

AGENDA
A meeting of the Council of the Corporation
of the Town of Northeastern Manitoulin and the Islands
to be held on Tuesday, November 4, 2025
at 7:00pm

1. Call to Order

2. Approval of Agenda

Disclosure of Pecuniary Interest & General Nature Thereof

3. Minutes of Previous Meeting

- i. Confirming By-Law 2025-34

4. Planning Applications

- i. Craig and Teresa Boyer – Consent Application
- ii. Randy Dedman – Zoning Application
- iii. Kilganan – Zoning Application

5. New Business

- i. Auto Parts North – Sea Bin request

6. Minutes and Reports

- i. BIA Minutes – October 14, 2025
- ii. Manor Minutes – September 25, 2025

7. In Camera

- i. a proposed or pending disposition or acquisition of land for municipal or local board purposes

8. Adjournment

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

BY-LAW NO. 2025-34

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

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

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

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

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

October 21, 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
4h day of November, 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 Tuesday, October 21, 2025
at 7:00p.m.

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

STAFF PRESENT: David Williamson, CAO
Pam Myers, Clerk

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

Resolution No. 199-10-2025

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 as presented.

Carried

Resolution No. 200-10-2025

Moved by: A. Boyd

Seconded by: L. Cook

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 2025-33 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. 201-10-2025

Moved by: M. Erskine

Seconded by: D. Orr

RESOLVED THAT the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands accepts the Drinking Water Inspection report for the Sheguiandah Water Treatment Plant.

Carried

Resolution No. 202-10-2025

Moved by: M. Erskine

Seconded by: L. Cook

Resolved that the Council of the Town of Northeastern Manitoulin and the Islands supports the resolution passed by the Council of the Corporation of the City of Dryden urging the Government of Ontario, through the Ministry of Education, to incorporate mandatory water safety and Swim-to-Survive training into the elementary school curriculum for all Ontario students; and

Be it further resolved that a copy of this resolution be forwarded to The Honourable Minister of Education of Ontario, local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities with a request for their endorsement

Carried

Resolution No. 20310-2025

Moved by: M. Erskine

Seconded by: G. Williamson

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

Carried

Al MacNevin Mayor

Pam Myers Clerk



Project: Application for Consent
File #: Con 2025-10
Owner: Craig and Teresa Boyer
Legal: 12200 Hwy 6
Sheguiandah Twp, Lot 21, Concession 12

PURPOSE OF THE APPLICATION

Purpose of this application is for the separation of the property for the purpose of a house on one property and the cottage on the other.

CONSENT IS REQUIRED FOR THE FOLLOWING:

Consent is required for clear ownerships of housing units.

Official Plan

Designation –Rural

Zoning

Designation – Rural

Comments from agencies

MTO has advised that entrance permits will have to be applied for even though entrances already exist.

Comments from the Public

No comments from the public 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,

MTO entrance permits will be required.

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

CRAIG AND TERESA BOYER

Address

12200 HIGHWAY 6

SHEGUIANDAH CON 12 LOT 21

Phone Number

Cell:

705-698-3351

Email:

craig@suns.swim-pools.com

2. Name of Agent

Name of Agent

Address

Phone Number

Cell:

Email:

3. Property Description

Geographic Township

SHEGUIANDAH

Roll #

5119 040-006-23400-0006

Concession

12

Lot

21

RP Plan

Part

Island

Street Address

12200 HWY 6

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:

TERESA BOYER

If lot addition what is the current land use:

COTTAGE AND HOUSE ON SAME PROPERTY
WANT TO SEPARATE.

8. Description of Subject land and Servicing Information

	Retained	Severance #1	Severance #2
Frontage	IRREG	300	
Depth	+/- 1300	+/- 1300	
Area			
Use of Property - Existing	COTTAGE	HOME	
Proposed			
Buildings - Existing	COTTAGE	HOME	
Proposed			
Access	☒ Provincial Highway ☐ Municipal Road Seasonal Road ☐ Road Allowance ☐ Municipal Road Year Road ☐ Right of Way ☐ Water Access	☒ Provincial Highway ☐ Municipal Road Seasonal Road ☐ Road Allowance ☐ Municipal Road Year Road ☐ Right of Way ☐ Water Access	☐ Provincial Highway ☐ Municipal Road Seasonal Road ☐ Road Allowance ☐ Municipal Road Year Road ☐ Right of Way ☐ Water Access
Water Supply	☐ Publicly owned water system ☐ Privately owned communal well ☐ Privately owned individual well ☒ Lake ☐ Other	☐ Publicly owned water system ☐ Privately owned communal well ☐ Privately owned individual well ☐ Lake ☒ Other CISTERN	☐ Publicly owned water system ☐ Privately owned communal well ☐ Privately owned individual well ☐ Lake ☐ Other
Sewage Disposal	☐ Publicly owned Sanitary sewage system ☐ Privately owned Septic tank ☐ Privately owned communal septic system ☒ Privy	☐ Publicly owned Sanitary sewage system ☒ Privately owned Septic tank ☐ Privately owned communal septic system ☐ Privy	☐ Publicly owned Sanitary sewage system ☐ Privately owned Septic tank ☐ Privately owned communal septic system ☐ Privy
Other Services	☐ Electricity ☐ School Bussing ☐ Waste Collection	☒ Electricity ☐ School Bussing ☐ Waste Collection	☐ Electricity ☐ School Bussing ☐ Waste Collection

9. Land Use

What is the existing Official Plan designation Class RTEP Rural

What is the existing zoning Res/Farm

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

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

11. History of Subject Land

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

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

Provide details of application and decision:

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.

Cottage and Home located on the
same parcel of land. Want to
separate the two.



300 FT OF
FRONTAGE

Application for CONSENT
Under Section 53 of the *Planning Act*
To be held on Tuesday, November 4, 2025
at 7:00pm

File No. :	Con 2025-10
Applicant:	Craig and Theresa Boyer
Legal Description:	Lot 2, Concession 12, Sheguiandah Twp
Civic Address	12200 Hwy 6
Official Plan:	Rural
Zoning:	Rural

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 separating the property into two portions – one with the house and one with the family cottage.

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**.

