not exceeding the floating annual rate of interest established from time to time by TD Canada Trust as the base rate it will use to determine rates of interest on Canadian Dollar loans to Municipalities in Canada and designated as Municipal Prime Rate, which may be paid in advance or otherwise.
- 2) All sums borrowed from the said Bank, for any or all of the purposes mentioned in the said Section 407 shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years, as and when such revenues are received.
- 3) The Treasurer is hereby authorized and directed to apply in payment of all sums borrowed pursuant to the authority of this by-law, as well as all the other sums borrowed in this year and any previous years, from the said Bank for any or all of the purposes mentioned in the said Section 407 together with interest thereon, all of the moneys hereafter collected or received on account or realized in respect of the taxes levied for the current year and preceding years and all of the moneys collected or received from any other source, which may lawfully be applied for such purpose.

READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED THIS 6 DAY OF January , 2026.

Al MacNevin Mayor

Pam Myers Clerk

Dated this 6 day of January. 2026.

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

BY-LAW NO. 2026-05

**BEING A BY-LAW TO PROVIDE FOR AN INTERIM TAX LEVY AND TO
PROVIDE FOR THE PAYMENT OF TAXES AND TO PROVIDE FOR PENALTY AND INTEREST
OF 1-1/4 PERCENT PER MONTH**

WHEREAS the Municipal Act, S.O. 2001, c.25, s.317, provides that a local municipality, before the adoption of the estimates, for the year under section 290, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes;

WHEREAS the amount levied on a property shall not exceed 50 percent of the total amount of taxes for municipal and school purposes levied on the property for the previous year, pursuant to Section 317(3) of the said Act;

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

1. THAT interim taxes be hereby imposed and levied on the whole of the assessment for real property for all assessment classes such that the amount levied shall not exceed 50 percent of the total amount of taxes for municipal and school purposes levied on the property for the 2025 taxation year.
2. THAT the said interim tax levy shall become due and payable in two (2) installments as follows:
 - 50 percent of the interim levy shall become due and payable on the 27th day of February, 2026 and
 - the balance of the interim levy shall become due and payable on the 30th day of April, 2026 and
 - non-payment of the amount on the dates stated in accordance with this section shall constitute default.
3. THAT on all taxes of the interim levy which are in default on the respective days of demand, a penalty of 1-1/4 percent shall be added and thereafter a penalty of 1-1/4 percent per month will be added on the first day of each and every month the default continues, until December 31st, 2026.
4. THAT on all taxes of the interim tax levy in default on January 1st, 2026, interest will be added at the rate of 1-1/4 percent per month for each month or fraction thereof of default.
5. THAT on all other taxes in default on January 1st, 2026, interest shall be added at the rate of 1-1/4 percent per month or fraction thereof, and all by-laws and parts of by-laws inconsistent with this policy are hereby rescinded.
6. THAT penalties and interest added on all taxes of the interim tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid interim tax levy.
7. THAT the collector may mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.
8. THAT taxes are payable at the Municipal Office of the Town of Northeastern Manitoulin and the Islands, Little Current, Ontario.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
DAY 6 OF January , 2026

Al MacNevin

Mayor

Pam Myers

Clerk

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

BY-LAW NO. 2026-06

Being a by-law of the Corporation of the Town of Northeastern Manitoulin and the Islands establishes rules and procedures with respect to the use of municipal resources during the election campaign period.

WHEREAS Section 88.18 of the *Municipal Elections Act, 1996* requires that before May 1 in the year of a regular election.;

AND WHEREAS Section 88.18 (4) of the act prohibits a corporation from making any contribution to a candidate running in a Municipal Elections

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

Candidates and Members of Council

In accordance with the Municipal Elections Act, Members of Council and/or candidates in a campaign period are not permitted to:

- (a) Use equipment, supplies, services, staff or other resources of the municipality for any campaign or campaign related activities;
- (b) Use Town funds to acquire any resources for any campaign or campaign related activities;
- (c) Use Town facilities or property for campaign events, unless the facility or property is rented in accordance with municipal agreements and the appropriate rates are paid;

Note: Such rental must be paid from the candidate's campaign account.

- (d) Use Town funds to print or distribute any material that makes reference to, or contains the names or photographs, or identifies candidates, except that Minutes of Council and Committee meetings are exempt from this provision;
- (e) Use the Town brand, logo, crest, coat of arms, slogan or corporate program identifiers on any election campaign related material, either printed or on a campaign website;

(f) Use corporate Information Technology (IT) assets, infrastructure, or data (e.g., computers, wireless devices, portals, corporate email, web pages, blogs, telephone) to communicate election related messages.

