

**AGENDA**  
**A meeting of the Council of the Corporation**  
**of the Town of Northeastern Manitoulin and the Islands**  
**to be held on Tuesday, April 8, 2025**  
**at 7:00pm**

**1. Call to Order**

**2. Approval of Agenda**

**3. Disclosure of Pecuniary Interest & General Nature Thereof**

**Presentation of the 2024 Audited Financial Reports**

**4. Minutes of Previous Meeting**

- i. Confirming By-Law 2025-11

**5. Planning Reports**

- i. Hagman – Consent application
- ii. Hagman - Zoning application, By-law 2025-12
- iii. Hoar – Consent application

**6. New Business**

- i. Request for support from the Provincial Government – Water Treatment Plants

**7. Minutes and Reports**

- i. Lagoon report 2024
- ii. Centennial Manor Minutes – February
- iii. Good Roads Conference reports

**8. Adjournment**

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

**BY-LAW NO. 2025-11**

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

March 18, 2025

March 20, 2025

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  
8<sup>th</sup> day of April, 2025

Al MacNevin

Mayor

Pam Myers

Clerk

**The Corporation of the Town of Northeastern Manitoulin and the Islands**  
**Minutes of a meeting of Council held Thursday, March 20, 2025**  
**at 7:00p.m.**

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

**STAFF PRESENT:** David Williamson, CAO  
Pam Myers, Clerk  
Wayne Williamson, Manager of Public Works  
Reid Taylor, Manager of Community Services  
Catherine Chevalier , Fire Department

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

**Resolution No. 59-03-2025**

Moved by: M. Erskine

Seconded by: G. Williamson

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

Carried

**Resolution No. 60-03-2025**

Moved by: B. Wood

Seconded by: G. Williamson

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands authorizes now reads a first, second and third time and finally passes By-law 2025-10being a by-law to establish water and wastewater rates and charges for Little Current and Sheguiandah.

Carried

**\Resolution No. 61-03-2025**

Moved by: A. Boyd

Seconded by: P. Aelick

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands does now adjourn at 7:40 pm.

Carried

\_\_\_\_\_  
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, March 18, 2025**  
**at 7:00p.m.**

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

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

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

Councillor Boyd declared a conflict on item 7ii) Manitoulin Fine Arts donation request.

**Resolution No. 51-03-2025**

Moved by: B. Wood

Seconded by: M. Erskine

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

Carried

**Resolution No. 52-03-2025**

Moved by: W. Koehler

Seconded by: A. Boyd

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands now reads a first, second and third time and finally passes By-law 2025-09, being a by-law to adopt the minutes of Council for the term commencing November 15<sup>th</sup>, 2022, and authorizing the taking of any action therein and thereby.

Carried

**Resolution No. 53-03-2025**

Moved by: P. Aelick

Seconded by: D. Orr

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

Carried

**Resolution No. 54-03-2025**

Moved by: M. Erskine

Seconded by: P. Aelick

RESOLVED THAT the Planning Authority of the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands conditionally approves the application for consent as applied for by Delmar and Leslie Fields File Number 2025-01, subject to the following conditions;

1. The easement will be registered on title
2. An easement agreement will be registered on title
3. Transfer of land form prepared by a solicitor and a schedule to the transfer of land form on which is set out the entire legal description of the parcel,
4. 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.
5. Prior to final approval by the Town of Northeastern Manitoulin and the Islands, the owner provide confirmation of payment of all outstanding taxes.

All outstanding fees associated with this application including a fee of \$130 for each transfer of land and advertising cost.

Carried

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

**Page 2**

**Resolution No. 55-03-2025**

Moved by: W. Koehler

Seconded by: D. Orr

RESOLVED THAT the Council for the Corporation of the Town of Northeastern Manitoulin and the Islands donates \$200 to the Bluegrass in the Country in support of Manitoulin Special Olympics.

Carried

**Resolution No. 56-03-2025**

Moved by: L. Cook

Seconded by: D. Orr

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands donates \$200 to the Manitoulin Fine Arts in support of the Manitoulin Art Tour.

Carried

**Resolution No. 57-03-2025**

Moved by: M. Erskine

Seconded by: W. Koehler

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands proceeds In Camera in order to address a matter pertaining to personal matters about an identifiable individual, including municipal or local employees.

Carried

**Resolution No. 58-03-2025**

Moved by: D. Orr

Seconded by: A. Boyd

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

Carried

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

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



Project: Application for Consent  
File #: Con 2025-02  
Owner: Blair Hagman  
Legal: Sheguiandah Township, Concession 13, Lot 19  
31R4124 Part 3 and 4

#### **PURPOSE OF THE APPLICATION**

Purpose of this application is for the creation of two new building lots – concurrent zoning applications are also submitted to rezone these lots from Commercial Tourism to Shoreline Residential lots. If these lots are not rezoned the consent also can not be approved.

#### **CONSENT IS REQUIRED FOR THE FOLLOWING:**

Consent is required due to the Owner wishing to create 2 waterfront building lots. These lots 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 – Commercial Tourism**

#### **Comments from agencies**

No comments were received from outside Ministries

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

One letter has been received and is included in the package

#### **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.

**1. Applicant Information**

Name of Owner William Blair Hagman

Address 12030 HWY 6  
Sheguiandah  
POB 1W0

Phone Number 705 348 2610 Cell: 705 348 2610 Email: tenmilepointaccommodations@gmail.com

**2. Name of Agent**

Name of Agent N/A

Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**3. Property Description**

Geographic Township North Eastern Manitoulin and the Islands

Roll # \_\_\_\_\_

Concession Lot 19 Con13 PIN 47135-0590

RP Plan 31R4124 Part Part 3-4 Island Manitoulin Island

Street Address 12030 HWY 6

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 shore road allowance

**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: William Blair Hagman

If lot addition what is the current land use: commercial tourism

**8. Description of Subject land and Servicing Information**

	Retained	Severance #1	Severance #2
Frontage		<u>45.7m</u>	<u>45.7</u>
Depth		<u>122m</u>	<u>127m</u>
Area		<u>0.55 ha</u>	<u>0.54 ha</u>
Use of Property - Existing	<u>commercial tourism</u>	<u>residential rural</u>	<u>residential rural</u>
Proposed			
Buildings - Existing	<u>9 cabins</u>	<u>1 rural residential (water access only)</u>	<u>1 rural residential (water access only)</u>
Proposed			
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	<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
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 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
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 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
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 Commercial Tourism

What is the existing zoning Commercial Tourism

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	meadowlark pretoected species area surveyed and cofirmed to not be a threaat to current and proposed development	
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)		9 cabin rentals are in operation
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? Re-zone Commercial Tourism Plan

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

Provide details of application and decision: The application to have the 3 properties amalgamated and rezoned from residential / rural to commercial tourism was approved.