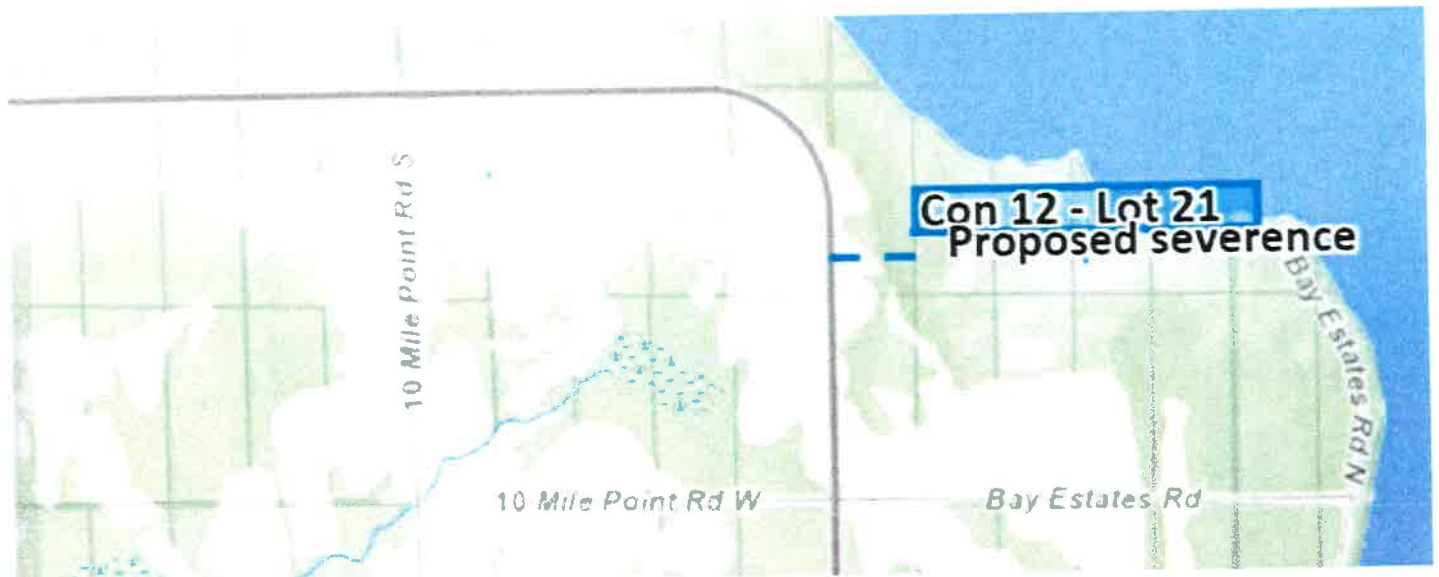
IF YOU WISH TO BE NOTIFIED of the Decision of the Planning Authority in respect of the proposed Consent, you must make a written request to the Secretary-Treasurer of the Planning Authority at the address shown below.

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: October 15, 2025

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



Pam Myers

From: Cole, Cameron (MTO) <Cameron.Cole2@ontario.ca>
Sent: October 21, 2025 3:54 PM
To: Pam Myers
Cc: Lavallee, Michelle (MTO)
Subject: RE: consent application
Attachments: 2967_001.pdf; 2970_001.pdf

Hi there Pam,

Thank you for circulating the MTO on the attached consent application/sketch.

I can confirm that the subject property is located within the MTO's permit control area (PCA); and therefore, is subject for review under the *Public Transportation and Highway Improvement Act R.S.O. 1990* and will require proper MTO permits. I can confirm that the MTO supports the proposed severance in principle, with the following comments to consider:

Retained Property (northern part of subject lands):

- An **MTO Residential Entrance Permit** is required to recognize the existing entrance to Hwy 6. This permit will come at no cost to the landowner.
- Placement of any buildings or structures within 45 meters of the Hwy 6 property line requires an MTO Building/Land Use Permit.
- Any future development or change in land use must be subject to MTO review.

Severed Property (southern part of subject lands):

- An **MTO Residential Entrance Permit** is required to recognize the existing entrance to Hwy 6. This permit will come at no cost to the landowner.
- Placement of any buildings or structures within 45 meters of the Hwy 6 property line requires an MTO Building/Land Use Permit.
- Any future development or change in land use must be subject to MTO review.

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

Please don't hesitate to contact me if there are any questions or concerns.

Thank you,

Cameron Cole

Corridor Management Planner
Corridor Management | North Region | Area East
Ministry of Transportation | Ontario Public Service
705-491-6133 | cameron.cole2@ontario.ca



Taking pride in strengthening Ontario, its places and its people

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

MOVED BY: _____

DATE: _____

SECONDED BY: _____

MOTION NO. _____

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 Craig and Teresa Boyer, File Number 2025-10, subject to the following conditions;

1. MTO entrance permits will be required for both lots
2. 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,
3. 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.
4. Prior to final approval by the Town of Northeastern Manitoulin and the Islands, the owner provide confirmation of payment of all outstanding taxes.
5. All outstanding fees associated with this application including a fee of \$130 for each transfer of land and advertising cost.

CARRIED _____

DEFEATED _____

DEFERRED _____

MAYOR'S SIGNATURE

Councillor Aeilck	Councillor Orr
Councillor Boyd	Councillor Williamson
Councillor Cook	Councillor Wood
Councillor Erskine	Mayor MacNevin
Councillor Koehler	

Disclosure of Pecuniary Interest

Name: _____

Name: _____

Name: _____

Name: _____

Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.

CLERK: _____

Zoning by-law amendment – Planning Report

November 4, 2025

Subject: Application for Amendment
File #: 2025-10 ZBA
Owner: Randy Dedman
Legal Des. 1873 Greenbush Road
Howland Township
Lot 22 Concession 4

Proposal :

An amendment application has been received to amend the zoning by-law by site specific to permit a small farm distillery as an addition to the agri-tourism business of lavender and maple products that currently exist.

Distillery: is defined in our zoning by-law as “a place where liquor is made”

Reasoning:

The purpose of this application is to amend the zoning to permit for a small on-site distillery to support the farm.

Subject Lands:

This property is located at 1873 Green Bush Road on a seasonal road and surrounded by like properties, owner understands that no further maintenance will be done to the road and that the municipality has no plans of opening the road other than for seasonal use from May to October.

Zoning

Rural

Official Plan

Rural

Municipal Services

No new services would be required

Correspondence /inquiries Received

No correspondence received

Recommendations

By allowing the request no adverse affects are evident.

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

**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**

**1873 Green Bush Road
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 **November 4, 2025** 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 on 1873 Green Bush Road 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 RU-22 to permit an onsite distillery