Advertising and Publications

The following services will be discontinued for Members of Council who are candidates as of the end of Nomination Day:

- (a) All forms of advertising, including municipal publications (e.g., paper or web-based),
- (b) All printing services, including printing, photocopying and distribution of publications, such as newsletters and ward reports and with the exception of communications specifically related to an authorized or scheduled Town event (e.g. Public Meeting).

If a compelling corporate need arises between Nomination Day and Voting Day, a Member of Council who is a candidate may use corporate resources to advise or contact their constituents, in keeping with this protocol, with the consent of the Town Clerk.

Candidate Conduct

- (a) Candidates who attend Town organized events are permitted to campaign (e.g., distribute campaign material). The designated Town staff responsible for organizing the Town event may request that a candidate desist if such campaigning is disruptive to the Town event;
- (b) A Member of Council attending an event as a representative of Town Council is not to campaign while conducting Town business. A Member of Council may speak at an event, as a representative of Town Council, but is not permitted to use the event as an opportunity to campaign; and
- (c) Candidates are not permitted to engage in campaign activities directed at Town employees while those employees are at their workplace or engaged in work for the Town.

Town Staff Conduct

Town staff shall not perform any work in support of a candidate

Principles

This protocol shall not preclude a Member of Council who is a candidate from performing his/her job as a Mayor, or Town Councillor, nor impede

him/her from representing the interests of their constituents.

Responsibilities

The Town Clerk’s Office is responsible for communicating this protocol to candidates.

The CAO is responsible for communicating this protocol to their staff and to investigate reported contraventions to ensure that there is compliance.

Accountability

Members of Council, election candidates and staff are accountable to comply with this protocol.

This By-law shall take effect on the date of final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
6 DAY OF _January____, 2026.

Al MacNevin Mayor

Pam Myers Clerk

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

BY-LAW NO. 2026-07

Being a by-law of the Corporation of the Town of Northeastern Manitoulin and the Islands to authorize voting by mail for the 2026 Municipal Election and the entering into of an agreement with Canada Post to provide Vote By Mail services, procedures and protocols for the operation of the election and the use of Corporate Resources

WHEREAS Section 42 of the *Municipal Elections Act, 1996* provides that a municipal council may pass a by-law authorizing an alternative voting method;

AND WHEREAS Council deems it appropriate and in the public interest to conduct the 2026 Municipal election using a vote by mail method and to contract with Canada Post to provide election services.

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

1. The alternative voting method of “Vote By Mail” is hereby authorized for the Municipal Election to be held in 2026.
2. A Vote By Mail Kit will be provided to every person who qualifies to be an elector. The Kit will either be mailed or directly provided to each qualified elector.
3. The Vote By Mail Kit shall consist of:
 - A voting instruction sheet
 - A composite ballot
 - An inner envelope coded with the Ward
 - A security slip
 - An outer return envelope
 - Such other necessary material as the Municipal Clerk determines
4. Every elector has the responsibility of completing the ballots in accordance with the *Municipal Elections Act, 1996*, and the procedures authorized by this By-Law and returning the completed ballots to the Municipal Clerk by mail as indicated by the last date for delivery or by deposit at a [Ballot Return Station] on or before 8:00 p.m. on Voting Day.
5. No proxy voting provisions or advance voting provisions other than Ballot return through Canada Post of dropped off at the Municipal Office are applicable at Municipal elections conducted in accordance with the by-law.
6. On the day of voting, voting location will be set up at the NEMI Recreation Center, the Centennial Museum in Sheguiandah from 10am to 8pm and the Centennial Manor from 10am to 12 o'clock noon.
7. All voters are asked to bring their voting packages with them as there will only be a limited number of ballots available at the voting locations.

8. Each elector will be asked for a piece of photo identification with their current mailing address on it or other proof of residency, ie hydro bill.
9. Changes to voting packages or wards will only be made with written proof of residency.
10. The Returning Officer will stroke the voters name off the list and the individual will be directed to a voting kiosk.
11. Once the vote has been made and sealed in the secrecy envelope, they will be asked to deposit it into the correct box for counting.
12. Once polling stations close at 8pm, the ballot boxes will be distributed to the counters and the Returning Officers will start the process of transporting their ballot boxes from Sheguiandah into the Recreation Center.
13. Once they arrive balancing and counting of ballots will proceed.
14. If at the time of the election COVID 19 is a concern every attempt will be made to create as much distance between groups of counters by utilizing all upstairs rooms at the Recreation Center and individuals will be asked to wear masks
15. All Scrutineers will be asked to respect the six-foot distance separation and asked to wear masks
16. Unofficial Results will be released as soon as everyone has completed their tally.
17. Unofficial Results will be released to all local media via email.
18. A Recount will automatically be held, the following day if there is a tie and in the same manner as was used the day of the election.
19. Emergencies As per Section 53 of the Municipal Elections Act, the Clerk may declare an emergency if they are of the opinion that circumstances have arisen that are likely to prevent the election being conducted in accordance with the Act. On declaring an emergency, the Clerk shall make such arrangements as deemed advisable for the conduct of the election. The arrangements made by the Clerk, if they are consistent with the principles of this Act, prevail over anything in this Act and the regulations made under it. If required, the Clerk may consider alternate options for the following:
 - (a) Reporting results;
 - (b) Notification of voters;
 - (c) Election officials;
 - (d) Voting period (delay of Voting Day, extension of voting hours or day(s)); and
 - (e) Alternate voting locations or alternate facility.