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.

During the expansion stage on building my business of Ten Mile Point Resort, I experienced unformseen increased cost on building materials and construction trade expenses that have made it difficult to meet my efforts to finalize the expansion project. This is has brought me to the decision to request to sever two lots to remediate the financial challenges of growing a business.

**Application for CONSENT**  
Under Section 53 of the *Planning Act*  
To be held on Tuesday, April 8th, 2025  
at 7:00pm

File No. : Con 2025-02  
 Applicant: Blair Hagman  
 Legal Description: Sheguiandah Concession 13, Lot 19 31R4124 Part 3 and 4  
 Civic Address 12030 Hwy 6  
 Official Plan: Shoreline Area and Rural Area  
 Zoning: Commercial Tourism

### PURPOSE OF THE APPLICATION

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

CONSENT IS REQUIRED FOR THE FOLLOWING:

The consent is required for the creation of two new building lots – concurrent zoning applications are also submitted to rezone these lots from Commercial Tourism to Shoreline Residential 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.

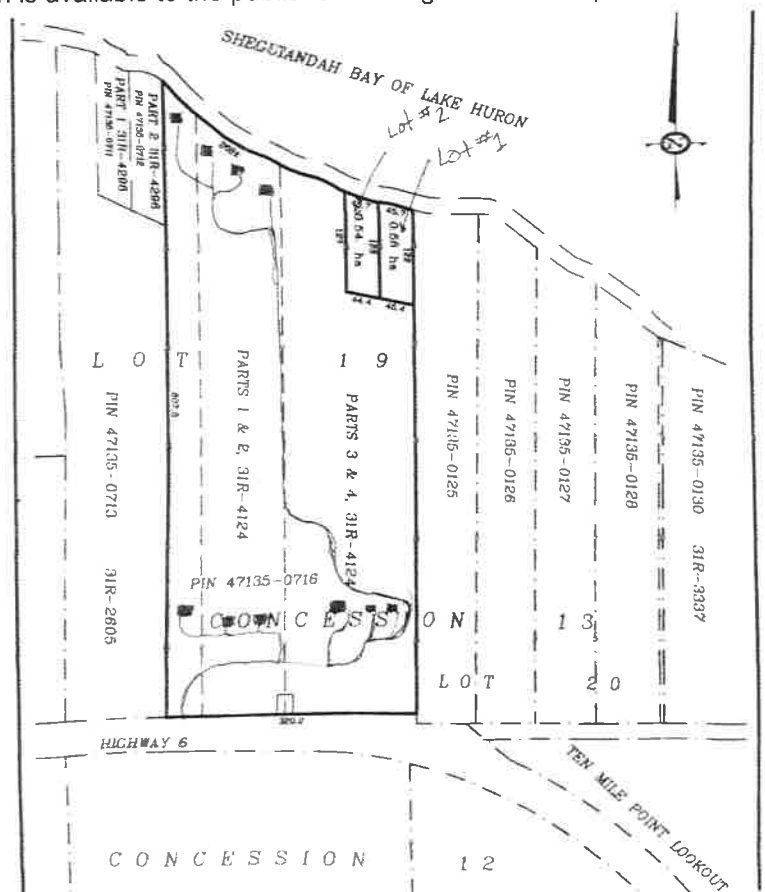
**IF YOU WISH TO BE NOTIFIED** of the Decision of the Planning Authority in respect of the proposed Consent, you must make a written request to the Secretary-Treasurer of the Planning Authority at the address shown below.

**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 and Secretary-Treasurer of the Planning Authority, at (705) 368-3500 ext. 228.

Dated: March 5, 2025

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



## Pam Myers

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**From:** Judith Jones <winterspider@eastlink.ca>  
**Sent:** March 6, 2025 1:37 PM  
**To:** Pam Myers  
**Subject:** File No. Con 2025-02; 10 Mile Point

Hello Pam,

I have some concerns about the proposed consent to create two water-access lots at 10 Mile Point.

I am very surprised that these lots would be permitted with only water access.  
Water-only access at this site is not responsible.

Yes, of course, there are other places in NEMI that have only water access, but at this location, setting up water access lots is not being realistic about what will actually happen here.

It will only be a short time before the potential new owners will be driving machinery and vehicles along the shore for access and for construction. This will create a lot of extra shoreline use, with vehicles going in front of other people's property, which is going to disturb the neighbours.

In addition, machinery and vehicles are what have spread Phragmites and other invasive species all over Manitoulin Island's shorelines. The Manitoulin Phragmites Project has spent the last 9 years working with landowners to get rid of Phragmites and to helping everyone understand the need to keep machines and vehicles clean. In 2024, we spent a week removing an immense patch of Phragmites from a site just a little west of this one.

I'm not saying that people should never travel on the shoreline right of way--only that setting up these lots this way will mean an abnormal amount of usage of the shoreline.

Furthermore, how will these lots get an approved septic system? Even alternative systems need servicing at some point during their life span, and it will be difficult to service some of these by water--especially in a place like this where the shoreline is shallow and highly active. I can't see a water pump-out being feasible at this location.

I suggest that these lots not be approved unless road access can be created to them. Mr. Hagman has put in a road to the shoreline dwellings on his tourism lot. Why has he not created an easement to use this road for the access, at least seasonally?

I am unable to attend the public meeting on April 8, 2025. Please keep me informed of what the outcome of this application is.

Thank you.