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 2025-10-08

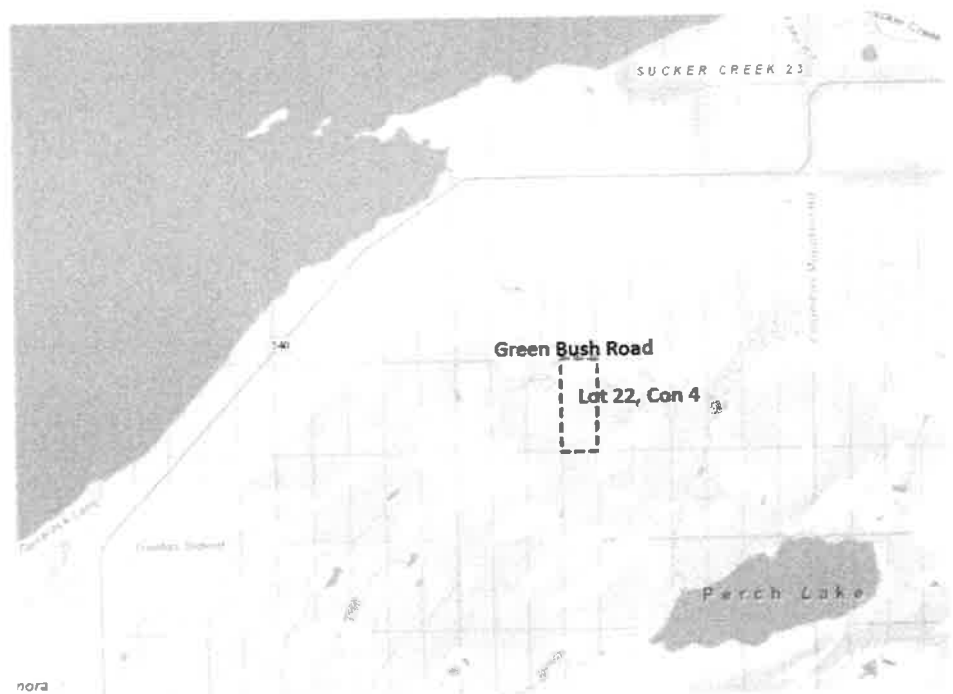
Ms. Pam Myers Clerk

Town of Northeastern Manitoulin & the Islands

14 Water Street East; P.O. Box 608

Little Current, ON P0P 1K0

Ph.:(705)368-3500



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): RANDY DEDMAN / DEVON DEDMAN
Address: 424 WHITE'S POINT ROAD LITTLE CURRENT
e-mail address: dedmanra@gmail.com
- b) Phone: Home 519-369-8807 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: 26 SEPTEMBER 2025

4. *† LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 1873 GREENBUSH ROAD
Lot: 22 Concession: 4 Township: HOWLAND NEM1 Registered Plan No.: 24
Part/Lot/Block: — Parcel: —

5. *† DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) 402.6 Lot Depth (m) 1005.8 Lot Area (ha) 40.4

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

NOT APPLICABLE

7. † Date the subject land was acquired by the current owner: 20 DECEMBER 2007

8. *† CURRENT OFFICIAL PLAN DESIGNATION: R4RAL

9. † CURRENT ZONING OF SUBJECT LAND: R4RAL

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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Official Plan Amendment application:

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

Name of Municipality requested to initiate Official Plan Amendment: _____

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

Why is the Official Plan Amendment being requested? _____

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

() Change a policy

() Delete a policy

() Replace a policy

() Add a policy

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

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

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

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

Both applications:

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

If "Yes", please explain Official Plan policies dealing with alteration or establishment of a settlement area and provide details of Official Plan Amendment (if applicable) which deal with the matter

15. *‡ **Does the application remove land from an employment area?** Yes () No (X)

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

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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: RURAL - ON FARM DIVERSIFIED USE

‡ In the proposed zone, please provide the following: Maximum Height (m) 6 Maximum Density

‡ Why is the rezoning being requested: TO CONSTRUCT A SMALL FARM DISTILLERY TO SUPPORT OUR LAVENDER AND MAPLE SYRUP FARM

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

18. ‡ EXISTING USE OF LAND: FARM - LAVENDER / MAPLE SYRUP
‡ Date of Construction: MAY 2020 ‡ Length of Time Existing Uses have Continued: 5.5 YEARS

19. ‡ PROPOSED USE OF LAND: LAVENDER / MAPLE SYRUP FARM
* FARM DISTILLERY

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

	Existing	Proposed
Type	<u>SUGAR SHACK</u>	<u>ENGINEERED DESIGNED SINGLE LEVEL BUILDING</u>
Length (m) x Width (m)	<u>3.6 X 3.6</u>	<u>18.2 X 9.1</u>
Floor Area (m ²)	<u>12.96</u>	<u>165.6</u>
Height (m)	<u>4.2</u>	<u>6</u>
No. of Storeys	<u>1</u>	<u>1</u>
Setbacks from		
Front Lot Line (m)	<u>250</u>	<u>106.7</u>
Rear Lot Line (m)	<u>750</u>	<u>893.3</u>
Side Lot Line (m)	<u>220</u>	<u>110.6</u>
Side Lot Line (m)	<u>180</u>	<u>292</u>

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

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

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

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

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

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

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

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

*‡ File No. of Application(s): _____

*‡ Status of Application(s): _____

* Approval Authority: _____

* Lands Affected: _____

* Purpose of Application(s): _____

* Effect on Requested Amendment: _____

PROVINCIAL POLICY

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

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

If "Yes", does the application conform to or not conflict with the applicable provincial plan or plans? CONFORMS WITH

RURAL "ON FARM DIVERSIFIED USE" PROVINCIAL PLAN



GREENBUSH ROAD

19' (5.7m)

LOT 22

DRIVEWAY

PARKING
LOT

LAVERDER

CEDAR RAIL
FENCE

LOT
21
→

LOT
LINE
←

LOT
LINE
→

PROPOSED BUILDING:



110.6 m FROM EAST LOT LINE

292 m FROM WEST LOT LINE

893 m FROM SOUTH LOT LINE

106.7m FROM NORTH LOT LINE

PARKING LOT 30.4m X 30.4m

25 September 2025

To: Northeastern Manitoulin and the Islands Council

From : Randy and Devon Dedman

Re: Request for a zoning amendment. Lot 22 concession 4 , 1873 Greenbush Road, Northeastern Manitoulin and the Islands.

Purpose: To create a small onsite Farm Distillery producing spirits from products grown on our Lavender farm and farms across the Island to expand our agri-tourism business.

Background

In 2008 we purchased the above mentioned property. We began a lavender farm in 2020 and we opened to the public in 2023. Over the course of three seasons we have had approximately 1000 members of the public visit our farm and attend various events we have held at that location.

During those seasons we have had a lot of support from both the local community and the tourists visiting the area.

To date, we have had no injuries and no complaints have been lodged with NEMI Township in relation to the farm.

Proposal:

What we are requesting is a zoning amendment to allow us to build a small farm distillery . This distillery will be used to manufacture alcoholic /non alcoholic spirits using our maple syrup, lavender, honey and grains grown on Island farms. The distillery would offer a

“grain to glass” experience so that visitors could enjoy a cocktail of their choosing while visiting the premises.

This would create a multi-faceted business to support our current lavender and maple syrup farm through products, tours and tastings.

The distillery would be open from May until October each year to coincide with the dates that the Greenbush Road is maintained in that area by the township public works department. The hours of operation would be 11am to 5pm Wed-Sun.

Job Creation:

We anticipate five to seven jobs would be created at the farm for our community members.

Building:

The off grid powered building we are proposing would have a 30' X 60' footprint with the nearest property line falling 110.6 metres from the building location. (there are no permanent residents in the vicinity). The structure would comply with all fire code and building code requirements as well as have appropriate parking. The structure would be an engineered designed building that would be aesthetically pleasing to match the area.

Licencing:

The distillery would comply with all laws and regulations set forth under the Liquor Licence Act of Ontario, The Liquor Control Board of Ontario, Canada Revenue Agency, the Alcohol and Gaming Commission of Ontario and any other Federal, Provincial and Municipal rules and regulations in relation to distilleries.

What is a distillery:

A distillery is a premise or facility where spirits are made through distillation. This involves using a still to heat a fermented liquid to vaporize the alcohol then cooling and collecting the resulting condensed liquid which contains a high percentage of alcohol. This differs from that of a brewery, winery or cidery which ferments the alcohol without distilling resulting in a lower percentage of alcohol by volume.