The Clerk may make any directions that they think necessary or desirable with respect:

- (a) To the voting procedures to be used;
- (b) To the taking of the votes;
- (c) For the counting of the votes; and

- (d) Where required, for a recount under Sections 56 to 64 of the Act. The emergency continues until the Clerk declares that it has ended. The Clerk shall provide notice of such emergency to the best of their ability and in keeping with the circumstance. If any part of the voting for an office is not completed due to an emergency, the Clerk will not release the results until the voting for that office is completed.

20. Any person, corporation or trade union guilty of corrupt practices or contravening the provisions of the *Municipal Elections Act, 1996* or the procedures and rules as established in [paragraph 8] of this by-law may be prosecuted pursuant to the provisions of the *Municipal Elections Act, 1996*.

21. The Mayor and Municipal Clerk are herewith authorized to sign the necessary agreement with Canada Post to provide Vote By Mail services.

22. This By-law shall take effect on the date of final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
6 DAY OF _January____, 2026.

Al MacNevin

Mayor

Pam Myers

Clerk

From: Michelle Pyette <mpyette@mfresources.net>

Sent: December 15, 2025 10:42 AM

To: Reid Taylor <RTaylor@townofnemi.on.ca>

Cc: Jessica Pelland <jpelland@mfresources.net>

Subject: February Ice rental

Good morning,

We are reaching out once again to inquire about the possibility of renting the ice for a family skate, as well as the atrium afterward for a family dinner.

Last year, we were grateful to rent the ice for \$75.00, and we appreciated being able to use the atrium at no cost, as we are a nonprofit organization offering programs to families in the community with children ages 0–6.

We are hoping to book an evening in February. Could you please advise which days of the week would be available for an ice rental from 4:00–5:00 p.m., followed by use of the atrium from 5:00–6:00 p.m.? We would plan to begin setting up in the atrium around 4:30 p.m.

Thank you in advance, and we look forward to hearing from you.

Michelle Pyette, CYW (she/her)

Childcare Resource Worker

Manitoulin Family Resources

705-368-3400 ext.236 |

mpyette@mfresources.net | www.mfresources.net

24 HOURS CRISIS LINE 705-377-5160 | 1-800-465-6788

Dear Mayor MacNevin,

Happy New Year! I hope you had a wonderful holiday season.

I'm reaching out one last time to ask if the Town of Northeastern Manitoulin and the Islands is interested in applying for **EV ChargeON Program** funding. You can still request free assistance from **Elocity** to submit your application by the Jan. 15th extended deadline. Simply reply to this email by early next week and we can get started.

If you're not interested at this time, no worries. If and when you'd like to explore Elocity's made-in-Canada EV charging solutions in the future, please feel free to reach out to me directly.

Wishing you & your community a very happy, healthy & prosperous 2026!

Best regards,

Kathrin



SWTCH EV charger cost and summary

From Connor Davis <cdavis@townofnemi.on.ca>

Date Mon 2026-01-05 2:11 PM

To Dave Williamson <DWilliamson@townofnemi.on.ca>

Hey Dave,

Here's the costing for the two options - 130k for the 'close' unit beside the main doors or 160k for the 'ideal' location around the corner by the curling entrance.

Quick project summary:

SWTCH is a Toronto based company that operates an existing network of 2,000 EV chargers, and they reached out to us directly in November to help support expansion of EV charging infrastructure. This program is funded through the provincial government, at a cost share of 75% for infrastructure installation costs through Ontario's ChargeON program. The chargers, located at the NEMI Rec Centre, will be a 4-charger unit with two 50kW level 3 fast chargers and two level 2 chargers, to support both quick public charging of hybrid and EV vehicles as well as slow overnight charging for potential partial fleet electrification in the future. NEMI can set charging costs to whatever rate we are comfortable with, recommended to start at ~\$0.40/kWh, with SWTCH retaining 10% of the charging cost. Initial cost estimates for the install is approximately \$160,000, with \$40,000 covered by NEMI, which includes a 5-year management service term.

Based on the \$160k price and estimated charger use NEMI is looking at a ~6.5 year payback on our investment. Never got charger usage stats on similar rural chargers so my data on usage is... creative.

Connor