Best regards,

Judith Jones

Judith Jones, Coordinator  
Manitoulin Phragmites Project  
[Facebook.com/manitoulinphrag](https://www.facebook.com/manitoulinphrag)  
[manitoulinphrag@yahoo.com](mailto:manitoulinphrag@yahoo.com)

Winter Spider Eco-Consulting  
P.O. Box 278  
Manitowaning, ON P0P 1N0  
(705) 859-1027  
(416) 268-0993 cell  
[winterspider@eastlink.ca](mailto:winterspider@eastlink.ca)

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

**BY-LAW NO. 2025-xx**

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

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

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

**And Whereas**, Council deems it appropriate to concur and, whereby Restricted Area Zoning By-law 2018-41 is to be amended to rezone two newly created lots located at Sheguiandah Township, Concession 13 Lot 19 31R4124 Parts 3 and 4 to Shoreline Residential from Commercial Tourism

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

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

- 1) Section 7, Specific zones is hereby amended to add to the following subsection C3-6 to remove the Commercial Tourism designation to Shoreline Residential on the above-mentioned property to allow for full use.
- 2) Subsection 1) applies to that parcel of land described as Sheguiandah Township, Concession 13 Lot 19 31R4124 Parts 3 and 4, newly created lots of Northeastern Manitoulin and the Islands, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31)
- 3) That it is hereby certified that this amending By-law is in conformity with the Official Plan for The Town of Northeastern Manitoulin and the Islands.
- 4) Schedule "A" hereto attached shall be considered to be part of this By-law.
- 5) This by-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13 and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(19) of the Planning Act and subject to the approval of the Ontario Municipal Board where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

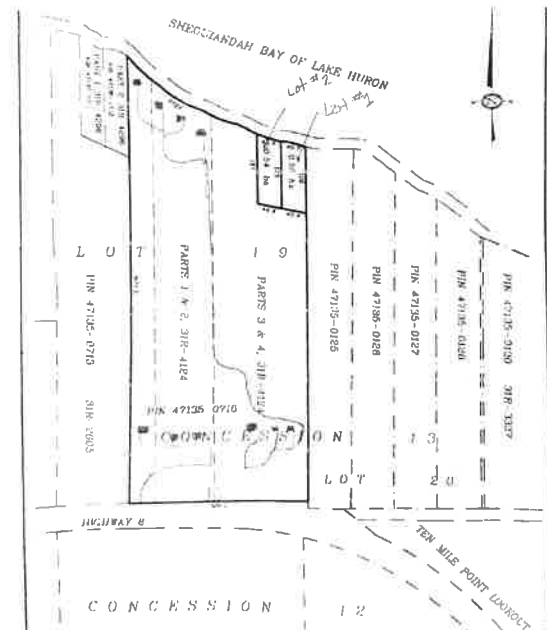
Read a First, Second and Third Time this \_\_8\_\_ day of April, 2025.

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

\_\_\_\_\_  
P. Myers Clerk

**PASSED ON THE 8 DAY OF April 2025.**

P. Myers, Clerk



**TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS**

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

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

**1. \*‡ APPLICANT INFORMATION**

- a) Registered Owner(s) Ten Mile Point Resort Inc  
Address: 12030 HWY 6  
e-mail address tenmilepointaccommodations@gmail.com
- b) Phone: Home 705 348 2610 Work 705 348 2610 Fax none

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

- c) Authorized Agent(s): NA  
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:** January 22nd 2024

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

Municipal Address: 12030 HWY 6  
Lot: Lot 19 Concession: 19 / 3 Township: NEMI Registered Plan No.: # 29  
Part/Lot/Block: Part 1-4 & Part 1 Parcel: \_\_\_\_\_

5. \*‡ **DIMENSIONS OF THE LANDS AFFECTED** Lot Frontage (m) 45.7 Lot Depth (m) 127 Lot Area (ha) .54

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

7. ‡ **Date the subject land was acquired by the current owner:** 2018-2020

8. \*‡ **CURRENT OFFICIAL PLAN DESIGNATION:** Shoreline Area and Rural Area

9. ‡ **CURRENT ZONING OF SUBJECT LAND:** Commercial Tourism

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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

**Official Plan Amendment application:**

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

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

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

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

12. \* THE PURPOSE OF THE REQUESTED AMENDMENT (check if yes): None

( ) Change a policy

( ) Delete a policy

( ) Replace a policy

( ) Add a policy

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Both applications:**

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

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: Rezone 1.14 acre Shoreline (SR) Residential Rural (RU) Lot #2

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

‡ Why is the rezoning being requested to create shoreline residential lot(s) opportunities

The current zoning is commercial tourism - I wish to create two new building lots which do not meet the requirements therefore they need to be reinstated to residential shoreline.

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

18. ‡ EXISTING USE OF LAND: The area in questions is vacant land

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

19. ‡ PROPOSED USE OF LAND: land owner use for shoreline residential use

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

	Existing	Proposed
Type	<u>commercial tourism</u>	<u>TDB by lots sold</u>
Length (m) x Width (m)	_____	_____
Floor Area (m <sup>2</sup> )	<u>900sq/ft</u>	_____
Height (m)	_____	_____
No. of Storeys	_____	_____
Setbacks from:		
Front Lot Line (m)	_____	_____
Rear Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____
Side Lot Line (m)	_____	_____

# TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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

### ACCESS / SERVICING

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

Ten Mile Point Resort - Willia Blair Hagman

See 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 ( ) type text here

If "Yes", please provide the following information:

\*‡ File No. of Application(s):

\*‡ Status of Application(s): Approved

\* Approval Authority:

NEMI Planning Board

\* Lands Affected:

\* Purpose of Application(s): Amalgamated proerties to rezone from commercial tourims to residnetial rural

\* Effect on Requested Amendment:

Rezoning 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?



Project: Application for Consent  
File #: Con 2025-03  
Owner: Michael and Lynn Hoar  
Agent: Growling LG, David Sunday  
Legal: Sheguiandah Township, Plan 48, Part Lot 14  
31R3472 Parts 1 and 2 , South Side Dunlop Street

#### **PURPOSE OF THE APPLICATION**

Purpose of this application is for a lot addition to correct boundaries

#### **CONSENT IS REQUIRED FOR THE FOLLOWING:**

The consent is required for the correction of boundary issues – the affect of the application will be a 6' slice of property being transferred to 64 Mill Street.