Equipment:

Currently we have a 100 litre still that we use to distill lavender to make essential oil and hydrosol (linen spray). The process and equipment is very similar to that of distilling alcohol but does not require licencing and we are not making a product that people consume,
Should this zone amendment be successful we would purchase a 200 litre spirit still and similar in size related equipment to make small batch spirits.

Distillery Research:

There are 60 registered distilleries listed in Ontario as of July of 2025. Many of these are farm distilleries offering a similar experience to what we are proposing. These include Wild Lot Farm Distillery in Prince Edward County, Willibald Farm Distillery in Cambridge and Stillus Craft Distillery in Bloomfield.

The Province of Ontario recognizes the need for distilleries, breweries, wineries and cideries to promote and encourage tourism and to support the local and provincial economies. There is also an educational element available when those businesses offer tours

and tastings that explain the process of how their liquor and other products are made and what ingredients are used to make them. With that in mind the province has relaxed some of the regulations required in order to make it easier for businesses such as these to be created.

The Ontario Provincial Policy Guideline on permitted uses in Ontario's Prime Agricultural Areas allows small on site farm distilleries to operate under the "On farm diversified use" (table 2) as long as proper water and waste management protocols are followed. These uses are allowed so that farmers can supplement their income to help maintain the viability of their farm.

Conclusion:

If this zoning amendment is granted it will allow our business to grow into a viable farm and create jobs for our community. It will also offer tourists and locals alike a new and interesting experience that is not offered anywhere else on Manitoulin Island.

Respectfully,

A handwritten signature in black ink, appearing to read 'R D' with a stylized flourish extending from the end.

Randy Dedman

**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 permit an onsite distillery located at 1873 Green Bush Road.

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 RU-22 to an onsite distillery
- 2) Subsection 1) applies to that parcel of land described, 1873 Green Bush Road 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 4 day of November, 2025.

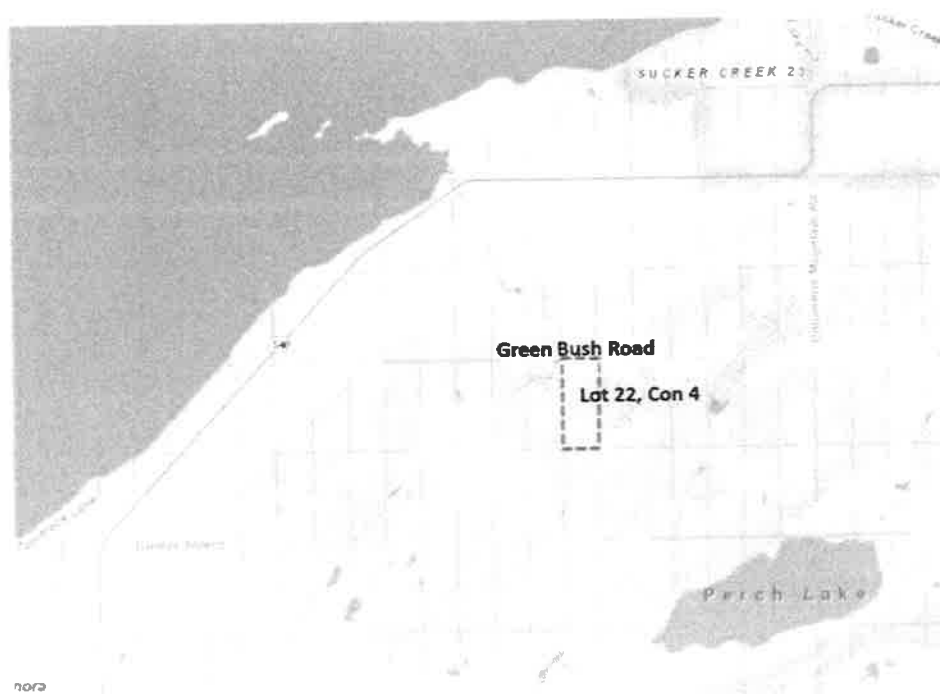
A. MacNevin, Mayor

P. Myers Clerk

THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41
PASSED ON THE 4 DAY OF November 2025.

A. MacNevin, Mayor

P. Myers, Clerk



Zoning by-law amendment – Planning Report

November 4, 2025

Subject: Application for Amendment
File #: 2025-09 ZBA
Owner: Joseph Cividino
Legal Des. 86 Vankoughnet Street East

Proposal :

An amendment application has been received to amend the zoning by-law by site specific to permit two additional apartments on the second floor of the building located at 86 Vankoughnet Street for a total of 5 apartments on the second floor and a commercial business on the first floor.

Reasoning:

The purpose of this application is to amend the zoning to permit two additional apartments on the second floor of the building located at 86 Vankoughnet Street for a total of 5 apartments on the second floor and a commercial business on the first floor.

Subject Lands:

This property is located at 86 Vankoughnet Street East and has been subject to an OMB appeal put forth by the Manitoulin Planning Board in 2013 in which the Town of Northeastern Manitoulin and the Islands was ordered to repeal By-law 2013-27 allowing five apartments.

A second application was put forward in 2018 in which the Town denied the application for a commercial unit on the first floor with a number of apartments on the second floor.

A third application was put forward in 2019 in which the Town approved a commercial business on the first floor and a maximum of three apartments on the second floor.

Under the current situation this building holds a septic permit for a 4 unit apt building with office and store. I have been advised that Mr. Cividino talked to the health unit and they have asked him to complete an reno application. I have not seen any evidence that they have approved the increase in housing units.

Zoning

Employment Lands

Official Plan

Industrial

Recommendations

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): KILGANAN GROUP / 1789700 ONTARIO LTD.
Address: 327 EYRE ST, SUDBURY P3C 4B5
e-mail address: joecividino@gmail.com
b) Phone: Home 705-691-2330 Work 705-691-2330 Fax: 705-688-1908

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

c) Authorized Agent(s): JOSEPH CIVIDINO - 1789700 ONTARIO LIMITED
Address: AS ABOVE
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: _____

4. *‡ LEGAL DESCRIPTION OF THE ENTIRE PROPERTY

Municipal Address: 86 VANKOUGHNET ST. E
Lot: PT 19-21 Concession: _____ Township: SHAFTSBURY Registered Plan No.: 31R-372
Part/Lot/Block: _____ Parcel: _____

5. *‡ DIMENSIONS OF THE LANDS AFFECTED Lot Frontage (m) (418.72') Lot Depth (m) (415.56') Lot Area (ha) 3 Acres

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: _____

8. *‡ CURRENT OFFICIAL PLAN DESIGNATION: EMPLOYMENT LANDS

9. ‡ CURRENT ZONING OF SUBJECT LAND: INDUSTRIAL (SITE SPECIFIED USE)
ALLOWED 3 APARTMENTS AND COMMERCIAL ON
BOTTOM FLOOR.