#### **Official Plan**

Designation – Rural

#### **Zoning**

Designation – Rural

#### **Comments from agencies or the Public**

No comments received

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

##### **A. Consents**

##### ***Technical consents***

1. Despite the above, consent may be granted in addition to the consent policies outlined above for a technical severance as follows:
  - a. To correct lot boundaries;
  - b. To convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized lot for the purpose for which it is being or will be used;
  - c. To correct title to the land;
  - d. Where the effect of the consent does not create an additional lot;
  - e. To permit an easement; or
  - f. To permit a consent for municipal or other public purposes.

#### **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: Michael Hoar & Lynn Hoar

Address: 70 Mill Street  
Shegungandah, ON  
P0P 1W0

Phone Number: 416-508-3005 Cell: \_\_\_\_\_

## 2. Name of Agent

Name of Agent: David Sunday

Name of Owner: Gowling WLG (Canada) LLP

Address: 345 King St. West, Suite #600  
Kitchener, ON N2G 0C5

Phone Number: 519-575-7513 Cell: 519-496-1050

## 3. Property Description

Municipal Township: Shegungandah

Roll #: 5119 040-005-06500-0000

Concession: \_\_\_\_\_ Lot: Part Lot 14

RP Plan: PL48 Part \_\_\_\_\_ Island \_\_\_\_\_

Street Address: 70 Mill Street, Shegungandah

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

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

## 6. Purpose of Application

Type and Purpose of the application

☐ Creation of a New Lot ☒ Addition to a lot ☐ Easement/ROW

☐ A charge ☐ A lease ☐ A correction of title

## 7. Other Information

Name of Persons to whom land will be transferred: Holly Lynn MacDonald (owner of 64 Mill Street, Shegungandah)

If lot addition what is the current land use: Residential

## 8. Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage	~ 90.74 feet	6 feet	
Depth	~ 114.18 feet	~ 114.18 feet	
Area	~ 16,000 square feet	~ 885 square feet	
Use of Property - Existing	Residential	Residential	
Proposed	Residential	Residential	
Buildings - Existing	Dwelling and garage	Vacant land	
Proposed	No change	Vacant land	
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
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 checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> School Bussing <input type="checkbox"/> Waste Collection	<input checked="" type="checkbox"/> Electricity <input checked="" 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 Village Area (per Rural Schedule 'B')

What is the existing zoning R1 (per Rural Schedule 'B')

**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		Rural lands ~ 350 meters to northwest (north of Trotters Road) and ~ 350 meters to west (west of Hwy 6)
Utility Corridor		
<del>A landfill, active or closed</del>		
A sewage treatment plant or lagoon		Water treatment plant ~ 250 meters to south (along Limit Street)
Provincially significant wetland or Significant coastal wetland		Hazard lands to south of Mill Street
Significant wildlife habitat and/or habitat of endangered species and threatened species		
Fish Habitat		Bass Lake to west & Lake Huron to east
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)		C3-4 zoning to north, C3 zoning to east, and C2 and C3 zoning to south
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:

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**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.

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Other Information:

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

This severance application is submitted to permit the conveyance of a 6 foot strip of land to the adjacent landowner at 64 Mill Street. The conveyance has been agreed to in order to resolve a boundary issue between the landowners. The existing land uses will be maintained and no new development is proposed.

**14. Affidavit or Sworn Declaration:**


I/We Michael Hoar & Lynn Hoar make oath and say that the information contained in this application is true and that the information contained in the documents that accompany this application is true

Sworn before me remotely

At the Village of Sheguiandah

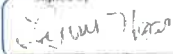
In the Northeastern Manitoulin & the Islands

This 28 day of February 2025

Declarant Signed by  


Commissioner of Oaths (David Sunday, LSO #48177N)

Signed by  


Signed by  


Owner/Agent Signature

**15. Authorized Appointment of Agent**


I/We Michael Hoar & Lynn Hoar am/are the registered owner of the subject lands for which this application is to apply  
I/We do hereby authorize David Sunday to act on my/our behalf in regard to this application

Sworn before me remotely


At the Village of Sheguiandah

In the Northeastern Manitoulin & the Islands

This 28 day of February 2025

Authorized Agent Signed by  


Commissioner of Oaths (David Sunday, LSO #48177N)

Registered by  
  
Signed by  


Owner(s) Signature

**16. Permission to Enter**

I/We hereby authorize staff members of The Town of Northeastern Manitoulin and the Islands to enter upon the subject lands and premises for the purpose of evaluation the merits of this application.

Authorized Agent Signed by  


Owner Signature

Signed by  


Owner Signature

**Please use next page for a detailed sketch of property, building locations, septic systems etc.**



**Application for CONSENT**  
**Under Section 53 of the Planning Act**  
**To be held on Tuesday, April 8th, 2025**  
**at 7:00pm**

File No.:	Con 2025-03
Applicant:	Michael and Lynn Hoar
Agent:	Gowling WLG LLP (David Sunday)
Legal Description:	Shaguiandah Township Plot 43 Part 14 Plan 31R3472 Parts 1 and 2 SS Dunlop Street
Civic Address	70 Mill Street
Official Plan:	Residential
Zoning:	Residential

**PURPOSE OF THE APPLICATION**

Purpose of this application is for a lot addition to correct boundaries

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The consent is required for the correction of boundary issues – the affect of the application will be a 6' slice of property being transferred to 64 Mill Street