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):**

☐ 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: _____

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

‡ Why is the rezoning being requested: TO MAKE FULL USE OF EXISTING

5-APARTMENTS ON SECOND FLOOR

17. ‡ Explain how the application conforms to the Official Plan: RESIDENTIAL/COMMERCIAL

18. ‡ EXISTING USE OF LAND: AS IS

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

19. ‡ PROPOSED USE OF LAND: AS IS

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)	_____	_____

TOWN OF NORTHEASTERN MANITOULIN & THE ISLANDS

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

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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 (X) 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 (X) Communal Water () Private Well () Lake or other Water body () Municipal Sewers () Communal Septic () Private Septic (X) 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: ~~No~~

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 (X) No ()

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

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.
Double dagger ‡ identifies required information for Zoning By-law Amendment outlined in Schedule 1, Ontario Regulation 545/06.

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:

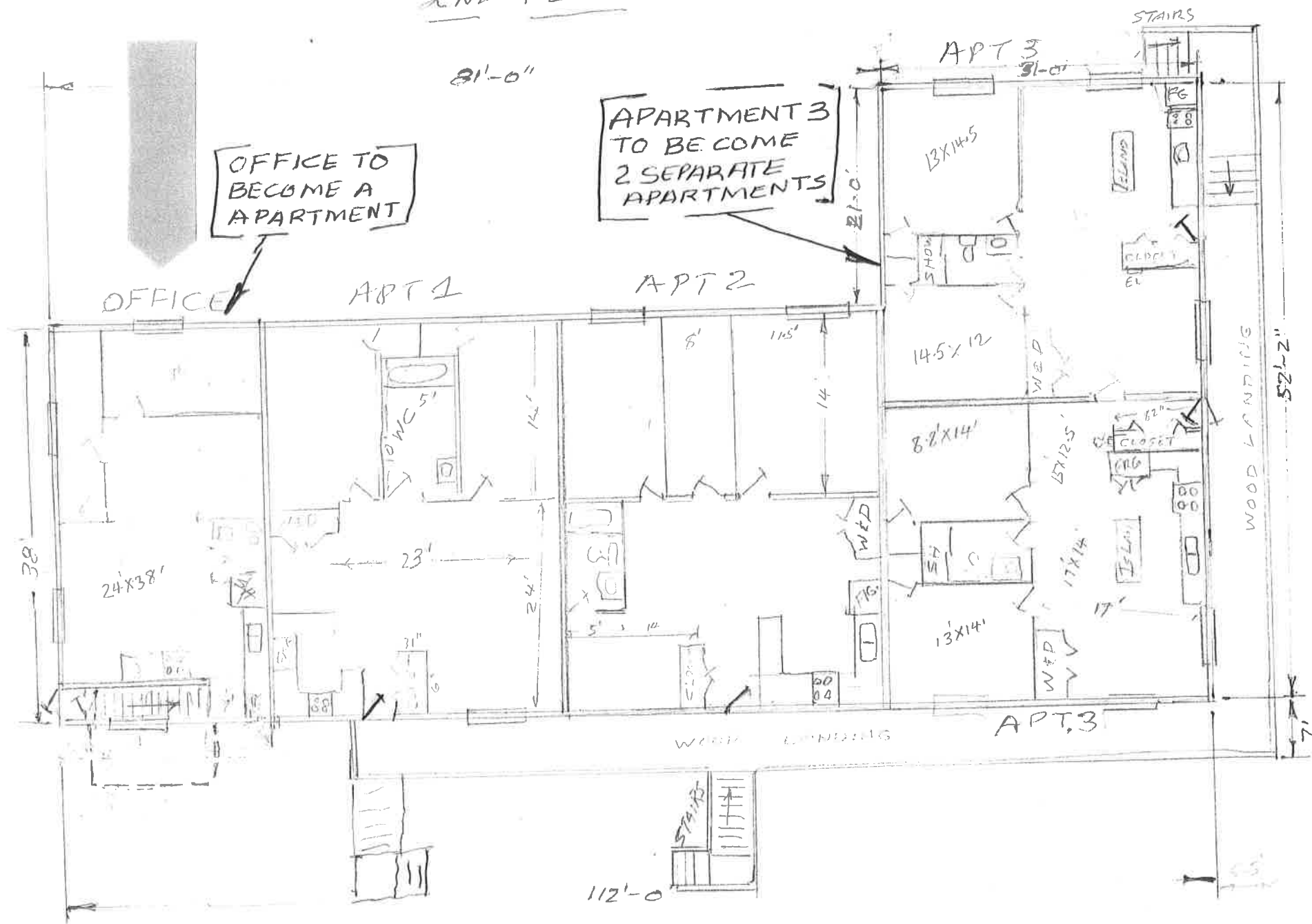
DATE:

* 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

VAN KOUGHANET ST.

2ND FLOOR



Pam Myers

From: joecividino <joecividino@gmail.com>
Sent: October 16, 2025 3:28 PM
To: Pam Myers
Subject: RE: zoning application

Pam...

Was at Sudbury Health Unit..

I was given a Reno Application to fill out.
To change office to apartment, since 4 apartments are already covered.

They do not see an issue... approval should be given within a week.

Joe Cividino

Sent from my Galaxy

----- Original message -----

From: Pam Myers <pmyers@townofnemi.on.ca>
Date: 2025-10-15 1:36 p.m. (GMT-05:00)
To: joecividino <joecividino@gmail.com>
Subject: zoning application

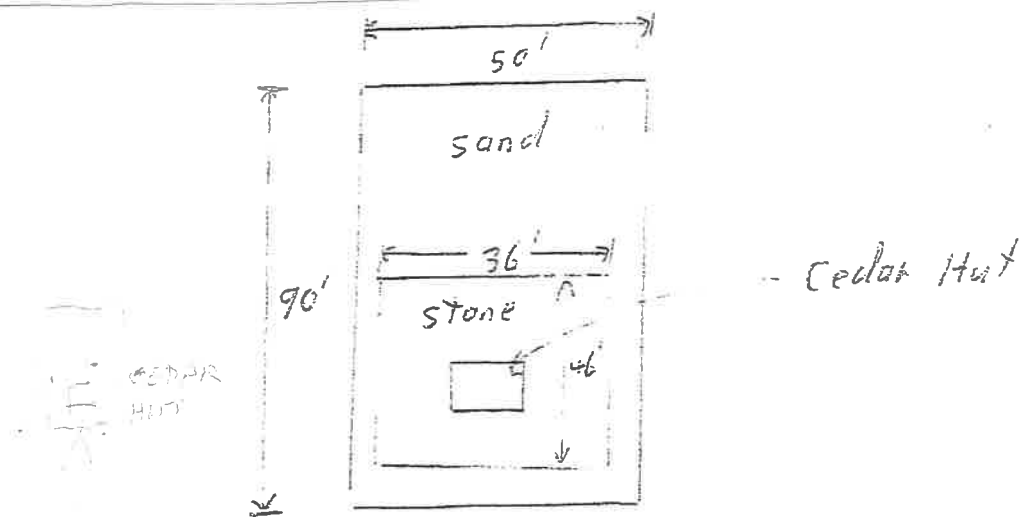
Good afternoon Joe

Please be advised that the Sudbury District Health Unit requires for you to complete this form and submit it to them as part of your zoning application.

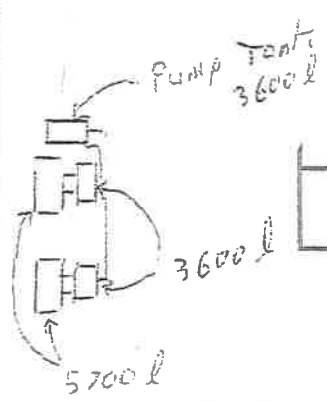
Due to this your application may have to be pushed further out than the original date of November 4th, I will keep you posted.

Thanks

Pam



Building
261



Sewage System Permit

POST THIS NOTICE ON-SITE

ENVIRONMENTAL HEALTH DIVISION
SUDBURY & DISTRICT HEALTH UNIT

1300 Paris Street
Sudbury, ON P3E 3A3

Telephone (705) 522-9200 Ext. 398 - Fax (705) 677-9607

File No.: **401-10-SP031**

Date Issued: **September 23, 2010**

WATERLOO BIOFILTER BMEC SYSTEM - STONE AREA 140m², SAND AREA 412.9m², TWO 5700L & 3600L SEPTIC TANKS TOTTALLING 18.600L WITH A PUMP CHAMBER DESIGNED TO SERVICE A 4 UNIT APT BLDG. (2 BEDROOMS PER UNIT) WITH AN OFFICE AND STORE LOCATED ON THE LOWER LEVEL

Owner:
Byron Turner

Agent:
Ken Gillespie-Gunners Excavating & Haulage

LEGAL DESCRIPTION

District Manitoulin	Municipality NEMI	Township Howland
Lot Part 1	Concession	Parcel
Street Address 86 Vankoughnet Road East	Plan 31R3720	Sublot
	Other 4 UNIT APT BLDG WITH OFFICE & STORE	

WORK AUTHORIZED BY PERMIT

Approval for a	Class 4 Waterloo Biofilter	sewage disposal system consisting of:
Treatment Unit Capacity	8800 L	Contact Area n/a M ²
Secondary Unit Capacity	0 L	Filter Bed Area n/a M ²
Tertiary Unit Capacity	0 L	Soil Mantle n/a M ²
		Absorption Trenches ☐
Side Wall Area	m sq	Length of Pipe:

**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**

**86 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 **November 4, 2025** 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 on 86 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 M-7 to permit two additional apartments on the second floor of the building located at 86 Vankoughnet Street for a total of 5 apartments on the second floor and a commercial business on the first floor.

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.

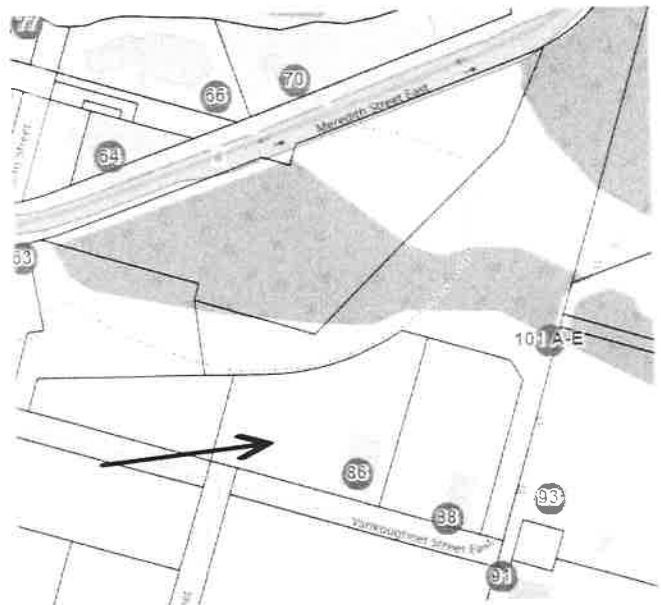
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Northeastern Manitoulin & the Islands before the proposed By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of 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 2025-10-08

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



**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 permit two additional apartments on the second floor of the building located at 86 Vankoughnet Street for a total of 5 apartments on the second floor and a commercial business on the first floor.

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 M7 to permit two additional apartments on the second floor of the building located at 86 Vankoughnet Street for a total of 5 apartments on the second floor and a commercial business on the first floor.
- 2) Subsection 1) applies to that parcel of land described, 86 Vankoughnet Street East 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 4th day of November, 2025.

A. MacNevin, Mayor

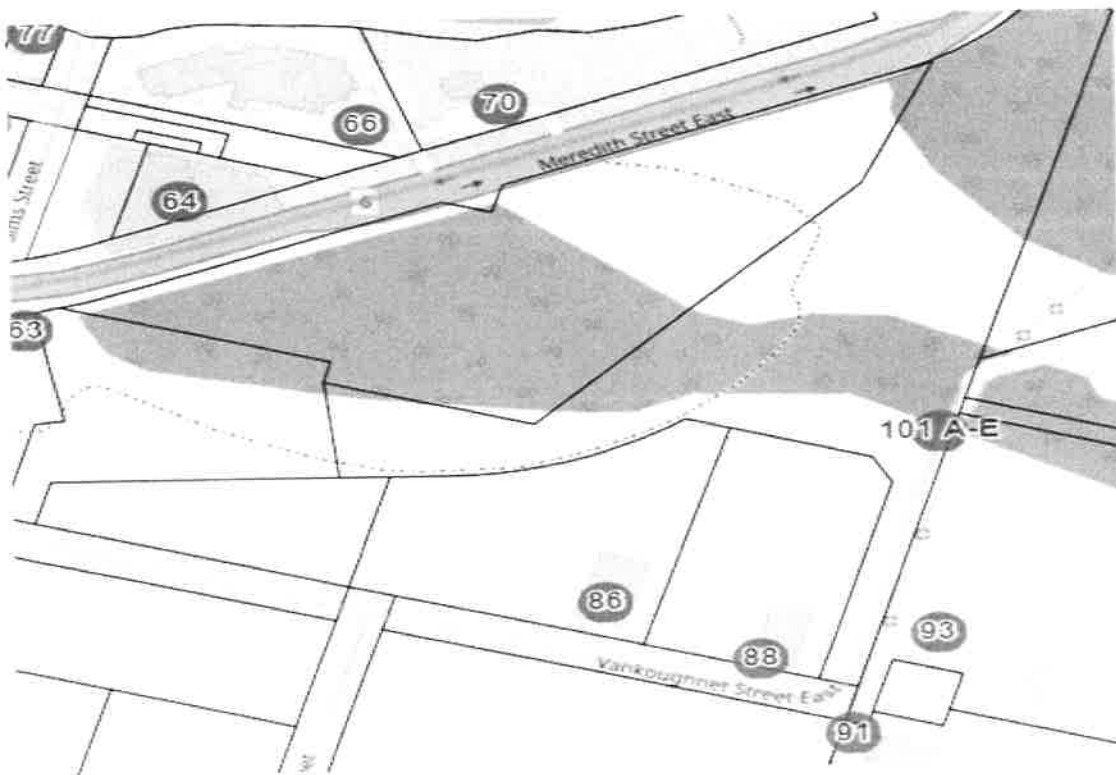
P. Myers Clerk

THIS IS SCHEDULE "A" TO BY-LAW NO. 2018-41

PASSED ON THE 4 DAY OF November 2025.