**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.

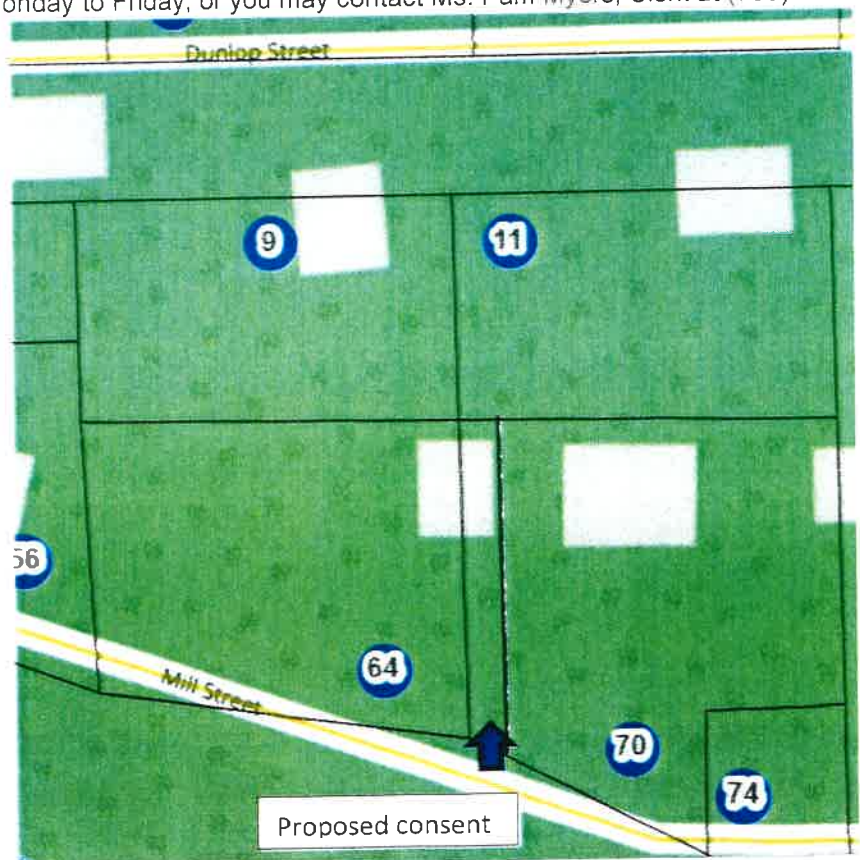
**IF YOU DO NOT ATTEND** this Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding.

**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: March 12, 2025  
Town of Northeastern Manitoulin & the Islands  
14 Water St. E.; P.O. Box 608  
Little Current, ON P0P 1K0







Box 608, Little Current, POP 1K0  
705-368-3500

The current Economy has stretched the financial capabilities of Municipalities and Taxpayers to the point where they do not have sufficient financial resources to meet the ongoing demands of everyday living. This has created a situation where residents who are struggling to pay their daily expenses lack the financial resources to maintain the critical infrastructure required to sustain the water and wastewater systems that service their homes. It is critically important that the other levels of government recognize this fact and provide funding assistance that can be accessed based on operational and financial need. Whereas the current housing accelerator fund provides financial support for small communities and water and distribution systems are considered eligible under the program guidelines, And whereas one of the primary criteria for this funding is the ability to prove that the funds will accelerate the development of housing stock on the water or distribution system, And whereas many smaller communities are not experiencing the level of growth necessary to meet the requirements of the program for growth in housing stock, And whereas the water and wastewater systems in those communities represents a higher cost to operate per capita than the systems in larger built-up areas, And whereas the cost of maintaining those systems on a user-pay basis is creating undo financial hardship for the limited number of residents on those systems, Therefor be it resolved that the Council for the Town of Northeastern Manitoulin and the Islands requests that the Province of Ontario implement a funding stream for water and wastewater systems that primarily utilizes operational and financial need as a criteria. And furthermore that a copy of this motion be forwarded to Premier Ford, the Ministry of Housing, the Ministry of the Environment and Bill Rosenberg M.P.P.

# *Little Current Lagoons*

## *Annual Operating Report*

*ECA 4583-BLCKRQ*  
*Issued February 18, 2020*

*January 1, 2024 – December 31, 2024*

Prepared by the Ontario Clean Water Agency  
For The Corporation of the Town of Northeastern Manitoulin and the Islands



## **SECTION 1: INTRODUCTION**

The Ontario Clean Water Agency (OCWA) acts as the operating authority for the Little Current wastewater treatment. This document is prepared by OCWA to provide information on annual process performance.

- (a) A summary and interpretation of all Influent and a review of the historical trend of the sewage characteristics and flow rates;
- (b) A summary and interpretation of all Final Effluent monitoring data, including concentration, flow rates, loading and a comparison to the design objectives and compliance limits in this Approval, including an overview of the success and adequacy of the Works;
- (c) A summary of any deviation from the monitoring schedule and reasons for the current reporting year and a schedule for the next reporting year;
- (d) A summary of all operating issues encountered and corrective actions taken;
- (e) A summary of all normal and emergency repairs and maintenance activities carried out on any major structure, equipment, apparatus or mechanism forming part of the Works;
- (f) A summary of any effluent quality assurance or control measures undertaken;
- (g) A summary of the calibration and maintenance carried out on all Influent, and Imported Sewage monitoring equipment to ensure that the accuracy is within the tolerance of that equipment as required in this Approval or recommended by the manufacturer;
- (h) A summary of efforts made to achieve the design objectives in this Approval, including an assessment of the issues and recommendations for pro-active actions any are required under the following situations;
  - i. When any of the design objectives is not achieved more than 50% of the time in a year, or there is an increasing trend in deterioration of Final Effluent quality;
  - ii. When the Annual Average Daily Influent Flow reaches 80% of the Rated Capacity;
- (i) An estimate of the sludge volumes in the lagoon cells. Sludge volume is to be measured every five (5) years, but may be estimated in the interim years. A summary of disposal locations and volumes of sludge disposed of must also be provided if sludge was disposed of during the reporting period;
- (j) A summary of any complaints received and any steps taken to address the complaints; and
- (k) A summary of all Bypasses, Overflows, other situations outside Normal Operating Conditions and spills within the meaning of Part X of EPA and abnormal discharge events;
- (l) A summary of all Notice of Modifications to Sewage Works completed under Paragraph 1.d. of Condition 10, including a report on status of implementation of all modification;
- (m) A summary of efforts made to achieve conformations with Procedure F-5-1 including but not limited to projects undertaking and completed in the sanitary sewer system



that result in overall Bypass/Overflow elimination including expenditures and proposed projects to eliminate Bypass/Overflows with estimated budget forecasting for the year following that for which the report is submitted; and  
Any changes or updates to the schedule for completion of construction and commissioning operation of major process (es) / equipment groups in the Proposed Works

## **SECTION 2: Description of Facility**

Capacity of Facility: 1,500 m<sup>3</sup>/d  
Service Area: Town of Little Current  
Service Population:  
Effluent Receiver: 7 km municipal drain to Strawberry Channel of Lake Huron  
Major Process: Facultative Lagoons – 3 cells  
Aeration Lagoon – 1 cell  
Facility Classification: Wastewater Treatment Class 1  
Collection Classification: Collection Class 2

## **SECTION 3: Executive Summary**

Annual average concentrations and objectives were **exceeded** for total phosphorus.

The total effluent discharge from the Sewage Treatment Plant for the year was 421,812.50 m<sup>3</sup>.

The total raw sewage flow into the lagoons for the year was calculated to be 421,877.60 m<sup>3</sup> including the hauled septage being deposited in the lagoons.

Daily average raw sewage flows were **not exceeded** during the 2024 reporting period.

## **SECTION 4: Process Data**

The facility operator collects grab samples of raw sewage and sends them to an accredited laboratory for analysis. Raw flows are calculated using flow meter values.

Raw (Influent) Sampling					
Parameter	Frequency	Method	Results		
			Min	Avg	Max
BOD <sub>5</sub> (mg/L)	Quarterly	Composite – External Analysis (Lab)	46	165	205
TSS (mg/L)	Quarterly	Composite – External Analysis (Lab)	28	115	200
TP (mg/L)	Quarterly	Composite – External Analysis (Lab)	0.41	2.04	4.92
TKN (mg/L)	Quarterly	Composite – External Analysis (Lab)	4.30	25.10	42.80
Flow (m <sup>3</sup> /d)	Daily	Flow meter	0.00	1154.12	4,167.5

The facility operator collects effluent samples and sends them to an accredited laboratory for analysis. All samples are collected on a bi-weekly basis. Depending on the parameter samples are



collected by a composite sampler or by taking a grab sample. Effluent flows are based on raw flow meter calculations.

Treated (Effluent) Sampling		
Parameter	Frequency	Method
CBOD <sub>5</sub>	Bi-weekly	4hr Composite – External Analysis (Lab)
TSS	Bi-weekly	4hr Composite – External Analysis (Lab)
TP	Bi-weekly	4hr Composite – External Analysis (Lab)
TAN	Bi-weekly	4hr Composite – External Analysis (Lab)
TKN	Bi-weekly	4hr Composite – External Analysis (Lab)
Nitrate	Bi-weekly	4hr Composite – External Analysis (Lab)
Nitrite	Bi-weekly	4hr Composite – External Analysis (Lab)
<i>E.coli</i>	Bi-weekly	4hr Composite – External Analysis (Lab)
Hydrogen Sulphide	Bi-weekly	Grab – External Analysis (Lab)
Temperature	Bi-weekly	Grab/Probe/Analyzer – Internal Analysis
pH	Bi-weekly	Grab/Probe/Analyzer – Internal Analysis
Flow	Daily	Equal to Raw Flow Rate

Compliance limits are based on annual averages for effluent concentrations.

Treated (Effluent Discharge) Sampling					
Month	CBOD <sub>5</sub> (mg/L)	TSS (mg/L)	Total Phosphorus (mg/L)	pH	
	Average Eff	Average Eff	Average Eff	Min	Max
January	7.67	15.33	1.50	8.05	8.15
February	36.0	23.50	1.74	7.85	8.15
March	16.0	6.50	1.37	7.85	8.17
April	10.5	22.00	0.67	7.61	8.40
May	6.0	6.50	1.97	7.21	8.07
June	4.5	4.50	4.02	7.00	7.79
July	4.33	15.33	3.87	7.46	7.46
August	13.5	25.00	4.83	7.63	7.76
September	6.0	10.00	6.91	7.69	7.69
October	4.0	6.00	5.68	7.93	7.93
November	4.0	2.50	0.84	7.44	7.91
December	4.0	2.00	0.19	6.98	7.10
Min				6.98	
Average	9.79	12.21	2.50		
Max	36.0	25.0	6.91		8.40
ECA Limit	25.0	25.0	1.0	6.0	9.5
ECA Objective	20.0	20.0	0.75	6.5	8.5



Additional Effluent Monitoring Samples - Averages												
Parameter Averages	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
TAN (mg/L)	8.87	10.30	9.50	3.65	1.80	4.35	2.30	2.95	6.50	6.50	10.45	11.15
TKN (mg/L)	10.13	12.85	11.25	5.10	3.00	5.00	4.63	5.75	7.20	7.50	11.30	12.60
Nitrite (mg/L)	0.04	0.03	0.05	0.11	0.09	0.04	0.04	0.13	0.03	0.07	0.04	0.03
Nitrate (mg/L)	0.73	0.29	0.48	1.49	0.45	0.06	0.06	0.06	0.06	0.08	0.11	0.36
H <sub>2</sub> S (mg/L)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
<i>E. Coli</i> (CFU/100ml)	24.67	27.00	2.00	2.00	2.00	28.00	180.7	305.0	2.00	6.00	3.00	2.00
Temp	2.35	4.6	6.33	6.33	10.75	21.33	19.30	13.26	17.00	12.00	12.95	8.5
Conductivity (uS/cm)	833.5	921.5	871.0	692.5	732.0	745.0	711.6	713.5	728.0	695.0	797.5	778.5

\* E.coli average is calculated as a geometric mean

The raw and effluent parameters specified in the above table are analyzed by SGS Lakefield Research, an accredited laboratory located in Lakefield, Ontario.