A. MacNevin, Mayor

P. Myers, Clerk



RECEIVED

OCT 29 2025

Attention: NEMI Town Council

October 29, 2025

To whom it may concern;

We are requesting permission to place an 8' x 20' NEW shipping container at the south side, back corner of our building.

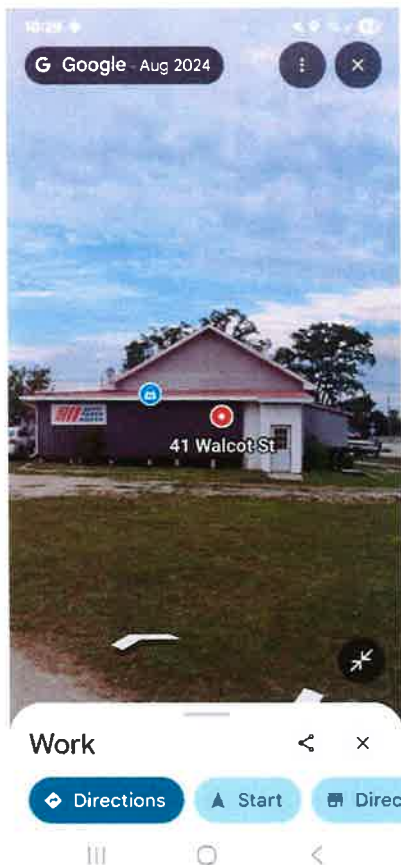
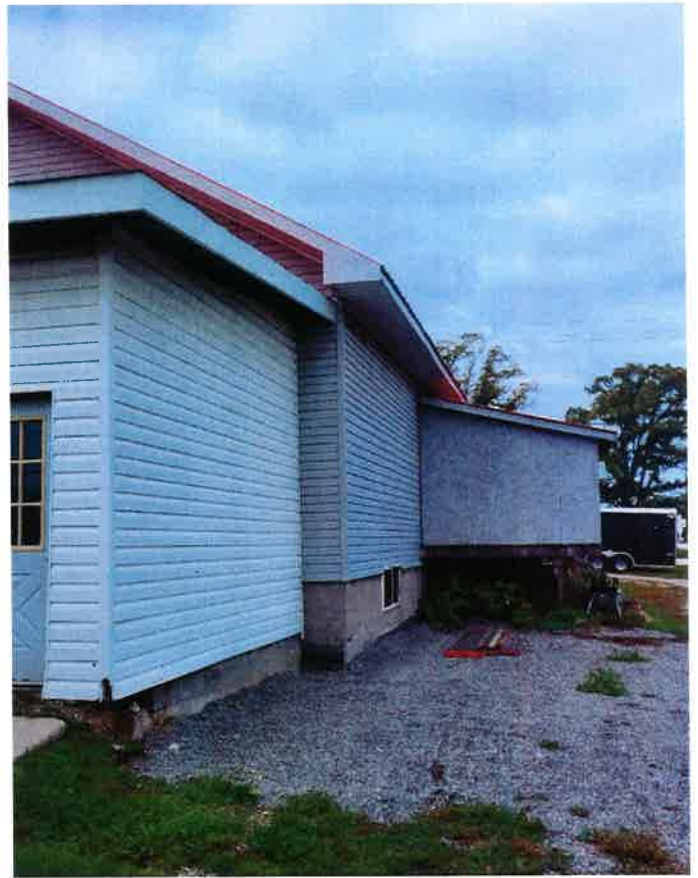
Auto Parts North, 41 Walcot St., Little Current, ON

This will be used for extra storage of some inventory items.

Please see photos of the area of placement, included.

Thank you for your consideration.

Fred and Tina Ballantine
Auto Parts North
705-368-0000





Little Current Business Improvement Area Meeting Oct 14, 2025 - Loco Beans

1.0 Call to Order	The meeting was called to order at 5:06 pm. Present: Debby Turner, Rick McCutcheon, Lisa Hallaert, Al Boyd, Lee-Ann Ferguson, Cyndy Tonge, Mandy Case, Sarah Quackenbush	Person responsible ?	Date to be Completed ?
2.0 Approval of Agenda & Business Arising	Moved by Mandy and seconded by Lee-Ann that the agenda be accepted as presented.		
3.0 Presentation & Approval of Financial Report	Rick presented the financial report. Suggestion- because we have excess funds we could order flowers called Super-tunias - a showy flower for the street. Suggestion to add a BIA sign closer to South Bay Mouth/Tobermory. Moved by Debby and seconded by Cyndy that the financial statements be approved as presented and appended to the minutes. Carried.	Debby contact HarCor to order ahead	
4.0 NEMI Report	Councilor Al Boyd updated the committee that: Good summer, lots of vehicle traffic, lots of visitors to the tourist info booth. Cup & Saucer, MacLean's mountain has new washrooms. Haweater went well according to Lion's Club Bruce Burnett Marina did extremely well. GLCC Rendezvous- lots of people in attendance. Thank you to Debby for all her hard work with the GLCC Rendezvous!		

	Parking issues— ByLaw officer has been notified, seems like the issue has been resolved. Please contact AI if any more issues arise. Garbage Bins— BIA members extended thanks for the added bin, seems to be working well. New businesses- Cyndy's Knitter's Cove, Summer Beaudin flower shop- Summer Breeze Co, Crossroads Bakery and Restaurant, Subway is set to open, Elliot's is rebranding. Beer Store- closing Oct 18th. Independent grocer will carry beer and take empties by Jan 1. Premier Ford announced a new bridge, operational perhaps by 2028. Extension on Cockburn Street going ahead to connect 540 to Hwy 6, opening up 28 building sites. REQUESTS from BIA to NEMI Council: Request to keep the bathroom open until Nov 1 or Nov 15. Farmer's Market storage unit— Ken Ferguson has been asking if there is space available in the pavilion building.		
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Councillor
Boyd to
request at
council
meeting or
to Mr.
Williamson

5.0 Discussion Items	Grant- GROW Grant- Three year grant to encourage baseball, curling, line dancing, and other sports. Downtown has been decorated for fall and won the Manitoulin Expositor Fall Harvest Award-special thanks to Bernie Belanger Halloween- Downtown trick or treating will not occur this year due to the awkward timing. Witches Walk will be Oct 18- 1-2pm Invitation to decorate your businesses if		
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	able. Food bank donations will be dropped off in the cenotaph area. Ladies Days- Thursday Nov 20 Stores will stay open until 9:00pm • Individual stores can extend sales days • Theme ideas can be forwarded to Debby • Music- in street George Williamson— Debby will contact Decorate street and stores after Nov 11th. Tree lighting - Thursday Nov 27th 6:00-7:00pm or so— TBA Will be a family event. Christmas Parade- Sat Dec 6th Lisa commented that businesses may want to choose to be open that evening for downtown visitors. Business parade floats are encouraged. Contact Lisa Haellart. Sheguindah Museum Christmas Market Nov 28, 29 WinterFest- Jan 30- Feb 1- all downtown stores can participate in Winter Sales and fun events to boost customers and sales. This would be the same weekend as the Lion's Club hockey tournament. New Decorations— Motion to provide NEMI (Lisa) \$2000 to purchase additional Christmas decor— Moved by Debby, seconded by Mandy. Carried Reflections on Haweater — Friday was not busy— vendors and businesses asking for the street not to be closed on Friday. Reflections on Canada Day Vendors on the far side of the road worked well. Need to apply to Canada Day Grant Balloon animals, face painting, characters— all ideas if we get funding Sculpture— Kathryn Corbiere- One Kwe—	Debby will contact George	
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	will build a replica of Mackinaw boat but she is booked for a while. We will continue to set aside funds for it.		
6.0 Other information/ correspondence			
7.0 Date of next meeting	TBD- not until the Spring, unless necessary		
8.0 Adjournment	Meeting was adjourned at 6:15pm		

TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS

For the Ten Months Ending October 31, 2025
Business Improvement Area Operations

		2025 APPROVED BUDGET October	Actuals	2025 APPROVED BUDGET YTD	Actuals
B I A - Business Improvement Area					
REVENUE					
BIA REVENUES					
BIA Property Levy	00-01-015-406-4100	\$0.00	\$0.00	\$7,000.00	\$6,999.99
BIA Federal Funding	00-08-235-380-4278	0.00	0.00	0.00	0.00
BIA - Miscellaneous Revenue	00-08-235-380-4304	0.00	0.00	0.00	0.00
Transf Fr Rsve - BIA Operations	00-08-230-024-4399	0.00	0.00	0.00	0.00
Total BIA Revenues		0.00	0.00	7,000.00	6,999.99
Total Revenue - BUSINESS IMPROVEMENT AREA		0.00	0.00	7,000.00	6,999.99
EXPENDITURES					
Business Improvement Area					
BIA Summer Student Wages	00-08-235-380-6110	0.00	0.00	0.00	0.00
BIA Summer Student MERC	00-08-235-380-6161	0.00	0.00	0.00	0.00
BIA Advertising (Magazine)	00-08-235-380-6303	0.00	0.00	900.00	1,280.34
BIA Consulting Services	00-08-235-380-6349	0.00	0.00	0.00	0.00
BIA OPERATIONS - SIGNAGE	00-08-235-380-6350	0.00	0.00	1,300.00	2,567.78
BIA Haweater W/E Support Donation	00-08-235-380-6363	0.00	0.00	500.00	1,769.33
BIA OPERATIONS - CANADA DAY PROMOTIONS	00-08-235-380-6377	0.00	510.56	0.00	1,060.56
BIA OPERATIONS - LADIES NIGHT PROMOTIONS	00-08-235-380-6378	0.00	0.00	0.00	0.00
BIA OPERATIONS - CHRISTMAS PROMOTIONS & DECORATION	00-08-235-380-6379	0.00	0.00	500.00	0.00
BIA Telephone	00-08-235-380-6407	0.00	0.00	0.00	0.00
BIA Material (Flowers)	00-08-235-380-6429	0.00	0.00	500.00	1,221.12
BIA OPERATIONS - MEETINGS & CONFERENCES	00-08-235-380-6432	0.00	0.00	0.00	0.00
BIA Operations - Memberships/Annual Dues	00-08-235-380-6435	0.00	0.00	500.00	0.00
BIA OPERATIONS - MISCELLANEOUS	00-08-235-380-6441	0.00	4,622.54	600.00	4,872.54
BIA Office Supplies	00-08-235-380-6450	0.00	0.00	0.00	0.00
BIA Postage	00-08-235-380-6459	0.00	0.00	185.00	0.00
BIA Promotional Costs	00-08-235-380-6481	0.00	0.00	0.00	0.00
BIA Levy Write-Off	00-08-235-380-6505	0.00	0.00	0.00	0.00
BIA Yacht Race - Materials	00-08-235-383-6429	0.00	0.00	0.00	0.00
BIA Transfer to Reserves	00-08-235-029-6757	0.00	0.00	1,215.00	0.00
Total BIA Operations		0.00	5,233.10	7,000.00	12,771.67
Total Expenses - BUSINESS IMPROVEMENT AREA		0.00	5,233.10	7,000.00	12,771.67
Business Improvement Area Summary					
TOTAL REVENUES		0.00	0.00	7,000.00	6,999.99
TOTAL EXPENSES		0.00	5,233.10	7,000.00	12,771.67
BUSINESS IMPROVEMENT AREA - SURPLUS / (DEFICIT)		0.00	(5,233.10)	0.00	(5,771.68)

BIA Reserves	- 02-00-010-011-2062	0.00	0.00	0.00	16,912.39
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TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS

For the Ten Months Ending October 31, 2025 Business Improvement Area Operations

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BIA Reserves	- 02-00-010-011-2062	0.00	0.00	0.00	16,912.39
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**Manitoulin Centennial Manor
Board of Management Meeting
Sep 25, 2025
(unapproved)**

Present:

Mary Jane Lenihan, Art Hayden, Dawn Orr, Connie Ferguson
By Phone
Don Cook (Administrator),
Gwendolyn French (Extendicare)
By Phone
With regrets, Brenda Reid, Pat MacDonald, Ian Anderson
Meeting held in Manor boardroom.

Call to order

1.1 Meeting called to order at 10:07 by Art Hayden, chair of the board.

2.0

Approval of Agenda

Motion to approve agenda as amended

Moved by Dawn Orr

Seconded by MJ Lenihan

.... Carried

3.0

Approval of Minutes

3.1 Motion to approve May 2025 minutes.

Moved by MJ Lenihan

Seconded by Dawn Orr

.... carried

4.0

New Business

4.1 - Snow Removal:

Deferred to Oct meeting, bids not submitted on time. Tender will be reposted.

4.2 - Old Resident Beds:

Discussion on what to do with the old resident beds.

It was decided that for liability, it would be better if the beds were
disassembled and disposed of for scrap metal.

5.0

Business Arising from Minutes

5.1 - Board Members - MJ Lenihan, reappointed for another 2-year term as a board
member at large.

Connie Ferguson has been appointed as the second board member at
large.

5.2 - Family Council – Only one person came for Sept 16 meeting to reinstate the family
council. Notification will be sent to family to try again to a family council
meeting in October.

6.0 Correspondence

6.1 Received a letter from the Executive Council of Ontario announcing the appointment of Connie Ferguson as the second board member at large.

7.0 Administrator's Report –

7.1 Attached Report

Tree of lights campaign to be for residents' room enhancements.

Motion to accept Administrators Report

Moved by Connie Ferguson

Seconded by Dawn Orr

.... Carried

8.0 Extending Report

8.1 Financial Statement for Sep 2025

presented by Don Cook

Motion to accept.

Moved by MJ Lenihan

Seconded by Dawn Orr

.... Carried

10.0 Date of Next Meeting: - Oct 23, 2025. At 10:00 a.m.

In the Manor Board Room.

11.0 Adjournment

Motion to adjourn. At 11:49

Moved by Connie Ferguson