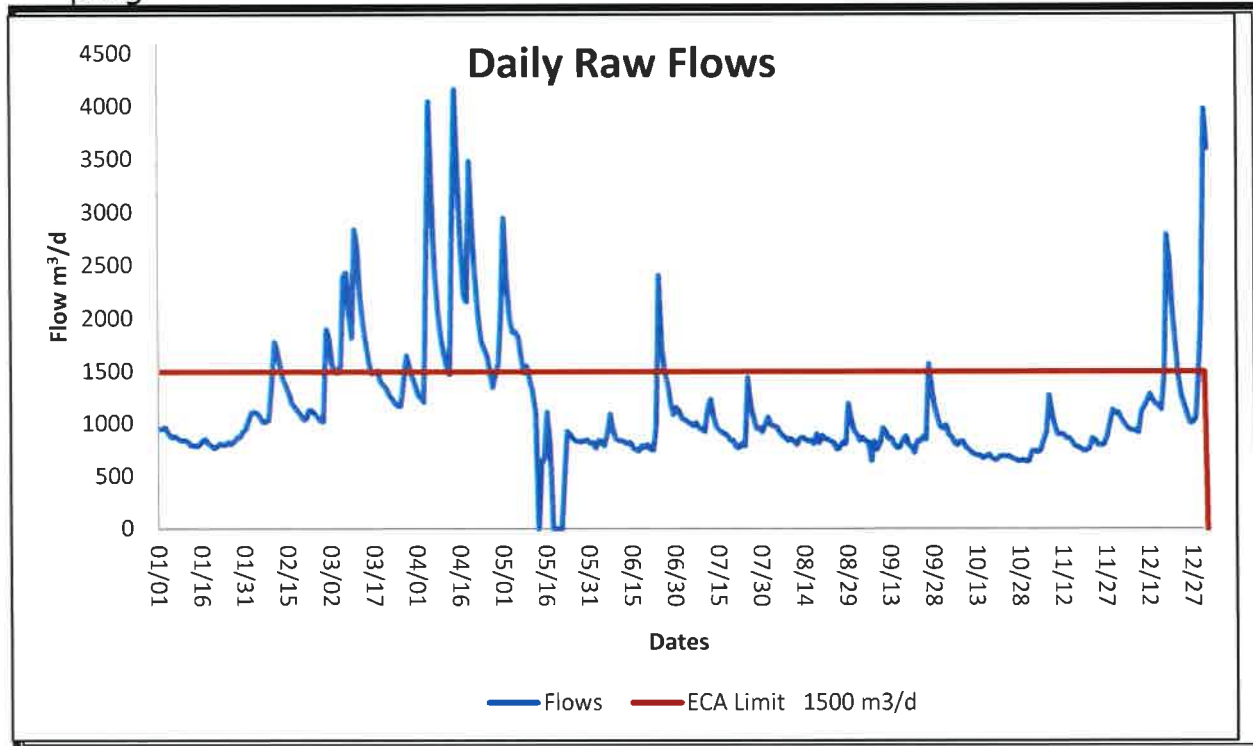
Flow Volumes					
Month	Total Volume Raw Flow (m <sup>3</sup> )	*Total Volume septage (m <sup>3</sup> )	Avg Daily Flow Raw (m <sup>3</sup> /d)	Peak Daily Flow Raw (m <sup>3</sup> /d)	Effluent Volumes Treated (m <sup>3</sup> )
January	26,344.30	14.5	849.82	966.40	26,344.30
February	35,888.70	18.2	1,237.54	1,900.70	35,888.70
March	51,143.90	10.9	1,649.80	2,845.50	51,143.90
April	67,910.40	32.7	2,263.68	4,167.50	67,910.40
May	30,706.70	65.5	990.54	2,369.90	30,706.70
June	29,933.00	76.4	997.77	2,410.00	29,933.00
July	30,433.70	65.5	981.73	1,440.50	30,433.70
August	27,237.10	83.6	878.62	1,193.60	27,237.10
September	26,946.00	87.3	898.20	1,575.40	26,946.00
October	22,558.20	65.5	727.68	988.40	22,558.20
November	26,523.80	98.2	884.13	1,273.70	26,523.80
December	46,186.70	32.7	1,489.89	3,974.70	46,186.70
<b>Total</b>	421,812.5	651.0			421,812.5
<b>Average</b>			1,154.12	4,167.50	
<b>Maximum</b>					

\*Septage monthly volumes provide to OCWA by the Municipality. Septage was recorded from [Wally's Septic Service](#) in gallons and converted to m<sup>3</sup> by OCWA.





Septage volumes are not included in the below chart.



Year	Total Raw Sewage Flow $\text{m}^3/\text{d}$	Avg Day Sewage Flow $\text{m}^3/\text{d}$	Max Day Sewage Flow $\text{m}^3/\text{d}$	Avg Day % of rated capacity 1,500 $\text{m}^3/\text{d}$
2024	421,812.5	1,154.12	4,167.50	76.9%
2023	431,525.2	1,182.26	4,602.8	78.8 %
2022	371,387.2	1,014.51	4,973.1	67.6%
2021	449,414.7	1,231.27	3,585.3	82.0%
2020	526,460.6	1,438.42	5,517.5	155%
2019	565,966.0	1,549.70	7,917.0	167%
2018	443,034.0	1,213.79	2,553.0	131 %

The annual average flows (1,154.12  $\text{m}^3/\text{d}$ ) measured into the sewage lagoon did not exceed the specified rated capacity (1,500  $\text{m}^3/\text{d}$ ) of the facility for the year; although, there were higher than normal flows occurring through many months of the year.

Peak flows were measured as high 4,167.5  $\text{m}^3/\text{d}$ , this was approximately 277.8% of the rated capacity. The 2024 sewage flows showed a decrease from 2023.



In May, there were problems with pumps at the main lift station which caused some issues with flow measurements. As such, there is a small window of time where the flows were not properly recorded. Between the dates of May 12 and May 20, 2024, flows were not accurate.

Historically, the average sewage flows have exceeded the rated capacity. It has been identified through annual inspections of manholes that there is some infiltration occurring in the joints of the manholes when ground water levels rise.

There is a trigger to assess the capacity of the lagoons once the flows reach 80% capacity. Currently, the facility is at **76.9%**.

A study was completed in 2024 entitled “Report to the Town of Northeastern Manitoulin and the Islands for the Little Current Excess Flow Reduction”. The report has been presented to the owner and a review and decision will be made in 2025 to address the flows.

The total raw sewage flow into the lagoons for the year was calculated to be **421,877.60 m<sup>3</sup>**.

The annual average for total phosphorus exceeded the limit and objective specified in the ECA.

The objective limits specified in the ECA were met more than 50% of the time during the **2024** operating year for CBOD, TSS and pH. Phosphorous was above the objectives more than 50 % of the time.

The operator did not observe a visible film, sheen, foam or discoloration on the receiving waters nor did he notice floating or settleable solids.

A total volume of **421,812.50 m<sup>3</sup>** was discharged in **2024**.

In an effort to meet the effluent objectives, the lagoon is treated with Ferric Sulphate on a continuous basis.

Based on the above monitoring program and sampling records, the sewage works provided adequate treatment for the most part.

## **SECTION 5: Facility Upsets & Non Compliances**

Phosphorous levels were above the prescribed limit on multiple occasions throughout the year and ended with an overall average above compliance limits.

Phosphorous levels started rising as the year began, in January, and continued to stay elevated throughout the year. Operations tried to manage the phosphorous by adjusting lagoon levels in each cell and by isolating cell 2, which is the cell with incoming sludge. Ferric dosages were adjusted to meet the demand but operations could not get the phosphorous under the limit. It was decided that alum would be trialed in 2025 to see if this would help lower the phosphorous levels better than ferric.

Operations also noted that summer dumping of hauled sewage creates a spike in phosphorus.





Cell content sampling took place in May to find the source of the elevated phosphorous. These results show phosphorous being added to the process after cell 1 has completed its treatment.

Sample Location	Total Phosphorous mg/L
Cell content of Cell 1	2.02
Flowing out of Cell 1	0.97
Cell content of Cell 2	2.82
Flowing out of Cell 2	2.89

In July, extra raw samples were taken to see what removal percentage was occurring for phosphorous through the treatment process. Results are shown below and demonstration that phosphorous is being added through the process.

Date	Raw phosphorous mg/L	Effluent phosphorous mg/L
July 3, 2024	1.45	3.76
July 17, 2024	0.56	3.78
July 31, 2024	3.66	4.08

A copy of the lab reports can be found in [Appendix A](#)

Sampling was not conducted on September 25 and October 9, 2024 for effluent sampling. On September 25, lagoon levels were low and the effluent valve was shut off to allow levels to rise.

On October 9, lagoon levels were low and there were no effluent flows.

During the 2024 year there was a single ‘approved discharge’ at the main lift station that occurred in May 2024 as per CLI-ECA 197-W601.

Copies of the incident reports can be found in [Appendix B](#).

## **SECTION 6: Maintenance**

Plant maintenance is monitored using a Work Management System (WMS). Effluent monitoring equipment was calibrated as required in 2024. The flow meter was verified on May 30, 2024 and passed; the verification record is maintained electronically on the OCWA Hub server.

Maintenance and verification reports are attached as [Appendix C](#).

## **SECTION 7: Sludge**

Little Current Annual Lagoon Report



Sludge measuring was conducted in 2023 by Hydrasurvey. The next sludge measuring will be conducted in 2028. Estimated sludge levels are found below for 2024.

Cell #1 23,000 m<sup>3</sup>

Cell #2 10,000 m<sup>3</sup>

Cell #3 23,000 m<sup>3</sup>

Cell #4 0.0 m<sup>3</sup>

## **SECTION 8: Complaints**

There were no complaints received in 2024

## **SECTION 9: Other**

There was no work completed in the collection system in 2024.

There was no work that required the use of an LOF.

There were two deviations from the sampling dates for 2024; this deviation is listed in **SECTION 5: Facility Upsets & Non Compliances**.

A copy of the 2025 monitoring schedule is attached as **Appendix D**.

Septage was deposited at the lagoon by Wally's Septic. Volumes for each can be found in **Appendix E**.

**Manitoulin Centennial Manor  
Board of Management Meeting  
Feb 27, 2025  
(unapproved)**

**Present:**

Pat MacDonald, Mary Jane Lenihan, Art Hayden, Ian Anderson, Dawn Orr  
By Phone Brenda Reid  
Don Cook (Administrator), Sandie Dubreuil (DOC)  
Colleen Pittam (Extendicare)  
By Phone: Mandeep Dhindsa, (Extendicare)  
By Phone: (Expositor)  
With regrets,  
Meeting held in Manor boardroom.

**Call to order**

1.1 Meeting called to order at 10:05 by Pat MacDonald chair of the meeting.

**2.0**

**Approval of Agenda**

Motion to approve agenda as amended

Moved by Ian Anderson

Seconded by Art Hayden

.... carried

**3.0**

**Approval of Minutes**

3.1 Motion to approve Jan 2025 minutes.

Moved by Dawn Orr

Seconded by MJ Lenihan

.... carried

**4.0**

**New Business**

4.1 None

**5.0**

**Business Arising from Minutes**

5.1 - Insurance Quote did stay at the \$62,735

**6.0**

**Fundraising Update**

6.1 Tree of Lights Campaign

We received a donation from the Green Bay Community for \$35,000

Don to update on Fundraising Account for March 27 meeting

**7.0**

**Correspondence**

7.1

We received a donation from the Green Bay Community for \$35,000

**8.0**

**Administrator's Report –**

8.1 Attached Report

Motion to accept

Moved by Art Hayden

Seconded by Ian Anderson

.... carried

**9.0 Extendicare Report**

9.1 Financial Statement for Jan 2025  
presented by Mandeep Dhindsa

Motion to accept.

Moved by Ian Anderson

Seconded by MJ Lenihan

.... carried

**10.0 In Camera**

Motion to go In Camera

Moved by Dawn Orr

Seconded by Art Hayden

..... carried

Decision on in camera discussion deferred to March meeting with more clarifications  
from Extendicare.

Motion to come Out of Camera

Moved by Art Hayden

Seconded by Ian Anderson

.... carried

**10.0 Date of Next Meeting: - Mar 27, 2025. At 10:00 a.m.**  
In the Manor Board Room.

**12.0 Adjournment**

Motion to adjourn. At 12:10

Moved by Dawn Orr